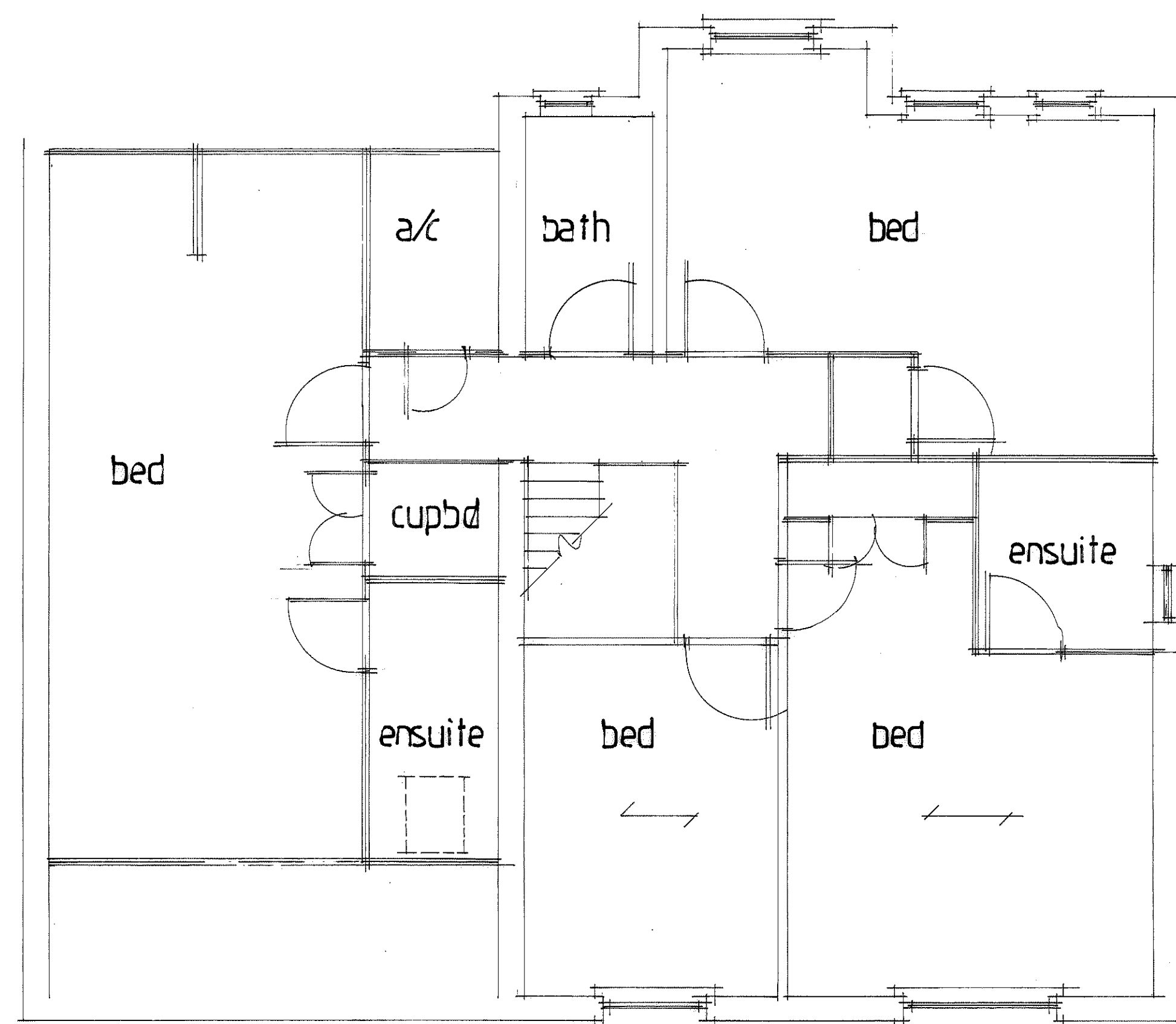
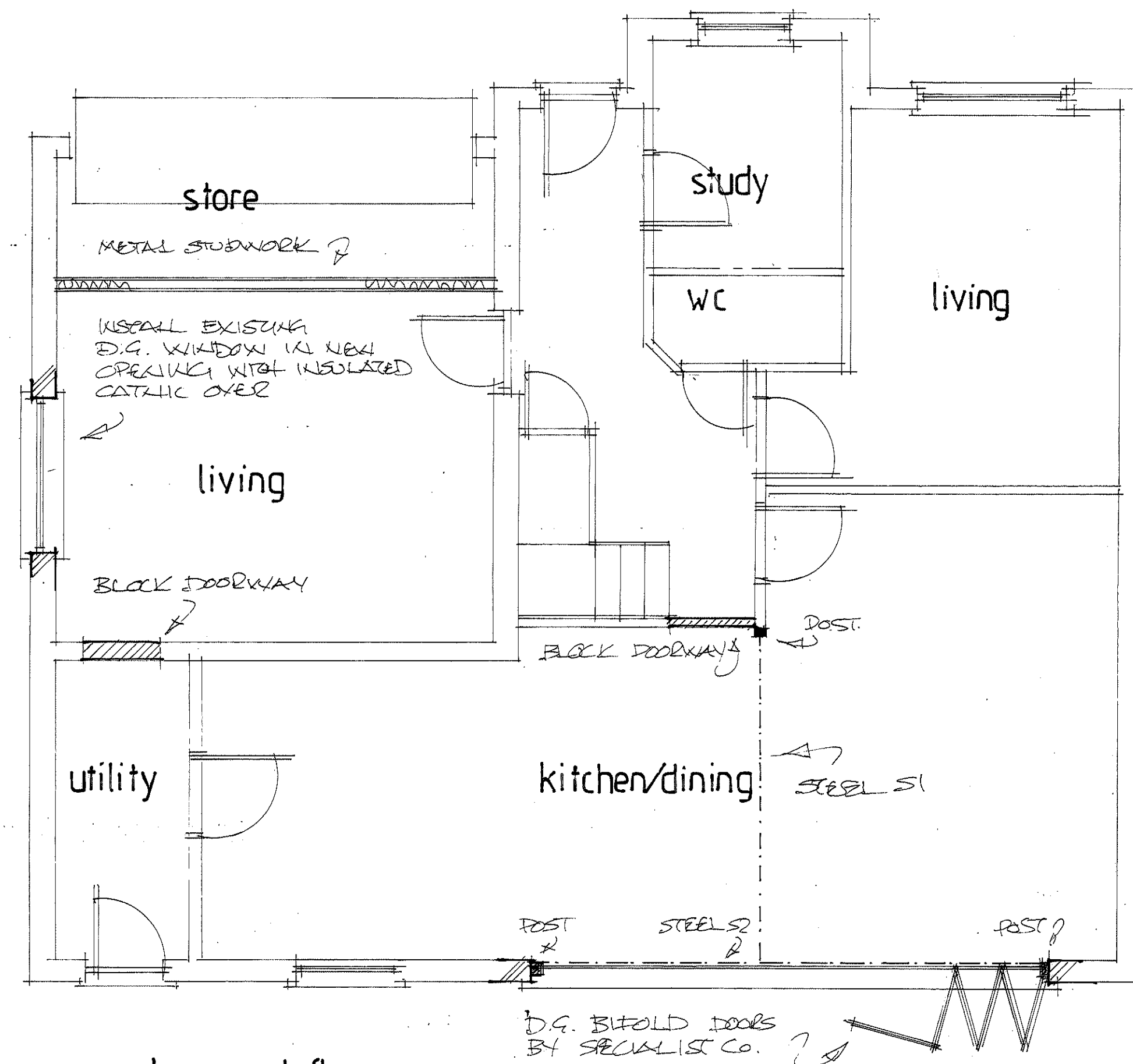
