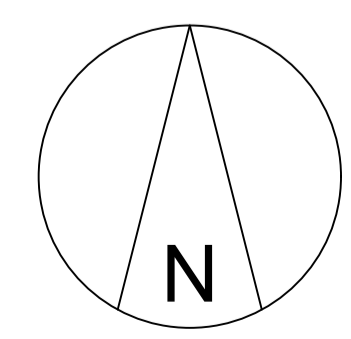
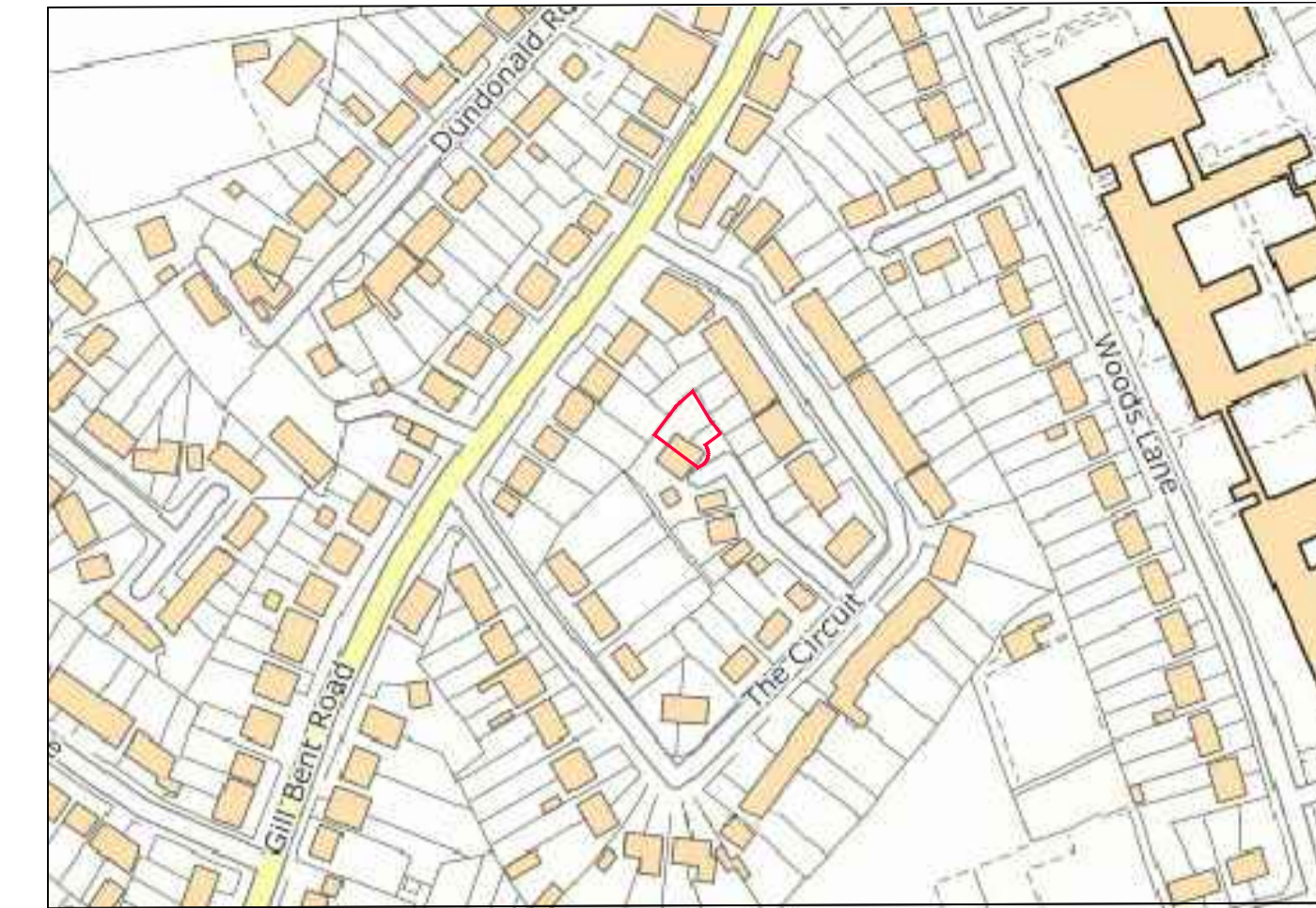


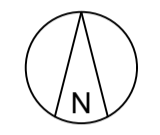
■ The Copyright of this drawing belongs to John Elliott Architectural Services and shall not be used or reproduced in any form without express permission. The Moral right of the author is hereby asserted - Copyright © 2019.
 ■ Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.
 ■ For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
 ■ Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to John Elliott Architectural Services immediately.
 ■ John Elliott Architectural Services shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of John Elliott Architectural Services.



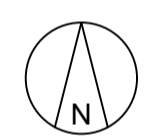
Existing Site Plan
 (Scale 1:100)



