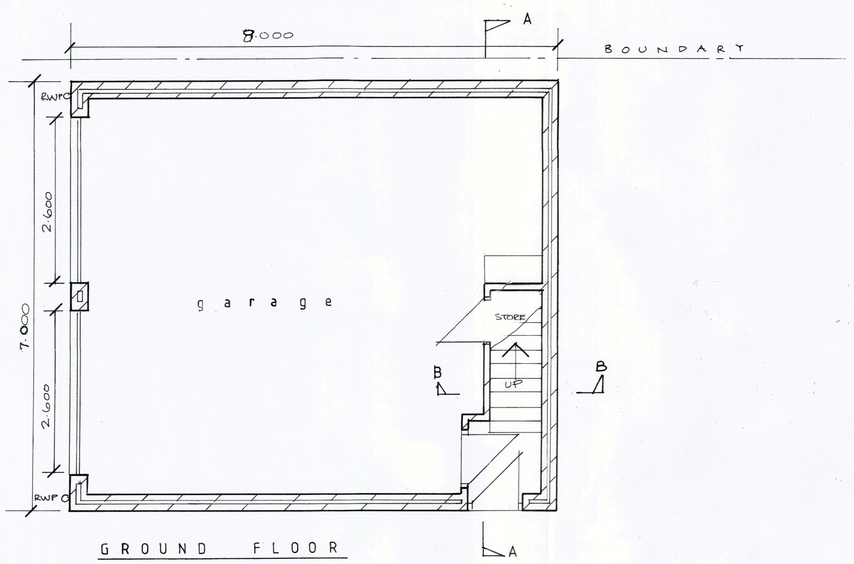
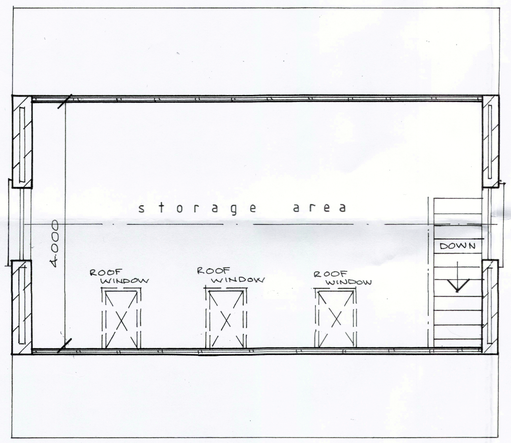
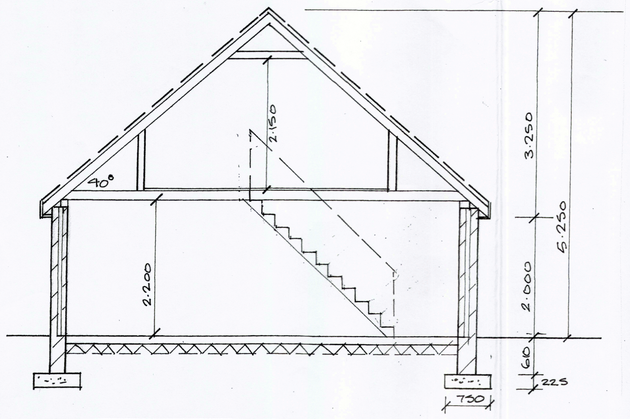


