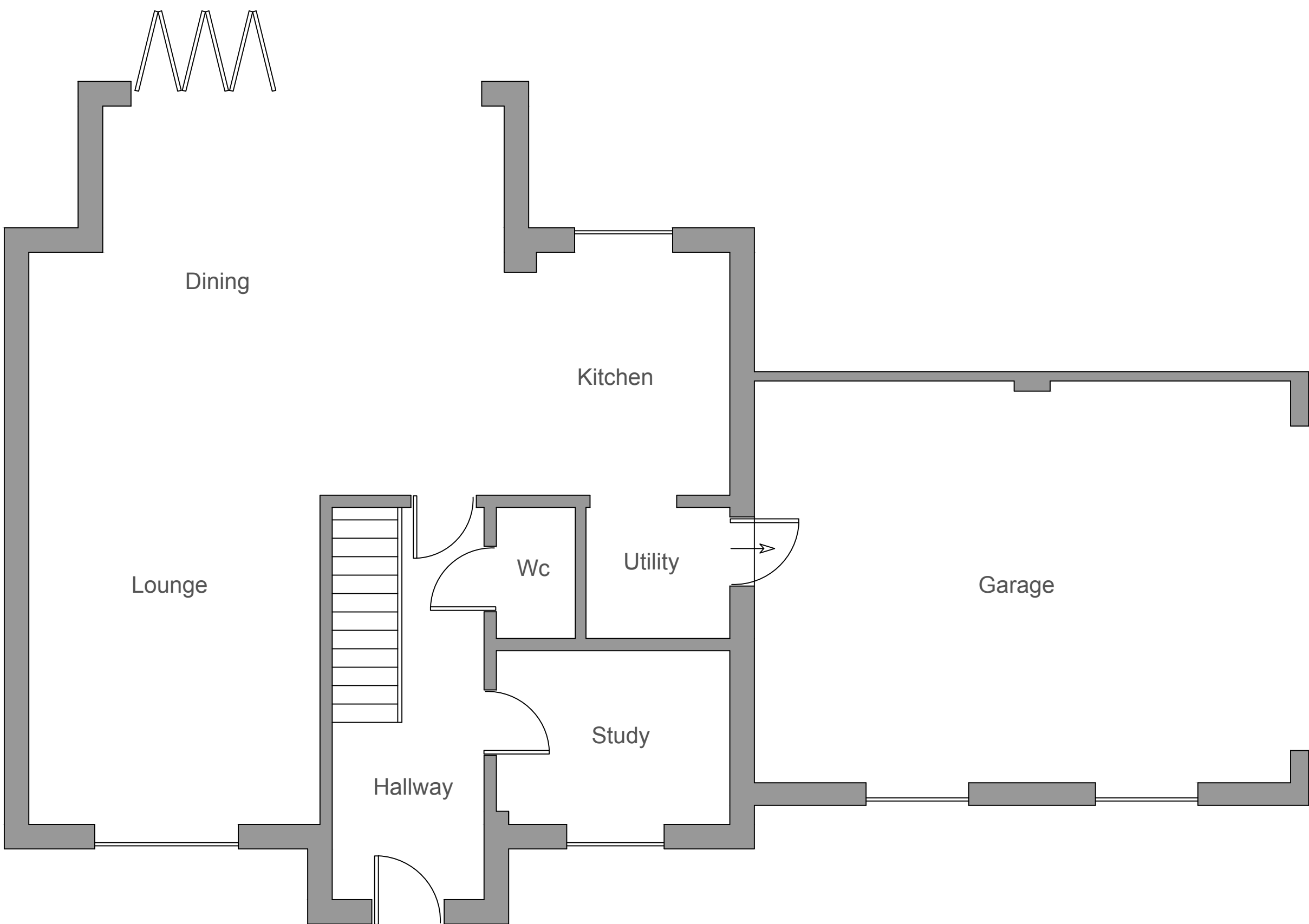
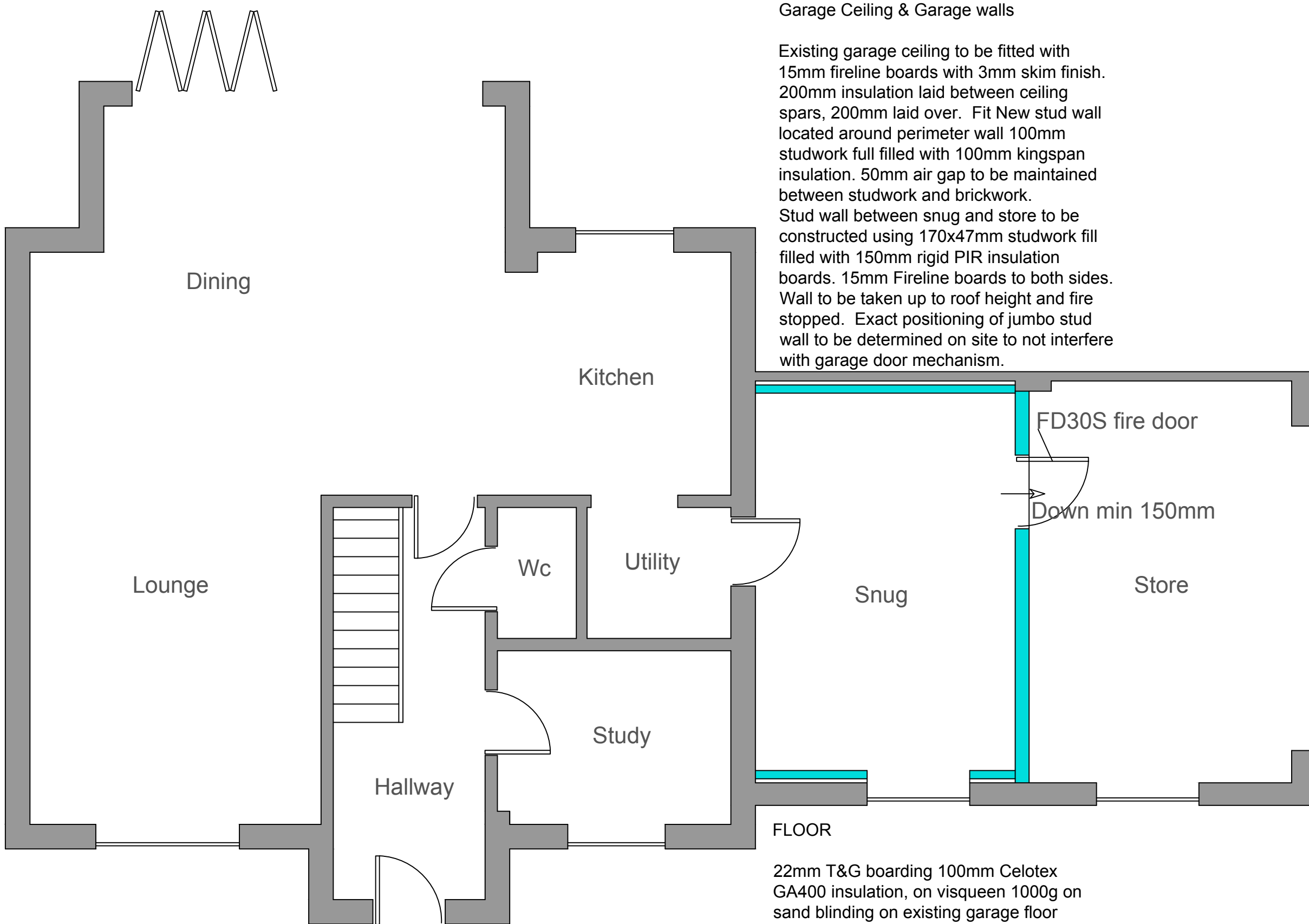
