



north east elevation - (no change)

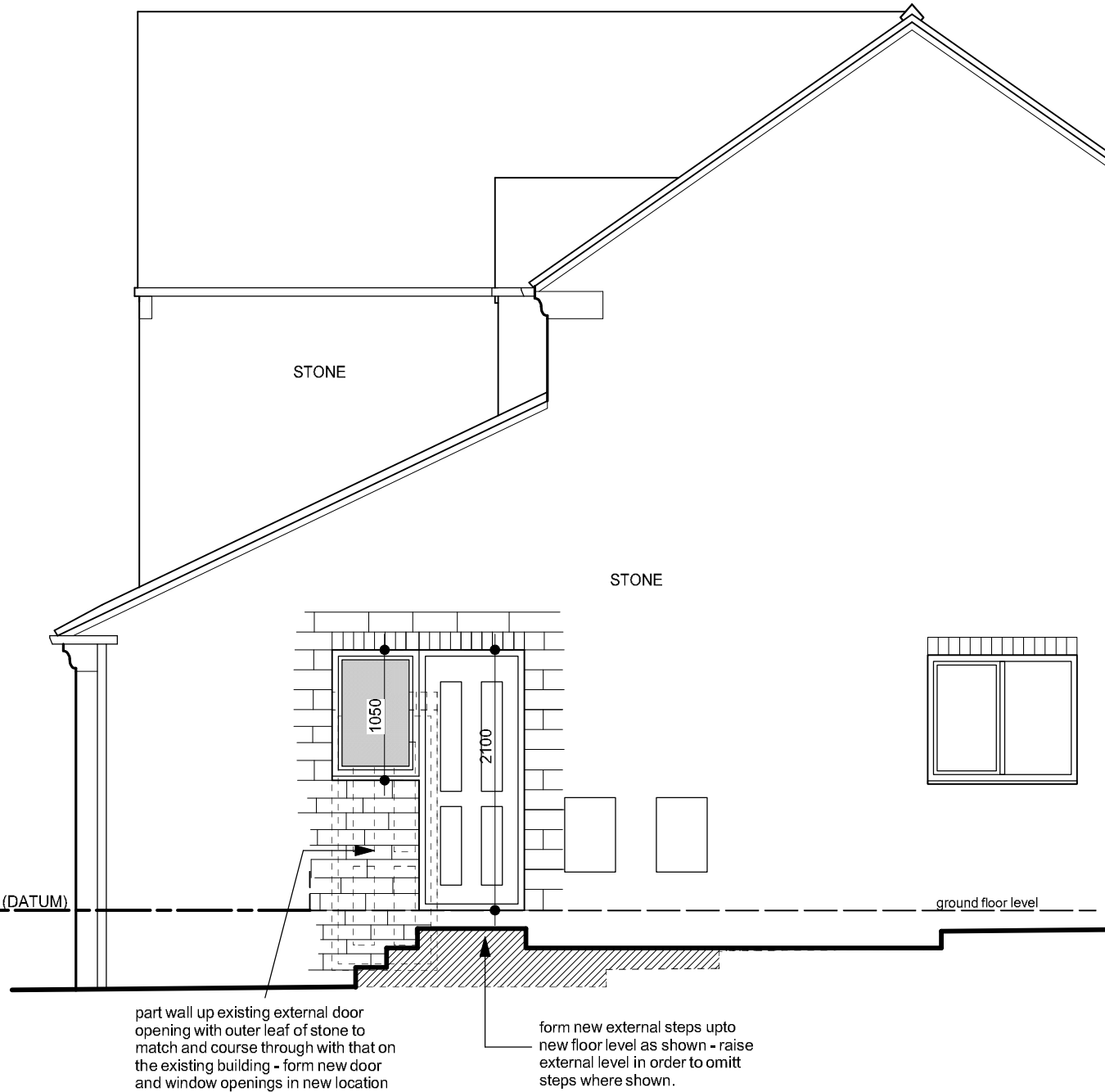
GENERAL SPECIFICATION:

This drawing has been prepared specifically for the purpose of obtaining Planning Permission (where appropriate) and Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed.
Permission for Planning is beyond the Designers control and no guarantee that such will be granted is to be inferred by the preparation of this drawing.
Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site before tendering to ascertain any local features, e.g. trees, adjacent buildings, etc. which may adversely affect the works.
This drawing, together with the design is the property and copyright of the Designer, and must not be re-produced without prior permission.

