



FRONT ELEVATION
AS EXISTING



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AS PROPOSED

WALL CONSTRUCTION TO BE BUILT UP OFF EXISTING FLOOR SLAB OR NEW NAYLOR R9 LINTOL BUILT IN BELOW GROUND LEVEL WITH 150MM END BEARING MIN TO BE AGREED WITH BUILDING CONTROL OFFICER

IF EXISTING DWELLING DOES NOT HAVE AN INTERLINKED SMOKE DETECTION SYSTEM NEW SYSTEM TO BE INSTALLED TO ALL CIRCULATION AREAS

- SMOKE ALARMS
- MAINS OPERATED SMOKE ALARMS TO BS 5446.
 - ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
 - ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
 - ALL ALARMS TO HAVE BATTERY BACK-UP

WORKS TO GARAGE FLOOR
PROPOSED NEW FLOOR TO ALIGN WITH GROUND FLOOR FLOOR LEVEL APPROX 250MM FROM EXISTING GARAGE FLOOR-CHECK ON SITE.
NEW FLOOR TO BE LAID ON 1200G VISQUEEN DPM & COMPRISING: 20MM T&G FLOORING GRADE CHIPBOARD ON GRID OF 100X47 C16 JOISTS AND COUNTER BATTENS AT 400C/C WITH FULL INFILL OF FLOORING GRADE POLYSTYRENE ON EXISTING GARAGE FLOOR SLAB. DPM TURNED UP WALLS TO LINK WITH EXISTING D.P.C.

WALL TO BE UPGRADED FOR INSULATION PURPOSES:
30MM POLYFOAM LINERBOARD ON 1200G VAPOUR CONTROL LAYER ON 75X50MM STUDDING AT 400C/C WITH 75MM KNAUF ROCKSILK FLEXIBLE SLAB INSULATION BETWEEN STUDS.

