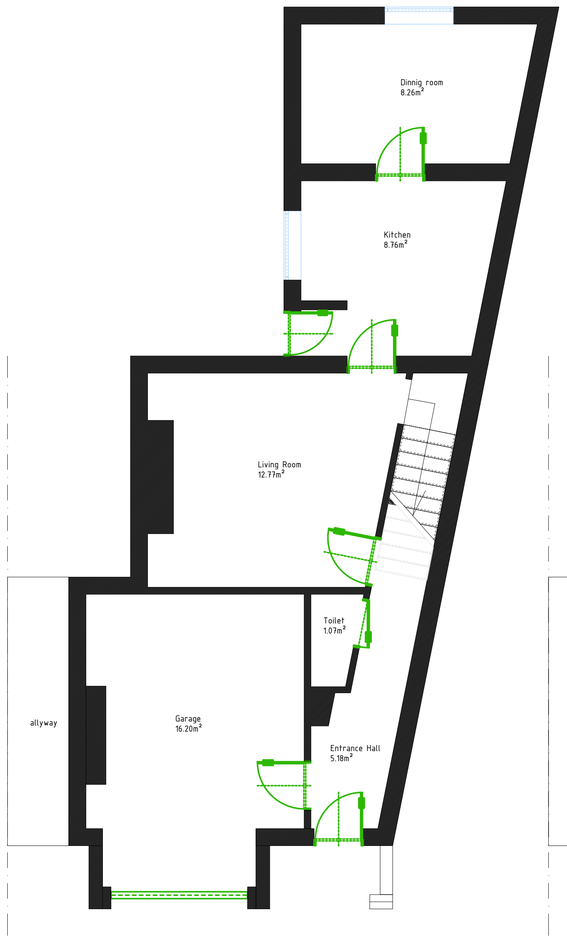
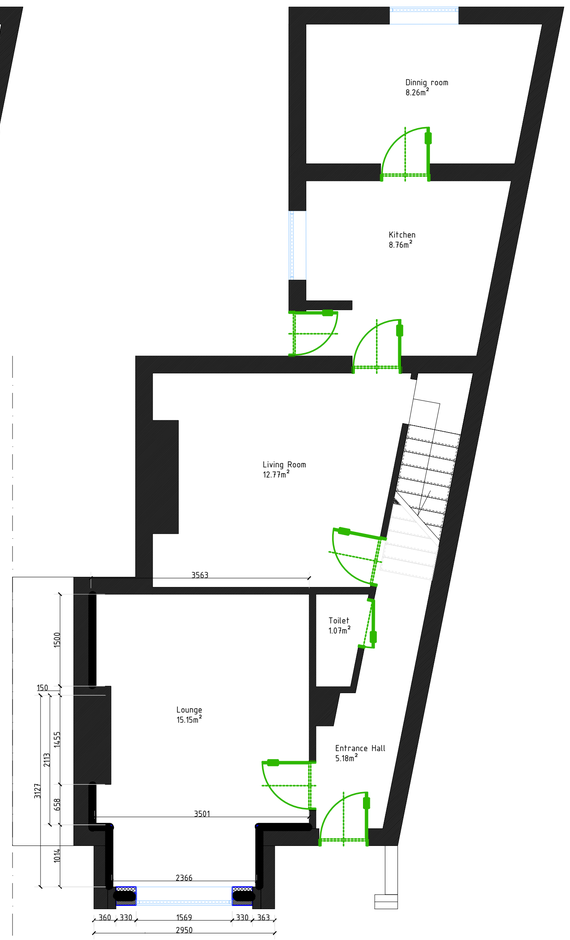
FP EXISTING AND PROPOSED floor plan 1:50@A1



EXISTING floor plan 1:50@A1



PROPOSED floor plan 1:50@A1



EXISTING front elevation



PROPOSED front elevation



EXISTING front elevation



PROPOSED front elevation

Proposed Garage Conversion – Building Regulations Statement

The proposal involves converting the existing attached garage into habitable internal accommodation, comprising a new lounge and utility room. As shown on the proposed floor plan, the existing garage area will be subdivided internally, with the former garage door removed and replaced on the front elevation with a new insulated cavity wall construction incorporating a new window. The converted space will be fully upgraded from a non-habitable garage to accommodation suitable for residential use and will therefore be subject to the relevant requirements of the Building Regulations 2010 (as amended) in England.

The works required for this conversion will be assessed against specific sections of the Building Regulations designed to ensure safety, comfort, and efficiency in residential accommodation. In particular, compliance will need to be demonstrated with the following Approved Documents.

