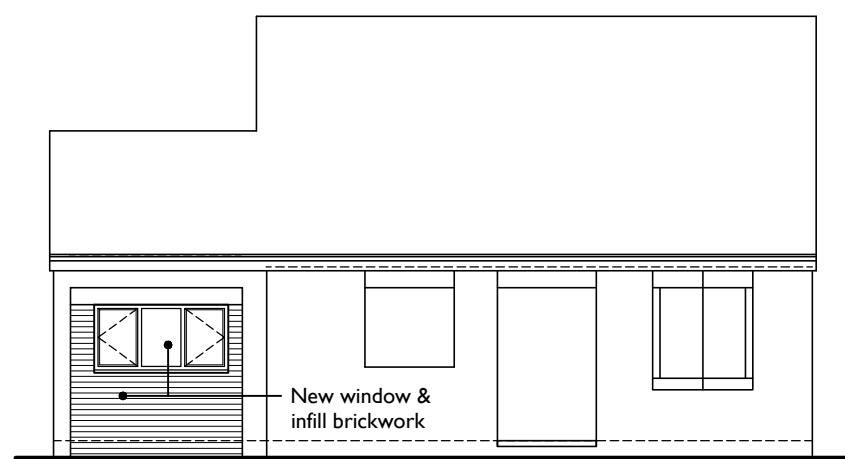
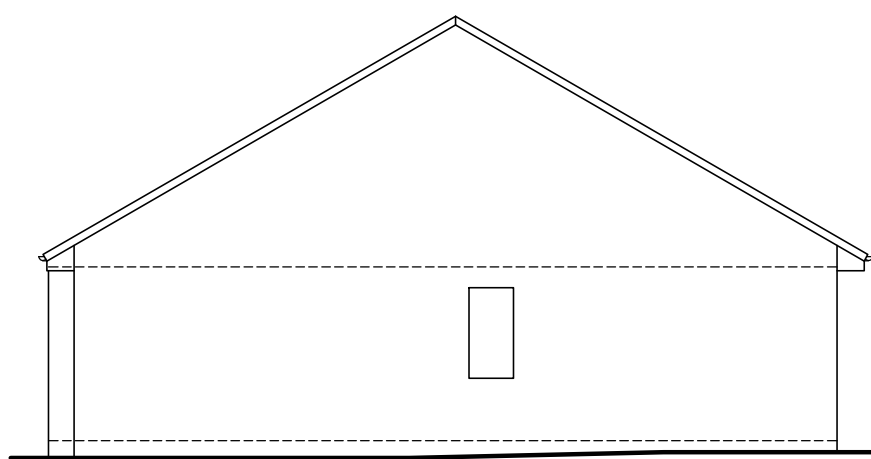


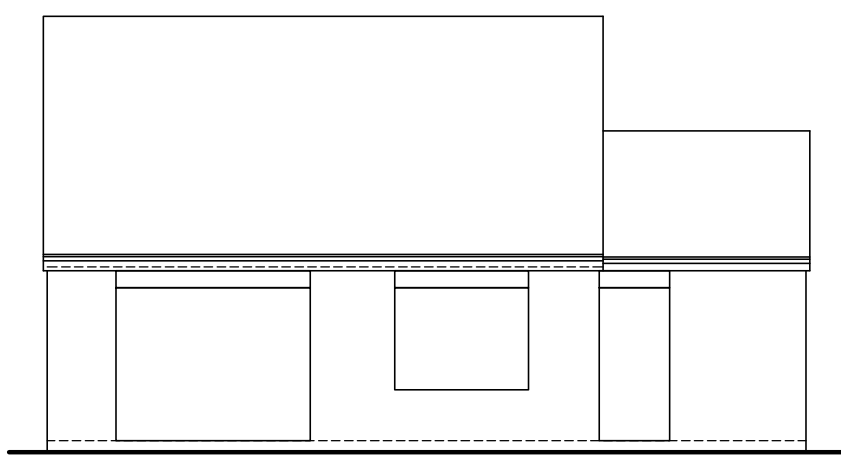
REVISIONS				
REV	DESCRIPTION	DRAWN	CHKD	DATE
A	Planning revisions.	GMK	TR	26/05/2022