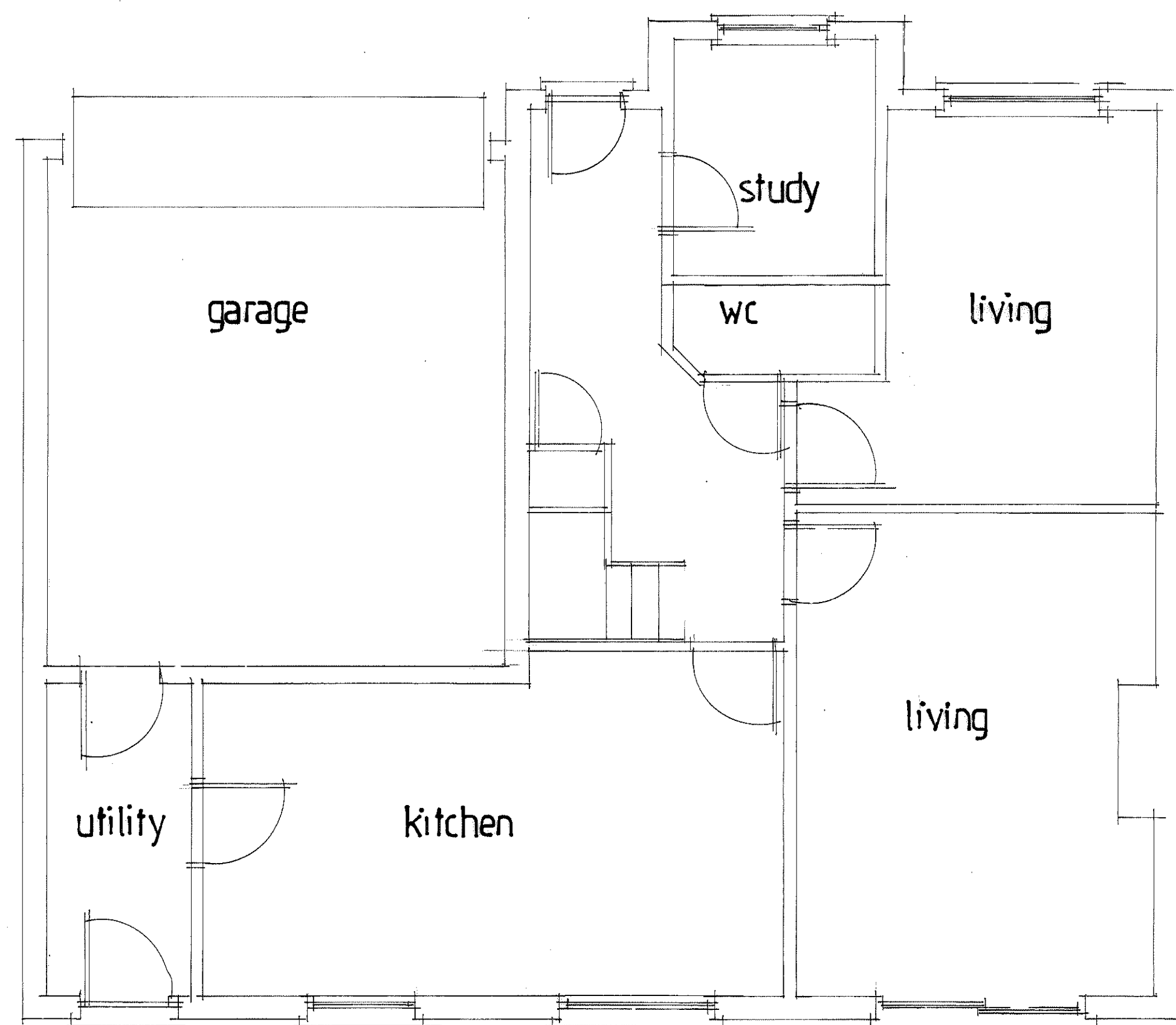