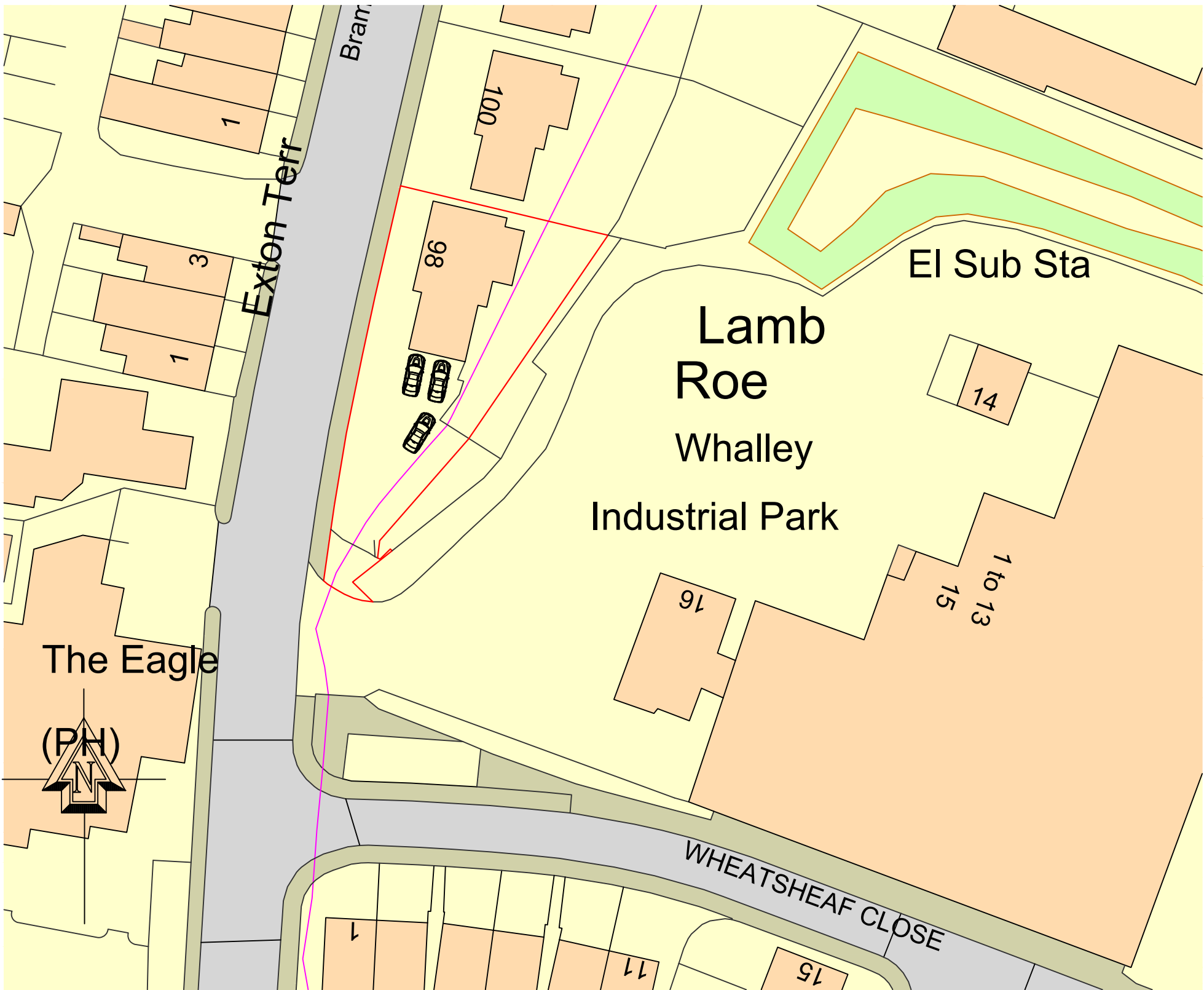




