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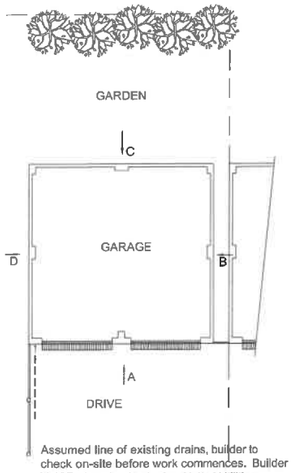
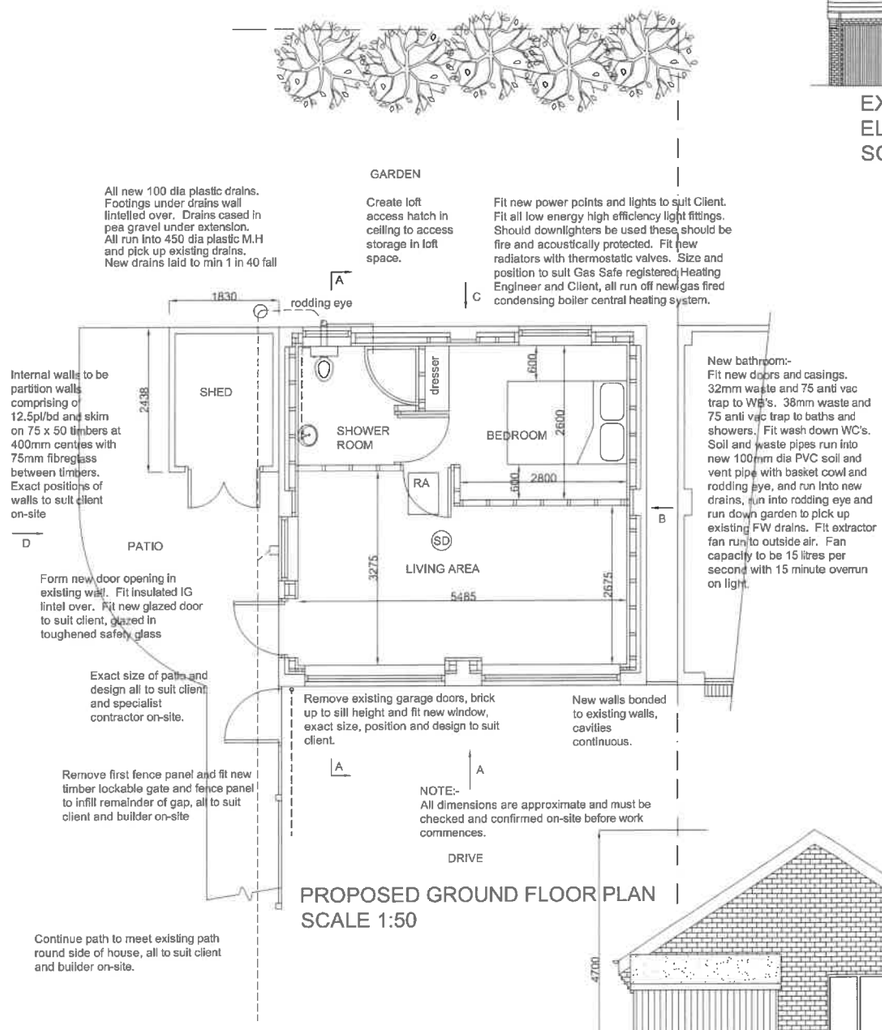
19 JAN 2024



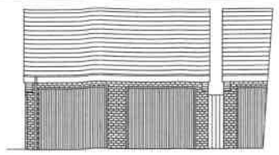
Assumed line of existing drains, builder to check on-site before work commences. Builder MUST also check whether United Utilities sewers are present within the site. If this is not done the Architect will accept no responsibility for disputes at a later date. If in doubt consult Building Control.

