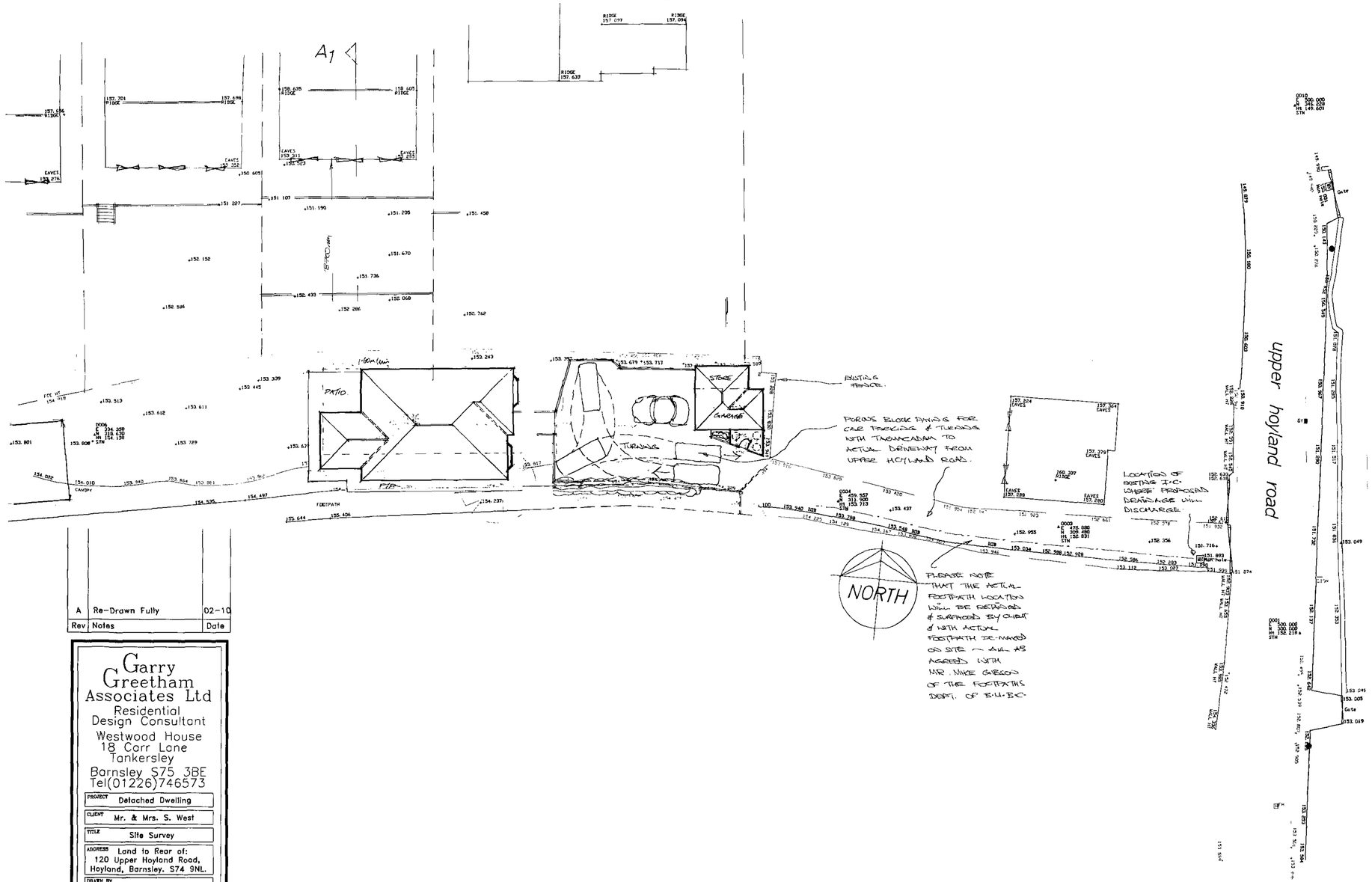

Rev	Notes	Date
A	Re-Drawn Fully	02-10

Garry Greetham Associates Ltd
Residential Design Consultant
Westwood House
18 Carr Lane
Tankersley
Barnsley S75 3BE
Tel(01226)746573

PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Site Survey
ADDRESS	Land to Rear of: 120 Upper Hoyland Road, Hoyland, Barnsley. S74 9NL.
DRAWN BY	ggg
SCALE	1:200
DATE	Feb.10
DRAWING No	703-01
REV	A

Member of the Chartered Institute of Architectural Technologists

Planning: B/Regs:

