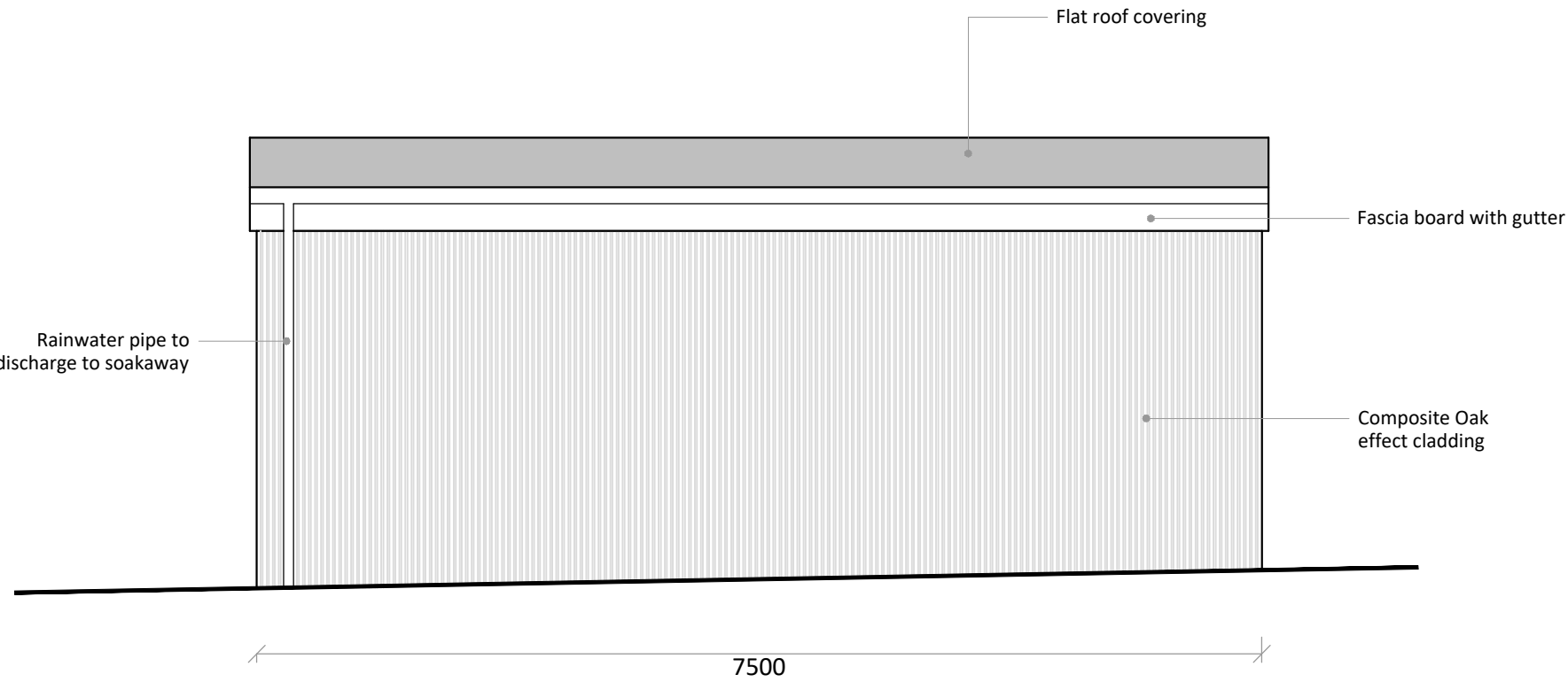
