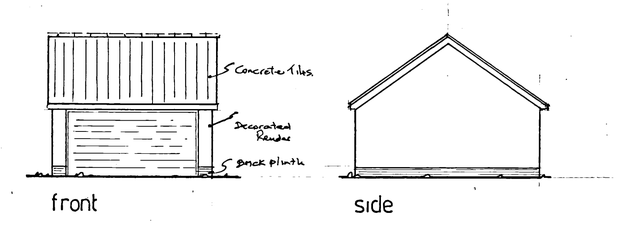
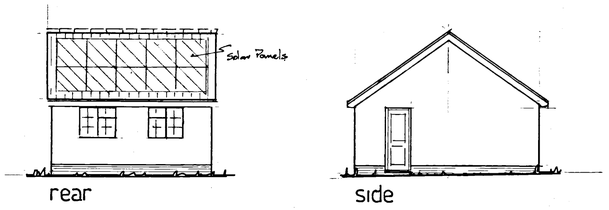
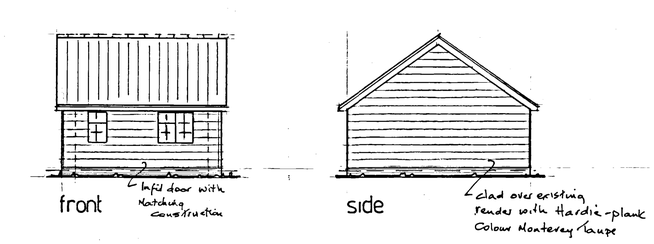
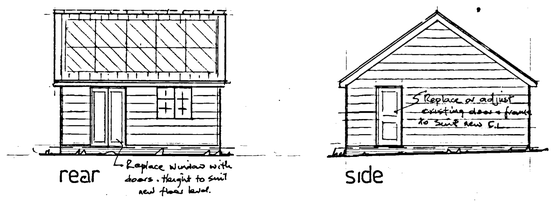


