

Garage Conversion

Walls: Windows, lintels and masonry good walls all as main specification
 Provide 52mm insulated plasterboard and skim to garage wall and external wall indicated *

Floor: 100mm concrete screed on 100mm insulation GA4000 insulation with 25mm primer upstand on 1500g DPM on the existing garage floor slab.
 NB. Skip into garage is approximately 200mm, floor finish need to match existing floor level. Slight variation in screed / insulation thickness may be necessary

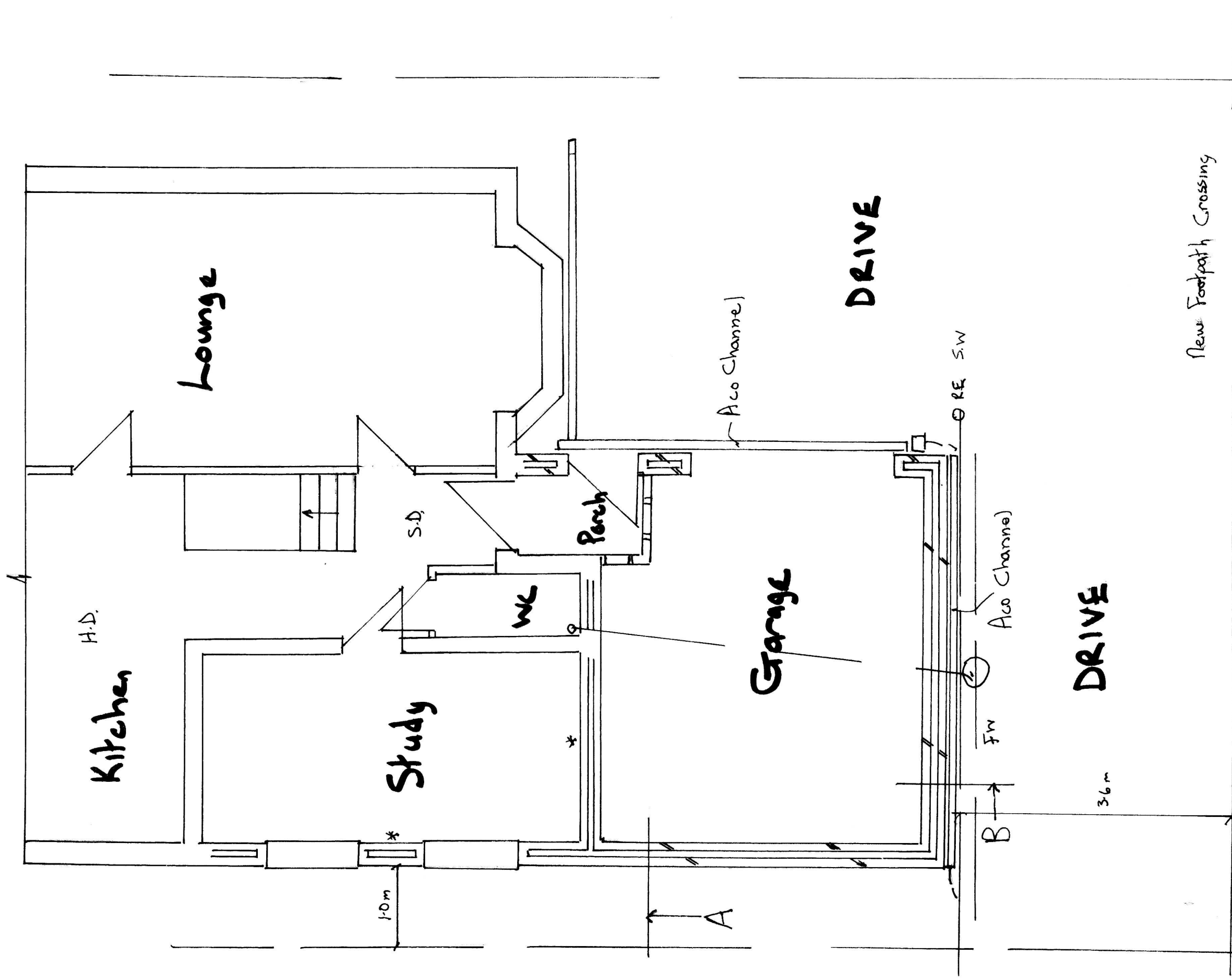
Roof: Provide 150mm insulation between ceiling tiles with 200mm lead over at right angle (hardwood insulation) maintaining 50mm air space between the insulation and T-jack.
 NB lot approx 1.2m of roof needs insulation remains ceiling has bedrooms above.

General: Electrical layout to be agreed with the client including 75% energy efficient fittings installed to Part P by a competent electrician. Heating engineer to size new radiators including thermostatic valves in locations agreed with the client.
 Builder to make good all finishes and agree final landscaping / drains with the client.
 Client to obtain the adjoining owners consent for all works on the boundary line.
 NB New driveway to be formed with self draining block paving, including all levels as agreed with client and all new access channels.
 NB Client to apply for new footpath crossing to local authority in new position as indicated

72, Coptleigh

Garage Extension and Garage Conversion

Scale 1:50



Proposed Ground Floor Plan

New Footpath Crossing