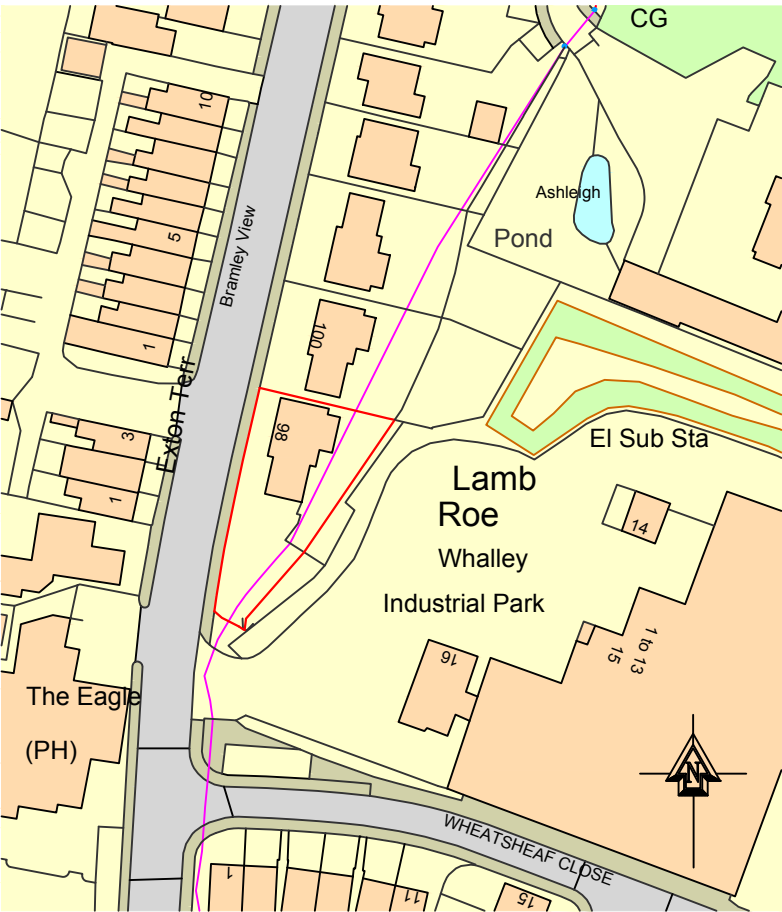
Existing Ground Floor Layout



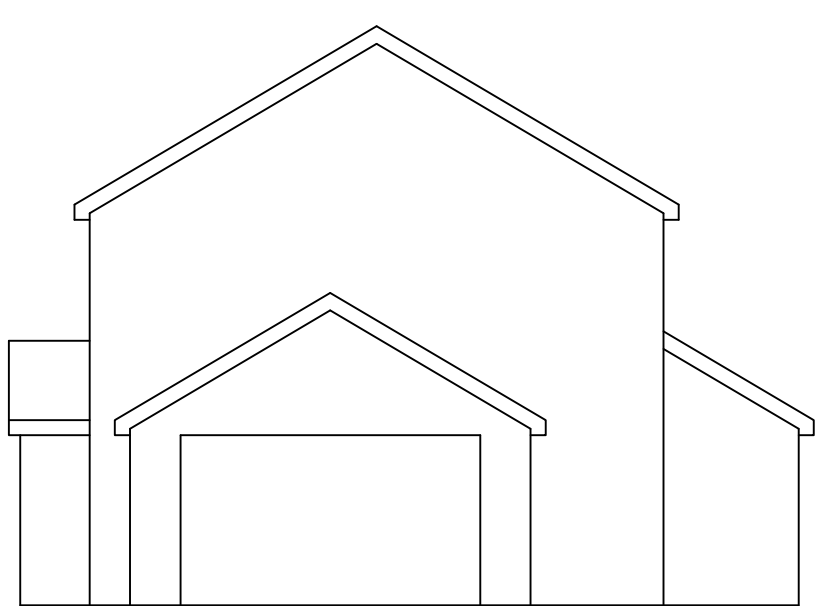