Location Plan Scale 1:1250

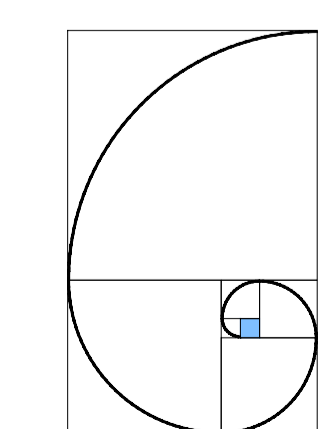


Site Plan Scale 1:500



BUILDING CONTROL DRAWING

Rev. A 27/11/2019 Building Control Issue

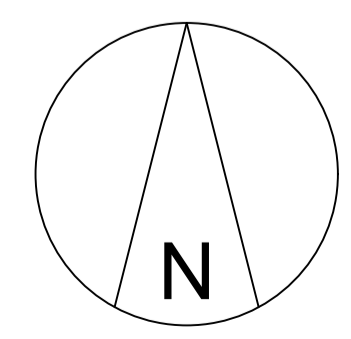
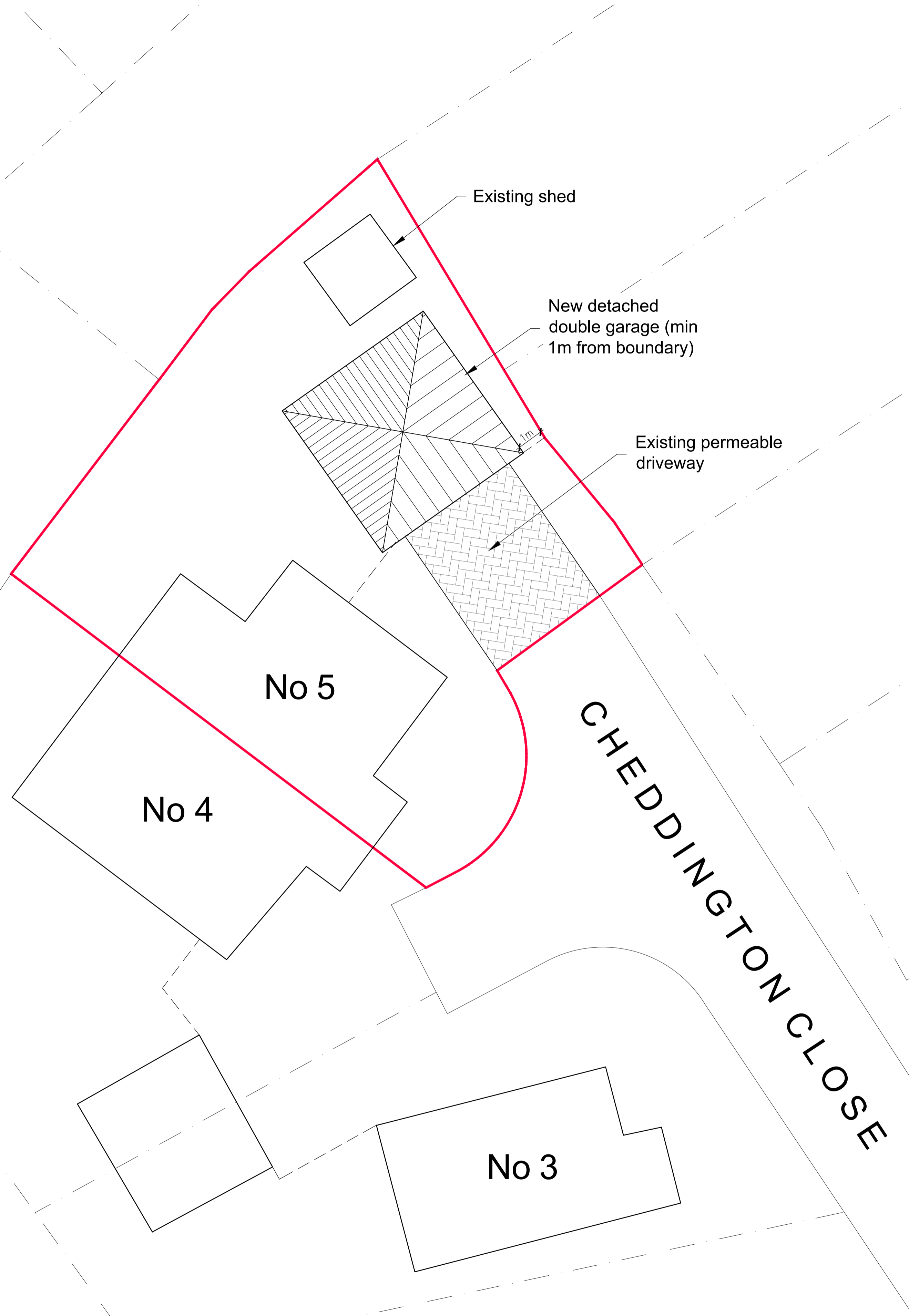


PROJECT:
 Detached Garage
 Cheadle Hulme
 Cheadle
 Cheshire
 DRAWING:
 Existing Site and Location
 Plans

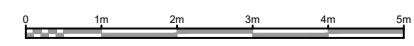
John Elliott Architectural Services
 148 King Street
 Dukinfield
 Cheshire
 SK16 4TH

SCALE: As Shown @ A1	DATE: 22.09.19	DRAWING NO. / REVISION: 1909-01 / A	Mobile: 07821 938400 johne Elliott@architecturalservices.ork.uk
-------------------------	-------------------	--	--

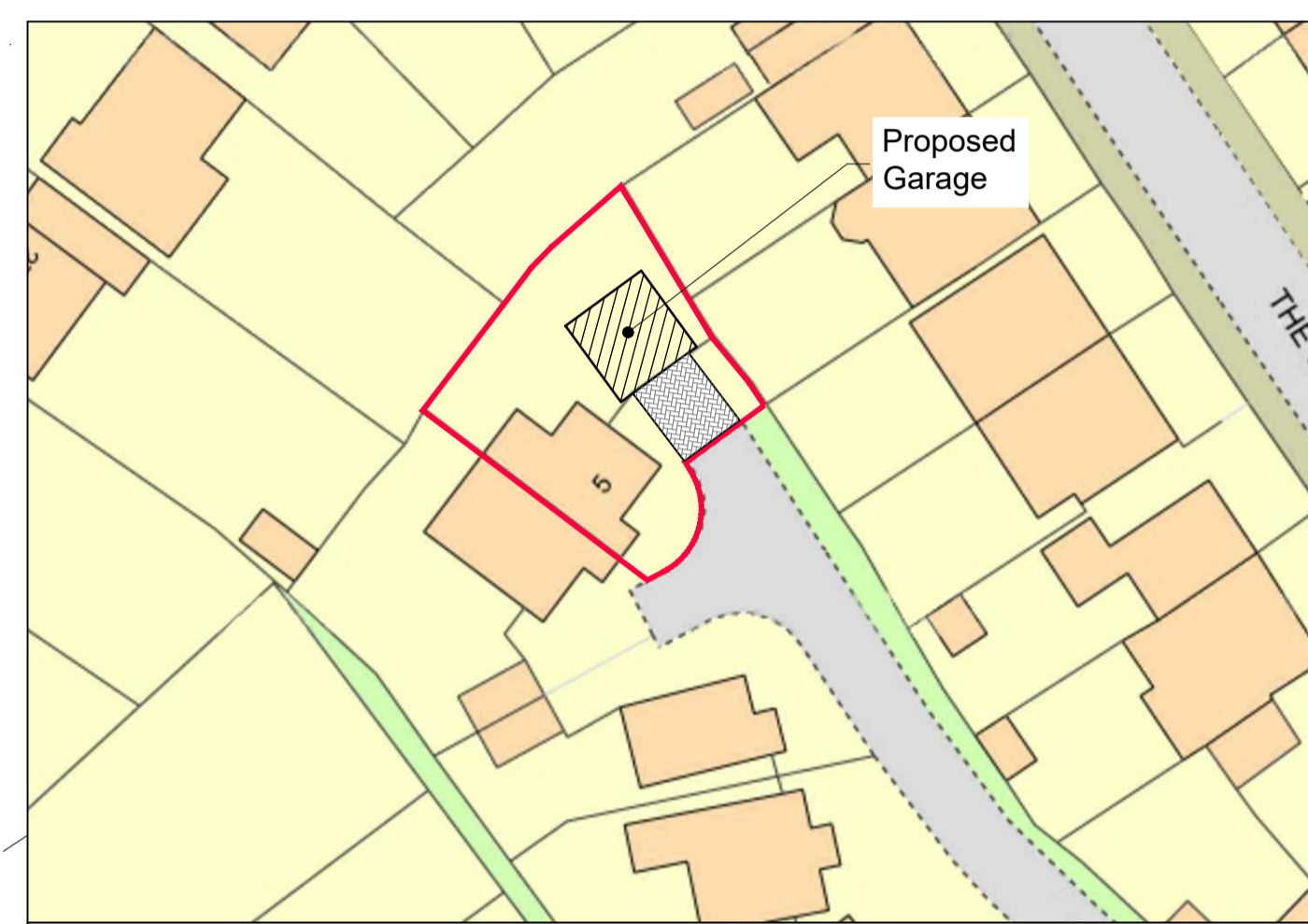
■ The Copyright of this drawing belongs to John Elliott Architectural Services and shall not be used or reproduced in any form without express permission. The Moral right of the author is hereby asserted - Copyright © 2019.
 ■ Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.
 ■ For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
 ■ Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to John Elliott Architectural Services immediately.
 ■ John Elliott Architectural Services shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of John Elliott Architectural Services.



