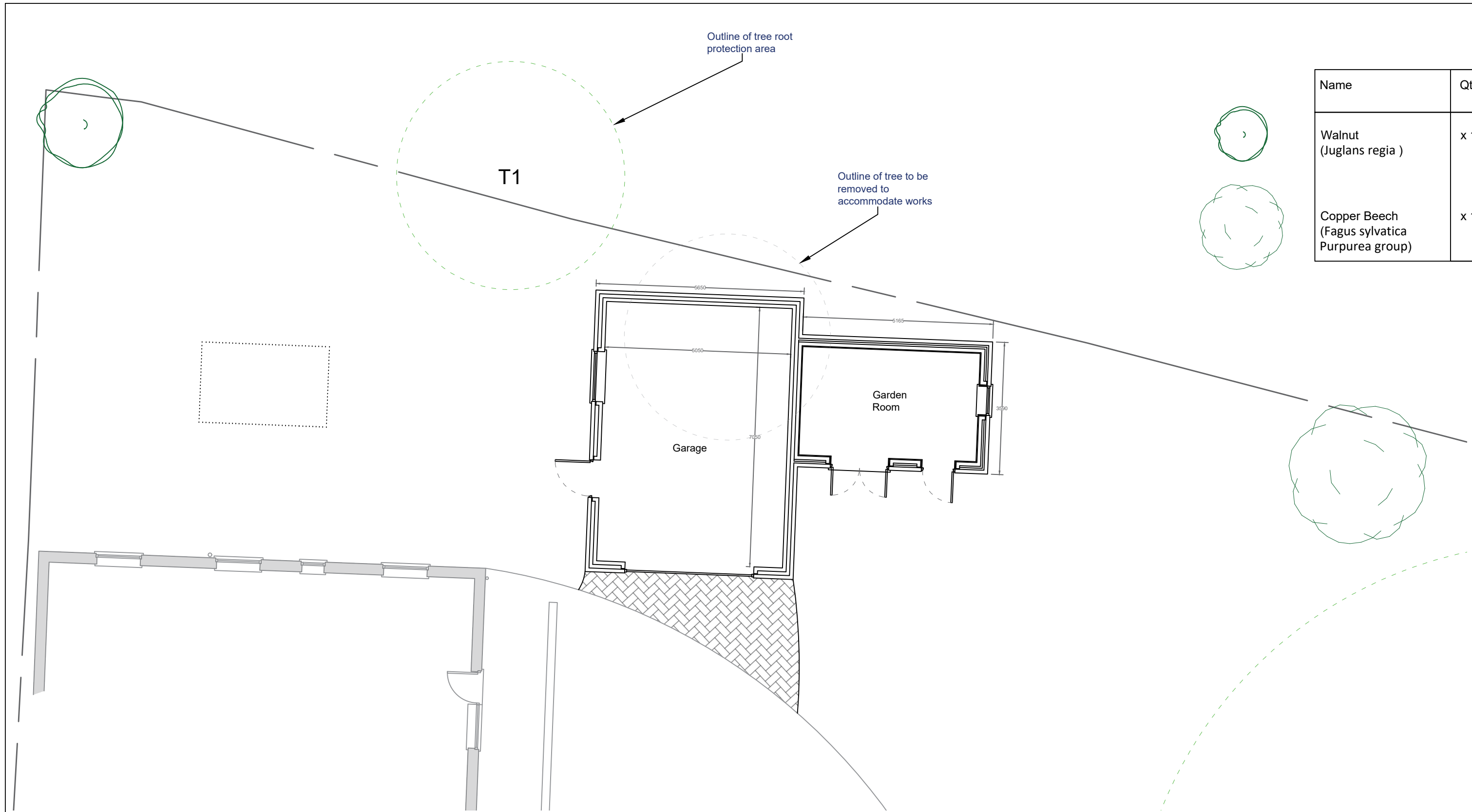
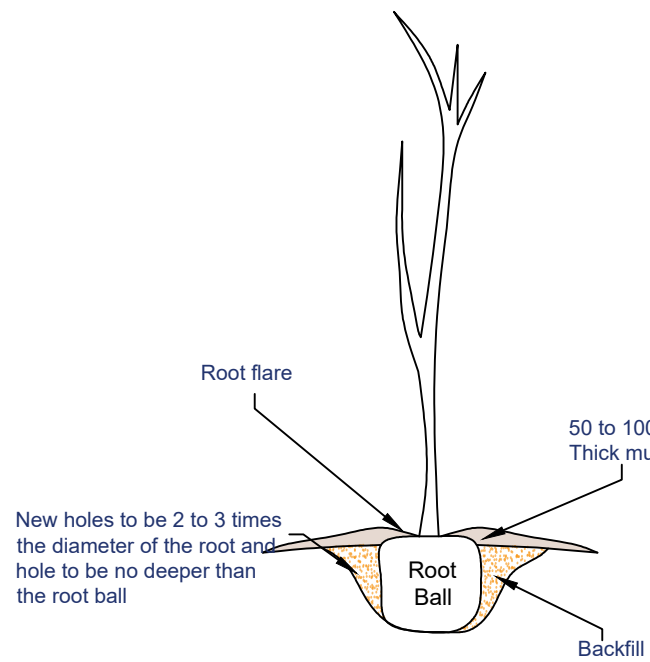




