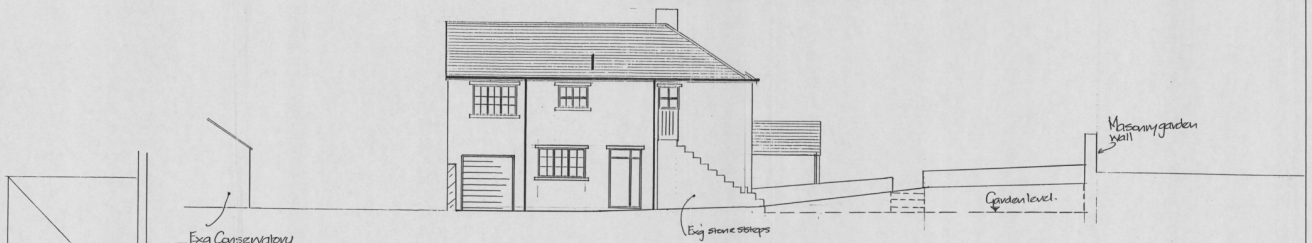
DO NOT SCALLE ~ IF IN DOUBT ASK

TOWN AND COUNTY PLANNING
PLAN REFERRED TO IN DECISION
12 AUG 2008
SIGNED Paul Edwards
FOR CHIEF EXECUTIVE

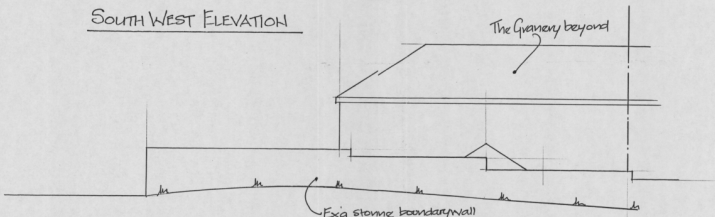
SELBY DISTRICT COUNCIL
PLANNING
22 MAY 2008 DATE RECEIVED & LOGGED
12 JUN 2008 LAST REPLY DATE

NOTES

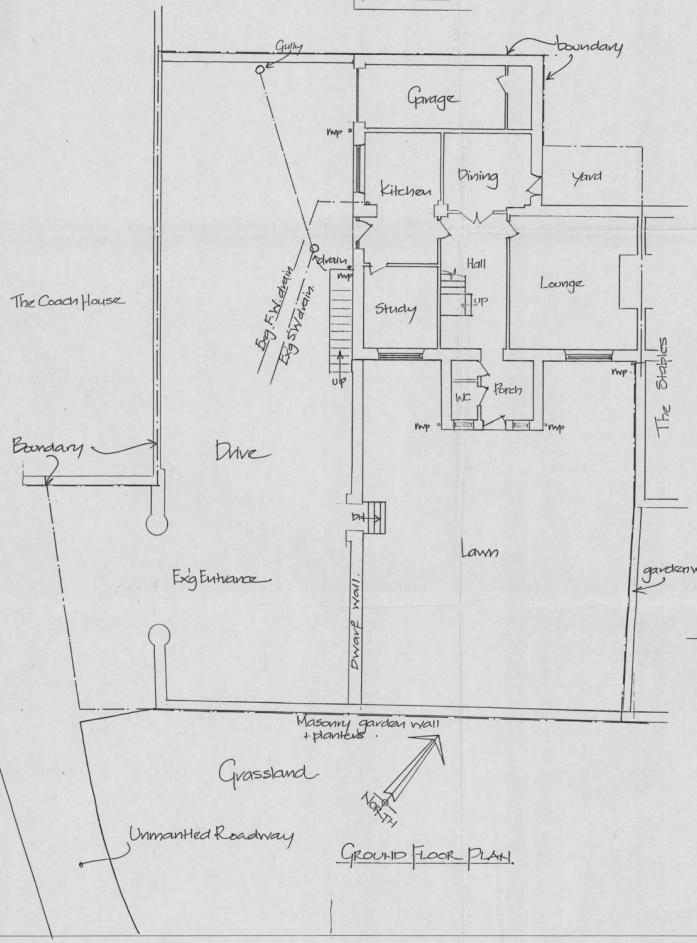
1. All work is to be carried out in strict accordance with the current edition of the Building Regulations & to the complete satisfaction of the Local Authority Building Inspector.
2. This drawing is to be read in conjunction with drawing No. 0770/02.