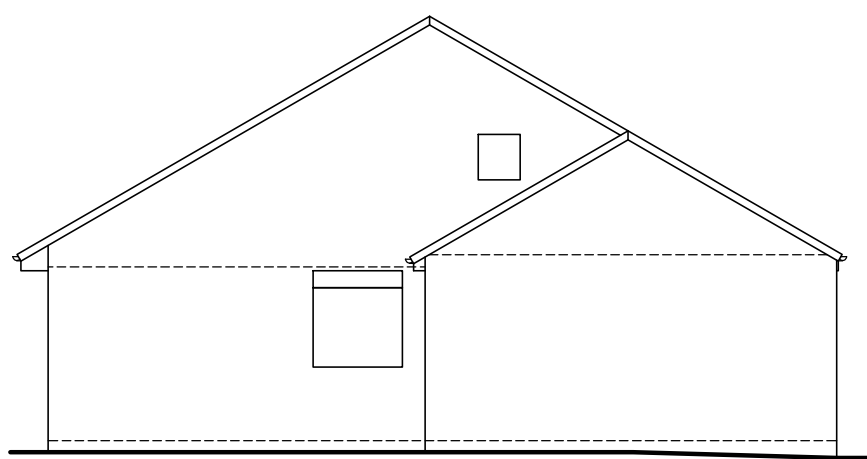
Front (South) Elevation



Side (East) Elevation



Rear (North) Elevation



Side (West) Elevation

CONSTRUCTION NOTES

NOTE: THIS SPECIFICATION IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE EMPLOYED IN THIS PROJECT. GENERALLY ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.

FOUNDATIONS - TRENCH FILL

(Should building inspector require, allow to expose existing foundations for inspection, prior to commencement of works on site.)
a) 450mm wide trench fill as shown on drawings to infill to front of garage where door removed. b) Concrete GEN 1 Ready-mix concrete (designed mix) or ST2 site mixed concrete by weight with 20mm aggregate, 75mm slump (260Kg cement class 42.5 or higher: 740Kg fine aggregate:120Kg coarse aggregate. c) Min. depth 1m below ground level but to suit subsoil conditions (to be proved on site by Approved Inspector). d) Foundation depths to be such that loads are not transferred to drains (all foundations within 1m of drains are to be taken to invert level). e) If soils dictate increase depth of foundations adjacent to trees and provide for heave as indicated on the drawings.

DPC

DPC to be Polyethylene or Bitumen to BS6398 :1983 set min 150mm above ground level externally - Adjust ground levels to suit.

UPGRADED GROUND FLOOR - U-VALUE 0.16W/m²K

a) 80mm sand and cement screed on 120mm Celotex XR4000 insulation board with Celotex T-Break TB4000 boards as upstands around floor perimeter (Include 500g polythene vapour control layer over insulation boards). b) Include 1200g polythene sheet DPM with all joints lapped & taped with wall DPC.

CAVITY INFILL WALLS

103mm face brickwork outer leaf & insulated stud wall inner leaf. Tooth and bond to existing and continue cavity or use wall starter kit to begin new construction.

UPGRADED GARAGE WALLS - TO PROVIDE U-VALUE 0.25W/m²K

50x75mm s/w studs set 50mm from inner face of existing brickwork external leaf @ max 400mm centres with solehead plates and intermediate noggins. Provide 75mm Celotex GA4000 between studs fitted in strict accordance with Celotex recommendations. Studs to be lined internally with 9mm ply and finished with 25mm Celotex TB4000 and 15mm plasterboard ready for skim coat plaster finish.

STUD PARTITIONS

a) 50x75mm SW studs @ 400mm centres. b) All timber to have integral sound insulation min 25mm thick with min density of 10 kg/m³ of unfaced mineral wool batts or quilt suspended in the cavity between studs & noggins. c) All studs lined with single layer of 12.5mm plasterboard of min mass per unit area of 10kg/m² to both sides. d) All joints to be taped and filled ready for skim coat and final decoration.

