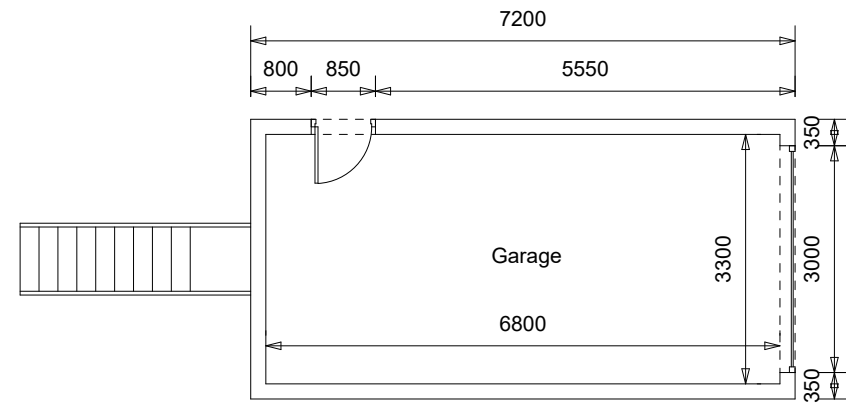
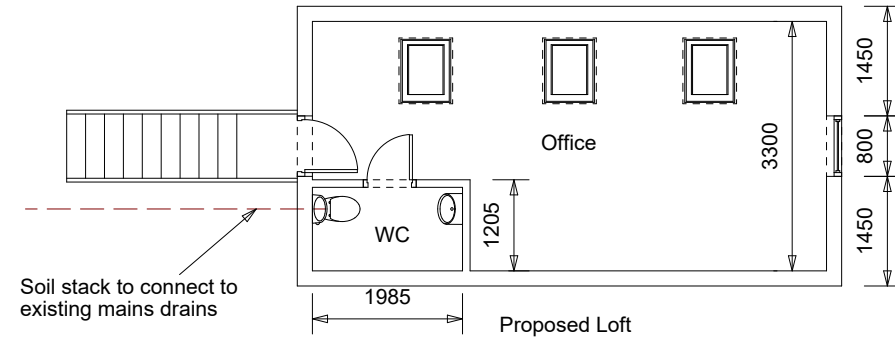
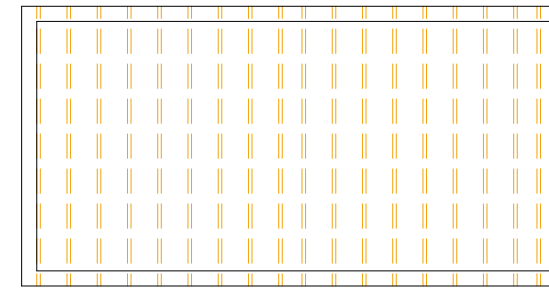




