



PLEASE NOTE

A Building Regulations application is not required for garages which are:

- Detached single storey
- Containing no sleeping accommodation
- Not exceeding floor area of 30m²
- Constructed substantially of non-combustible material i.e. masonry walls and a tiles roof.
- If the garage is constructed of combustible material it must be positioned at least one metre from the boundary, road or building

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:-

- Any excavations within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations, see diagram 7 in the following Government guidance, <https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet#para-28>

A Party Wall Agreement is to be in place prior to start of works on site

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

Client/contractor to check with the local authority whether radon protection is required in this location

Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullfire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 (+A1:2016) built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid nogging between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 (+A1:2016) at maximum 2m centres.

Raft and floor slab design to Structural Engineer's calculations and details. Steel reinforcement must be lapped at least 450mm for both mesh and mild steel bars and provided with 40mm concrete cover.

Dig out for new raft foundation down to firm load bearing strata. Ground to be free from contamination. Raft foundation to be provided on 150mm well consolidated hardcore capable of supporting a load of at least 50kN/m².

Provide DPM if required.

All new foundations to be below invert level of any drains.

Solid garage floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS 8500-2:2023 and BS EN 206. 1 layer of 252 steel mesh to be provided within the slab. Slab to be laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:8 fall is provide to floor from back of garage to front garage door.

Timber cladding fixed to 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply to be treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm ctrs or to s/engineer's details and calculations. Provide plasterboard as required over studs with VCL under board. Finish with 3mm skim coat of finishing plaster.



STATUS B1		PURPOSE OF ISSUE FOR BUILDING REGULATIONS		WHITE ARCHITECTURE LTD. +44 (0)203 086 8529 info@white-architecture.co.uk		WHITE ARCHITECTURE	
PROJECT 45 WEST STREET, LILLEY				DRAWING TITLE PROPOSED GARAGE			
SCALE (@ A1) 1:50		PROJECT NUMBER 0848					
DRAWN BY TW		CHECKED BY		DATE JULY 24		DRAWING NUMBER 0848_BR04	REV