

**INFILLING GARAGE DOOR:**  
 Current footing assumed not to be located across the current garage opening. New concrete footing, not less than 450 wide x 300 min deep excavated and cast to the same formation as the extg foundations supporting extg walls/piers (onto chalk). Formations inspected and approved by BCO.  
 New cavity wall construction in matching wall width with matching facing brickwork, cavity and inner 100 cavity in Thermalite blockwork – new masonry skins tooth bonded into extg masonry for brickwork and furfix fixings to the blockwork. ss ties at 750x450 stagg crs.  
 Internal wall lining (all old garage door wall face) to be lined with a composite insulation and bonded plasterboard with a scrim & skim finish – 60mm min of insulation – Min U Value = 0.28W/M2K

**GARAGE FLOOR:**  
 Current garage slab to have a paint applied dpm – RIW LAC or similar approved the slab prepared and dpm application as manfrs details and specification. Treated sw battens to be laid/installed at 600 max crs, secured and leveled. Between battens Celotex or Kingspan insulation installed to batten depth then overlaid with 500 gauge polythene before new 22mm T&G MR flooring grade chipboard floor is laid. [approx 80mm step between garage ssl and hall level]

**NEW GARAGE TO BEDROOM WALL:**  
 A single course of bonded Eng bricks to be installed with the garage side face at back of Masterboard lining over.  
 A Hyload or similar dpc to be installed to top of brick and to lap with the over slab dpm noted (ensure good overlap and seal).  
 The upper new wall with 9mm min Masterboard to the garage side (min 1/2 hr fr) over 10mm osb sheathing and 195x47 treated studwork construction – studs at 600 max crs and end studs secured to walls.  
 Double sole plates (secured via hd fixings to slab) and a head plate + noggins at 1.2M max crs. Central voids fully filled with sound mineral wool insulation.  
 A VCL (vapour control layer) internally then 10mm osb board and 12.5mm plasterboard with a scrim & skim finish. Min U Value = 0.28W/M2K.  
 28mm composite board returns into window reveals.

**WINDOW:**  
 New matching window to be double glazed, include trickle vents built into frames and have opening/s not less than 1/20th of the room floor area. One opening to be M.O.E. compliant.  
 Max U Value = 1.40W/M2K

**CEILING:**  
 Current ceiling lining in new room assumed to be taken down for services access. New ceiling to have a certified fire rating not less than 1/2 hour with 12.5mm min (pink) plasterboard. Between existing joists 100mm min of dense/sound mineral wool insulation to be installed. Any recessed spot lights to be set into 1/2 hr min fire rated hoods.

**HEATING:**  
 Current radiator system to be altered and extended to suit. Radiators fitted with TVR's.

**MEANS OF ESCAPE/FIRE DETECTION:**  
 New room via existing or new FD30 rated door to hall/front door.  
 Note: to upper rooms rear exist available.  
 Due to a 2015/16 rear extension a Part B compliant smoke and heat detection system should already exist in the property. If so, subject to BCO a further ceiling fixed fire detector linked to the current system may be required in the entrance hall area.

**VENTILATION:**  
 As noted for windows trickle vents built into window frame and rapid ventilation via openings not less than 1/20th of the room area.  
 If an en-suite is installed then there shall be mechanical extraction and ducting to external air. Extract with a 15 litre per second extract capacity, light switch activated and have a 15 mins min over run period.

**EN-SUITE:**  
 If included then a further stud partition with 75x47 studs at 600 crs and central void fully filled with dense mineral wool insulation. Each face lined with VCL then 10mm osb board and 12.5mm plasterboard + finish.  
 To tiled/wet areas in lieu of osb/plbrd a suitable tile backerboard or proprietary lining.

**WASTE:**  
 Assuming gravity system then all compliant with Part H of the Building Regulations – falls/gradients and rodding/access points to new stub stack fitted with a Drug valve. All sanitary items fitted with 75mm min deep sealed traps.  
 Bath/Shower – 40mm min dial trap and waste pipes.  
 WHB – 32mm min dial trap and waste pipes.

