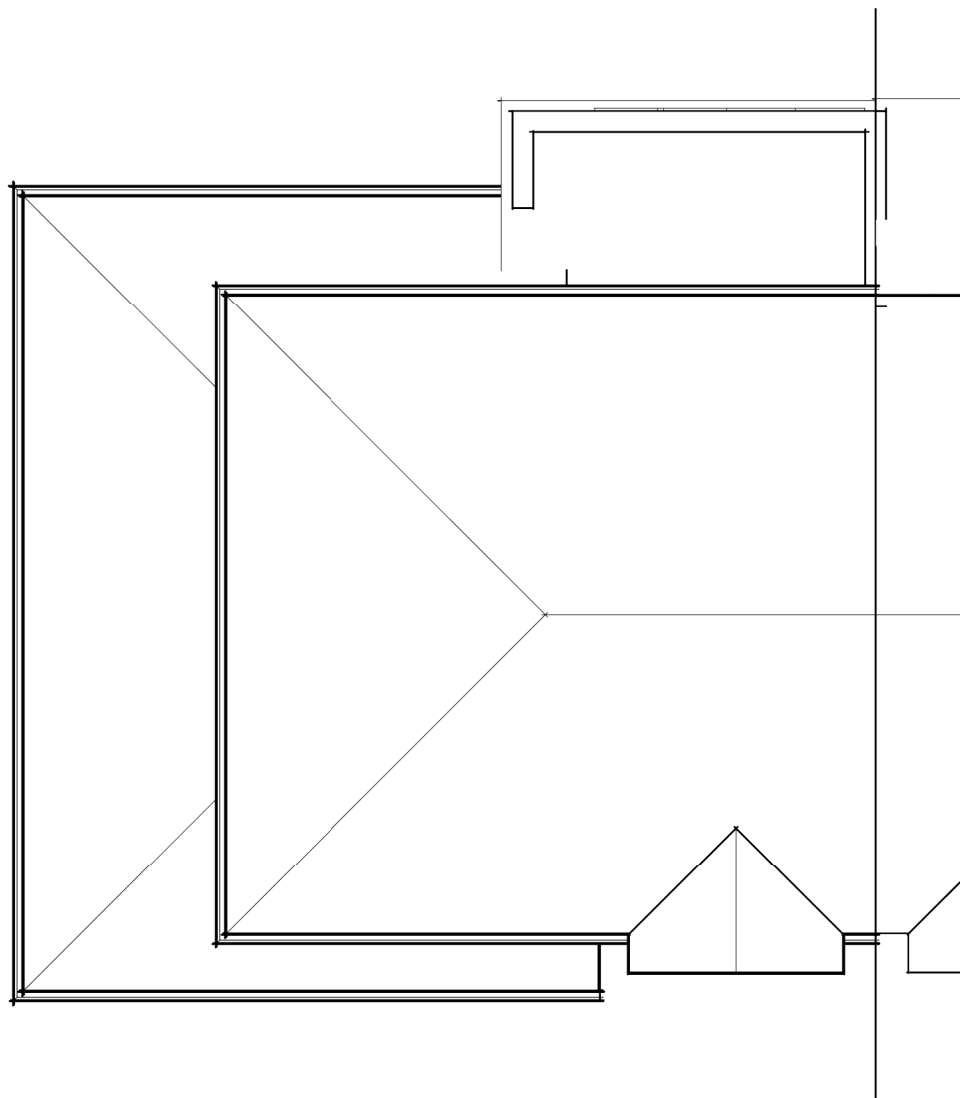
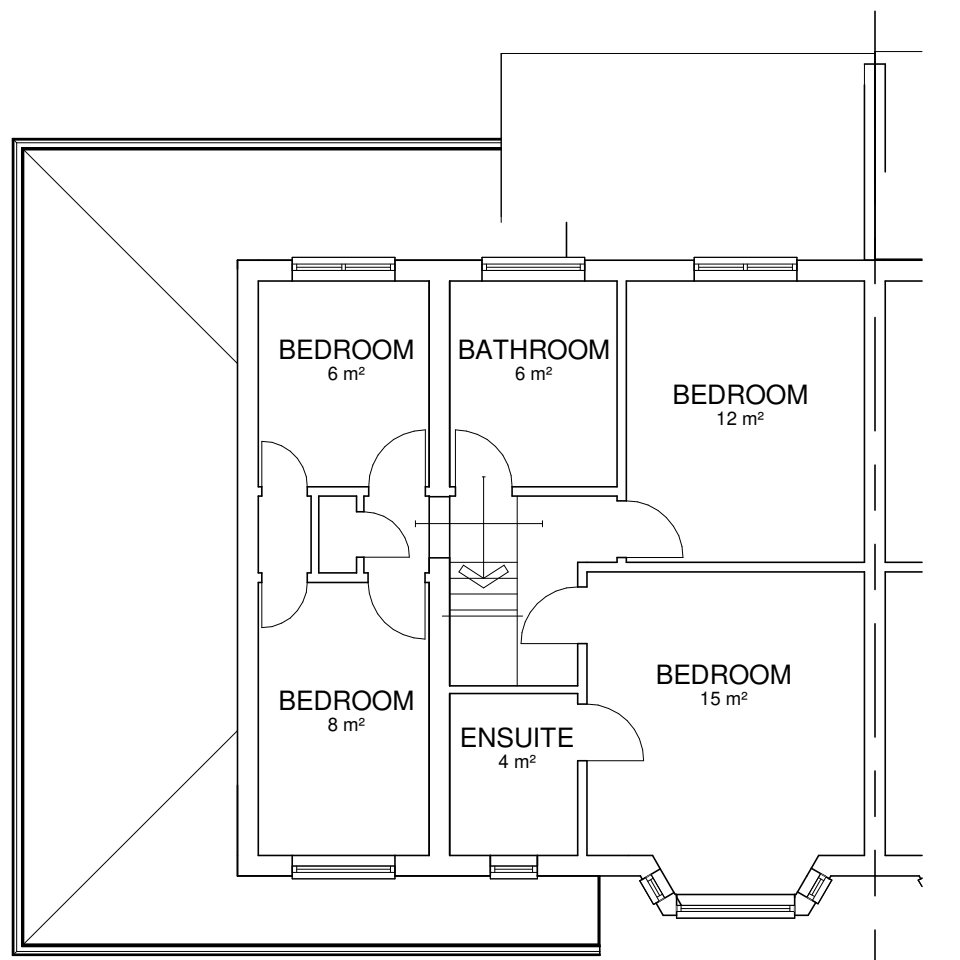