CDM Regulations: Contractor to comply fully with managing for Health & Safety: Construction Design & Management Regulations 2015. Main Contractor to act as Principal Designer and notify Architect of any alterations to layout provided for comment.

Design Risk Assessment - Underground Services: If there are underground gas and electricity services on the site, these must be accurately located prior to any excavations for foundations or drainage etc. see HSE guidance notes HS (G) 47 avoiding danger from underground services, BT guidance notes appendix 1, NW cable precautions to protect communications apparatus, water protection of mains and services. British Gas Transco measures to protect apparatus.

Demolition: Where any demolition work is taking place there is a risk to operatives falling from heights, objects falling onto operative/adjacent property owners. Provide adequate protection.



north west elevation

SUPERSTRUCTURE:

Suspended Timber Ground Floor: New timber floor to be continuous with existing floor and to be 22 mm moisture resistant grade chip board (min mass per unit area 15kg/m²) on sw. joists as specified. 38mm x 38mm sw. herringbone strutting in mid-span where span exceeds 2.5m. Maintain a min. 150mm void between u/side of new floor joists and top of garage floor. Incorporate 75 x 225mm (nom). terra-cotta air bricks and liners, ducted thro. walls with stepped DPC over. Air bricks to provide ventilation equivalent of to 1500mm per metre run of wall. In two opposing external walls. Incorporate 100mm Kingspan Thermafloor "TF70 zero ODP" rigid urethane insulation to achieve a U-value not exceeding 0.18W/m K. Insulation laid between joists and supported on timber battens secured to u/s of joists.

Existing External Wall in former garage (Thermally Upgraded): Existing wall construction/cavity details etc to be confirmed. In general existing wall where shown is to receive a freestanding (stood off existing wall by 25mm) pre-treated 50x50mm stud wall with 50mm Kingspan Thermawall TW55 insulation between studs and 32.5mm Kingspan Kooltherm K118 insulated dry lining board to face of wall. NB/ K118 contains an internal vapour control. please refer to manufacturers recommendations. 5mm skim coat on jute-reinforced scrim joints. Wall construction to give a U-Value not exceeding 0.30W/m K. NB/ other insulation configuration s are acceptable and can be agreed with B.C.O on site.

External Walls (Stone): Small section of cavity walling formed with outer leaf in 100mm thick natural stone with 100mm cavity incorporating 50mm thick Kingspan Kooltherm 108 cavity board insulation maintaining a 50mm minimum cavity. Inner leaf of 100mm thick loadbearing blocks. Construct a freestanding (stood off existing wall by 25mm) pre-treated 50x50mm stud wall with 50mm Kingspan Thermawall TW55 insulation between studs and 32.5mm Kingspan Kooltherm K118 insulated dry lining board to face of wall. NB/ K118 contains an internal vapour control. please refer to manufacturers recommendations. 5mm skim coat on jute-reinforced scrim joints. 12.5mm plasterboard and 5mm plaster skim on plaster dabs finish internally. Wall construction to give a U-value not exceeding 0.18W/m K. 225mm long stainless steel vertical twist wall ties at 450mm vertical and 750mm horizontal c/s. and 300mm (max). c/s. within 150mm of openings. Ties to incorporate plastic insulation retaining clips. Openings to have surrounds as shown on drawing. Install I.G. type lintel over opening. confirm once cavity width determined on site. Use 50mm thick TW50 insulation with dpc. as thermal closers to close cavity around openings. Install Rytons Weep Hole Ducts (in colour to match stone) over all openings, at 450mm c/s, but min. 2 per opening.

