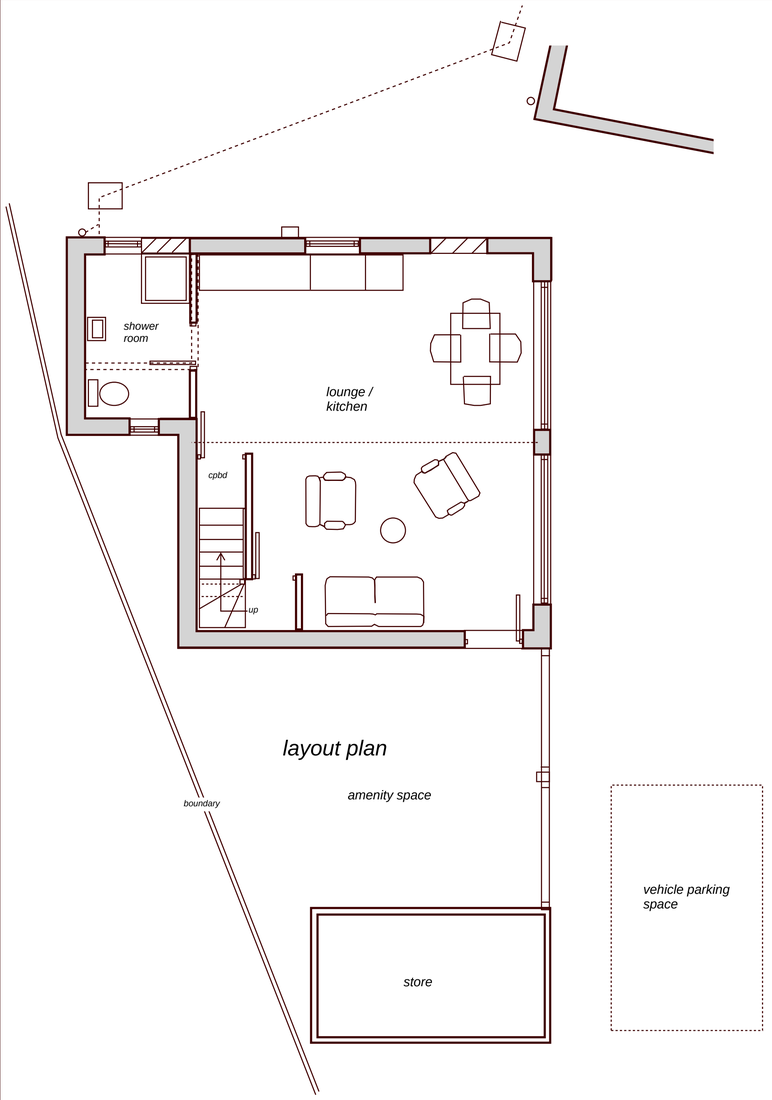
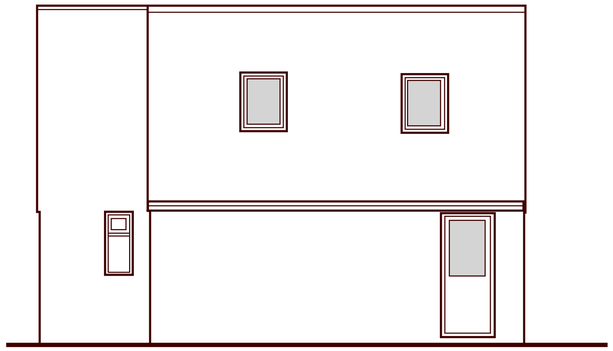
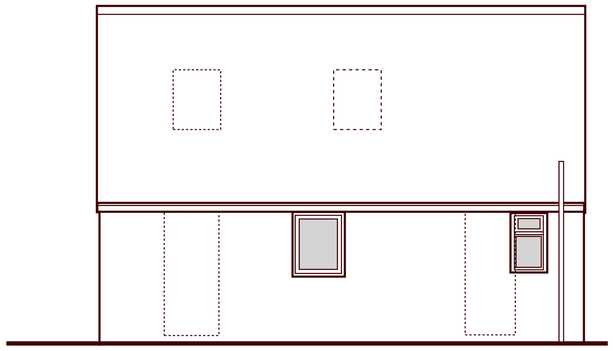


