

GENERAL:
CHECK ALL DIMENSIONS ON SITE.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
THIS DRAWING HAS BEEN PREPARED WITHOUT ANY KNOWLEDGE OF SITE GROUND CONDITIONS, EXISTING DRAIN CONDITIONS, OR ANY STRUCTURAL KNOWLEDGE OF EXISTING BUILDINGS.
A COMPETENT BUILDING CONTRACTOR MUST BE ENGAGED TO ADVISE ON SUCH MATTERS.
ALL WORKMANSHIP AND MATERIALS ARE TO CONFORM TO CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE AND TO BE TO NHBC STANDARDS.
REINSTATE ALL DISTURBED EXTERNAL FENCES, PAVING AND FINISHES ETC. AND ALL INTERNAL FITTINGS, FINISHES AND DECORATION ON COMPLETION OF WORKS.
LOAD-BEARING WALLS TO BE IDENTIFIED ON SITE PRIOR TO REMOVAL (IF NECESSARY) AND ADEQUATELY SUPPORTED. IF IN DOUBT SEEK ADVICE FROM THE STRUCTURAL ENGINEER.
ALL LEAD WORK TO BE INSTALLED IN ACCORDANCE WITH THE LEAD SHEET ASSOCIATION'S DETAILS AND RECOMMENDATIONS.
ALL WORKS TO BE TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.
BUILDER TO ASSUME RESPONSIBILITY FOR HEALTH & SAFETY ON SITE

FOUNDATIONS:
NEW FOUNDATIONS TO SUIT LOCAL GROUND CONDITIONS AND TO BE APPROVED BY BUILDING INSPECTOR PRIOR TO FORMING. MIN. 300 DEEP X 600 WIDE. MIN DEPTH 750mm. 1:3:6 MASS CONCRETE ON 100mm MIN. ALLOWABLE GROUND BEARING PRESSURE. FOUNDATIONS ON CLAY STRATA CLOSE TO TREES TO BE DESIGNED AS PER 'NHBC-BUILDING NEAR TREES' GUIDANCE. FOUNDATION TO BE TAKEN DOWN TO ENSURE NO ADDITIONAL LOAD IN IMPOSED ON ANY DRAINS CROSSING THE PROPERTY. ANY REQUIREMENTS REQUESTED BY "UNITED UTILITIES" TO BE FULLY ADHERED TO.

FLOOR CONSTRUCTION:
FLOOR SLAB TO ACHIEVE A U-VALUE OF 0.18W/m²K.
125mm CONCRETE SLAB, 500g SEPARATION LAYER, 100mm KINGSPAN WITH 25mm EDGE INSULATION, 1200g VISQUEEN, 25mm SAND BLINDING, 150mm CLEAN CONSOLIDATED HARDWARE. ANY AIR BRICKS CONCEALED BY THE PROPOSAL. ARE TO BE DUCTED THROUGH TO OUTSIDE WITH 100mm UNDERGROUND DRAINAGE PIPES. INSPECTION PIT TO BE INFILLED WITH HARDWARE COMPACTED IN 150mm LAYERS AND A LAYER OF A142 REINFORCING MESH LAID IN THE CONCRETE FOR THIS AREA

EXTERNAL WALLS CONSTRUCTION BELOW DPC:
BELOW GROUND EXTERNAL WALLS TO BE CONSTRUCTED OF CELCON HI-7 DENSE CONCRETE BLOCK WORK INNER LEAF. 100mm CAVITY FILLED WITH LEAN MIX CONCRETE. AND 100mm CELCON HI-7 DENSE CONCRETE BLOCK WORK OUTER LEAF. TOP OF CONCRETE FILL TO BE MINIMUM 225mm BELOW DPC LEVEL. ABOVE GROUND EXTERNAL WALLS TO BE FORMED IN SPECIAL QUALITY OR CLASS 8 ENGINEERING BRICK UP TO DPC LEVEL.