Provide a min. 12mm check in the reveal for the installed frame to trap the DPC against the outer leaf. All openings to have Kingspan Kooltherm insulated cavity closers to all reveals, with a stepped cavity tray DPC above opening & a horizontal cavity DPC below the sill. Where necessary build in a continuous horizontal DPC to both leaves of cavity walls, located min. 150mm above finished external ground level.

External store/House Separating Wall: To be constructed in 100mm thick load bearing concrete blockwork with a freestanding (stood off block wall by 25mm) pre-treated 50x75mm stud wall with 75mm Kingspan Thermawall TW55 insulation between studs and 32.5mm Kingspan Kooltherm K118 insulated dry lining board to face of wall. NB/ K118 contains an internal vapour control. please refer to manufacturers recommendations. 5mm skim coat on jute-reinforced scrim joints. Wall construction to give a U-Value not exceeding 0.18W/m K. NB/ other insulation configuration s are acceptable and can be agreed with B.C.O on site.

Internal Walls (Studded): 50 x 75mm sw. studs at up to 600mm c/s. with 75 x 75mm head and sole plates and 50 x 75mm sw. noggin at max. 1200mm staggered c/s. Face in 12.5mm plasterboard fixed with staggered joints and finish in 3mm skim coat on jute-reinforced scrim joints. Tiled, which should be lined with 12.5mm Marmax Multiboard All walls to incorporate 75 mm Rockwool RW3 sound-deadening quilt (min density 10kg/m³) between studs.

Windows/Doors: Generally, to be hermetically sealed unit double-glazing with a min. 16mm argon gas filled cavity between panes. Opening lights to be weather-sealed and provide a minimum of 1/20th of the total floor area of room as ventilation. Windows to give a U-value not exceeding 1.4W/m K. Doors to give a U-value not exceeding 1.4W/m K. Windows in utility to be fitted with trickle-vents to give background ventilation the equivalent area of 4000mm². Any glazing extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to B.S.6206. All glazing to comply with B.S.6206.

Reasonable provision must be made to resist unauthorised access to the dwelling. In accordance with the requirements of Part Q1 of the building regulations. Requirement Q1 applies to easily accessible doors and windows that provide access into the dwelling from outside, these must be able to resist physical attack by a casual or opportunist burglar by being both sufficiently robust and fitted with appropriate hardware.

Existing Roof over Garage: Roofspace to incorporate 300mm Rockwool "Rollbat" insulation in 2 layers laid between and across joists. Roof construction to give a U-Value not exceeding 0.15 W/m K.

Draught Sealing: All pipes entering boxing or passing into unheated spaces to be sealed against draughts. Large diameter pipes such as S and VP s to be passed through close fitting holes where passing through plaster board to ceilings, walls, pipe boxing etc.

Above-ground drainage in UPVC: Pipework with solvent-welded joints in accordance with B.S.3943:1979 and B.S.4514:1983 and installed in accordance with B.S.5572:1978. 100mm dia. soil pipe. No connections to be made within 200mm of WC. connection, except that wastes up to 50mm dia. may connect on the centre-line.

Waste runs to appliances to be as follows:

	Min. dia. mm	Max run mm
Sink	40	3000
WC	50	4000
Washbasin	100	No limit
	32	1700
	40	3000

Use 75mm deep seal trap or if max. run exceeded use re-sealing trap.

Mechanical Ventilation: WC. to have mechanical extract ventilation, extracting min. 6 l/sec. via extract fan operated from light switch with 15min. overrun.
Utility to have mechanical extract ventilation, extracting min. 30 l/sec.

