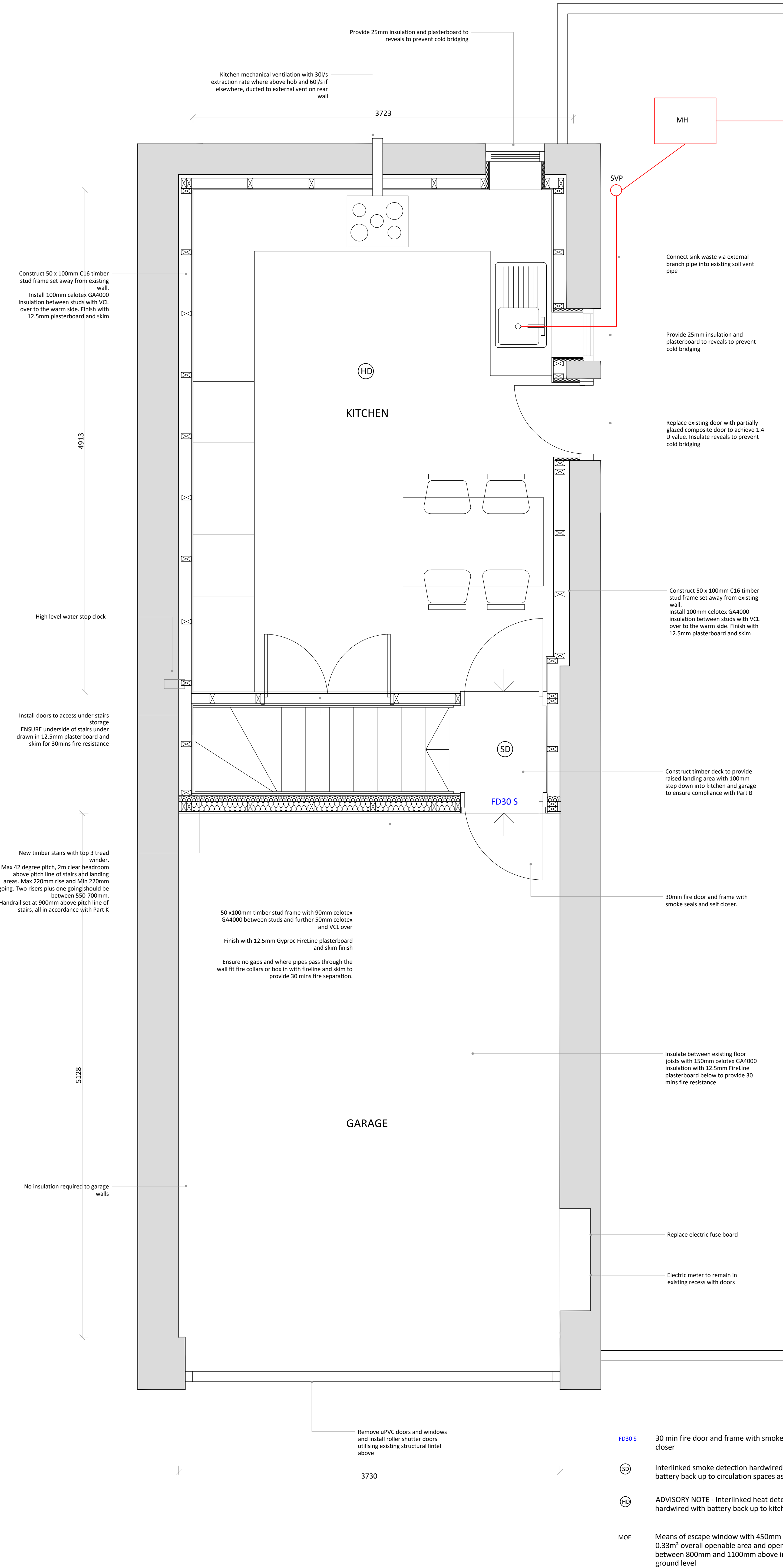


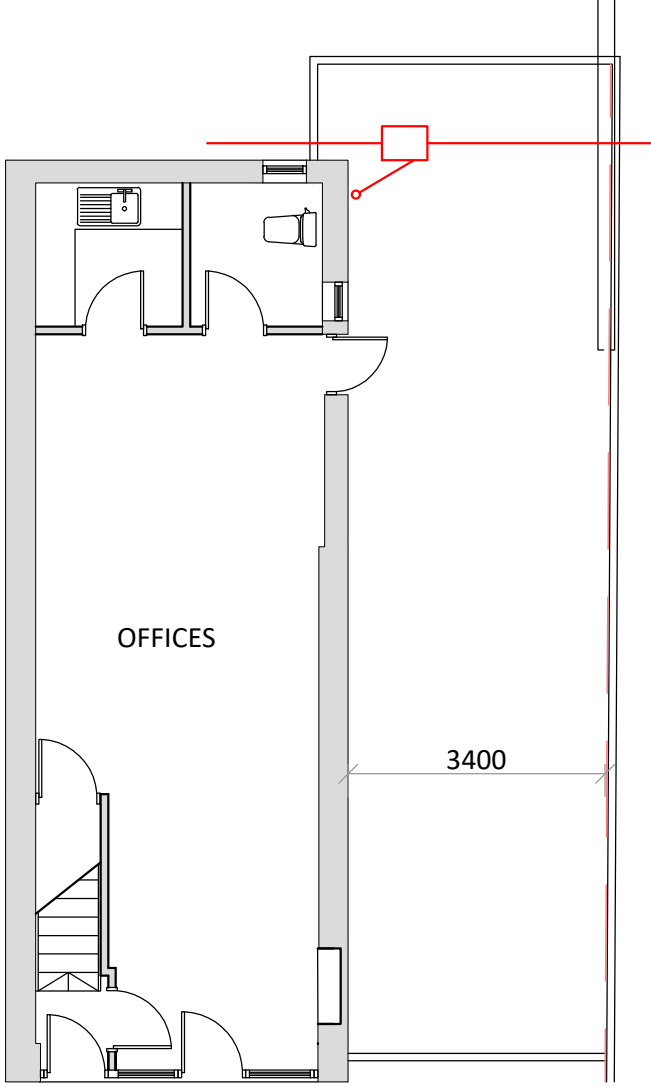
PROPOSED PLANS 1:20

GROUND FLOOR



EXISTING PLANS 1:100

GROUND FLOOR



UPGRADE OF EXISTING PITCHED ROOF - At Rafter Level
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) Vented roof – pitch 22-45°
To achieve U-value 0.16 W/m²K
Existing roof structure to be assessed by a Structural Engineer and any alterations to be carried out in strict accordance with Structural Engineer's details and calculations, which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects, as required by the Building Control Officer, any defective coverings or felt to be replaced in accordance with manufacturer's details.
Roof construction - 47 x 75mm existing raters with non breathable felt. Insulation to be 20mm celotex Ga4000 insulation between rafters, leaving 50mm ventilated void behind with 100mm Celotex GA4000 under rafters. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

UPGRADE OF EXISTING PITCHED ROOF - At ceiling level
To achieve U value of 0.16 W/m²K
The existing roof must be checked for stability and be free from defects as required by the Building Control Officer. Provide 2 layers of Rockwool insulation to total 300mm laid between and over ceiling joists, cross laid at right angles.
Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Note: Some pitched roofs are constructed using breathable roofing felt and do not require ventilating if installed in strict accordance with their test certificate. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

STUD WALL BETWEEN HOUSE AND GARAGE
To achieve minimum U Value of 0.18 W/m²K
Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 and VCL over. Fix 12.5mm Gyproc FireLine plasterboard to the garage side of the stud wall. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.
Note: These walls need to go full height and be fire stopped against the roof or floor above. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.

