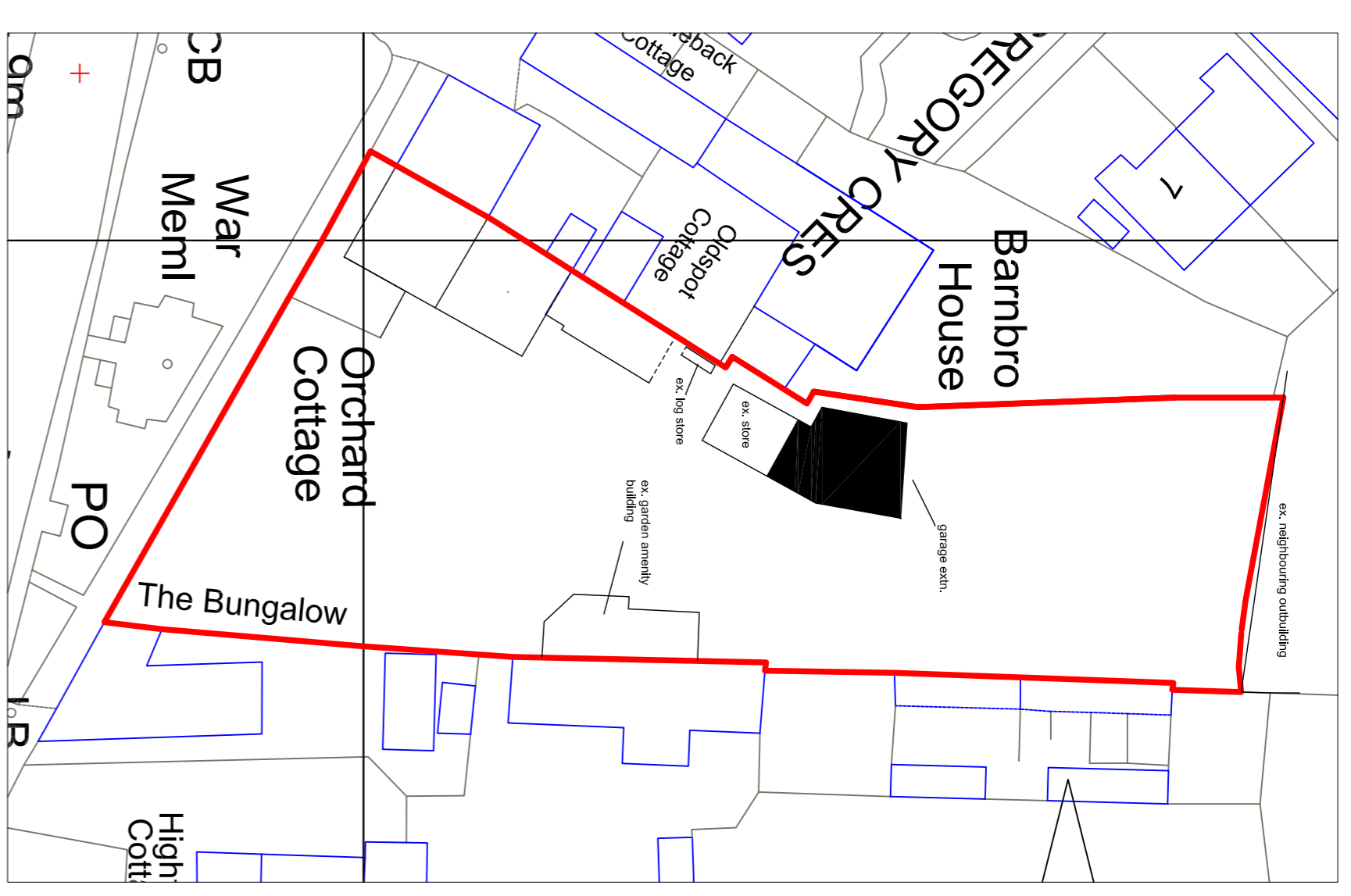


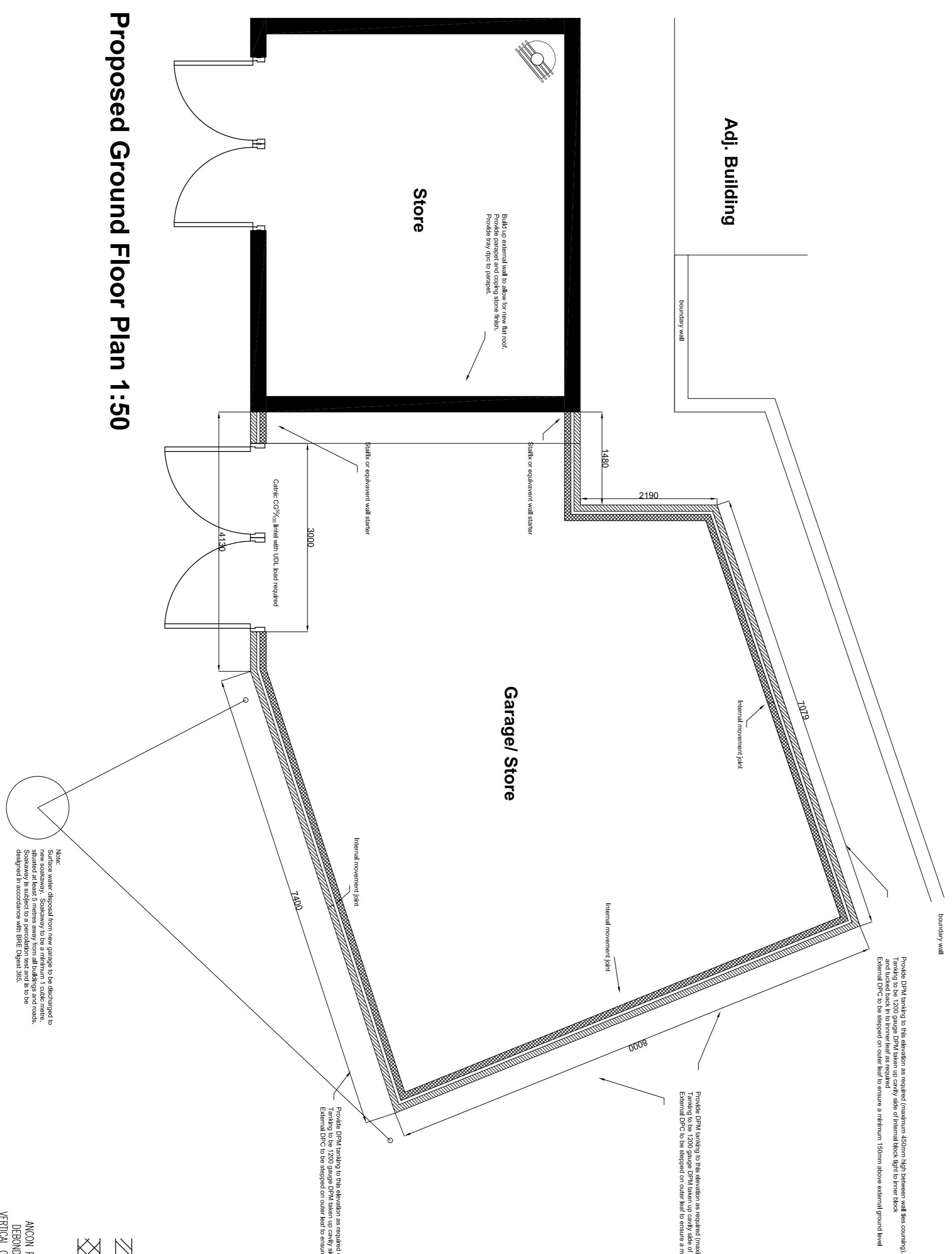


Proposed Front Elevation 1:100

Proposed Side Elevation 1:100

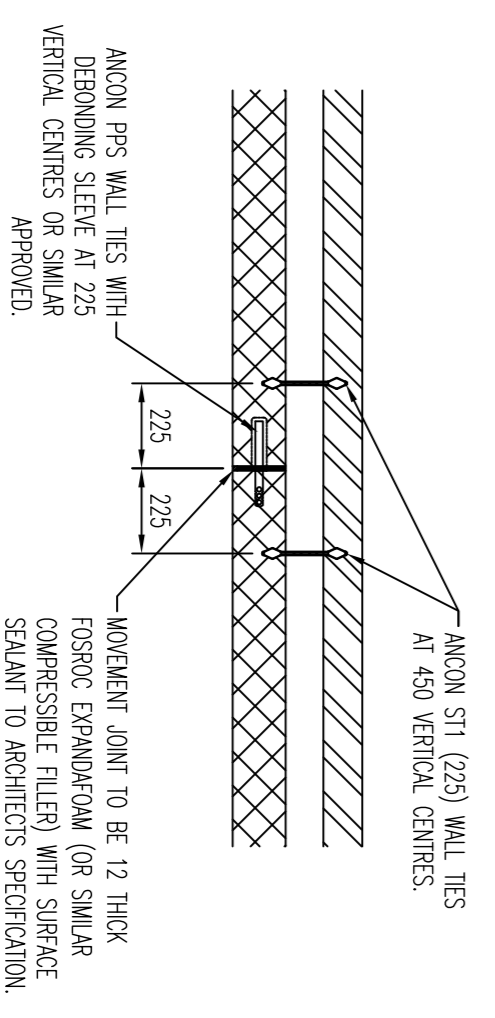


Site Plan 1:500



Proposed Ground Floor Plan 1:50

Note: Surface water collected from roof gutters to be discharged to ground at least 5 metres away from buildings and roads. Designed in accordance with BS7542 Chapter 502.