Proposed Ground Floor

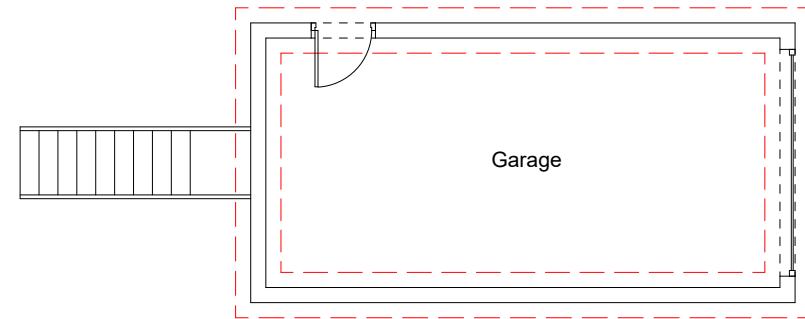


Proposed Loft

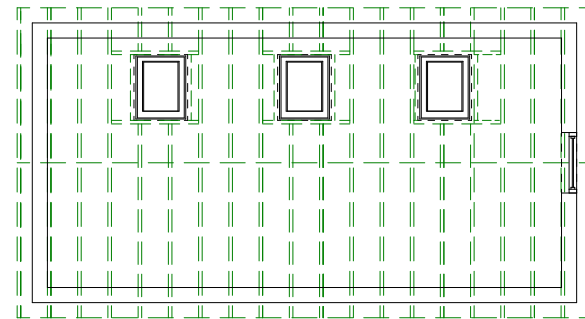


Floor Joists

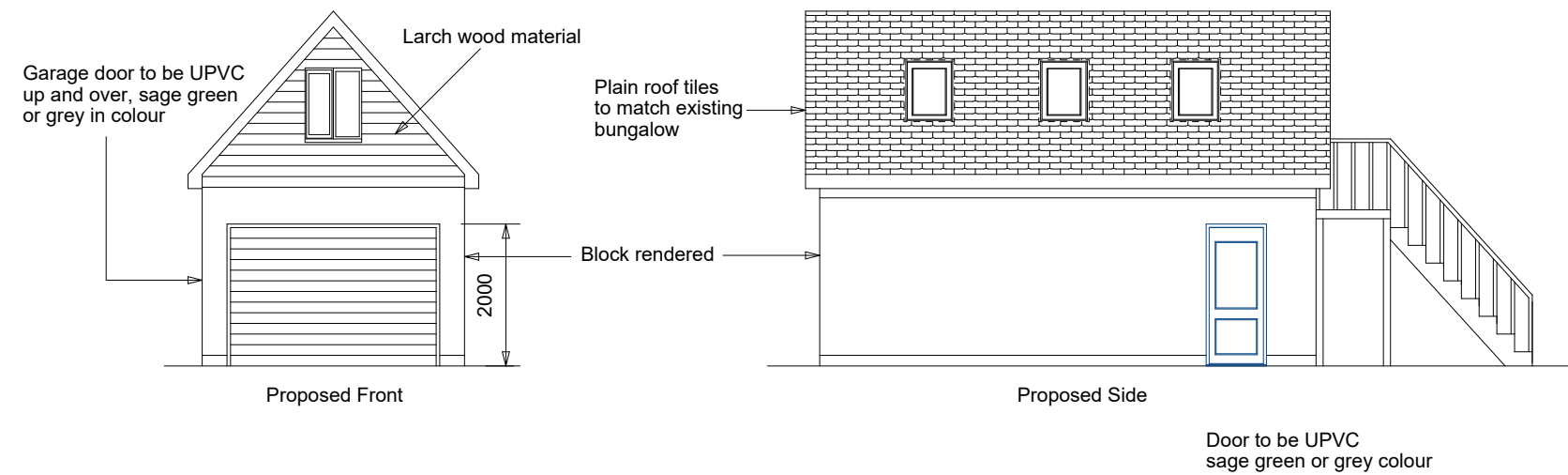
- Foundations - 1.0m min depth of foundation. 600mm wide x 300mm
- Roof Joists to be min. 47x145 C16 timbers @400mm cts.
- Floor Joists to be min. 47x172 C24 timbers @400mm cts between existing. Double up for stair trimmers and fix together with min. 5x90mm wood screws @ 200mm cts.



