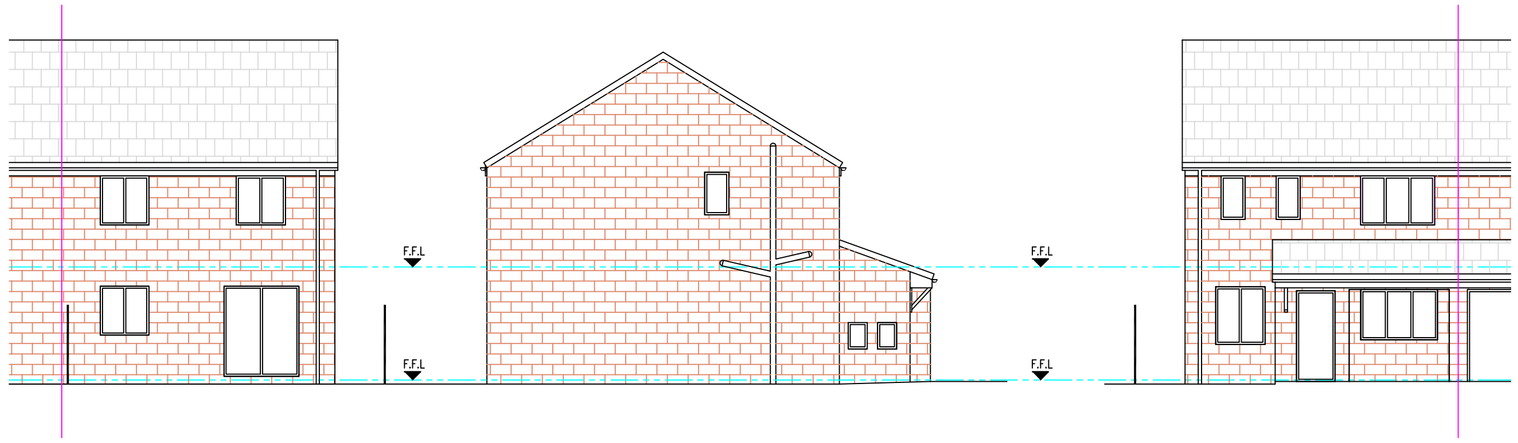



PROPOSED REAR ELEVATION
(NO CHANGE)
SCALE 1:100

PROPOSED SIDE ELEVATION
(NO CHANGE)
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

# WORK SPECIFICATION - GARAGE CONVERSION

General Notes
1. All dimensions in mm and all levels in metres aod unless otherwise stated.
2. Minimum Grade timber to be C16 (refer to bs:5268).
3. No works to commence without Building Regulation approval
4. Minimum headroom to all habitable rooms to be 2300mm.
5. The Contractor is to comply with the approved plan at all times. Any alterations to the approved plan must not be made unless prior approval is given by local authority and architect.
6. Refuse collection to be maintained (section 55 public health act).
7. The contractor is to confirm the exact nature, size and depth and location of statutory undertakers apparatus prior to the commencement of siteworks. The contractor is to excavate by hand in the vicinity of statutory undertakers' apparatus, taking care not to disturb services, disrupt supply or endanger site staff or members of the general public. The Contractor is to take responsibility and risks associated with the support and protection of apparatus during excavation works.
8. All concrete to be Grade C35 with water resistant additive.
9. Nominal cover to reinforcement shall be 35mm.
10. All reinforcement shall conform to relevant British Atandards
11. Minimum lap for reinforcement shall be:

Mesh fabric reinforcement
A393 – 400mm

12. All steelwork to be Grade S275 and coated with 2 coats of Zinc Phosphate protective covering.
13. All new steelwork to be built into existing and new walls and have min. 150 bearing either side. All steelwork to have min. 0.5 hour fire resistance using 12.5mm Gyproc fireline plasterboard and plaster skim with150mm deep mass concrete padstones directly below bearing positions of new steel beams either side. Width of padstones to be min width of incoming steel beams + 50mm either side. Steel beams to be dowelled into padstones as shown.
14. Appropriate temporary propping will need to be provided prior to construction of any new openings and installation of supporting steel beams.
15. External timber member ends built into walls to be treated with preservative.
16. All gas, water and electrical installations to be to approved standards and regulations.
17. Contractor to consult with client with regards to to type and number of internal/external fixtures, fittings and furnishings.
18. All work to be carried out in accordance with current Building Regulations and the relevant British Standards – COP – CE and the satisfaction of the LBCO and Planning Authority.
19. The Contractor is to provide full weather protection during through to completion of contract.

Foundations
Inspect existing foundations to ascertain depth and soil condition.
Foundations to be 750mm wide and 225mm thick C35 Grade concrete and reinforced in accordance with A393 mesh fabric reinforcement to base with 30mm cover.
Foundations to be taken down to load-bearing strata and to the approval and full satisfaction of the Local Authority Building Control Officer (LABCO). Prevent undermining and/or surcharging existing foundations and retaining walls.

