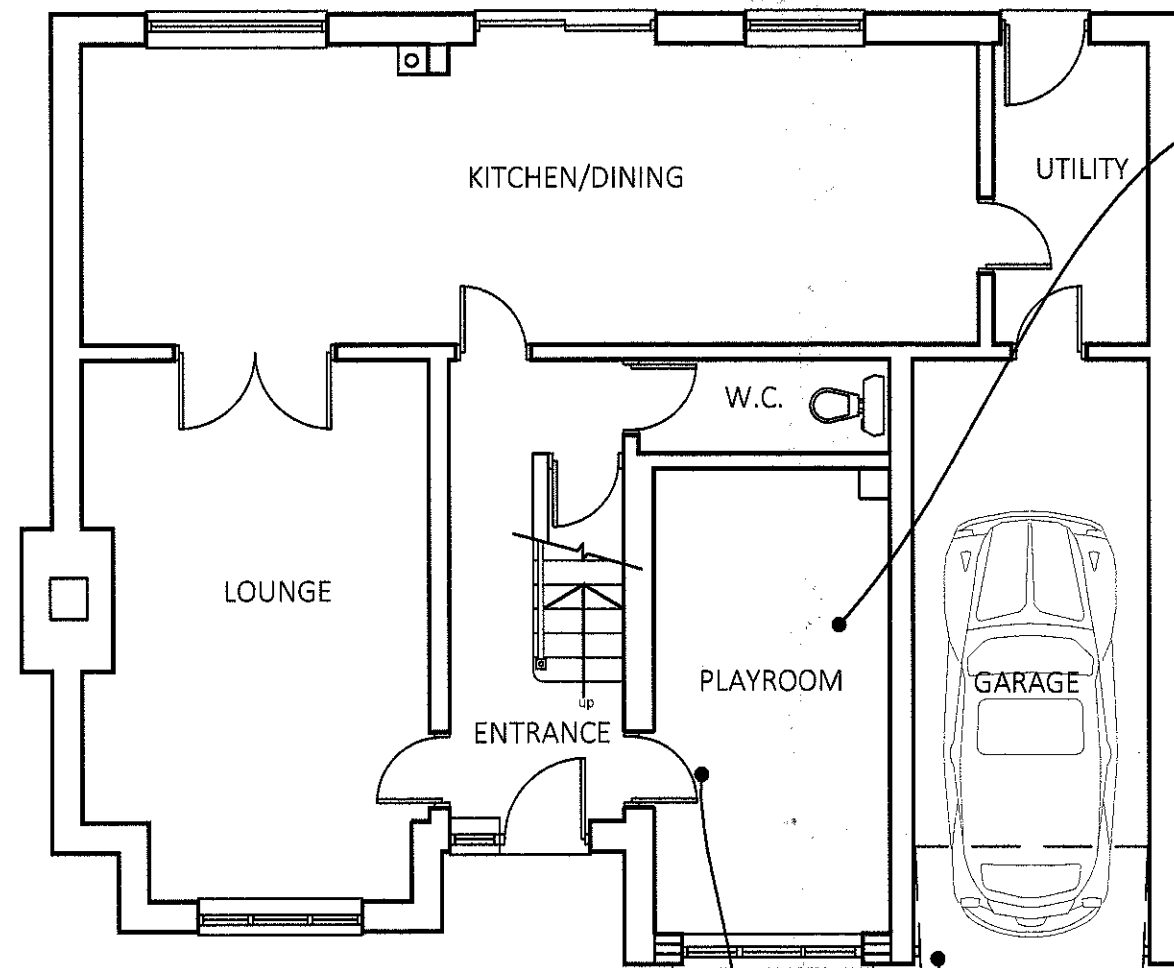


DO NOT SCALE



GROUND FLOOR PLAN

NEW DOOR OPENING
CREATED BETWEEN HALL AND
NEW HABITABLE ROOM. ALLOW FOR
NEW PRE-STRESSED CONCRETE LINTELS

NEW WINDOW INSTALLED WITH NEW
CAVITY WALLS TO CHEEKS, TO REDUCE OVERALL
EXISTING OPENING WIDTH. NEW CAVITY WALLS TIED
INTO EXISTING WALLS USING GALV. STEEL STARTER
TIES AND DAMP PROOF WITHIN CAVITY.