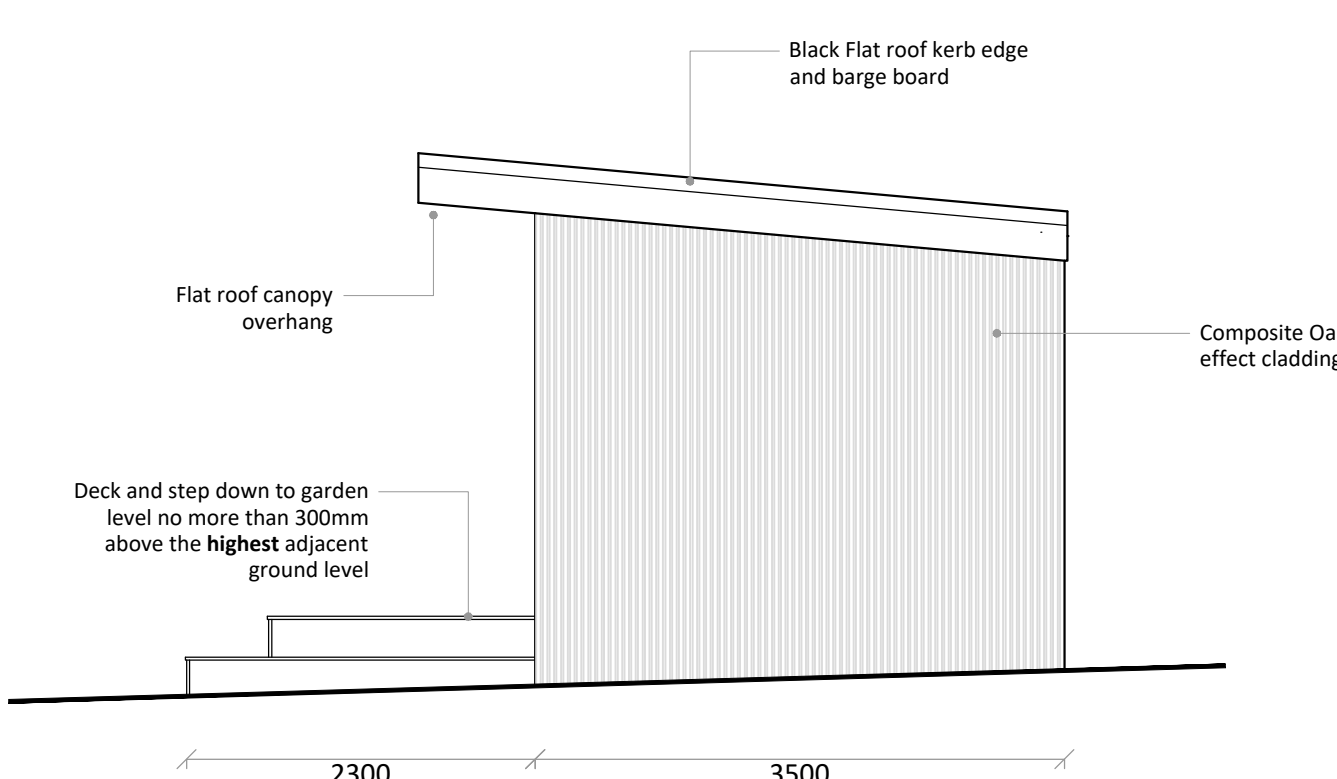


