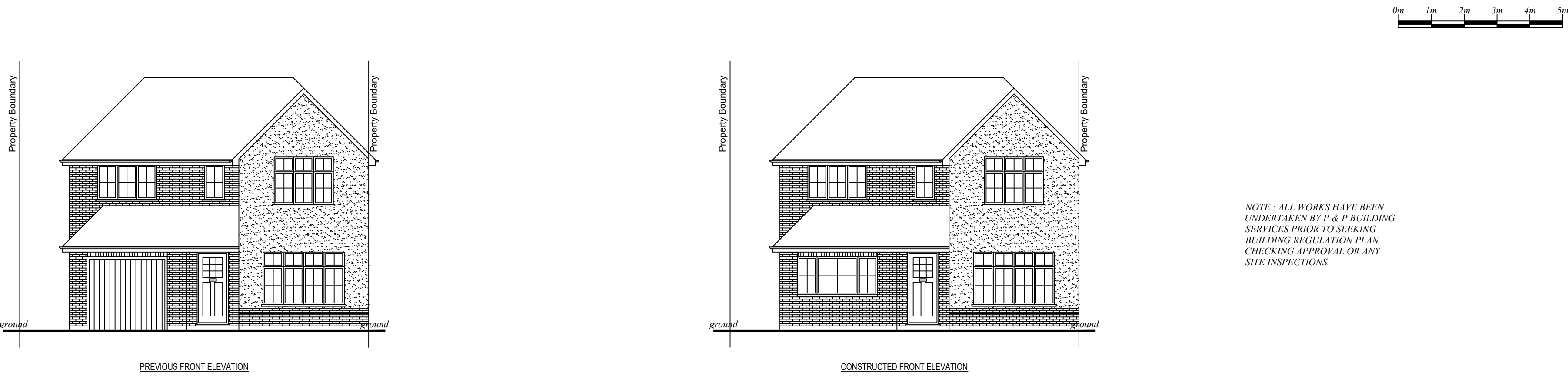




ALL glazing in critical locations, (i.e. below 800mm from ground level and associated with doors and openings), is to conform to Approved Document K of the building regulations where indicated thus: ☒ (Any toughen glass elements are to conform to BS7215)

Guttering, acia and soffit boards are to be unaffected by this development.

All new habitable room are to incorporate one unobstructed exit route (window) with an area of no less than 0.33 m sq. The opening is to be at least 450mm x 750mm in size. The bottom of the opening is to be between 800mm and 1100mm from the internal floor level.

All window frames are to be matching P.V.C. to that on the existing property (colour, style and texture).

At all roof and wall connections there is to be code 4 lead flashing, or equivalent, dressed into the brickwork and 150mm vertically down the face of the brick and taken 200mm onto the roof tile face. The roofing membrane is to be taken behind the flashing onto the wall face. A cavity tray D.P.C. is to be fitted at the roof and wall abutment.

Full drainage system on the site is to be identified at time of excavation. If the property is to be served by a combined or a separate system, that system must be maintained during and after construction. All re-routing or additional drainage layouts are to be confirmed and approved by the building inspector prior to the laying of the drains.

All site dimensions are to be re-checked prior to commencement of work.

The plot is to be pegged out and confirmed as acceptable with the council if any changes occur from this, or any other, drawing associated with this application.

As this development is already under construction the following material changes have taken place without obtaining prior consent:

All steel lintels have been protected using 19mm plasterboard and skim to all exposed surfaces. - all other structural items are also to be protected to give 30 minutes fire protection where necessary.

Full drainage system on the site has not been affected as a result of this development.

75% of new light fittings have been provided with energy efficient lighting having a luminous of not less than 40 lumens per circuit watt.

There is no external lighting associated with any changes to the original property.

It is noted that an interconnected mains operated fire / smoke detection system is installed in the halls and landing areas complete with a battery back-up - IT IS NOTED THAT AN ADDITIONAL UNIT SHOULD IDEALLY BE INSTALLED TO THE UTILITY ROOM DUE TO AN INNER ROOM SITUATION. The installation of the detectors are to be in accordance with approved document B.B.1.2 to 1.22, and is to conform to BS 5446 part 1. The location of the detectors are indicated thus:

The ceiling board utilised is the existing garage ceiling and the density is unknown, however, it is presumed to be a minimum of 1 hour fire board as required on the original building construction.