Foundations



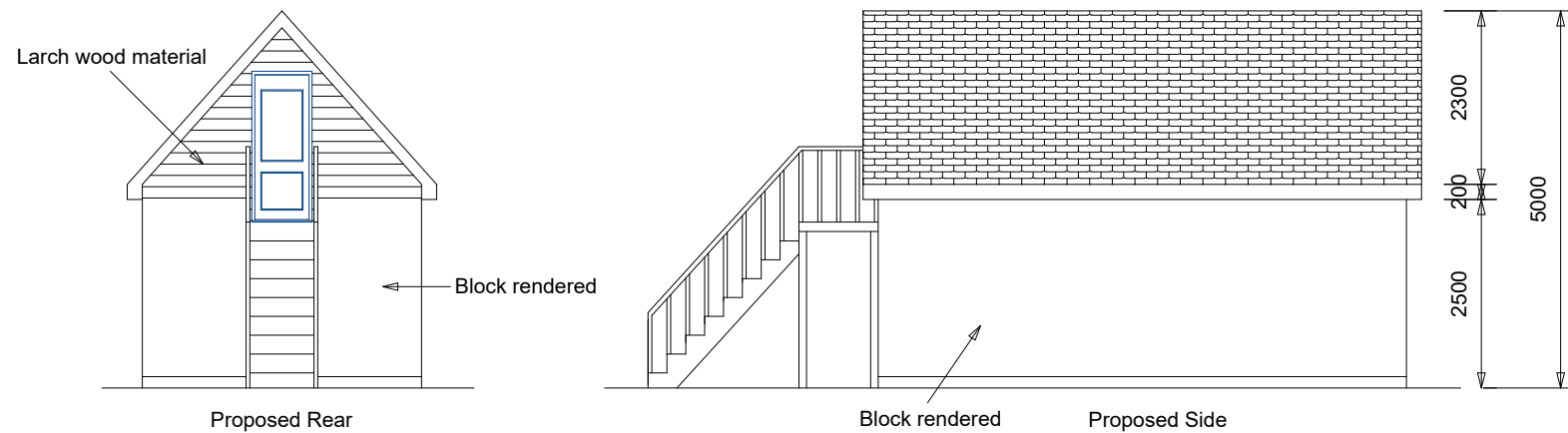
Roof Joists



Proposed Front

Proposed Side

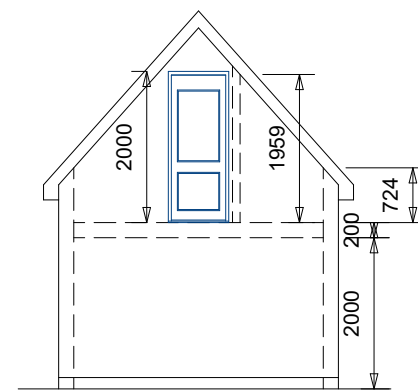
Door to be UPVC
sage green or grey colour



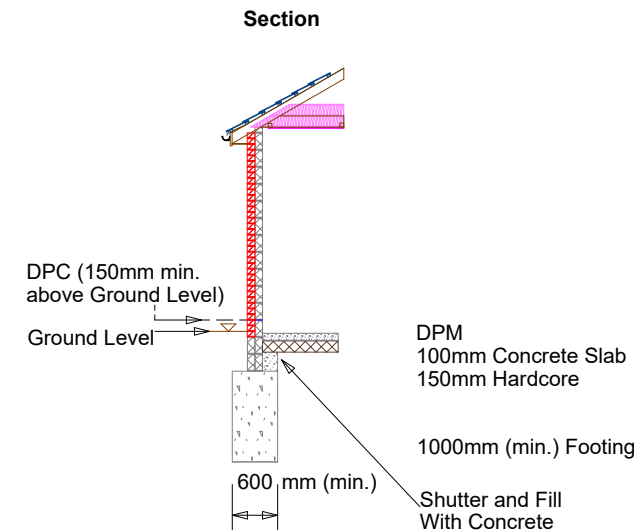
Proposed Rear

Block rendered

Proposed Side

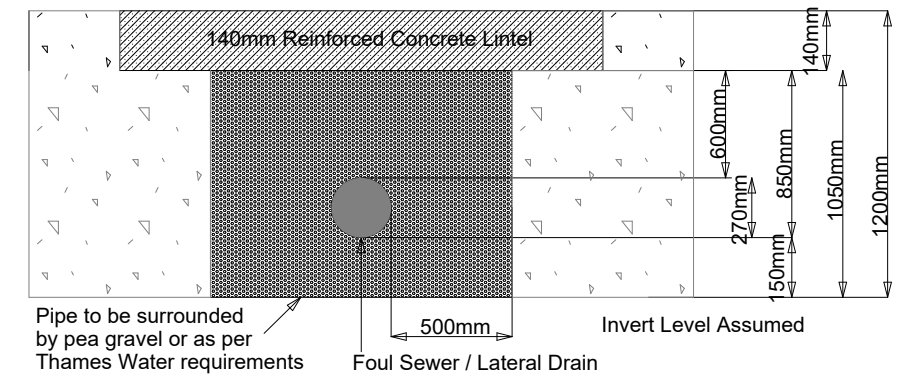


Section



Section

Drainage Section Through Footing/Under Walls
(Not To Scale)



Foundations:
1m min depth of foundation. 600mm wide x 300 deep C15P concrete strip foundations. Depth subject to building inspectors approval. Construction of walls below ground level to be 2 skins dense concrete block work to BS 6073. Notwithstanding the representation of the building regulations in all respects will be provided. Dimensions of foundation may alter subject to subsoil conditions, shrinkable clay may require extra depth to protect from drying shrinkage where trees are present.

DPC/DPM:
2000 grade black visqueen dpc, 1200 grade visqueen dpm. 150 laps and turned up to dpc.

