

DG 1 - carefully remove the existing garage door and frame. Insert a new door between two glazed panels within the existing opening. Due to the limited height the door is not to have an outer frame of its own, but is to fit between the glazed panel on either side and the wall plate above.

Sockets and switches are to be located between 450 and 1200mm above finished floor level.

All new work is to be carried out in accordance with the 'Robust Construction details'.

A new floor structure which is to run flush with the existing kitchen floor is to be constructed which should consist of a new floor finish to the clients approval above 100mm concrete slab above 90mm rigid foam insulation above a suitable dpm (or radon barrier if required) above 150mm sand blinded hardcore.

The existing concrete floor within the right hand side Garage which is to be converted into a Utility is to be broken up.

New 200 x 600mm shallow strip footing to be formed beneath the new dividing wall. Depth of shallow footing to be confirmed with building control.

New dividing wall between the existing garage and the new utility is to consist of two 100mm blockwork walls. The outer wall is to continue to the underside of the rafters, whilst the inner skin of 100mm blockwork wall up to the underside of the tie beam of the central garage truss. The truss is to be exposed within the new utility and the truss is to be infilled with plasterboard and insulation.

I have allowed for the option of installing some insulation to the wall within the garage between the garage and the annexe bedroom. This should be agreed between the builder and the client. There is limited space available so the insulation would need to be attached directly to the existing wall.

