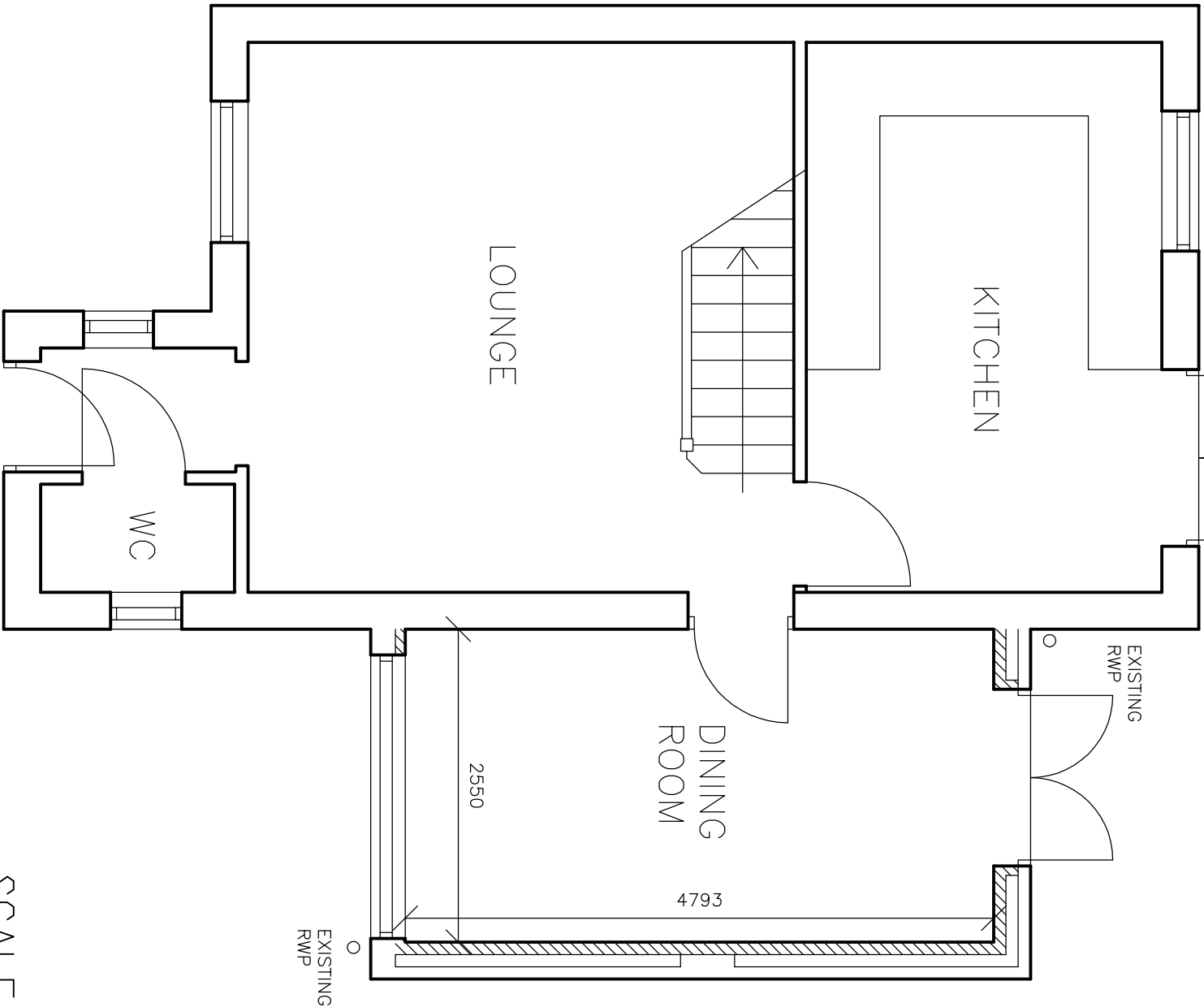


REAR GARDEN



BUILDING REGULATIONS NOTES

PLANNING PERMISSION

Agent to determine whether the garage conversion requires planning permission or listed building consent as the garage may be restricted by specific conditions that prevent its use for anything other than the parking of a private car. The owner is strongly advised to check with The Council's Development Control section before starting work. Please note that it is a criminal offence to carry out unauthorised work to a listed building even if the work is completely inside the property.

BASIC RADON PROTECTION

Provide a 1600g (400 um) radon membrane over existing floor slab, lapped 300mm, double welled and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings).

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

SOLID EXTERNAL WALL

To achieve min U-value 0.18 W/m²K
Wall constructed using brickwork to match existing at least 328mm thick. Insulate wall on the inside using 100mm Celotex GA4000 insulation. Finish with 12.5mm plasterboard over vcI and 3mm skim coat of finishing plaster. Batten out to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by building control). Wall into be provided with a Vandex slurry internally if required by BCO.

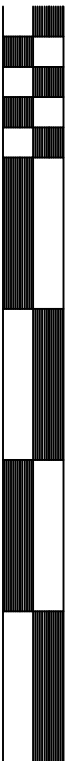
EXTERNAL WALL UPGRADE

To achieve minimum U Value of 0.30 W/m²K
Existing garage floor to be exposed and checked for its suitability to carry the load from the new masonry wall prior to commencement of work and as required by the Building Control Officer. New inner leaf wall to be 100mm lightweight block, K value 0.16, (Aircrete, Celcon solar, Topblock toplite standard) tied to existing brick. Full fill the cavity with 85mm Dritherm32 cavity insulation as manufacturer's details.
Internal finish to be 12.5mm plasterboard on dabs, finished with 3mm plaster skim. Walls to be built with 1:1:6 cement mortar. Provide a cavity tray and weep holes at the base of the new wall, unless it is possible to create a 150mm deep cavity below finished floor level between the new inner leaf and the external skin. Provide horizontal strip polymer (nyload) damp proof course to new leaf minimum 150mm above external ground level. An injected DPC may also be required if one is not already present and working in existing walls. New DPC to be made continuous with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

UPGRADING EXISTING SOLID FLOOR

To meet min U value required of 0.25 W/m²K
The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with dpc in walls. Floor to be insulated over slab and DPM with min 70mm Kingspan Kooltherm K103, 25mm insulation to continue around floor perimeters to avoid thermal bridging.
A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish over the insulation with a floating layer of min 20mm softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010. Lay with staggered joints. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

SCALE IN METRES



PROPOSED GROUND FLOOR

0 1 2 3 4 5

APPLICANT: MR DUMITRU & MISS VLADA
ADDRESS: 137 HILLSIDE AVENUE, L36 8AB
PROPOSAL: GARAGE CONVERSION
DATE: SEPTEMBER 2023
DRWG NO: 0137 – 23B
SCALE 1:50 @A3