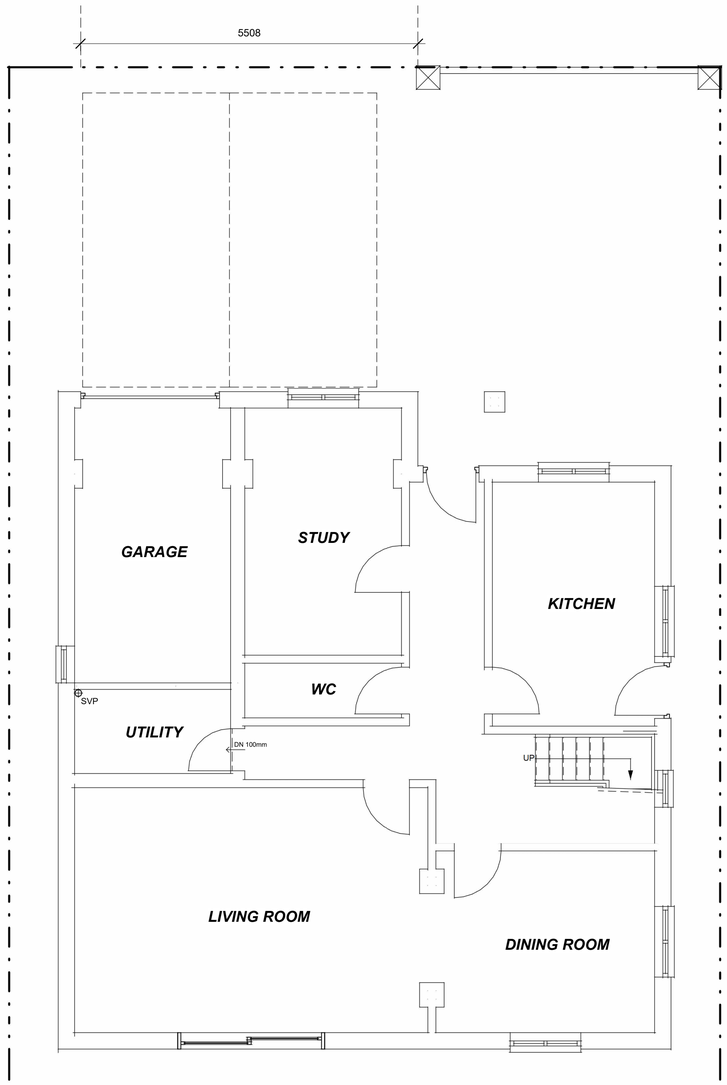
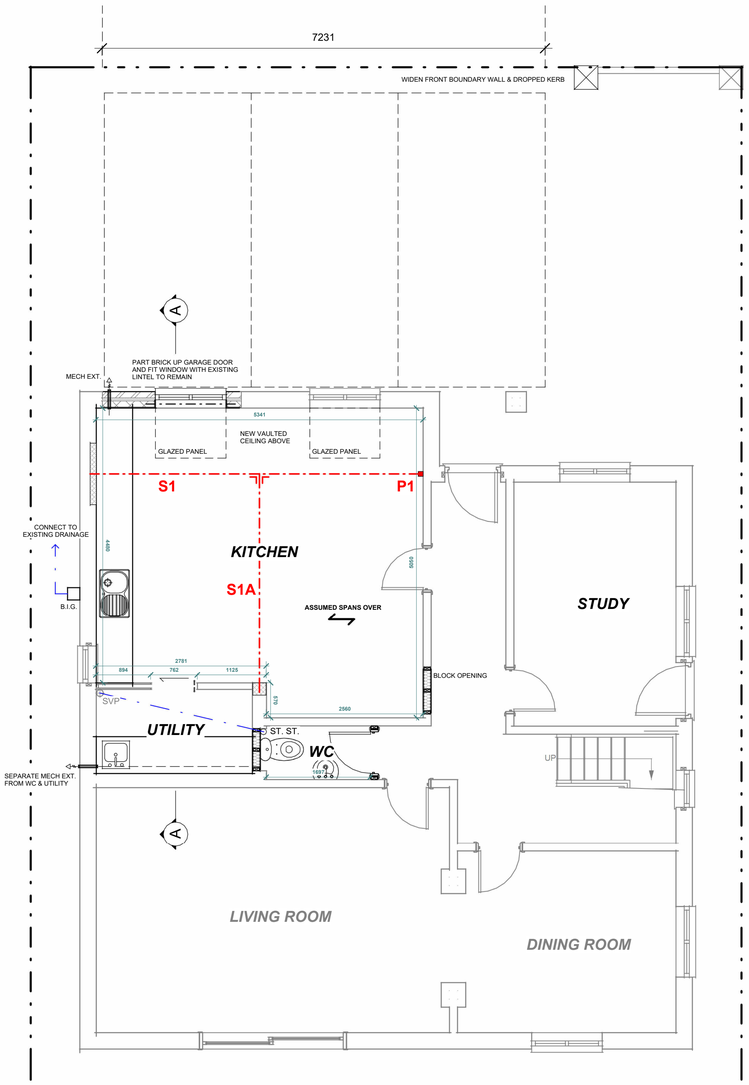