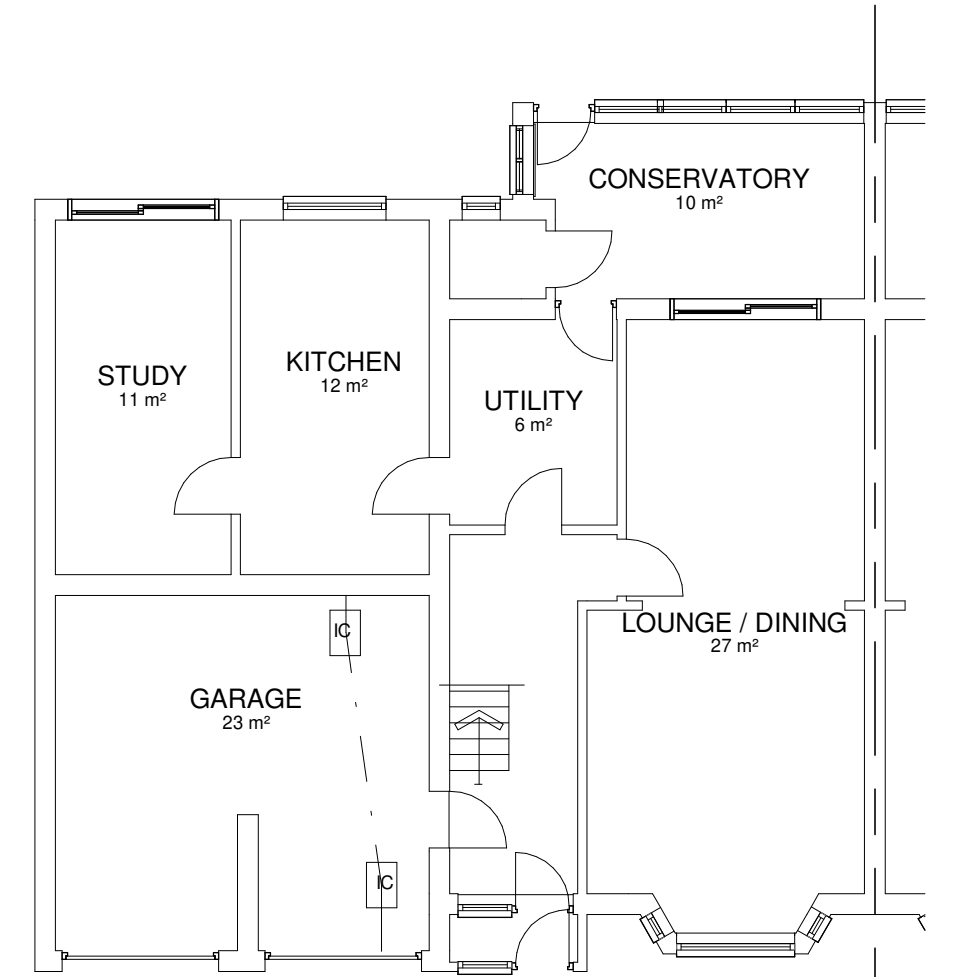