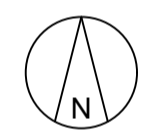
Proposed Site Plan (Scale 1:100)



Location Plan Scale 1:1250

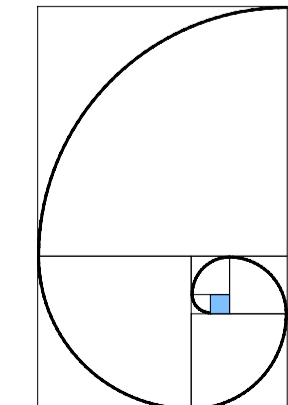


Site Plan Scale 1:500



BUILDING CONTROL DRAWING

Rev. C 27/11/2019 Building Control Issue
 Rev. B 24/09/2019 Garage repositioned to existing fence line
 Rev. A 23/09/2019 Garage increased on size 500mm to accommodate standard wide double garage doors



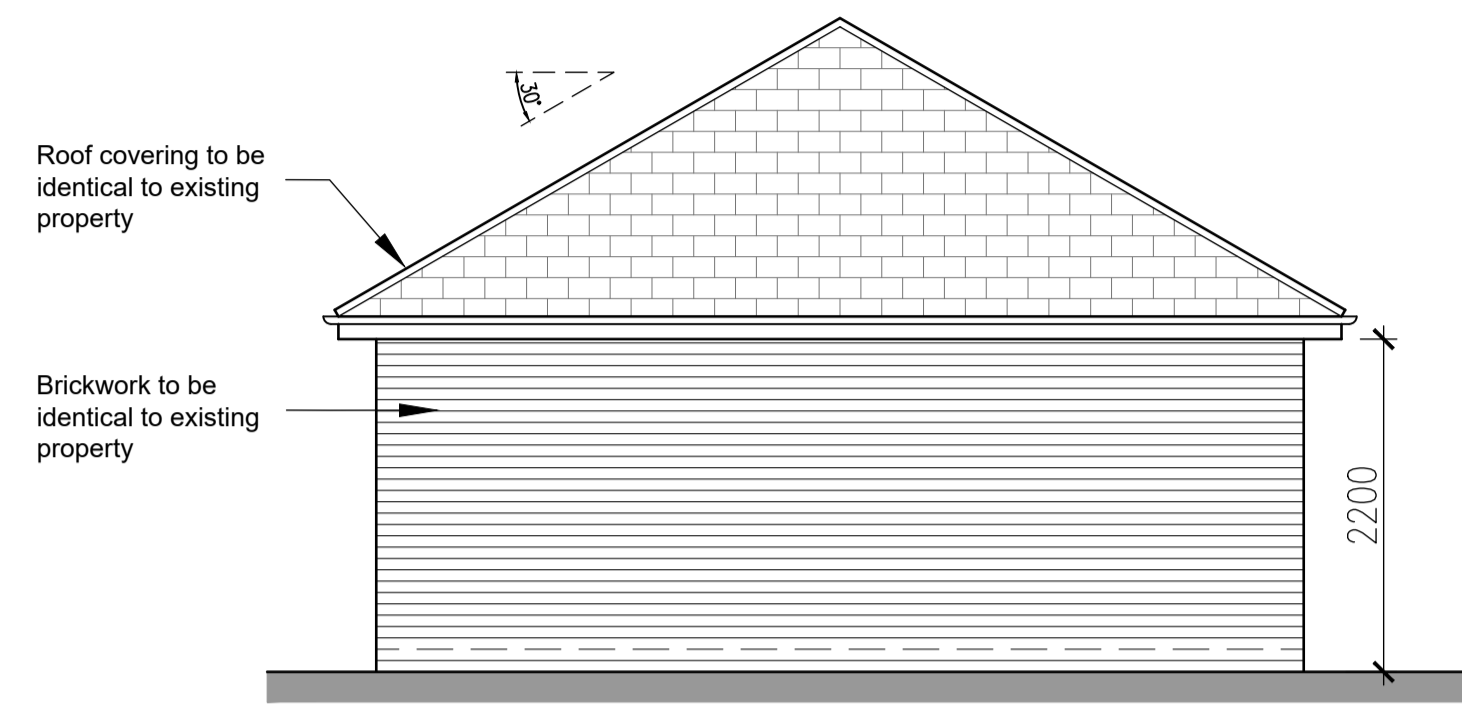
PROJECT:
 Detached Garage
 Cheadle Hulme
 Cheadle
 Cheshire
 DRAWING:
 Proposed Site and Location
 Plans

John Elliott Architectural Services
 148 King Street
 Dukinfield
 Cheshire
 SK16 4TH

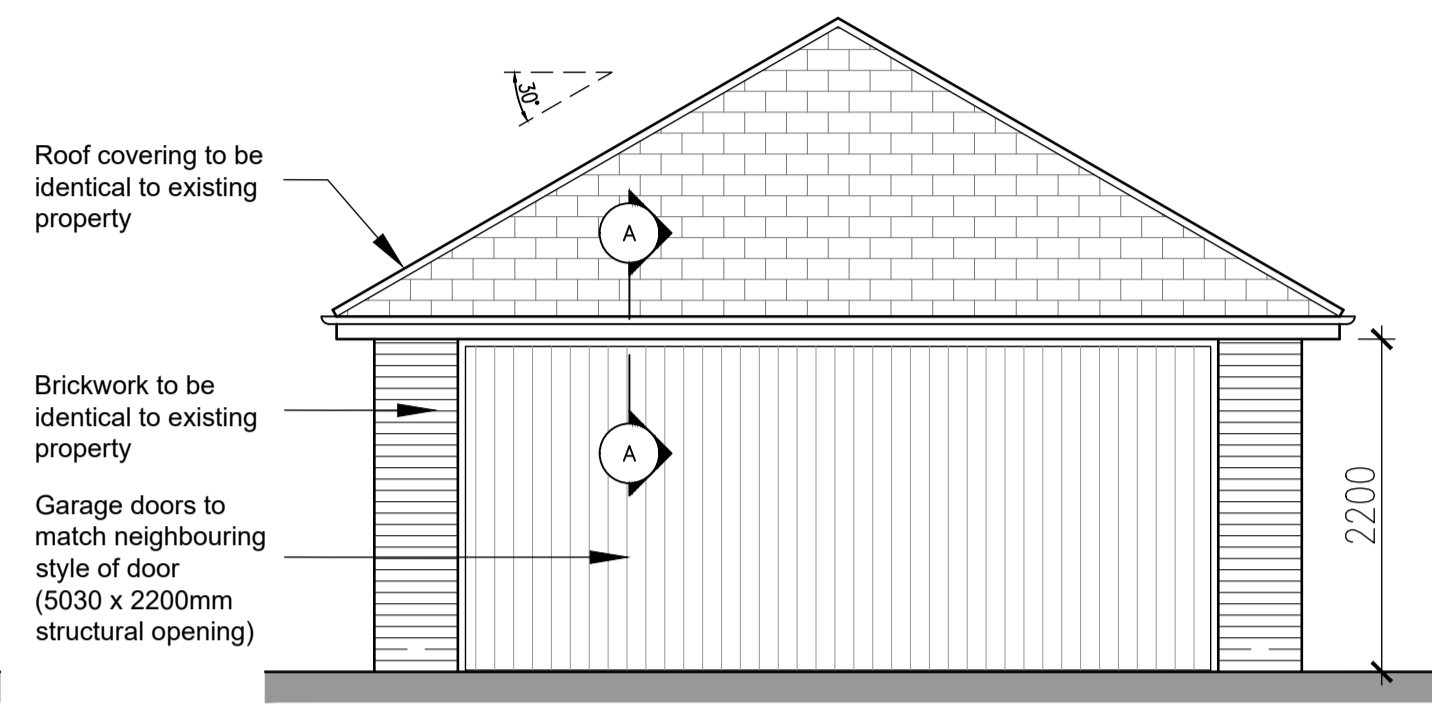
SCALE: As Shown @ A1	DATE: 22.09.19	DRAWING NO.: 1909-02	REVISION: C
-------------------------	-------------------	-------------------------	----------------