Name	Qty.	Height
Walnut (<i>Juglans regia</i>)	x 1	1.2 - 1.5 m
Copper Beech (<i>Fagus sylvatica</i> <i>Purpurea</i> group)	x 1	1.2 - 1.5 m



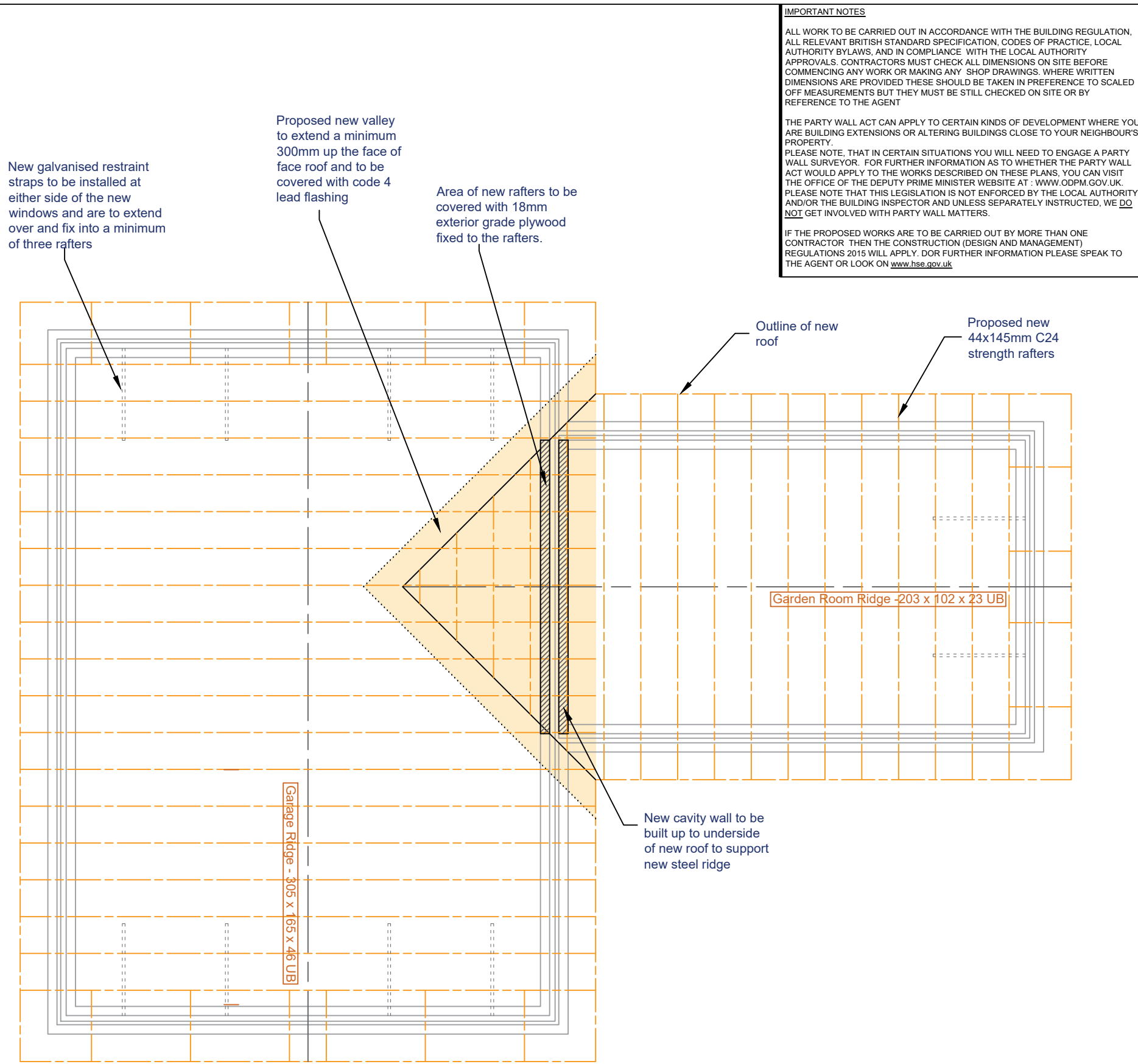
Planting Example

Building Regulation Notes:

Foundation: Existing foundations to be checked for suitability at commencement of the work to assess impact of the proposal.

Proposed new foundations are to be confirmed on site between contractor and approved inspector subject to the ground conditions found once excavated. If ground conditions permit a traditional strip foundations the following details are to be used. Proposed new foundations to 650x200mm C25 grade concrete set a minimum 750mm below finished ground level. Foundations to be taken to invert level of the drains, any drainage passing through the foundation/substructure to be protected in accordance with diagram 7 Approved document H. Existing drainage to be checked for suitability and replaced as necessary.

Ground Floor: New ground floor to the garage area to be 150mm concrete slab C30 grade. New slab to be laid on a 1200 gauge polythene DPM taped for air tightness, laid over a 50mm sand blinding on a minimum 150mm of well consolidated hardcore (if a greater hardcore base is required the hardcore should be laid and compacted in a maximum 150mm layers).



Proposed Roof Plan

Scale (1:50)