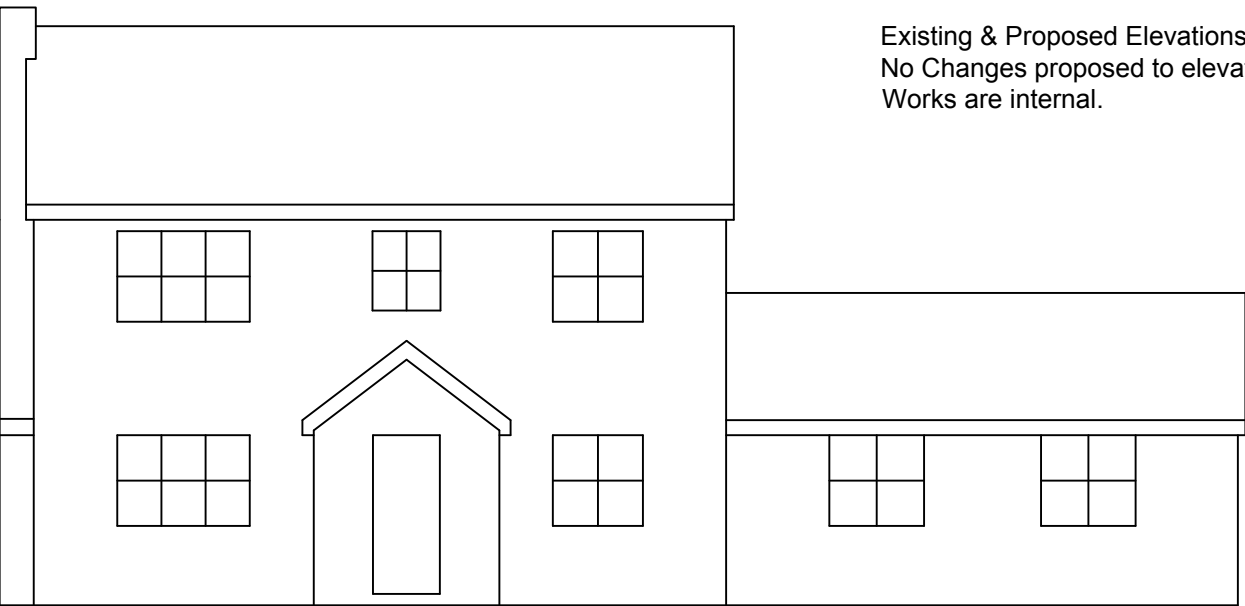
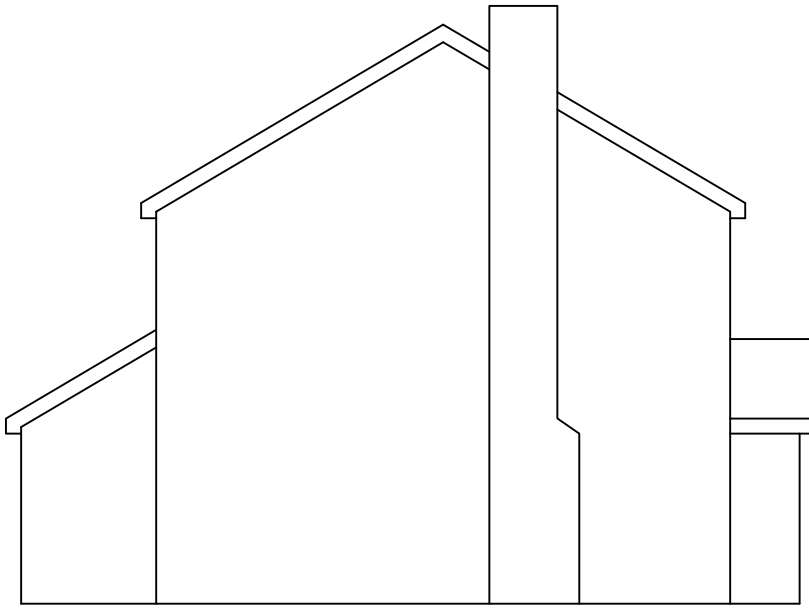