STEELWORK - TO BE SPECIFIED AND CONFIRMED WITH STRUCTURAL ENGINEER

- All rolled section structural steelwork to be of mild steel grade S355. All other steelwork to be of mild steel grades S275. Connectors to be ISO zinc coated hexagonal bolts and nuts to BS4190. Welding shall be 6mm fillet; metal arc to the appropriate British Standards.
- All steelwork shall be prepared using unit or shot blasting. Surface finish to be 2nd Quality.
- All steelwork above ground is to be protected by zinc rich pre-painting primer followed by one undercoat and once glass coat both of micaceous iron oxide paint. Alternative preparations, priming and finishing may be used on the written approval of the Structural Engineer.
- All steelwork below ground shall be left unpainted and encased in 100mm dense concrete.
- All structural steelwork and components to be manufactured in accordance with the requirements of the execution class ex2 to BS EN 1090-2.
- All exposed or externally situated steelwork to be hot-dip galvanised to be BS EN ISO 1461. Alternative corrosion protective measures may be used on the written approval of the Structural Engineer.
- All steel beams to be encased/boxed with plasterboard to achieve a minimum 30 minute fire resistance.

LINTELS

Catnic or I.G. lintels over structural openings with min end bearing of 150mm.

STRUCTURAL TIMBERS

a) Grade C16/24 as indicated. b) Calculated imposed load as shown for respective building elements. c) Cross sectional dimensions to be finished sizes within tolerances of BS4471. d) Timbers tanalised or finished with similar approved treatment.

WINDOWS - TO PROVIDE U-VALUE 1.6w/m²K

Double glazed PVC-u with 16mm air gap between glass panels & soft E-coating to glass. Windows to have opening lights equal to 1/20 of floor area & some part of opening 1,75m above floor level. Window to incorporate total area not less than 8000 sqmm trickle ventilator openings per room.

GLAZING

Ensure that all glazing within 800mm of floor level: within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. All safety glazing shall be marked. All new doors and windows to be provided with sealed unit double glazing.

SECURITY

All doors and windows are to be designed to meet the requirements of British Standards Publication PAS24 : 2012. Provide P.I.R. operated lighting externally at door access points and to areas that would unserved entry into the building.

MECHANICAL VENTILATION

a) Room to have mechanical ventilation capable of extracting at a rate of not less than 60l/sec for kitchen; 30l/sec for utility. b) Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator to be controlled manually by isolator switch or via light switch. c) Provide 10mm gap under the door for air inlet purposes.

NOTE: It is recommended that the fan is controlled automatically via a humidstat.

INSULATION TO EXISTING LOFT SPACE

300mm mineral fibre insulation laid between ceiling joists - with 200mm mineral insulation cross laid over ceiling joist members & 100mm mineral insulation top layer cross laid over. Provide 10mm continuous exes ventilation and vent tiles at high level.

ABOVE GROUND DRAINAGE

a) All pipework in PVCu with patent joints/seals. b) All fittings in polypropylene. c) All to terminate at existing floor socket in kitchen or existing SVP in bathroom. d) Waste pipe sizes: kitchen & utility sinks 40mm Ø. All sanitaryware to have min. 75mm deep seal traps. e) All sanitary pipework and building drainage to comply generally with BS 5572:1994 and current Building Reg. Doc. g) Where stack pipe passes through habitable room wrap pipe with 50mm mineral wool sound insulation.

BELOW GROUND DRAINAGE - FLEXIBLE PIPES (PROVISIONAL)

a) Drains to be connected to existing system. b) Drains formed in PVCu pipework (BS 4660 & BS 5491) and bedded in suitable material to BS955:Part 6:1980 Appendix A depending on subsoil conditions. c) All joints to be flexible. d) Pipes bridged through walls with pc lintels or sleeved, with min. 50mm clearance all round the pipe and masked with rigid sheetmaterial to prevent the ingress of vermin or fill. e) Drains within 600mm of ground level in garden areas to be protected by 75mm thick paving slab. f) Drains within 900mm of ground level below private roads to be protected by reinforced concrete slab. g) Drains within 1000mm horizontally of foundations to be surrounded by concrete to at least the level of the underside of the foundation. Drains more than 1000mm horizontally of foundations to be surrounded by concrete to a level below the underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm. h) Where drains are encased in concrete provide 18mm compressible boards at pipe joints and protect joints by wrapping with polythene or tape. i) Manholes formed in polypropylene for inverts up to 1000mm or engineering brickwork or concrete rings as indicated on the drawings. j) All underground drainage to generally comply with current Building Reg Doc. i) If required by Building Inspector, existing drains to be tested and CCTV surveyed to prove its condition for adequacy and approval.