Electrical: Electrical installations to be in accordance with IEE Regulations and requirements of the supply authority. All new electrical work to be carried out in accordance and meet requirements P1/2 of Building Regulations 2000 (as amended by SI 2003/210) Approved document P (Electrical Safety). Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations by a person competent to do so in order to protect persons from fire and injury. Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety. Prior to completion, Building Control must be satisfied that Part P has been complied with and may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so. Switches and sockets in habitable rooms to be fitted between 450mm and 1200mm above finished floor level to comply with Building Regulations. Part M.

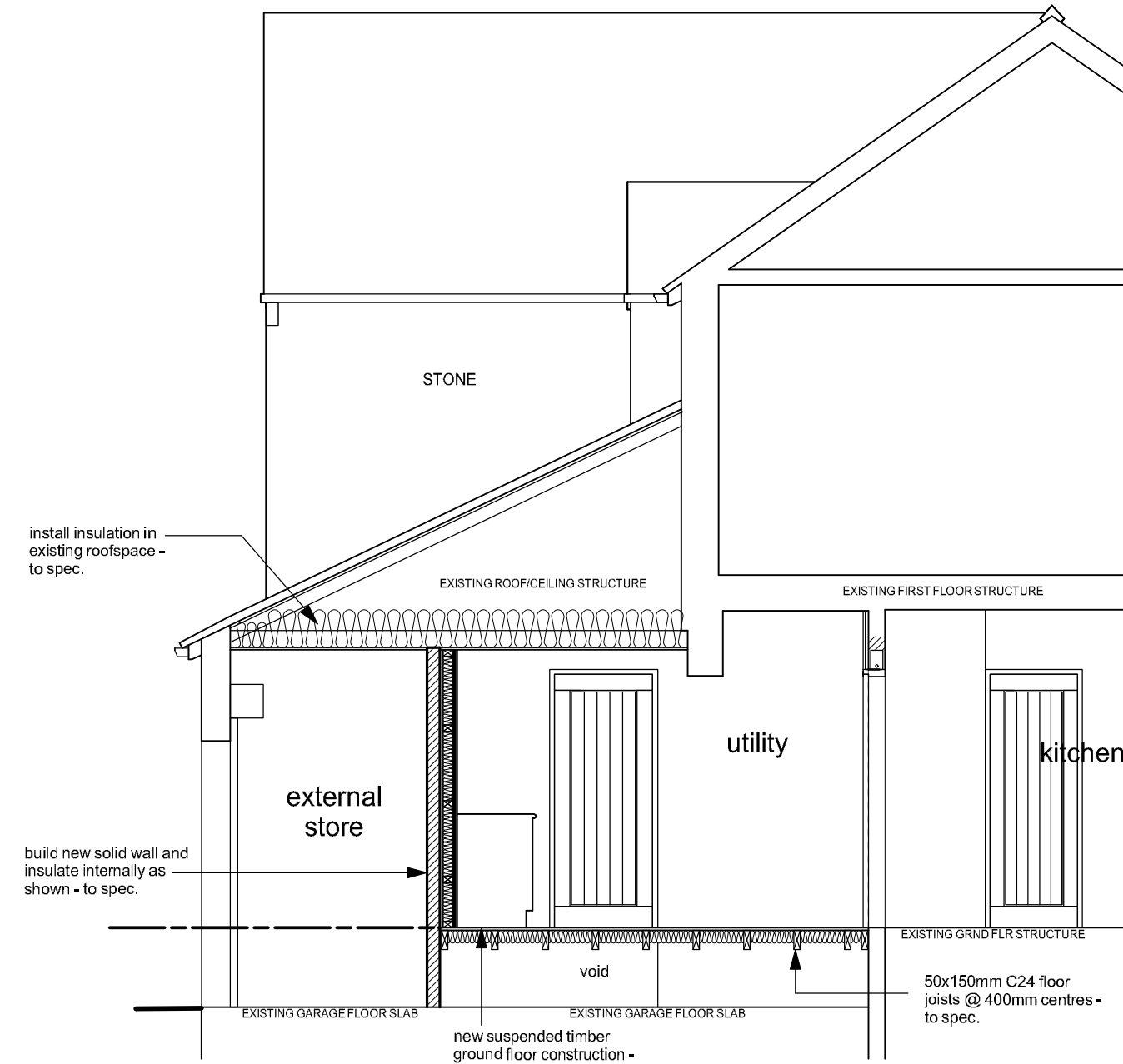
Each internal light fitting should have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings should have local controls to allow for the separate control of lighting in each space zone. Controls may be manual, automatic or a combination of both.