Walls Below DPC
Approved foundation grade blockwork below ground level. Brick below DPC to be F2 rated Class A or Class B engineering brick.
Lean mix concrete cavity fill up to 225mm below DPC. 4 courses facing brick min below DPC to outer leaf of external wall.

Walls
External Walls – Outer leaf to be 100mm brickwork to match existing property to front elevation. Allow for 150mm cavity partially filled with 90mm Kingspan Kooltherm K106 Cavity Board cavity insulation on all walls. Cavity wall ties to have a retaining clip for securing the insulant to the masonry plane and be of a double drip type. Inner leaf to be 100mm 1800 kg/m³ (10 N/mm²) solid blockwork with 12mm lightweight plaster with 3mm skim finish. 'U' value 0.18W/m2k. Allow for ventilating existing floor voids using telescopic air vents. Allow for air bricks in new walls.

Ensure cavity wall ties are positioned at maximum 750mm horizontally, 450mm vertically. Additional ties required at 225mm vertical centres to side of all openings and at 225mm continuous centres along the verge.

Allow YBS Easiclosure insulated cavity closer or equivalent.

Internal Non-load Bearing Walls:
Internal walls to be constructed using 100x50mm SW timber studs comprising head and sole plates, uprights at 400/600mm centres and noggins staggered at mid height. Framing to be boarded both sides with 12.5mm Gyproc Wallboard, taped joints and finished with 3mm skim finish using Thistle board finish. Plaster boards are to be fixed to the timber studs using Gyproc Drywall timber screws. All new internal walls to have 65mm mineral wool insulation in the partition.

Ventilation/ Glazing
Double glazed unit (K-Glass) set in UPVC frames to match existing adjacent windows. Glazing to doors and windows with a cill height less than 800mm from finish floor level to be safety glass.
Windows to have an open area 1/20th the area of room served. Background ventilation to be provided by trickle vents equal to 8000mm2 and 4000mm2 to wc.
Measures to be taken to deal with thermal bridging. Install draught seals to inspectors satisfaction.
Obscure glazing to all side windows. Bathroom/WC to have mechanical ventilation in the form of a fan extracting at a rate of 15 liters per second linked to the light switch with a 15 minutes overrun facility.

Structural Work
Lintels:- Unless specified all lintels to door and window and general openings (internal and external) to be CX90/100 extra heavy duty Catnic steel lintels fitted in accordance with the manufacturers specification. All lintels to achieve 150mm end bearing. All lintels to have horizontal damp proof course.

Windows
To be bespoke high performance UPVC or white external, white internal finish, all opening lights to have draught seals, window stays to be lockable. Approved trickle vents to be fitted min 9000mm/2. Windows to be double glazed in Pilkington K Glass, argon filled with soft low E coating to inner pane. Max 'U' value 1.4W/m2k
Windows to have openers equal to min 1/20 floor area.
Bedroom windows to be escape windows with minimum clear opening of 750mm deep x 450mm wide.
Between 800mm – 1100mm from finished floor level to underside of window sill. Allow for obscure glass windows where specified.

Smoke/Heat Detectors
To be mains wired and interlinked with battery back up.
HD – Heat detectors to BS 5446-2-2003
SA – Smoke alarm to BS 5446-2-2003

Electrical Works – NICEIC – NAPIT – BRE CERTIFICATE – ELECSA

All wiring and electrical work, to which the requirements of Part P apply must be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th Edition Wiring Guidance and Building Regulations Part P (electrical safety). On completion of the works a copy of the Installers Electrical Installation / Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority and prior to covering all wiring / cables. The applicant / installer is to ensure that the installation is inspected by a competent person (the person must be registered with an authorised self certification scheme as above) and on completion of the work. In addition to the installation certificate, an additional competent person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the Local Authority.

All new light fittings should have an efficiency of at least 75 Light Source Lumens per Circuit Watt .

Switches and socket outlets for lighting and other equipment in habitable rooms to be positioned between a zone of 450mm and 1200mm from finished floor level.

All electrical works to be undertaken by a contractor who can self certify under a part P Certificate.

Heating
Install 1 No. double-panelled radiator each in existing and proposed living spaces.