GENERAL NOTES:

FINISHES TO CLIENTS REQUIREMENTS.

ALL NEW ELECTRICAL INSTALLATIONS TO COMPLY WITH PART P,
AND BE INSTALLED BY QUALIFIED ELECTRICIAN, OR CHECKED AND
CERTIFIED BY A PART P APPROVED ELECTRICIAN.

CHECK FOR INSULATION IN MONOPITCH ROOF TO FRONT OF THE
ROOM, IF REQUIRED INSTALL 300mm MINERAL WOOL, TO
AVOID HEAT LOSSES THROUGH THE ROOF.

ALL HEATING TO BE CONNECTED TO EXISTING AND TO HAVE
SEPARATE THERMOSTATIC VALVES FITTED.

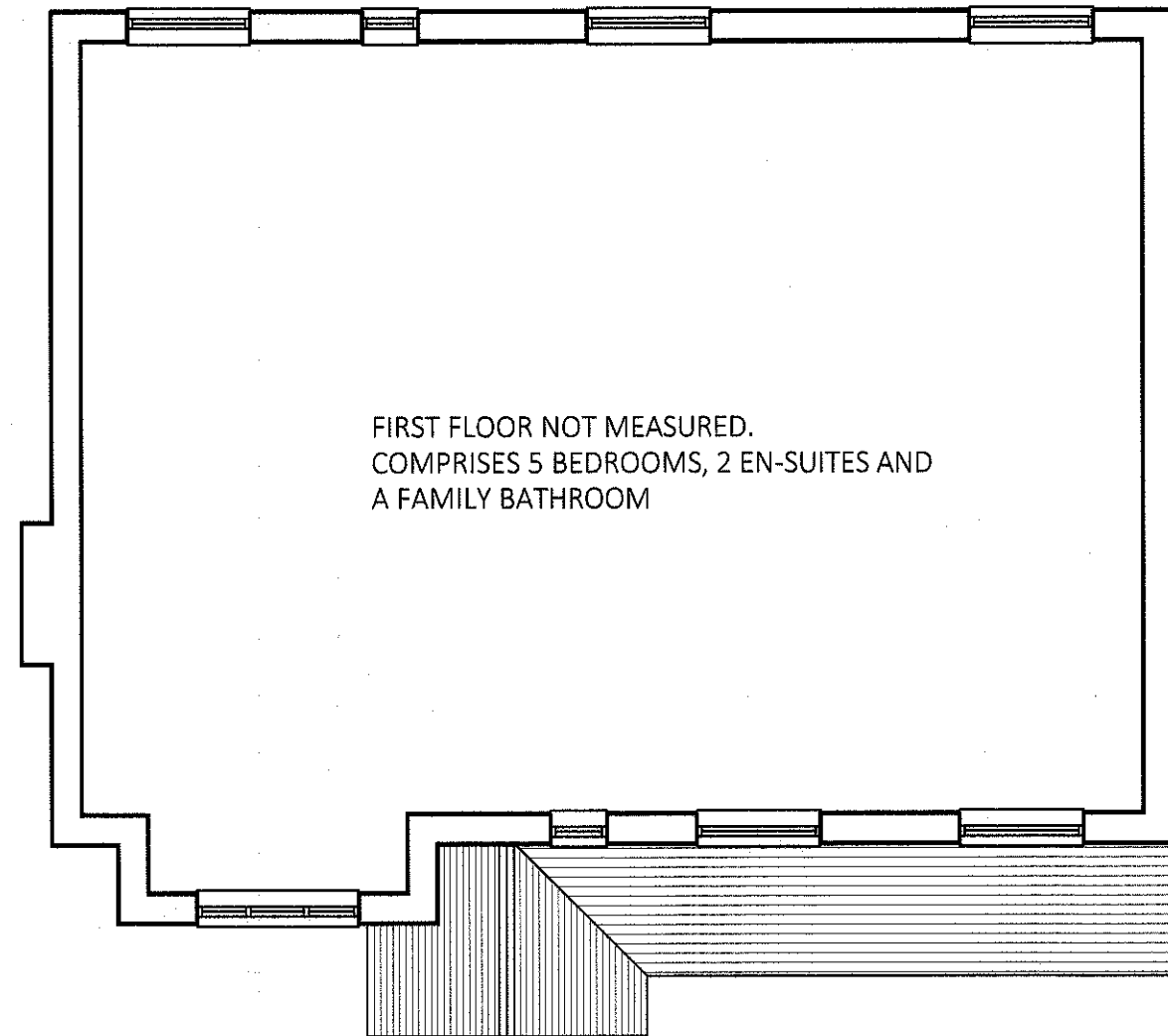
EXISTING OPENING IN WALL TO BE
BLOCKED UP USING THERMALITE BLOCK,
INCORPORATING 50mm MINERAL WOOL
INSULATION.