DPC:
DPC TO BE AT MINIMUM 150mm ABOVE EXTERNAL GROUND LEVEL AT ALL TIMES. DPC TO BE STEPPED IF NECESSARY IN ACCORDANCE WITH MANUFACTURER'S DETAILS. POLYETHYLENE DPCS TO BE TO BS 6515. BITUMEN POLYMER DPCS TO BE AGREEMENT CERTIFIED.

PORCH EXTERNAL WALLS CONSTRUCTION ABOVE DPC:
WALLS TO ACHIEVE A U-VALUE OF 0.28W/m²K
EXTENSION WALLS: 102mm FACING BRICK TO MATCH EXISTING. 100mm FULLY FILLED CAVITY WITH "DRITHERM 37" MINERAL WOOL. INNER BLOCKWORK TO BE "CELCON STANDARD". 12.5mm PLASTERBOARD ON DABS + 2mm SKIM FINISH INTERNALLY CAVITIES TO BE CLOSED AROUND OPENING WITH INSULATED CAVITY CLOSERS "THERMAGATE" OR SIMILAR. BRICKWORK BONDING PATTERN, STRING COURSES AND PUNTH COURSES TO MATCH EXISTING HOUSE WHERE APPLICABLE. ALL CAVITIES TO BE KEPT CLEAR OF MORTAR SNOTS.

GARAGE EXTERNAL WALLS CONSTRUCTION ABOVE DPC:
WALLS TO ACHIEVE A U-VALUE OF 0.18W/m²K
SINGLE SKIN WALLS THERMALLY UPGRADED USING A 100mm TIMBER STUD FILLED WITH 100mm PIR INSULATION OVERBOARDED WITH 25mm PIR INSULATION WITH JOINTS TAPED WITH FOIL TAPE AND FINISHED WITH 12.5mm PLASTERBOARD AND SKIM. A BREATHABLE MEMBRANE IS TO BE FIXED TO THE COLD SIDE OF THE STUD.

THE WALL SEPARATING THE STORE AND THE CONVERTED AREA IS TO BE FORMED WITH A 100mm TIMBER STUD FILLED WITH 100mm PIR INSULATION OVERBOARDED WITH 25mm PIR INSULATION WIRE JOINTS TAPED WITH FOIL TAPE AND FINISHED WITH 12.5mm PLASTERBOARD AND SKIM ON THE SHOWER ROOM SIDE AND 12.5mm FIRELINE PLASTERBOARD ON THE STORE ROOM SIDE.

LINTELS IN EXTERNAL WALLS TO BE INSULATED STEEL LINTELS TO THE SE'S SPECIFICATION WITH WEEP HOLES AT 450mm CENTRES (MINIMUM 2 PER OPENING). MINIMUM 150mm BEARING AT BOTH ENDS. TO BE FITTED WITH CAVITY TRAYS AND STOP ENDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSTALL LEAD FLASHING & CAVITY TRAYS AT ALL ROOF ABUTMENTS WITH EXISTING WALLS

WALL TIES:
WALL TIES TO BS EN 845-1. USE TIES TO BE SPACED AT MAX. 750mm CENTRES HORIZONTALLY, AND MAX. 450mm CENTRES VERTICALLY (TO BE INCREASED TO 225mm VERTICAL CENTRES WITHIN 300mm OF AN OPENING

STRUCTURE:
ALL ELEMENTS OF STRUCTURE ARE TO BE MIN. 1/2 HOUR FIRE RESISTANT. NEW STEELWORK TO BE ENCASED IN 2 NO. SKINS OF 12.5mm PLASTERBOARD OR A SINGLE LAYER OF FIRELINE PLASTERBOARD & SKIM. ALL EXTERNAL JOINERY TO BE TREATED WITH AN APPROVED PRESERVATIVE. NEW LINTELS TO BE APPROVED BY BUILDING INSPECTOR AND TO BE FULLY INSULATED WITH MIN.150mm BEARING EACH END. ALL TIMBER TO CONFORM TO BS 5268 STRUCTURAL USE OF TIMBER. BUILDER TO CHECK SUITABILITY PRIOR TO USE.

