

**CONSTRUCTIONAL SPECIFICATION**

1. GENERAL DESCRIPTION OF WORK. In outline, the work comprises of the following:

- The conversion and adaptation of the existing garage to create habitable floor-space.
- Stripping-out and minor remodelling of existing cloakroom beyond the garage for the purpose of forming a utility/cupboard-facility.
- The conversion broadly involves thermal and constructional upgrading of existing elements, sundry enabling works and the installation of new window/wall to front of garage. (With the exception of the front of the garage, where new window/wall is to be formed, the garage concrete floor slab is to be retained, as a consequence, the degree to which the thermal characteristics of the garage floor may be a uplifted or enhanced will be dependant upon the level difference of the floor relative to the house floor at the garage/hallway interface. Initial assessment suggests a level variation of around 170 mm. Such being the case, the optimum 100 mm thickness of floor insulation specified under Item 5 herein, may need to be modified in order to achieve continuity of floor levels.
- Attention is drawn to the following items which will influence the final extent of any enabling works and interior fit-out namely: Concealment and access proposals with respect to Gas & Electrical services (inc. meters/consumer units and services-runs generally) to be retained in-situ, level differences within the ceiling or soffite at the junction of beam and existing ceilings, suitability of existing timber lintel above garage door opening for retention and incorporation within the works and subject to verification of integrity/condition when work commences, final selection of foundation for the new front window/wall.

2. PRELIMINARIES & GENERAL PROVISIONS. Allow for maintaining the property in a safe & secure condition and for ensuring it is protected at all times against water ingress and weather generally, works likely to cause damage and/or disturbance and dust for the duration of the project. Allow for keeping noise and general nuisance to a minimum. Allow for reinstatement of all parts disturbed or damaged to the satisfaction of the owner, for all necessary temporary works including scaffolding, propping, needling, shoring, support of excavations and temporary and permanent structural support generally. In advance of the work, liaise with the Client and obtain agreement as to programme, method and sequence of working, cessation or loss of power/water supply, working hours, contract payment arrangements, temporary toilet/welfare facilities, light and power, temporary cessation of vehicular access (where applicable), the use and siting of skips and storage of equipment and materials and parking and access arrangements during the course of the works. Allow for maintaining safe, free and unobstructed pedestrian access during the works. The work involves, inter alia, demolitions and enabling works and work on electrical and mechanical services and the contractor should note the potential for encountering existing service runs and drainage and establishing the position of such elements (both above and below ground) in advance of carrying out these works.

3. EXISTING CONSTRUCTION, DEMOLITIONS, STRIPPING-OUT & CLEARANCE. Allow for diversion/adaptation and extending existing electrical, gas and water services to facilitate the works and for liaising with statutory companies and arrangements for diversion, enabling works and final installation as necessary. Allow for demolition/removal/stripping-out generally of specified elements, potential excavation/cutting into or break-out of part garage floor slab to front, removal/grubbing-out of "oco"/channel drain, clearance generally to facilitate the works and cleaning of dust and deleterious material generally from existing surfaces within the garage structure. Take down part existing enclosure to shower-room/cloakroom. Take down existing plasterboard lining to ceilings. Take down garage door and frame and assess integrity and compatibility of existing timber lintel for retention.

4. FOUNDATION (PROVISIONAL) TO NEW FRONT WINDOW/WALL. Two scenarios are contemplated namely wall to be built directly off existing floor. This scenario is dependant upon exposing the construction of the floor to establish the presence of a reinforced concrete raft. The second scenario will be the provision of a conventional full depth concrete strip footing (subsequent to break-out of the front edge of the floor slab) in 1:2:4 mass concrete 450 mm min. width x 450 mm min. thickness at a depth to be determined and confirmed with the L.A. Building Surveyor prior to excavation.

5. FLOOR. (Final construction profile and available depth for insulation layer to be determined by site measurement) Nominally allow for 4 layers of approved bitumastic damp membrane (or 1200 gauge polythene) lapped to all new and existing dpm/dps applied to existing floor slab. 100 mm Celotex GA4000 insulation (or other approved thickness approved by Building Surveyor) separation membrane and 90 mm sand cement float finish floor screed incorporating fine wire mesh reinforcement. Allow for thermal barrier at perimeter of screed. Ensure finished floor levels marry with hallway.

6A. WALL CONSTRUCTION - NEW EXTERNAL WALL TO FRONT UNDER WINDOW. 300 mm cavity wall comprising external skin of 103 mm brick to match house, 100 mm cavity with full-fill Drytherm 32 or equiv. insulation and an inner skin of 100 mm Celcon or equiv. conc. thermal blockwork. Tie skins together using flex. Wall ties at 450 vert and 900 max horizontal centres staggered. Furruc anchors at abutments and dpc as details. Render and set plaster internally.

