



New inner timber
stoothing wall (insulated)
to full perimeter of garage

Building to be lined out with 75 x 50mm
tannalised timbers to form inner leaf.
75mm kingspan between studs with
sterling board sheething & 12.5mm
plasterboard skim finish. Nb new internal
wall to be kept independant to external
masonry wall for resistance to moisture

Electrical layout
to be agreed
with client

Existing obscured
glazing replaced
with clear double
glazed glazing

New basin installed

Existing floor to be checked for level and
insulated over DPM with 100mm kingspan
insulation board & 18mm T&G floating floor

Existing window
level raised to
create high level
opening

Games Room

Existing bracing yo
trusses to be
removed and
replaced with ridge
beam or slope
purlins to SE
design/calculations

Existing window
opened up
vertically and
replaced with
1800mm wide
double doors

Existing pitched roof retained

Garage door fixed shut to
internal timbers, new 75 x
50mm tannalised timbers,
75mm kingspan and
12.5mm plasterboard
skim finish internally

Driveway

Patio

Existing
Dwelling

Ground Floor Plan

PLANNING - PERMITTED DEVELOPMENT

The proposed garage conversion, we contend, is permitted development and not formally requiring a planning application. This application is simply made to verify this and provide the applicant with the relevant paperwork to prevent conveyancing issues in future.

NB The Kirklees planning website indicates that the property has had its PD rights withdrawn as part of the 2020/62/92817/W planning approval. Given this application/approval has not been implemented the property still benefits from PD rights.

Building Regulations approval is required for the proposed works, a separate application will be submitted to Kirklees Building Control

ELECTRICS

All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

All electrical sockets are to be protected by an RCD, either by
a. Protecting the consumer unit.
b. The circuit
c. The socket (not the plug)

Cables to be min 50mm. deep.

Internal light fittings to have fittings, which will only allow low energy bulbs to be used.

DRAINAGE

Surface water to be connected into existing system - soakaway impracticable due to landscaped garden and lower level of neighbouring property.

All new below ground drainage pipework to fall 1:40 min. gradient for foul water and 1:60 min. gradient for surface water.

Wash hand basin to have 32mm. dia. P.V.C. waste with a 75mm anti-siphon seal bottle trap discharging to new external stack.

All new drainage to the entire satisfaction of the L.A Building Control Inspector.

FLOOR

Existing floor to be checked for condition and level.

Floor to be leveled with self leveling compound (if required).

100mm Kingspan thermal insulation on 1200 gauge DPM over slab with 100mm kingspan insulation with 18mm T&G floating floor over.

WALLS

Trial hole if deemed required by LABC to be excavated to assess for minor additional loading - TBC at commencement stage by Local Authority Building Control.

Existing external masonry walls to be lined out with 75 x 50mm tannalised timbers to form timber frame inner leaf. 75mm kingspan between studs with sterling board sheething & 12.5mm plasterboard skim finish internally. Timber stud walls to be fixed to floor deck and underside of trusses.

New Internal walls to be constructed using 75 x50mm timber studs with 10Kg/m3 density acoustic quilt between the studs and 12.5mm plasterboard with a skim finish to all exposed sides.

NB if garage conversion is to be heated as part of the fit out then insulation will require to be enhanced and thermal calculations provided to LABC

ARCHITECTURE | PLANNING | DESIGN

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Company Registration Number: 09898149 — Company
Registered in England and Wales

Project
Conversion of Detached Garage to Games Room at
4 Bankfield Drive, Holmbridge, Holmfirth,
HD9 2PH.
Client

Mr & Mrs S Elvidge

Drawing Title/Issue

Proposed Floor Plan

scale	date	sheet size	dwg. no.
1:50	11/2022	A2	22/837/04a

1:50