ROOF STRUCTURE:
NEW SINGLE STOREY HIPPED ROOF TO BE COVERED WITH SLATES TO MATCH EXISTING IN PROFILE AND COLOUR AND MUST BE SUITABLE FOR A PITCH OF 25 DEGREES. ON BATTENS TO MANUFACTURER'S RECOMMENDATIONS. ON BREATHABLE FELT, ON 47 X 125mm RAFTERS @400mm C/C. RAFTERS TO BE BIRDSMOUTHED TOP AND BOTTOM. A 200 X 47 HP RAFTER WITH A DRAGON TIE AT THE BASE. VERTICAL STRAPPING AT LEAST 3m IN LENGTH TO BE PROVIDED AT EAVES LEVEL AT GAVES LEVEL AT INTERVALS NOT EXCEEDING 2m AS INDICATED BELOW. ALL FACIAS, SOFFITS, AND BARGE BOARDS TO BE PRE TREATED 25mm SOFTWOOD PAINTED TO MATCH EXISTING. CODE 4 LEAD FLASHING AND CAVITY TRAYS AT ALL ROOF ABUTMENTS. RAFTERS DOUBLED UP EACH SIDE OF ROOFLIGHTS.

ROOF INSULATION:
ROOF TO ACHIEVE A U-VALUE OF 0.15W/m²K
2 X LAYERS OF 150mm MINERAL WOOL INSULATION TO BE POSITIONED BETWEEN AND OVER CEILING JOISTS AND FINISHED WITH 12.5mm PLASTERBOARD & SKIM.

WINDOWS & DOORS:
U-VALUE TO BE 1.4 W/m²K
ANY GLAZING IN CRITICAL AREAS TO CONFORM TO BS 6206. DOUBLE GLAZING TO BE MAX. 25% OF ROOM FLOOR AREA AND TO HAVE U' VALUE OF 1.6 W/m²K DOUBLE GLAZED UNITS TO HAVE 16mm ARGON FILLED UNITS WITH A SOFT LOW 'E' COATING ON THE INNER PANE. ALL OPENINGS TO BE SUITABLY DRAUGHT PROOFED. NEW INTERNAL DOORS TO MATCH EXISTING.

VENTILATION:
HABITABLE ROOMS TO HAVE OPENING LIGHT EQUIV. TO 1/20TH. OF THE FLOOR AREA WITH TRICKLE VENTILATOR HAVING A TOTAL AREA OF NOT LESS THAN 5000mm² FOR HABITABLE ROOMS AND 2500mm² FOR NON-HABITABLE ROOMS TYPICALLY LOCATED AT 1.75m ABOVE FLOOR LEVEL TO AVOID DRAUGHTS
MECHANICAL EXTRACTOR TO BE LOCATED IN UTILITY ROOM OPERATING @ 30LS
MECHANICAL EXTRACTOR TO BE LOCATED IN SHOWER ROOM OPERATING @ 15LS

HEATING:
CONTRACTOR'S HEATING ENGINEER TO CONFIRM IF EXISTING BOILER IS ADEQUATE FOR EXTENDED SYSTEM. IF EXISTING HEATING SYSTEM IS TO BE EXTENDED THEN ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROLS. BOILER FLUE NOT TO DISCHARGE WITHIN 800MM OF THE BOUNDARY. ADDITIONAL RADIATOR SIZES AND POSITIONS TO BE CONFIRMED. ANY WORKS CARRIED OUT ON THE BOILER ARE TO BE CERTIFIED BY A 'GAS SAFE' REGISTERED ENGINEER
ANY EXISTING PIPES RUNNING THROUGH UNHEATED SPACES ARE TO BE INSULATED. NEW PIPE PASSING THROUGH OUTSIDE WALLS TO BE SEALED WITH MASTIC