Garry Greetham Associates Ltd
Residential Design Consultant
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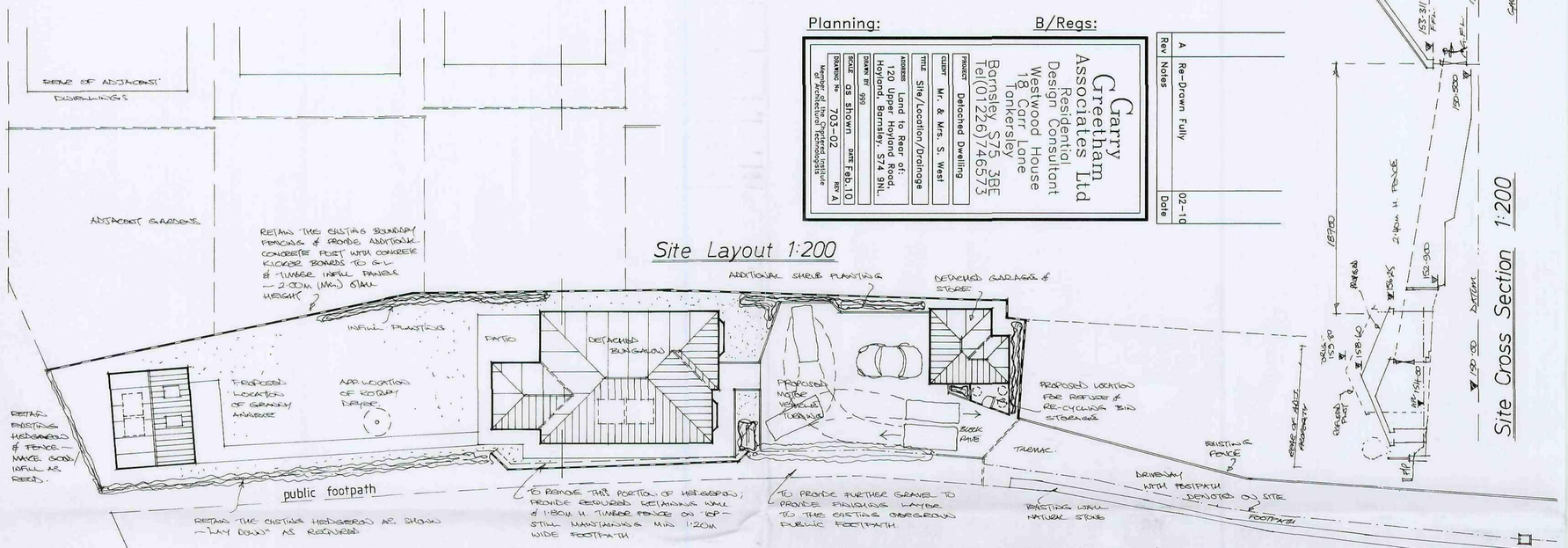
Tankersley
Barnsley, S75 3BE
Tel(01226)746573

Member of the Chartered Institute of Architectural Technologists

Rev	Notes	Date
A	Re-Drawn Fully	02-10

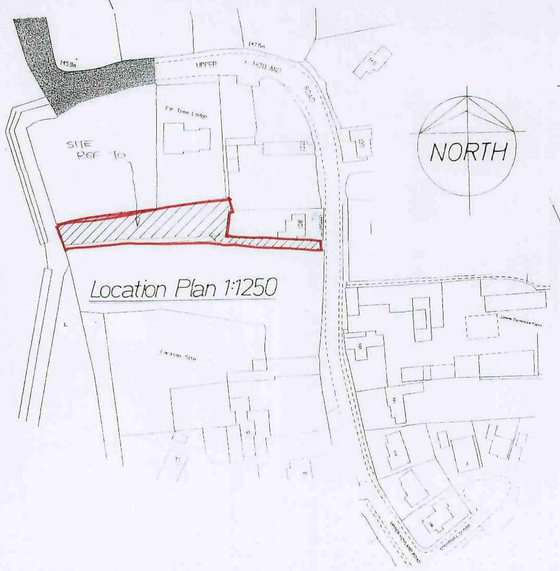
PROJECT: Detached Dwelling
CLIENT: Mr. & Mrs. S. West
TITLE: Site/Location/Drainage
ADDRESS: Land to Rear of: 120 Upper Hoyland Road, Hoyland, Barnsley, S74 9NL.
DRAWN BY: GG
SCALE: OS shown DATE: Feb.10
DRAWING No: 703-02 REV: A