PROPOSED ELEVATIONS 1:50

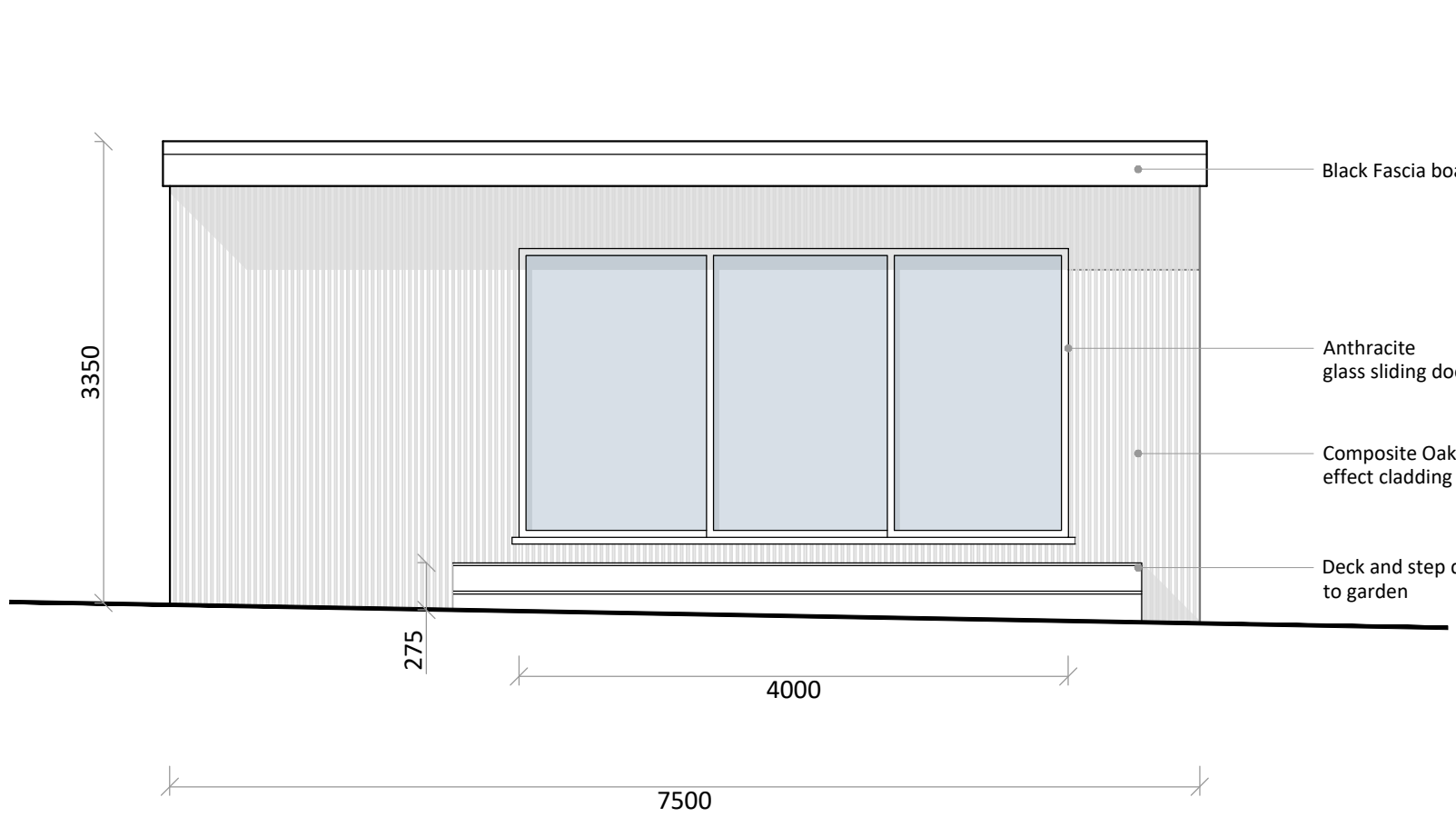
NORTH



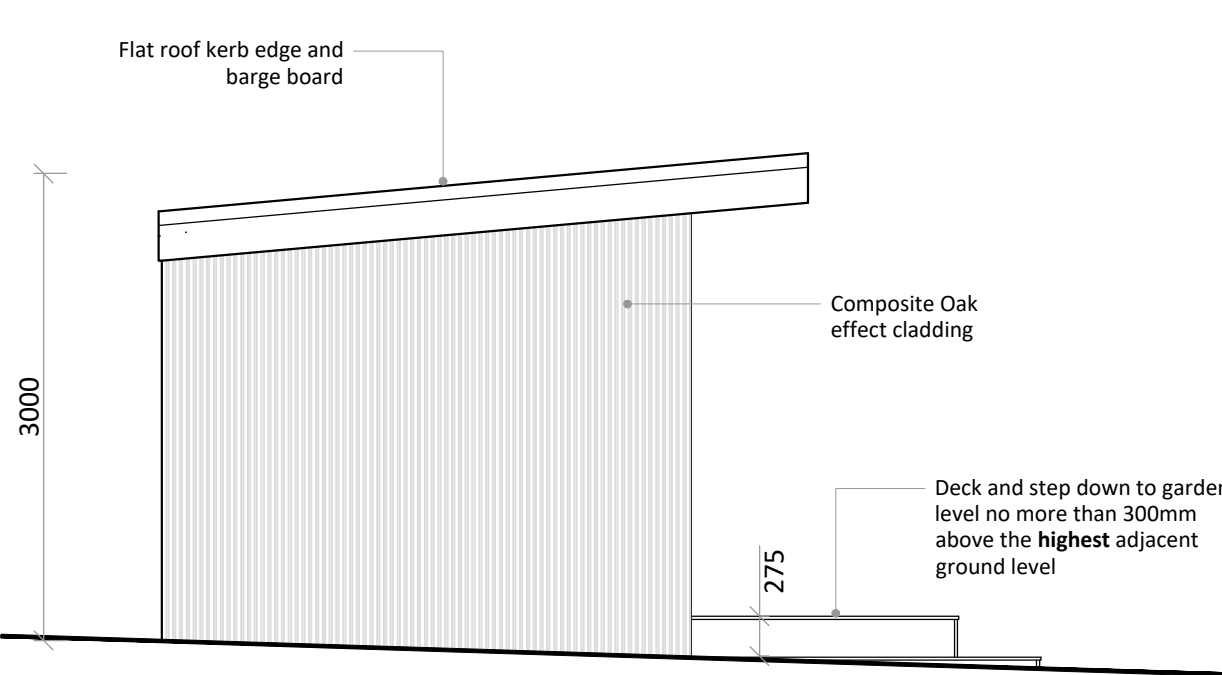