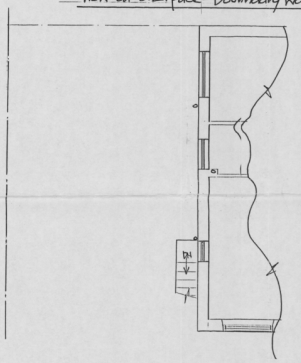
SOUTH WEST ELEVATION



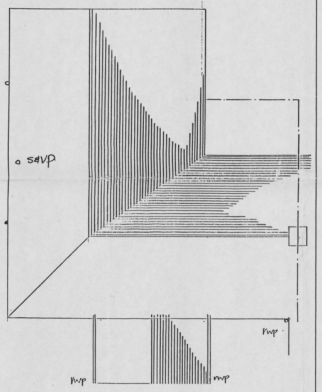
View on S.E. Face - Boundary wall



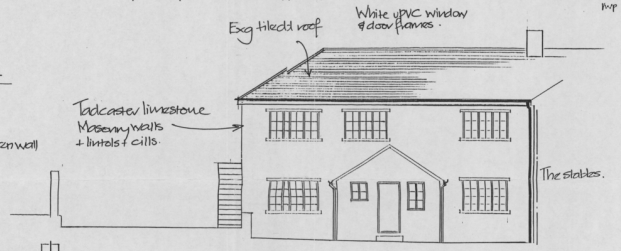
GROUND FLOOR PLAN



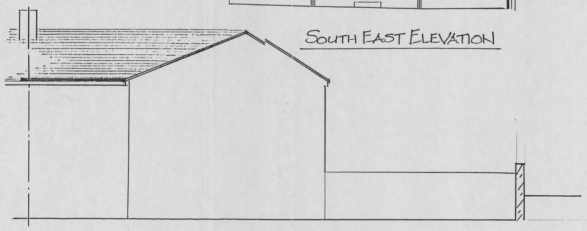
PART FIRST FLOOR PLAN



ROOF PLAN



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

ISSUE	DATE	MODIFICATION	DRAWN	CHECKED / APPROVED

TITLE
Proposed extension
Existing Details.

PROJECT
The Granary,
Smaws Hamlet,
Tadcaster LS24 9LP

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CLIENT	Melanie Donkin	END USER	Melanie Donkin

SCALE : 1:100
DATE April 2008 CHECKED
DRAWN AJW APPROVED

DRAWING NUMBER
0770/01

John Whittlestone Associates Ltd
E-mail structures@btinternet.com Tel. 01904 687346

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TOWN AND COUNTY PLANNING
PLAN REFERRED TO IN DECISION
12 AUG 2008
SIGNED Paul Shevels
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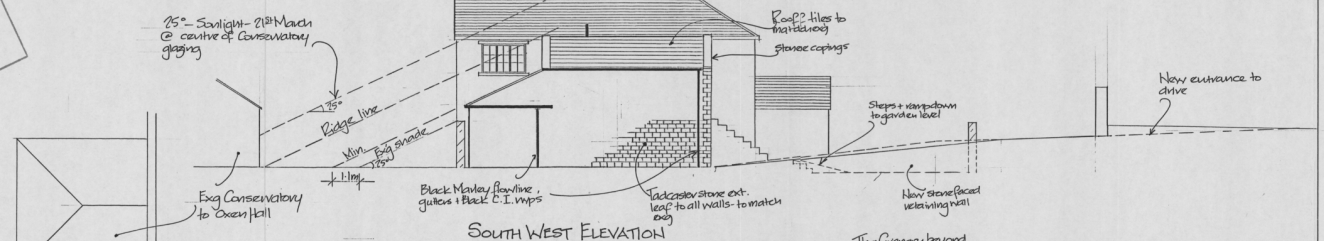
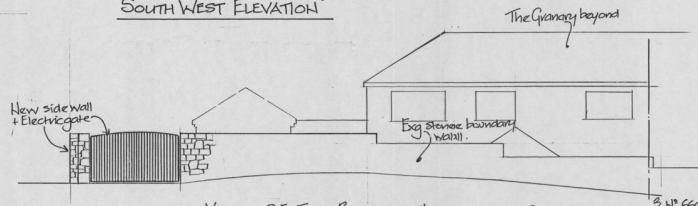