Site Layout 1:200

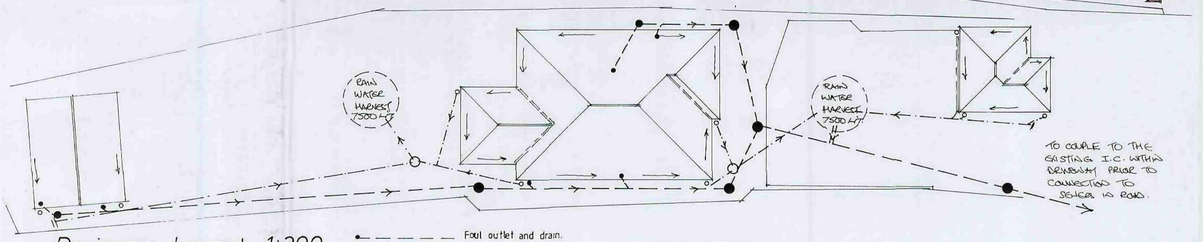


Site Cross Section 1:200

Location Plan 1:1250



Drainage Layout 1:200



- Foul outlet and drain.
- Surface water outlet and drain.
- F.W. Inspection chamber.
- S.W. Rodding access
- S.W. Inspection chamber

Table 11 **Minimum dimensions for access fittings and inspection chambers**

Type	Depth to invert from cover level (m)	Internal sizes: Length x width (mm x mm)	Internal sizes: Circular (mm)	Cover sizes: Length x width (mm x mm)	Cover sizes: Circular (mm)
Rodding eye		As drain but min 100			Same size as pipework
Access fitting small 150 diam	0.6 or less, except where situated in a chamber	150 x 100	150	150 x 100	Same size as access fitting
Access fitting small 150 x 100		225 x 100	225	225 x 100	
Access fitting large 225 x 100					
Inspection chamber shallow	0.6 or less	225 x 100	190	-	190
	1.2 or less	450 x 450	450	Min 430 x 430 max 300 x 300	430 Access restricted to max 350
deep	> 1.2	450 x 450	450		

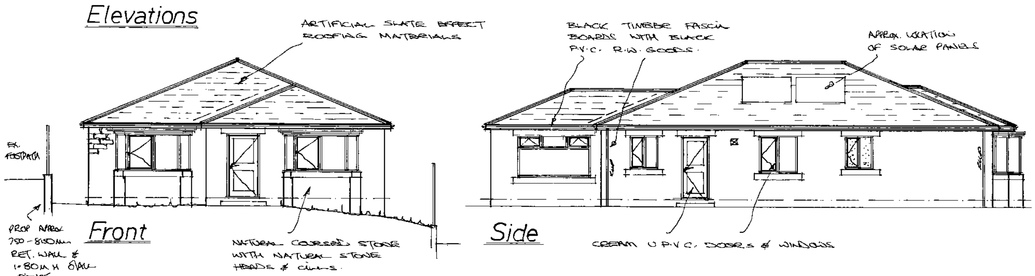
Notes:
The clear opening may be reduced by 20 mm in order to provide proper support for the cover and frame
Drains up to 150mm
A larger clear opening cover may be used in conjunction with a restricted access. The size is restricted for health and safety reasons to deter entry.

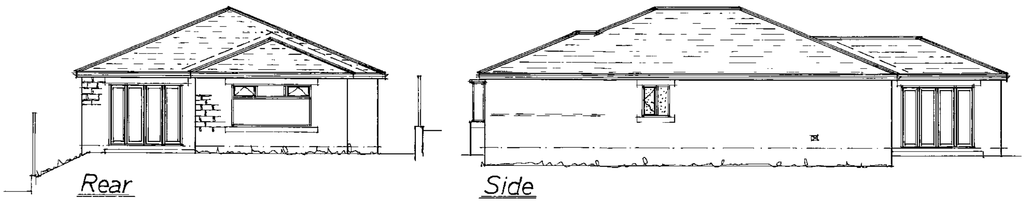
Table 12 **Minimum dimensions for manholes**

Type	Size of largest pipe (DN)	Min internal dimensions: Rectangular length and width	Min internal dimensions: Circular diameter	Min clear opening size: Rectangular length and width	Min clear opening size: Circular diameter
Manhole < 1.5m deep to soffit	≤ 150	750 x 675	1000	750 x 675	na
	225	1200 x 675	1200	1200 x 675	
	300	1200 x 750	1200		
	>300	1800 x (DN+450)	The larger of 1800 or (DN+450)		
>1.5m deep to soffit	≤ 225	1200 x 1000	1200	600 x 600	600
	300	1200 x 1075	1200		
	375-450	1350 x 1225	1200		
	>450	1800 x (DN+775)	The larger of 1800 or (DN+775)		
Manhole shaft > 3.0m deep to soffit of pipe	Steps	1050 x 800	1050	600 x 600	600
	Ladder	1200 x 800	1200		
	Winch	900 x 800	900	600 x 600	600