Mobile: 07821 938400
 johnelliott@architecturalservices.ork.uk

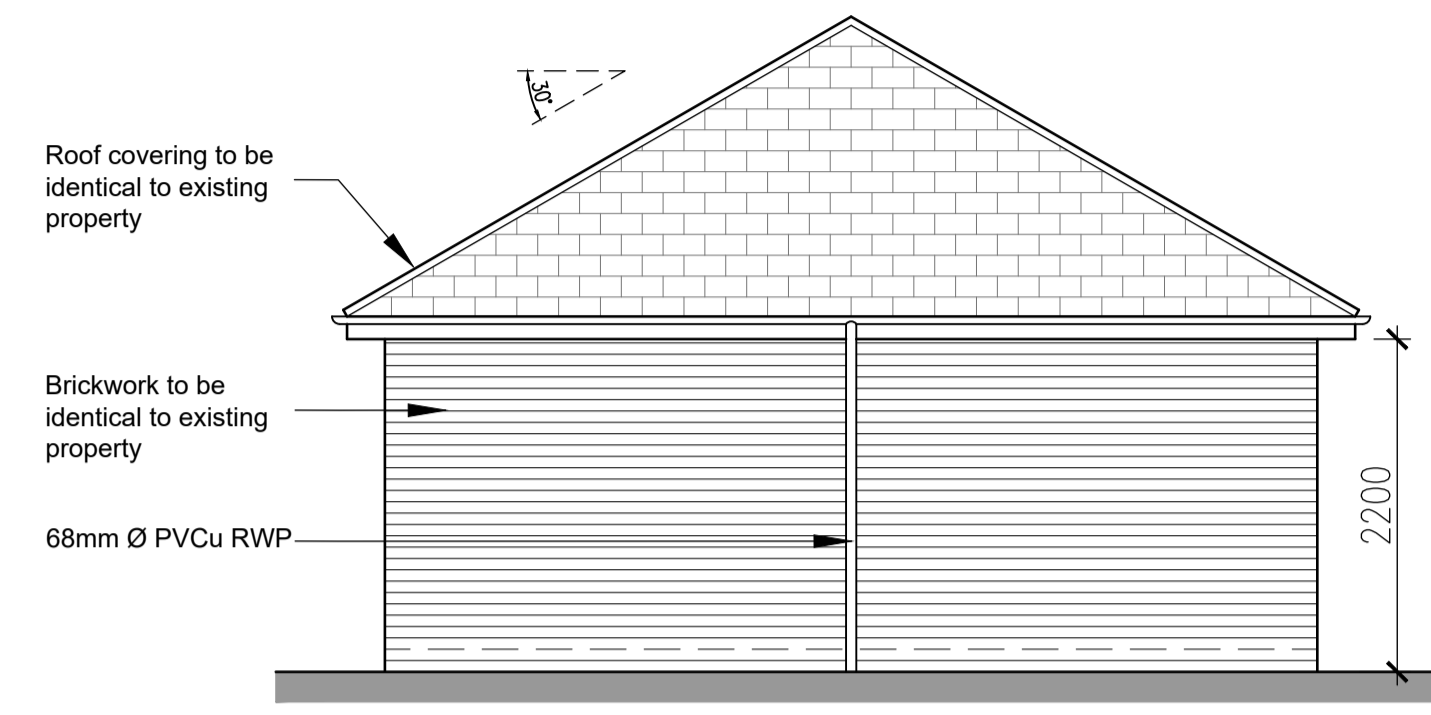
- The Copyright of this drawing belongs to John Elliott Architectural Services and shall not be used or reproduced in any form without express permission. The Moral right of the author is hereby asserted - Copyright © 2019.
- Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.
- For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
- Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to John Elliott Architectural Services immediately.
- John Elliott Architectural Services shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of John Elliott Architectural Services.



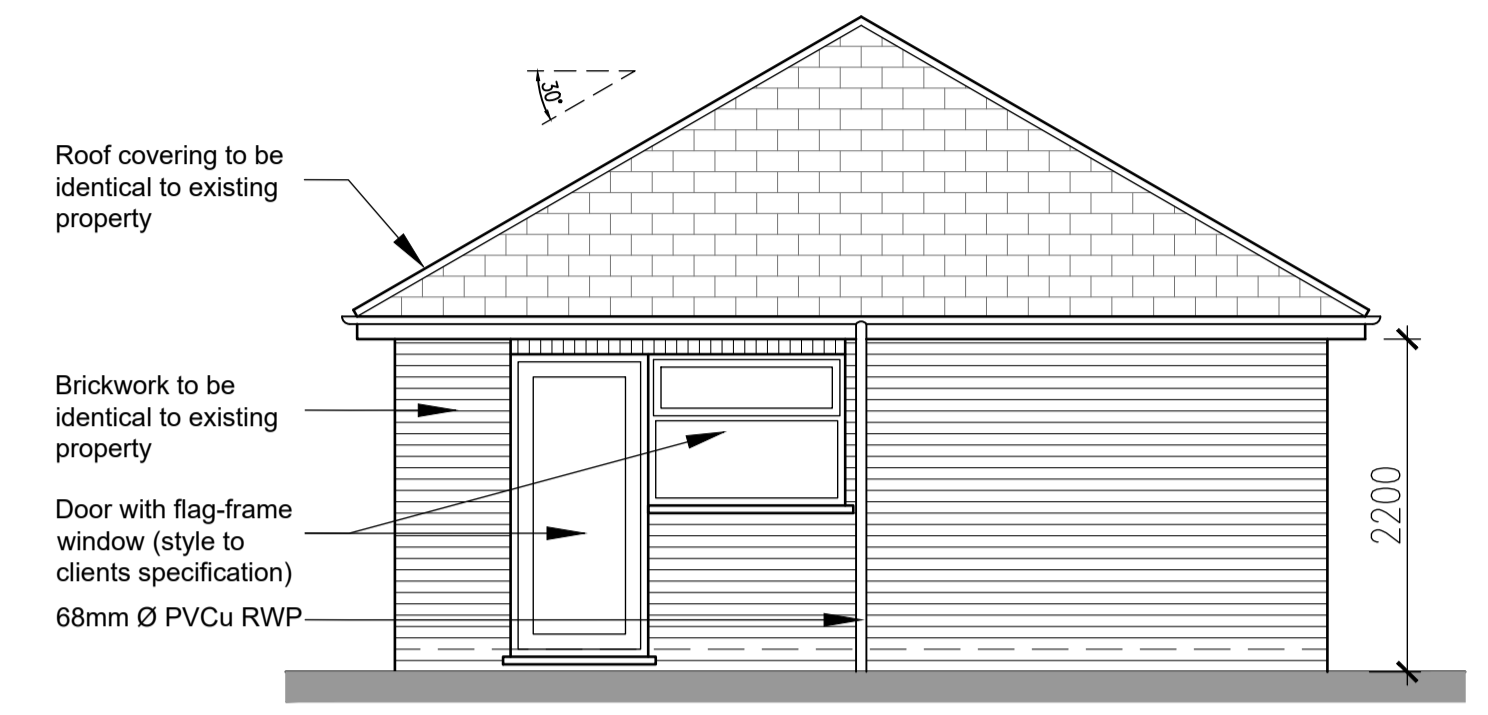
North Elevation (Scale 1:50)



