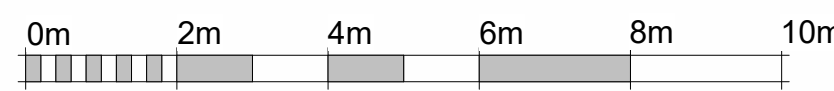
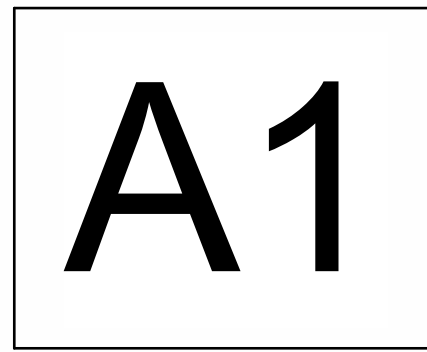




VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



Health and Safety Notice
Client and contractor to be aware:

- 1. The design has elements of working at height
- 2. The design has drainage elements
- 3. The design includes demolition tasks
- 4. The design has trenching works at various depths
- 5. The design has manual handling tasks
- 6. The design requires vehicle movements and crane lifts

SMOKE DETECTION
Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.
The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.
The bottom of the openable area should be not more than 1100mm above the floor.
The window should enable the person to reach a place free from danger from fire.

UPGRADE OF EXISTING CEILINGS
Intermediate floor to be upgraded by the provision of 150mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floors joists, (provide a further 60mm Celotex 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.

UPGRADING PARTY WALL
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Apply a scratch coat of render and plasterboard with mass of 10kg/m² or greater to the exposed face of the wall to ensure adequate sound insulation in accordance with Approved Document E. Finish with 3mm plaster skim.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K (actual U Value achieved 0.17 W/m²K)
20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Toplite Standard. Full fill the cavity with 90mm Thermaclass Cavity Wall 21 as manufacturer's details, inner leaf to be 100mm lightweight, 0.15 W/m²K, e.g. Celcon solar, Toplite standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.
Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.
10mm cavity to be provided if required.
K RENDER BASE COATS OR PRIMERS RECOMMENDED FOR USE ON LIGHTWEIGHT BLOCKWORK. LIGHTWEIGHT BLOCKS TEND TO HAVE HIGH SUCTION CHARACTERISTICS AND THEY ARE LOW IN STRENGTH SO IT IS ADVISED TO ONLY APPLY RENDER FINISH COATS AFTER THE APPLICATION OF A PRIMER OR A BASE COAT.

