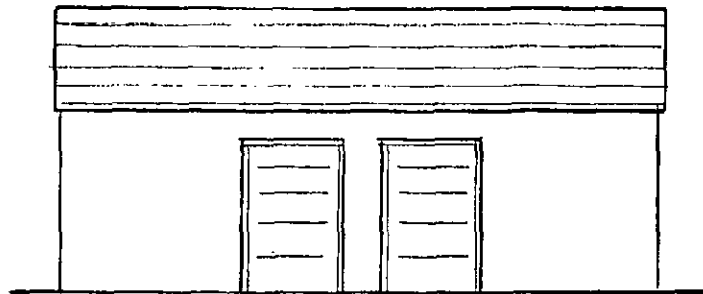
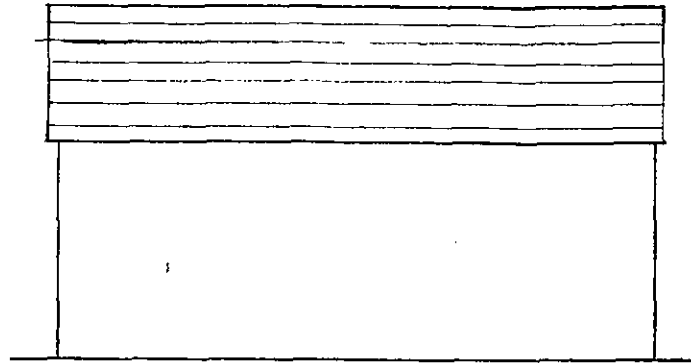


EXISTING SIDE ELEVATION



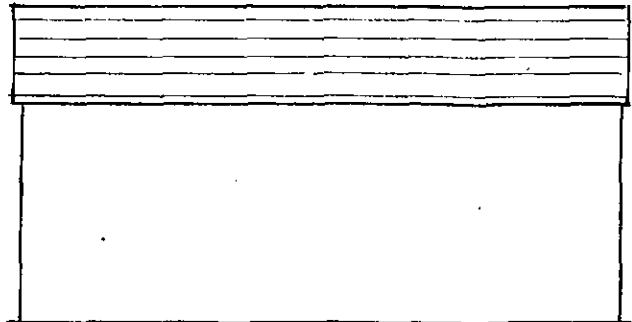
PROPOSED SIDE ELEVATION

Roof tiles to match existing on house



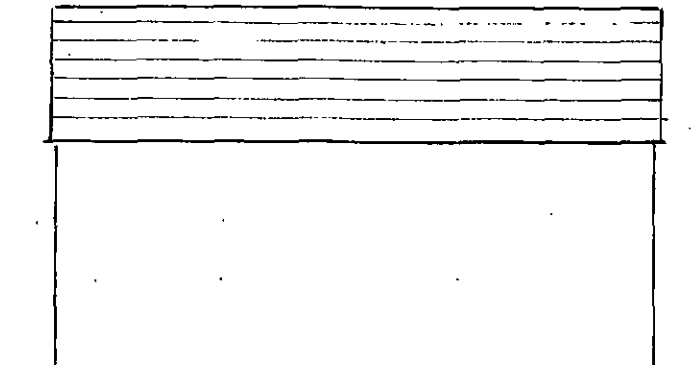
White smooth render finish painted white to match existing on house

EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

Roof tiles to match existing on house



White smooth render finish painted white to match existing on house

EXISTING GARAGE/NEW FLOOR SLAB

Existing ground floor slab and dpm assessed for suitability. Provide 75mm Kingspan Thermafloor 70 insulation with screed finish over. Provide 1200 gauge dpm under insulation and lap into dpc in external walls.

EXISTING ROOF TRUSSES

Roof trusses to be retained and strapped at wall plate at 1.2m centres. Provide Rockwool insulation, 100mm between trusses with further 170mm laid over at right angles. Provide soffit and ridge vents to provide ventilation.

FOUNDATIONS

Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

ELECTRICAL

All electrical work is required to meet the requirements of Approved Document Part P of the Building Regulations. This work must be designed, installed, inspected and tested by a person competent to do so. The Local Authority Building Control should be satisfied that Part P of the Building Regulations has been met and the installer may be required to submit an installation certificate to BS 7671.

EXTERNAL WALLS

New external walls floor to comprise outer leaf of dense blockwork with render and paint finish to match existing 100mm cavity floor full filled with Rockwool or Dritherm insulation or 50mm Kingspan Thermawall TW50 rigid insulation. Medium density block to inner leaf 12.5mm plasterboard on dabs and skim finish, walls to proposed garage as previous but insulation omitted. Stainless steel double triangle or vertical twist wall ties to BS1243 at 450 centres vertically and 750 centres horizontally. No less than 2.5 wall ties per metre square. Ties to be placed at no more than 300mm apart vertically within a distance of 225mm from all window and door openings. New windows and doors to be UPVC have max U value of 1.6 W/M2K. Thermabate or similar system insulated cavity closer system to be used at all window and door reveals. Any glazing below 800mm from floor level to be toughened.

EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

45 CORONATION DRIVE
BIRDWELL
BARNSELY
SOUTH YORKSHIRE

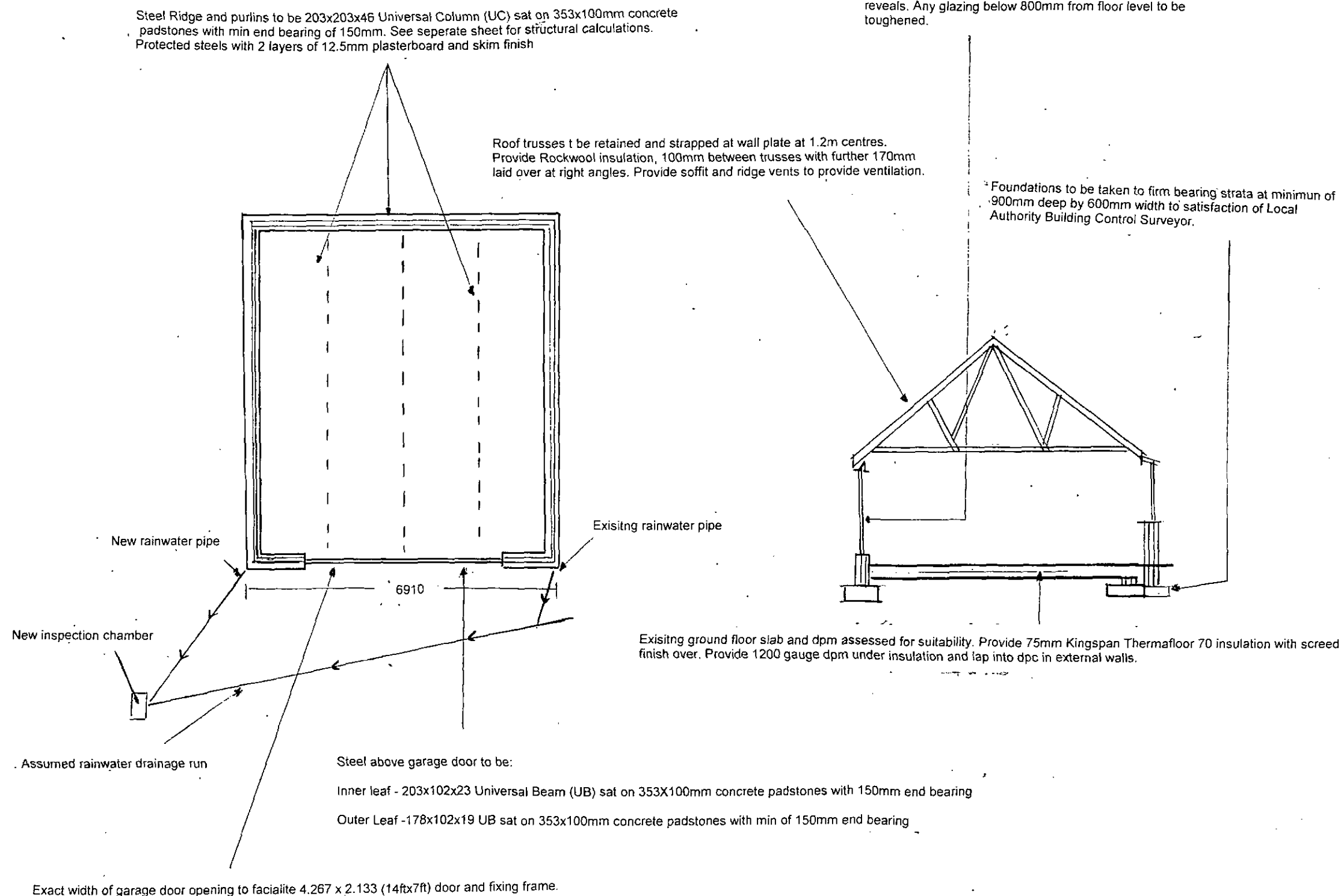
PROPOSAL - GARAGE CONVERSION INTO
HABITABLE ROOM - DETACHED DOUBLE
GARAGE TO REAR OF PROPERTY

GARAGE PROPOSED/EXISTING SIDE ELEVATIONS

SCALE 1:100

GARAGE PROPOSED FLOOR PLAN - SCALE 1:100

SECTION - GARAGE CONVERSION - SCALE 1:100



STEELWORK

Steel Ridge and purlins to be 203x203x46 Universal Column (UC) sat on 353x100mm concrete padstones with min end bearing of 150mm. See separate sheet for structural calculations. Protected steels with 2 layers of 12.5mm plasterboard and skim finish.

GARAGE SLAB

Floor slab to comprise clean sulphate free hardcore well compacted. Layer of sand blinding over with 1200 gauge dpm under and min of 150mm thick c35 concrete slab over. Make dpm continuous with dpc to inner leaf at 150mm above ground level.

EXISTING GARAGE/NEW FLOOR SLAB

Existing ground floor slab and dpm assessed for suitability. Provide 75mm Kingspan Thermafloor 70 insulation with screed finish over. Provide 1200 gauge dpm under insulation and lap into dpc in external walls.

EXISTING ROOF TRUSSES

Roof trusses to be retained and strapped at wall plate at 1.2m centres. Provide Rockwool insulation, 100mm between trusses with further 170mm laid over at right angles. Provide soffit and ridge vents to provide ventilation.

FOUNDATIONS

Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

EXISTING WALLS

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ELECTRICAL

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LIGHTING

75% of all new light fittings to be energy efficient.

GARAGE ROOF

Roof to be 150x47 Rafters at 400mm centres. Spiked to 100x50 wall plate. Wall plate to be strapped to wall at 1.2m centres using 30x5 mild steel restraint straps. Provide restraint straps as previous at 1.2m centres at gable wall carried over at least three rafters with noggin between.