The installation of any new boiler was not required to be carried out. However, any additional works on the boiler is to be undertaken by a certified Gas Safe heating engineer with a copy of a gas commissioning certificate being provided on completion and suitable testing. The location of the boiler is existing.

The owner / occupier is to be provided with sufficient information with the relevant services so that the building can be operated and maintained in such a manner so as to use no more energy than is reasonable in the circumstances.

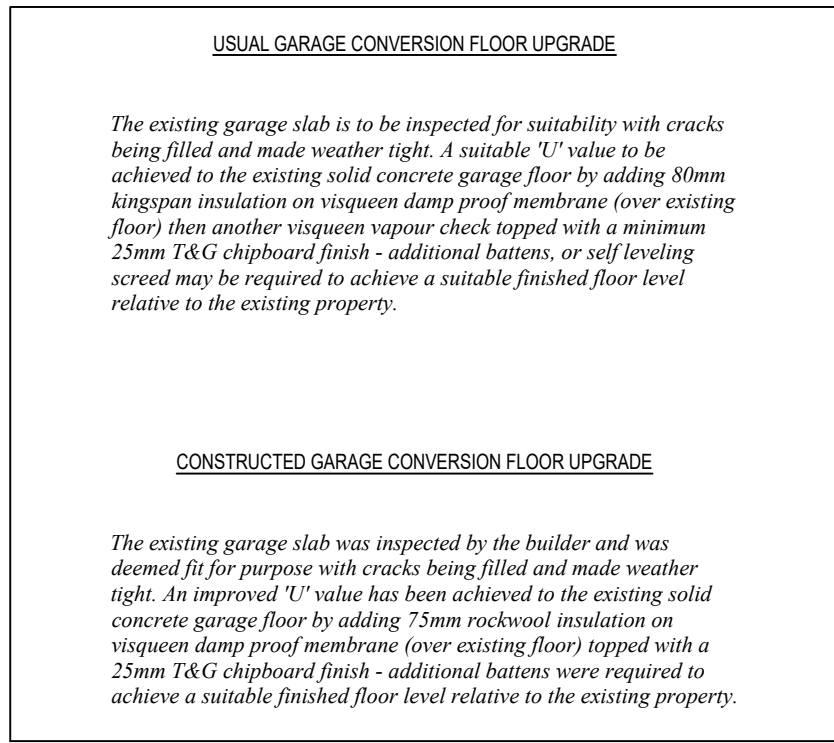
Any new electrical sockets are to be located a minimum of 450mm above the internal finished floor level. Any new light switches are to be located 1200mm above the internal finished floor level.

All existing footings, lintels or beams carrying additional loads were exposed on site and considered suitable by the builder of choice (P & P Building Services).