REMOVE EXISTING GARAGE DOOR & FRAME.
BUILD UP IN 103MM FACING BRICKWORK TO MATCH EXISTING & BUILD IN WINDOW & FRAME

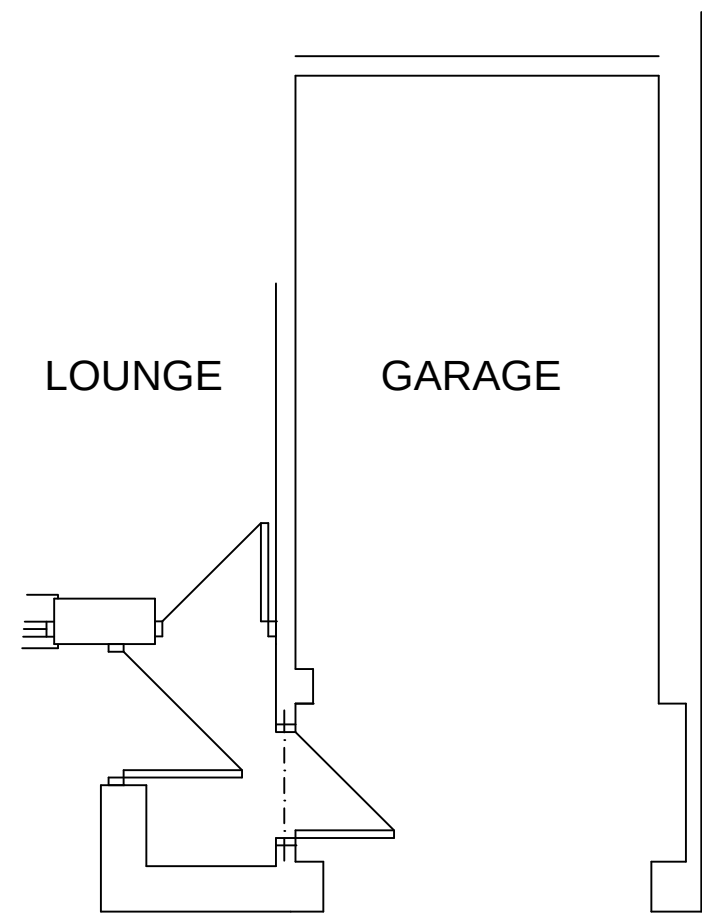
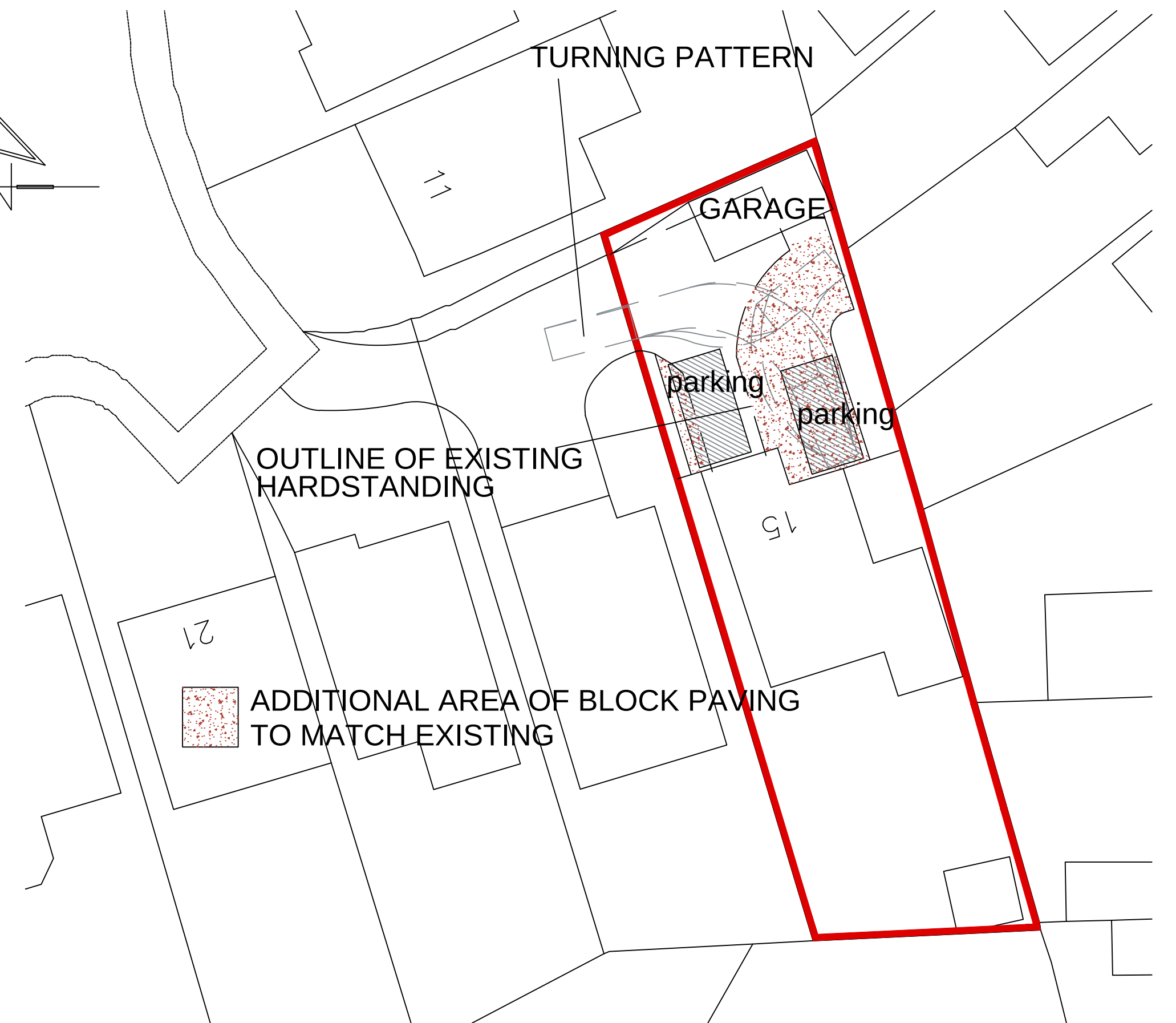
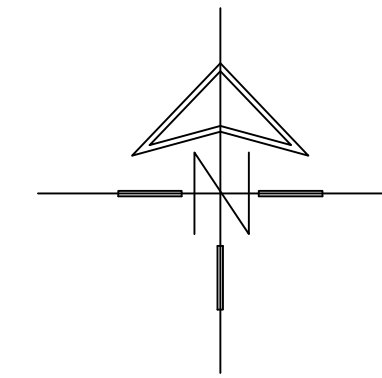
ANY NEW RADIATORS TO BE FITTED WITH TRV's
4. AT LEAST 25% OF NEW LIGHTS SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL AND LINKED WITH NEW D.P.M.