Walls: Proposed new cavity wall is to be set centrally on the new foundation. The external leaf to be 102mm facing brick to match the existing property. Inner leaf to be 100mm Fibolite blockwork (min... 7.3n), ensuring block joints are fully bonded with unbroken mortar. Cavity between is to be 110mm over-all including a 50mm clear airspace and 60mm EcoTherm Eco-Cavity partial fill cavity wall insulation giving an overall U value of 0.25w/m² C. New cavity wall insulation shall be installed starting 100mm below DPC level and to extend up to wall plate level where it is to be cut flush with the bottom side of the roof timbers. Cavity wall is to be built off 350mm wide Durox foundation blocks below ground level (finishing a minimum 225mm below DPC level) and is to be closed at head using Superlux board or similar. Vertical cavities are to be closed vertically by returning the block, where the block meets the outer face of block an insulated DPC is to be installed. The head and sill are to be closed using 110mm insulated cavity closers. New wall plate to be 100x75mm bedded in cement mortar. The wall plate should be retained using 1000x30x3mm galvanized steel restraint straps set at a maximum 2000mm centers. New leaves are to be tied together using double drip stainless steel wall ties (suitably sized for a 150mm cavity). Masonry wall ties should have MAX horizontal spacing of 900mm and MAX vertical spacing of 450mm. The ties should be evenly distributed over the wall area, in a diamond pattern (except around openings). Changes to the wall tie pattern around openings such as windows, doors, roof verges, unreturned or unbonded edges and vertical movement joints should be made to ensure MAX vertical spacing's of 300mm. Wall ties should be no greater than 225mm horizontally from the edge of an opening.