RAINWATER GOODS.

Existing rainwater goods and rainwater disposal system to be retained.

SMOKE DETECTOR

Provide interlinked smoke detector permanently wired to a separately fused circuit at the distribution board. Smoke detector to have battery backup.

ELECTRICAL WORKS

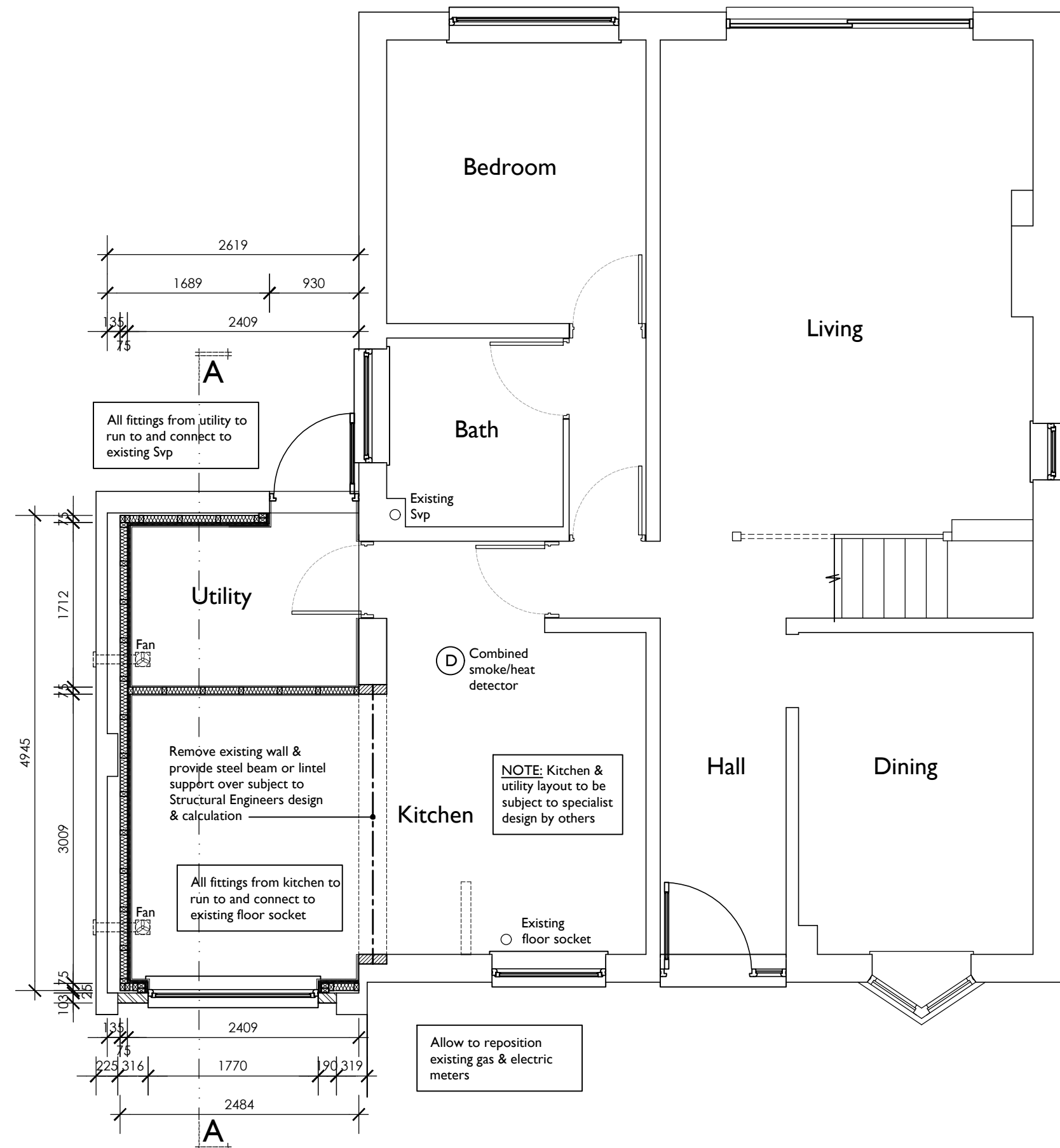
All new electrical work is to be designed, installed, inspected & tested in accordance with BS7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