DRAINAGE:
NEW BIG FOR RAIN WATER WASTE TO BE CONNECTED TO EXIST. DRAIN RUN BY 100mm 'HEPWORTH SUPERSLEVE HOUSE DRAIN' AND NEW INSPECTION CHAMBER ON THE CHANGE OF DIRECTION LAID TO A FALL OF 1:40 SURROUNDED WITH PEA GRAVEL.
WHERE DRAIN PASSES UNDER BUILDING, PROVIDE MIN.100MM GRANULAR OR FLEXIBLE MATERIAL AROUND PIPE. PROVIDE CONCRETE LINTEL SUPPORT WHERE PIPES PASS THROUGH BUILDING WITH 50MM GAP AROUND PIPE FILLED WITH COMPRESSIBLE SEALANT. NEW INSPECTION CHAMBER TO BE 'HEPWORTH POLYPROPYLENE' STANDARD CIRCULAR CHAMBER 320MM DIA. WITH 320mm DIA. COVER. ANY REQUIREMENTS SET OUT BY UNITED UTILITIES TO BE FULLY ADHERED TO.

ELECTRICS:
ELECTRICAL INSTALLATION TO BE DESIGNED, INSTALLED, TESTED AND CERTIFIED ON COMPLETION TO BS 7671 BY A COMPETENT PERSON TO DO SO.
LOW ENERGY LIGHTING TO BE USED WHERE POSSIBLE. 100% NEW LIGHT FITTINGS TO BE LOW ENERGY LIGHT FITTINGS AND BULBS.
EXISTING SYSTEM TO BE EXTENDED TO SUIT NEW LAYOUT. FINAL ELECTRICAL LAYOUT TO BE AGREED WITH CLIENT.

GAS:
ALL GAS INSTALLATIONS AND COMMISSIONING OF APPLIANCES SHOULD BE CARRIED OUT BY A GAS SAFE REGISTERED ENGINEER

REGULATION 7 & GENERAL NOTES (MATERIALS AND WORKMANSHIP):
ALL OF THE ABOVE WORKS SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS OF A BRITISH STANDARD CODE OF PRACTICE, BS 8000: WORKMANSHIP ON BUILDING SITES GATHERS TOGETHER GUIDANCE FROM OTHER BSI CODES AND STANDARDS.
ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE CDM REGULATIONS IN RESPECT OF ALL HEALTH & SAFETY MATTERS INCLUSIVE OF LIFTING, WORKING AT HEIGHTS AND GENERAL SITE SAFETY.
ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS 2010 (SI 2000/2531) AND ALL OTHER REGULATIONS AND CODES OF PRACTICE WHETHER OR NOT SPECIFICALLY DETAILED ABOVE.

12.5 plasterboard and skim
25mm PIR insulation
100mm timber stud filled with 100mm PIR insulation
Breathable membrane
30mm clear cavity
Existing 100mm brickwork

Wall Thermal Upgrade

12.5 plasterboard and skim
25mm PIR insulation
100mm timber stud filled with 100mm PIR insulation
Fireline plasterboard