Roof: Proposed new roof to be constructed using 44x145mm C24 strength rafters set at 400mm. New rafters to be bird mouthed over the new 100x100mm treated sw timber wall plate at eaves. New rafters are to be supported using new steel structural ridge's. Rafters to have 30x5x77(length of strap to be long enough to cover at least three rafters)mm galvanised restraint straps to be installed within the gable elevation at no greater than 2000mm centres. The ridge to be supported off new cavity wall and on new blockwork built up off the new cavity wall. Where the garden room roof intersects with the garage roof 18mm exterior grade plywood is to be installed. The plywood is to extend a minimum 300mm past the intersection point. a further 300mm strip of plywood is then to be fixed to the garden room rafters at this point, all then covered with code 4 lead flashing. New rafters to be covered with breathable felt, which should not be pulled taught but allowed to naturally sag a little (10mm) in order to allow moisture to run under the battens. Membrane to have 38x25mm sw treated slating battens fixed to the rafters then all finished with concrete interlocking tiles to match the existing. Rafters to have 100mm EcoTherm Eco-Versal insulation placed between them level with the underside of the rafters. Rafters to garden room to be under drawn with 52.5mm EcoTherm Eco-Liner insulated plasterboard. Rafters to garge to be under drawn with 12.5mm moisture resistant plasterboard. Plasterboard to have all joints taped using British Gypsum Gyproc Fiba Tape Perfect Finish, then finished with 3mm coat British Gypsum Thistle MultiFinish plaster.

Drainage: Existing drains are to be exposed by contractor before works commence (to establish exact position and level of new drains). New underground drainage is to be Polypipe Underground 110mm Ø plain ended pipe. Pipe to be laid to a minimum fall of 1 in 40 and laid on the trench bottom. The trench is to be a minimum 410mm wide. The trench bottom is to be hand trimmed and loosened to form pipe bed and small depressions to be made to accommodate pipe sockets. The pipe then to be backfilled using as-dug material which is to conform with BS5955:Part 6: 1980 i.e. material should have particles not exceeding 10mm. Where new underground drains intersect with the existing a new 450mm Ø pre-formed inspection chamber is to be installed and per manufactures recommendations. Any drainage runs passing through new walls to be linteled over and any that are within 300mm of the slab are to be encased in concrete.

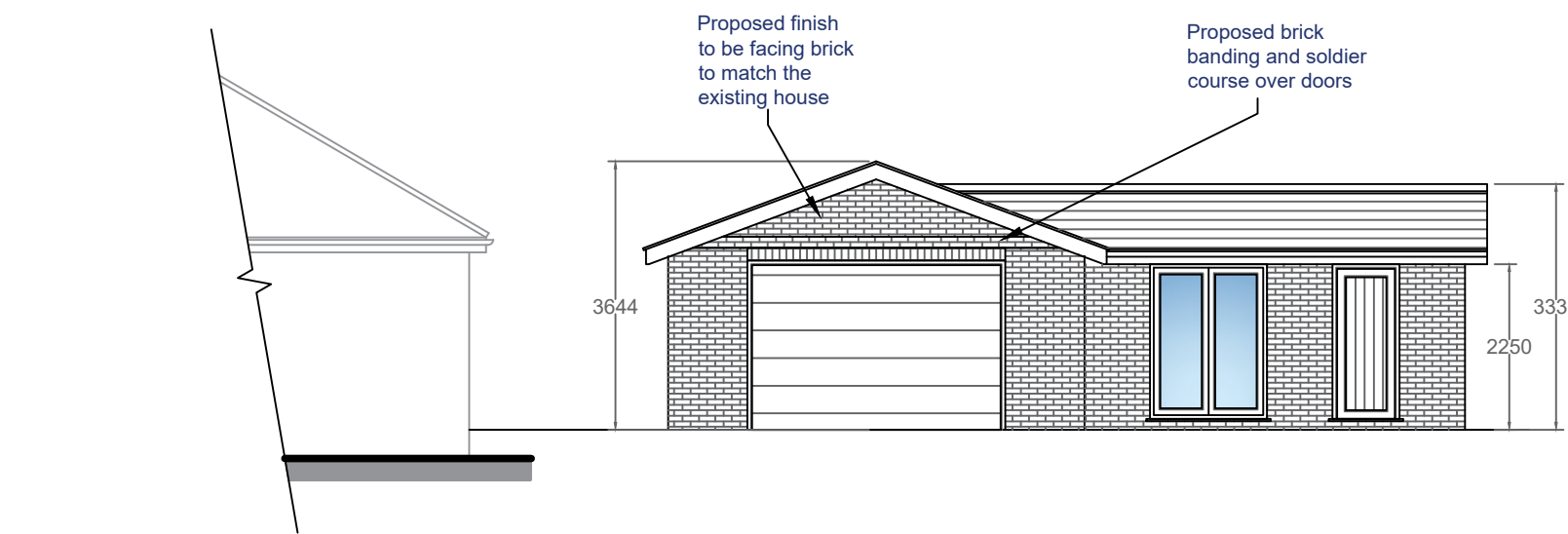
Proposed new rain water goods to be FloPlast deepflow 115mm Hi-cap running to a 80mm outlet. Rainwater pipe to be cut off just below grill of new gully. New gully to be a roddable bottle type and is to be connected to new 1mx2mx1m soakaway via new Polypipe Underground 110mm Ø plain ended pipe, installed as described previously. Soakaway to be formed using new Polystorm heavy duty crates installed as per manufactures recommendations. New soakaway are subject to a percolation test being carried out on site and are to be located a min 5m away from any building with a inspection chamber installed before entering the soakaway.