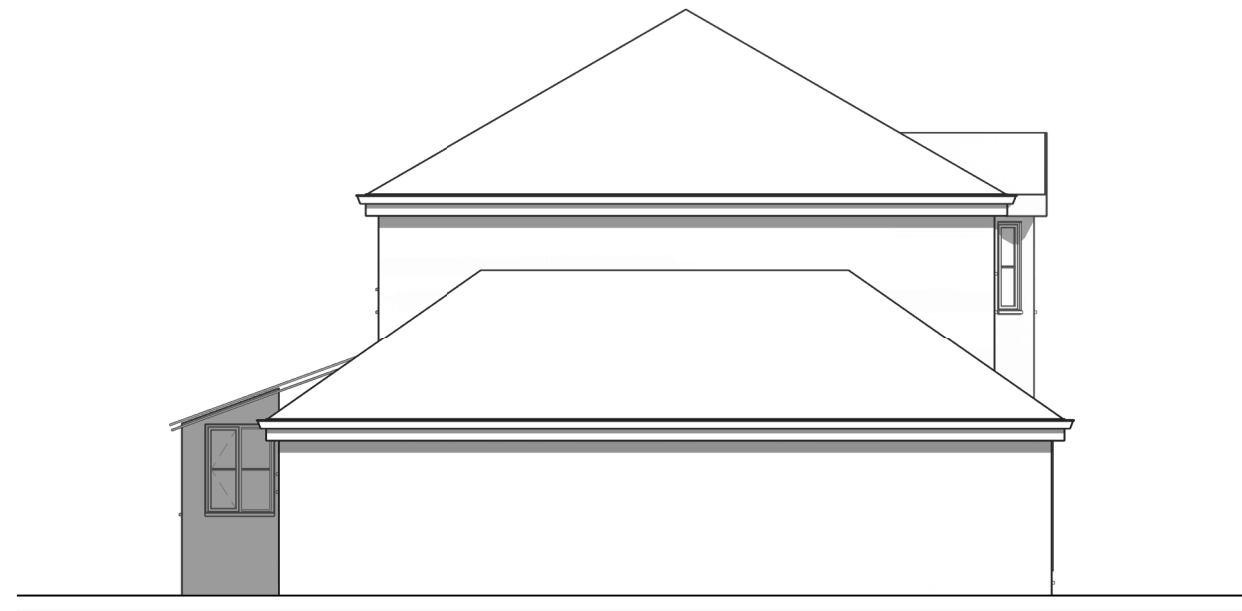
3 - Existing Roof Plan
1 : 100



1 - Existing First Floor
1 : 100



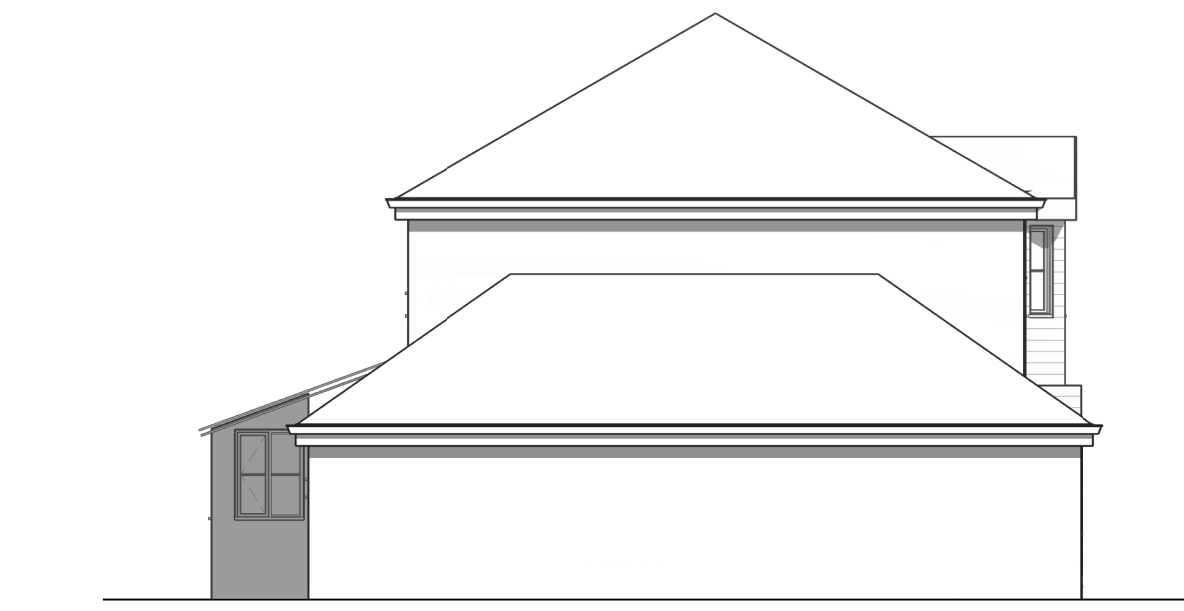
0 - Existing Ground Floor
1 : 100



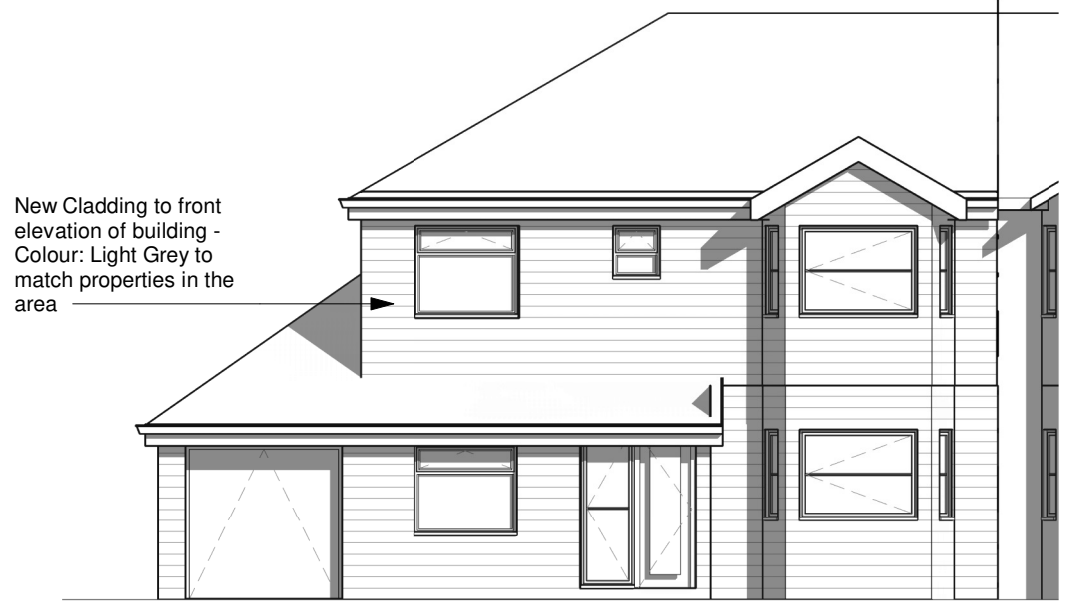
5 Existing Side
1 : 100



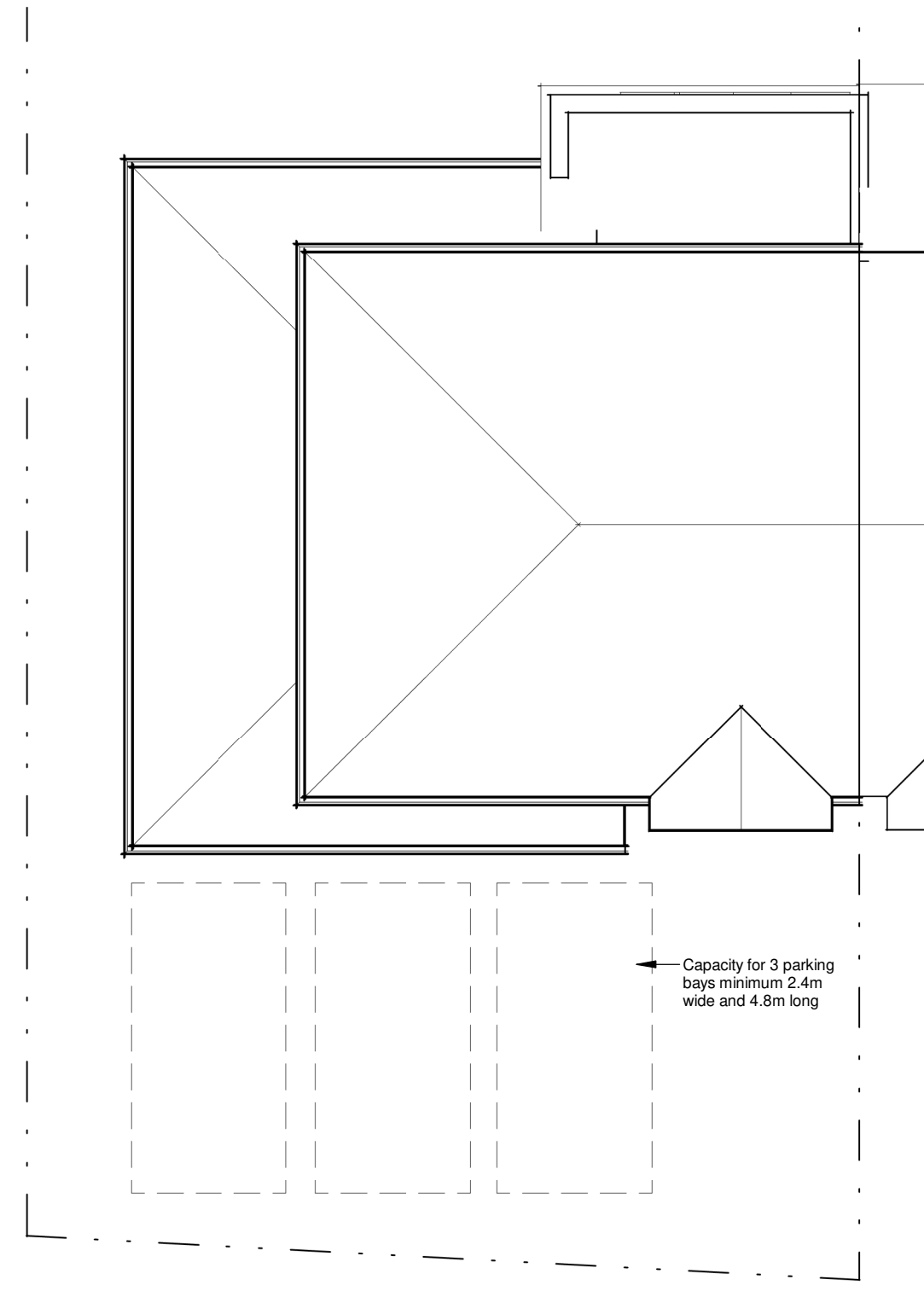
6 Existing Front
1 : 100



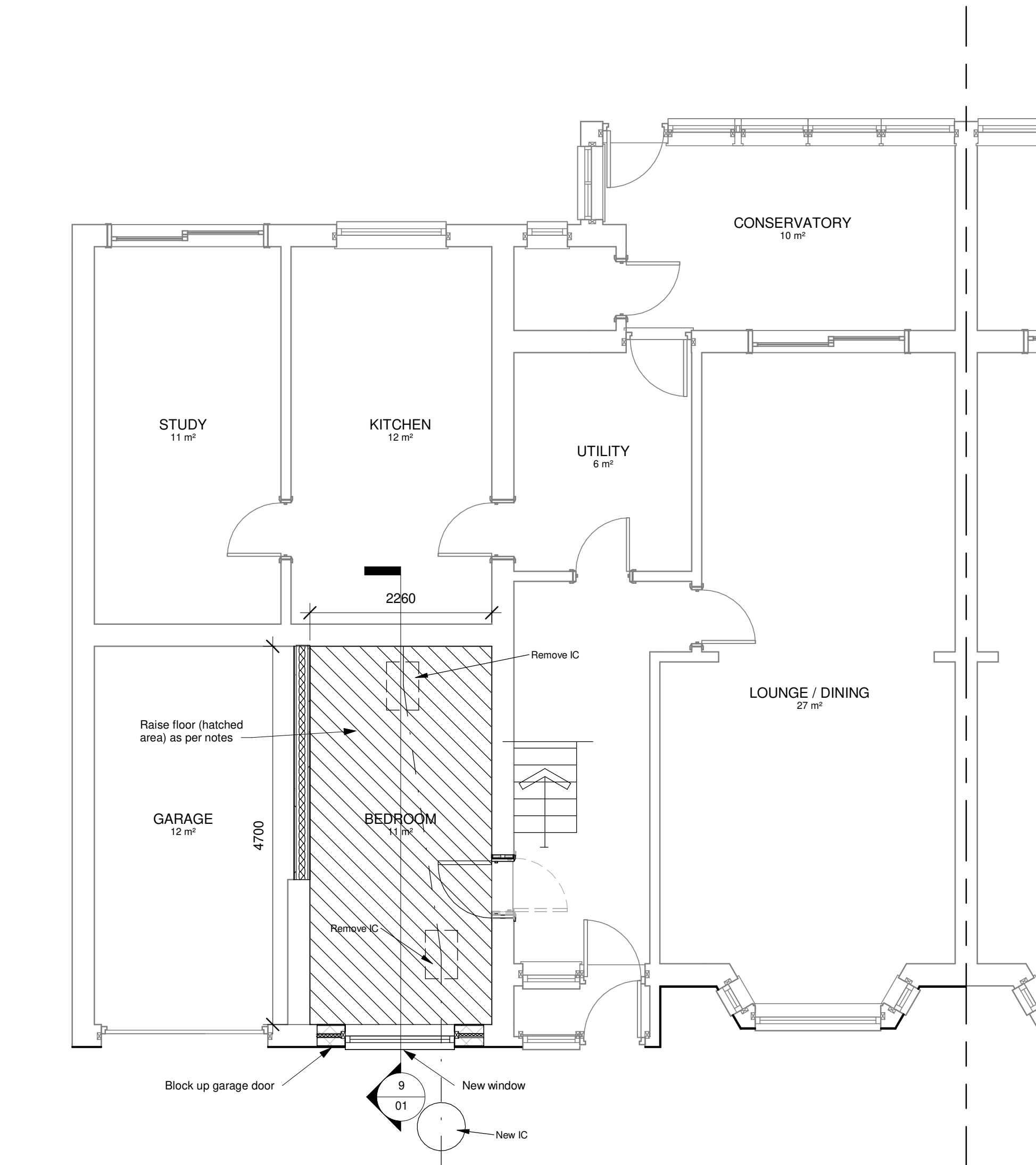
7 Proposed Side
1 : 100



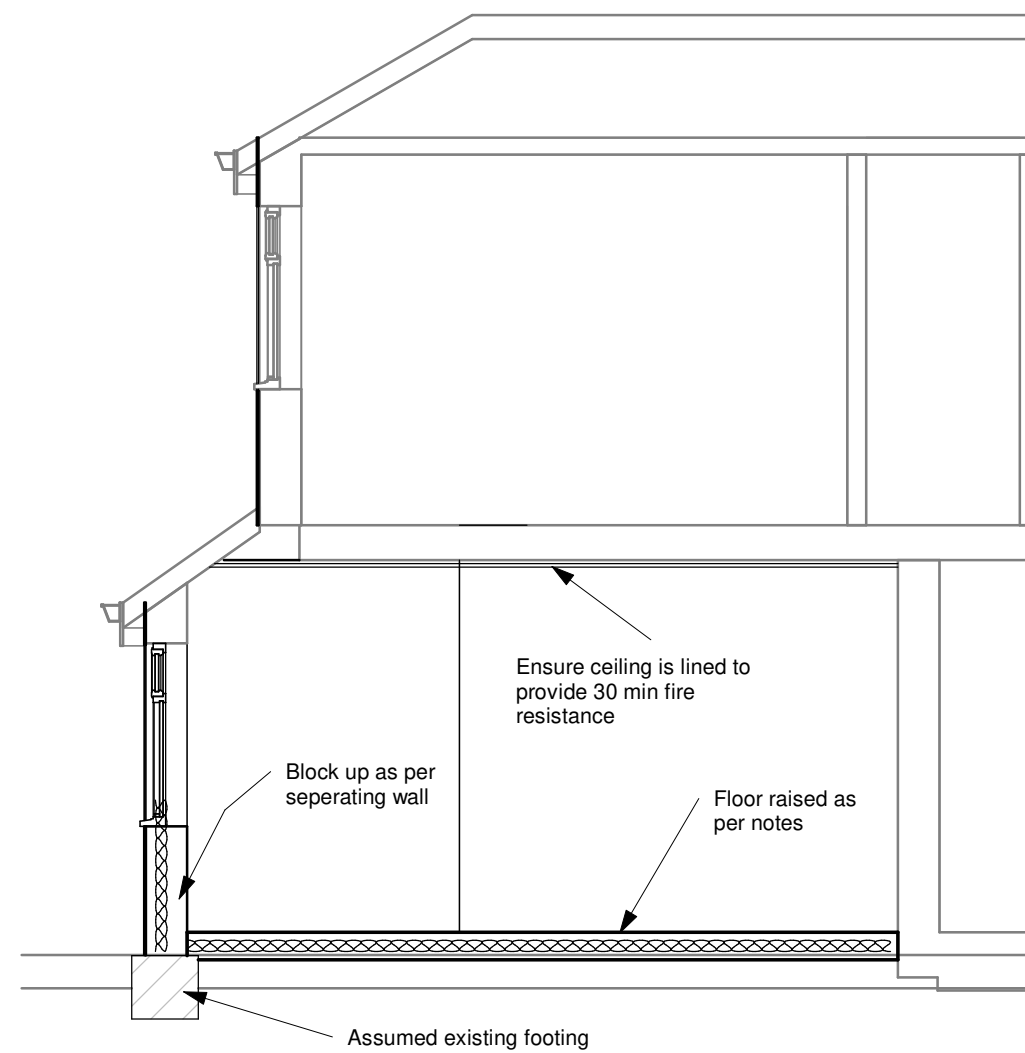
8 Proposed Front
1 : 100



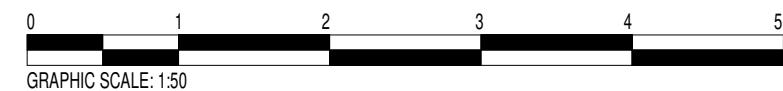
10 Site Plan
1 : 100



0 - Proposed Ground Floor