Gas Installations: Gas installations to be in accordance with the British Gas Corporations regulations and the requirements of the supply authority, by GAS SAFE registered fitter.

Central Heating: Contractor to be responsible for extending existing central-heating system to cater for alterations, including re-siting and provision of new radiators. Contractor to inform client if boiler inadequate at tender stage.

Fire:

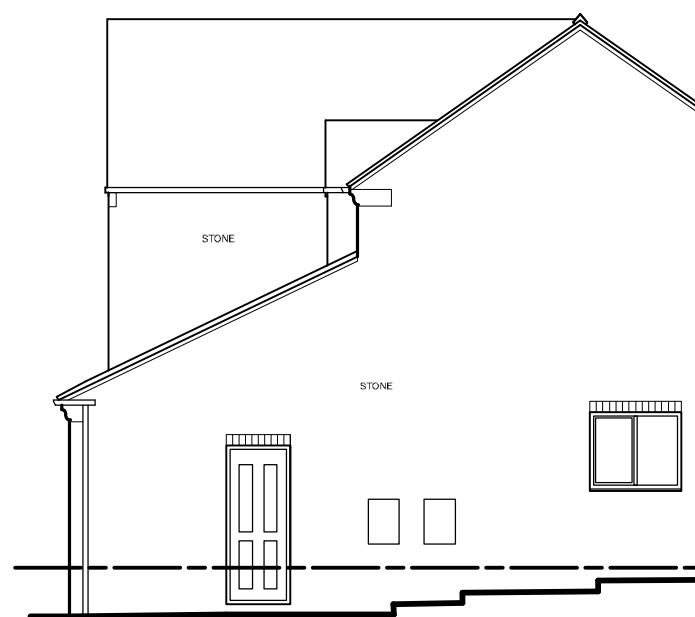
Steel Beams: Build in steel Beams where shown on drawing. To structural engineers details. Encase beams in 2 layers of 12.5mm Gyproc Wallboard nailed to min. 50x50mm timber solders @ max. 600mm c/s with all joints staggered. To have 1/2-hour fire protection using 12.5mm Gyproc FireLine board on expanded metal lathing. Ensure min. 6mm gap between lathing and flanges of beams to provide adequate mechanical bond for plaster. Plasterboard to receive 3mm skim finish on scrim reinforced joints (30min. fire protection).