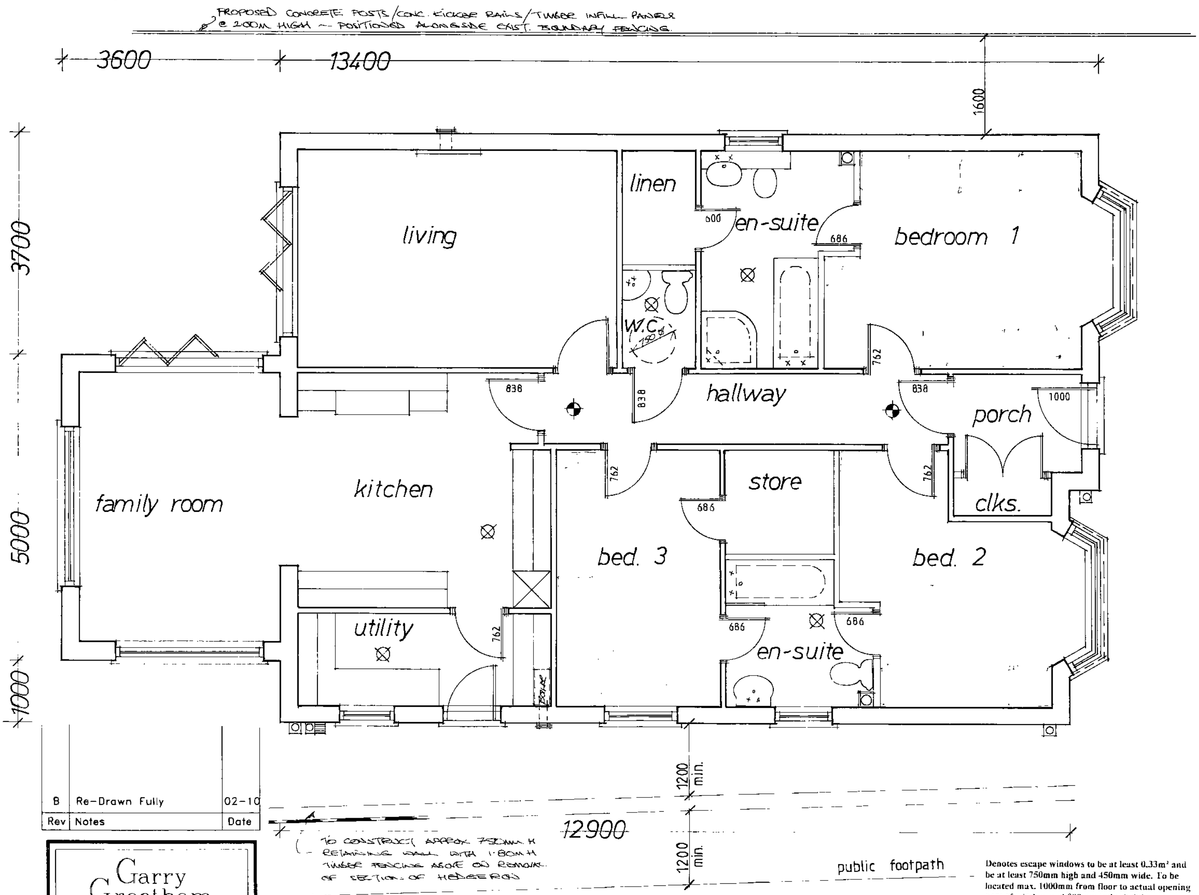
Notes:
1. Larger sizes may be required for manholes on bends or where there are junctions.
2. May be reduced to 600 by 600 where required by highway loading considerations, subject to a safe system of work being specified
3. Not applicable due to working space needed
4. Minimum height of chamber in shafted manhole 2m from benching to underside of reducing slab
Min clear space between ladder or steps and the opposite face of the shaft should be approximately 990mm
Winch only - no steps or ladders, permanent or removable
The minimum size of any manhole serving [illegible] drain serving more than one property should be 1200 mm x [illegible] mm diameter.

Elevations





Layout



Rev	Notes	Date
B	Re-Drawn Fully	02-10

Garry Greetham Associates Ltd
Residential Design Consultant
Westwood House
18 Carr Lane
Tankersley
Barnsley S75 3BE
Tel(01226)746573

PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Elevations & Layouts
ADDRESS	Land to Rear of: 120 Upper Hoyland Road, Hoyland, Barnsley. S74 9NL.
DRAWN BY	ggg
SCALE	1:100; 1:50 DATE Feb.10
DRAWING No	703-03 REV B

Member of the Chartered Institute of Architectural Technologists

129 sqm / 1390 sqft approx.