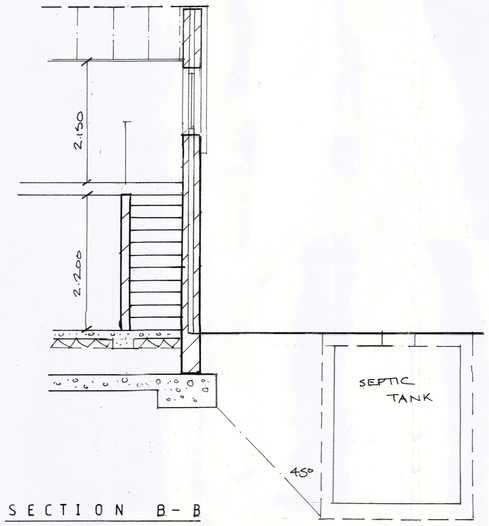
GROUND FLOOR



FIRST FLOOR



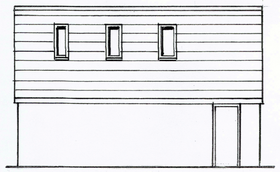
SECTION A–A



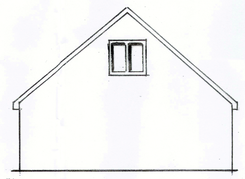
SECTION B–B



FRONT



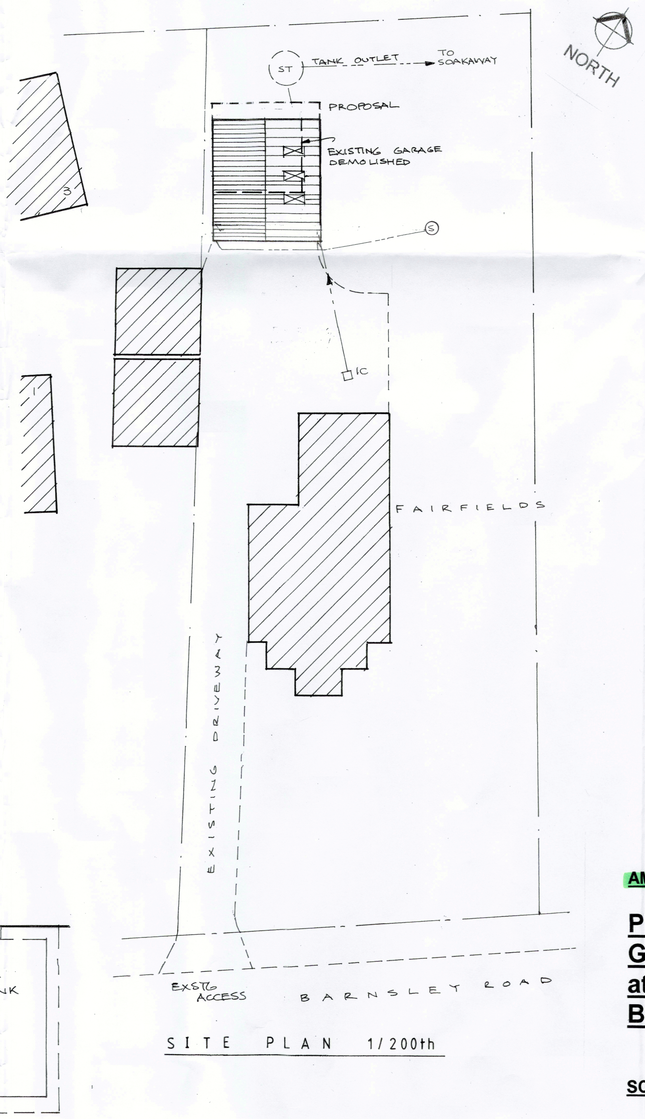
SIDE (to garden)



REAR



SIDE



SITE PLAN 1/200th

ROOF: Marley Modern plain concrete interlocking roof tiles (or similar approved) in colour to match existing bungalow laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; proprietary manufacture trussed rafters at 600 centres at 40 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Storage Room" type with min 197 x 47 top and ceiling chords and 145 x 47 internal chords; compound trusses to trim roof around stair well; all timber in trusses to be Class M50 to BS 4978; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gable at max 1800 centres built into wall and nailed across first 3 trusses on top and bottom chord members; 100 x 50 ceiling binders at each internal chord; 112 x 63 square section gutters to give a minimum fall of 1 in 100 and to discharge to 38 square section downpipes; PVCu soffit, fascia and soffit

CAVITY WALLS: 100 thick external leaf Celcon 3.6 N/mm^2 standard grade blockwork (or similar approved) rendered with 1:3 cement/sand render painted to match existing bungalow, 50 cavity and 100 Celcon 3.6 N/mm^2 standard grade block inner leaf; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves with proprietary manufacture cavity closers fixed in accordance with manufacturer's instructions; wall below ground level to be in 3.6 N/mm^2 trench blocks; Catnic Cougar CX50/100 (or similar approved) open back lintels to garage door openings and Catnic Cougar CG50/100 (or similar approved) lintels to window and external door openings; all lintels to have min 150 end bearing with tray dpc over and weep holes in blockwork

Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Document to Building Regulations and local Building Inspector; foundation adjacent to Septic tank to be taken down to such a level that no loads from foundations are transmitted to chamber as shown on Section

Internal block wall: 100mm thickness of 3.6N/mm^2 loadbearing blockwork built off 450 x 150 concrete foundations; Catnic CN102 lintel (or similar approved) with 150 end bearing over internal door; floor slab thickened up to 150 under wall with 10 projection either side of wall

GARAGE FLOOR: 150 compacted thickness of well compacted selected hardcore, 25 sand blinding, Plysolene Plyload Radon and methane gas damp proof membrane (or similar approved) on sand blinding under concrete, Radon barrier installed in accordance with manufacturer's instructions and to satisfaction of Local Building Inspector; gas dpm to extend to outer leaf with Plyload gas barrier cavity trays

FIRST FLOOR: 25 ptg boarding on bottom chord of trussed rafters; 6mm Promat Supalux fire protection board (or similar approved) to ceiling fixed un accordance with manufacturer's instructions with 38 x 38 noggins at edges

VENTILATION: New gable windows to be 1200 x 1200 with 24mm double glazed PVCu units, escape window to front elevation gable to storeroom with unobstructed openable area min 0.33 m^2 minimum 450 high x 450 wide; bottom of openable area min 1100mm from floor

Velux roof windows: 3 No. Velux GPU 550 x 1180 centre pivot roof windows (or similar approved) with 16mm double glazed units (U value of 1.4 W/m^{2}K); roof windows fixed between trussed rafters in accordance with manufacturer's instructions using proprietary fixing kits and flashings

STAIRCASE: 850 wide, 41.5 degree pitch timber staircase with 203 risers and 230 treads; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; handrail fixed to one side of stairs 900 above pitch line risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; 10mm foil backed plasterboard ceiling with 5mm plaster finish to underside; 900 high balustrade to store room with vertical spindles fixed at 100 centres

DRAINAGE: Roof gutters to discharge to 63 downpipes to new rainwater gully to 2 m^3 soakaway situated min 5.000 from any structure; soakaway filled with clean hardcore free from vegetable or flaky material; **percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground**; new drain connections made using 110 diameter drainage pipes and fittings to EN1401-1 with push fit flexible joints laid to a minimum gradient of 1 in 60; drains passing under extension to be protected by taking foundations below level of pipework with concrete lintel to support walls; **all work to satisfaction of Local Building Inspector**

Electrically operated 2.150 high x 2.700 wide roller shutter garage doors to front with manual opening system to allow operation in event of motor failure; high security 2100 high x 900 wide personal door at side; Half hour fire resistant internal door to be self-closing onto 25mm rebates; min 150 max 200 step down into garage from hallway

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

AMENDED DRAWING for APPLICATION No. 2018/1481

PROPOSED DETACHED DOUBLE GARAGE with STOREROOM ABOVE at FAIRFIELDS, BARNSLEY ROAD, BRIERLEY, BARNSLEY, S72 9LH

SCALES 1/50th and 1/100th at A1