Part A – Structure
Any new walling (the construction of a new wall structure), lintels (horizontal supports placed above openings), supports, and local foundations (the base that supports the wall) required to infill the garage door opening must safely support their own loads and any loads imposed from above, including the new window opening and any canopy fixing (an overhead structure that might be attached above the door). The new external wall to the former garage opening will therefore require suitable foundations or confirmation that the existing garage threshold or foundation is adequate for the new masonry (brick or blockwork) cavity wall (a wall with a space between its two layers for insulation and moisture protection). Any new lintel over the window opening must be sized appropriately, and the new internal partition (a non-structural wall separating rooms) between the lounge and utility room must be properly formed and fixed so that the building remains stable.

Part C – Site preparation and resistance to contaminants and moisture
Because the garage is being converted into habitable space, the floor, walls, and opening infill must be upgraded to resist rising damp, penetrating moisture, and condensation. The existing garage floor will need to be assessed and, where required, upgraded with a suitable damp-proof membrane linked into the damp-proof course of the new external wall. The new cavity wall replacing the garage door must include appropriate damp-proof courses, cavity trays where needed, weep holes if applicable, and proper weather protection at the cill and head of the new window. Thermal upgrading of walls and floor must also be designed to avoid interstitial condensation.

Part L – Conservation of fuel and power
As the garage changes from an unheated ancillary space to a conditioned habitable accommodation, the thermal envelope must be upgraded to current standards for renovation and thermal element upgrades. The new front infill wall must be constructed as an insulated cavity wall with insulation sufficient to achieve the required elemental performance. The existing garage floor must be upgraded with floor insulation, typically by installing rigid insulation either above the slab with a new screed/finish build-up or by another approved insulated floor construction, so that the floor achieves an appropriate U-value for converted habitable accommodation. Any retained external garage walls must also be upgraded internally or otherwise thermally improved where they become thermal elements enclosing the heated space. The new window to the front elevation must be a compliant double- or triple-glazed unit with appropriate low-emissivity glass and an insulated frame. Junctions around the new wall, floor edges, reveals, and roof abutments must be detailed to reduce cold bridging and airtightness leakage.

Floor insulation
The existing garage floor is unlikely to meet current thermal standards for habitable rooms. It will therefore require upgrading with a full insulated floor build-up, together with a damp-proof membrane and perimeter insulation where required. Floor levels should be carefully checked to ensure adequate insulation without creating unacceptable step heights at doorway thresholds.

Wall insulation upgrades
The new front wall replacing the garage door will be formed as a cavity wall with insulation to meet Part L. Any existing single-skin or poorly insulated garage walls retained as external walls to the new lounge or utility room must also be upgraded, commonly by internal insulated lining or an equivalent approved system. The objective is that all exposed walls enclosing the converted heated space perform as properly insulated thermal elements.

Canopy above the new wall and window
Where a canopy or overhang is proposed above the new front wall/window, it must be securely fixed and weathered so that rainwater is directed clear of the wall face and window opening. Flashings, cavity trays and weatherproof junction details must be incorporated where the canopy abuts the wall to prevent water ingress. Structurally, the canopy fixings must not compromise the new cavity wall or lintel, and thermally, the junction should be detailed to minimise cold bridging. Compliance will principally relate to Parts A, C and L.

Part B – Fire safety
As the garage becomes habitable accommodation within the dwelling, reasonable fire safety standards will apply. Internal linings (wall or ceiling finishes) must achieve suitable surface spread of flame characteristics (how quickly fire spreads), and the new layout should not prejudice the existing means of escape (routes for safe evacuation) from the dwelling. If the garage conversion affects the protected route (safe path out in a fire) from the entrance hall, doors, partitions, and smoke alarm provision may need to be reviewed. Any new wall and ceiling linings should be standard plasterboard (gypsum board) or equivalent linings that meet the relevant fire performance expectations for a dwelling.

Partition wall between the lounge and the utility room
The new internal partition separating the lounge from the utility room should be built as a proper framed or masonry partition, typically with plasterboard lining and insulation within the stud zone where needed. This partition will need to satisfy Part A for stability, Part B regarding the fire performance of linings, and Part E, where reasonable sound reduction is expected between rooms containing domestic appliances and the adjacent habitable room. Good practice would be to include an acoustic quilt within the partition and to use suitable plasterboard on both sides to reduce noise transfer from the utility area into the lounge.

Part E – Resistance to the passage of sound
Although Part E (sound insulation regulation) is most stringent between separate dwellings, sound insulation remains relevant where new internal construction is introduced. In this case, the partition between the lounge and utility room should be designed to provide reasonable acoustic separation (reducing sound transfer), especially given the likely presence of a washing machine and dryer in the utility room. Upgraded wall and floor junctions should also be detailed so that new rigid linings (stiff wall or floor coverings) do not create excessive flanking sound transmission (sound bypassing direct barriers through the structure).