LIGHTING

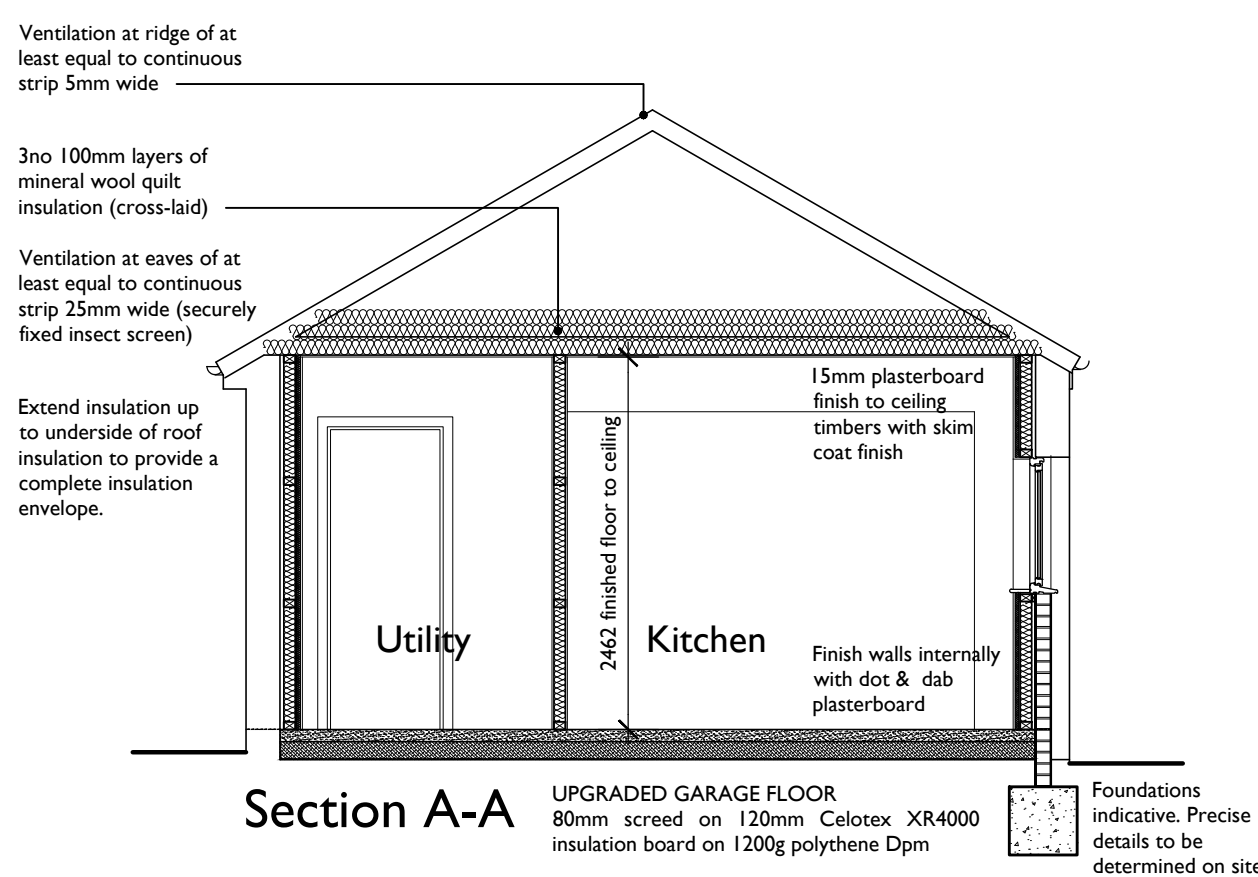
All new lighting to have energy efficient light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.