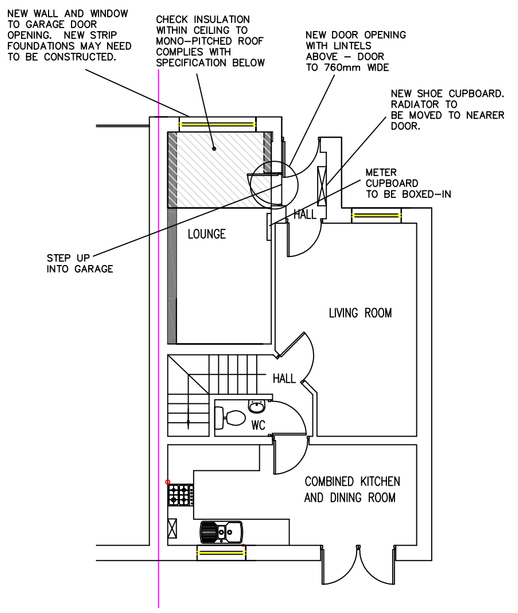
Decoration
All timber work except self finished doors to be knotted and primed, apply two coats undercoat, one coat white gloss finish. All plastered finishes apply three coats emulsion.

BUILD-OUT TO WALLS/ROOF/FLOOR OF GARAGE

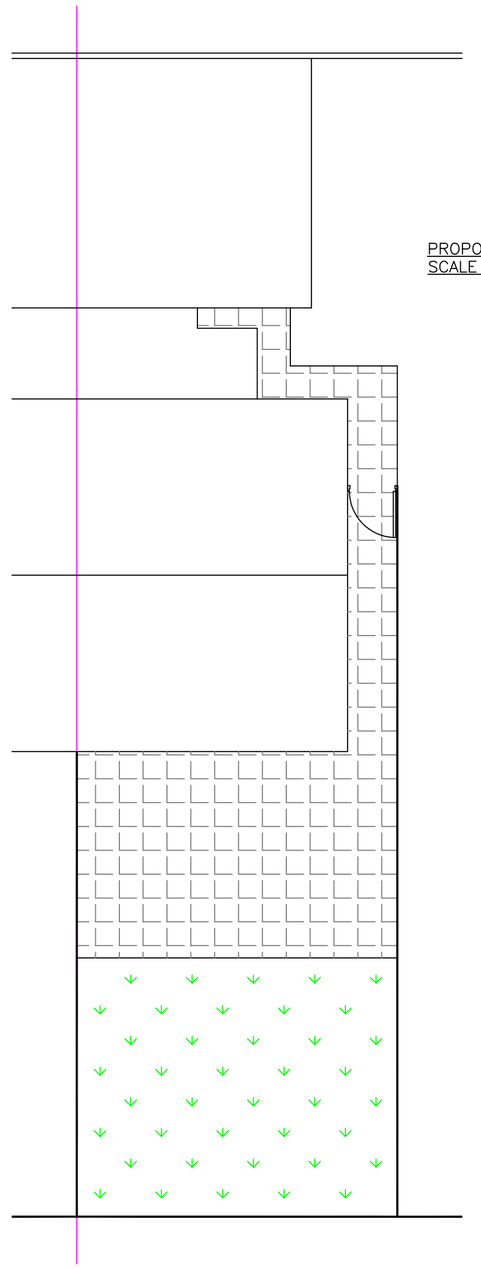
WALLS
SOLID BRICKWORK WALLS
TIMBER FRAMING ALLOWING FOR 50mm AIRSPACE
0.5mm KINGSPAN NILVENT 1.7 BREATHABLE MEMBRANE
9mm thick OSB SHEATING
100mm THICK KOLLTHERM K112 INSULATION
37.5mm THICK K118 INSULATED PLASTERBOARD (12.5mm THICK) PLASTER SKIM

SOLID FLOOR
GROUND GROUNDBEARING CONCRETE FLOOR/STONE SETTS
0.9mm THICK 1200 GAUGE DAMP PROOF MEMBRANE
90mm THICK KINGSPAN THERMAFLOOR
0.5mm THICK SEPARATION LAYER
18mm THICK CHIPBOARD

MONO-PITCHED ROOF
CHECK INSULATION WITHIN CEILING VOID WITHIN MONO-PITCHED ROOF
TILED ROOF WITH BATTENS
0.5mm THICK KINGSPAN NILVENT 1.7 BREATHABLE MEMBRANE
120mm THICK KOOLTHERM K107 KINSPAN INSULATION
18mm THICK PLYWOOD SHEATING
TIMBER JOISTS AND RAFTERS
12.5mm PLASTERBOARD AND SKIM




PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED SITE PLAN
SCALE 1:100

NOTE – THIS DRAWING IS FOR PLANNING PURPOSES ONLY – FURTHER DETAILED DRAWINGS WILL BE REQUIRED AS PART OF A BUILDING REGULATIONS APPLICATION.

NOTE – DO NOT SCALE OFF DRAWING. DIMENSIONS TO BE CONFIRMED ON SITE

ALL DIMENSIONS IN MM

| Revisions | | |
|---|---|---|
| Date | Apr 2026 | Planning Application for: |
| | | Garage Conversion<br>12 Hawk Road, Dewsbury |
| | | Drawing Title:<br>Proposed Plans and Elevations |
| | | Drawing No: S02 — Rev |
| | | Scale: As shown — Paper Size: A1 |