Wall Separating Store and Shower Room

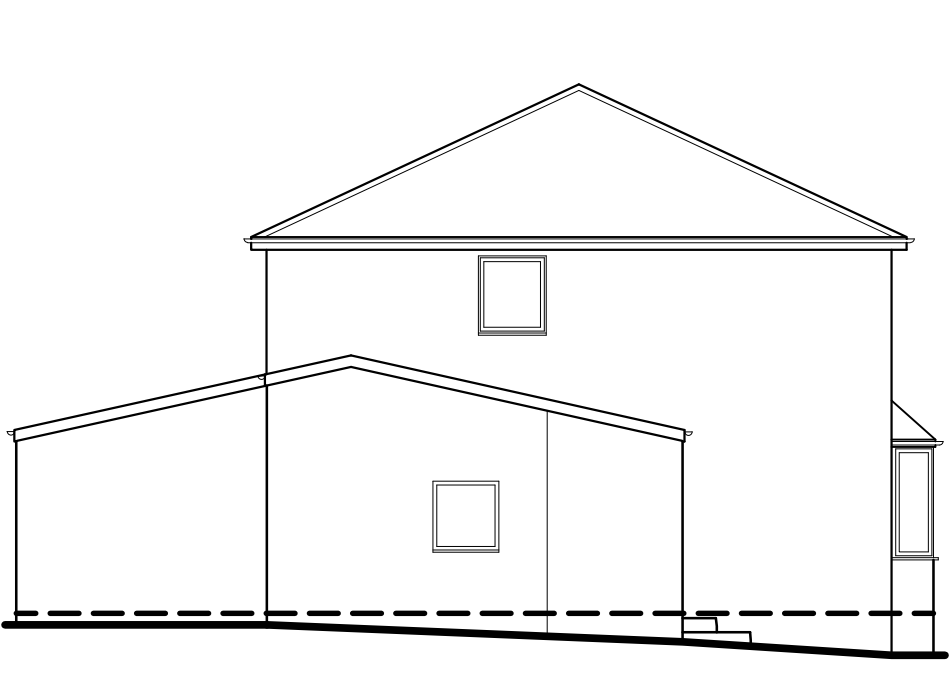
CLIENT		PROPOSAL		
Louise Andrews 155 Cross Lane Prescot Merseyside L35 5DT		Garage Conversion and Porch		
JOB Ref.		DRAWING NAME		REVISION
0019/21	DATE Feb 2023	SCALE 1:50 & 1:100 @ A1	DRAWING No. BR-001	B