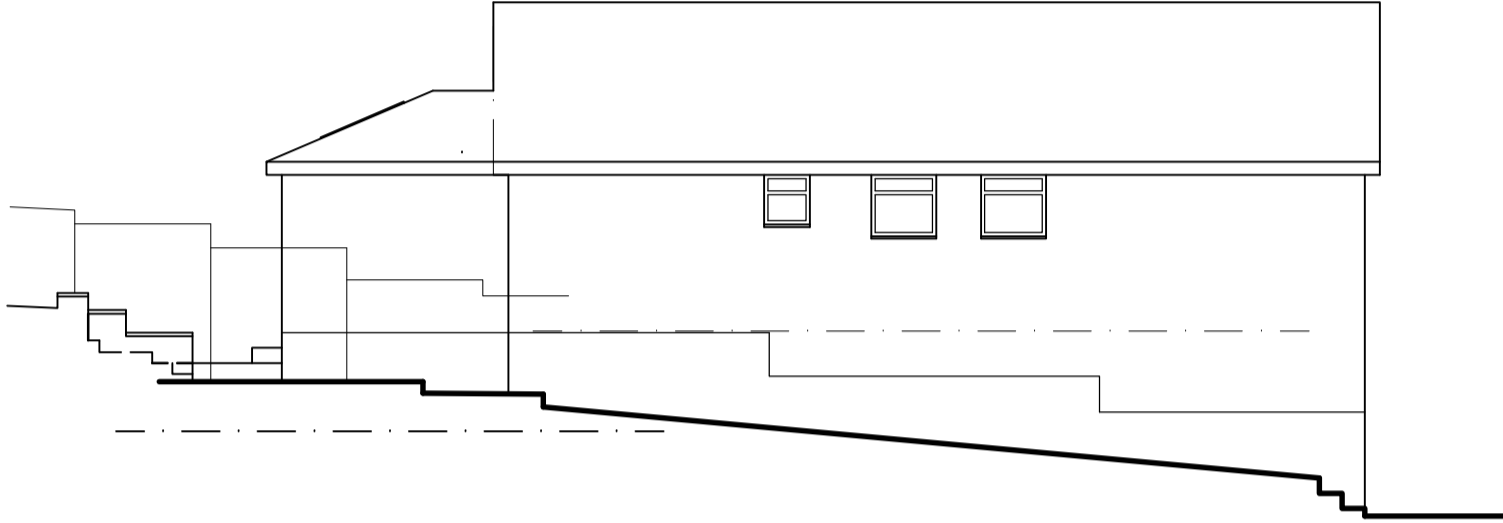
**FOUL DRAINAGE:**  
 If new en-suite included then a new 100 dial UPVC drainage pipe route to be included to the external foul manhole/extg drain located to the bottom area of the side steps. Within the conversion a new stub stack fitted with Drugo and drain fall not less than 1:40 with below slab and hardstanding lean mix concrete bed and surround.  
 (flexible joints at 5.0M max crs)  
 Note: Assume retaining wall to rear garage wall and side return – if so then a retaining wall leg/thickened concrete slab likely to exist.  
 Therefore en-suite/stack location, if included likely to be in rear garage area, some drill investigation for slab depth to be undertaken to determine suitable stack location for the en-suite. Ensure any investigation holes are fully (water seal) plugged.  
 If new drainage installed slab to be reinstated to suit.