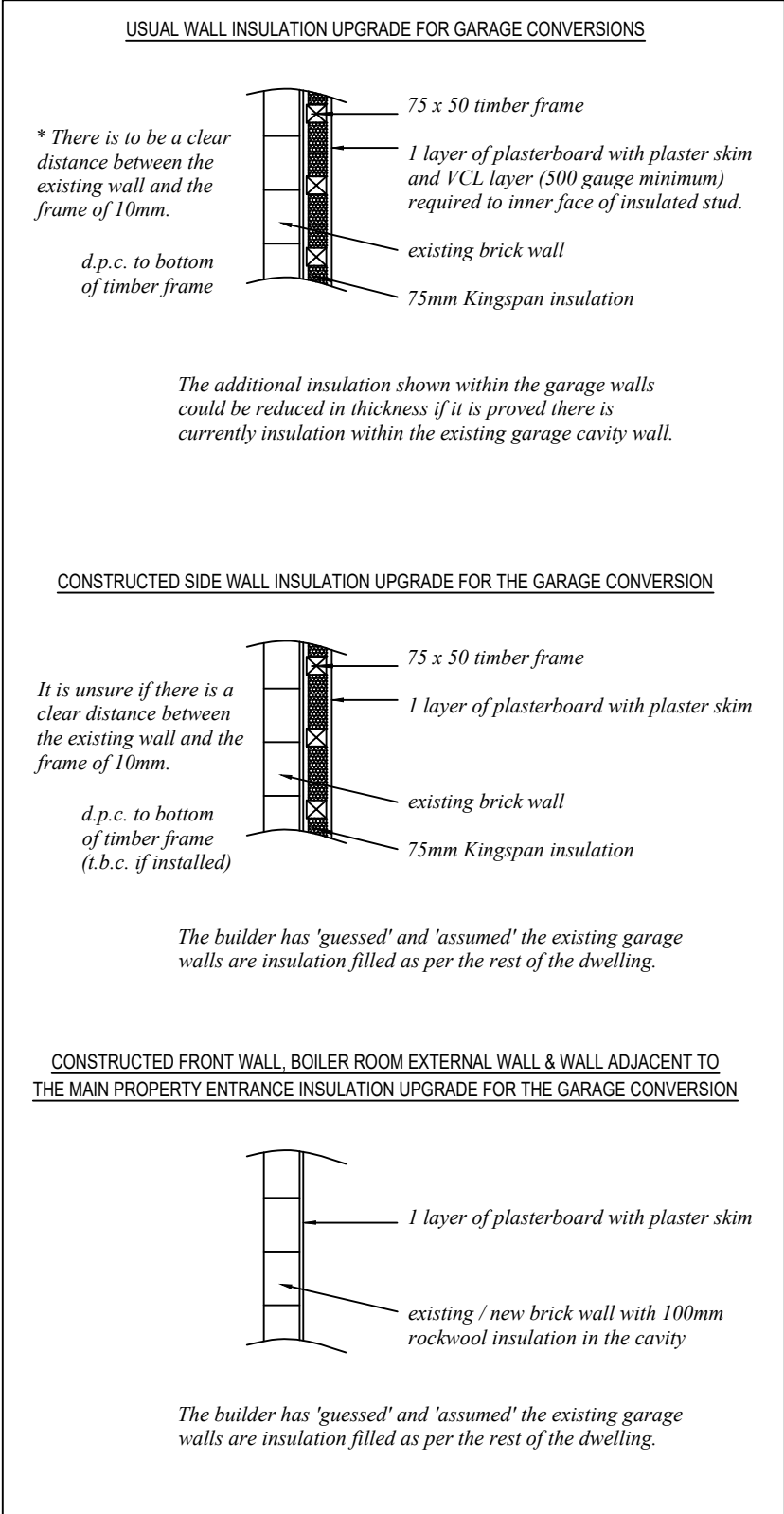
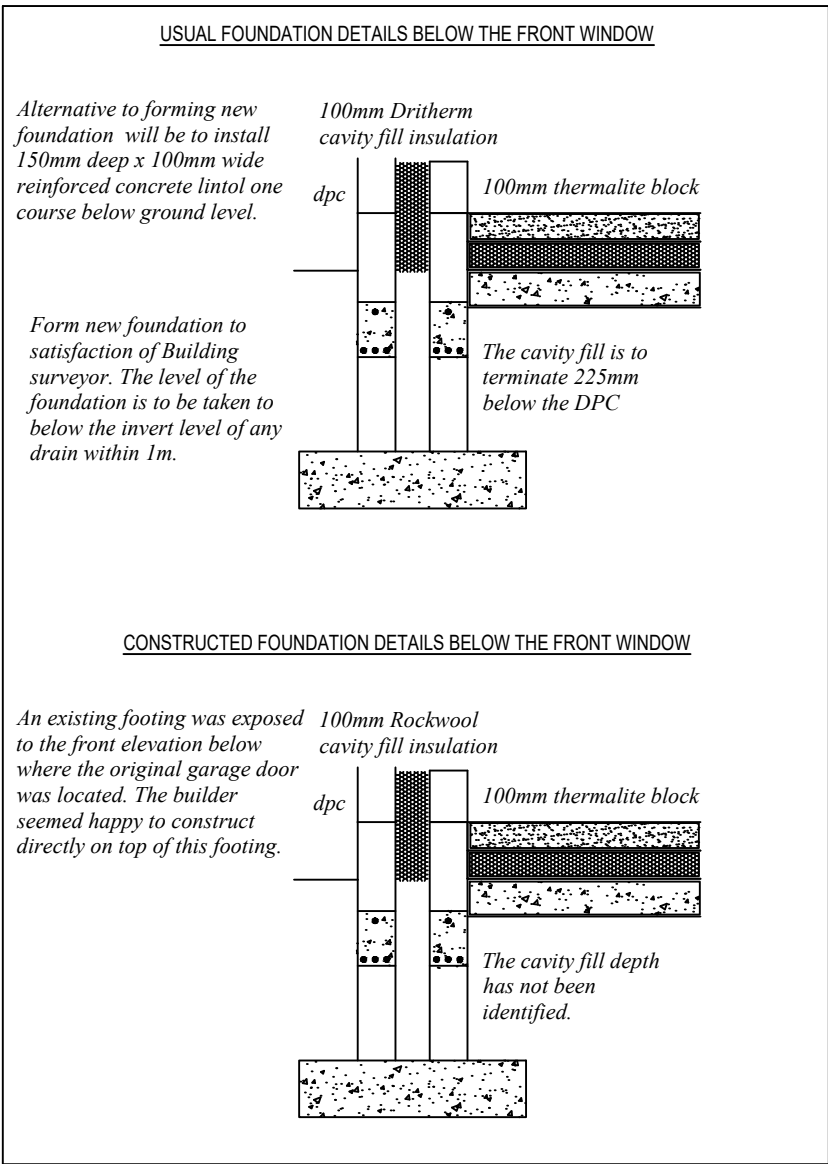
The part wall act 1996 applies that written permission may be required from any owners of adjacent properties that may be affected prior to the commencement of work - However, this was not deemed necessary as the footprint of the development did not vary from that of the original property.

