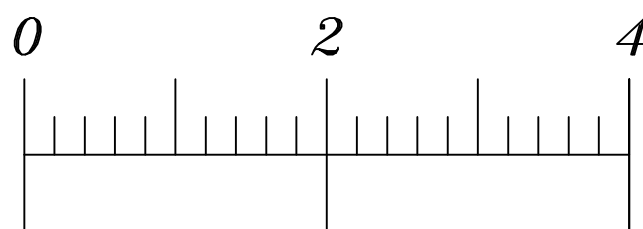




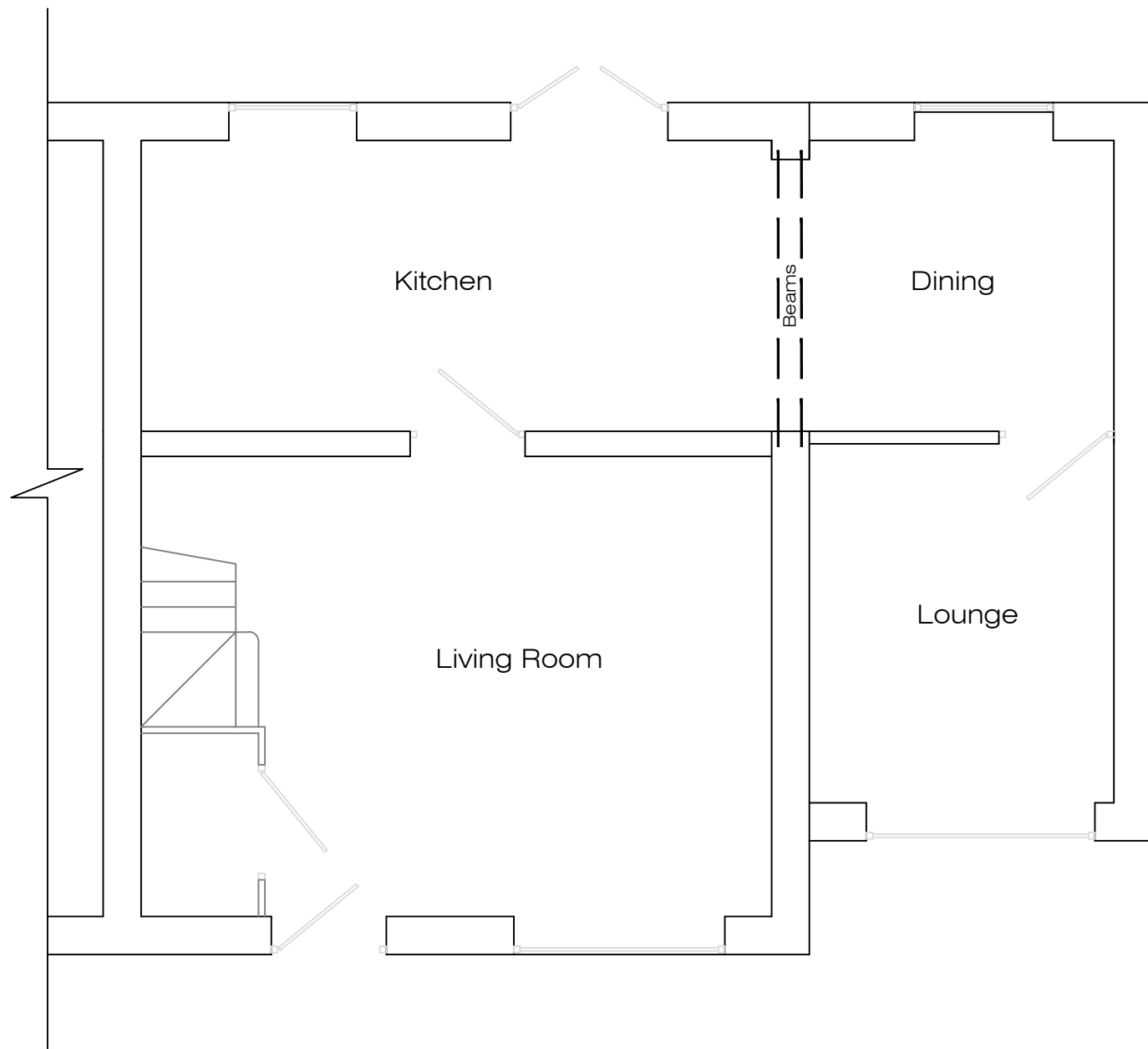
Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation



Scale Bar (m)



Proposed Ground Floor Plan

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.

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.

EXTERNAL WALL UPGRADE
Existing garage floor to be exposed and checked for suitability to carry the load from the new stud wall prior to commencement of work and as required by the Building Control Officer. Construct an inner leaf of timber studwork using 100mm x 50mm treated timbers with head and sole plates and noggin at 400mm ctrs ensuring a 50mm clear cavity between existing wall and new stud. Provide a breathable membrane (having a vapour resistance of not more than 0.6 MNa/g) on cavity side of studwork. Insulation between and over studs to be 100mm Kingspan ThermaWall TW55 between studs and 32.5mm Kingspan Kooltherm K118 insulated dry lining board with VCL over studs. 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. Provide a cavity tray at the base with weep holes at 600 ctrs. Provide horizontal strip polymer (nylon) 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 wall. New DPC to be made continuous with floor DPM.
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.

TIMBER SUSPENDED FLOOR
Provide a damp-proof membrane of at least 1200 gauge polyethylene over existing floor slab. Floor construction - Min 20mm softwood tongue and groove softwood boards or moisture resistant particleboard grade type C4 to BS EN 312:2010 as required, laid with staggered joints. Provide C24 grade soft wood joists at maximum 400mm centres to suit span and to engineer's details. Joists to be supported off proprietary galvanneal post hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 60mm treated wall plates with DPC onto masonry honeycombed sleeper walls built off thickened oversite concrete. Joists infilled with 100mm Kingspan TF70 on battens or proprietary insulation 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 are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not 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. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through any radon barrier.

Address
16A Marsden Road, L26

Job Title
Garage Conversion

Drawing title
Proposed Plans

Chkd	Appvd	date	scale	Dwg No.
		Sep '24	1:50 @ A1	002