

14 SNOWDROP WAY, BISLEY, WOKING

PROPOSED CONVERSION OF PART OF THE EXISTING GARAGE TO A HABITABLE ROOM

Schedule of works - 13 February 2024

The customer will be responsible for applying for a certificate of lawfulness or planning consent whichever they require.

Crownwood will be responsible for making a building regulation application on the clients behalf, either with a full plans application or with a building notice. Crownwood will also be responsible for arranging all of the work to be inspected and approved, and for securing a completion certificate from Surrey Heath Borough Council

THE WORKS

Carefully remove the existing garage door frame and garage door. Cut up and clear away. Break up the concrete underneath the garage door across the front and excavate a new foundation trench to a maximum depth of 1 m. Install concrete foundation. Build walls below ground in 300mm Block, with facing brick to complement the existing above ground. Build up new facing brick wall construction underneath existing garage lintel, using Facing bricks to match existing.

Supply and install a new A Rated PVC u window with multipoint locking and sill.

Carefully strip off the existing felt roof at the rear and clear away. Carefully remove the existing roof decking but retain joists. Remove fascia board and gutter. Check joists sizing and span to ensure that they are compliant. Install 150 mm thick Recticel high-performance rigid insulation boards over joists. Supply and fit 18 mm OSB roof decking. Install a new high-performance three layer felt roof complete with lead flashings.

Provide a liquid damp proof membrane over all of the existing concrete slab, and extending up the walls to lap with the damp proof course in the brickwork.

Provide for the installation of min 100 mm of Recticel rigid high-performance insulation board over the whole floor (Study & Utility). Provide a cement and sand screed minimum 65 mm thick to end up level with the existing house. Thickness of insulation adjusted to suit up to 150mm max.

Form an opening from the existing kitchen into the garage area having removed kitchen cabinetry and worktop as required. Install new lintels to suit. Install a new external grade door and frame, using a plywood flush door for paint finish into a new timber door lining.

Construct new stud partitions in the location indicated, between the study and utility room.

The partition shall be constructed using ex100 mm CLS framing with 90 mm of Recticel insulation board in the void and 25 mm of Recticel across the face. Finished with plasterboard on both faces.

The newly constructed window and wall at the front will be backed up with a timber frame inner skin. With CLS framing, insulation and plasterboard. All to BC approval.

Install doors and door linings between the kitchen and utility, and utility and study, using external grade doors & frames. Ply flush doors will be used for paint finish. Panelled doors can be offered as an upgrade if preferred.

Line the ceilings throughout the study area with 300mm loft insulation quilt and 12.5 mm plasterboard.

No additional insulating of the rear wall is proposed. The window and door are assumed to be satisfactory.

Provide the following electrical installations to IEE regulation standards - double socket outlets x 5, ceiling lights x 2, outside light x 1, light switching circuits x 3.

It is confirmed that the existing fuse board is thought to be safe & regulation compliant. It will be inspected/tested and recommendations made as necessary.

Provide plaster finish throughout the new study area to all walls and ceilings.

Provide boxing around the gas and electricity meter positions including forming easy access.

Provide skirting boards and architraves in the study to complement the existing house.

We have included for extending the existing central heating system to provide heating to 1 x new radiator in the newly formed study. Radiator to be extended from the Boiler & positioned under the front window. Size 1400mm wide x 600mm high Single panel

We have included for running a new waste pipe from the utilities position, into the adjacent access chamber including putting a sealed cover on the waste connection. Provide hot and cold water feeds. Leave ready for connection of a washing machine.

We have not allowed for floor coverings at this stage but we can provide Karndean flooring if required. Likewise we have not priced for paint decoration yet but we can provide a quote if required.

All surplus material and debris would be cleared away upon completion.

It is expected that the customer will pay the Surrey Heath Borough Council building control fees, but we would carry out and arrange all necessary inspections, and a final completion certificate. We believe the current fee for a garage conversion is £457 including VAT.