6B. FRONT WALL AT WINDOW HEAD. Allow eml at lintel (if retained) render/bonding and set to match reveals and wall under window.

6C. WALL CONSTRUCTION - WORKS TO 100 mm BRICK SKIN FLANKING FRONT SECTION OF GARAGE STRUCTURE. Allow 50 mm cavity at face of existing wall form internal C24 timber stud wall (45 x 95 studwork at 450 mm centres allowing for head and sole plates and cross noggins/bracing (2no. per set staggered) infill between studs in Celotex GA4000 min. 80 mm thickness, apply internally 1000 gauge vapour control membrane 12.5 mm wallboard and 5 mm gyp plaster finish.

6D. WALL CONSTRUCTION - WORKS TO EXISTING (Nom 250 mm) CAVITY WALL FLANK WALL OF GARAGE STRUCTURE. (Celotex Dry-lining method - see also BBA Agreement Certification on Celotex website) Celotex GA4000 50 mm thickness with taped joints lined or framed internally in 25 x 47 sw battens to give a 25 mm cavity to receive 12.3 mm wallboard and 5 mm gypsum plaster finish.

6E. WALL CONSTRUCTION - INTERNAL PARTITION (PROPOSED ROOM AND UTILITY ROOM BEYOND) Studwork (as Spec. Item 6C) void filled with fibreglass or other proprietary acoustic insulation, 9.5 mm plasterboard each face and gyp. plaster finish.

7. FINISHES TO SUNDRY UNPLASTERED MASONRY WALLS NOT SPECIFIED ABOVE. Render or Bond and set in 5 mm gypsum plaster making good at interfaces.

8. CEILINGS AND INSULATION TO ROOF VOID. Take down existing linings. Insulate roof above room in 300 mm fibreglass quilt/Rockwool laid in two cross-banded 150 mm layers. Apply vapour control layer (where interface is with unheated space) 9.5 mm plasterboard and 5 mm gypsum plaster finish.

9. LINTELS (PROVISIONAL) - at new window head where existing lintel removed) install proprietary/prefabricated steel lintel (Catnic, Keystone or equivalent) over opening the profile/type and size of lintel as per chosen manufacturer's literature/specification. Allow a minimum of 150 mm lintel end bearing at reveals/jamb. Allow prefabricated steel lintel at new door opening.

10. WATER SERVICES/PLUMBING & HEATING. New central heating radiators to have thermostatic control valves and sized/sited to suit new fittings and heating installer's output calculations. Reconfigure/extend existing services to suit new facilities/fittings. Install wastes (inc. new sink waste & vert. waste to receive washing machine discharge) and connect to existing outgoing soil pipe. Provisionally allow for removal existing wc and wash hand basin and re-plumbing new fittings to be selected by Client. All fittings to have a min. of 75 mm trap seals and junctions/connections solvent welded and roddable at changes in flow direction. Soil waste 100 mm dia, other wastes 38 mm dia up to 1500 length and 50 mm dia above 1500 length.

11. DECORATIVE FINISHES & FLOORFINISHES. New walls (other than those specified by Client as selected for tiling) to be decorated 1 no. mist coat and 2 no. further coats vinyl matt or silk emulsion (type and colour stipulated by client). All ceilings - same painting specification as walls. Second fix joinery - prime, u/c and egg-shell (brilliant white).

12. FENESTRATION. Window to be upvc white framed and double glazed (by a supplier approved by client) with low E Argon gas filled sealed units 4-16-4 profile. Glazing to be toughened safety glazed to BS 6206. Allow for 8000 sq. mm sliding trickle vent. Fenestration pattern (to match lounge window) and opening lights as indicated on plans and to be fitted with lockable latches conforming to ABI and household insurer's minimum requirements.