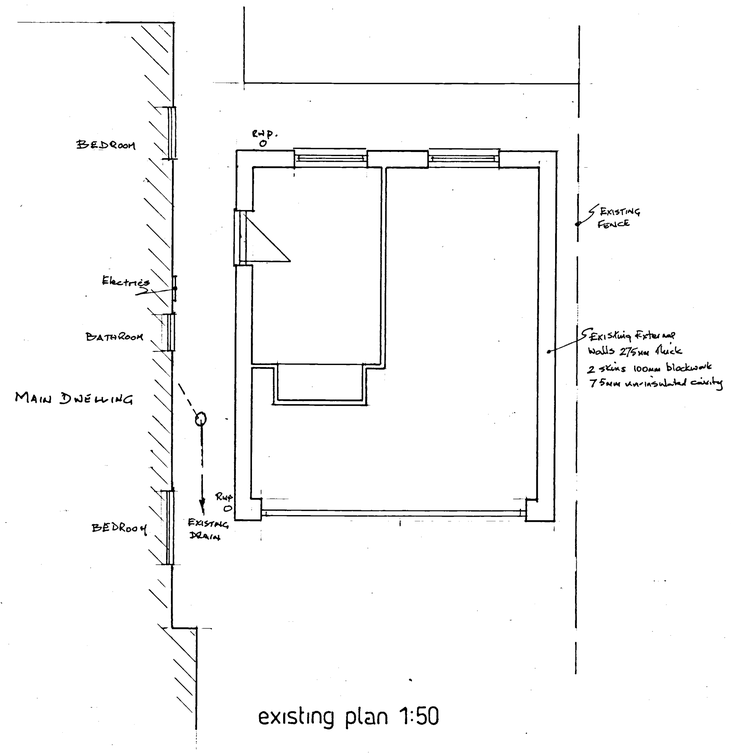


existing elevations 1:100

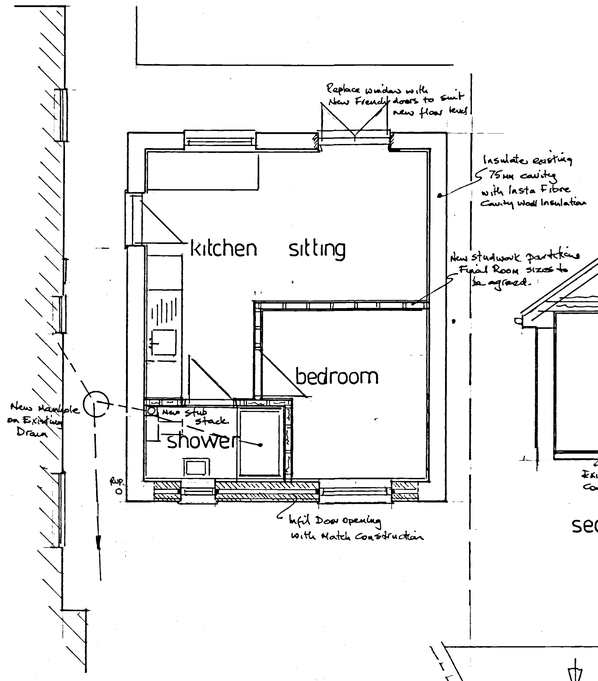




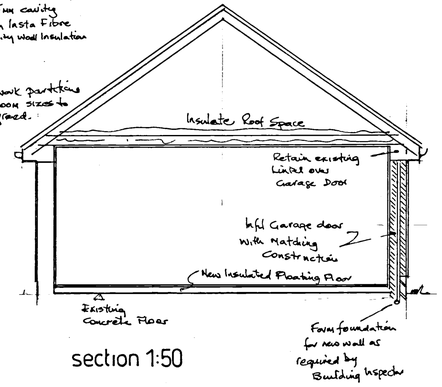
proposed elevations 1:100



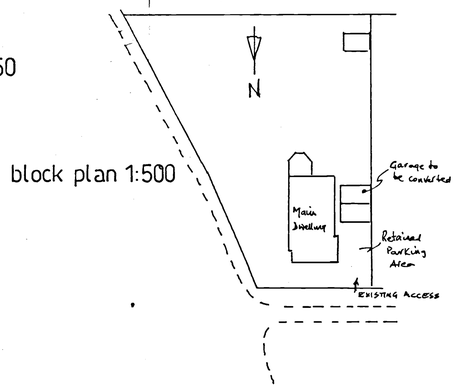
existing plan 1:50



proposed plan 1:50



section 1:50



block plan 1:500

Existing External Walls
Prepare the existing external render finish as required.
Provide vertical timber battens fixed to external face of walls on breather membrane and clad with Hardie-plank - colour Monterey Taupe.

Provide Tenmat FF102/25 or similar intumescent open state cavity barriers at eaves level; around window openings; and at the bottom of the wall and verges.

General Construction Notes

THESE ARE NOT WORKING DETAILS. they have been produced solely for the purpose of making Local Authority Applications and do not form part of any CDM requirements.
Notes are to be read in conjunction with the details shown on this Drawing 2024.01; Manufacturer's Specifications and on any separate Structural Engineer's Calculations and Design Details.

All work must be carried out in a proper workmanlike manner and in accordance with all British Standards, Codes of Practice and Manufacturers' specifications.
All details and Dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Enabling Works and Alterations
Strip out the existing garage to leave clear area for works.
Carry out a scan of the existing garden etc as required to establish any underground services prior to any excavations and protect/divert as necessary.

Floor to Existing Garage Area (U Value 0.30 W/m2K)
Level the existing garage floor slab as necessary.
Cover with 1200g polythene DPM well lapped at joints and carried up against external walls to marry with DPC.
Lay min 100mm Celotex GA4100 insulation (or similar)
Cover with 500 gauge polythene separating layer and 25mm T&G moisture resistant chipboard floating floor all joints glued.
Expansion joint to perimeter covered with timber skirting.

New Internal Lining to Existing External Walls
The existing external walls of the garage are 275mm thick.
It is assumed they are of uninsulated cavity construction comprising two skins of 100mm blockwork with a render external finish and a 75mm cavity.
It is proposed to insulate the cavity with 75mm blown White Wool insulation k value 0.040 prior to lining the internal face of the existing blockwork internally with plasterboard on dabs or 50x25mm battens.

External Wall to Garage Door Infill (U value 0.30 W/m2K)
Remove the existing garage door and frame, retain the existing lintel.
Investigate to establish concrete base details across opening.
Break out and prepare the existing concrete threshold as required or incorporate 'Bricktor' reinforcement to bed joints of brickwork as instructed by the Building Inspector once the existing base has been exposed and inspected.
New walls built off top of slab in two skins of 100mm briowork with 75mm cavity to match the existing external walls of the garage up to dpc level.

DPC min. 150mm above external ground levels.
External levels to be adjusted as necessary.
Install new windows to match existing as indicated.

Cavity walls above DPC to consist of:-
External leaf of 100mm facing bricks to match existing up to plinth level.
Above brick plinth walls to be 100mm blockwork suitable for the applied ~~decorated external render~~ finish ~~to match existing~~.
Internal leaf to be 100mm Celcon Solar 2.9N/mm2 blocks or equal.
Min 75mm cavity insulated with White Wool blown insulation as described for the existing walls installed strictly in accordance with manufacturer's specification by approved contractor.
Build in stainless steel wall ties at 900mm centres horizontally and 450mm cntrs. vertically - staggered.
Close cavity at reveals with insulated closer, vertical DPC and extra ties to each block course.