Part F – Ventilation
The new lounge, being a habitable room, must have adequate background ventilation and purge ventilation. The new front window should therefore include controllable background ventilators where required, and the openable area should be sufficient for purge ventilation. The utility room must also have ventilation suitable for moisture and humid air generated by clothes washing and drying. If the utility room contains no openable external window, mechanical extract ventilation will be required; if it has an external wall and window, background ventilation plus intermittent extract may still be necessary, depending on the final layout and moisture load. Ventilation provision must also take account of any increased airtightness achieved through the insulation upgrades.

Water installation – Part G
The utility room will require new hot and cold water services, waste pipes, and appliance connections to comply with Part G. Pipework must be properly installed, protected from freezing where relevant, and fitted so that sanitary and appliance connections are safe and accessible for maintenance. If a new sink is proposed in the utility room, its provision, water supply, and any hot-water safety measures must comply with Part G.

Drainage and waste – Part H
Any new sink, washing machine waste, condensate discharge or other wastewater installation in the utility room must discharge to a suitable foul drainage system in accordance with Part H. Waste pipes must be correctly sized, trapped and ventilated as necessary. Any alteration or new connection below ground must be properly detailed and, if near or over existing drainage runs, carefully coordinated.

Electrical installation – Part P
Any new sockets, lighting, extractor fan supplies, appliance connections, and alterations to existing circuits associated with the new lounge and utility room must comply with Part P (the regulation covering electrical safety in dwellings). The electrical works must be designed, installed, inspected, and tested by a competent person (a certified electrician), and certification must be provided upon completion. Given the utility use, socket positions and equipment must be suitable for the environment and safely arranged in relation to water services and appliances.

Additional matters typically checked by Building Control.
Building Control will also review ceiling insulation and any roof void above the converted garage if an unheated space or a cold roof exists. The new accommodation must be free from damp, insulated, ventilated, and safely serviced. Adjust existing thresholds if needed to keep the room practical while allowing for the insulated floor build-up. Expand or update the smoke detection if the conversion changes the circulation route from the entrance hall.

Summary statement
In summary, the proposed works comprise the conversion of the existing garage into a lounge and utility room, including removal of the garage door, construction of a new insulated cavity wall with window to the front elevation, installation of a new internal partition, upgrading of the floor and existing walls to current insulation standards, and installation of associated water, drainage, electrical and ventilation services. The conversion will be designed and carried out to comply with the Building Regulations 2010 (as amended), particularly Parts A, B, C, E, F, G, H, L and P, together with all relevant workmanship and certification requirements. The completed conversion will provide habitable accommodation constructed to the standards expected for a dwelling rather than an uninsulated garage.

Issued for Planning application submission only. Not for construction or material ordering. The Principal Contractor is responsible for site measurements, construction drawings, and safe execution of the works.

0 1 2 3 4 5 10

This drawing shall be checked and verified by the contractor prior to commencement of works on site. Any discrepancy, inconsistency, or query identified shall be reported immediately to the designer and resolved before proceeding with construction. No work shall be undertaken based on assumptions or unverified information.

DRAWING DESCRIPTION: *Existing & Proposed floor plan and elevation Garage conversion*

SITE: *8 East Street, Heanor DE75 7NE*

CLIENT: *Beata & Pawel Frela*

DATE: 06/03/2026 DWG NO: *8ES_FP_03_26*
SCALE: N/A (as noted @A2) DRAW: *TZ*

These drawings are intended exclusively for use by authorised individuals and parties involved in this project. This design remains the copyright of Tomasz Zadrozny. No part of this drawing or associated information may be altered, copied, or reused without the written consent of the designer. Any proposed changes shall be referred to and agreed upon with the designer before implementation. Contractors and site operatives must verify that all work is carried out in accordance with the approved drawings, relevant standards, and applicable health and safety regulations. All dimensions and levels shall be verified on site before fabrication, procurement, and construction, serving as a control point to ensure accuracy. The designer accepts no responsibility for works that are installed incorrectly, unsafely, or not in accordance with the issued information. These drawings have been produced solely for Planning application submission and shall not be used for any other purpose. The drawings may be subject to amendment during the statutory approval process, which typically follows a standard timeline. Any surveyed or measured information shown on the drawings is indicative only and cannot be guaranteed to be accurate unless confirmed by a fixed-dimension check on site.

ARCHITECT & ENGINEERING DRAWING SERVICE
WWW.TOMPLAN.CO.UK