SPACE HEATING & HOT WATER

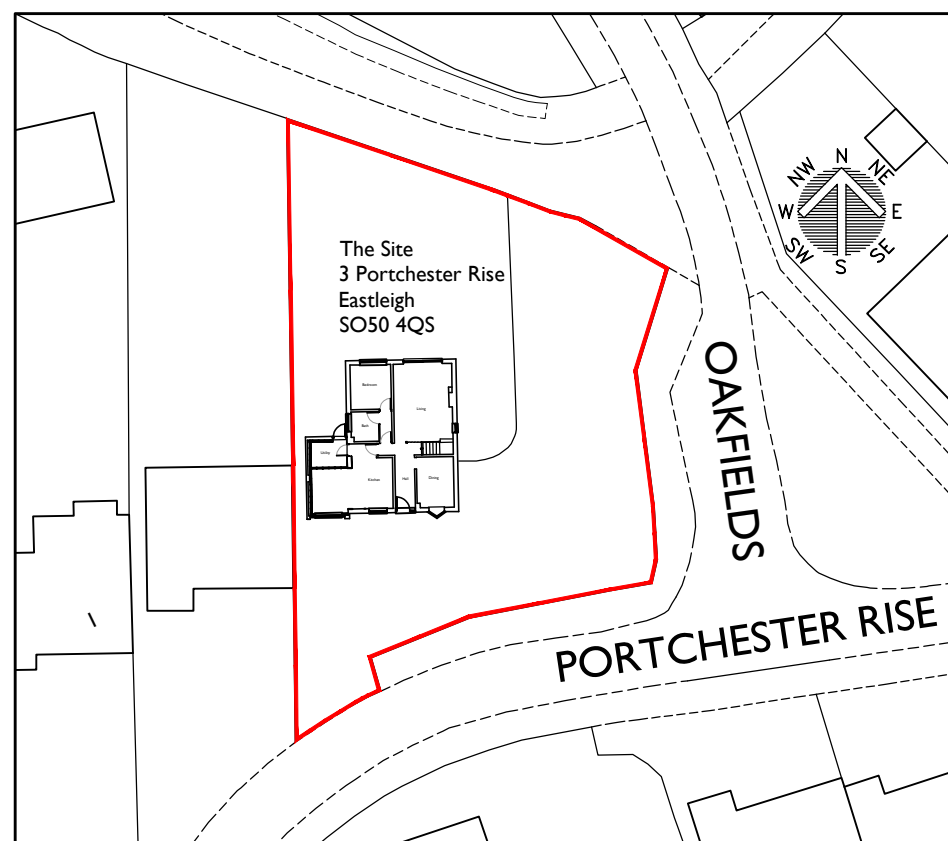
a) Allow to extend existing electrical heating & hot water systems. All works are to be carried out by a Gas Safe Registered Engineer.