EAST



SOUTH

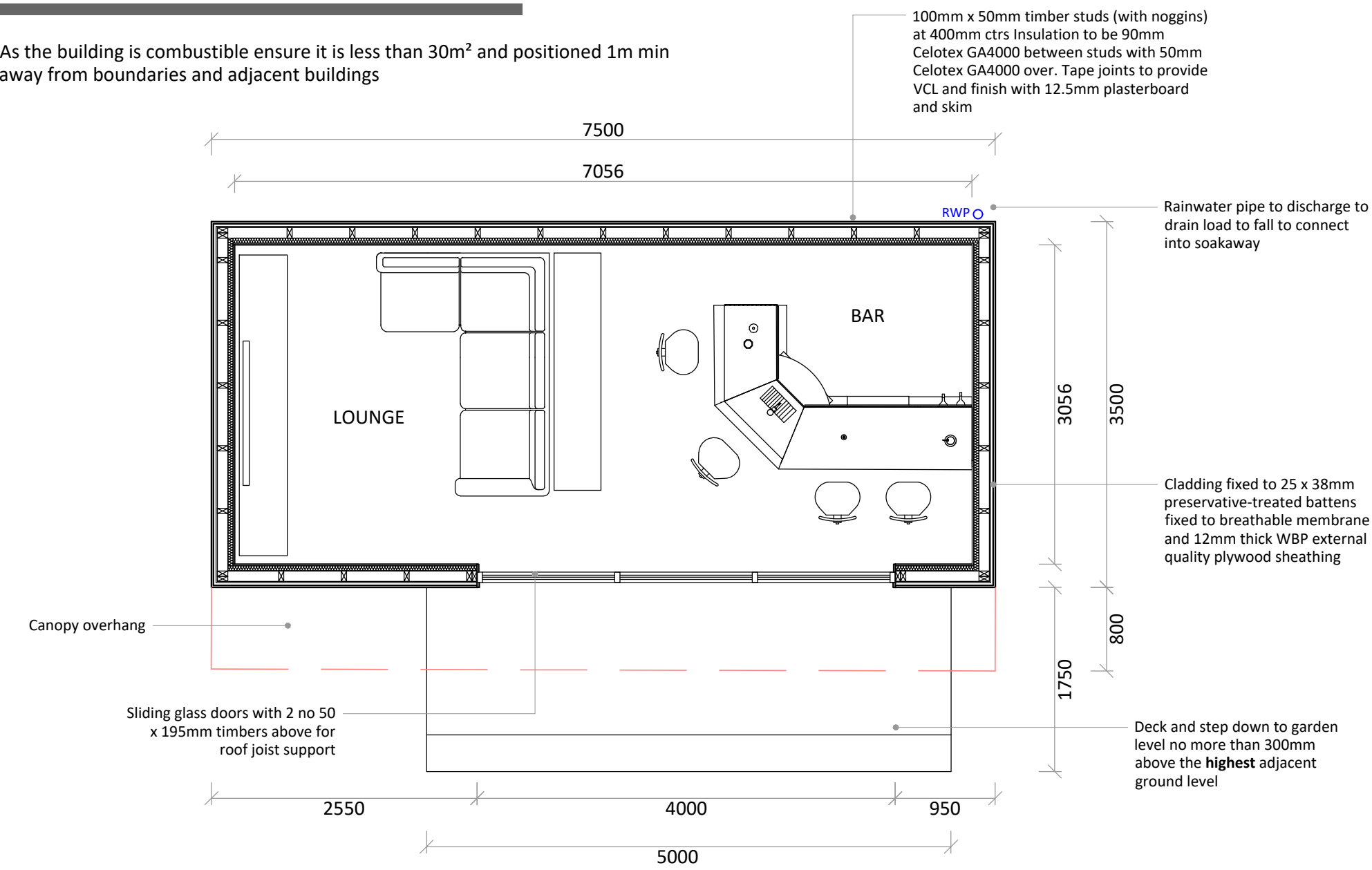


WEST

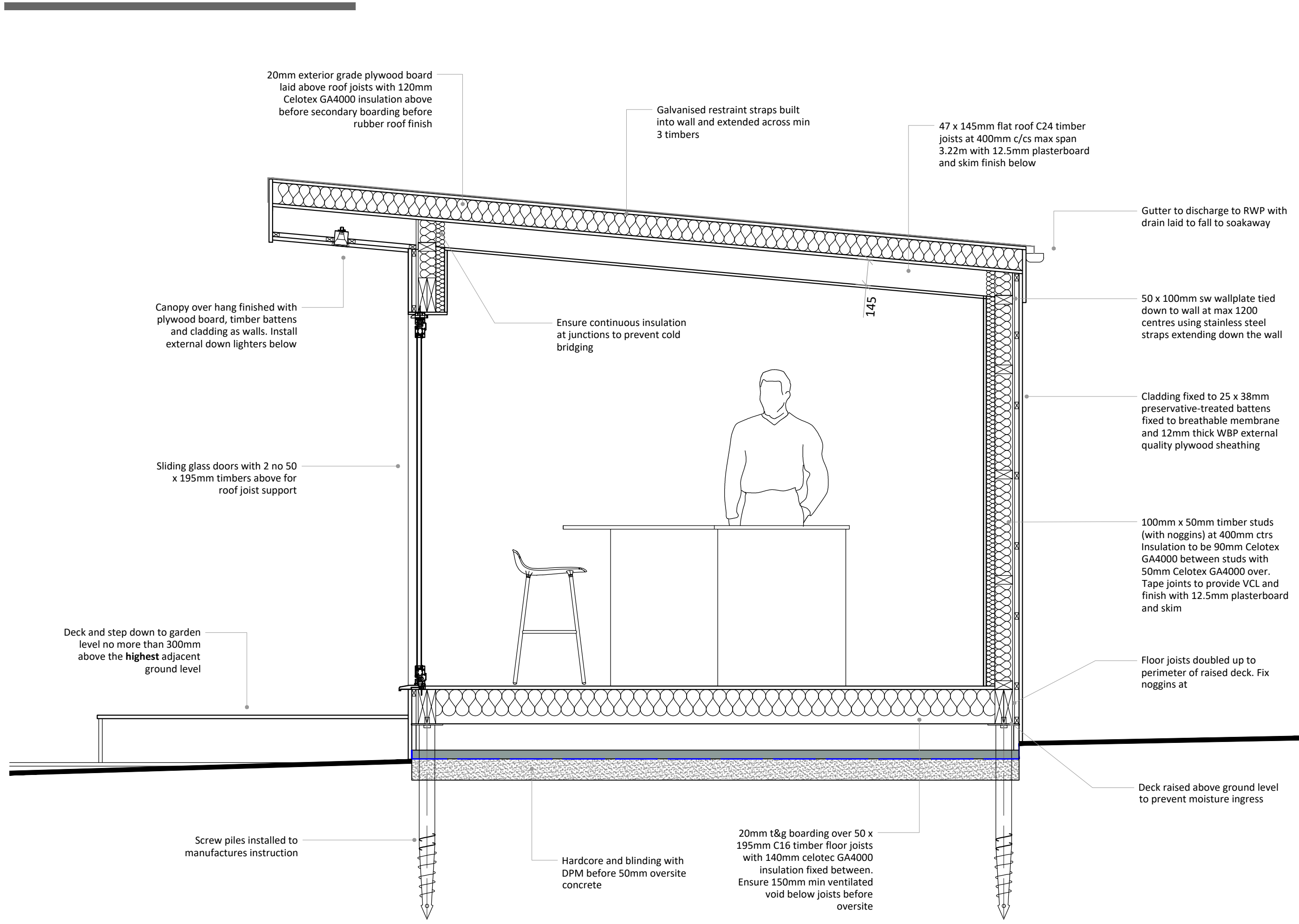