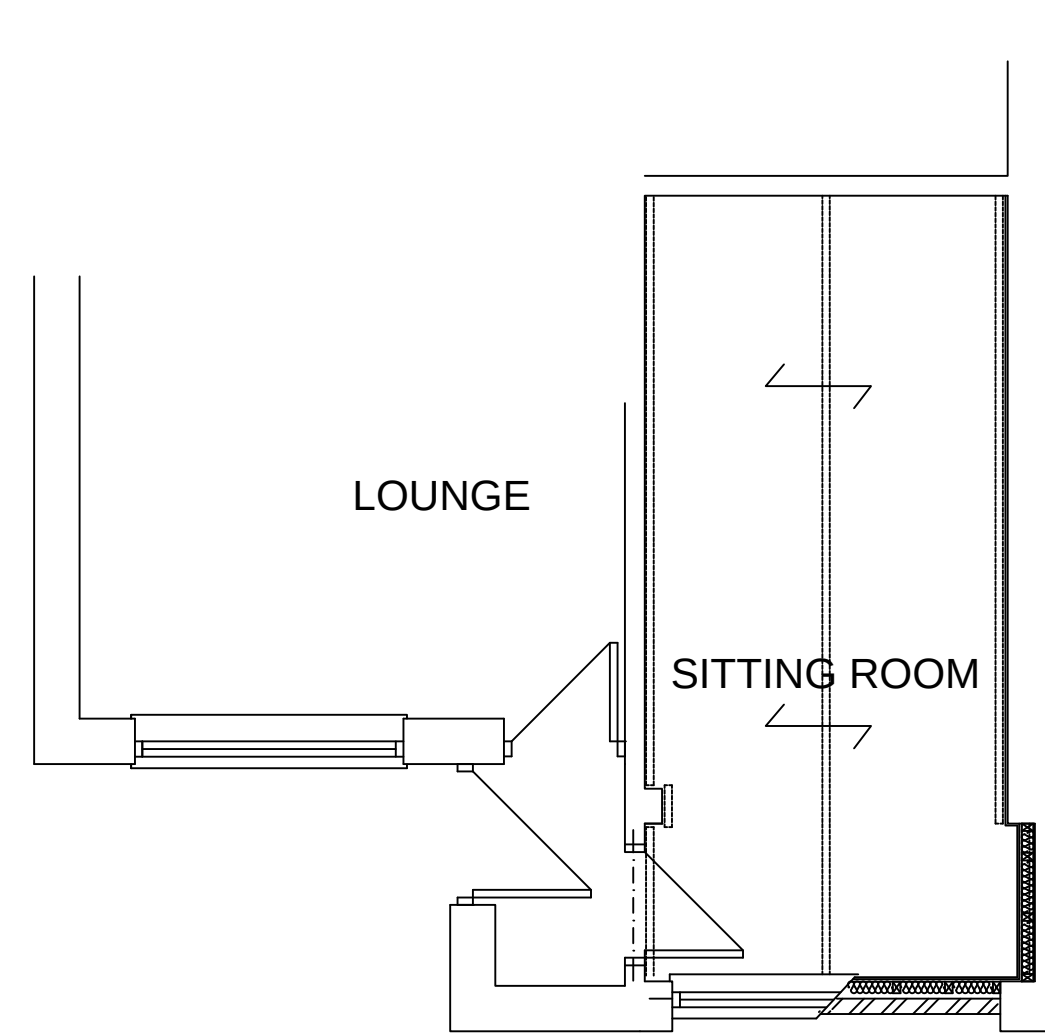
- INFILTRATION OF COLD AIR TO BE LIMITED BY:
- ALL GAPS BETWEEN DRY LININGS AND MASONRY TO BE SEALED
 - ALL VAPOUR CONTROL LAYERS TO BE SEALED
 - DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
 - BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING JUNCTIONS.