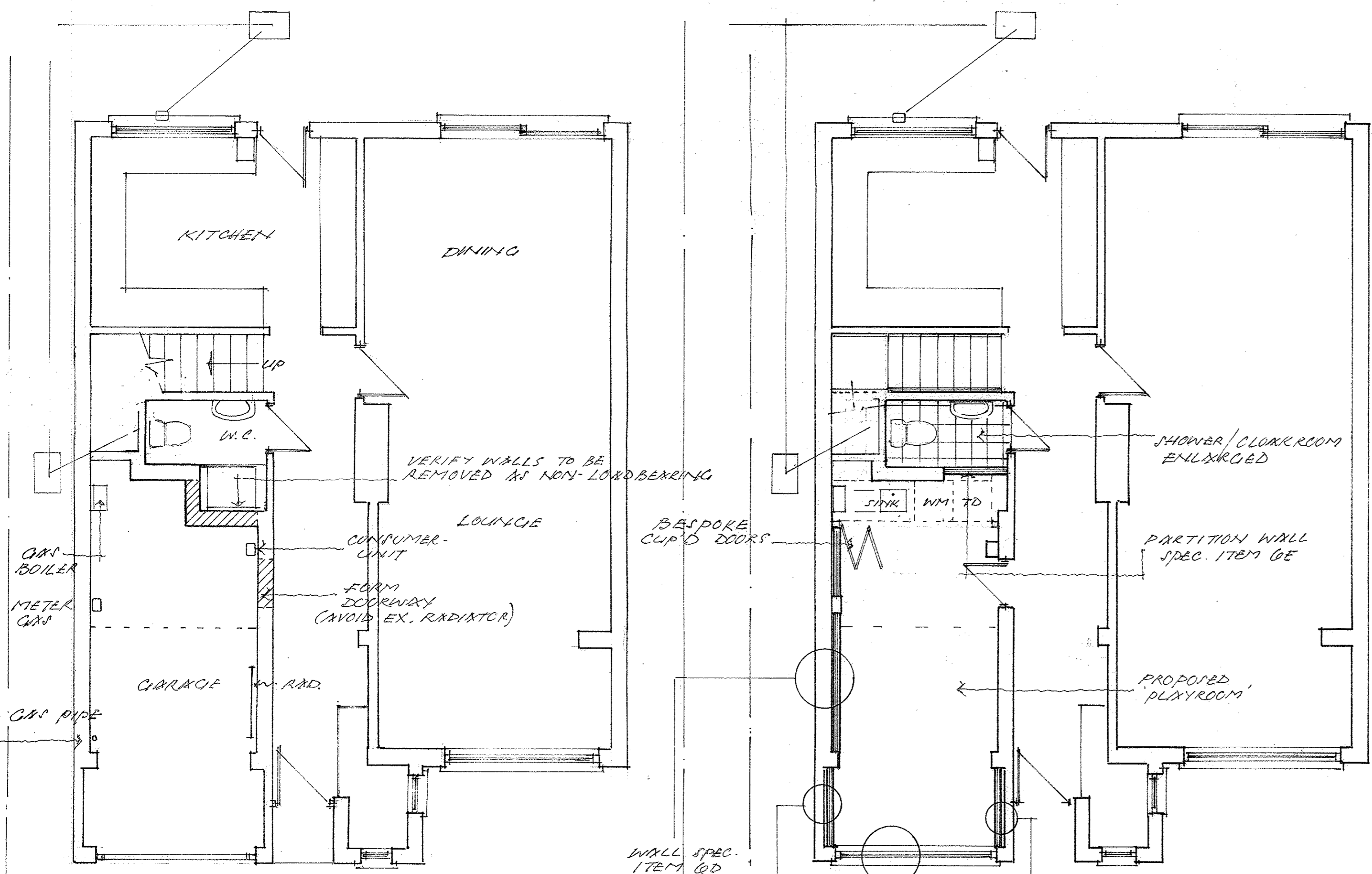
13. SECOND-FIX/BESPOKE JOINERY/FITTINGS. Internal door, skirting, sundry linings & architrave to be compatible with existing. Install fair décor panels as ducting to mech. vents and wastes where such items need to be surface run and are visible. Build (suitably vented) boiler housing to design agreed with the Client similarly form ductwork and housings gas supply pipe, consumer unit and meter(s) allowing for access to shut-offs/taps/sundry valves.

14. ELECTRICAL SERVICES. Strip-out redundant services/extend existing services to suit design. Reconfigure existing service to suit proposals. Reconnect mechanical extraction interface with lighting installed in utility room. Allow for isolation spur. Sundry fittings (light and power) to Client's preference, in bright polished chrome with white inserts. Installation to be certified as fit and compliant by 'competent' person in accordance with IEE Regulations current edition and approved document (Pt P) of the Building Regulations.

15. EXTERNAL WORKS/HARD LANDSCAPING/PAVING. Reinstatement surfaces disturbed to Client's requirements. Form new drainage/driveway drainage channel discharging to soakaway.

PROVISIONAL SUMMARY OF ELECT./MECH. SERVICES - To proposed room, allow supply and fit low energy downlight fittings (6 no.) dimmer light switch, 3 no. double switched power outlets. To utility facility supply and fit 1 no. double switched power outlet and 1 no. same at worktop height. Allow equip-potential bonding to appliances.