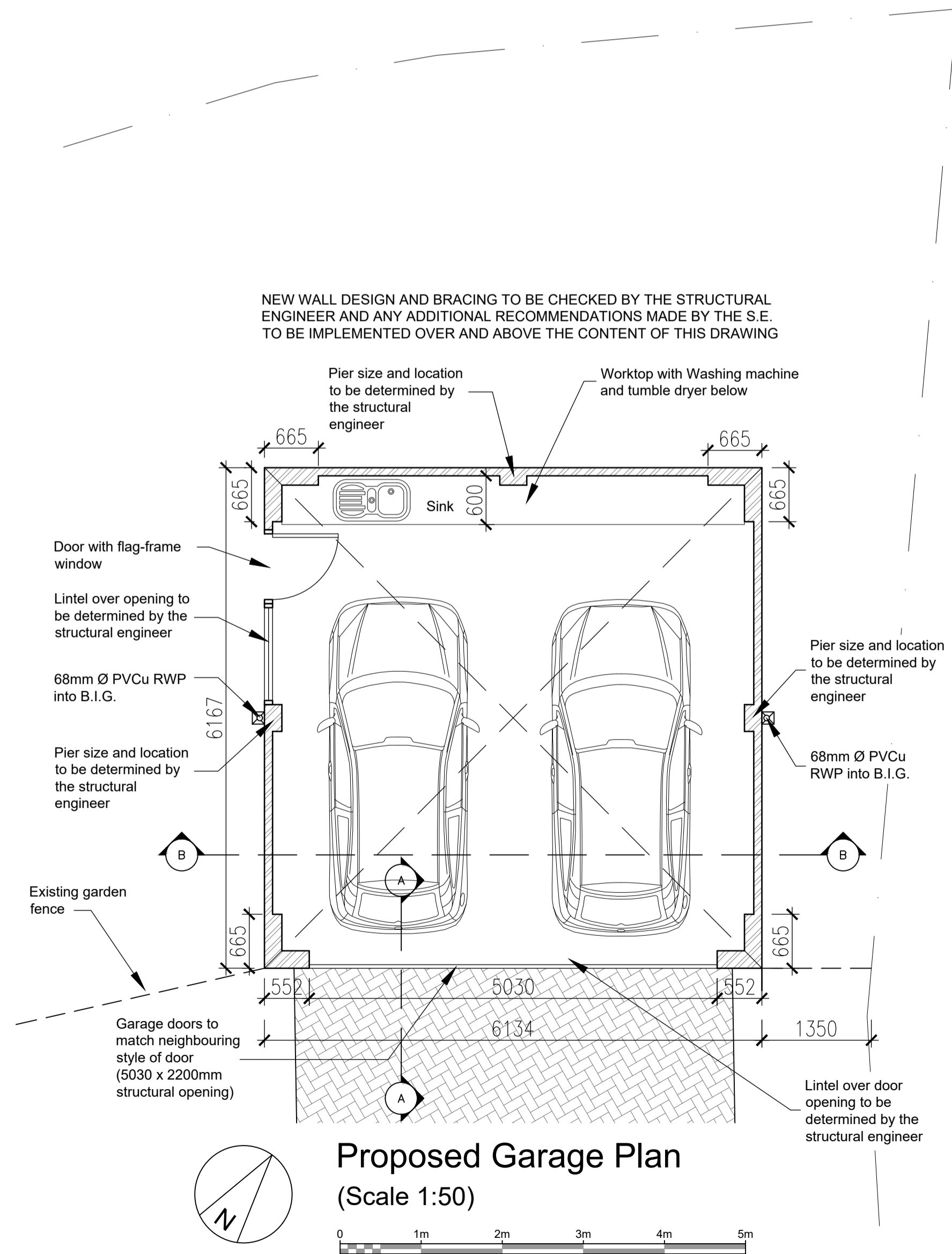
South Elevation (Scale 1:50)



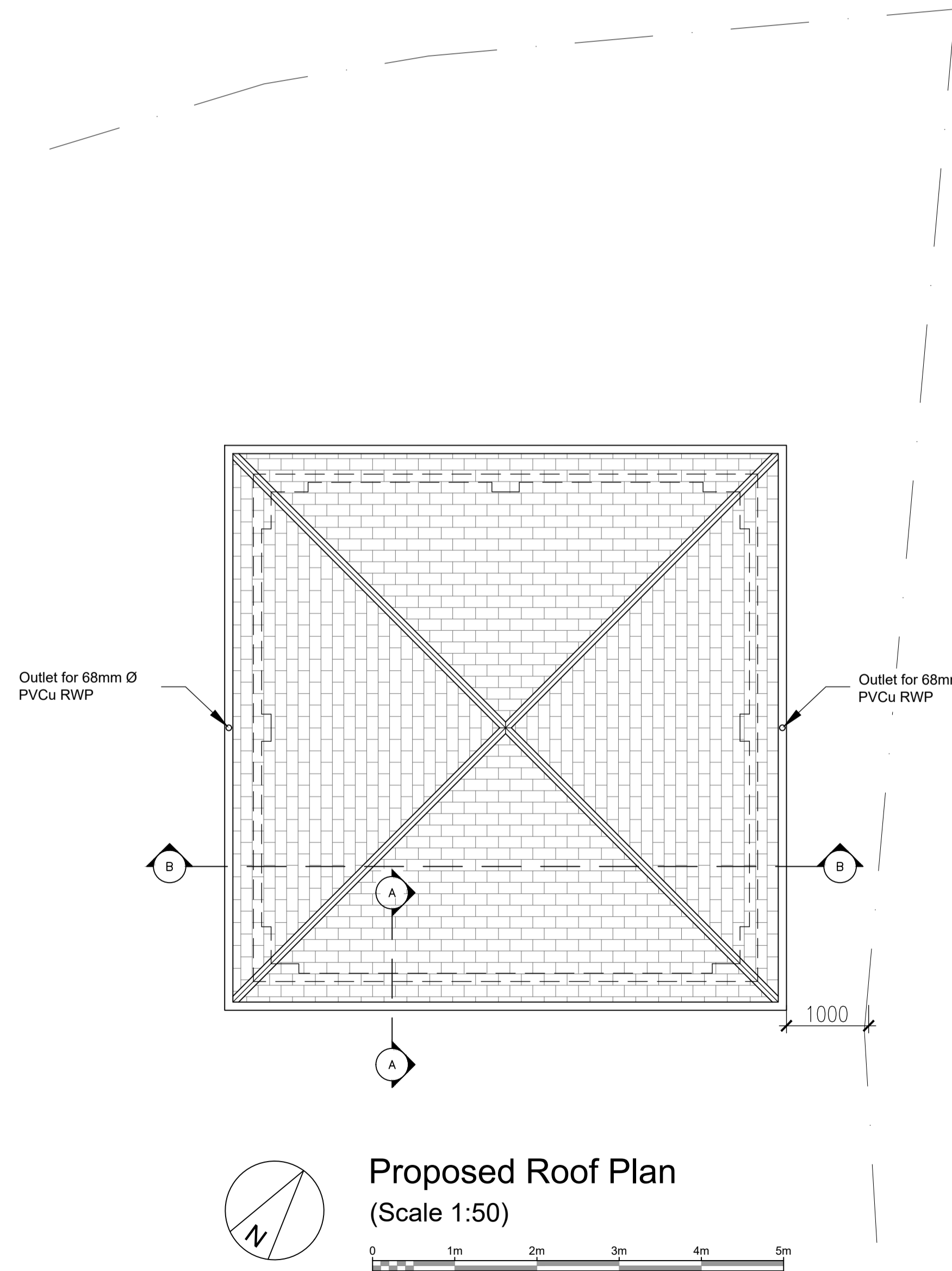
East Elevation (Scale 1:50)



West Elevation (Scale 1:50)



Proposed Garage Plan (Scale 1:50)

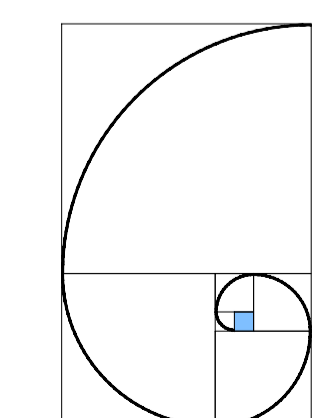


Proposed Roof Plan (Scale 1:50)



