

PLANNING FOR CLIENTS SINCE 1994

BUILDING HOME EXTENSIONS SINCE 1974

BUILDING REGULATIONS DOCUMENTS

Structure:

A: Foundations

B: Foundations

C: Site Preparation and Resistance to Moisture

D: Toxic Substances

E: Resistance to the Passage of Sound

F: Ventilation

G: Hygiene, Health and Safety

H: Fire Protection and Means of Escape

I: Combustion Appliances and Fuel Storage Systems

J: Protection from Falling Colloids and Impact

K: Protection from Falling Colloids and Impact

L1: Conservation of Fuel and Power in Buildings

L2: Conservation of Fuel and Power in Buildings

M: Access and Facilities for Disabled People

N: Other

Reg 7: Materials and workmanship.

NOTES

All dimensions must be checked on site and not scaled from this drawing before work commences.

Any work commenced before Council Planning and Full Plans Building Regulations Approval are at CLIENTS RISK.

C 25-02-23 amended to clients request

B 25-04-22 CLARIFICATIONS

A 18-02-21 BUILDING REGULATIONS

PLANS

RESIDENTIAL BUILDING REGULATIONS

Building Plan

Design Company Ltd

25 LONG BEACH CLOSE

SOVEREIGN HARBOUR NORTH

EAST SUSSEX BN23 5QA

Telephone : 07887 877733

Telephone : 01323 471818

e-mail : info@buildingplan.co.uk

www.buildingplan.co.uk

Client

MRS MARILYN FERREIRA

Job Title

24 MAGNOLIA DRIVE

EASTBOURNE

EAST SUSSEX

BN22 0SX

Drawing Title

PROPOSED GARAGE CONVERSION

Scale

1:50, 1:100

Date

18-10-21

Drawn By

MONIKA RYAN

Dwg. No.

67-21-01

Rev.

C

BUILDING REGULATION NOTES
DATED: 15-02-2022

DESCRIPTION:
The proposal comprises of existing garage conversion

DEMOLITION:
Demolish existing wall in utility room to accommodate the new partition for shower unit

FOUNDATIONS:
Existing foundations are to be exposed for inspection. If existing foundations are not adequate to support additional loadings then underpin as necessary or provide suitable limit. Where building near trees min. NHPBC standard to apply from table 1 for high shrinkage soils.

PARTY WALL ACT 1996:
The client is to comply with the 1996 Party Wall Act where work is carried out to a party wall or to foundations that are within 6m of an adjoining properties foundations. A "3m notice" should be served on the adjoining property where foundations are within 3m and a "6m notice" where the proposed foundations cut a 45deg line from an adjoining properties foundations.

GROUND FLOOR:
Existing garage floor construction is reinforced concrete slab and is in level with ground floor. Requirement of 0.22 W/m2K will not be achieved as it is impossible to insulate the floor. Provide on top of the slab a 1200gauge damp proof membrane with some insulation if possible and finish to match existing to floor level.

WALL CONSTRUCTION:
Existing wall construction is external brick wall with piers. Requirement of 0.28 W/m2K will be achieved by upgrading the wall with internal skin of 100x50mm timber studs, 300x300mm plasterboard, vapour control layer, Rockwool Timber Roll insulation, bracing plywood, breather felt, air gap of 25mm (www.dedrichbusiness.com)

Timber sole plate to be min.150mm above finished ground level and incorporated DPC below which is to be lapped in with DPM

Internal partition to be framed up with 100mmx 50mm mengine and studs at max. 400mm c/c and covered with 12.5mm plasterboard and set. Also to be insulated with acoustic insulation. Close cavity wall at plate level to provide min. 1/2 hour fire resistance. Dry line existing new wall with 9.5mm tapered edge plasterboard fixed on adhesive dabs to manufacturers details.

D.P.C.:
Provide and fix all necessary horizontal and vertical d.p.c. to all new window frame Rockwool (www.rockwool.co.uk) insulation to where cavity is closed at reveals.

DRAINAGE/SANITARY:
No new drainage is proposed, connect shower waste water to existing system.

GENERAL:
Existing lintel to be exposed on site and checked for suitability at taking extra loadings. All windows and doors noted are to match existing style of joinery. All new windows to be fitted with trickle vents min. opening area of 8000mm2. Min window ventilation area to be 1/20th of the floor area for habitable rooms. New window to comply with Part B means of escape min. 0.33m2 and 450mm x 450mm with max. 1100mm of floor level. Smoke detectors to be provided on the first floor LANDING and HALL ceiling. Heat detector to be provided in the kitchen. They are to be interlinked and connected to the mains electric system.

GLAZING:
All glass in windows within 800mm of finished floor level. All windows to be double glazed with min "U" value of 1.6w/m2k to manufacturers details.

ROOF CONSTRUCTION
Flat roof to be upgraded to achieve 0.18 W/m2K with Spraf foam insulation between existing roof joists to manufacturers details with 52.5mm Kingspan insulation plasterboard under.

PART F (ELECTRICAL SAFETY)
All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme to Building Control on completion of the works.

CLARIFICATIONS:

1. Certificates and date sheet for spray foam insulation to be provided by manufacturer Foam Insulations Ltd Unit 31 Elva Way, Hextable-on-Sea East Sussex TN39 5BF
2. 500 gauge VCL is required to be laid over the floor insulation
3. Shower drainage 40mm pipe to 110mm pipe+ SVP to existing

EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

SITE LOCATION PLAN

SCALE 1:1250

N

©Crown Copyright and database rights 2022 OS Licence no. 100019980

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN 01

Garage

Living Room

Hall

Up

Bedroom

Dining Area

Kitchen

Utility

WC

Electric box

2400

Demolish existing partition

Provide radiator with INV

Vertical DPC to be cut into where new external wall meets existing wall with breather felt under vertical movement only

12.5mm plasterboard on 30mm Celotex insulation on treated timber frame constructed using 100x50mm stud and sole Rockwool insulation and 25mm cavity with facing brickwork to match existing

Stair partitions with acoustic insulation

Electric box

Sliding door

Connect shower waste water to existing system

New window to comply with Part B means of escape min. 0.33m2 and 450mm x 450mm with 1100mm of floor level

Existing 100x50mm stud and sole

All lighting to be 100% LED

Block Plan

Scale 1:500

67-21-01

Rev. C

67