PROPOSED LAYOUT PLAN 1:50

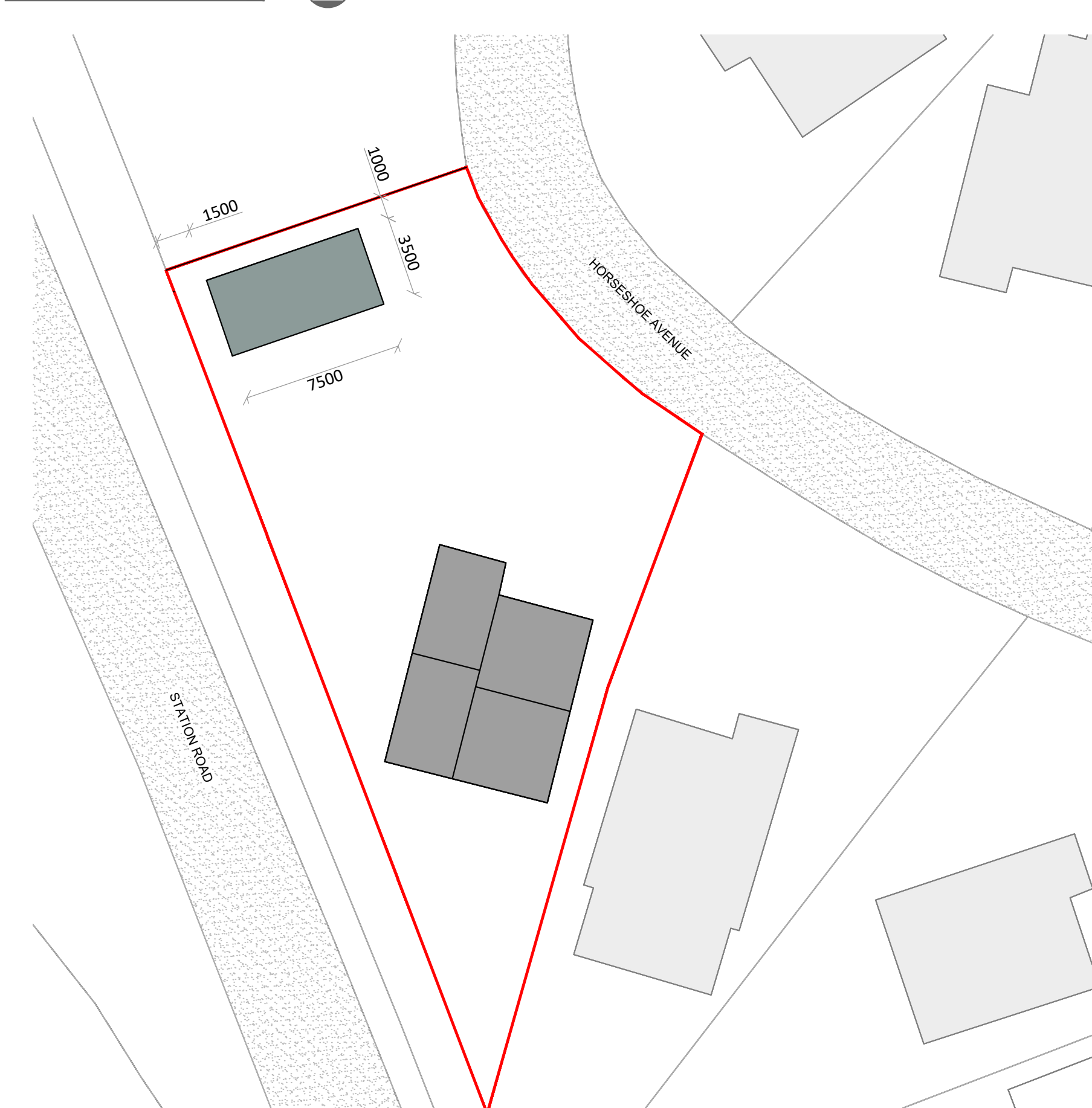
As the building is combustible ensure it is less than 30m² and positioned 1m min away from boundaries and adjacent buildings