BUILDING CONTROL DRAWING

Rev. C 27/11/2019 Building Control Issue
 Rev. B 24/09/2019 Garage repositioned to existing fence line
 Rev. A 23/09/2019 Garage increased on size 500mm to accommodate standard wide double garage doors



PROJECT:
 Detached Garage
 Cheadle Hulme
 Cheadle
 Cheshire

DRAWING:
 Proposed Garage Plan and Elevations

John Elliott Architectural Services
 148 King Street
 Dukinfield
 Cheshire
 SK16 4TH

SCALE:	DATE:	DRAWING NO.:	REVISION:
1:50 @ A1	22.09.19	1909-03	C

Mobile: 07821 938400
 johnelliott@architecturalservices.ork.uk

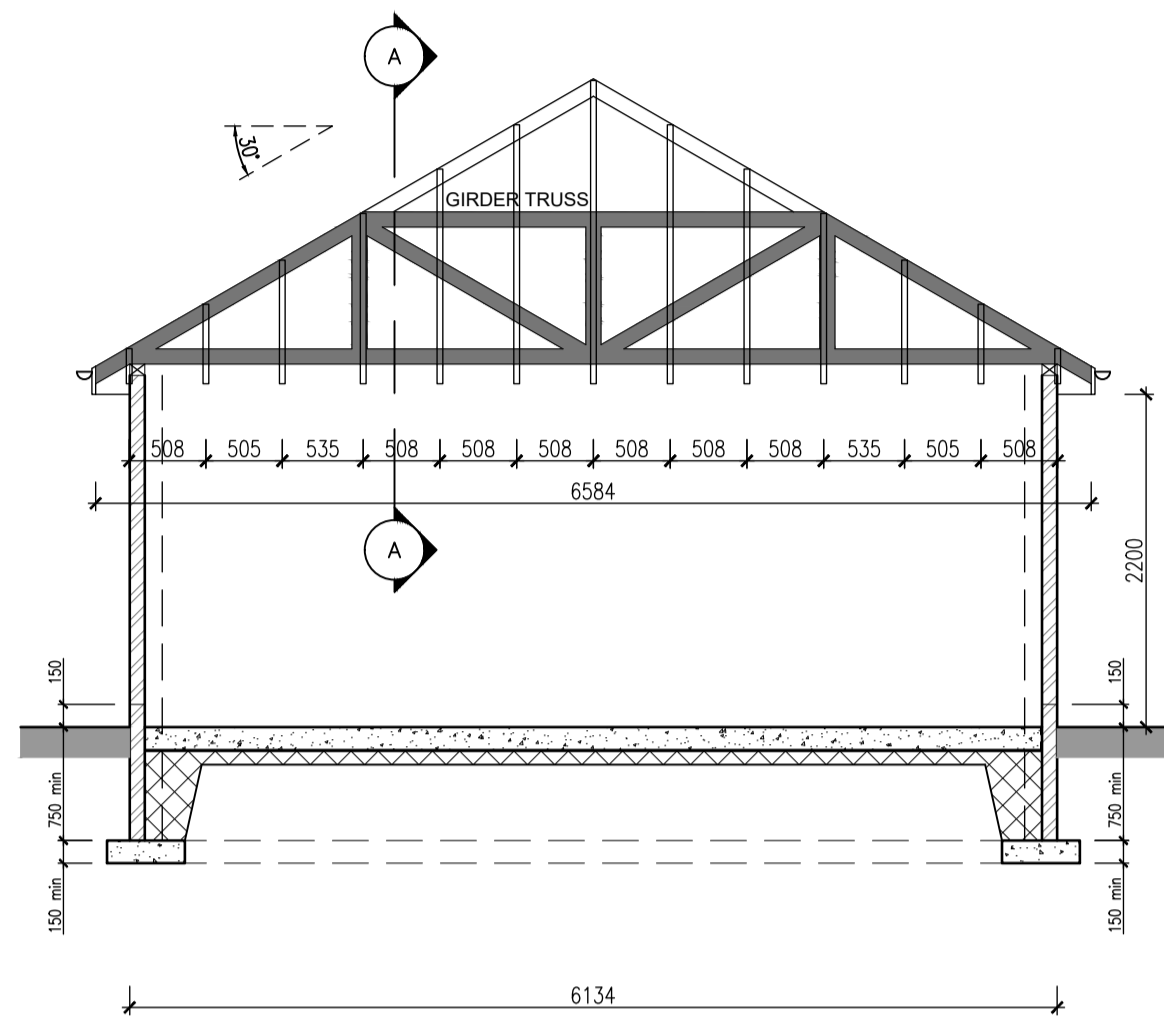
The Copyright of this drawing belongs to John Elliott Architectural Services and shall not be used or reproduced in any form without express permission. The Moral right of the author is hereby asserted - Copyright © 2019.

Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

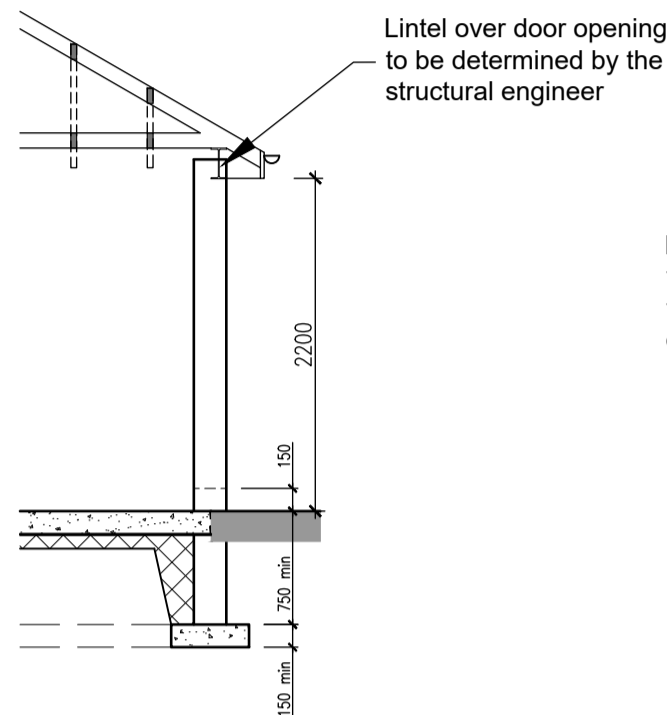
Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to John Elliott Architectural Services immediately.

John Elliott Architectural Services shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of John Elliott Architectural Services.