The drawings are prepared for the purpose of Planning and Building regulation Approvals only.

All electrical and heating information to be calculated by specialist contractors and to ensure are under the "competent persons scheme" - the electrical/heating layouts if shown are indicative only.

Kitchen layouts are indicative only. Please refer to the kitchen manufacturers layouts for details.

Denotes mild steel anchor straps applicable to loading, joist sizes etc. and ensure fixed in accordance with manufacturers recommendations.

This drawing to be read in conjunction with the Standard Construction Specification relating to this project.

This drawing is copyright. All dimensions to be checked prior to commencement on site and any discrepancy notified to the design office immediately. DO NOT SCALE - if in doubt, contact the design office.

The contractor shall be responsible to ascertain the nature of the foundations prior to commencement on site.

The contractor shall be responsible to ensure the suitability of all materials proposed for this project and fixings of such in accordance with manufacturers instructions.

Truss layouts are indicative only. Please refer to the truss manufacturers for details of layout, wind bracing details etc.

The foundations, steelwork, trimming info, wall stability is to be calculated by structural engineer if required and if appointed.

Denotes escape windows to be at least 0.33m² and be at least 750mm high and 450mm wide. To be located max. 1000mm from floor to actual opening part of window and 800mm (min) height.

Denotes approx location of smoke detectors, mains operated with battery backup in case of power failure.

Denotes wall mounted boiler positions with balanced flued outlet to ext. air.

Denotes location of mechanical extraction unit direct to ext. air through wall at ground and first & second floors via ceiling mounted and direct to ext. air
1) eaves vent where located at front or rear.
2) Tile vent where located more central.

Denotes movement joist at 6.0m (max) to stonework, 12.0m to brickwork (refer to A4 detail).

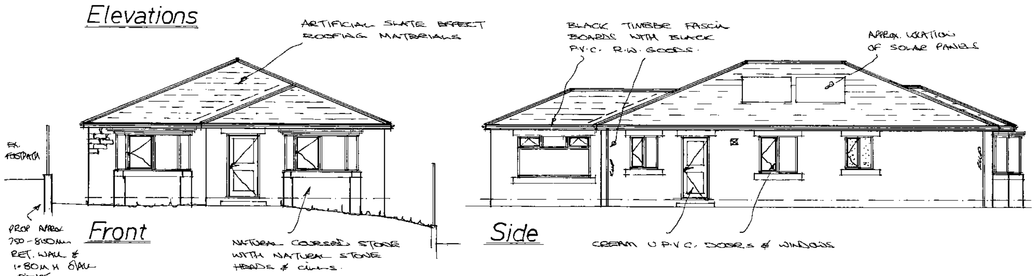
Full specification for new boiler if required to be provided by heating contractor prior to completion.

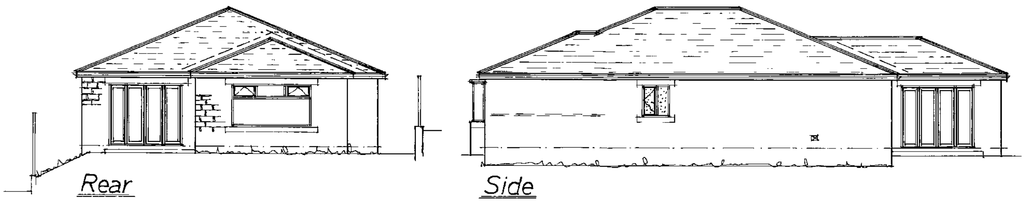
Boiler to achieve min. "SEDBUK" rating of 90%.

Space heating system controls (zone/time/boiler) and insulation of pipes/ducts to be in accordance with Part L1.