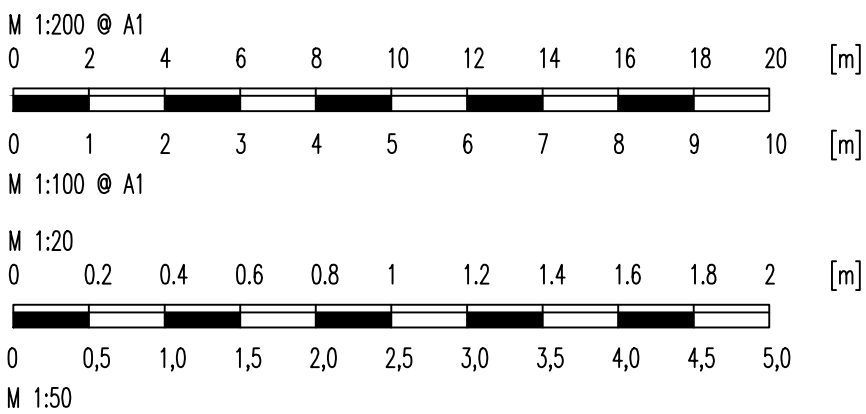
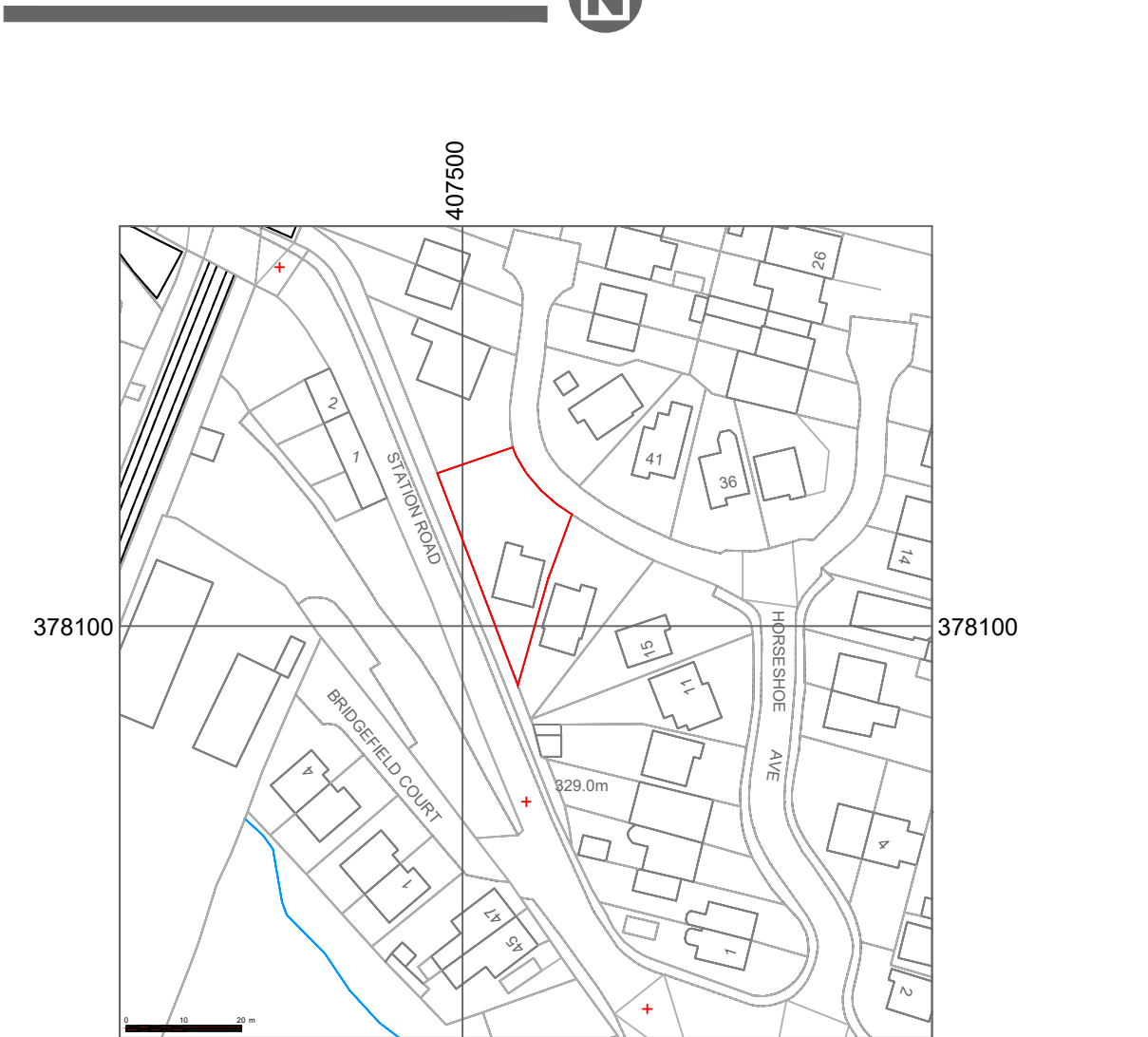
PROPOSED SECTION 1:20