Roof Insulation (U value 0.15 W/m2K)
Provide 150mm insulation quilt between flat ceiling joists and 200mm over at right angles. Provide a 50mm Celotex strip where the new insulation quilt diminishes.

New Internal Partitions
New partitions to be ex 100x50mm studwork clad both sides with 12.7mm plasterboard with skim plaster finish.
Infill between studs of partition with mineral wool insulation.
Provide an insulated loft hatch with ladder for roof soace access.

Internal Finishes
All new and existing cavity walls will have plasterboard on dabs internally with 15mm air space to ensure an adequate minimum u value. 15mm Plasterboard to new ceilings.
Skim coat plaster finish all round. Stainless steel angles to corners.
Decorations,floor finishes etc as selected by client.

Electrical.
All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations Latest Edition).
The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of the works.
Provide electrical supply and consumer board within the annex to comply with current regulations.

Electric sockets and switches to be positioned between 450mm and 1200mm above floor level.
Provide low energy light fittings with luminous efficacy greater than 75 lumens/circuit watt to new areas.
Provide an electric space and water heating system.
Including time and thermostatically controlled electrical panel heaters.
Including electric hot water storage in roof.

Ensure mains operated, interlinked smoke alarm (with battery backup) to bedroom with interlinked heat detector to kitchen.
Provide linked alarm to existing dwelling.
Alarm system to meet standards of Grade D Category LD3 as a minimum.

Ventilation.
Provide mechanical ventilation to new shower/wc to discharge into the external air at a rate of 15 litres/sec.
Provide mechanical ventilation to kitchen to discharge into the external air at a rate of 30 litres/sec.
Kitchen extract will be adjacent to cooker hood or upgraded to 60l/sec.

Heating and Plumbing.
All alterations and new works are to be carried out by competent & fully qualified tradesmen in accordance with current regulations.

Provide an electrical space and water heating system.
Provide time and thermostatically controlled electrical panel heaters to main areas and heated towel rail to wc/shower.
Including electric hot water storage in roof.

Connect to the existing water supply - ***Subject to checking that the existing pressure is adequate for the requirements.***

Provide hot and cold water services to new appliances as required.
Min 38mm trapped wastes from washing machine, sink, basin and shower to be connected to new UPVC Stub stack fitted with an automatic air admittance valve. 100mm connection from wc.
All Subject to Final Layouts to be Confirmed

New Windows and Doors (u value 1.4 W/m2 or better)
To be double glazed and incorporating 8000 sq. mm draught-proof trickle ventilation.
Glazing to comply with BS6206 & part K of Bldg. Rgs.
Details to be provided by the window supplier to show that they comply with the u value of 1.4 W/m2 or better.
Windows to be fitted with a sticker to show that they comply with a WER rating of band C or better.
Windows to provide rapid ventilation area min 1/20th floor area of room.
Glazing to doors, adjacent to doors and any glazing within 800mm of floor level to be of toughened or laminated safety glass.
New windows and doors to comply with PAS24.2012

Drainage. (PROVISIONAL SUBJECT TO SURVEY)
Carry out full survey of the existing foul and surface water drainage system to establish and agree details with Building Inspector before commencing works. Expose the existing drains as necessary.

Provide new drains and manholes as indicated to suit requirements connected to existing.
Final layout to be subject to kitchen and shower room layouts.
New drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle and connected to existing manhole.
Drains passing through new foundations to be bridged with concrete lintels and wrapped in fibreglass.
Rainwater discharge and disposal to remain unaltered.

Refer to Planning Statement for BIO-DIVERSITY ENHANCEMENTS

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THIS IS NOT A WORKING DRAWING. It has been produced solely for the purpose of submitting to the Local Authority. Build to Plans Partnership Ltd Are Not the CDM Appointed Principal Designer, the details therefore Do Not Form Part Of CDM Refer Also to Construction Notes, Manufacturer's Specifications and any Separate Structural Engineer's Design Details

All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Client:	**Mr and Mrs Southgate**
Site Address:	**Millfields Cottage, Mill Lane Thurston IP31 3QB**
Job Title:	**Conversion of Existing Detached Double Garage to Annex Living Accommodation.**
Drawing Title:	**Plans, Elevations, Block Plan and Section.**
Drawing No:	**2024.01**
Scales:	**As Shown @ A1** — **Date: 15th January 2024**