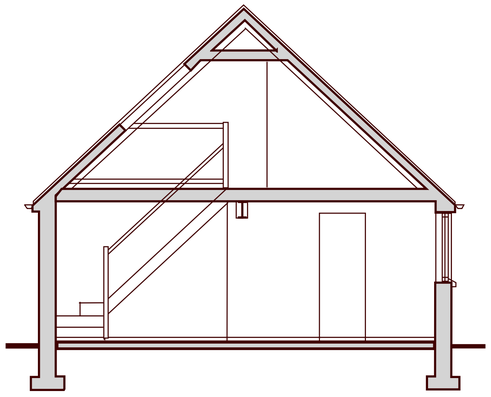
layout plan



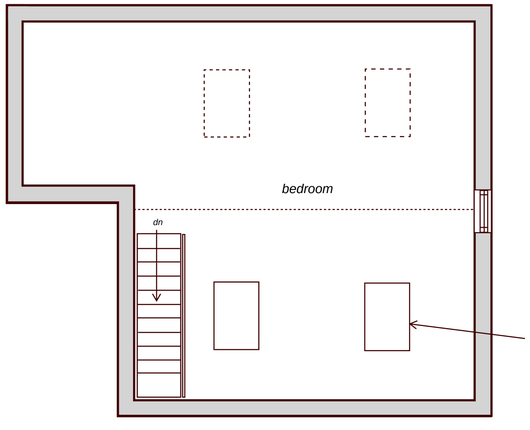
side elevation



proposed side elevation

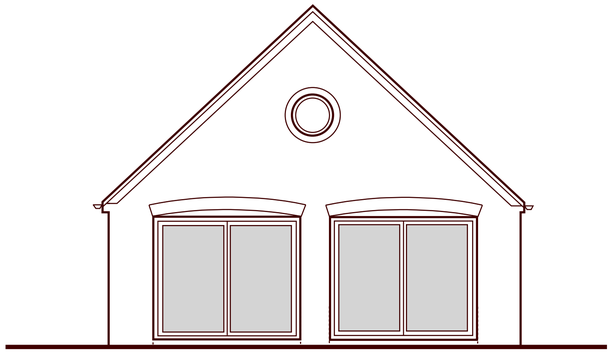


section view

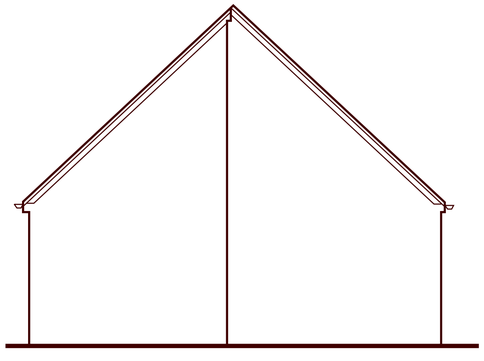


roof layout

*Reposition existing roof lights to opposite roof side for privacy - ensure existing full opening casements are capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x450mm) set within 1100mm of internal floor level.



proposed front elevation



proposed rear elevation

*General Specification

*Preliminary Works
Clean off all retained garage wall and floor surfaces and examine closely for damp penetration.
Make good brick pointing and confirm existing horizontal dpc is fit for purpose.

*Existing Garage External Walls :
Ensure all existing mortar joints are filled and surface meets all manufacturer standards to line out all retained walls with approved breathable membrane and treated 25x47mm sw batterns at 600mm centres with internal room finish of Celotex PL4000 (77.5mm) insulation board incorporating 12.5mm bonded plasterboard finish. ensure all tightly butted joints with taped, vapour sealed finish to manufacturer specification.. This or similar construction to achieve max.0.28 w/m2 K U-valve.

*Existing Garage Floor
Assess slab as for wall and if no evidence of damp proof membrane treat slab with brush applied dpm tanking solution (eg Sovereign K11 or similar approved system) linked continuously to wall dpc to manufacturer specification ensuring that system is compatible with floor insulation product and install Celotex GA4000 (80mm) continuous insulation board over levelled floor butt jointed and sealed to manufacturer spec. with 21mm t&g flooring deck (10mm expansion joint to perimeter).