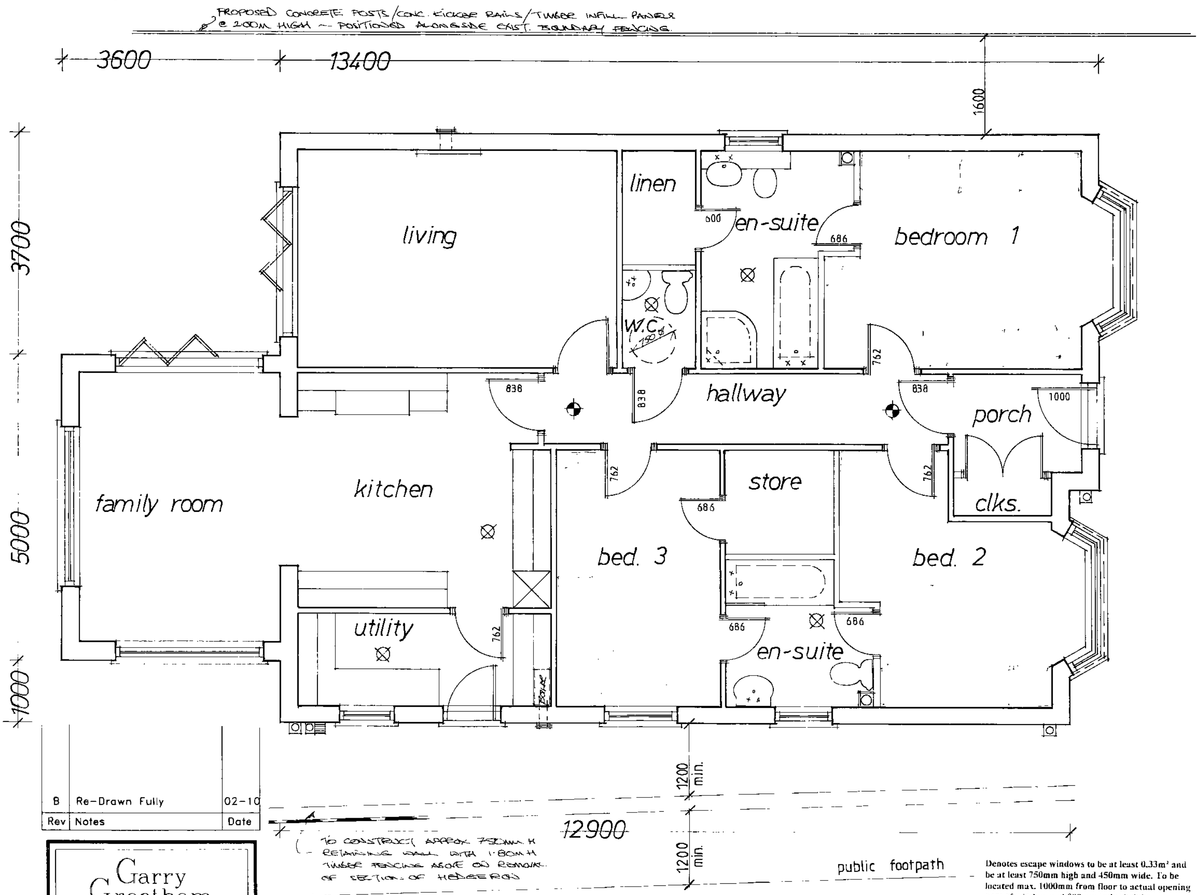
Heating Engineer to issue suitable commissioning certificate in respect of heating system prior to completion and all operating/maintenance instructions issued to owner/occupier on completion.

Elevations





Layout



Rev	Notes	Date
B	Re-Drawn Fully	02-10

Garry Greetham Associates Ltd
Residential Design Consultant
Westwood House
18 Carr Lane
Tankersley
Barnsley S75 3BE
Tel(01226)746573

PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Elevations & Layouts
ADDRESS	Land to Rear of: 120 Upper Hoyland Road, Hoyland, Barnsley. S74 9NL.
DRAWN BY	ggg
SCALE	1:100; 1:50 DATE Feb.10
DRAWING No	703-03 REV B