SOUTH WEST ELEVATION



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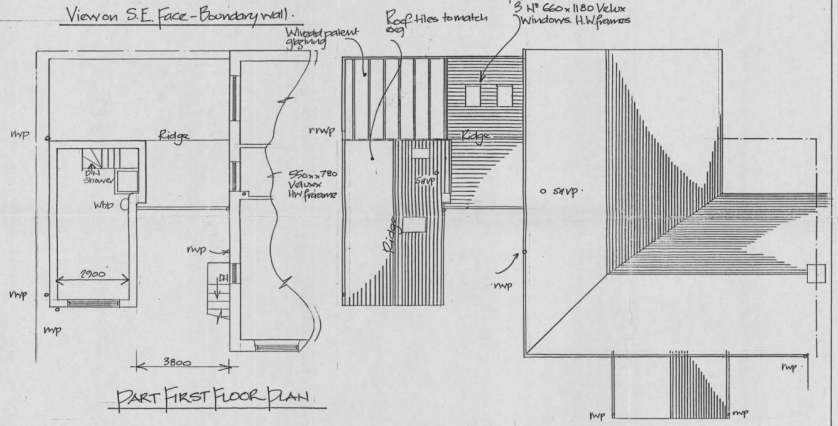
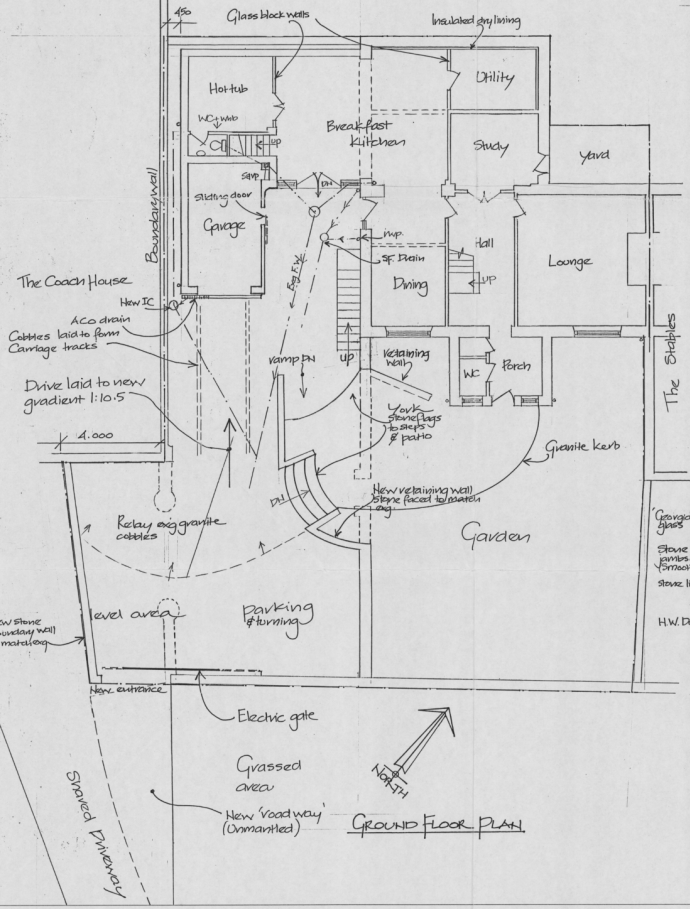


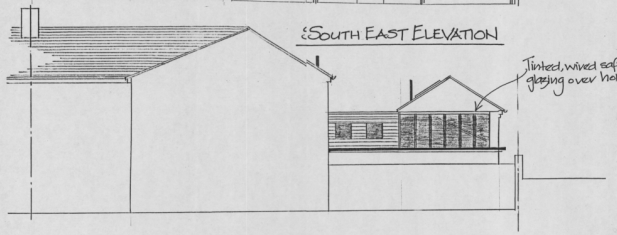
PART FIRST FLOOR PLAN

ROOF PLAN



GROUND FLOOR PLAN

SOUTH EAST ELEVATION



NORTH WEST ELEVATION

NOTES

1. All work is to be carried out in strict accordance with the current edition of the Building Regulations & to the complete satisfaction of the Local Authority Building Inspector.
2. The Contractor must visit site in order to fully satisfy themselves with the full scope of the works/access/services during preparation of the tender.
3. The Contractor is to produce full Method Statements/Risk Assessments & is to carry out the works in accordance with the current editions of the CDM Regulations.
4. Contractors are to give all necessary guarantees & certificates upon completion of the works.
5. The Contractor is to establish the position of all incoming services & is to include for all costs of any modifications &/or renewal of services affected by the works. These must be carried out in strict accordance with Statutory Authority requirements.
6. The Contractor is to cart away & tip all spoil/demolition material & must ensure that the site is clean, tidy & secure at all times.
7. The Contractor is to take all necessary site dimensions to ensure that all works are correctly constructed. The Engineer is to be informed immediately of any discrepancies between the drawings & the existing structure.
8. All Electrical work is to be carried out, in accordance with the client's requirements, by a fully qualified Electrical Engineer (Member of Competent Person's Scheme) in accordance with current N.I.C.E.I. Regulations. A minimum of one energy efficient light fitting to be fitted per 25 m² floor area, or per 4 No. fixed light fittings, whichever is the greater.
9. Mechanical extract fittings, if required, are to be fitted by a person registered by Building Engineering Services Competence Accreditation Ltd in accordance with Part F of the Building Regulations. Minimum requirements;

Kitchen	30 l/s if placed over hob, 60 l/s elsewhere
Utility	30 l/s - operated with light switch
Bath/Shower	15 l/s + 15 min. overrun - operated with light switch
W.C.	6l/s with overrun - operated with light switch

Where ducts pass through floor voids, they are to be fire protected to give ½ hour fire protection - below ceiling level with 2 layers of staggered 12.5 mm plasterboard - joints taped, filled & skim.