- NEW WINDOWS TO HAVE UPVC FRAMES WITH A MAX U-VALUE OF 1.6W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP
- NEW WINDOWS TO HAVE MINIMUM 1/20TH FLOOR AREA OPENING LIGHTS AND 8000SQ MM TRICKLE VENTS.

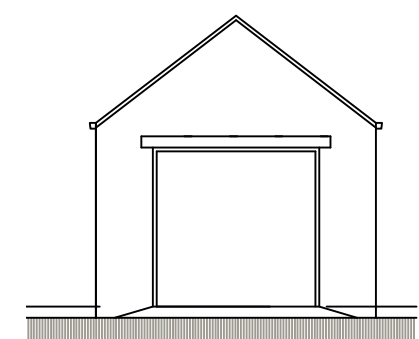
- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.



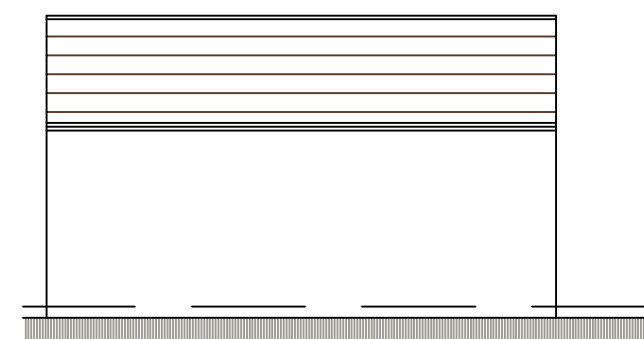
GROUND FLOOR
AS EXISTING



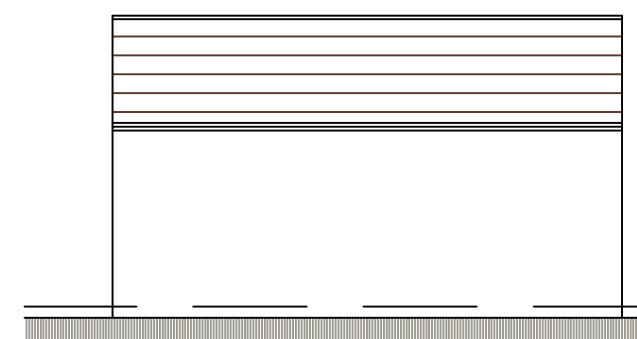
GROUND FLOOR
AS PROPOSED



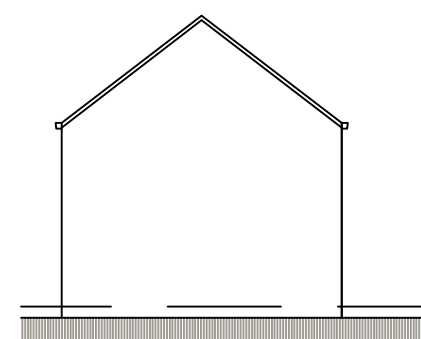
FRONT ELEVATION



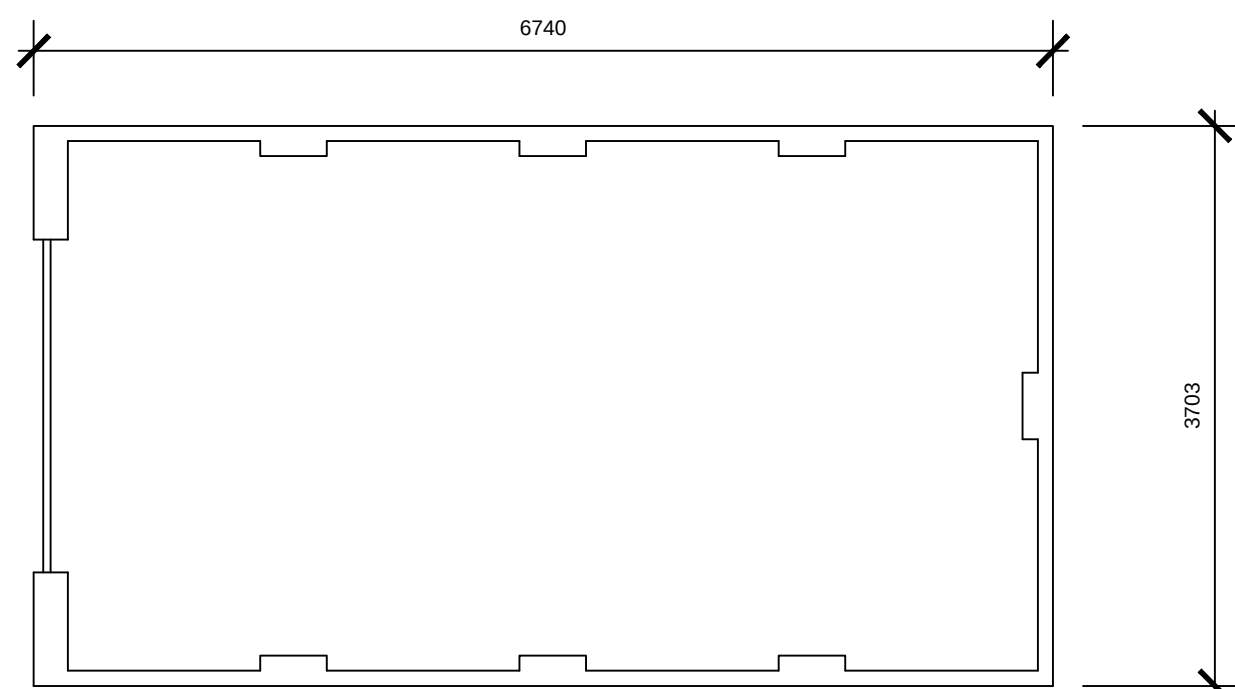
SIDE ELEVATION