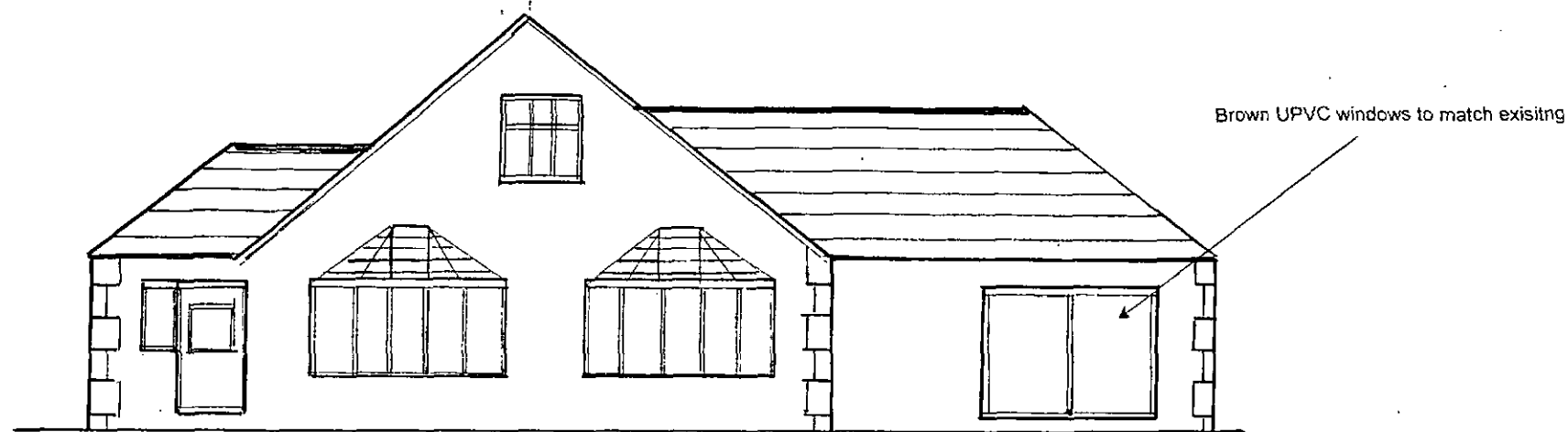
45 CORONATION DRIVE
 BIRDWELL
 BARNSELY
 SOUTH YORKSHIRE

PROPOSAL - GARAGE CONVERSION INTO
 HABITABLE ROOM - DETACHED DOUBLE
 GARAGE TO REAR OF PROPERTY

GARAGE PROPOSED FLOOR PLAN - SCALE 1:100

SECTION - GARAGE CONVERSION - SCALE 1:100

PROPOSED REAR ELEVATION - SCALE 1:100



EXISTING REAR ELEVATION - SCALE 1:100



GARAGE ROOF

Roof to be 150x47 Rafters at 400mm centres. Spiked to 100x50 wall plate. Wall plate to be strapped to wall at 1.2m centres using 30x5 mild steel restraint straps. Provide restraint straps as previous at 1.2m centres at gable wall carried over at least three rafters with noggins between.

STEELWORK

Steel Ridge and purlins to be 203x203x46 Universal Column (UC) sat on 353x100mm concrete padstones with min end bearing of 150mm. See separate sheet for structural calculations. Protected steels with 2 layers of 12.5mm plasterboard and skim finish.

GARAGE SLAB

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EXISTING GARAGE/NEW FLOOR SLAB

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EXISTING ROOF TRUSSES

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FOUNDATIONS

Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

ELECTRICAL

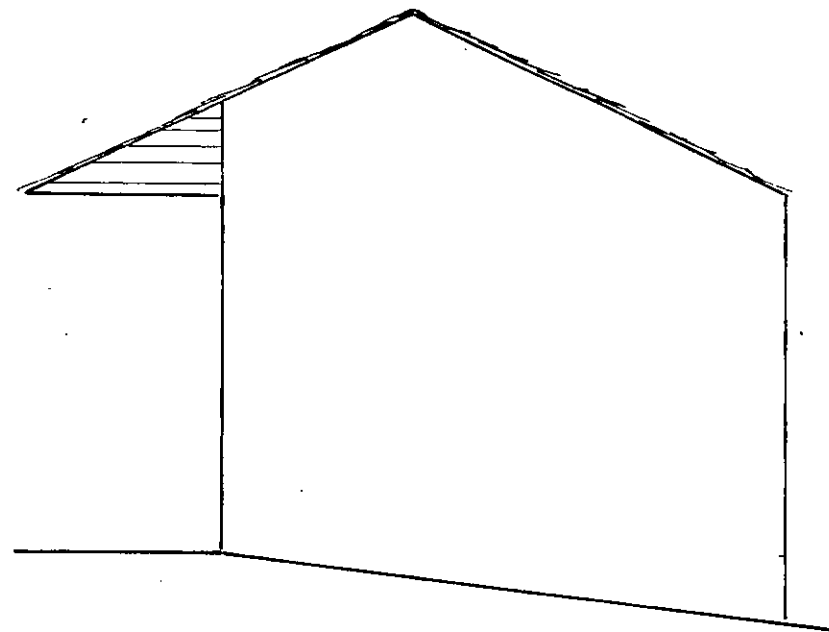
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45 CORONATION DRIVE
BIRDWELL
BARNESLEY
SOUTH YORKSHIRE