TYPICAL INTERNAL MOVEMENT JOINT

MAX 6m CENTRES  
SCALE 1:20

**Proposed Garage and store extension  
@ Orchard Cottage,, Main Street, Harworth  
For Mr & Mrs Hipwell  
Proposed  
Prints to scale on A1 paper**

rev a- 10-05-2023- Amended to as built

**1.0 Preliminaries**

Copyright for this drawing is vested in JK Planning and Design Service LTD from who written consent must be obtained prior to copying or reproducing. All work to comply with Planning and Building Regulations approved plans. Do not scale drawing, use dimensions and levels shown in metric and check all dimensions on site prior to commencing or ordering materials. IF IN DOUBT ASK. Any discrepancies should be reported immediately before proceeding. All materials to be used in strict accordance with manufacturer's instructions. Should a public sewer be found within 3m of the development it will be necessary to carry out works as requested by the Local Authority under the requirements of Section 25 of the Public Health Act 1936. The contractor should also agree the requirements for lighting, power, decorations and fittings with the client prior to tendering. Whilst every care is taken during the site survey, no responsibility is to be borne by JK Planning and Design Service LTD as to any expense incurred. Furthermore, the builder should estimate an allowance for such unknown operations. These works may need the involvement of a planning supervisor and a Principal contractor under the Construction Design and Management Regulations. It is the responsibility of the owner/client to serve a notice on the adjoining or adjacent neighbours for the proposed works under the wall act 1996 explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London, SE99 6TT. Tel 0181 6919191 or fax 0181 6940099

**1.1 Foundations**

Foundations to concrete raft to be 225mm thick concrete with 2 layers of A393 mesh reinforcement foundation. Concrete raft on minimum 100mm thick compacted limestone. Concrete to be RC35 concrete. Depth of foundations to be as directed by Building Inspector. If clay ground conditions are encountered, then foundations are to be designed in accordance with N.H.B.C. guidance chapter 4.2, building in close proximity to trees.

**1.2 External walls**

Hyload d.p.c. to be minimum 150mm above ground level. Above ground to be outer leaf of brickwork, to match existing, 50mm cavity filled with Dri-Therm insulation batts( if required). Inner leaf 100mm Plasnor Agile. Wall ties to be stainless steel vertical twist type at 750mm horizontally, 450mm vertically and 225mm up reveals. Tray d.p.c. to head of all openings. All lintels to be insulated. Carnic CG50/100 or similar fitted in accordance with manufacturer's specification with weep holes at 450mm centres minimum 2m weep holes per lintel. Lintels to have minimum 150mm end bearing. Provide Furrix or equivalent wall starters where new wall abuts existing.

**1.3 Lateral restraint**

Lateral restraint at wall plate and gable level at not more than 1.8m centres, using 30mm x55mm x 1200mm galvanised mild steel lateral restraint straps built into wall and fixed to underside of first three joists or rafters with solid strutting between.