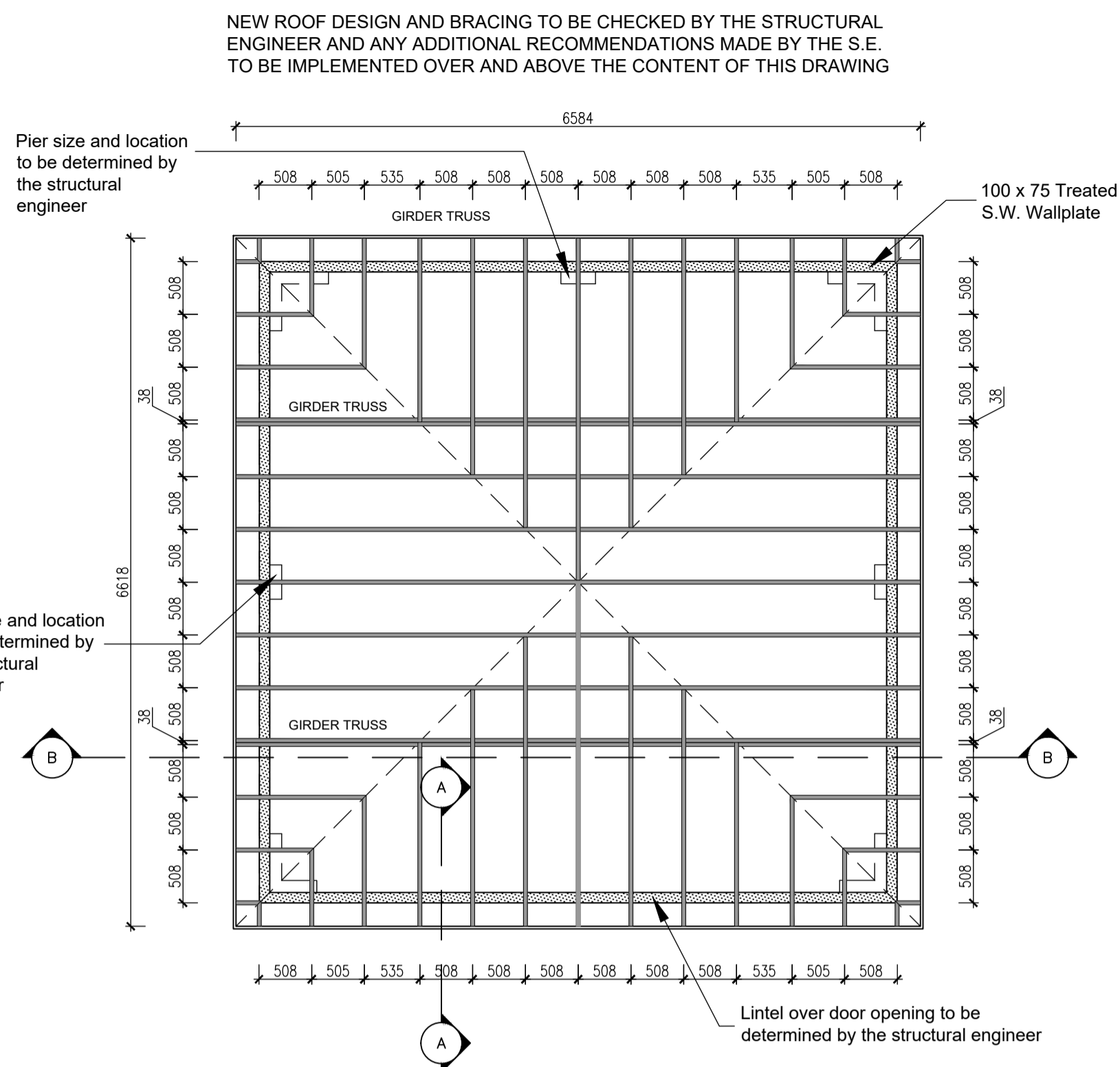
Section B-B

(Scale 1:50)



Section A-A

(Scale 1:50)



Roof Truss Plan

(Scale 1:50)



CONSTRUCTION SPECIFICATION

MATERIALS AND WORKMANSHIP

All building works shall be carried out in a workmanlike manner to comply with the current relevant British Standards, Codes of Practice and Building Regulations, using materials and products fit for the purpose. A British Board of Agreement Certificate, British Standard or other independent certification or guarantee should cover non-traditional materials and relatively new products. Products containing CFC's are to be avoided. The handling, storage, preparation and use / fixing of each product are to be in accordance with manufacturer's recommendations / instructions. All timber in contact with masonry or exposed to the weather to be double vacuum preservative treated to BS: 5269: Part 5.

HEALTH AND SAFETY

All work to comply with the C.D.M. Regulations 1994; Management of Health & Safety at Work Regulations 1992. In particular care should be taken on site with the following processes that may represent potential hazards and risks during the construction process: - a) Demolition works, b) piling / groundworks c) general superstructure works, d) Roof works, e) window / glass cleaning and maintenance works.

FOUNDATIONS

Strip foundations to be min. 600mm wide, min 150mm deep and have min. 750mm cover, and in accordance with B.C.O. requirements and to suit ground conditions. Where unsuitable bearing ground is uncovered the advice of a qualified structural engineer to be sought and appropriate foundations designed to suit the local ground conditions encountered. Care should be taken when excavating foundations in close proximity of neighbouring property. Where work is intended to be carried out within 6 meters of an existing neighbouring structure a party wall agreement shall be in place prior to excavation work taking place.

Where a Cellar/Basement is to be constructed please refer to the relevant Structural Engineers design and specification and underpinning schedules/schematics.

DAMPPOOFING

All DPC's to have a minimum 100mm overlap and installed in accordance with BS: CP 102: 1973, DPC's to external walls to be a minimum of 150mm above the ground level and project 5mm from the external face. All jambs in external walls to have Thermabate insulated cavity closer/ DPC. All window / door heads and closures to have Triform performed insulated cavity trays with weep holes at maximum 450mm centres in outer edge of brickwork. Step flashings and cavity trays to be incorporated at roof abutments. All works to be in accordance with Approved Document C of the Building Regulations. DPC's to be free from pitch mastic.

Cellar to be internally lined using Sika® CD – Cavity Drainage System installed to all cellar walls/floors with perimeter cavity drain channels to a suitably sized trapped sump pump. All to be installed strictly in accordance with manufacturers advice and recommendations

EXTERNAL WALL CONSTRUCTION

New walls to be constructed of 100mm FL grade facing brickwork generally with weather struck joints in natural sand cement mortar (colour and texture of all external materials and mortar to be identical to that of the existing).

All brickwork below DPC to be constructed in class B engineering brick. (Or FL quality brickwork - Contractor to check with manufacturer for suitability of brick for use below DPC level).

All mortar to be 1:1:6 cement lime sand mix.

LINTELS (& Isolated steelwork)

All standard lintels in external walls over window and door openings to be Catnic, as referenced on the drawings, (or similar approved) OR as specified by the Structural Engineer and to suit 100mm cavity width. Break-throughs less than 1m in width to be supported by 140mm deep x 100mm wide Reinforced Concrete lintels with a min 150mm end bearing. All external wall lintels to be fully insulated to avoid the effects of thermal bridging.

Any structural steelwork to be sat on Min. 450x100x215mm concrete pad stones (grade C35) all to be in accordance with the Structural Engineers details, as shown on drawings. All steelwork is to comply with BSA and made from steel to BS EN 10025:1993 Grade Fe 4340A. All cutting, welding, etc. is to be undertaken during fabrication. All steelwork is to be thoroughly cleaned and shop painted with one full coat of zinc phosphate modified alkyl.

ROOF CONSTRUCTION

Interlocking concrete roof tiles (to match existing house) laid at a pitch of 30°, fitted strictly in accordance with the tile manufacturers recommendations. Fixed to 25x50mm treated S.W. battens. Trussed rafters C16 stress graded timber @ max 600mm ctrs. braced at all node points and chevron braced using min 100x25mm stress graded timber. Rafter design to comply with BS: 5268:Part 3:1998, sited in the Building Regulations and BS: 6399: Part 1:1996 (dead and imposed loads). See specialist manufacturers design drawings and calculations. (truss calculations to be issued to local authority for checking). Roof to be insulated at ceiling level using Knauf Loft Roll 270 with 12.5mm foil backed plaster board with taped joints and skim.