**EXISTING FRONT (SOUTH) ELEVATION**

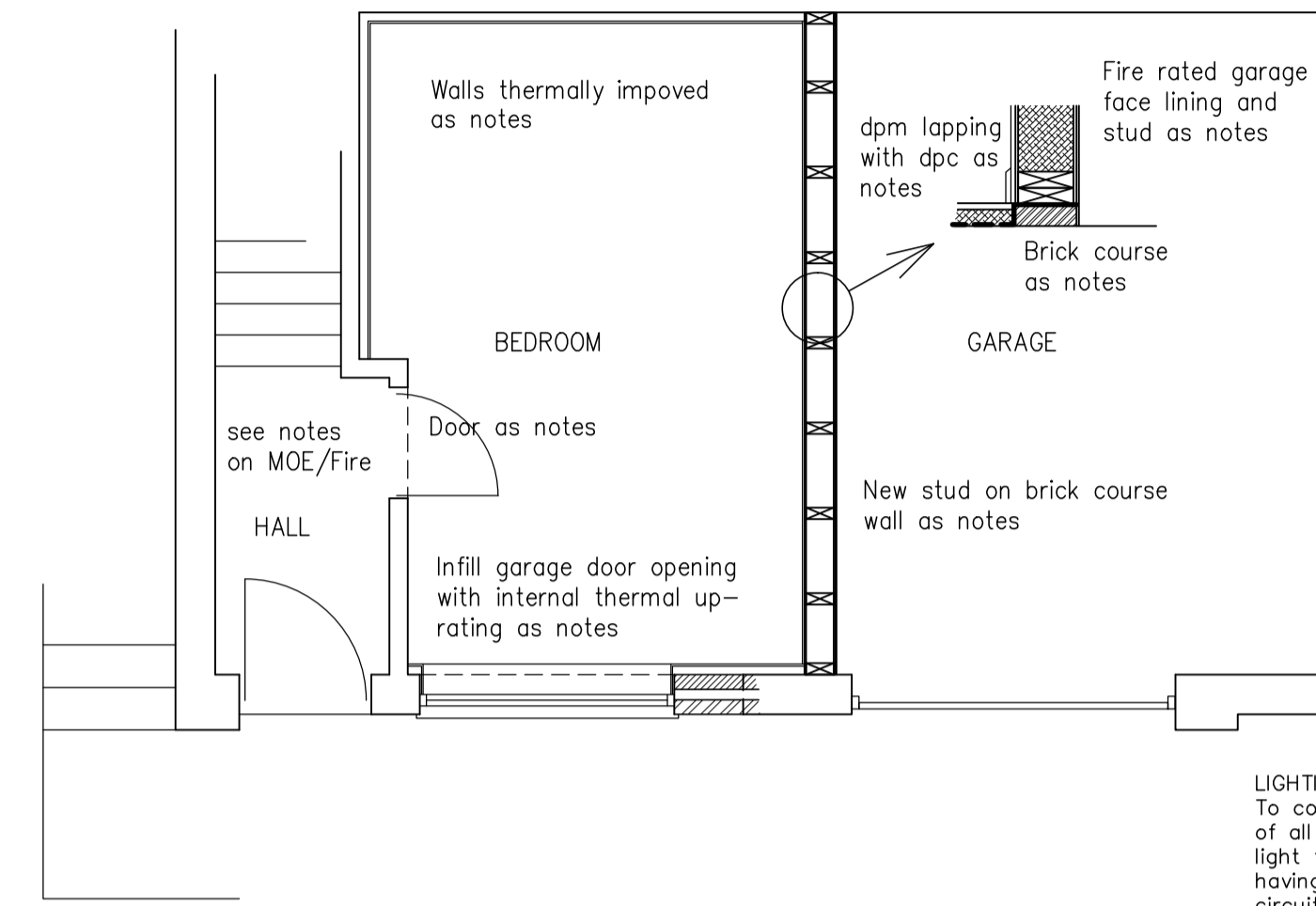
**EXISTING SIDE (WEST) ELEVATION**  
 (No changes proposed to the side elevation)