PROPOSAL - GARAGE CONVERSION INTO
HABITABLE ROOM - DETACHED DOUBLE
GARAGE TO REAR OF PROPERTY

EXISTING/PROPOSED REAR ELEVATION - SCALE 1:100

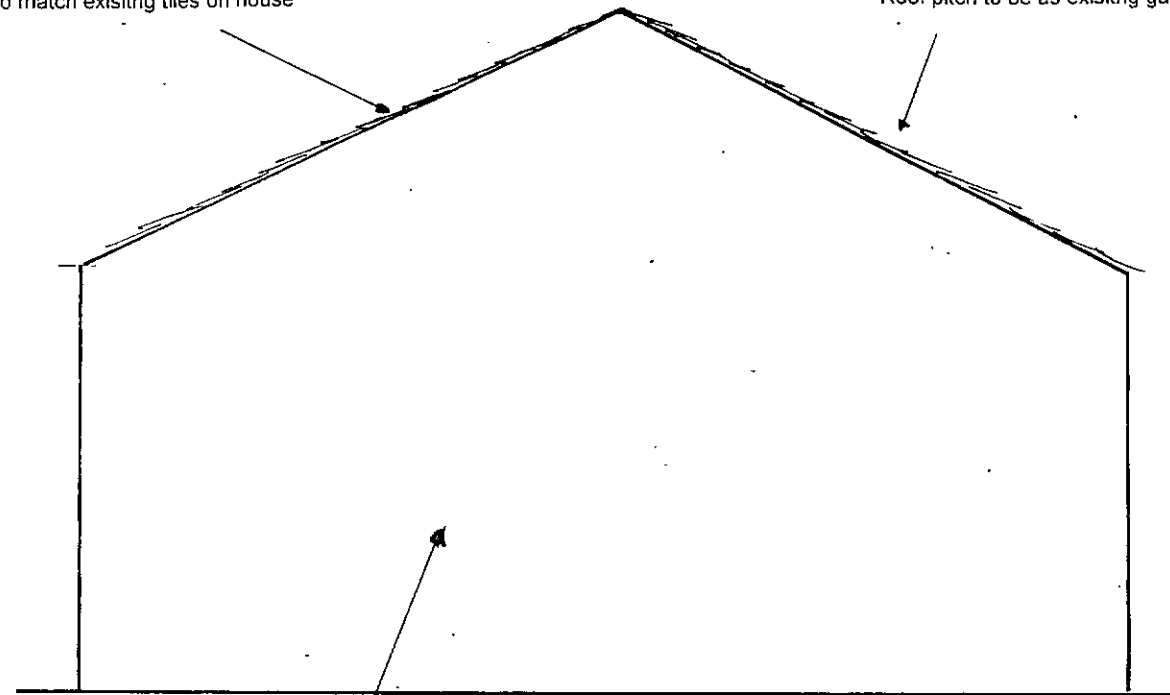
EXISTING REAR ELEVATION



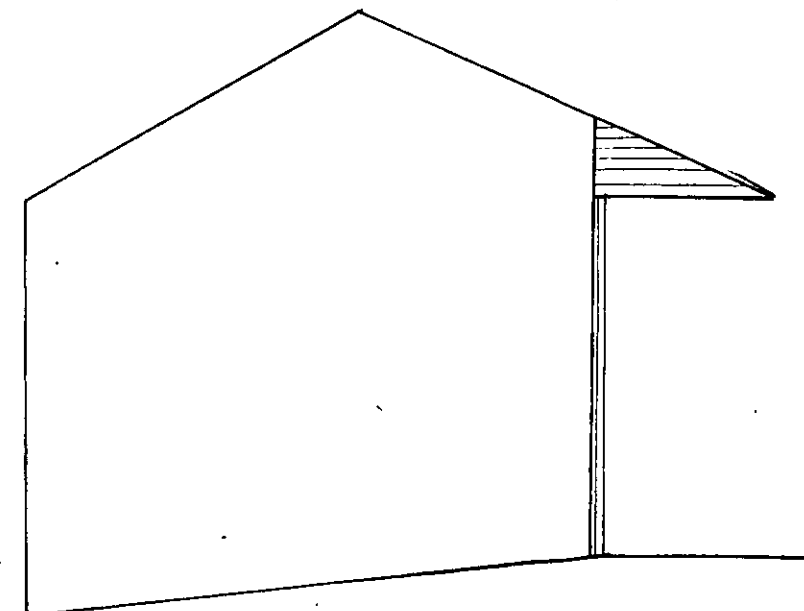
PROPOSED REAR ELEVATION

Roof tiles to match existing tiles on house

Roof pitch to be as existing garage.



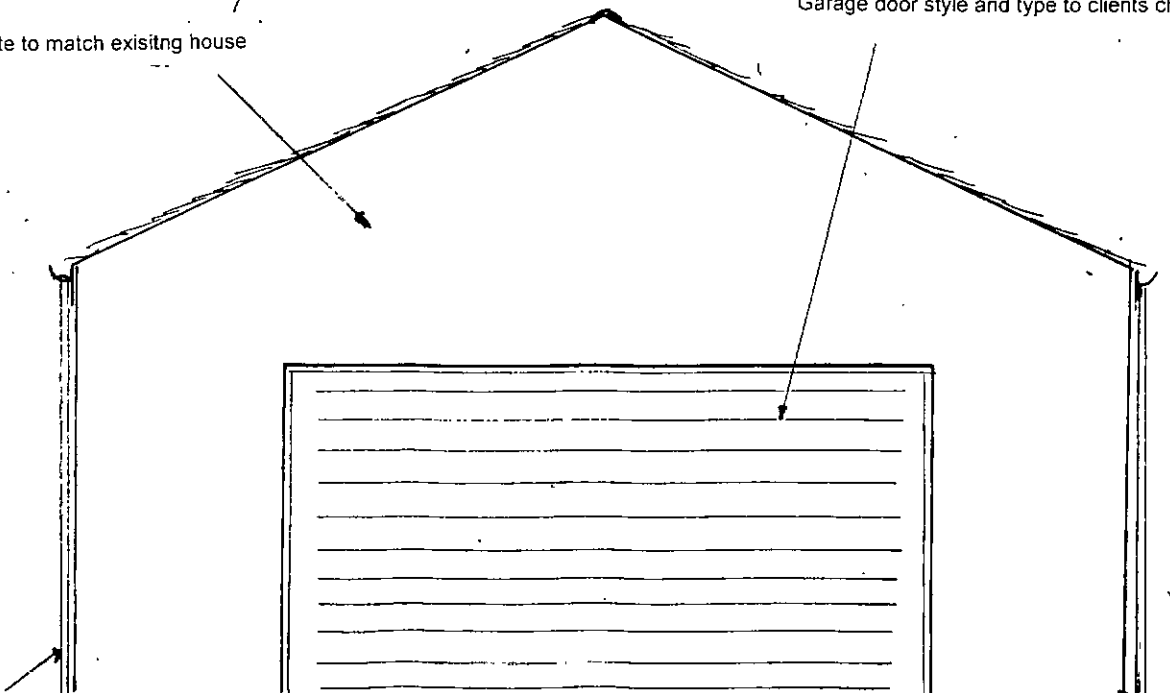
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Smooth render finish painted white to match existing house

Garage door style and type to clients choice



New down pipe and new back inlet gully and connected into existing drainage system

New down pipe to connect into existing gully

FOUNDATIONS

Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

EXTERNAL WALLS

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EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

ELECTRICAL

All electrical work is required to meet the requirements of Approved Document Part P of the Building Regulations. This work must be designed, installed, inspected and tested by a person competent to do so. The Local Authority Building Control should be satisfied that Part P of the Building Regulations has been met and the installer may be required to submit an installation certificate to BS 7671.