EXISTING GROUND FLOOR PLAN
SCALE 1:100

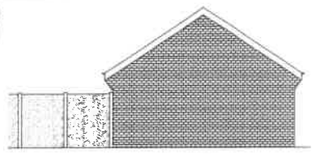
Notes:-
Wallplates strapped down with 30 x 5 m.s galvanized bent straps at 1200mm centres. Vertical leg of strap fixed to wall with M8 screws and plugs. Rafters and trusses fixed securely to wallplates.
Fit 30 x 5 m.s galvanized bent straps at 1200mm centres to either rafters or trusses and floor joists, minimum 4N° with noggins between and up to gable wall. Vertical leg of strap fixed to wall with M8 screws and plugs.
Fit cavity trays with weepholes over external openings.
Fit vertical and horizontal insulated DPC's to external openings.
Close cavities with brick on edge.
All new windows and rooflights to have a U-Value of 1.4W/m2K, Argon filled and to be double glazed with minimum 16mm gap, glazed with Pilkington K glass. Fit O.L's 1/20th floor area. All windows to have minimum 8000mm2 trickle ventilation.
All windows, doors and glazed partitions to be glazed in toughened safety glass as shown in Approved Document K.
Cavity ties to wall to be s/s double triangle suitable for 110mm cavity with min 50mm embedment to each leaf. Maximum 750mm horizontal centres and maximum 450mm vertical centres, maximum 300mm vertical centres at reveals.
All electrical work must be designed, installed, inspected and tested by a qualified electrician, qualified up to City and Guilds 2391 (18th Edition). An electrical installation certificate will be required.
(SD) denotes smoke detector wired to mains with battery backup. All smoke detectors to be interconnected.
(HD) denotes heat detector wired to mains with battery backup and interconnected to smoke detectors. Heat detector located remote to any heat source.
(FD) denotes half hour self closing fire door and casing with intumescent strips.
Building inspector will require types of fans and locations in walls and ceilings to accord Approved Document Part F (2021 Edition).
All construction to be robust with continuity of insulation and air tightness.
Steel beams and angles to be cased in 2 layers 12.5 Gyproc Fireline board and skim.



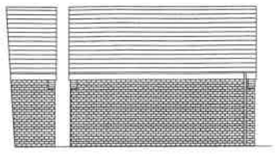
PROPOSED GROUND FLOOR PLAN
SCALE 1:50



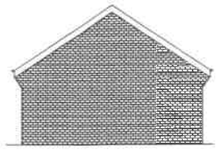
EXISTING FRONT ELEVATION (A)
SCALE 1:100



EXISTING SIDE ELEVATION (B)
SCALE 1:100

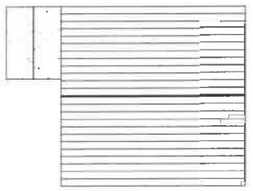


EXISTING REAR ELEVATION (C)
SCALE 1:100



EXISTING SIDE ELEVATION (D)
SCALE 1:100

EXISTING ROOF PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

NOTES

Client must be fully satisfied that the land to be built on is within full ownership and control and that no legal covenants, agreements or restrictions, caveats or way leaves etc... exist which could adversely or otherwise affect the proposed development and associated works (including rights of service and drainage connections and modifications etc...) The client's solicitors would most likely to be able to research these issues. Land Registry and Title Deeds must be double checked by the Client / Client's solicitors, prior to commencement of works on-site.

Client to be responsible for preparing an agreement with adjacent owner under the requirements of the Party Wall Act 1996. This can be prepared via a consultation with the Client's Legal Representative.

Client to get approval for the works to be carried out from the original house builder and N.H.B.C before work commences.

All work must be carried out to total satisfaction of Local Authority Building Control Department, and must comply with all current Building Regulations and relevant Codes of Practice.

All workmanship and materials must comply with current Building Regulations, British Standards and Codes of Practice etc... All materials must be fixed, applied or mixed in accordance with manufacturers instructions or detailed specifications.

Building Control Officer from Local Authority to inspect existing ground conditions to determine foundation type and design if different from those stated on the drawing.

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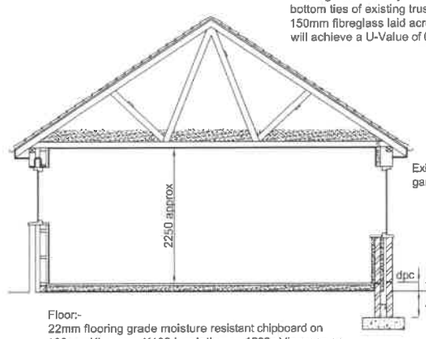
PROPOSED SIDE ELEVATION (D)
SCALE 1:50

Lining to existing wall to be partition set min 50mm from existing wall. Partition comprises of Breather membrane on 12mm exterior plywood on 75 x 50 timbers at 400 centres. 9.5 pl/bd and skim with 50mm Kingspan insulation all built off DPC, sat on concrete block sat on existing floor. Depth of concrete block to suit depth of new concrete floor.

Internal timber lining wall to existing wall to be partition wall set min 50mm from existing wall. Partition comprises of breather membrane on 12mm exterior plywood on 100 x 50 timbers at 400mm centres with 100mm Kingspan between timbers with 50mm insulated pl/bd and skim to a smooth finish internally all built off DPC, sat on concrete block sat on existing concrete floor. Depth of concrete block to suit depth of existing floor. This construction will achieve a U-Value of 0.18W/m2K

Footings to be checked before work commences to determine they are suitable and not damaged in any way.