**PROPOSED FRONT (SOUTH) ELEVATION**  
 New matching window and toothed in matching brickwork



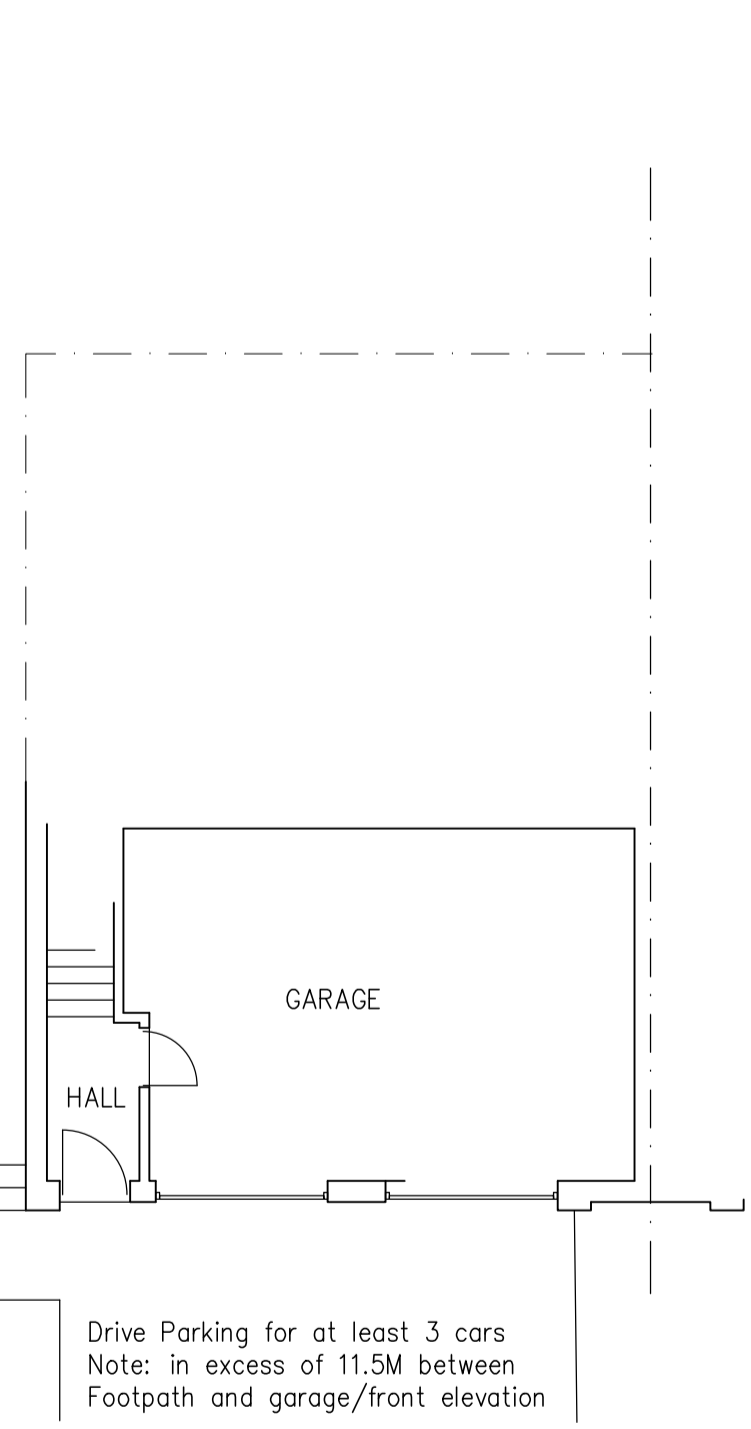