**1.4 Flat Roof**

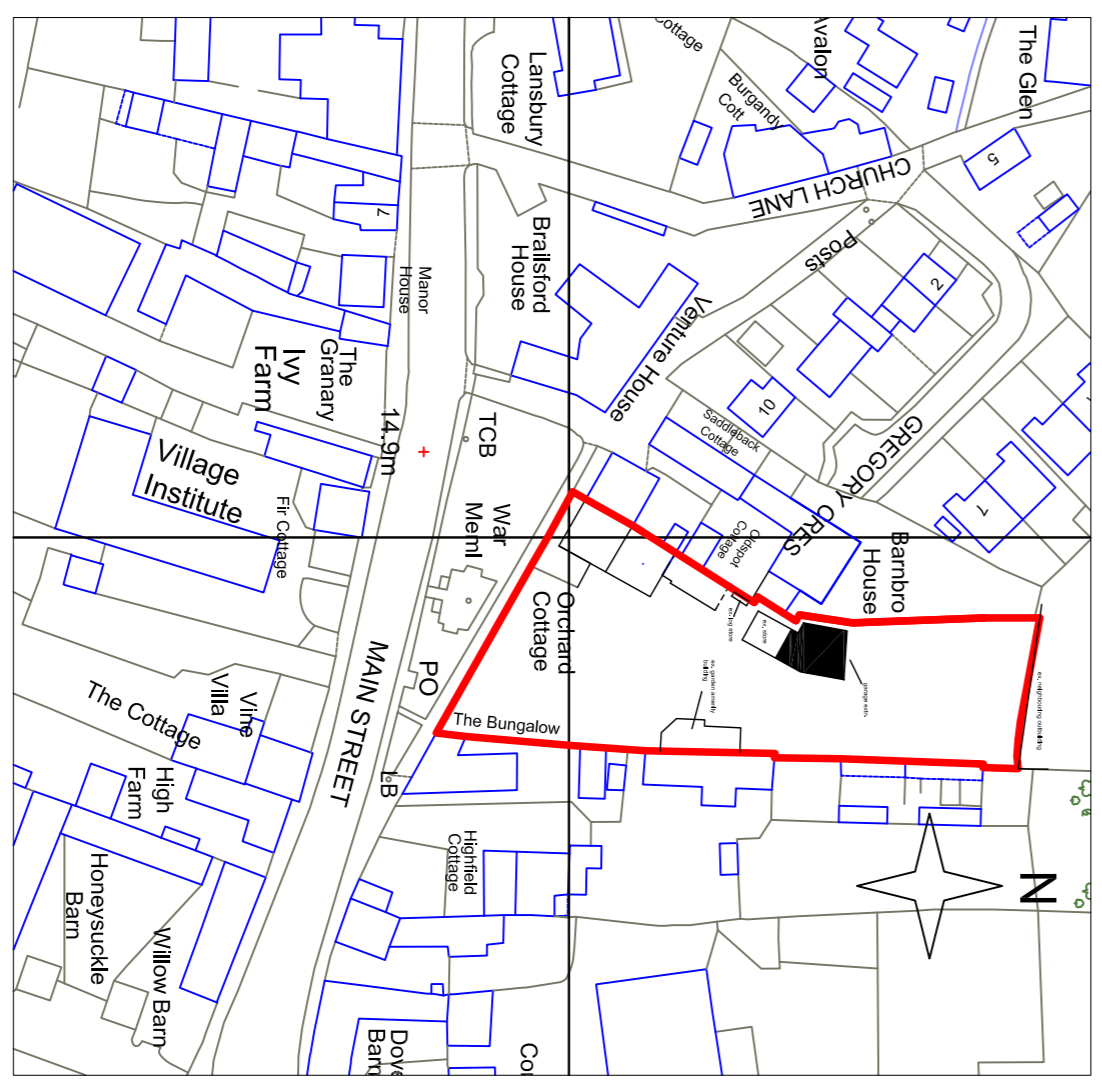
Firestone Rubberguard EDPM single ply or equivalent approved system. Approved weathering system on breather membrane on 12mm ply on fixings to achieve minimum 1:60 fall on JJI flat roof joists. JJI joists to span as per manufacturer's joint span tables. Alternatively a traditional flat roof design incorporating flat roof joists and supporting Steelwork to be designed by Structural engineer.

**1.5 Surface water drainage**

All new below ground drains to be 100mm diameter uPVC pipe laid to fall (1:40 minimum) with flexible joints bedded and surrounded in 150mm pea gravel. Surface water to be 112mm gutter and 65mm fallpipe in uPVC to minimum 1m cubed soakaway (hollow construction in cohesive soils and rubble fill in non-cohesive soils wrapped in terram) a minimum 5m away from any building or road. Soakaway subject to percolation test in accordance with BRE digest 365; All drains to be hoddable.

**1.6 Electrical**

Sockets and light fittings to client's requirements with all wiring, sockets, light fittings and units to conform to the latest I.E.E. regulations. Sockets and switches to be placed minimum 450mm and maximum 1.2m from floor level. All light fittings are to be a type, which will only take lamps having luminous efficiency greater than 40 lumens per circuit-watt. If external lighting to be fitted, it should automatically extinguish when there is enough day light (or when they are not needed at night) and have sockets that can only be used with lamps as previously described. Lamp capacity not to exceed 150W per light fitting. ALL ELECTRICAL WORK required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and in accordance with BS 7671. Prior to completion the inspecting Authority should be satisfied that Part P has been complied with.



Site Location Plan 1:1250

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