ALL WALLS TO BE PLASTER BOARDED WITH
12.5mm GYPSUM PLASTERBOARD ON MORTAR DABS,
WITH 2mm SKIM.

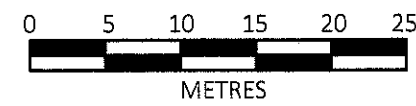
NEW CAVITY WALLS TO BE 100mm 7N BREEZE BLOCK, 100mm CAVITY WITH
60mm KINGSPAN OR SIMILAR PARTIAL FILL CAVITY INSULATION, 102.5mm BRICK
TO MATCH EXISTING, SAT ON NEW DPC, AND PERP WEEP VENTS AT 600mm CENTRES.

FLOOR TO HAVE 50x100mm S.W. TIMBER JOISTS, SAT ON
TIMBER PACKERS, SAT ON V/SQUEEN 1200g DPM. ALLOW FOR
80mm KINGSPAN THERMFLOOR INSULATION.
18mm TONGUE AND GROOVE FLOOR BOARDING OVER, SCREWED TO FIX
TO JOISTS

ALL WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS,
AND HEALTH AND SAFETY LAWS.



FIRST FLOOR PLAN



FRONT ELEVATION

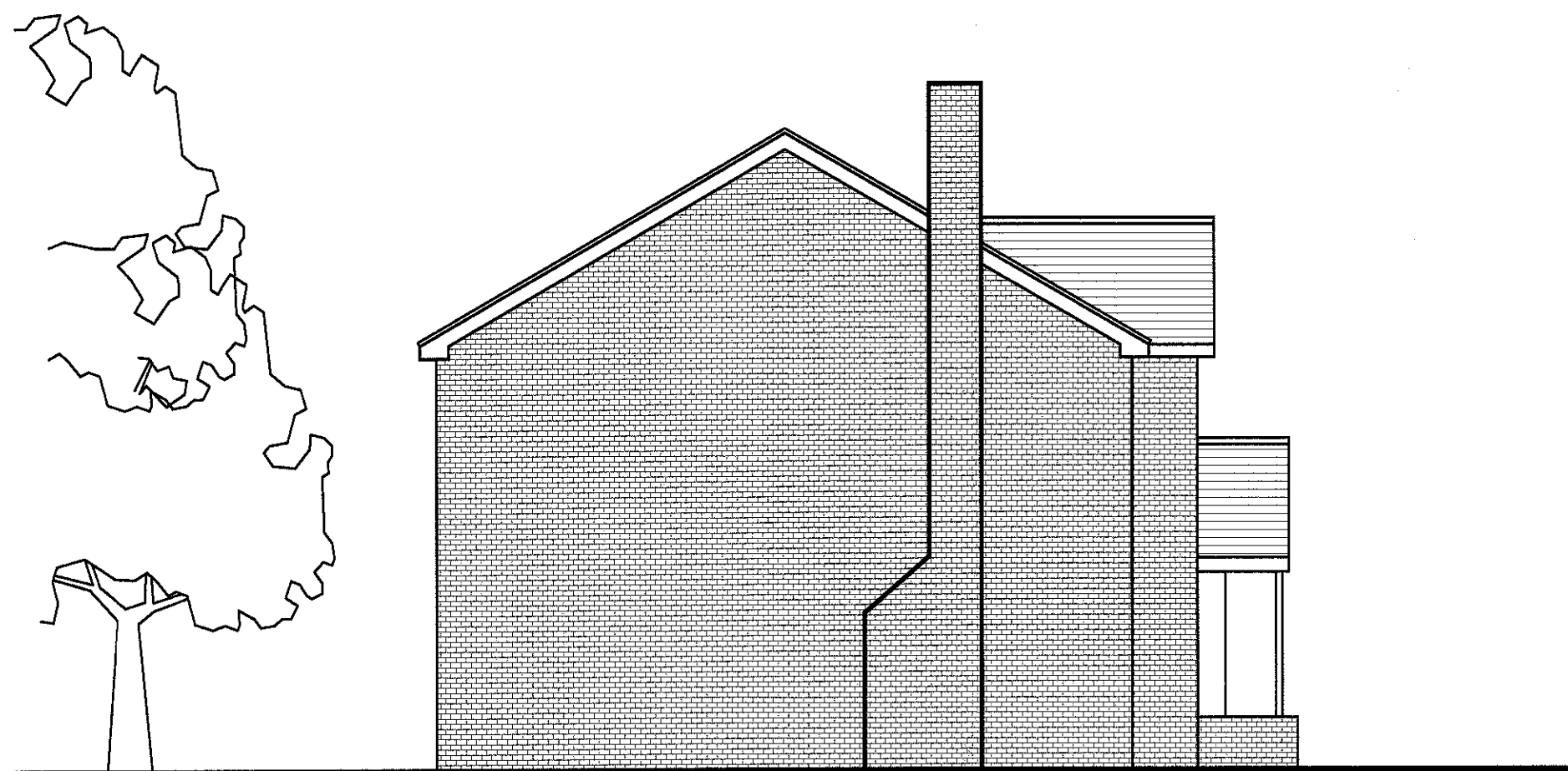
EXISTING GARAGE DOOR REMOVED
AND NEW WINDOW TO MATCH EXISTING
INSTALLED. REDUCTION IN WIDTH, TO
ALLOW BALANCE WITH EXISTING WINDOWS
TO FRONT ELEVATION