Existing Front Elevation



Existing Rear Elevation



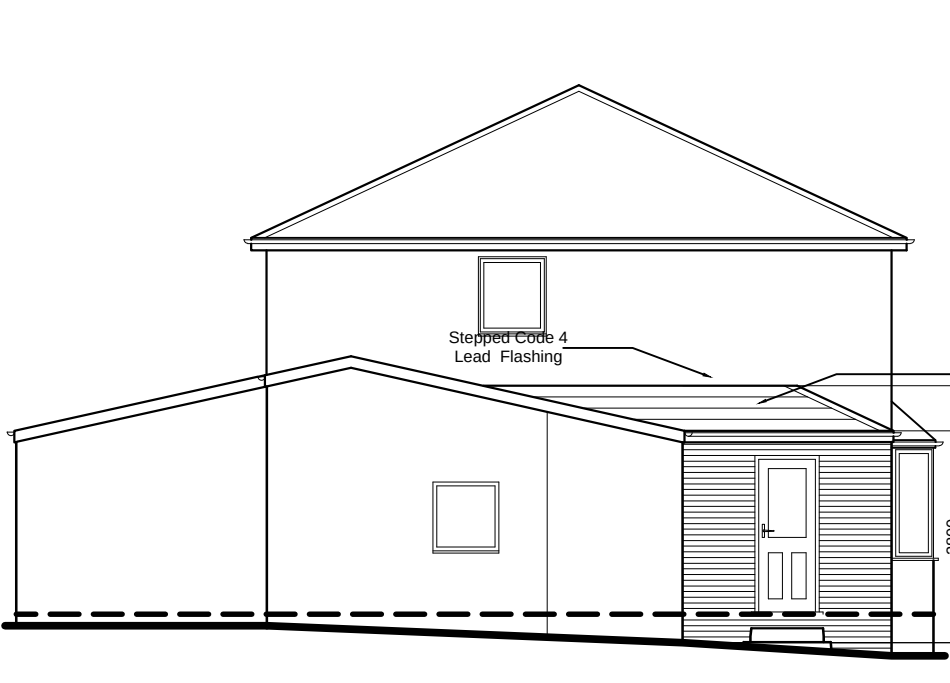
Existing Left Hand Elevation



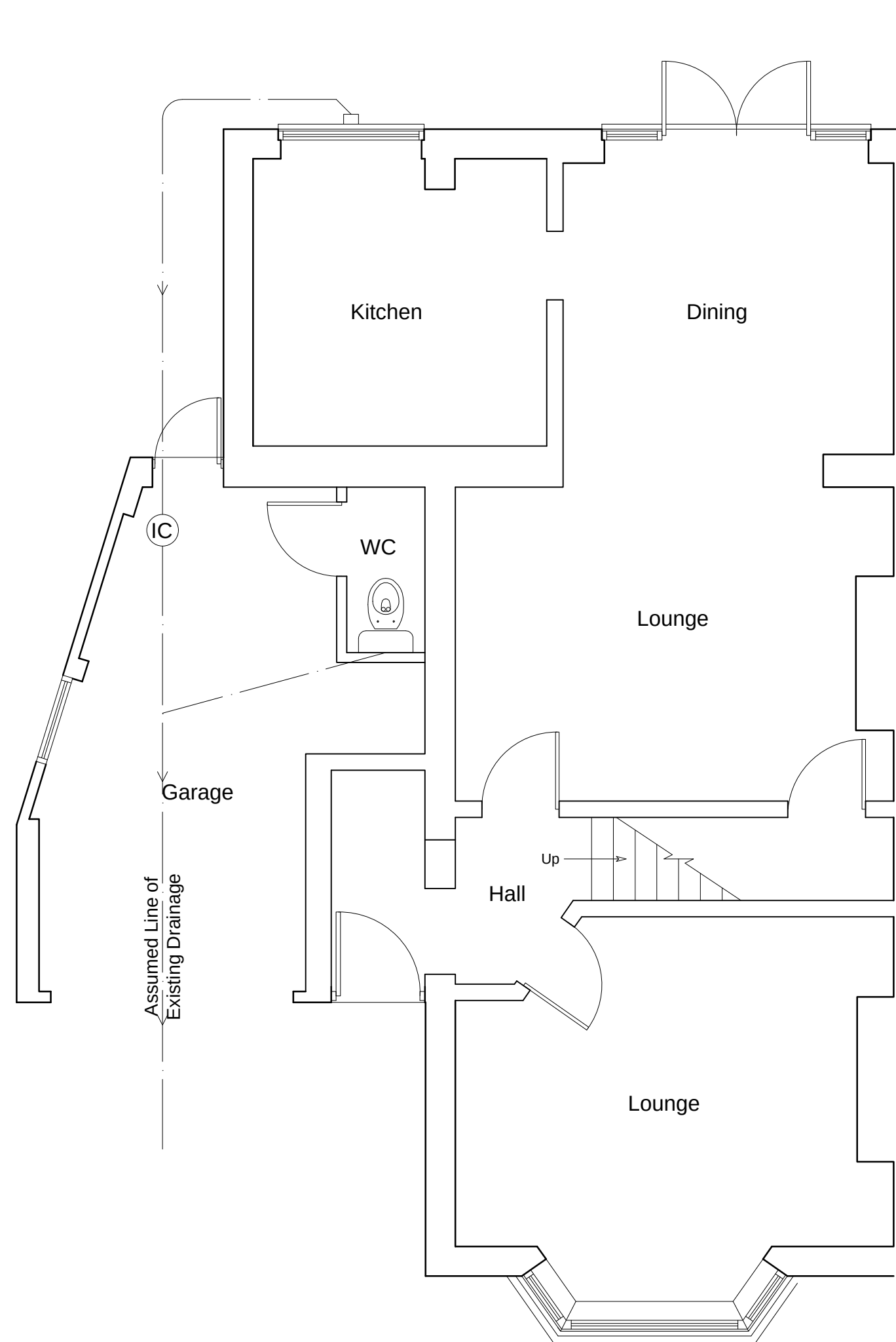
Proposed Front Elevation