Member of the Chartered Institute of Architectural Technologists

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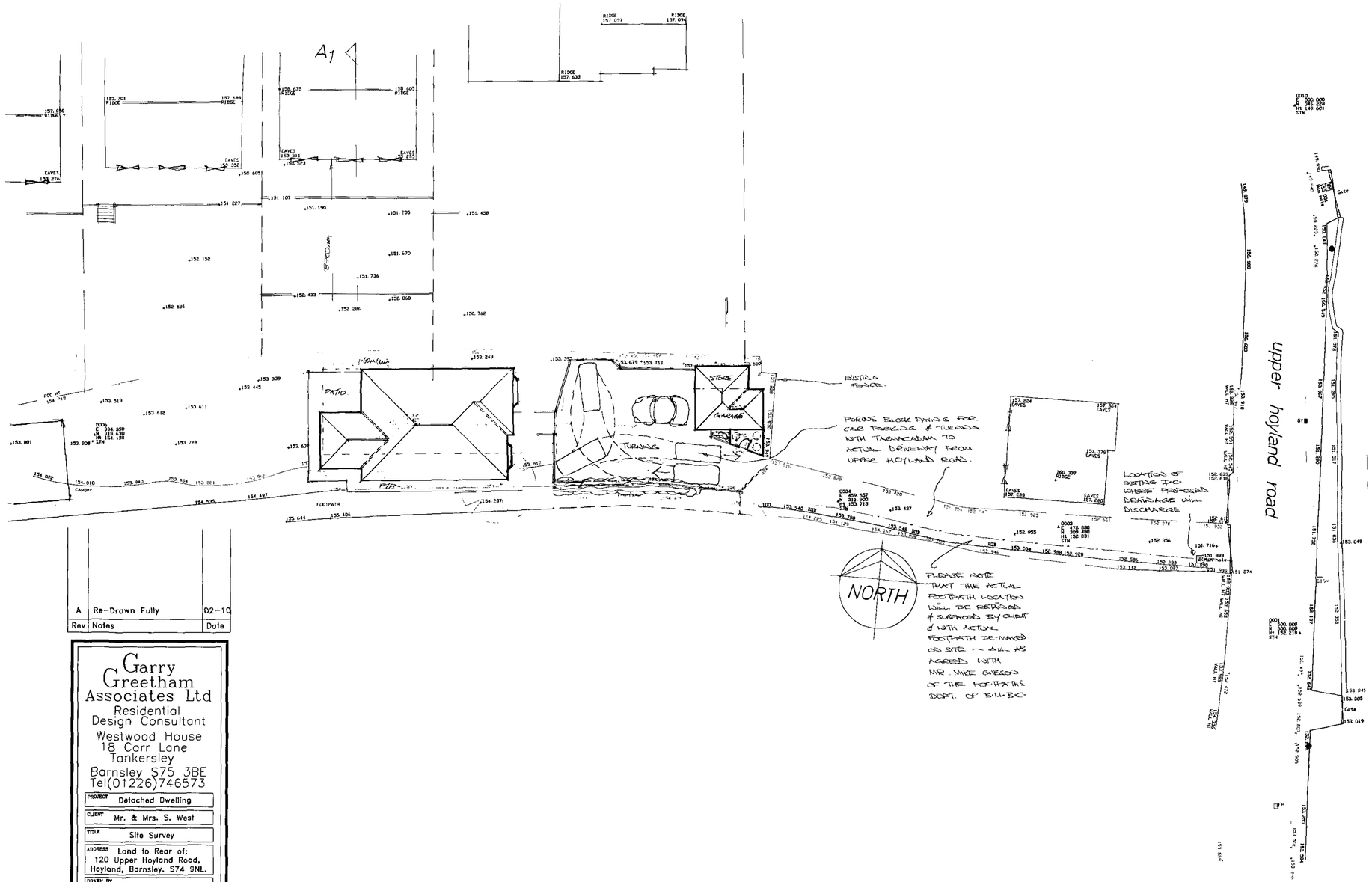

Rev	Notes	Date
A	Re-Drawn Fully	02-10

Garry Greetham Associates Ltd
Residential Design Consultant
Westwood House
18 Carr Lane
Tankersley
Barnsley S75 3BE
Tel(01226)746573

PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Site Survey
ADDRESS	Land to Rear of: 120 Upper Hoyland Road, Hoyland, Barnsley. S74 9NL.
DRAWN BY	ggg
SCALE	1:200
DATE	Feb.10
DRAWING No	703-01
REV	A

Member of the Chartered Institute of Architectural Technologists

Planning: B/Regs:

