

1. Remove existing external garage up and over door to old garage doorway and remove from site. Brick up externally and blockwork internally to existing garage door opening to window cill height as indicated on drawings. Include for toothing out of external brickwork at each course level and for damp proof course. To be built in accordance with BS 5628. 102.5mm facing brickwork to match existing. Wall cavity of 100mm and clear from mortar droppings. 50mm Celotex GA4000 solid PIR insulation or equal approved to give a min. u-value of 0.15 W/Msq² K. Internal leaf to be 100mm solid concrete blockwork. Wall ties will be stainless steel with compatible insulation clip. They should be spaced at 900mm horiz, (max. 225mm from jambs) & 450mm vert (300mm at jambs) and have a minimum bed of 50mm in each leaf and comply with BS EN 845
2. Supply and fit new white upvc means of escape window and frame to newly formed window aperture following removal of external garage door. At least one opening element to be able to provide means of escape to be min size 450mm x 700mm. New window to complete with trickle vents, additional top opener, clear double glazing, internal window board and call internal and external sealants. Glazed with low E clear double glazing unit (4mm float glass inner pane, 16mm argon filled cavity and 4mm low E glass outer pane). Thermabate 90 (or similar) insulated cavity closer to all window jambs and cills. Fit draught strips around all new window and door openings. All windows to have closable trickle vents in head of frame to give 8000m² ventilation per room per min as Part F1. Glass below 800mm from FFL to be toughened. All opening windows to be on restrictors and to be lockable. Glazing to achieve 1.4 w/m²k. Retain existing lintel from garage door over.
3. Foundations to new external walls to be concrete strip wall foundations central under walling. 700mm wide x 200 deep and depth below ground to be at safe bearing level as agreed with L.A after site investigation. Concrete to be designated type GEN3. Foundations to be reinforced with B196 mesh with min 60mm cover from base and sides and mesh to have min 400mm laps. Wall cavity to be concrete filled from foundation level to within 225mm of floor slab with weak mix concrete. Walls below ground level to be formed from solid class A foundation blockwork. Minimum 900mm cover to foundation bearing in clay sub-soils. Existing topsoil to be removed down to natural ground and replaced with well consolidated hardcore for extent of extension. Foundations adjacent to drains or IC's to be taken down to at least invert level.
4. Inner face of existing solid garage external wall to receive insulated plasterboard, minimum 112.5mm thick (100mm insulation + 12.5mm plasterboard) on treated timber battens 50 x 18mm at max 600mm centres and all fixed in accordance with insulation manufacturers recommendations. This to also be provided around the window opening to achieve a flush wall finish.
5. 12.5mm plasterboard and skim finish to be provided to any part of the internal wall not previously plasterboarded, including any projecting piers of former garage.
6. Ground floor construction to former garage:. Provide 1200 guage DPM over existing concrete slab to proposed new room. Horizontal joints should overlap by 100mm or as per manufacturer's recommendations and DPM to lap up walls and tie in with DPC in original wall. New 22mm T&G chipboard floorboards to be provided over whole area. FULL FILL BENEATH WITH 125mm rigid insulation to whole floating floor. New finish to be in line with the existing ground floor level.
7. Form new opening to create doorway into proposed study from main hall. Cost to include for all propping and supporting of existing structure and all making good to disturbed surfaces. New Naylor R6 precast concrete lintels to be provided to each leaf of blockwork as required Supply and fit new sw internal door and frame as per drawing. Cost to include for all ironmongery as required to new internal door and for all architraves and linings as required to door frame on both sides. New door to match existing internal doors
8. Supply and fit radiators to newly formed room as per drawing, cost to include for all pipework required for connection to existing heating system including draining down and refilling of existing heating system, and all valves including thermostatic radiator valve.
9. The heating system should be of sufficient capacity and efficiency to maintain the room after a short warming up period, at a temperature of 21 degrees C when the temperature outside is at -1 degrees C N.B. any pipe work must not be routed through the slip resistant flooring.
10. Install 4 x double sockets to newly formed bedroom. Please liaise with clients for location of sockets
11. ELECTRICAL WORK TO BE CARRIED OUT ONLY BY APPROVED CONTRACTORS WHO ARE MEMBERS OF NICEIC OR THE ELECTRICAL CONTRACTORS ASSOCIATION OR APPROVED PART P REGISTERED CONTRACTOR MAY ONLY CARRY OUT THE WORK. Upon completion, the contractor shall certify the work and shall supply the Contract Administrator with a serialised certificate issued by Part P registered contractor. The certificate shall be a "test completion/inspection" certificate for any repair carried out upon an installation that requires alteration or addition to existing circuits and for any work requiring the introduction of a new fuse or m.c.b. a test/completion Certificate shall be issued. The certificate shall be completed and signed in accordance with the requirements of the above institutions and the I.E.E Wiring Regulations
12. Remove existing wall that separates utility from garage and provide temporary propping to floor joists over. Support to be provided by 3x floor joists screw fixed together if possible dependent upon exact span and position of joists above. If necessary, new steel to be provided over to support and calculations issued to Building Control prior to order.
13. New timber stud wall as per drawing. To comprise 75x50mm sw studs @ max. 600mm c/c. Line each face with 12.5mm plasterboard with all joints taped and filled and finish with 3mm skim. 75mm quilt sound insulation between studs. Add additional noggins to support radiators, cabinets or other heavy features.
14. Cost to include for mineral wool insulation min 300mm thick in void above sloping roof above ceiling where outside of the main house.
15. Renew skirting boards to all walls within bedroom and make good any existing damaged as required
16. Remove existing fluorescent lighting and replace with lighting to be agreed with client.
17. Ceiling mounted mains powered smoke detector to new room. To be interconnected with fire alarm
18. Remove existing floorboards and existing floor finish to existing utility area and remove from site. Provide new flooring as note 6 to be completely flush with remaining utility room floor
19. Relocate existing radiator in hallway to position indicated on drawing and as agreed with client on site.