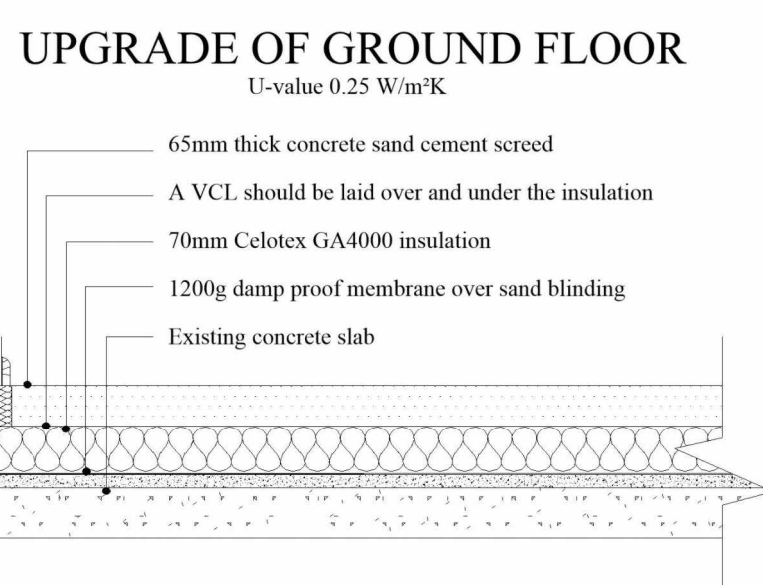
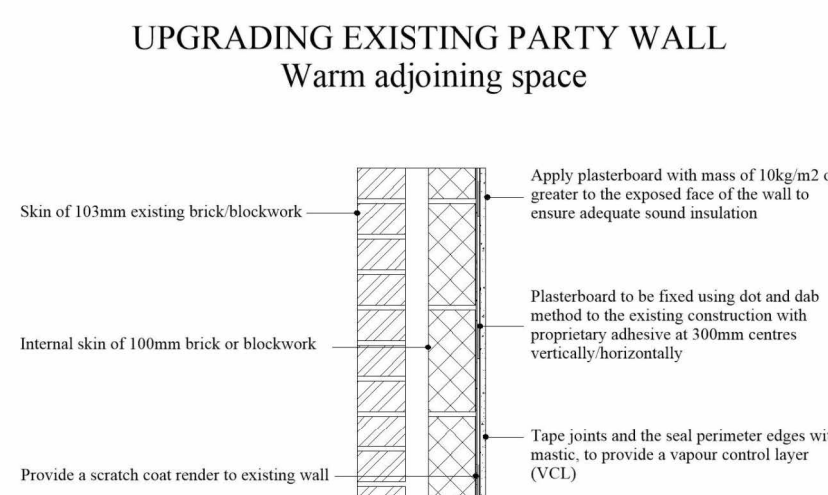
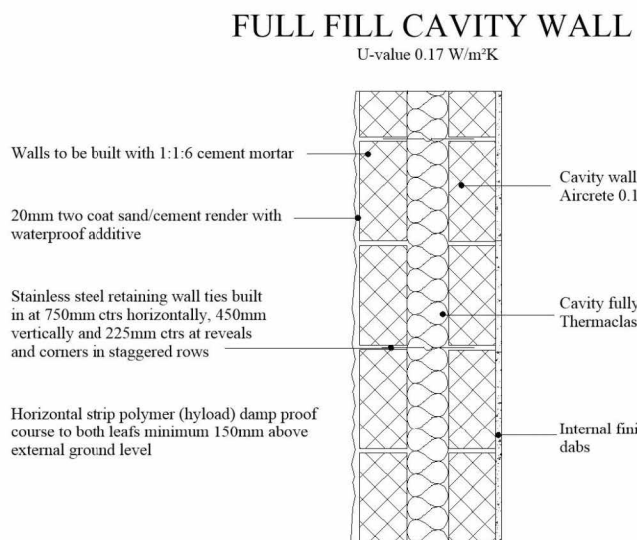
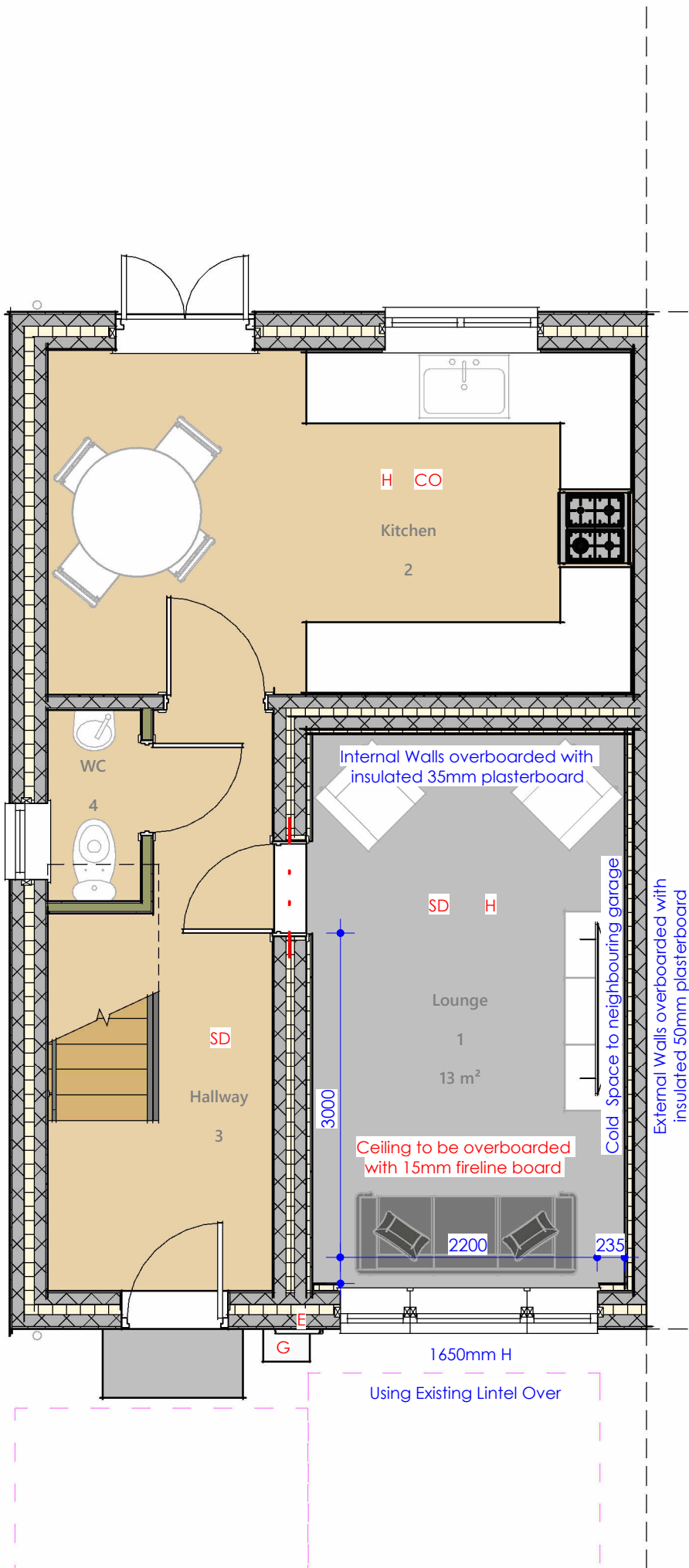
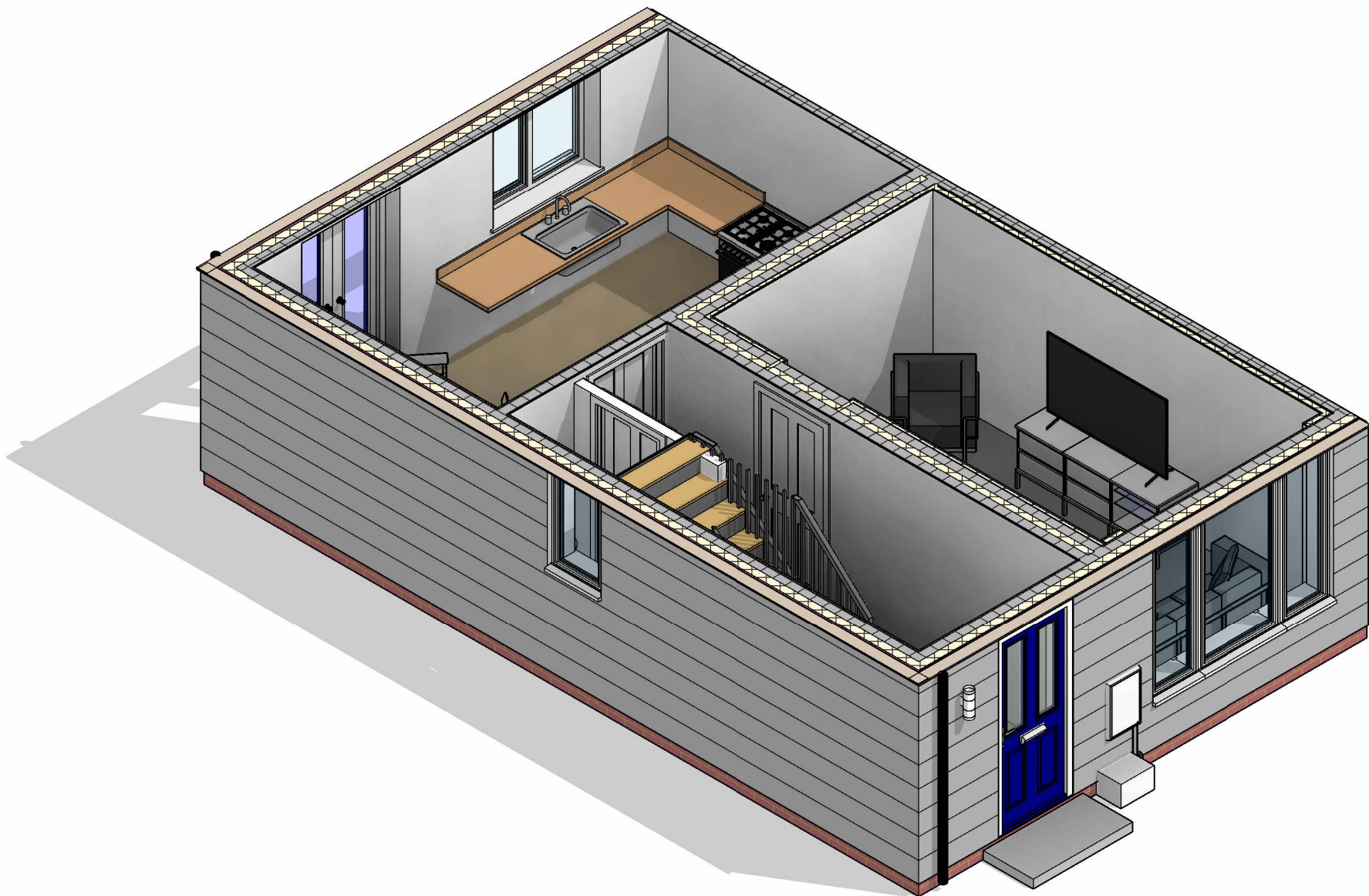
UPGRADING EXISTING SOLID FLOOR
To meet min U value required of 0.25 W/m²K
The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200 gauge polythene DPM or 3 coats R/W over existing concrete slab (if required). DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 70mm thick Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging.
A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