Garry Greetham Associates Ltd
Residential Design Consultant
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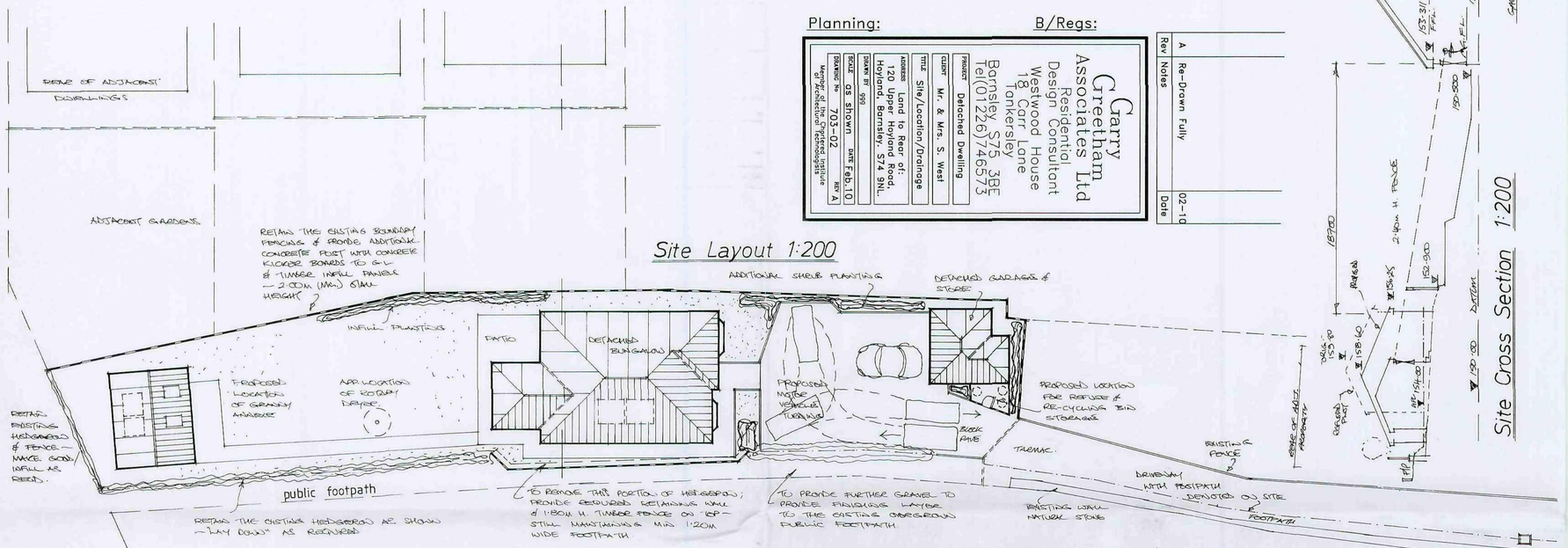
18 Carr Lane
Tankersley
Barnsley, S75 3BE
Tel(01226)746573

Member of the Chartered Institute of Architectural Technologists

Rev	Notes	Date
A	Re-Drawn Fully	02-10

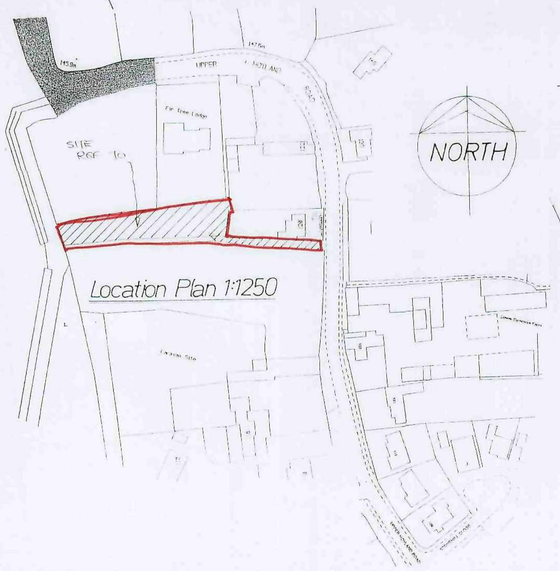
PROJECT: Detached Dwelling
CLIENT: Mr. & Mrs. S. West
TITLE: Site/Location/Drainage
ADDRESS: Land to Rear of: 120 Upper Hoyland Road, Hoyland, Barnsley, S74 9NL.
DRAWN BY: GG
SCALE: OS shown DATE: Feb.10
DRAWING No: 703-02 REV: A

Site Layout 1:200

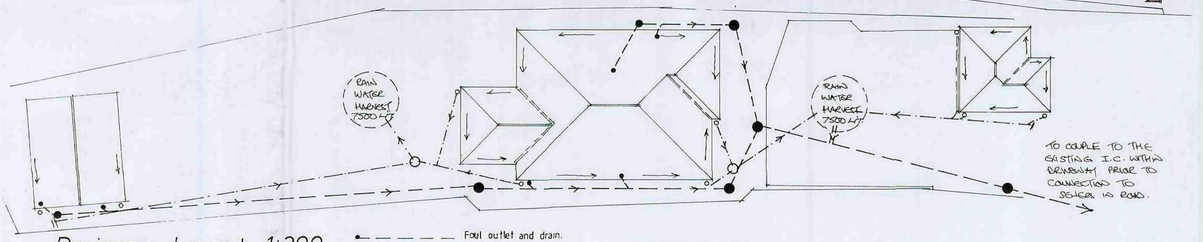


Site Cross Section 1:200

Location Plan 1:1250



Drainage Layout 1:200



- Foul outlet and drain.
- Surface water outlet and drain.
- F.W. Inspection chamber.
- S.W. Rodding access
- S.W. Inspection chamber

Table 11 **Minimum dimensions for access fittings and inspection chambers**

Type	Depth to invert from cover level (m)	Internal sizes: Length x width (mm x mm)	Internal sizes: Circular (mm)	Cover sizes: Length x width (mm x mm)	Cover sizes: Circular (mm)
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Table 12 **Minimum dimensions for manholes**

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