

Construction Notes:

Foundation construction :

A foundation may be required to carry the new external cavity wall. The condition and suitability of the existing foundation and floor is to be checked when the door area is excavated. There are three accepted ways to build a wall in place of the garage door. Option one a new foundation the depth of this foundation will depend on ground conditions to be agreed on site with Building Control. Option two install two pre-stressed concrete lintols from the footings of each pillar. Option three install a steel cavity lintol with a minimum bearing of 150mm each side onto the brickwork.

Ground floor construction (to line through with existing floor finish) :

65 mm screed on 150 mm concrete slab on 500 gauge polythene dpm on 80mm Celotex polystyrene insulation board laid across and turned up at perimeter on 1200 gauge polythene dpm lapped with dpc on 25 mm sand blinding on existing slab. To achieve 0.22W/m2k

New Light Fittings:

In areas affected by building work provide low energy light fittings that numbers not less than three per four.

Cavity wall construction : to achieve 0.28W/m2k

Below dpc 2 skins of s.p. brickwork (fill cavity with weak mortar up to ground level) above dpc 103 facing brickwork 100 mm fully filled cavity with 100 mm Dritherm 32 and with stainless steel wall ties vertically at 450 mm centres and 750 mm horizontally staggered and tied into both skins of brick & 100 mm Celcon Solar blockwork. Wall ties spacing at reveals to be at 225 mm centres. 13 mm plaster finish internally. Tie in all new walls where abut existing with stainless steel Firfixers. Provide insulated dpcs or Thermobate cavity closers to door openings.

Window : glazing not to exceed 1.6 W/m 2K or WER Band C or better
Double glazed brown upvc window with trickle vents at a minimum of 1700 mm above ffl. Double glazing to be in Low E glass with 16 mm argon gas filled gap between glass.

Areas of trickle ventilation per room are:

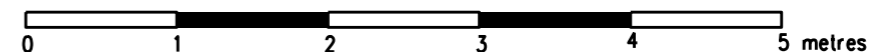
Habitable rooms	8000 m2
Kitchen	4000m2
Bathroom	4000m2

Dry line & insulate brick wall construction : to achieve 0.28W/m2k

Fit breather membrane to internal wall face fit 55 mm Celotex tuff-R GA3000 insulation with foil taped joints as vapour barrier through 25 x 50 mm treated battens @ 400 horizontal c/c's into brickwork with hammerfix fixings, finish with 12.5 mm plasterboard & skim.

All electrical work required to meet the requirements of Part P Electrical Safety must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of work, the council must be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a person competent to do so.

Install thermostatic control valves to any new radiators in new rooms and lagging of hot water pipes.



PLANNING APPLICATION

REVISION DATE

ARCHITECT
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JOB
PROPOSED GARAGE CONVERSION
 AT 23 PINKS HILL SWANLEY BR8 8AG

DRAWING
PROPOSED GROUND FLOOR PLAN

SCALE DATE
 1:50 AT A3 OCT 2021

DRAWING NO.
 JB/03