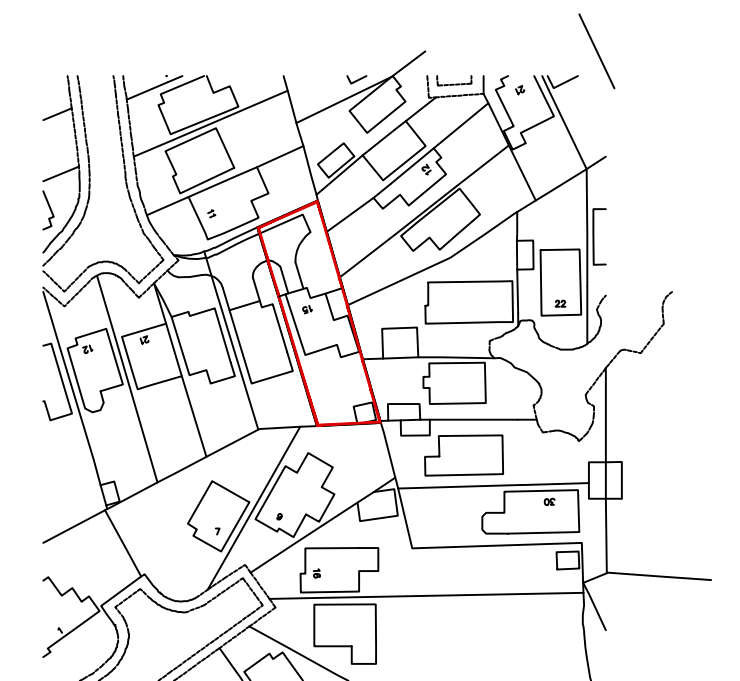
SIDE ELEVATION

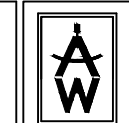


REAR ELEVATION



GARAGE PLAN



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ARCHITECTURAL SERVICES AND SURVEYORS								
Project. PROPOSED DETACHED GARAGE AND CONVERSION OF EXISTING TO SITTING ROOM AT 15 WILSDEN GROVE, BARNESLEY					Client. MR ANDREW SLATER			
Drawing Title. PLANS AND ELEVATIONS					Date. DEC 2017		Scale. 1:50 & 1:100 @ A1	
					Ref. 17-134		Dwg. No. 01	Rev. A
Date	Suffix	Description			Date	Suffix	Description	
15-01-18	A	GARAGE REPOSITIONED						