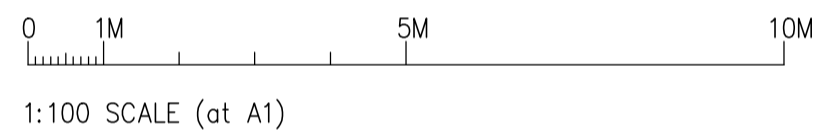
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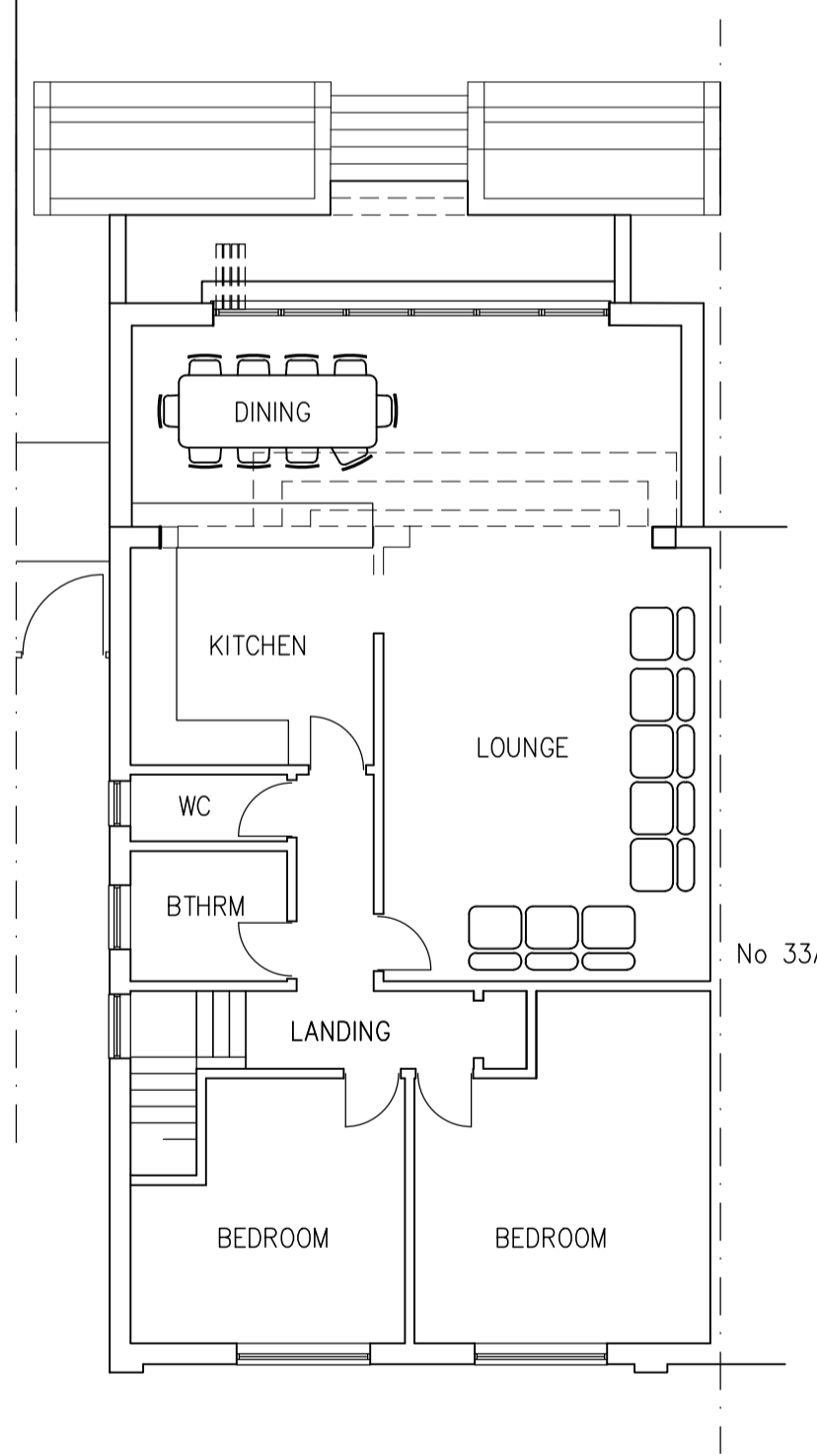
**ENLARGE (1:50) GARAGE & BEDROOM PLAN**