DOOR BETWEEN HOUSE AND GARAGE
Door between garage and house to be FD30 self closing, fitted with 3 steel hinges, intumescent strips and smoke seals. A 100mm step down into garage to be provided. Construction between house and garage to be 30 minutes fire resisting.

FLOOR BETWEEN HOUSE AND GARAGE
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see Engineer's calculation for sizes and details). Lay 150mm celotex GA4000 insulation between floor joists. Ceiling to be 12.5mm Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 (+A1:2016) at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

UPGRADE OF EXISTING CEILINGS - Over Kitchen
Intermediate floor to be upgraded by the provision of 150mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floors joists (additional 50mm Celotex to be provided under joists if required by BCO). Ceiling to be 12.5mm plasterboard with a minimum mass of 10 kg/m² with skim plaster set and finish. Ensure the existing timber flooring of the room above has a minimum mass of 15 kg/m².

PLANNING DRAWINGS

37 Manchester Road
Chapel en le Frith
High Peak
SK23 9SR

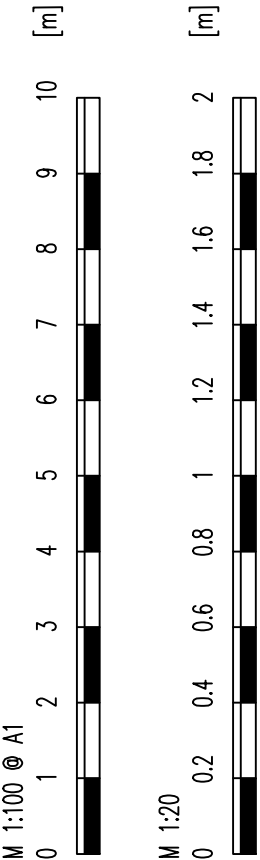
Change of Use to Create 1 Dwelling

Revision	Date
A - Reposition Stairs	15.05.24

Drawing Ref	Date
37MR/PL/02/A	7th May 2024

PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO WORK COMMENCING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ASPECTS OF THE PARTY WALL ETC ACT 1996 ARE MET. PLEASE CONTACT PLAN DRAWER IF ANY ON SITE AMENDMENTS ARE TO BE MADE.

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- FD30 S 30 min fire door and frame with smoke seals and self closer
- SD Interlinked smoke detection hardwired with battery back up to circulation spaces as all floors
- HD ADVISORY NOTE - Interlinked heat detection hardwired with battery back up to kitchen
- MOE Means of escape window with 450mm min width 0.33m² overall openable area and opening height between 800mm and 1100mm above internal ground level