SITE PLAN 1:200



LOCATION PLAN 1:1250



PLEASE NOTE
A Building Regulations application is not required for garages which are:

- Detached single storey
- Containing no sleeping accommodation
- Not exceeding floor area of 30m²
- Constructed substantially of non-combustible material i.e. masonry walls and a tiles roof.
- If the garage is constructed of combustible material it must be positioned at least one metre from the boundary, road or building

Planning approval is required for this detached building.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

SCREW PILE FOUNDATIONS
These details are only suitable for single storey timber frame outbuildings.
GBGS 68mm diameter ground screw c/w 130mm round flange head for enhanced versatility and accuracy & M16 captive nut for easy attachment fixing. Pipe – 70mm X 2mm X 1000mm. Flange – 130mm x 5mm. Steel Type - Q235 with Hot Dip Galvanised Coating to DIN ISO 1461. Fully installed in the ground the following loadings should be achieved: 1200mm x 68mm ground screws – 7.5kN (approx. 765KG). Never leave more than one third of the length of the ground screw out of the ground as lateral stability could be compromised. Use a longer screw to gain the extra height.
All new foundations to be below invert level of any drains.

BASIC RADON PROTECTION – SOLID GROUND FLOOR
Provide a 1600g (400 µm) radon resistant membrane beneath the oversite concrete. The membrane shall be lapped minimum 300mm, with joints double welded and sealed using radon gas-resistant tape. All service penetrations shall be sealed using proprietary gas-resistant sealing systems in accordance with the membrane manufacturer's instructions.
The radon membrane shall be turned up at the slab perimeter and linked to the damp proof course within the cavity wall to maintain continuity of the gas barrier. The membrane shall be carried across the cavity and linked to a suitable cavity tray, with weep holes provided to allow drainage in accordance with normal cavity wall construction. All work shall be carried out in accordance with BRE Good Building Guide 73 – Radon: Guidance on Protective Measures for New Buildings and the membrane manufacturer's installation guidance.

TIMBER SUSPENDED FLOOR
Ground preparation -Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, then either –
(i) Provide concrete ground cover of at least 100mm thick or
(ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material.
Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312 as required. Lay with staggered joints on 47mm x 195mm C24 grade soft wood joists at maximum 400mm centres, max span 4.31m. Joists to be supported off galvanized screw piles.
Joists to be infilled with 140mm Celotex XR4000 insulation between joists fixed with proprietary clips.
The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists not to be less than 150mm above the top of the ground cover. The underside of any wall plate not to be less than 75mm above the top of the ground cover.
Ventilation of Floor
Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. The under floor space shall be free from debris. Ducts to be sealed using gas proof tape if they pass through the radon barrier.

TIMBER FRAME WALL
Cladding fixed to 25 x 38mm preservative-treated battens fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs or to Structural Engineer's details & calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

FLAT ROOF
(Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
Flat roof covering to be single ply roofing membrane with BROOF(t4) fire rating in accordance with BS EN 13501-1:2018 and with a current BBA or other approved accreditation. Single ply membrane to be fixed to 22mm exterior quality plywood decking or similar approved above 120mm Celotex GA4000 insulation board. Secondary deck above sw treated 47 x 145mm flat roof C24 timber joists at 400mm c/c max span 3.22m or as Structural Engineer's details and calculations laid to fall on. Underside of joists to have 12.5mm foil backed plasterboard and skim as required. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Each internal light fitting should have lamps with a luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings should have local controls to allow for the separate control of lighting in each space or zone.

FIXED EXTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. External light fittings to have both the following:
- Automatic controls which switch luminaires off in response to daylight.
- If luminous efficacy is 75 light source lumens or less, provide automatic controls which switch luminaires off after the lit area becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

RAINWATER DRAINAGE
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

PLANNING DRAWINGS	
19 Horseshoe Avenue Dove Holes High Peak SK17 8DP	
Single Storey Detached Building	
Revision	Date
Drawing Ref 19HA/PL/01	Date May 2026
PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO WORK COMMENCING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ASPECTS OF THE PARTY WALL ETC ACT 1996 ARE MET. PLEASE CONTACT PLAN DRAWER IF ANY ON SITE AMENDMENTS ARE TO BE MADE.	
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07912 845 210	
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