All new windows and door opening reveals were fitted with insulated cavity closures.

A carbon monoxide alarm is to be provided in any room where a new, or replacement, fixed appliance that burns solid, oil or gas fuels is installed (excluding gas appliances solely used for cooking). -NOT REQUIRED.



NOTE : ALL WORKS HAVE BEEN UNDERTAKEN BY P & P BUILDING SERVICES PRIOR TO SEEKING BUILDING REGULATION PLAN CHECKING APPROVAL OR ANY SITE INSPECTIONS.



Notes:

Construction:

- All vertical and horizontal damp proof courses and cavity flashings are to be fitted at all openings and closures formed through the external walls. Thermabrite cavity closures or similar agreed on site are to be fitted to eliminate cold-bridging.
- The external leaf is to be facing brick to match that of the existing property OR finished in a facing brick agreed in advance with the local planning authority.
- All non-load bearing walls are to be constructed utilising 75mm x 50mm softwood stud work with 12.5mm plasterboard and skim to both sides. The studwork is to contain 50mm insulation in the cavity.
- Triple joists are to be allowed for at first floor and above for all stud walls. Any deviation from the wall construction described must be agreed in advance of construction with the building inspector.
- All wall ties are to be built in at a rate of no less than 5 per square metre or at 450mm vertical centres and 750mm horizontal centres and staggered. All wall ties are to be Stainless Steel.
- All cavities are to be closed and continuous and are to connect into the existing cavity construction where they meet an existing cavity wall.
- All new lintels are to have a minimum of 150mm end bearing unless stated. all lintels are to be installed as per suppliers installation instructions.
- All facias and soffits are to be finished to the clients specification.
- The internal walls are to be 13mm lightweight plaster (unless otherwise stated) and finished with a final decoration as requested by the client.
- The internal ceiling is to be 12.5mm ceiling board (unless otherwise stated) and finished with a final decoration as requested by the client.
- All internal doors and door furniture to be as requested by the client.
- All skirting and architraving to be as requested by the client.

Drainage:

- All new rain water goods are to be in matching P.V.C. i.e. 100mm guttering leading to 65mm rain water pipes.
- All new underground rainwater drainage to be 100mm U.P.V.C. pipe work with flexible connections laid to a minimum fall of 1:40. All new surface drains are to be a minimum of 150mm below any adjacent building D.P.C. courses.
- All new under ground drainage is to be bedded on, and surrounded by, 10mm pea gravel having a minimum of 100mm cover. Final requirements to be determined by the building inspector on site depending upon pipe depth and coverage available.
- All drains under buildings are to be encased in 150mm concrete surround with concrete lintels being introduced where they either pass through a wall, or have a load bearing wall directly above them. the concrete lintels are to be installed in such a way as to eliminate loading onto the pipe.