**ELECTRICS:**  
 All new electrical work is to be designed, installed inspected and tested in accordance with BS 7671(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.

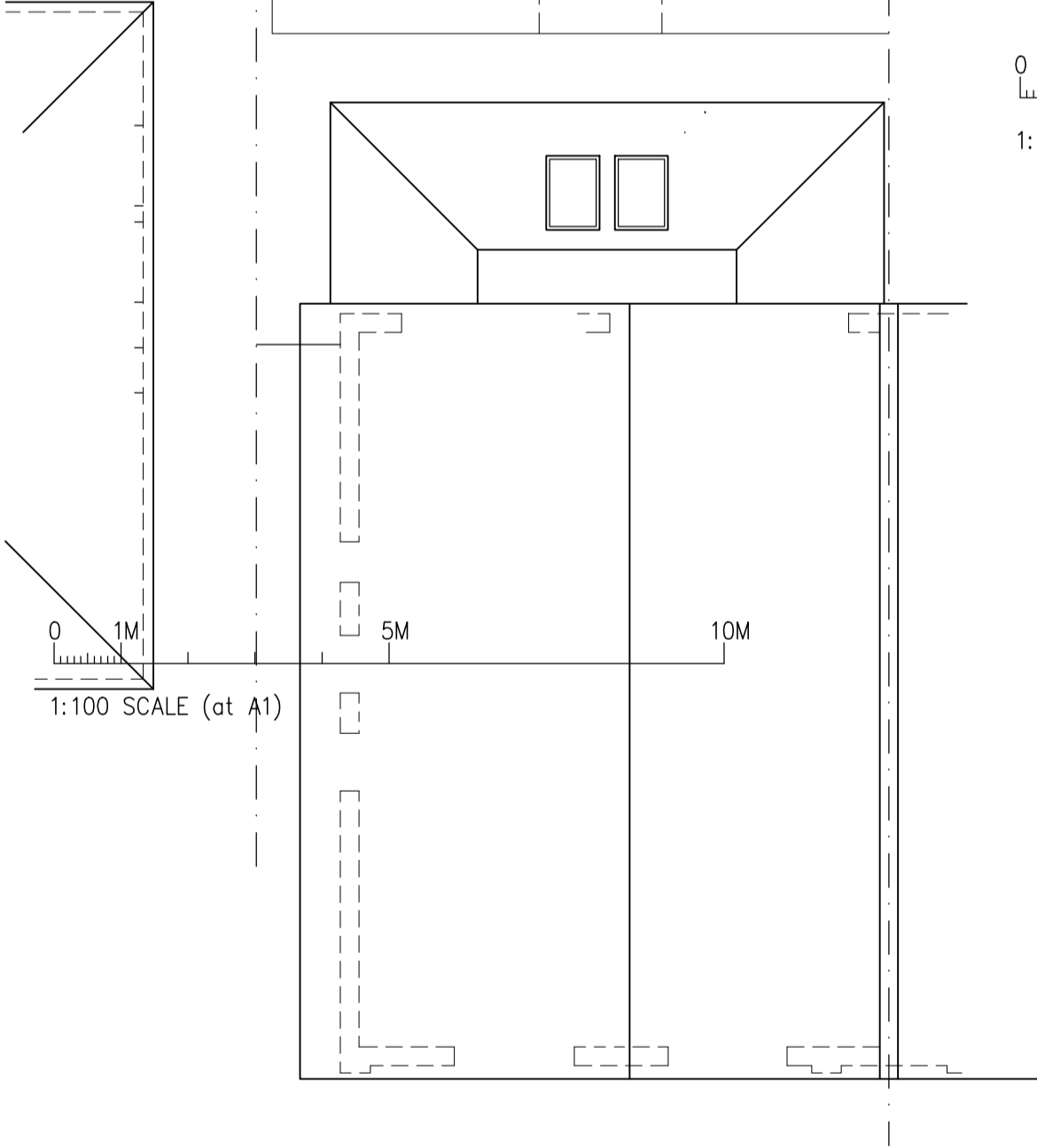
**LIGHTING:**  
 To comply with the requirements of Part L1 at least 75% of all new rooms shall be fitted with high efficiency light fittings (lights fittings only capable of accepting lamps having a luminous efficacy greater than 45 lumens per circuit watt & total output greater than 400 lamp lumens. Any fittings with power less than 5 circuit watts are excluded from the o/all count of total fittings).  
 These fittings should be positioned in rooms or circulation areas most frequently used.  
 Any external lighting as Table 40 of the 2015 Domestic Building