Electrical: All electrical work required to meet the requirements of Part P (Electrical Safety) should be designed, installed, inspected and tested by a person competent to do so in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation. All new lighting to have energy efficient bulbs. All new sockets (power), to be 450mm above finished floor level, light switches to be 1200mm above finished floor level.

Steel/Structural Beams: Proposed new steel/structural beams are to be as per the attached calculations. New steel beams are to be boxed in using one layer 15mm British Gypsum FireLine plasterboard mechanically fixed to the beams. Plasterboard to have all joints tapped using British Gypsum Gyproc Fiba Tape Perfect Finish, then finished with 3mm coat British Gypsum Thistle MultiFinish plaster. New steel beams are to be sat centrally on new concrete padstones. Steel beams are to be resin anchored to new padstones using M10 bolts. New concrete padstones are to be restrained to the building using 1000mm length galvanized steel restraint straps.

Proposed Ground Floor Plan

Scale (1:100)



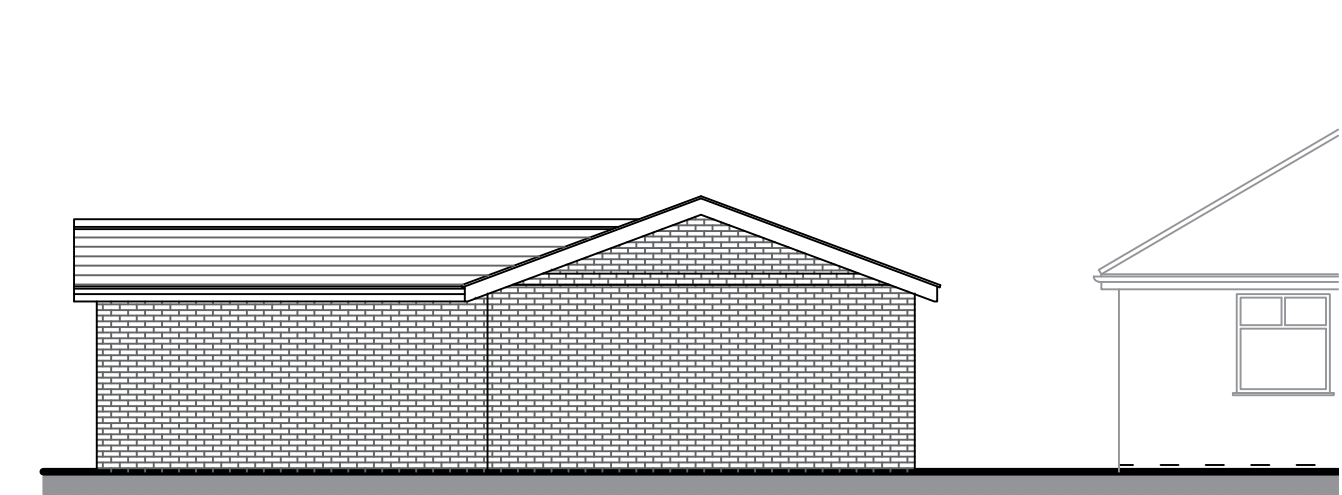
Proposed Front Elevation

Scale (1:100)



