



Existing Ground Floor Plan 1:50

Preparation

- Building Safety Act 2022, + CDM Regulations 2015:** Contractor to cost to allow for developing the Construction Phase Health and Safety Plan to a standard as acceptable to HSE including any relevant Risk assessments and method Statements applicable and bespoke to the works, and for making available all such resources as are required to ensure full compliance with the Principal Contractors duties during the construction phase of the contract to include all Principal Contractor, Domestic and Named Subcontractors activities, and for the development of the Health and Safety File on completion including presentation to Ashby Building Consultants Ltd, all in accordance with the requirements of the Principal Designer. Contractor is to carry out all necessary testing to locate underground water pipes, gas, electric cables or drainage that may be affected by the proposed works prior to excavation and to provide all necessary temporary or permanent protection whilst the works proceed. Remove any temporary measures on completion of work. For the purposes of the Building Safety Act 2022 and the CDM Regulations 2015 the Contractor is to undertake the Clients responsibilities.
- During the Construction Phase the Principal Contractor must notify the Principal Designer (Technical Officer) in writing, of any changes to the design, which occur on site and share any information relevant to planning, management and monitoring of the building work.**

Foundations

- Excavate to suitable depth and lay RC lintels between existing garage brickwork returns, to support non-loadbearing brickwork above all to approval of the Local Authority Building Inspector.
- Build up 300mm cavity walls from top of lintels to D.P.C. level. Walls to be built up in dense blockwork extending to one course below F.G.L. Backfill with weak mix concrete to 225mm below D.P.C. level. Backfill around foundation with selected excavated material.
- Lay 1200g polythene membrane directly onto existing concrete slab. Provide and lay 100mm Celotex GA4000 insulation between 47 x 100mm Floor joists at 450mm centres. Finish with 22mm flooring grade chipboard, the F.F.L. to be the same as the existing floor level. Floor to have a U value no greater than 0.18 W/m2K.
- Line internal face of brick/block cavity walls with Celotex PL4065, insulation with plasterboard and skim finish (providing a U value of 0.18 W/m2K).
- Internal faces of existing unplastered masonry walls: scabble any paint/render, and form 13mm plasterboard on dabs finished with a 3mm plaster skim. Fit skirting board to match.

Cavity wall construction.

- Build up walls above D.P.C. as indicated on drawing in 335mm cavity construction. External skin consisting of 100mm facing bricks to match existing (1:3 cement/sand mortar), including pointing. 50mm cavity with breather membrane on 9mm OSB sheathing, 100 x 47mm timber studs @ 600mm centres on 150 x 75mm sole plate with 100mm Celotex GA4000 insulation between studs, Visqueen vapour barrier and 25 x 47 battens to service duct with Celotex PL4040 insulated plasterboard /skim internally. Stainless steel wall ties to BS EN 845 at max. 600mm centres horizontally, and max. 375mm vertical centres (225 mm centres vertically at window & door openings, and roof verge) fixed directly to timber studs. Insulated cavity closer to be installed to eaves and reveals of all openings. Alternate rows of wall ties to be staggered 450 mm. Mortar to be to BS 5628:Part 1:1978. Flush mortar joints below dpc, bucket handle mortar joints (or to match existing) above dpc. Provide and fix I.G. Lintels type L7/50 "Hi Therm" over all new external openings (minimum 150mm bearing and pinned back to sheathing) with Cavity Trays Ltd type C cavity tray over incorporating type W perpend 2 weep holes per lintel.. Polypropylene DPC's to be Visqueen Zedex housing grade DPC or similar to BS6515 welted to floor D.P.M. horizontally and placed vertically to all openings. Cavity to extend 225mm below dpc level. Install 215 x 65mm telescopic vents with flyscreen protection @ 1.35m centres to provide underfloor ventilation. Provide perpend vents @ 1.35m centres to external brickwork to provide cavity drainage. All facing brickwork to be carefully chopped out and fully toothed and bonded unless previously agreed in writing with the contract administrator. Provide and fix new softwood skirting to match existing. Walls to have a U value no greater than 0.18 W/m2K.
- Connect inner skin of new cavity walls to existing house wall with stainless steel stronghold wall connectors by Cavity Trays Limited, BAT or equal.
- Ceiling to be underboarded with 12mm foil-backed plasterboard finished with a 3mm plaster skim and properly scrimmed at junctions and internal corners. Provide and fix 50 x 50mm treated timber noggins between ceiling joists at all plasterboard joints and unsupported edges. Provide and lay 300mm fibrequilt insulation to new ceiling void.

Windows - doors

- Provide and fix new white PVCu double glazed window of size 1770 x 600mm to bedroom incorporating 8000mm2 trickle ventilation and having opening lights equal to minimum 5% floor area. Window to be double glazed with 16mm air gap and low emissive coating to glass. All to be undertaken by FENSA registered installer. Fit new IG lintels type L7/50 "Hi Therm" having a minimum of 150mm bearing either side. Apply waterproof sealant externally between frame and walls. To have a U value no greater than 1.4 W/m2K. Glazing to comply with BS6262-4:2018 and Approved Document K.
- Remove external side door and frame and build up opening with materials to match fully bonded to existing, include blockwork inner skin, insulation etc. Retain existing lintel. Re-plaster leaving flush with existing and make good to decorations. To have a U value no greater than 1.4 W/m2K. Provide and fix new white PVCu double glazed window of approx. size 900 x 1050mm to bedroom incorporating 8000mm2 trickle ventilation. Window to be double glazed with 16mm air gap and low emissive coating to glass. All to be undertaken by FENSA registered installer. Glazing to comply with BS6262-4:2018 and Approved Document K.

- Prop, break through and demolish brickwork, form new opening between hallway and bedroom to suit 1981 x 838 x 35mm flush s/w door and frame. Allow for new Naylor p.c.c. lintel over with min. 100 mm bearings. Fit door furniture, mortice latch, 3 no. 100mm butt hinges, and architraves (backs primed before fixing). All to match existing doors.

Flooring

- Provide and lay to entire bedroom/bathroom floor, Altro **Pisces** 2mm thick non-slip Safety flooring by Altro Floors. Altro safety flooring should be laid in accordance with the manufacturers instructions and in accordance with the Code of Practice BS8203 2001.

Wash basin - wc

- Supply and fit Armitage Shanks "Portman 21 400" wall mounted wash basin (having 2 tap holes, overflow and chainstay) with concealed hangers, bottle trap, chrome basin taps with ceramic discs and levers (hot to left, cold to right), making new connections to waste, hot and cold water supplies. Set wash basin height at 840 mm to top front edge. All internal waste pipes to be in white, with external pipework of colour to match existing. Seal between basin and wall with white silicon sealant. Provide and fix 2 course tiled splash back to wash basin. Where possible all pipework to be hidden with any exposed pipework in chrome finish with compression joints Include for full bore isolation valves to service pipework.

Title
Proposed garage conversion
Client
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Scale
1:50

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