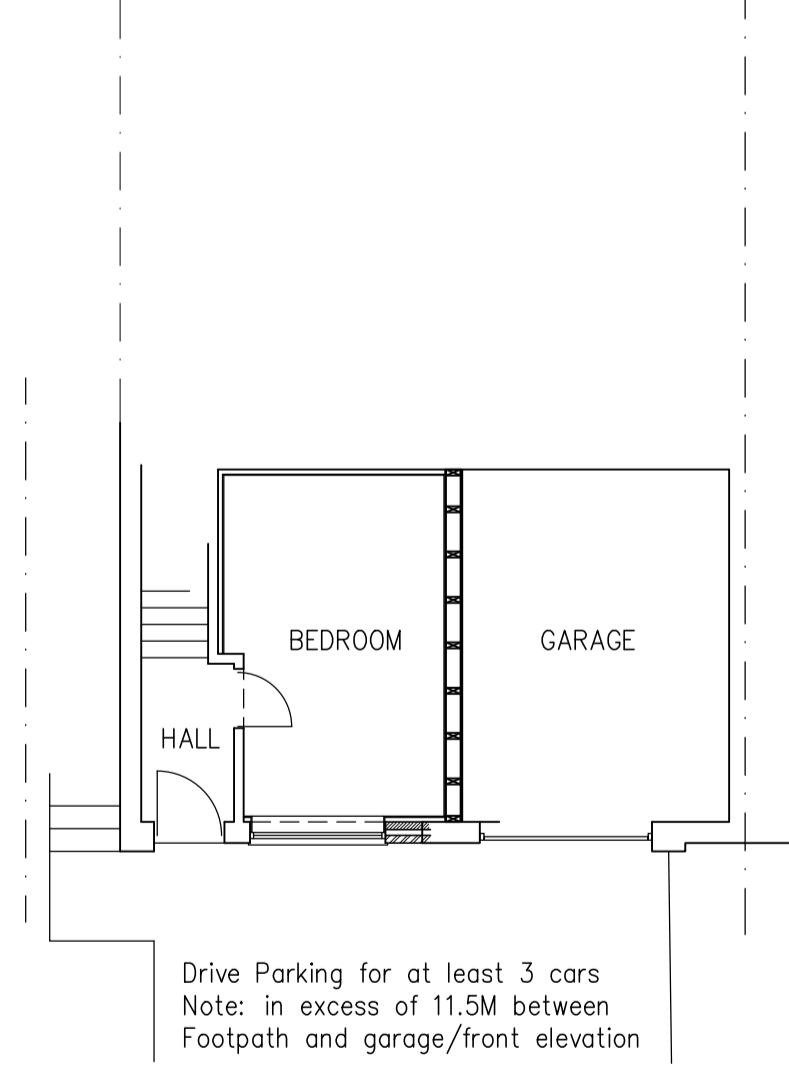
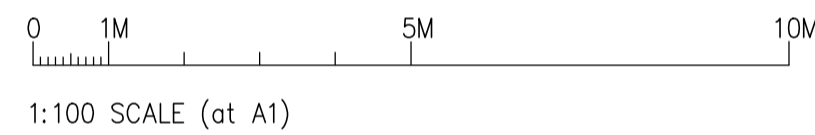
**EXISTING LOWER GROUND PLAN**