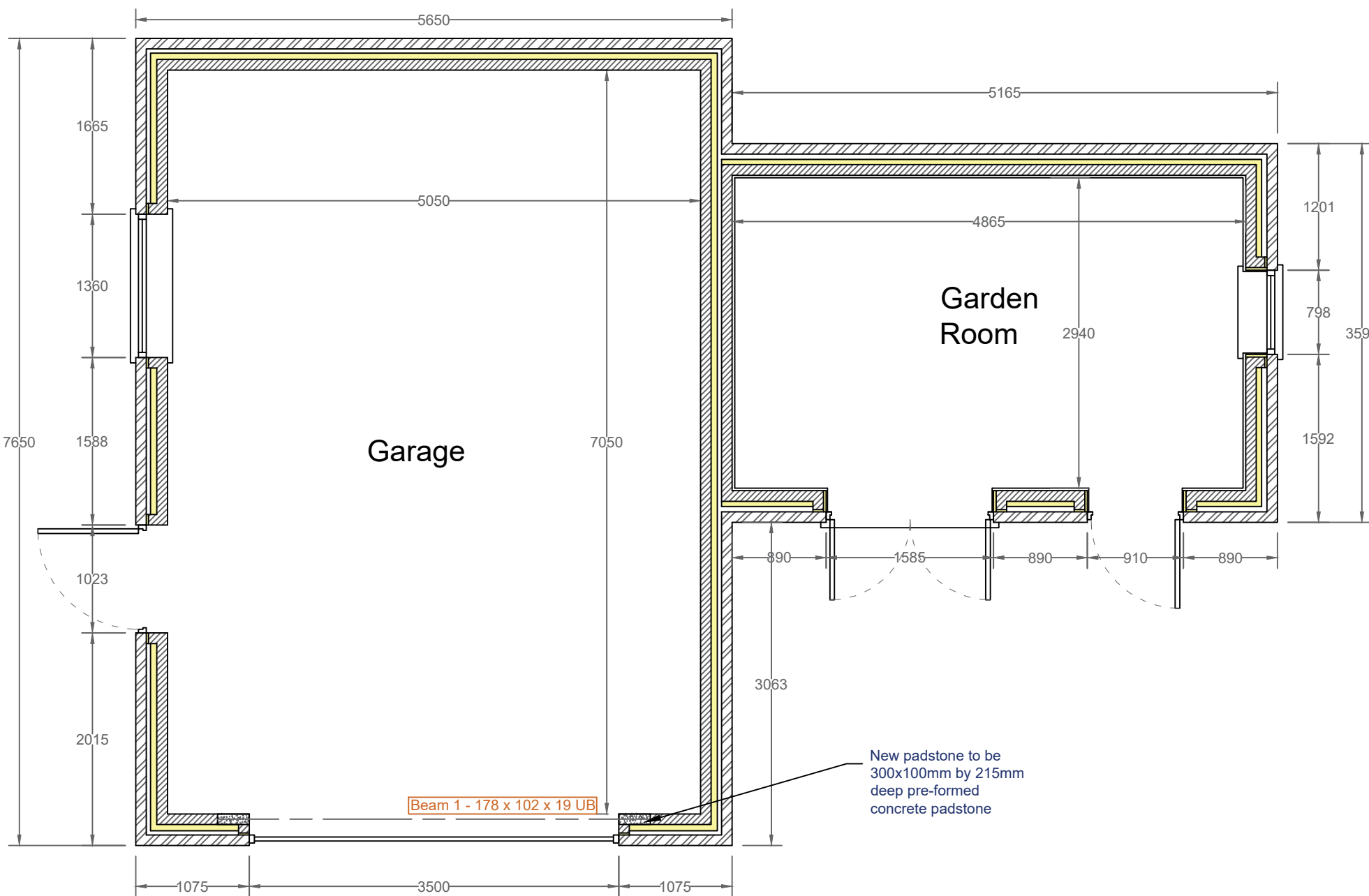
Proposed Side Elevation

Scale (1:100)