20. Temporarily remove existing boiler whilst new insulated plasterboard as detailed in note 4 is provided in utility room. Boiler to be replaced in same location on top of new insulation.
21. Existing boxed in soil stack to be retained and boxing made good as necessary following removal of adjacent wall.
22. New pipe work for washing machine and relocated sink in utility room to be provided and to connect into existing soil stack as required. Final locations of washing machine and sink to be agreed with client.
23. New external security light to be provided outside utility room door on the side elevation.

GENERAL NOTES

All work to be in accordance with the latest Building Regulations and to the satisfaction of the Building Inspector. All work to fully comply with the Structural Engineer's drawings and specification. The contractor is to liaise with the Engineer to confirm conditions of foundation bases prior to pouring concrete. All timber to be pressure impregnated with preservative and cut ends treated. Top of all cavities to be closed with non-combustible material.

All works to be carried out in accordance with Part L2 of the Building Regulations, HSE Regulations, British Standards, Good working practice and all European directives.

- A. Any new heating systems/boilers etc. to be installed and commissioned by installer. Appropriate Commissioning Certificate MUST be provided to Building Control.
- B. Internal lighting: Minimum of 75% of new light fittings to be low energy bulbs. New fittings to be fixed (comprising either basic lighting outlets or complete luminaires) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. e.g. Compact fluorescent lamps. Any spot lights set into ceilings with floors above to be Snaplite type or similar, to give 30 mins. fire protection. Number and locations to be agreed with client. External lighting: Any new external fitting to be max 100w and controlled by sensors.
- C. The owner to be provided with operation and maintenance manuals.
- D. Sockets and light switches to be located between 450 and 1200 above floor level. Number and locations to be agreed with client.
- E. When electric cable pass through insulation quilts then protect them against overheating by either over sizing cables or setting in oversized conduit to allow airflow to pass around and cool. Check with manufacturers regarding compatibility with adhesives if necessary.
- F. All windows door and rooflights to have a minimum WER "Band C" rating and appropriate certification from the manufacturer MUST be provided to Building Control. Opening lights equal to 1/20th of floor area
- G. All domestic and other relevant electrical work required to meet the provisions of Building Regulations Part P (Electrical Safety) to be designed, installed, inspected and tested by a qualified electrician who is registered with an ODPM recognised competent person self certification scheme. Upon completion of works the Council will be provided with a copy of an appropriated BS7671 Electrical Certificate issued by a person competent to do so.
- H. Any steelwork and fire protection as Structural Engineers Details and design. Calculations to be provided by Structural Engineer. All steelwork to be primed with min 75 microns dry film thickness zinc phosphate or chromate.
- J. Trial hole to be dug local to proposed extension to establish existing foundation details and strata under foundations. Building Inspector to inspect trial holes and confirm suitability for new load.

K. A nameplate indicating the size and type of fireplace flue, the appliances it may serve and the date of installation together with details of the hearth, to be securely fixed in an unobtrusive but obvious position within the building.

L. Sedbuk rating of boiler to be no less than 92.

M. All glazing to satisfy Part N in respect of safety and protection due to breakage. All glazing to be low E and comply with BS8206. All opening lights to habitable rooms to equal 1/20 floor area of that room.

N. All waste connections to be above that of W.C. into stack or min of 200mm below same. "Durgo" type vent to be employed, except for highest stack on the run which must terminate through roof at not less than 915mm above opening lights.

O. Any work that affects any neighbouring structure (Party wall, fence etc.) or excavation work that is close to a boundary may require you to give notice of your intentions as defined by The Party Wall Act 1996. A plain english guide to your obligations under the Act is available to view on the Planning Portal

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

Domestic Clients:

As you may or may not be aware, CDM Regulations have changed in 2015. As a Designer, it is our legal requirement to draw your attention to your duties as a Domestic Client (if you have / will appoint more than one contractor). Please review important information regarding your duties at www.hse.gov.uk/construction/cdm/2015/domestic-clients.htm.

It is important that everyone involved in the construction project has the information, instruction, training and supervision needed to carry out their jobs in a way that secures health and safety. The Principal Contractor must draw up a construction phase plan or make arrangements for one to be drawn up. It is your duty as client to ensure the Principal Contractor complies with this obligation.

ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT AND ORDERING OF MATERIALS.

ANY DISCREPANCIES TO BE ALERTED TO CLIENT AND ISSUES RESOLVED PRIOR TO CONSTRUCTION.