Tyvek Supro breather membrane to be installed horizontally with a minimum lap of 150mm with a 10mm drape over rafters At eaves the membrane should be taped to a Tyvek eaves carrier with a min lap of 150mm. All horizontal and vertical laps to be in accordance with manufacturers instructions. Hips tiles to be traditional clay or concrete type to suit roof tile, and to match existing ridge, bedded in cement mortar and neatly pointed.

Rafters to be fixed to 100x75mm S.W. wall plate and strapped to blockwork with galvanised mild steel straps, positioned @ maximum 1.8m centres, to comply with BS: 5268: Part 2: 2002.

Walls should be tied horizontally at no more than 2m centres to the roof structure at eaves level, base of gables and along roof slopes with galvanised steel tension straps (tensile strength not less than 8 kN) over min. 3no. rafters. Provide noggins between strapped rafters. Flashings and soakers to be in Code 4 lead at all abutments.

Cover flashings to be wedged at 300mm centres using lead wedges and pointed in sand cement mortar. Lead tacks to be min. 50mm wide and fixed at 750mm centres.

Pre-formed soil pipe flashings to be used where soil pipe vents penetrate the roof finish.

DRAINAGE

All new drainage to be installed strictly in accordance with manufacturers recommendations.

All foul water pipework above ground is to be in PVCu pipes and fittings in accordance with BS EN 12056-2. SVP's to be 100mm diameter PVCu unless otherwise specified, bath waste to be 50mm diameter and all sink and washbasin outlets to be 38mm diameter.

All to be fitted with deep seal anti-vac traps. Wastes to be minimum 200mm offset from W.C. branch and provided with rodding eye access to base of SVP minimum 300mm above F.F.L. SVP to be taken up through the roof to give minimum 1.0m above highest point of any opening light within 3m, with wire cage to top of SVP if external, otherwise internal SVP to be boxed in and wrapped in mineral wool with a Dergo valve fitted above ceiling level. Fittings not discharging to SVP to discharge to back inlet gully or similar.

Allow for providing rodding points near to the base of internal stacks and stub stacks. All drainage to be resolved on site after exposure and to B.C.O. approval. Surface Water New rainwater goods to be PVCu colour to match existing using 100mm dia. half round section guttering with 68mm dia. section down pipes to back of back inlet gullies. External Below ground level drainage to generally be 100mm dia. laid to min. falls of 1:80 for the foul and 1:100 for the surface water and connected into existing drains to the approval of the Building Control Officer.

Pipes passing under the building should be surrounded by 100mm granular material and where passing through walls, to pass opening formed with lintel over with minimum clearance of 50mm all around the pipe. The opening to be masked with a rigid sheet material (e.g., Cement fibreboard) to prevent ingress of vermin. Any PVCu plumbing penetrations through fire resisting walls to be provided with intumescent fire collar fitted in accordance with manufacturers recommendations and to the satisfaction of the local authority Building Control Inspector.

ELECTRICAL INSTALLATION

All sockets, switches, lights etc. to be positioned at appropriate heights in accordance with. Approved document Part M. Switch and socket outlets for lighting and other equipment in habitable rooms should be between 450mm and 1200mm from finished floor level All socket outlets to be fitted 300mm from adjacent wall plasterboard finish to centre of outlet unless otherwise stated / dimensioned The suggested heights are, for socket outlets; no lower than 450mm from the floor and for switches, TV points, telephone outlets, doorbells etc., no higher than 1200mm from the floor. These requirements do not apply in garages and kitchens. When using the competent persons scheme for electrical work: "All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self certification body authorised by the Secretary of state" and "The competent person is to send to the Local Authority a Self certification Certificate" within 30 days of the completion of the electrical works. The client is to be provided with a copy of the Self certification Certificate" and a BS 7671 Electrical Installation Test Certificate" When not using the competent persons scheme for electrical work: "All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, and IEE 17th edition Wiring Guidance and Building Regulation Part P (Electrical safety). On completion of the works a copy of the Installer's Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the Local Authority" and "Prior to covering of all wiring / cables the installation is to be inspected by a competent person and on completion of the work, in addition to the above certificate, an additional competent person's Electrical Installation Test Certificate compliant with BS 7671 is to be provide to the Local Authority"

Provide controllable, energy efficient, fixed internal lighting comprising either basic lighting outlets or complete luminaires that only accept lamps having a luminous efficacy greater than 40 lumens per circuit-watt, (recommended minimum 4no locations when 11no Rooms are created. Hall, Stairs and Landings count as 1 location).

Provide controllable, energy efficient, fixed external lighting to porches (having sockets that only accept lamps having a luminous efficacy greater than 40 lumens per circuit-watt), and that automatically extinguish when there is enough daylight, and when not required at night. Fluorescent tubes & compact fluorescent lamps are examples of lamps achieving the above efficacy.

WATER SUPPLY

Hot and cold water distribution to be in 22mm dia. and 15mm dia. piping respectively. All water pipe work to be suitably insulated.

WINDOWS AND GLAZING (min. U-value 1.6 W/m²k)

All windows and doors to be supplied by a FENSA registered supplier and to have k-glass double-glazed units with a min. 16mm cavity. All glazing between finished floor level and 800mm above that level in internal and external walls and partitions to be toughened safety glass. All glazing between finished floor level and 1500mm above that level in a door or in a side panel close to either edge of the door to be toughened safety glass. All in accordance with Approved Document N of the Building Regulations. All new windows to habitable rooms should have an escape window provided for emergency egress purposes. A suitable escape window is defined as a window whose unobstructed openable area is at least 0.33 m2 and at least 450mm high and 450mm wide (a 450mm wide opening will need to be 735mm high). The bottom of the openable area should be no more than 1100mm above the floor. Key operated locks should not be used on any windows above ground floor level, which are for escape purposes. All in accordance with Approved Document B Section 2 of The Building Regulations 2000.

In the event that new glazing areas result in more than 25% of the floor area, a SAP 2005 calculation will be provided to confirm the level of insulation, heating and lighting specification is adequate. Should the SAP assessor recommend that the insulation type or thickness or heating or lighting specifications be increased to comply with Part L, then the upgraded specification for any insulation heating or lighting should be implemented from the recommendations made by the SAP assessor.

VENTILATION

All windows to habitable rooms to have a total openable area equal to 1/20th of the floor area of the room, and with some part of the opening at least 1.75m above the floor level. Mechanical ventilation as follows: - 15 l/s to bathrooms / en-suites 30 l/s to utility rooms; 30 l/s to kitchens when located within a cooker hood or when located near the ceiling within 300mm of the centreline of the space for the hob and under humidistat control or 60 l/s when located elsewhere. Background ventilation to be provided by incorporating trickle vents to all windows to achieve 10,000mm² free air flow to all habitable rooms and 5,000mm² to kitchens, bathrooms etc.

LEAD WORK

Flashings and soakers to be in Code 4 lead or better at all abutments. Cover flashings should be tucked 25mm into a brick joint or chase not less than 75mm above the intersection with the roof and be wedged at 300mm centres using lead wedges and pointed in sand cement mortar. Lead tacks to be min. 50mm wide and fixed at 750mm centres. Pre-formed soil pipe flashings to be used where soil pipe vents penetrate the roof finish; type to the approval of the Building Control Officer.

BUILDING CONTROL DRAWING

Rev. A 27/11/2019 Building Control Issue

PROJECT:
Detached Garage
Cheadle Hulme
Cheadle
Cheshire

John Elliott Architectural Services
148 King Street
Dukinfield
Cheshire
SK16 4TH

DRAWING:
Proposed Roof Truss Plan and Sections

SCALE:	DATE:	DRAWING NO.:	REVISION:
1:50 @ A1	27.11.19	1909-04	A

Mobile: 07821 938400

johnelliott@architecturalservices.ork.uk