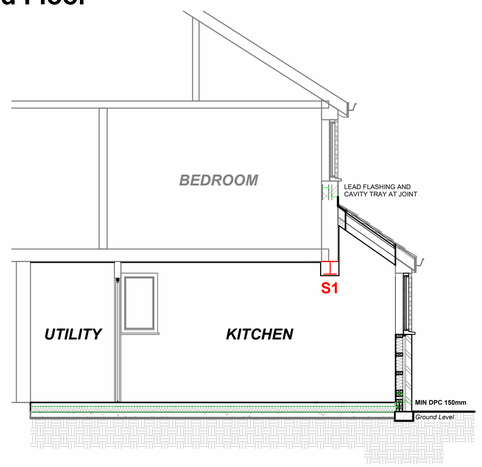
Existing Ground Floor
1 : 50



Proposed Ground Floor
1 : 50

Existing Front (North)
1 : 100

Proposed Front (North)
1 : 100



Section A.A.
1 : 50

0 1 2 3 4 5
GRAPHIC SCALE: 1:50

0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

INNER PARTITIONS - 100mm x 50mm treated timbers studs at 400mm cts. with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at ½ height or 450mm cts. Provide min. 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm 'Rockwool' or 'Isowool' mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with 3mm skim plaster finish. Taped and jointed complete with beads and stops.

GARAGE FRONT WALL – Remove garage door and replace with double glazed window with existing lintel remaining or replaced with insulated 'Catnic' lintel. Build up new 102mm facing brickwork with matching cavity on 50mm x 100mm C24 studwork at 400mm ctrs with horizontal noggins at 600mm ctrs. Fill studwork with 100mm Celotex GA4000 insulation batts, internal finish with 12.5mm plasterboard finish and 3mm plaster skim with taped and filled joints. Base of wall to sit on prestressed concrete lintel below ground level.

UPGRADING GARAGE FLOOR - 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 90mm 'Xtratherm Thin-R' insulation, 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 with 65mm sand/cement finishing screed with light mesh reinforcement. 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. **TO ACHIEVE A U-VALUE OF 0.25W/m²K.**

STEELWORK AND TIMBERS - Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the attached structural calculations and details. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. New steel beams to be encased in 12.5mm 'Gyproc FireLine' board with staggered joints, 'Gyproc FireCase' or painted in 'Nullifire S' or similar intumescent paint to provide 1/2-hour fire resistance as agreed with Building Control at floor levels. All fire protection to be installed as detailed by specialist manufacturer. **LENGTHS OF STEELS TO BE SITE MEASURED TO INCLUDE BEARINGS. FABRICATION DETAILS TO BE PROVIDED IF REQUIRED BY BUILDING CONTROL.**

NEW AND REPLACEMENT DOORS/WINDOWS - Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F. Local authority may insist on a SAP calculation to prove areas with large amount of glazing. This will involve extra fee if required. **TO ACHIEVE A U-VALUE OF 1.4W/m²K.**

GLAZED PANELS - To be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof panels to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc. **TO ACHIEVE A U-VALUE OF 1.6W/m²K.**

DRAINAGE - All drainage to 'BS EN752' plus approved doc H 100mm diam. UPVC drain ware minimum fall 1:40 in 150mm concrete surround new or existing inspection chamber on the existing run. The public sewer being accurately located by the applicant on site prior to commencement of foundation excavations in order that the effect of the proposed works can be determined. Where the public sewer is to be built over, the condition of the public sewer being camera surveyed or fully exposed and determined as satisfactory. Failing this the affected length of pipework being replace with new. All foundations within min. 3.0m of the public sewer being taken down to below invert level of the public sewer. No structures running parallel to the line of the public sewer being located within 500mm of the public sewer. Crossings being adequately supported using pre-cast or appropriately designed in-situ concrete lintels or beams flexible packing surround. In some circumstances it may be necessary to apply to the managing water company for a "build over agreement" prior to the works being carried out. Advice can be sought from Thorns Young or your local Building Inspector.

PIPES PASSING THROUGH WALLS - Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO. Alternatively, where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a max. length of 600mm.

STUB STACK - Run to 100mm dia. stub stack terminating above appliance flood level with 'Durgo auto-vent'.

PLUMBING - All to 'BS EN 2056' plus approved doc H 38mm dia. wastes from the sink, bath and shower, 32mm dia. waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm dia. UPVC SVP terminating min. 900mm above nearest window head and with rodding access at the base.

MECHANICAL EXTRACT - Provide mechanical extract ventilation to WC/bathroom/shower room ducted to external air capable of extracting at a rate of not less than 15 l/sec. Vent to be connected to light switch and to have 15 minutes over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

MECHANICAL EXTRACT (KITCHEN) - Kitchen to have mechanical ventilation with an extract rating of 60 l/sec or 30 l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body. If applicable utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/sec.

ELECTRICAL WORKS - All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

INTERNAL LIGHTING - Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide. Any recessed ceiling lights to be 30-minute fire resisting.

HEATING - Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations. Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have minimum 'SEDBUK' rating of 90%. Run 22mm diameter condensate pipe to foul drain via 75mm trap.

This drawing and the information provided is the property of Thorns Young Architectural and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

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.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked by Principle Contractor before commencing the works for adequacy prior to commencement of work and as required by the Building Control Officer. Any discrepancies please contact Thorns Young.

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 Thorns Young Architectural accept no responsibility.

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

ATTENTION
THE BUILDING REGULATIONS HAVE CHANGED AS OF 15th JUNE 2022. PLEASE READ THROUGH THE SPECIFICATION CARFULLY BEFORE PROCEEDING WITH THE WORKS.

Rev.	Date	Description
A	OCT 22	PLANNING AMENDMENTS

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Client
Mr & Mrs Graham

Job Title
11 Manor Way,
Hayling Island

Drawing Title
Garage Conversion

Scale As indicated | Date AUG 22

Drawn by CM | Checked by BT | A1

BUILDING REGS

Drg. No. 6156 · 22 · 1 | Rev. A

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