Fit new 12.5pl/bd and skim ceiling to underside of existing trusses. Lay 150mm fibreglass between bottom ties of existing trusses with a further 150mm fibreglass laid across. This construction will achieve a U-Value of 0.15 W/m2K



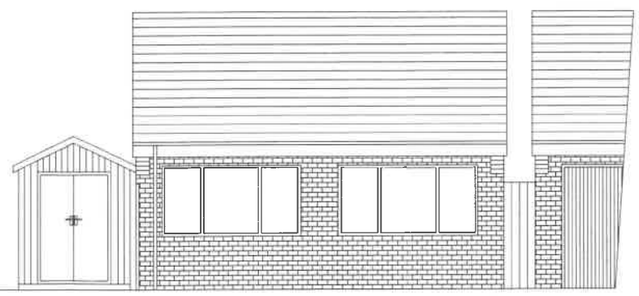
Existing lintels over garage doors

New walls:- 100mm facing brick to match existing, 110mm cavity, 100mm concrete block with 50mm insulated pl/bd and skim to internal leaf. Fit 60mm Kingspan Thermawall TW50 insulation to cavity side of inner leaf (to achieve a U-Value of 0.18) all sat on 2/ layers concrete block. Infill cavity with concrete up to 225mm below DPM all sat on 700 x 200 concrete footings.

Floor:- 22mm flooring grade moisture resistant chipboard on 100mm Kingspan K103 insulation on 1200g Visqueen on sand blinding all sat on existing concrete floor to achieve U-Value of 0.18W/m2K.

NOTE:- All concrete block to be 7N/mm2 crushing strength.

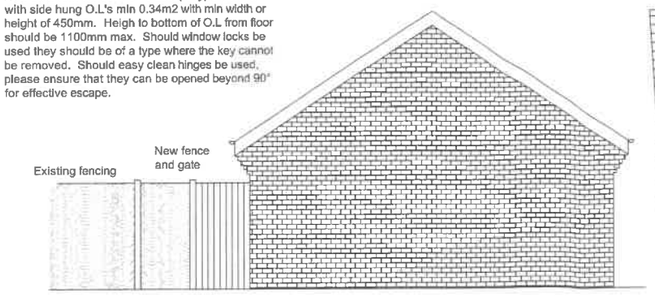
PROPOSED SECTION A-A
SCALE 1:50



Exact style of all new windows and doors to suit client and builder on-site. Fit insulated IG lintels over all new door and window openings. New door to be glazed in toughened safety glass.

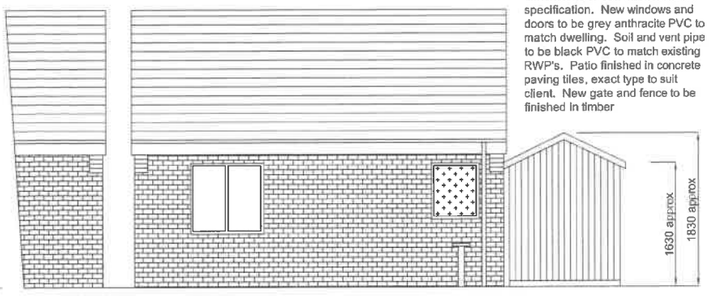
PROPOSED FRONT ELEVATION (A)
SCALE 1:50

New bedroom window to be escape type window with side hung O.L's min 0.34m2 with min width or height of 450mm. Heigh to bottom of O.L from floor should be 1100mm max. Should window locks be used they should be of a type where the key cannot be removed. Should easy clean hinges be used, please ensure that they can be opened beyond 90° for effective escape.



PROPOSED SIDE ELEVATION (B)
(Won't change)
SCALE 1:50

Shed to be a timber shed. Exact dimensions to suit manufacturers specification. New windows and doors to be grey anthracite PVC to match dwelling. Soil and vent pipe to be black PVC to match existing RWP's. Patio finished in concrete paving tiles, exact type to suit client. New gate and fence to be finished in timber



PROPOSED REAR ELEVATION (C)
SCALE 1:50

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REVISIONS
Rev A:- Existing garage ridge height added Jan 2024

PROJECT
Proposed garage conversion to create granny annexe for elderly relative
37 Middle Lodge Road
Barrow

DRAWING TITLE
Existing and proposed plans, elevations section and notes

DRAWING NUMBER
M.L.R 37 / 1A

SCALE	DRAWN BY	DATE
1:50, 1:100	L.F	DEC 2023

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