Windows:

- All new windows are to be double glazed.
- All new window frames are to be finished to client specifications.
- New window opening light to be 1/20 floor area.
- All new windows to incorporate trickle vents with 8000 sq mm in area.
- All glazing in critical locations must comply in all respects to part K of the latest building regulations (glazing materials and protection).
- Glazed units to be double glazed, w.c.s and bathrooms are to be obscured glazing.
- All new glazed units are to be Pilkington 'K' glass or equivalent.
- An Argon gas filled gap is to be ensured between glazed panes in order to produce a glazed unit having a U value of 1.6W/m².K.

Roof:

- Rafters and ceiling joists are to be secured to gables using galvanised brackets and straps.
- All roof timbers are to be softwood and graded as shown.
- Wallplates are to be 100mm x 75mm and are to be secured to the walls with wall plate anchor straps at 2m (maximum) centres.
- Roof tiles are to be set on tile battens to tile suppliers requirements.
- Tile battens to be timber graded to BS 5534. The breathable membrane is to be laid across the rafters in such a way so as to ensure the condensation path remains free to run off into the eaves gutter and held in place by battens secured parallel to fin top of the rafters. Tile battens to be fastened across the battens used to secure the membrane.
- Ridge tiles to be dry fix and vented.

Insulation:

Floors (all calculated with P/A of 1.0) - Target U-value of 0.18:
80mm PIR for garage base slab, Floating floor (1200 gauge visqueen above and below insulation) 210mm Rockwool (between garage ceiling and first floor habitable space)

Walls (cavity walls and internal insulation) - Target U-value of 0.18:
NOTE: 100mm mineral wool (Dritherm 32) + 50mm Knauf PIR laminate (wall calculation done with lightweight block inner leaf - dense blocks would require an additional ~10mm insulation in cavity or ~25mm internal insulation)

Walls (Garage conversion walls) - Target U-value of 0.18:
50mm Kingspan minimum - gives a U value of 0.44 (could be reduced if the garage wall is a cavity construction with insulation within the cavity) - The Energy Saving Trust recommends a minimum thickness of 60 mm (wall calculation done with lightweight block inner leaf - dense blocks would require an additional ~10mm insulation in cavity or ~25mm internal insulation)

- Roof (all calculated with P/A of 1.0) - Target U-value of 0.15:
Flat ceiling to pitched roof: Insulation to be 300mm thick (minimum) in total insulation quilt. 100mm thick is to be laid between the joists and 200mm thick is to be laid perpendicular across the top of the joists. All insulation is to be laid so as not to obstruct the air flow.
- Pitched ceiling to pitched roof: Insulation to be 150mm Celotex (or similar) with a ventilation gap of 50mm between the insulation and tile membrane plus an additional 50mm Celotex (or similar) secured perpendicular to the room-side of the rafters - unless stated on this drawing.

- Air vents to be fitted to all new soffits to provide ventilation as shown. Air vents to be fitted to manufacturers requirements.

Additional:

- All heating is to be located at a position identified by the client.
- All new radiators are to incorporate a thermostatic control.
- The use of ANY alternative materials is to be agreed with the client and building inspector on site prior to using the changed material.
- All work is to be carried out to the entire satisfaction of the client and the building inspector.
- All work to be carried out in full to the latest building regulations.
- All electrical work covered by Part 'P' (Electrical Safety) must be designed, installed and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (e.g. BRE Certification, ELECSA, NICEIC or NAPIT Certification). Prior to completion, an appropriate BS7671 electrical certificate must be provided by the competent person.
- The location and number of electrical outlets is to be decided by the client.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION TO CONFIRM ACCEPTABILITY AND FUNCTIONALITY OF THE PROPOSED WORKS ASSOCIATED WITH THIS DRAWING

Rev A	FIRST ISSUE WITH CLIENT APPROVAL.	
Client	Mrs McDonald	
Scale	1:100 @ A1	
Drawn Date	19 / 11 / 24	
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GARAGE CONVERSION AT 4 GATEHOUSE WAY, HALEWOOD, L26 0BL * RETROSPECTIVE APPLICATION * SHEET 1 OF 1		
Drawing No. GDS 4452		REV A