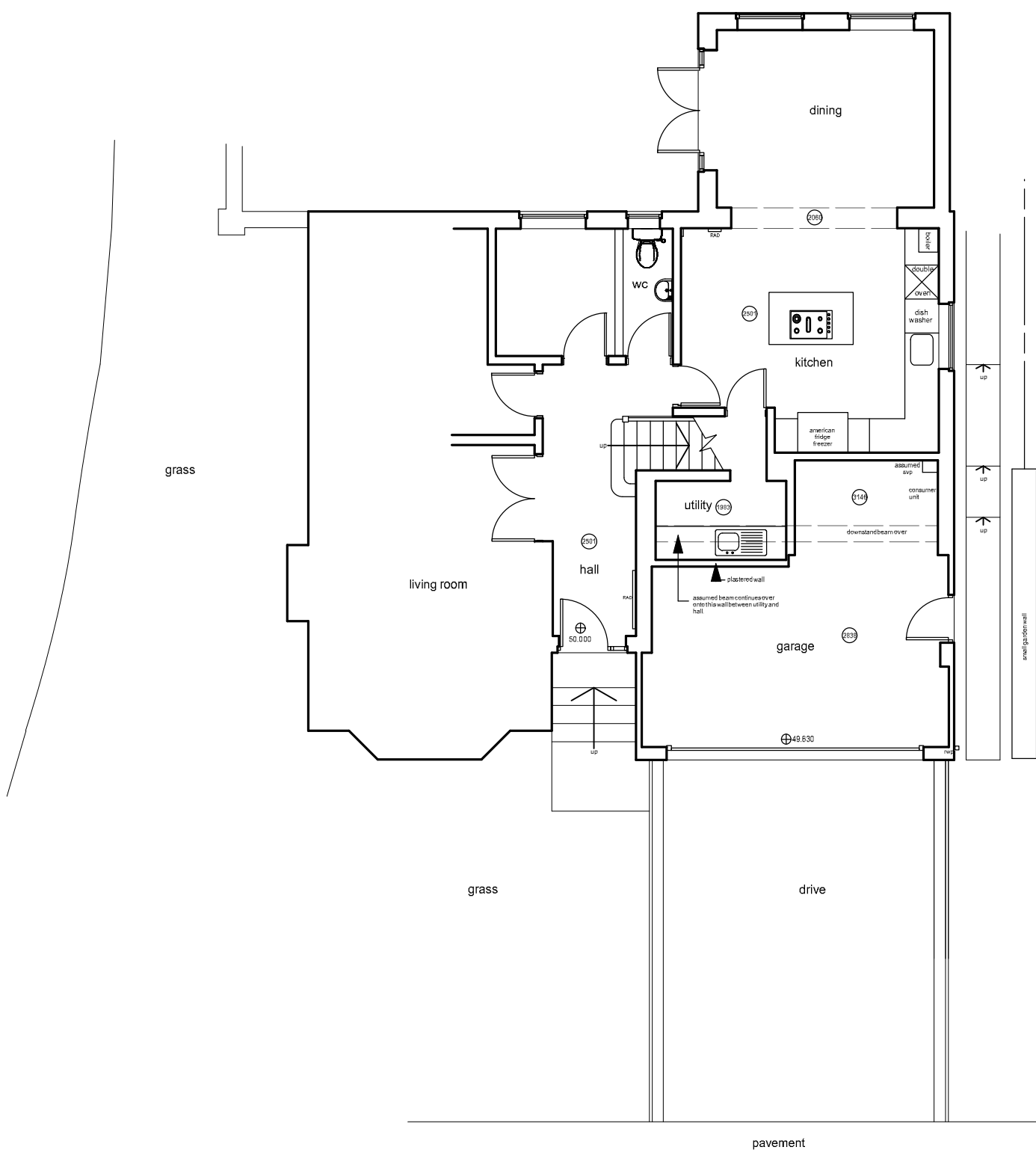
section A-A



north east elevation (as exg)



north west elevation (as exg)



part ground floor plan (as exg)

Notes:
This drawing has been prepared specifically for the purpose of Planning Permission (where appropriate) & Building Regulation Approval. Valley Properties accept no liability for errors or omissions. The drawing may be used for estimating purposes, but the Principal Contractor must cost fully from a site investigation. The Contractor is responsible for checking site dimensions, materials etc., and all building work, such work being checked by Building Control on site, as may be appropriate. Valley Properties disclaim any liability for works carried out.

Revisions:
Rev.A (24-03-2026) - Amendment to parking provision made to planning officers comments.
Rev.B
Rev.C
Rev.D

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Client Details

Hannah Shires

Project Title
Proposed partial conversion of garage to habitable rooms and associated alterations at 156 Hawthorne Way
Shelley
Huddersfield
Drawing Title
Planning & Building Regulations Drawing
Scale: 1:50 & 1:100 Drawing Number: 2025/017/04 Rev. A Date Drawn: June 2025 Drawn By: Andrew Smith