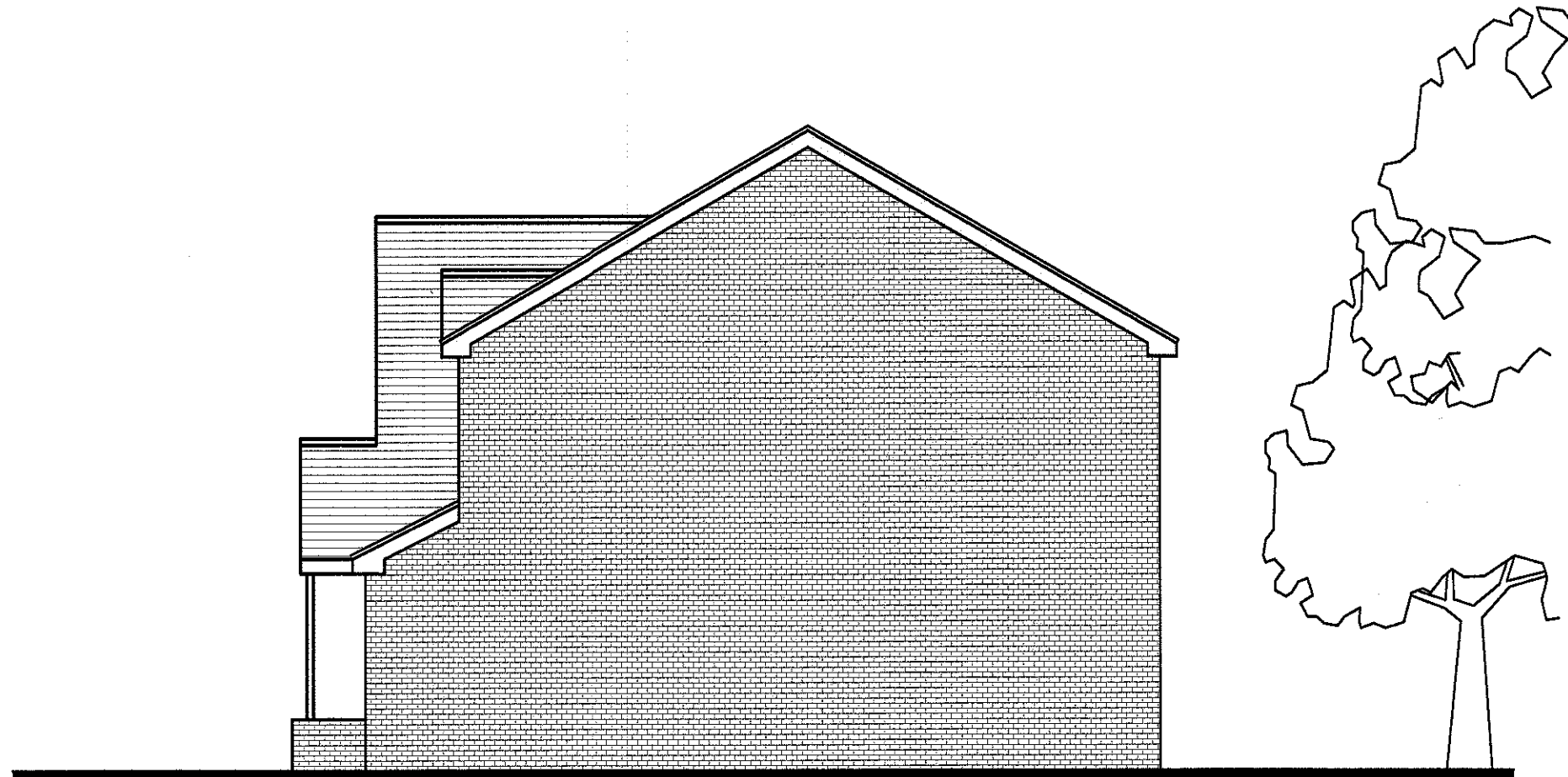
REAR ELEVATION

NOTES:
5 BEDROOM DETACHED HOUSE.
CURRENT PARKING FOR 2 CARS EXTERNALLY AND
1 CAR INTERNALLY.

NUMBER 4 SANDRINGHAM CLOSE HAS A
GARAGE CONVERSION WHICH HAS BEEN APPROVED
AND COMPLETED.
APPLICATION WOULD BE TO CARRYOUT A GARAGE
CONVERSION TO HALF OF THE DOUBLE GARAGE
INTO A HABITABLE ROOM



LEFT HAND GABLE ELEVATION



RIGHT HAND GABLE ELEVATION

NOTES		

Rev	Date	Title

Client
Mr Mark Ashworth

Project
Proposed Conversion of existing Garage to Habitable Room at 6 Sandringham Close, Whalley, BB7 9JP

Job No.	Area	File Ref
2013/41		

Title
Proposed Plans and Elevations

2013/41-02	rev. A
Date 15.09.16	Drn. S. Edmondson
Scale 1:75@A1	Checked

EDS
EDMONDSON
DESIGN SERVICES

20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
mob: 07528809176 tel: 01706 870944
e: edmodesign@yahoo.com