Ventilation

Opening area of new windows to be min of 1/20th of floor area. Trickle vents to windows and doors to equal min of 8000 mm2. Bathroom to have extract fan with a rate of 30 litres/second.

Heating

Existing boiler to be inspected and assessed for suitability and condition for additional radiators and pipe work. All work to be carried out and certified by registered Gas Safe installer or Corgi registered installer.

Lighting

75% of all new light fittings to be energy efficient.

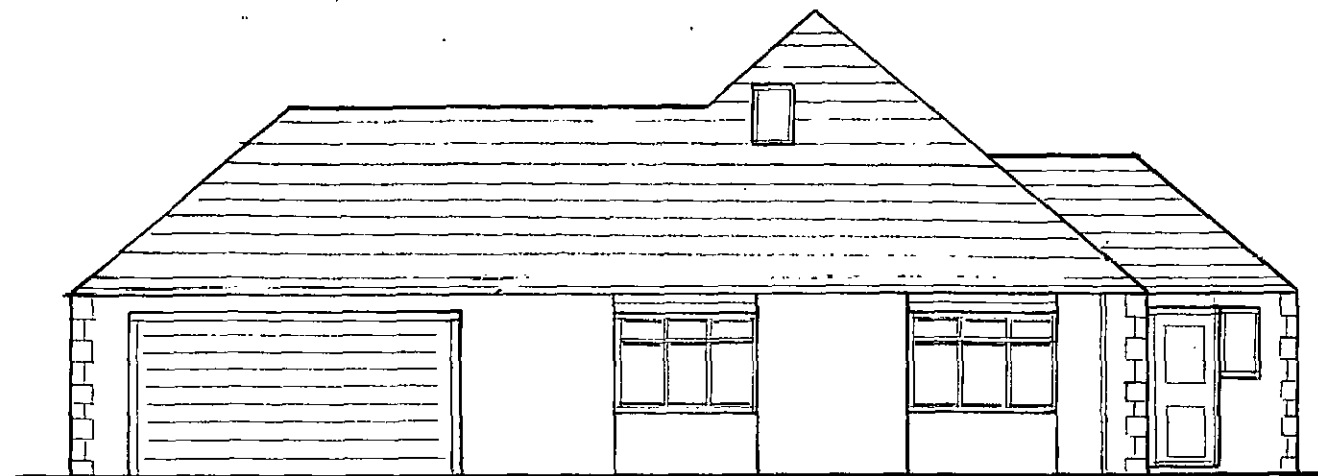
45 CORONATION DRIVE
BIRDWELL
BARNSELY
SOUTH YORKSHIRE

PROPOSAL - GARAGE CONVERSION INTO
HABITABLE ROOM - DETACHED DOUBLE
GARAGE TO REAR OF PROPERTY

GARAGE PROPOSED/EXISTING REAR/FRONT
ELEVATIONS

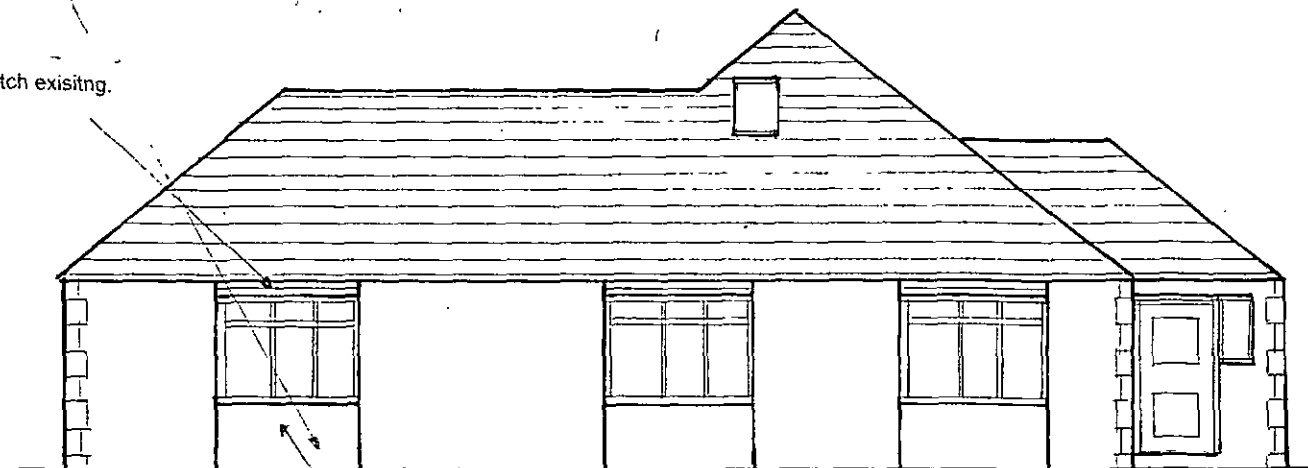
SCALE 1:50

EXISTING FRONT ELEVATION - SCALE 1:100



White smooth render finish

PROPOSED FRONT ELEVATION - SCALE 1:100



New profiled roof tiles to match existing.

Width of proposed bay to match existing bays at approx 1.95m

New profiled roof tiles to match existing.

GARAGE ROOF

Roof to be 150x47 Rafters at 400mm centres. Spiked to 100x50 wall plate. Wall plate to be strapped to wall at 1.2m centres using 30x5 mild steel restraint straps. Provide restraint straps as previous at 1.2m centres at gable wall carried over at least three rafters with noggins between.

STEELWORK

Steel Ridge and purlins to be 203x203x46 Universal Column (UC) sat on 353x100mm concrete padstones with min end bearing of 150mm. See separate sheet for structural calculations. Protected steels with 2 layers of 12.5mm plasterboard and skim finish.