Ground Floor:
100mm thick concrete grade C10P slab with tamped finish to act as key 50mm sand and cement screed on 1200 dpm on 70mm celotex on 1200 dpm on min 150mm consolidated and blinded hardcore. Insulate edge of slab. Garage slab laid to fall of 50mm to front tamped finished (where applicable).

Walls Internal:
100mm dense concrete blocks. Bathroom walls to be 75 x 50 sw stud work with two skins 12.5mm plasterboard to both sides. Other partitions to be 75 x 50 stud with 12.5mm plasterboard to each side. Provide sound deadening quilt in stud partitions. 150 dense concrete blocks to rear of garage built to underside of floor and freestopped. Internal doors to have min 10mm gap at bottom for air flow.

Drainage:
All drainage to local authority satisfaction. Where pipes are within substructure pipes to be surrounded in concrete 150mm min cover. Where pipes pass through the substructure concrete to be continuous under pipe and concrete lintel over, 100mm hepsleve drainage pipes via universal gully to existing/new inspection chamber. Allow for locating drainage run on site. Gutters and rain water pipes to match existing and to connect to existing.

Mains Drain:
If building is within 3m of a Public Sewer, the underside of foundation to be below invert level of drain pipe or to a depth where undue pressure will not be exerted on the pipe. Thames Water building over agreement will be required.

Roof:
Plain roof tiles on 38 x 25 pressure impregnated sw battens on breathable roofing felt type tyvek. Roof tiles to BS 473 and 550 fixed in accordance with Bs 5534 1878. Pre-fabricated trussed rafters designed in accordance with Bs 5268 part 3 1985 at 60mm c/c. 300mm thick insulation quilt. 100 x 50 wallplate. 100 x 25 diagonal and longitudinal bracing. Lateral support provided by 30 x 5mm galv. M.S. straps at 2m c/c spanning 2 trussels to full strap length. 12.5mm plasterboard finish to ceiling. 200 x 25 sw pressure impregnated fascia board. 9mm quality ply soffits with 10mm vent gap for roof ventilation.

Windows:
Standard sc casements pressure impregnated to building regulation standards, or to match existing. Catnic CN7 lintels to openings. Ventilation of rooms to be 5% of floor area, some at least 1.75m above floor level. Allow for background ventilation by the way of night vents to equivalent 5000 + 2500 square mm to kitchen and all habitable rooms. Allow for mechanical ventilation extracting at a rate not less 15 litres per second which may be operated intermittently to bathrooms. K glass to be used in windows. Safety glass to all critical locations. Windows to first floors to comply to fire exit requirements U value 1.8 W/m2 K. 750x450 - 1100 Floor to cill height.

Plumbing:
225 litre insulated cold water storage tank with lid, 100mm dia, PVC SVP. 40mm dia wastes to bath, sink and hand basin. All to have 75mm deep seal traps. 19mm dia overflows. 30 gallon hot water storage cylinder with immersion and insulated, (to limit heat loss to 90W/M) density of SVP casing to be not less than 15kg/m . 25mm fibreglass to SVP duct. Extend existing heating system into extension.

Electrical Installation:
13 amp outlets 450mm above finished floor level unless otherwise stated. Lighted switches 900 above floor level unless otherwise noted. Shaver socket to bathroom. All to comply strictly in accordance with the 18th edition of IEE regulations. Electrical works to be designed, installed, checked and tested by competent person in accordance with the requirements of approved document P electrical safety.

Note:
All work to comply with relevant Building Regulations 2000 and Approved Documents and relevant Codes of Practice and British Standards. All work to Local Authority Building Inspector requirements and satisfaction. Any variations or additions required by the Local Authority Building Inspector to be discussed with and carried out by the Builder on site. The Builder to make sure that he has made allowances for any unforeseen works. All dimensions to be checked on site to include new openings and wall thickness. Home Plan Design Services will not be held liable for any variations or additions that may be required by the Client, the Builder or the Local Authority Building Inspector.

Client
Mr R Sharp

Project
Sands Bungalow
Northbrook
Market Lavington
SN10 4AS

Drawing Title
Proposed Garage

Drawing No.
23/1915/02 W/D

Date	Scale
November 2025	1:100 @ A3
Drawn by	Checked by
MM	RGN

27b High Street Highworth Swindon SN6 7AG	01793 762368 07423826522
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