FOUNDATIONS
Trial hole to be excavated to ascertain whether the garage has a continuous foundation across the infill which is adequate to build off. If there is no foundation provide 225mm x 600mm concrete foundation, mix to conform to BS EN 206-1 and BS 8500-2. Depth to be a minimum of 1000mm below ground level, to existing foundation depth or to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:2015 Code of practice for foundations. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should adverse soil conditions, or any major tree roots in excavations be discovered, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

Room Schedule								
Number	Name	Level	Department	Area	Percentage of area	Finish		
						Wall Finish	Floor Finish	Ceiling Finish
Ground Floor Plan								
1	Lounge	Ground Floor Plan		12.77 m²	34.66%			
2	Kitchen	Ground Floor Plan		14.78 m²	40.13%			
3	Hallway	Ground Floor Plan		7.99 m²	21.68%			
4	WC	Ground Floor Plan		1.30 m²	3.53%			
Ground Floor Plan: 4				36.83 m²	100.00%			
Total area: 4				36.83 m²				

PLANNING PERMISSION

Agent to determine whether the garage conversion requires planning permission or listed buildings consent (permitted development rights may have been removed). The owner is strongly advised to check with the local planning authority before starting work. Please note that it is a criminal offence to carry out unauthorised work to a listed building even if the work is completely inside the property.



Wall Structure Key:

- Cavity Wall: Render
- Cavity Wall: Face Brick
- Block Work: 100mm
- Studwork Wall: 75mm
- Metal Frame: 70mm
- Solid Brick Wall: 215mm
- Solid Block Wall: 215mm
- Structural Opening
- Walls Removed

Please note:
All drawings are for the purposes of planning only unless marked for construction.

All builders to site measure to confirm measurements.

Report all discrepancies to the person named below, do not proceed without instruction.

BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.

All drawings remain the property of BRO Architecture

Drainage Key

- S Storm Drainage
- MH Manhole
- FD Foul Drainage
- SVP Soil Vent Pipe
- GP Gully Pot
- RWP Rainwater Pipe
- AD ACO Drain

Ducting Colour & Use

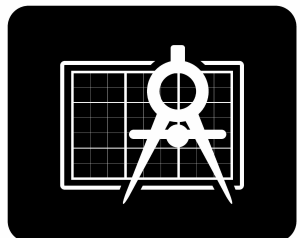
- Red Electric cable
- Yellow Gas Pipe
- Blue Water pipes
- Green Data/Comms
- Grey BT
- Purple Security - Cameras
- Orange Garden Lighting non Security

Ground Floor Plan

1 : 50

DRAWING NUMBER

P1-1



BRO ARCHITECTURE
DESIGNING YOUR DREAMS

Mobile: 07508 856621
Website: www.broarchitecture.co.uk
E-mail: info@broarchitecture.co.uk

CLIENT

Amjad Mughal

SITE ADDRESS

1 Lysaght Circle Newport
NP19 4AG

PROJECT NAME

Proposed Garage Conversion

DRAWING NAME

Proposed Floor Plans

DATE
31st Aug 26

REV

DRAWN BY
SH

SCALE (@ A1)
1 : 50

CHECKED BY
Client

PROJECT NUMBER
SH/BRO/310826-AM