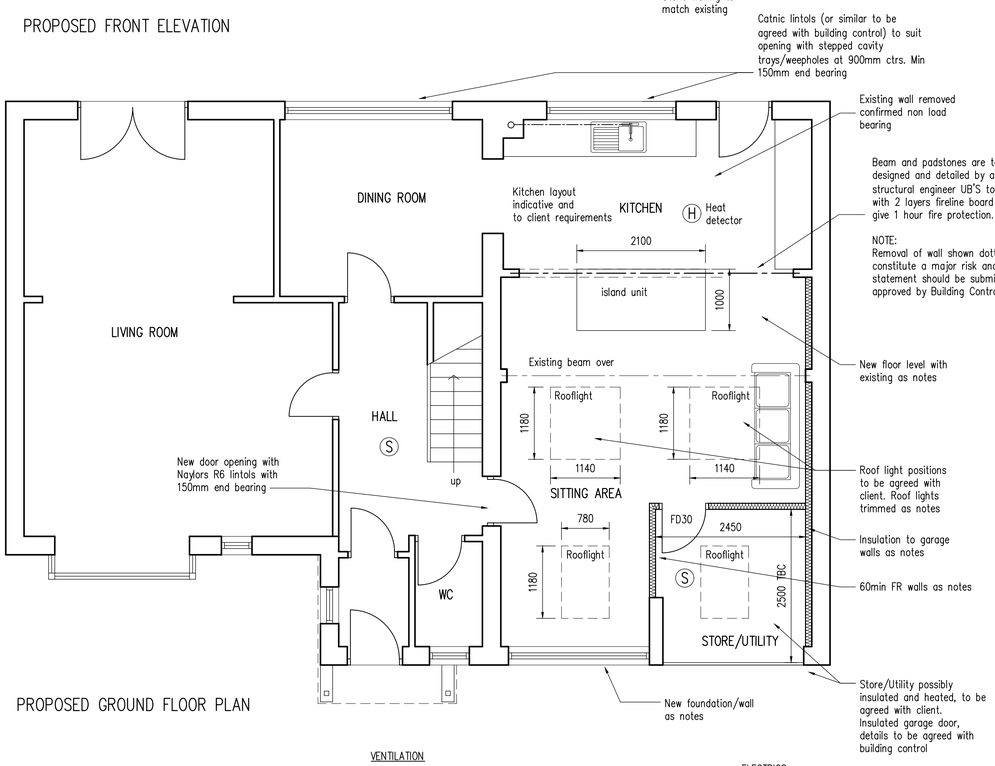
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN

VENTILATION

Kitchen room to have 60 litres/second extract fan. (30 litres/second if adjacent to hob)

Utility room to have 30 litres/second extract fan

FIRE DETECTION

Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2019. Certification is to be provided prior to completion for the design, testing and installation.

LIGHTING

100% of light fittings to be capable of taking a low energy light bulb.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate). Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

Commisioning certificates to be provided to building control.

Underfloor heating to be installed, details to be provided to building control.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

All wiring to Part P BS 7671 (electrical safety) must be dsigned, installed. inspected and tested by a person competent to do so.

HEAT DETECTORS

Heat detectors to BS5839:6

NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRECONSTRUCTION PHASE

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

THE REMOVAL OF THE WALL WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND ULTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant meters, external mains gas and water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials, satellite dishes and boilers etc to be re-sited or re-routed prior to work being carried out.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

SANITARY PIPEWORK

New 40mm diameter upvc wastepipes, maximum 3.0m run to soil pipe, from sink to have minimum 75mm deep seal and linked to existing SVP.

All pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code for practice for sanitary pipe work ". New soil pipe to have rodding eye installed at base and encased in timber duct and clad in plasterboard with removable access panel.

FOUNDATIONS

650 x 200mm concrete strip to be dowelled to existing to firm bearing at depth of existing, minimum 900mm below finished ground level and at sufficient depth to prevent over sailing of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings. Trenches to be braced during ground works when foundations are deeper than 1200mm to prevent collapse. undermining of existing pipe runs, existing foundations,

* NOTE: – Foundation sizes have been taken from Approved Document A1/2, table E1, and allow for 50KN / m. Run on firm clay. This must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector.