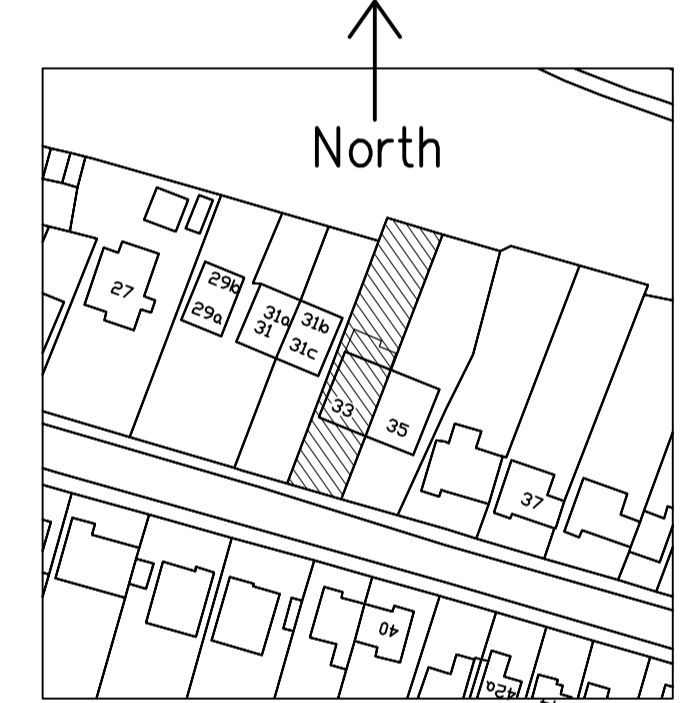
**EXISTING UPPER GROUND PLAN**



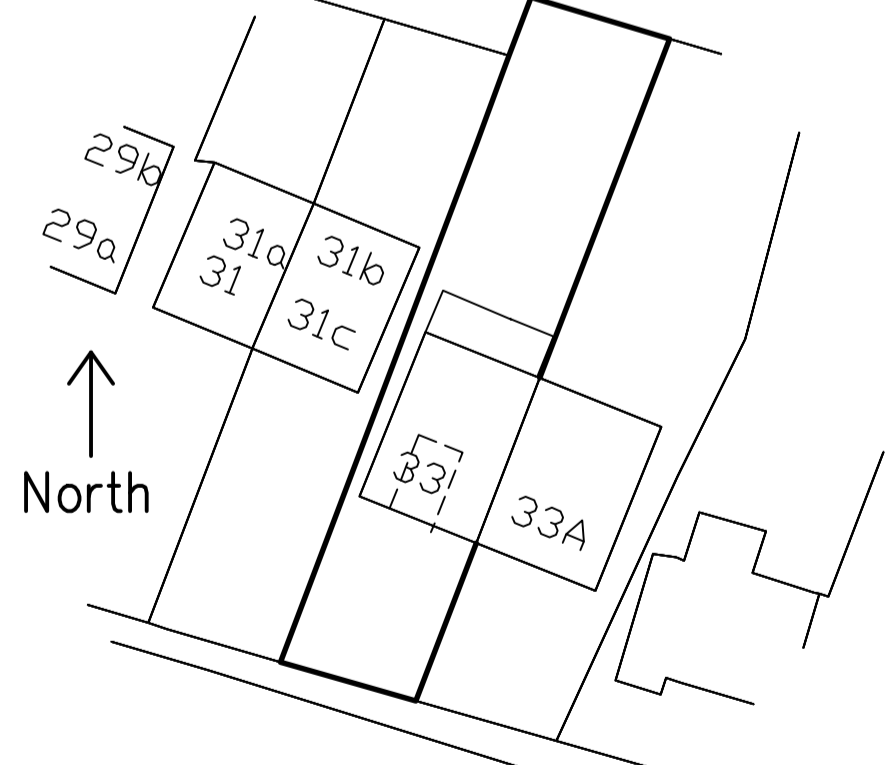
**EXISTING ROOF PLAN**



**PROPOSED LOWER GROUND PLAN**



**1:1250 SITE LOCATION PLAN**



**1:500 BLOCK PLAN**

**CLIENT**  
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**PROJECT**  
 33, ROSEBERY ROAD, LANGLEY VALE  
 PROPOSED SINGLE GARAGE CONVERSION

**DRAWING**  
 EXISTING & PROPOSED PLANS & ELEVATIONS

<b>DRAWN</b> CL	<b>CHECKED</b>	<b>APPROVED</b>
<b>TRACED</b>	<b>SCALE</b> 1:100/50	<b>DATE</b> MAY 2021
<b>DRAWING No.</b>		<b>REV</b>
2021/33ROSEBERY/P/01		
MAY 2021 – PLANNING APPLICATION ISSUE		