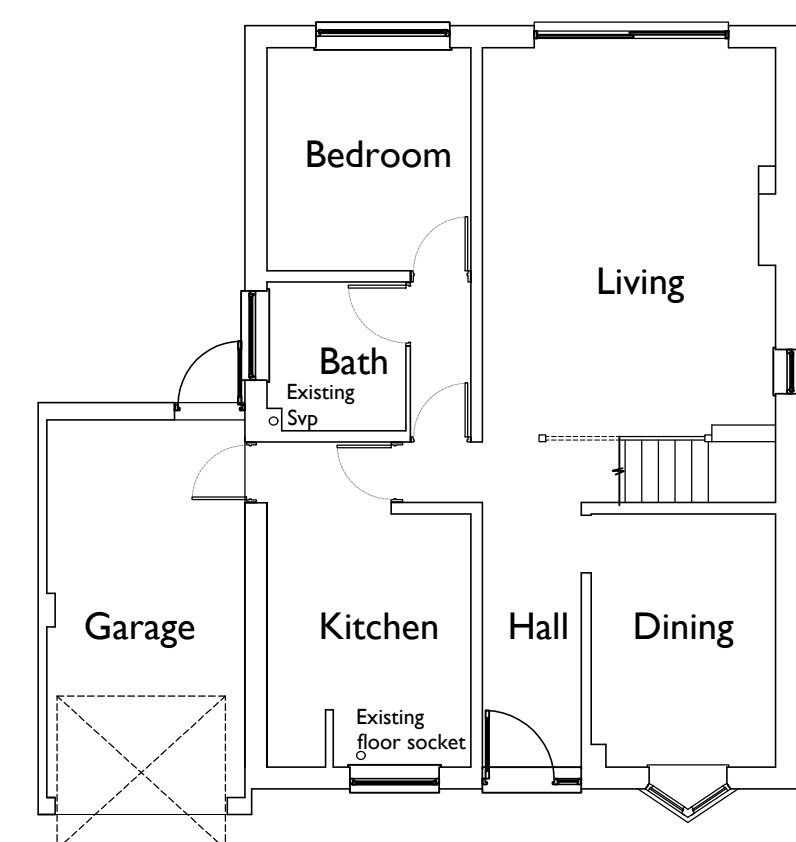
Proposed Ground Floor Plan



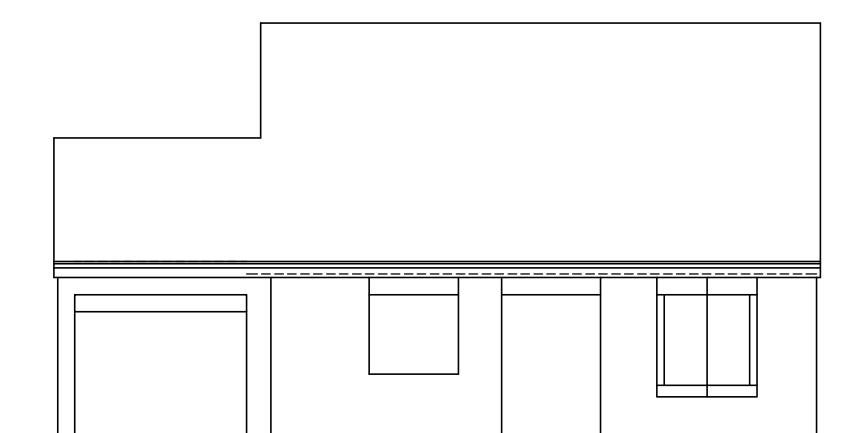
Section A-A



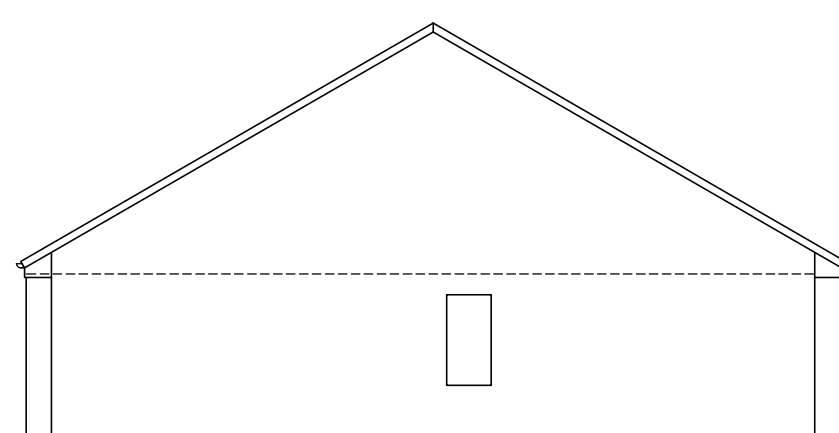
Block Plan



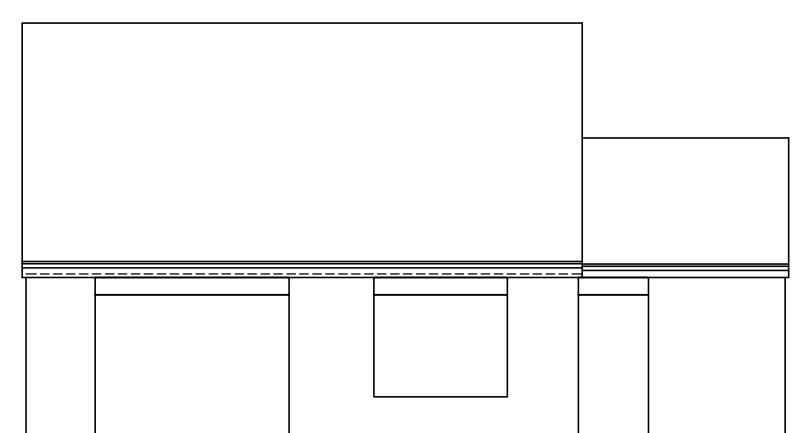
Existing Ground Floor Plan



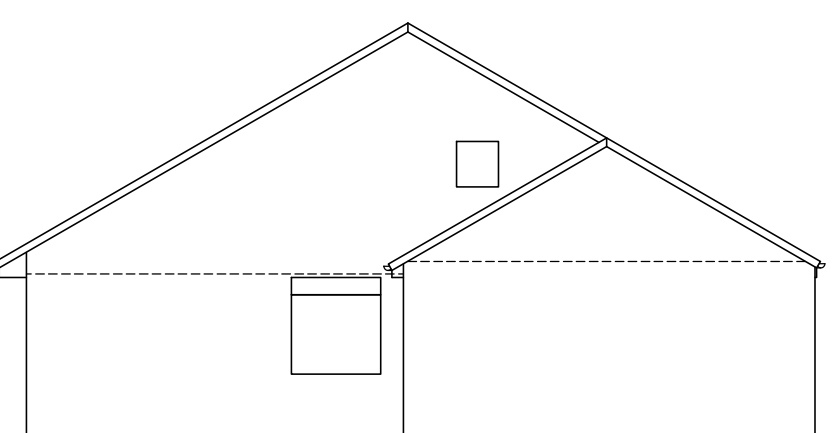
Front (South) Elevation



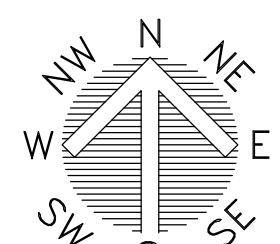
Side (East) Elevation



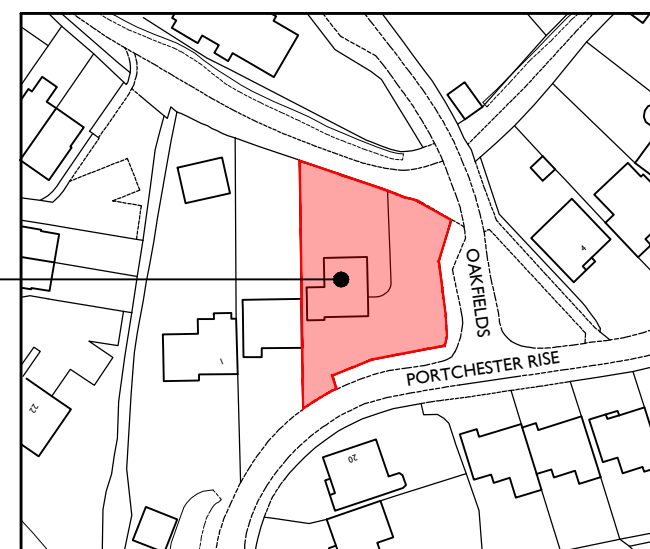
Rear (North) Elevation



Side (West) Elevation



The Site
3 Portchester Rise
Eastleigh
SO50 4QS



Site Location Plan



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PROJECT

3 Portchester Rise
Eastleigh
Hampshire
SO50 4QS

DRAWING TITLE

Proposed Garage Conversion



SCALE	SHEET SIZE	SHEET No.	DRAWN	CHKD	DATE	CAD FILE
1:50/100	A1	1 of 1	GMK		May 2022	

Preliminary

A22-424-P-100A