PRIME COST ITEMS - Cupboards and cupboard doors to design agreed with the Client prior to installation, worktop, new sink & taps, new door and door furniture.

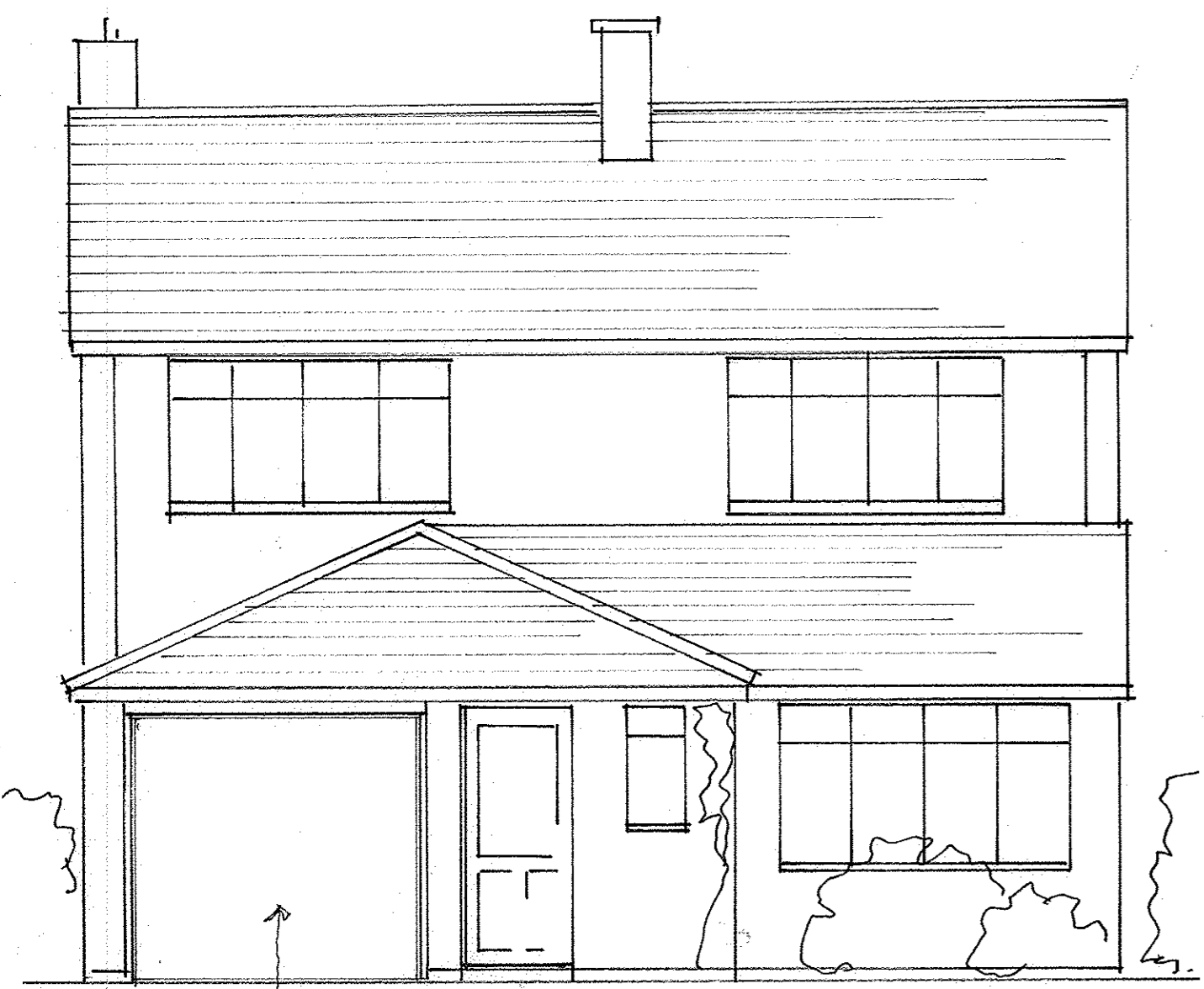


EXISTING GROUND FLOOR PLAN 1:50  
(WALLS HATCH SHADED TO BE REMOVED)