Opening window: Areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sqmm trickle vents per room. The maximum area of the double-glazed window not to exceed 20% of total floor area.

New windows: New double-glazed windows to have minimum U-value of 1.60w/m²K. Doors to have a minimum U-value of 1.80w/m²K. Toughened glass in glazed doors and windows in critical locations e.g. alongside doors. Seal around window/wall joints with mastic sealant. Double rafters as roof light trimmers if applicable.

Steelwork and Timbers: Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers of 12.5mm plasterboard for half-hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings. See structural calculations for sizes. Fabrication details to be provided if required by building control.

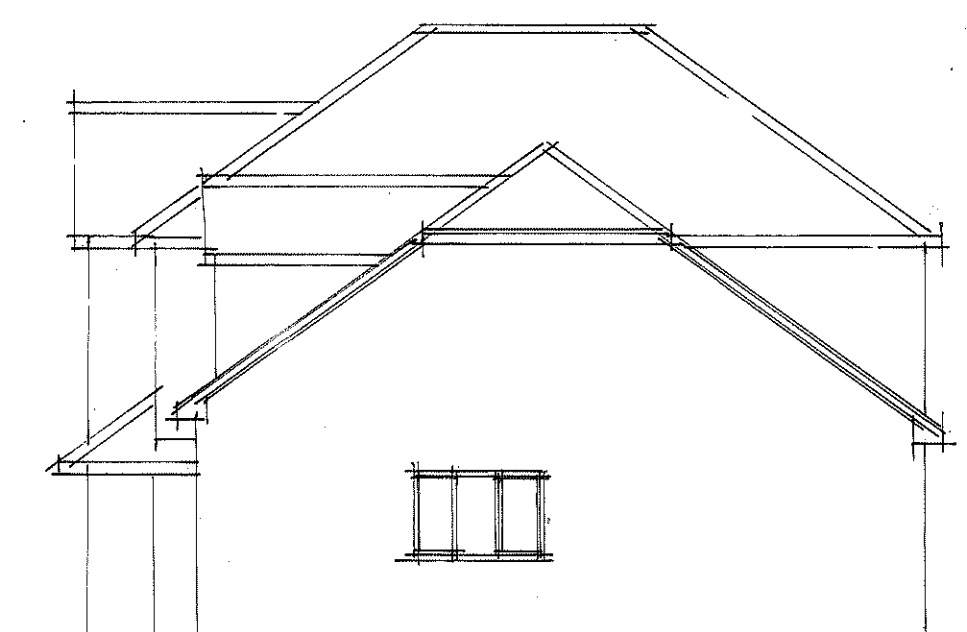
New internal partition: to be 'Gyproc Jumbo' studwork, comprising 146mm metal studs clad each side with 2 layers of 15mm plasterboard with staggered joints and 7mm skim plaster coat. 125mm Celotex insulation to be installed in void.

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 professional with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30-minute fire resisting.

Radiators: All new radiators to be fitted with TRVs.

Floor to new living room: 50mm reinforced grit screed on 100mm on 'Celotex GA4070' insulation battens.



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Principal 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 Principal Contractor's duty to ensure all works on site are approved by an appointed Building Control body.

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

Principal 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 Principal Contractor's responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns-Young Architectural accepts no responsibility.

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

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Date		Revision

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Client
MRS. J. CLONIE

Job Title
14 MAPLE WOOD
BEDHAMPTON
HAMPT.

Drawing Title
PROPOSED GARAGE
CONVERSION AND
STRUCTURAL ALTERATIONS

Scale 1:50

Date OCT. 20 Drawn by CHL

Drg. No. 4163 : 20 Rev. A