*Existing Roof Floor
T&g boarding across 175x50mm joists at max 450mm centres supported off 255x150 UB . Provide suitable strutting at mid span with end wedges as necessary. Under draw joists with plasterboard to achieve min 30 minutes fire resistance incorporating vapour control membrane where required and enclosing 150mm Rockwool between joists. *Note any notching of floor joists for services to be minimal and compliant with BS5268 part 2-1991.

*Roof Insulation:
Existing rafters are 175x50mm at 450 centres
Pitched ceilings to have Celotex FR5000 (120mm) or similar approved insulation board between rafters ensuring min 50mm air gap behind roof membrane and under-draw with Celotex PL 4000 or similar approved insulation backed plasterboard incorporating vapour check membrane all to manufacturer specification - insulate to full length of rafters.
Note: This or similar construction to achieve max 0.16 w/m2k U-Value.
*Note incorporate continuous eaves ventilation throughout and if necessary install additional standard roof tile ventilators plus ridge ventilator tiles to ensure adequate cross ventilation behind existing tile roof membrane to satisfaction of inspecting authority.

*Staircase
Modify base of existing stairs to install new kite winders shown with equal risers and common tread at centre line plus min 50mm tread at newel post - to satisfaction of inspecting authority.
Ensure a robust handrail is in place set 900mm above the pitch line and balustrade set at 1100mm above floor with no openings in stair or guarding to exceed 100mm diameter.

*Fenestration:
Carefully remove existing garage door and frame and examine existing jambs and catnic lintel over to assess fit for purpose to receive new window unit.
Part brick up threshold to match existing and install brick on edge cill feature subject to agreement with client.
Install high performance double glazed upvc sliding door unit within existing garage door opening using Pilkington Low E 'k' glass and min 25mm cavity – max 1.60 w/m2 k U-Value
Opening casements to represent minimum 5% of adjacent floor as natural vent plus min 10000mm2 trickle ventilators to head of frame.
Ensure that all new doors and critical window areas are fitted with laminated or toughened safety glazing compliant with current BS:EN:12150.
*Escape Window: Reposition existing roof lights to opposite roof side for privacy - ensure existing full opening casements are capable of safe egress in emergency i.e. min 0.33m2 clear opening (say 800x450mm) set within 1100mm of internal floor level.

*Electrical Work:
All notifiable electrical work to be carried out by a suitably qualified contractor registered with an approved national body. A formal completion certificate to be issued in compliance with current Part P building regulations and to satisfaction of inspecting authority surveyor.
*Install a mains operated inter-linked smoke alarm system with battery back up to circulation areas and critical locations in compliance with BS5839 and to satisfaction of inspecting authority surveyor.
*Note: all lighting to be low energy type to client spec.
*Install sockets to extension area to requirements of client and provide co-axial and satellite ports if needed.

*Heating
Subject to the advice of a qualified engineer ensure all new water and space heating is compliant with current National Standards and Building Regulations Part J requirements.

**Drainage
New wastes to discharge to existing foul drain serving wc. Internal plumbing to satisfy BS5572 with 75mm deep seal traps as required discharging to new external trapped accessible gulley and install new access chamber as shown.
Install new 100mm pvc vent stack extended to 900mm above opening window subject to full approval of inspecting authority.
*Remove existing rainwater collection butts and if necessary connect discharge points to new garden soakaway chambers to satisfaction of inspecting authority and sited subject to percolation tests...

*Ventilation
Natural ventilation from opening casements plus install mechanical extract fan to shower room area set to achieve min 15 litres/sec extract rate and new kitchen/lounge at 60 litres/sec (reduce to 30 litres/sec if cooker hood installed)

*Water Supply
A commissioning certificate for the water supply and a wholesome water calculation to be provided as required at pre completion stage. Hot water to a fixed shower etc to be regulated below 48 degrees C using an in line bleeding valve as required.

Proposed Garage Conversion to Holiday Let at 1,Cheddleton Heath Road, Cheddleton ST13 7DX

Scale 1-50 (A1) - proposed layout
Dwg ref CHR1c April 2019

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