GARAGE SLAB

Floor slab to comprise clean sulphate free hardcore well compacted. Layer of sand blinding over with 1200 gauge dpm under and min of 150mm thick c35 concrete slab over. Make dpm continuous with dpc to inner leaf at 150mm above ground level.

EXISTING GARAGE/NEW FLOR SLAB

Existing ground floor slab and dpm assessed for suitability. Provide 75mm Kingspan Thermafloor 70 insulation with screed finish over. Provide 1200 gauge dpm under insulation and lap into dpc in external walls.

EXISTING ROOF TRUSSES

Roof trusses to be retained and strapped at wall plate at 1.2m centres. Provide Rockwool insulation, 100mm between trusses with further 170mm laid over at right angles. Provide soffit and ridge vents to provide ventilation.

FOUNDATIONS

Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

ELECTRICAL

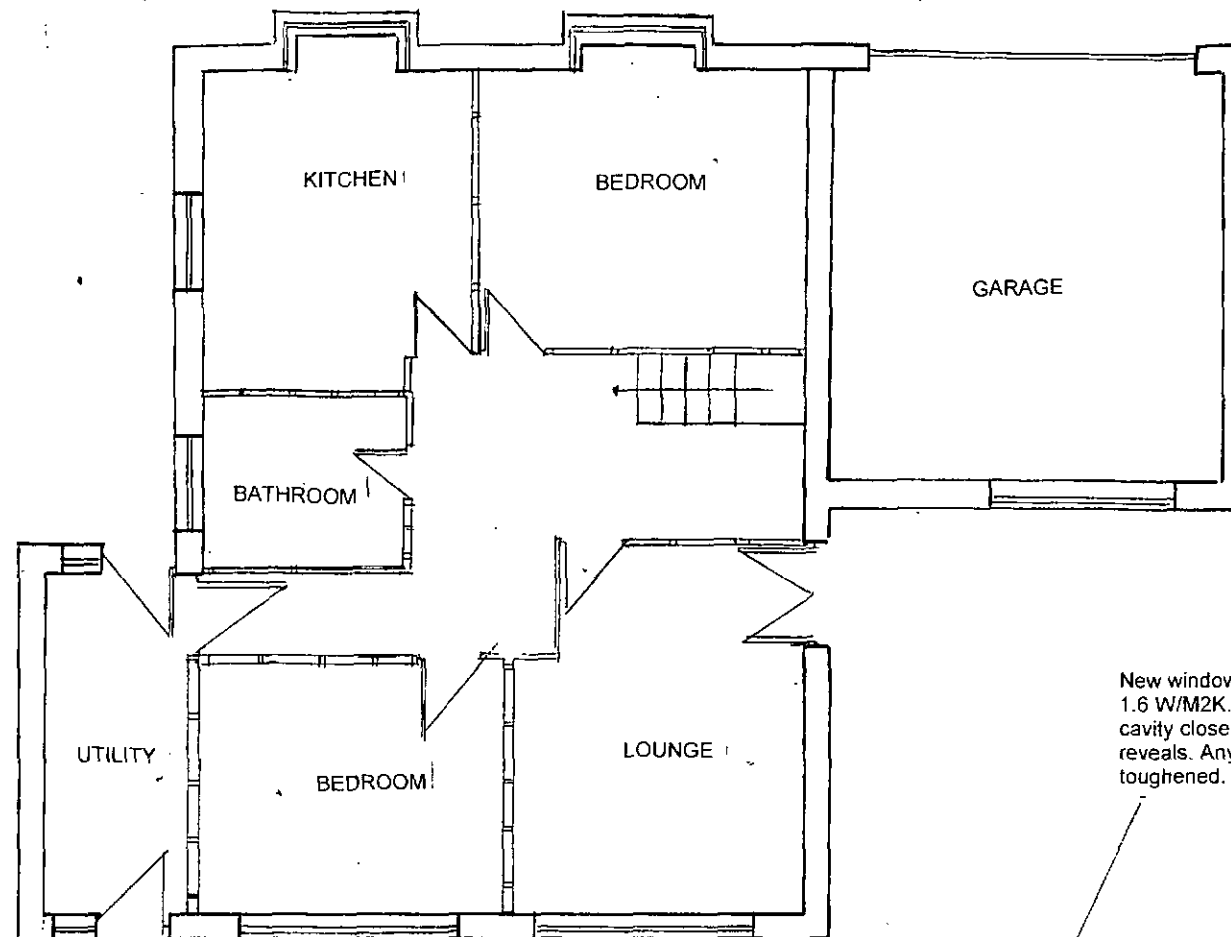
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45 CORONATION DRIVE
BIRDWELL
BARNSELY
SOUTH YORKSHIRE