WALL SPEC. ITEM 6D

WINDOW/WALL SPEC. ITEMS 6A/12

PROPOSED G.F. PLAN



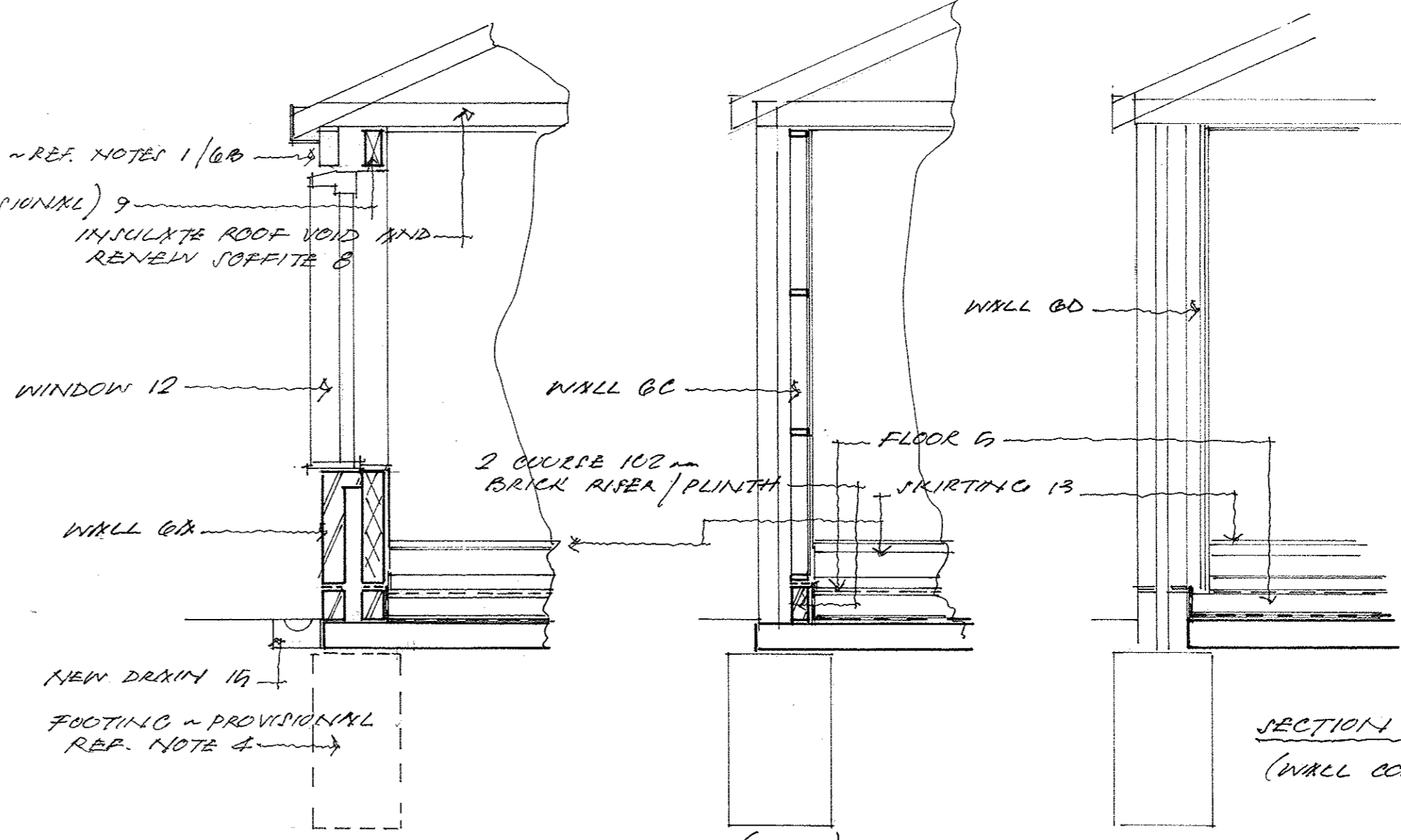
EXISTING FRONT ELEVATION 1:50  
(REMOVE GARAGE DOOR + FRAME)



PROPOSED FRONT ELEVATION  
(NO CARRIERS AT SIDE ELEVATIONS)

FACING BRICK MATCHING HOUSE WINDOW NOMINALLY 2350 x 1500 H MATCHING EX'G LOUNGE WINDOW

EX'G LINTEL - REF. NOTES 1/6B  
LINTEL (PROVISIONAL) 9



SECTION (FRONT) PART FLANK (WALL CONSTRUCTION 6C)

SECTION (REAR) PART FLANK (WALL CONSTRUCTION 6D)

SECTION AT FRONT WALL 1:25 (WALL CONSTRUCTION 6A)

PROPOSED CONVERSION OF GARAGE TO HABITABLE FLOORSPACE (INCLUDING MINOR ADAPTATIONS TO ADJACENT CLOAKROOM) @ 9 HONEY CLOSE HOOK END BRENTWOOD ESSEX CM15 0PB