1 : 50



9 Section 2
1 : 50



Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations. I.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

New inspection chamber sizes to suit invert of drains minimum sizes 600 x 450mm internal with 103mm semi engineering brickwork sides 215mm where invert exceeds 1000mm, built up from 150mm concrete slab base and fitted medium duty cover and frame.

New separating internal partitions: new separating partitions between garage and new bedroom to be Gyproc Jumbo studwork, comprising 146mm metal studs clad each side with 2nd layers of 15mm plasterboard with staggered joints and 7mm skim plaster coat with 50mm thick Gyproc 1200 sound insulation quilt in centre to achieve minimum 1hr fire resistance and sound reduction of not less than DnTw=53dB tested to BS2750 pt4 1980. allow double or triple floor joists beneath new studwork where spanning same direction, all the above to British Gypsum recommendations and to local authority satisfaction. The partition should achieve a 0.18 W/m²k U-Value and on the garage side be finished with 'K' render or similar on mesh on 12mm marine ply.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE:18thEd) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Sloping ceilings Plant on to achieve 150mm min. depth. Fit Celotex GA4100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOABEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED.NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCR OACH OVER OR UNDER EXISTING ADJACENT BUILDING.

Garage conversion floor (hatched on plan): Raise level of floor to match house 21mm T & G 1g chipboard on min 90mm celotex tuff R on screed on 1200g DPM continuous with new & existing DPC's.

Blocked up garage door - External Walls: 'K' render or similar on mesh on 12mm marine ply on 100 x 50mm studwork with celotex GA4070 batts between and flush with outer face (30mm cavity) celotex TB4012 insulation across stud inner face with 12.5mm foilback plaster board finish with taped and filled joints.

Garage ceiling - 6mm masterboard with 12.5mm plasterboard over with staggered joints. 90mm celotex in first floor above integral garage.

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Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Applecore PDM Ltd accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department

Rev.	Date	DESCRIPTION
A	NOV 23	PLANNING OFFICER AMENDMENTS



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Park Gate
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Tel: (01329) 888 322

Client
Mr & Mrs Robinson

Job Title
38 Lester Avenue

Drawing Title
Garage Conversion

Scale **As indicated** Sheet **A1**

Date **Aug23** Drawn by **SA**

Drg. No.
PG8126 · 23 · 01

Rev.
A