10. Central Heating radiators & pipe work to be repositioned/fitted in accordance with the client's requirements. Any installations must be carried out by approved & registered Engineers & boiler checked for full compliance in accordance with Part J & L of the Building Regulations (CORGI registered for Gas & OFTEC for oil installations).
11. Automatic fire detection & alarm system to BS5839-6-2004. Minimum 2 No. detectors/ storey, situated in circulation areas & within 7.5 m to the door of every habitable room & minimum 300 mm from wall or light fitting. Wired to separate fused circuit at the distribution board. May operate on low voltage via mains transformer. To be fitted in accordance with the manufacturer's recommendations. Operation manual must be presented to the client upon completion of the installation. First floor doors to have minimum fire resistance FD 20 to BS 476-22:1987 (E20 when tested to the relevant European standard).
12. All plumbing fixtures & fittings to be fitted in accordance with the client's requirements. Hot water services to be fitted by a person registered by Building Engineering Services Competence Accreditation Ltd.

Waste pipes

Wash hand basins	32 mm diameter +anti-vac trap
Sink	40 mm diameter + 75 mm resealing trap
Shower	40 mm diameter + 75 mm resealing trap
W.C.	100 mm diameter - no connection within 200 mm below W.C. branch.

All to be connected to existing drains as applicable.

13. Windows & doors - All to be fitted by FENSA registered contractor. White UPVC frames to match existing - Clear glazed Georgian opening casement with necessary furniture & security locks. Door & frame to create a minimum opening of 900 mm. Double glazed with two panes minimum 4 mm glass- outer pane Low E + 16 mm Argon air space to achieve maximum U = 1.5 W/m²k, or Window Energy rating Band D. Windows at least 1/20th of the room floor area with openings at least 1.75 m above floor level to give 8000 mm² background ventilation (4000 mm² for Kitchen/Bathroom & Utility), to be controllable & secure. All glass below 800 mm above floor level, to doors & within 300 mm either side of doors to be toughened or laminated safety glazing to BS 6206-1981 or BS 6262 Part 4:1994. All habitable rooms above Ground floor should have a window suitable for emergency egress. It should have an openable area that is at least 0.33 m² & at least 450 mm high x 450 mm wide, the bottom of the opening being within 800 mm to 1100 mm of floor level. Velux U = 1.6 W/m²k
14. New PVCu gutters & rwp's to match existing or as noted. Rwp's with slow bend & rodding point to discharge below level of grate to roddable back inlet, trapped hopper type gully.
15. Existing drains are to be fully inspected prior to any excavation.100 mm drains, gullies & inspection chambers to be Hepworth's Super Sleve system, or equal approved, with flexible couplings, to connect to existing drainage system (surface water to drain into existing surface water system where possible). New drains to be laid in Class N bedding of 100 mm pea gravel & 150 mm of selected fill. New drains less than 450 mm below ground level/under buildings are to be encased in 150 mm thick concrete with joints @ maximum 5.0 m centres. Any drains passing through walls are to be protected by inserting 2No. Naylors SS Concrete Ground lintols (140 mm x 140 mm) placed side by side with 150 mm bearing at each end with a compressible material placed over the top of the drain.
Foul drains - minimum 1:80 gradient (1:40 if no WC taken)
Surface water - minimum 1:100 gradient.
Soakaways to the agreement of the Local Authority & subject to a percolation test.

SELBY DISTRICT COUNCIL
PLANNING
22 MAY 2008 — DATE RECEIVED & LODGED
12 JUN 2008 — LAST REPLY DATE

ISSUE	DATE	MODIFICATION	DRAWN	CHECKED / APPROVED

TITLE
Proposed extension
Structural Details.

PROJECT
The Granary,
Smaws Hamlet,
Tadcaster LS24 9LP

SCALE : 1:100

DRAWING NUMBER
0770/02

CLIENT	Melanie Donkin	END USER	Melanie Donkin

DATE	Mar 2008	CHECKED	
DRAWN	AJW	APPROVED	

John Whittlestone Associates Ltd
E-mail structures@btinternet.com Tel. 01904 687346

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