PROPOSAL - GARAGE CONVERSION INTO
HABITABLE ROOM - DETACHED DOUBLE
GARAGE TO REAR OF PROPERTY

EXISTING/PROPOSED FRONT ELEVATION - SCALE 1:100

EXISTING GROUND FLOOR - SCALE 1:100



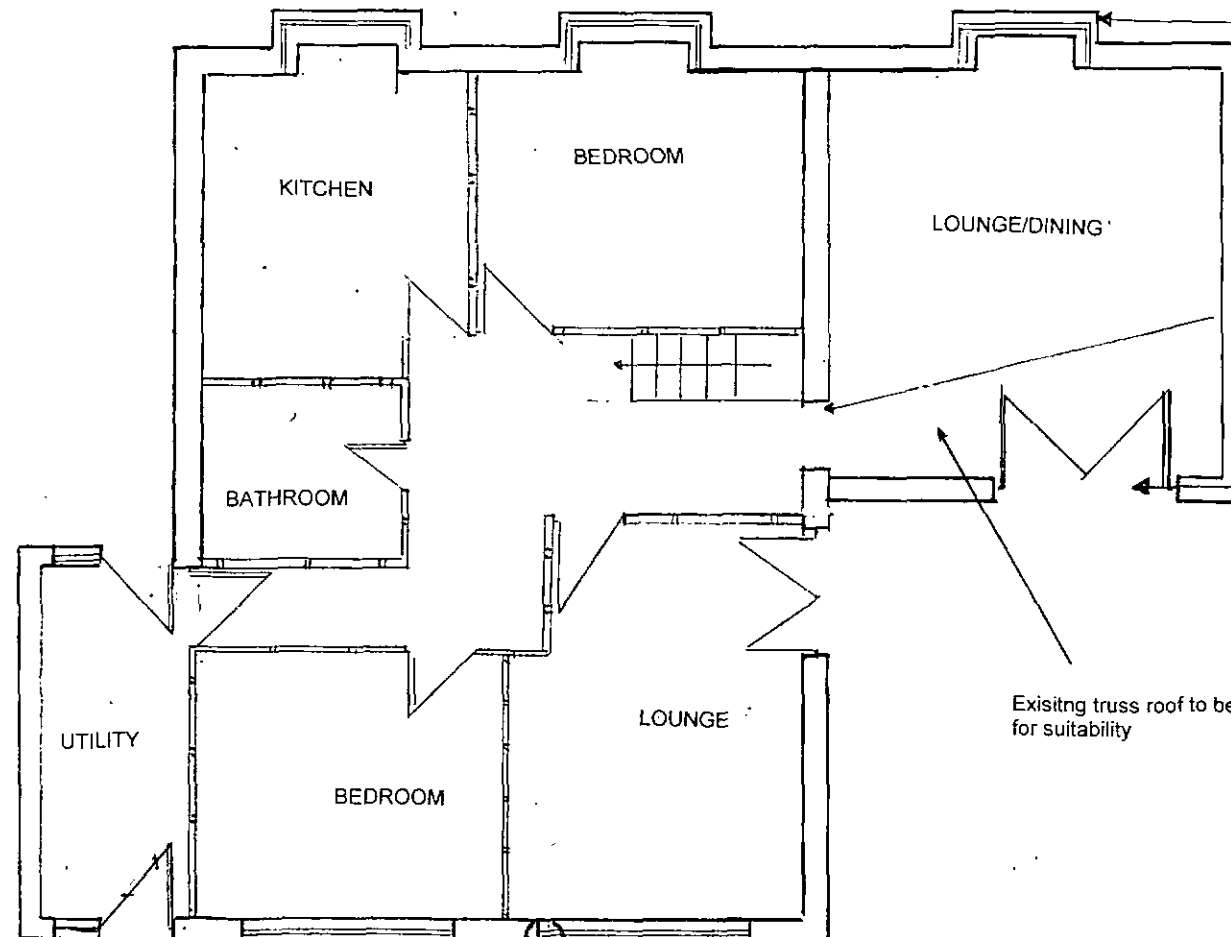
New windows and doors to be UPVC have max U value of 1.6 W/M2K. Thermabate or similar system insulated cavity closer system to be used at all window and door reveals. Any glazing below 800mm from floor level to be toughened.

New bay window to match existing

New opening created and 2xNaylor R6 lintels installed with min 150 end bearing provided.

Existing truss roof to be inspected by Local Authority Building Control surveyor for suitability

PROPOSED GROUND FLOOR PLAN - SCALE 1:100



FOUNDATIONS

Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

EXTERNAL WALLS

New external walls floor to comprise outer leaf of dense blockwork with render and paint finish to match existing 100mm cavity floor full filled with Rockwool or Dritherm insulation or 50mm Kingspan Thermawall TW50 rigid insulation. Medium density block to inner leaf 12.5mm plasterboard on dabs and skim finish, walls to proposed garage as previous but insulation omitted. Stainless steel double triangle or vertical twist wall ties to BS1243 at 450 centres vertically and 750 centres horizontally. No less than 2.5 wall ties per metre square. Ties to be placed at no more than 300mm apart vertically within a distance of 225mm from all window and door openings. New windows and doors to be UPVC have max U value of 1.6 W/M2K. Thermabate or similar system insulated cavity closer system to be used at all window and door reveals. Any glazing below 800mm from floor level to be toughened.

EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

ELECTRICAL

All electrical work is required to meet the requirements of Approved Document Part P of the Building Regulations. This work must be designed, installed, inspected and tested by a person competent to do so. The Local Authority Building Control should be satisfied that Part P of the Building Regulations has been met and the installer may be required to submit an installation certificate to BS 7671.

Ventilation

Opening area of new windows to be min of 1/20th of floor area. Trickle vents to windows and doors to equal min of 8000 mm2. Bathroom to have extract fan with a rate of 30 litres/second.

Heating

Existing boiler to be inspected and assessed for suitability and condition for additional radiators and pipe work. All work to be carried out and certified by registered Gas Safe installer or Corgi registered installer.

Lighting

75% of all new light fittings to be energy efficient.

