

PROPOSED Front Elevation
Scale 1:100

PROPOSED Rear Elevation
Scale 1:100

PROPOSED Side Elevation
Scale 1:100

OPTION 2:
Cold Roof

Insulation is placed between and below joists inside the garage

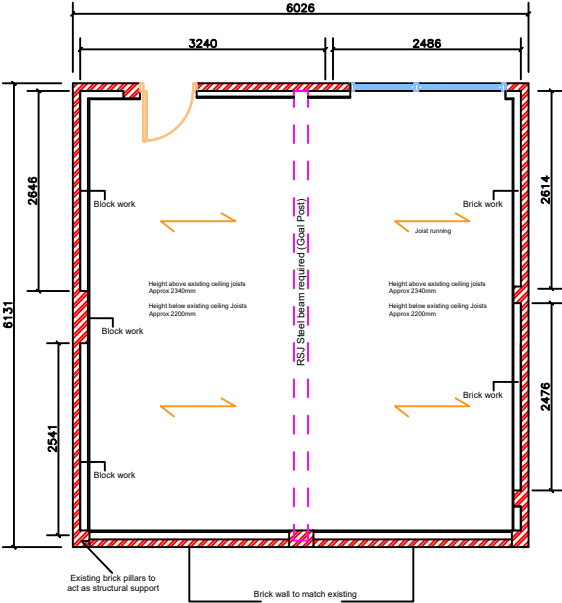
Layer Build-Up:
Roof covering (felt, GRP, EPDM)

- Ventilated cavity above insulation (50mm air gap minimum)
- Mineral wool or rigid board between joists (up to joist depth)
- Optional insulation below joists (e.g. insulated plasterboard)
- VCL + plasterboard ceiling finish

- Doesn't raise external roof level
- Lower cost if access from below is easy
- Must maintain ventilation above insulation (via soffits or vents)
- Risk of condensation if not vented properly
- More complex detailing around joists

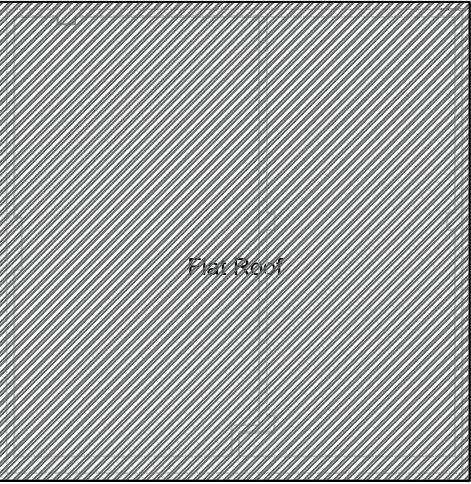
Materials Summary (for PIR Option)
Upgrade of walls to meet U-Value

Layer	Thickness	Notes
Existing brick wall	100mm	Keep as is
PIR insulation board	75mm - 100mm	Foil-faced, taped
Vapour barrier	Optional	Included if foil-faced PIR is sealed
Plasterboard	12.5mm	Standard board
Total build-up	~187.5mm	Including adhesive/board



PROPOSED Floor Plan
Scale 1:100

- Option A:
Existing Concrete floor on DPC Level:
Insulated Floating Floor (No Screed, Slim Build-Up)
Ideal if you want to avoid digging and maintain minimal height increase.
- Layer Build-Up (from bottom up):
Existing concrete slab
Liquid DPM (e.g. epoxy or bitumen-based) — seals existing slab
Rigid insulation board (e.g. PIR or phenolic, 75mm)
Lay boards loose or glue down
T&G edges prevent gaps
Vapour control layer (VCL) — e.g. polythene sheet if using unfolled insulation
Floating chipboard floor deck (18–22mm moisture-resistant)
Optional: Underlay + finish flooring (e.g. vinyl, engineered wood, carpet)
- Total build-up: ~75–100mm
Keeps final floor just at DPC level
U-value with 75mm PIR = 0.26 W/m² K (meets building regs)



PROPOSED Roof Plan
Scale 1:100

OPTION B

PERMITTED DEVELOPMENT

PROJECT

1:100 @ A3

SCALE BAR
M 1:100

0m 1m 5m

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A3	14-JULY 2025	abc	RK
JOB NO.	DRAWING NO.	REV	
CD0000-00	1	REV	
CLIENT REF			
PROPOSED -DRAWINGS			