

**Proposed Detached Garage & Utility Room to Rear Garden at 5 Holly Grove,
Brierley**

1. Foundations to be min 600mm x 225mm, 600mm min below ground level (900 in clay strata), and to satisfaction of Local Authority Building Control Officer.
2. Walls to be half brick skin facing bricks to match existing with one brick pillars as indicated.
3. Garage & Utility room floor to be min 100mm sulphate free hardcore, 50mm sand blinding, Visqueen DPM and 150mm concrete.
4. DPC min 150mm above ground level, and to be linked at both sides to DPM.
5. Lintols to be Catnic CN71A or similar with min 150mm end bearing.
6. Ridge board to be min 225 x 38 mm.
7. Roof to be 100 x 75mm wall plate, 150 x 50mm C16 timber rafters and joists at 400cts, untearable felt, min 50 x 38 tile battens, concrete interlocking double roman tile finish (min pitch allowable to be 15°) with colour to match existing.
8. 150 x 50 C16 timber horizontal joist every third rafter from wall to rafter in utility room.
9. 100 x 75mm vertical timber every third rafter to join joist bolted back to brickwork.
10. Joist straps to be min 50 x 6 x 750 down wall every third rafter.
11. Lateral restraint straps to span 3no rafters with solid strutting between timbers, at 1800mm centres to gable end.
12. Rainwater goods to be 100mm diameter. PVCu gutter to be 63mm diameter. PVCu rainwater pipe 100mm in diameter and connected to existing SW drain.
13. Water supply to new utility to be min 750mm below ground level and to Yorkshire Water satisfaction. Waste to be connected to existing drain.
14. Electrical supply to be minimum 750mm below ground level in 100mm ducting.
15. All electrical work required to meet Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so.
16. Prior to completion the Building Control Officer must be provided with evidence to demonstrate that either:
 - The electrical work has been carried out by a member of a Competent Person Scheme or
 - An appropriate electrical installation certificate has been issued for the work and has been signed by a person competent to do so.
17. All dimensions to be checked on site before start and before ordering any materials.
18. All work to satisfaction of Local Authority Building Control Officer

19.No part of extension to encroach over boundary.