45 CORONATION DRIVE
BIRDWELL
BARNESLEY
SOUTH YORKSHIRE

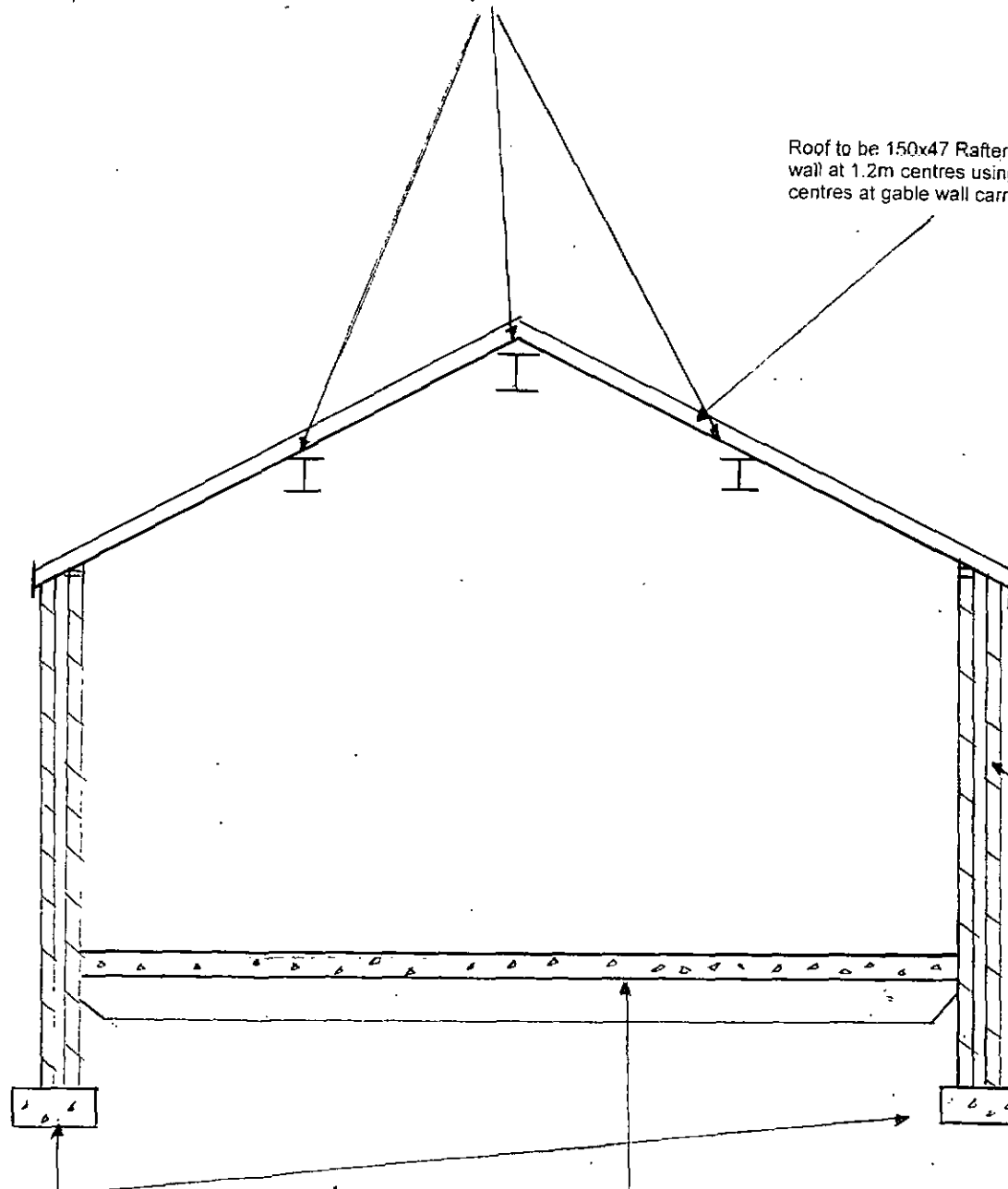
PROPOSAL - GARAGE CONVERSION INTO
HABITABLE ROOM - DETACHED DOUBLE
GARAGE TO REAR OF PROPERTY

EXISTING/PROPOSED GROUND FLOOR PLAN - SCALE 1:100

SECTION - SCALE 1:50

• Steel Ridge and purlins to be 203x203x46 Universal Column (UC) sat on 353x100mm concrete padstones with min end bearing of 150mm. See separate sheet for structural calculations.
Protected steels with 2 layers of 12.5mm plasterboard and skim finish

Roof to be 150x47 Rafters at 400mm centres. Spiked to 100x50 wall plate. Wall plate to be strapped to wall at 1.2m centres using 30x5 mild steel restraint straps. Provide restraint straps as previous at 1.2m centres at gable wall carried over at least three rafters with noggins between.



Foundations to be taken to firm bearing strata at minimum of 900mm deep by 600mm width to satisfaction of Local Authority Building Control Surveyor.

Floor slab to comprise clean sulphate free hardcore well compacted. Layer of sand blinding over with 1200 gauge dpm under and min of 150mm thick c35 concrete slab over. Make dpm continuous with dpc to inner leaf at 150mm above ground level.

New external walls floor to comprise outer leaf of dense blockwork with render and paint finish to match existing 100mm cavity floor full filled with Rockwool or Dritherm insulation or 50mm Kingspan Thermawall TW50 rigid insulation. Medium density block to inner leaf 12.5mm plasterboard on dabs and skim finish, walls to proposed garage as previous but insulation omitted. Stainless steel double triangle or vertical twist wall ties to BS1243 at 450 centres vertically and 750 centres horizontally. No less than 2.5 wall ties per metre square. Ties to be placed at no more than 300mm apart vertically within a distance of 225mm from all window and door openings. New windows and doors to be UPVC have max U value of 1.6 W/M2K. Thermabate or similar system insulated cavity closer system to be used at all window and door reveals.

EXTERNAL WALLS

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EXISTING WALLS

Existing cavity walls to garage to be lined with 50mm kingspan and plasterboard and skim.

ELECTRICAL

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VENTILATION

Opening area of new windows to be min of 1/20th of floor area. Trickle vents to windows and doors to equal min of 8000 mm2.

HEATING

Existing boiler to be inspected and assessed for suitability and condition for additional radiators and pipe work. All work to be carried out and certified by registered Gas Safe installer or Corgi registered installer.

STEELWORK

Steel Ridge and purlins to be 203x203x46 Universal Column (UC) sat on 353x100mm concrete padstones with min end bearing of 150mm. See separate sheet for structural calculations. Protected steels with 2 layers of 12.5mm plasterboard and skim finish.

GARAGE SLAB

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45 CORONATION DRIVE
BIRDWELL
BARNSELEY
SOUTH YORKSHIRE

PROPOSAL - GARAGE CONVERSION INTO
HABITABLE ROOM - DETACHED DOUBLE
GARAGE TO REAR OF PROPERTY

GARAGE SECTION

SCALE 1:50