NOTE: – Firm clay must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector, prior to work commencing to ensure that the contract is not delayed.

Class A foundation blocks to be used below ground level, and positioned centrally on footings. Steps in foundations where necessary, to be a maximum of 200mm with a minimum a 400mm lap.

Existing foundations to be uncovered prior to work commencing, to ensure the structural integrity for increased loading, and to be to the satisfaction of the Building Inspector.

GROUND FLOOR

Floor finish as client requirements on
21mm flooring grade chipboard on
viqueen/vapour control layer on
min 125mm Kingspan Thermofloor TF70 insulation
on levelling screed/concrete screed, (thickness to be determined on site so finished floor level is flush with the house floor) on existing concrete garage floor.

Floor to attain a maximum of 0.22 w/sq.m/deg.k.

WALLS

Comprised of natural stone 100mm on bed to match existing, 50mm clear cavity with 100mm high strength 7kn Celcon block inner leaf with 50mm Kingspan K8 partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plaster and skim finish.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (not dob and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All windows and external doors are to be air sealed.

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

Stainless steel double triangle wall ties, 225mm long. at 750mm c/c horizontally and 450mm c/c vertically, staggered and at 225mm c/c within 300mm centres around openings.

Cavities to be clear of all debris, filled to ground level with weak mix mortar trowelled to channel water to exterior, and cavities closed using mineral wool in a polythene cover at windows, doors and eaves. Weepholes at maximum 900mm c/c.

Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary.

Wall construction to attain a maximum of
0.28w/sq.m/deg.k.

INTERNAL TIMBER PARTITIONS

Comprised of 75 x 75mm sw C16 head and sole plates, 75 x 50mm studs at 400mm c/c, 75 x 50mm noggins at 900mm c/c, staggered 450mm in alternate bays, with 12.5mm plasterboard (moisture resistant to wet areas) and skim to each side, and the whole infilled with insulative quilt.

60 minutes fire resistant partition as former, but with 2no layers British Gypsum 12.5mm wallboard (moisture resistant to wet areas) and skim to each side, and the whole infilled with insulative quilt.

EXISTING EXTERNAL WALLS

Existing external uninsulated walls to garage to have Kingspan TW56 62mm,(50mm insulation and 12.5mm plasterboard and skim finish) fixed to 25mm x 50mm timber battens as required.

WINDOWS

Velux rooflight to be inserted to roof as indicated. Rafters and ceiling joists to be doubled up both sides. Ducting to be insulated with 100mm Kingspan.

Opening lights to be minimum 1/20th floor area.

Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays. Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc sw timber units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 10000sq.mm trickle vents to each habitable room.

Lintels to be catnic (or similar approved), installed in accordance with manufacture's specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

All architraves and skirting to match existing and adjacent.

Windows to attain a maximum of 1.6 w/sq.m/deg.k.

Doors to attain a maximum of 1.8 w/sq.m/deg.k.

DOORS

External doors to have draught excluders and weather bars.

CEILING/EXISTING ROOF

Any unisulated roof void to have 150mm Rockwool quilt insulation between and 150mm insulation laid above ceiling joists.
Existing void ventilation to be checked and confirmed.

Roof to attain a maximum of 0.16 w/sp.m/deg.k.

GENERAL NOTES

Cavity wall and ground floor insulation to be continuous

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This drawing is not a working drawing, and is only for the purpose of the following :-

A - Planning Submission
B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing.
- if doubt exists consult Belmont Design for clarification.

NOTE

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PROPOSED GARAGE CONVERSION AND INTERNAL ALTERATIONS AT

8 Bent Lea
Bradley
HD2 1QW

FOR : Mrs S Rahim

Proposed Plan/Elevations

Date -April 2022

Scale - 1:50

Dwg No. - 9597/02