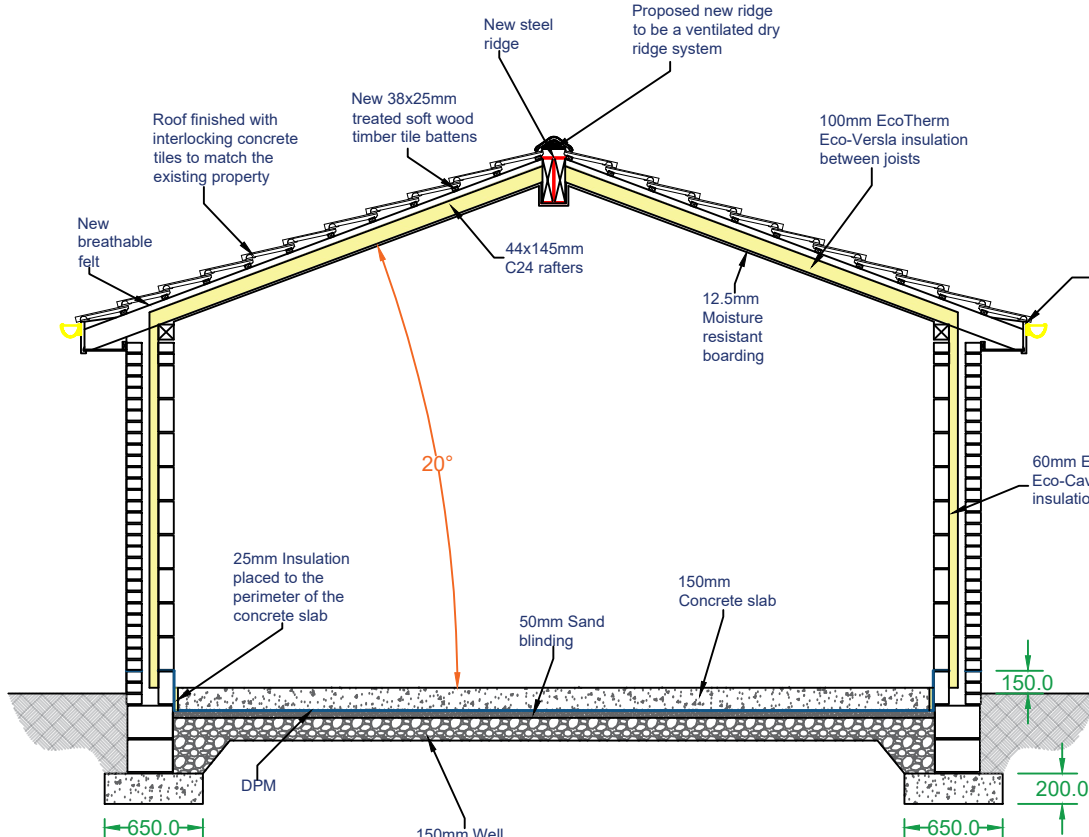
Proposed Rear Elevation

Scale (1:100)