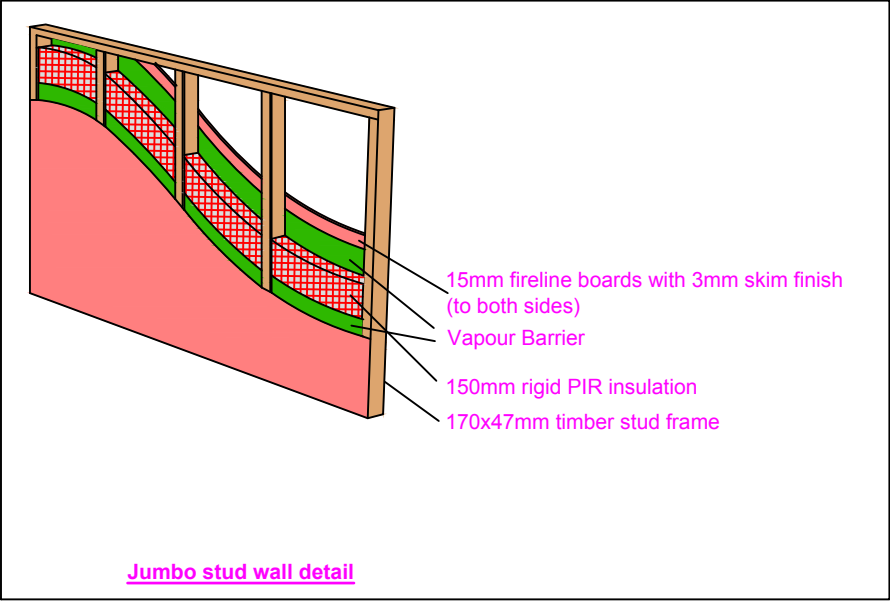
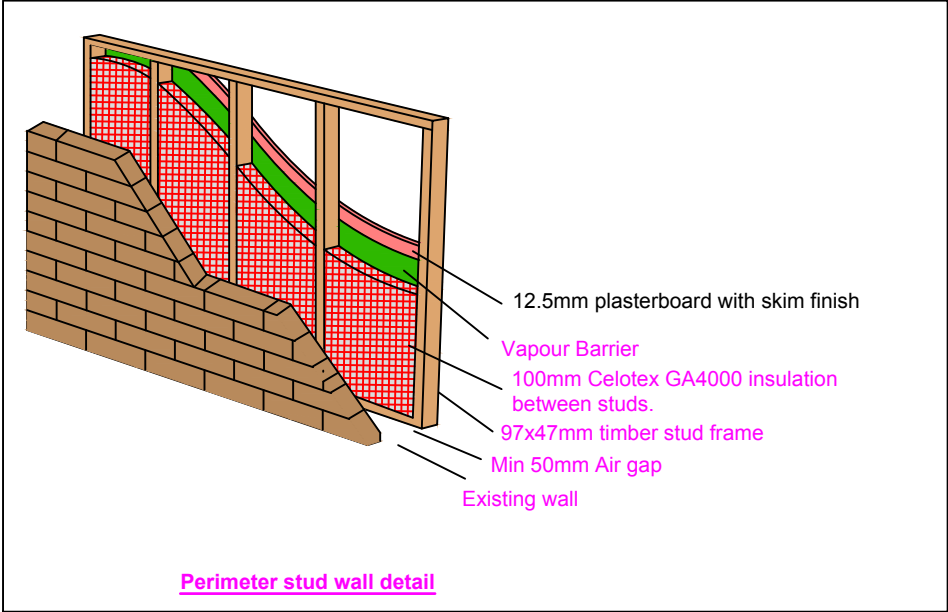
Proposed Ground Floor Layout