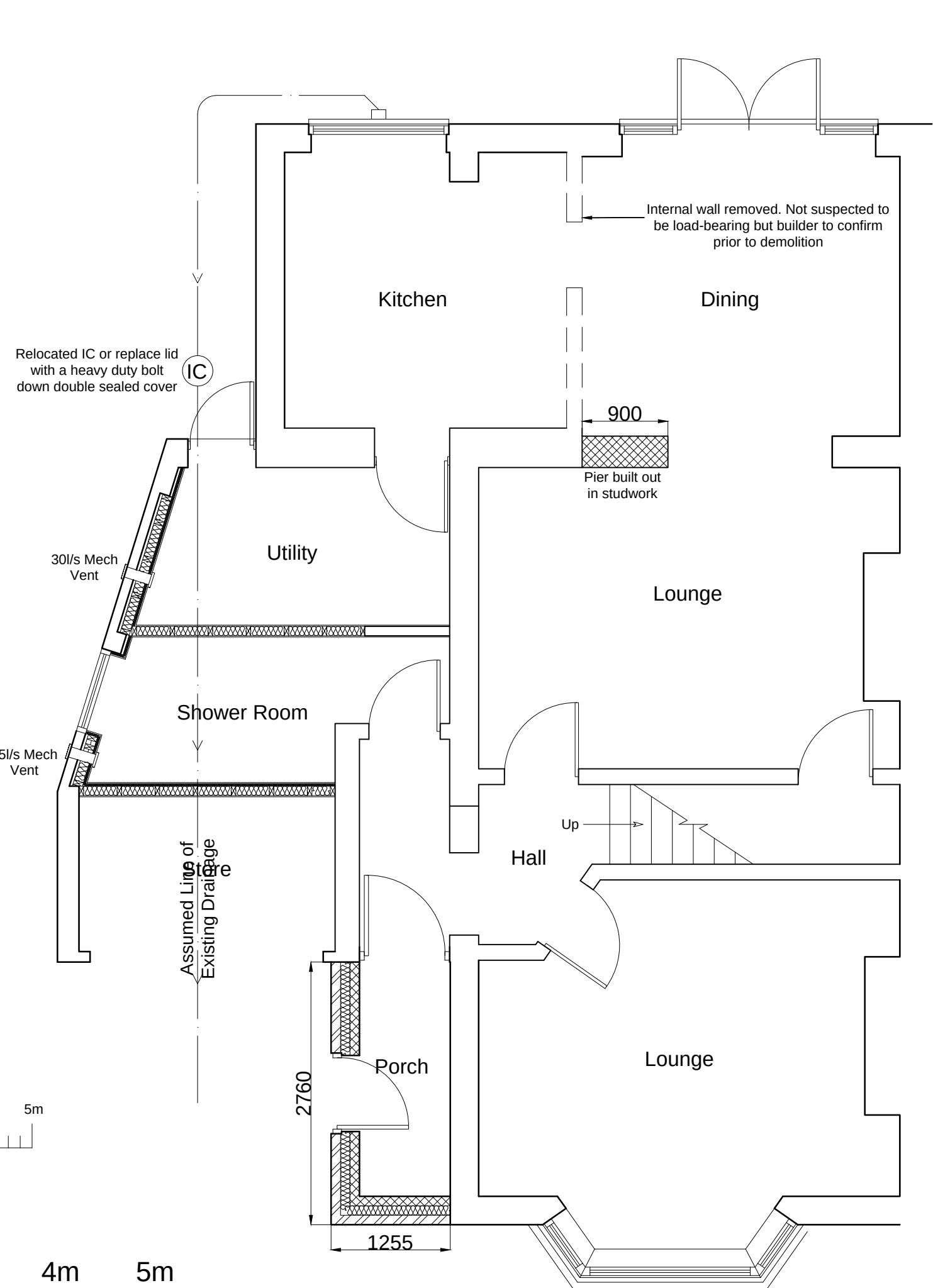
Proposed Rear Elevation



Proposed Left Hand Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan

0 1m 2m 3m 4m 5m

Scale Bar 1:100

0 1m 2m 3m 4m 5m

Scale Bar 1:50