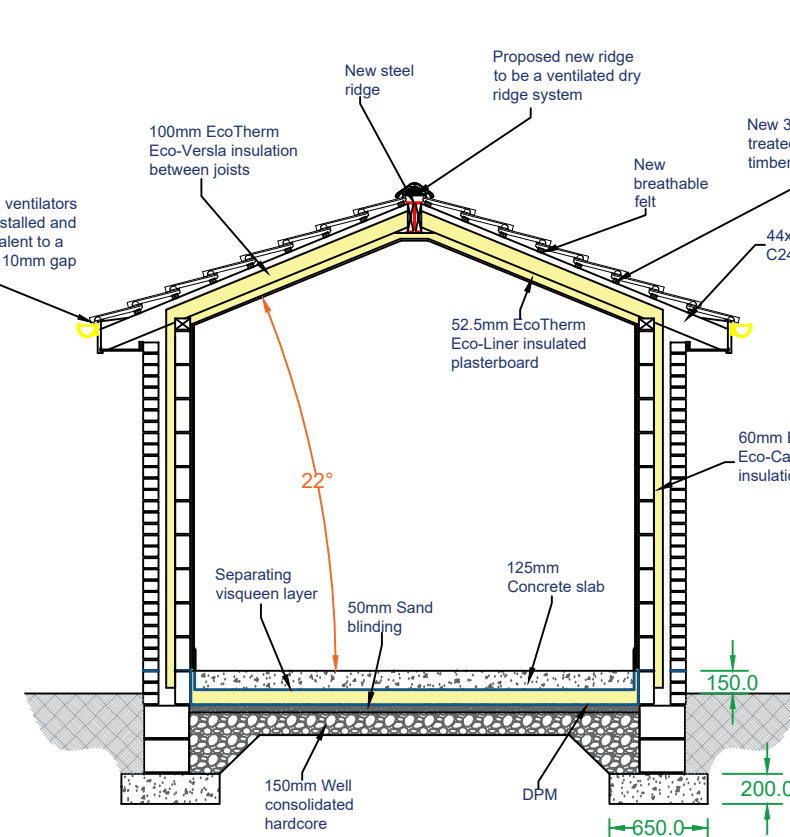
Proposed Ground Floor Plan

Scale (1:50)



Typical Section Garage

Scale (1:50)



Typical Section Garden Room

Scale (1:50)

IMPORTANT NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL RELEVANT BRITISH STANDARD SPECIFICATION, CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. WHERE WRITTEN DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN PREFERENCE TO SCALED OFF MEASUREMENTS BUT THEY MUST BE STILL CHECKED ON SITE OR BY REFERENCE TO THE AGENT.
THE PARTY WALL ACT CAN APPLY TO CERTAIN KINDS OF DEVELOPMENT WHERE YOU ARE BUILDING EXTENSIONS OR ALTERING BUILDINGS CLOSE TO YOUR NEIGHBOUR'S PROPERTY.
PLEASE NOTE THAT IN CERTAIN SITUATIONS YOU WILL NEED TO ENGAGE A PARTY WALL SURVEYOR. FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT WOULD APPLY TO THE WORKS DESCRIBED ON THESE PLANS, YOU CAN VISIT THE OFFICE OF THE DEPUTY PRIME MINISTER WEBSITE AT: www.odpm.gov.uk. PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND/OR THE BUILDING INSPECTOR AND UNLESS SEPARATELY INSTRUCTED, WE DO NOT GET INVOLVED WITH PARTY WALL MATTERS.
IF THE PROPOSED WORKS ARE TO BE CARRIED OUT BY MORE THAN ONE CONTRACTOR THEN THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATION 2015 WILL APPLY. FOR FURTHER INFORMATION PLEASE SPEAK TO THE AGENT OR LOOK ON www.hse.gov.uk

Revision	Date
HOLDEN Lancashire	
83 Blackburn Road, Rishton, BB1 4ER	
Mob: 07738162386 Email: james@holdenlancs.com Web: www.holdenlancs.com	
Drawing Title: Proposed Detached Garage & Separate Garden Room	
Site Location: 33 Lyndale Avenue, Wilpshire, BB1 9LP	
Drawing Status: Building Control Plan	
Date: 07/07/23	Drawn by: JHolden
Scale: 1:50/1:100 @ A1	Ref: 004
Client: Mr & Mrs Cancelliere	