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Existing & Proposed Elevations
No Changes proposed to elevations.
Works are internal.

Garage Ceiling & Garage walls

Existing garage ceiling to be fitted with 15mm fireline boards with 3mm skim finish. 200mm insulation laid between ceiling spars, 200mm laid over. Fit New stud wall located around perimeter wall 100mm studwork full filled with 100mm kingspan insulation. 50mm air gap to be maintained between studwork and brickwork. Stud wall between snug and store to be constructed using 170x47mm studwork fill filled with 150mm rigid PIR insulation boards. 15mm Fireline boards to both sides. Wall to be taken up to roof height and fire stopped. Exact positioning of jumbo stud wall to be determined on site to not interfere with garage door mechanism.

FLOOR

22mm T&G boarding 100mm Celotex GA400 insulation, on visqueen 1000g on sand blinding on existing garage floor Ensure finish floor level matches existing floor level once installed

delete as necessary
Convert garage as shown
windows to be double glazed with Pilkington K,E glass with min 16mm airgap between glazing. Trickle vents fitted giving min 8000mm² openers min $\frac{1}{25}$ th opening lights. Windows to be quality C or better window and door openings to have draught seals fitted. All glazing to windows within 800mm of floor & 1.5m in doors & side panels to be fitted with safety glass
stainless steel cavity ties at 750 mm/c horizontal and 450mm/c vertical and to each block course at reveals. cavities to be continuous.
all new drainage to be 100mm supersleeve laid at 1:40 falls. drainage passing under extensions to be protected to satisfaction of L.A provide lintol support when passing through walls. provide cavity tray and lead flashing at junction with roof and house wall. rainwater via 100mm gutter and 63mm downspout to new/existing gulleys. vertical and horizontal dpc's to all new openings. internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm² & infilled with rockwool insulation insulated catnic lintols over all new openings. all new rooms except bathrooms to have escape windows min 450mm wide with cill between 800-1.100 m high area of opening min 0.3m² encase rsj's in 12.5mm fireline boards (DS) provide mains operated smoke detectors linked together as shown. Boiler must be a type A or type B condensing boiler. And be installed by a Gas safe registered installer. Cavities to be closed with Thermabate cavity closers 1 in 4 light fittings in new rooms to be energy efficient. Provide TRV's to all new radiators. this drawing is to be used only for Building regulation submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor. all work to be carried out to satisfaction of local authority. prior to commencement of work on site principal contractor/building owner to produce a method statement with regard to safety of occupiers/ employees during building operations builder to allow for safe support of existing/new structure during contract.

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

Proposed garage conversion at :

98 Clitheroe Road
Barrow
BB7 9AQ

CLIENT:	Alex Redhead	
DATE:	June 2026	
SCALE:	1:50, 1:500 & 1:1250 @ A1	
DWG No:		
L.A:		
AMENDMENTS:	amended 23/07/26	DATE:

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