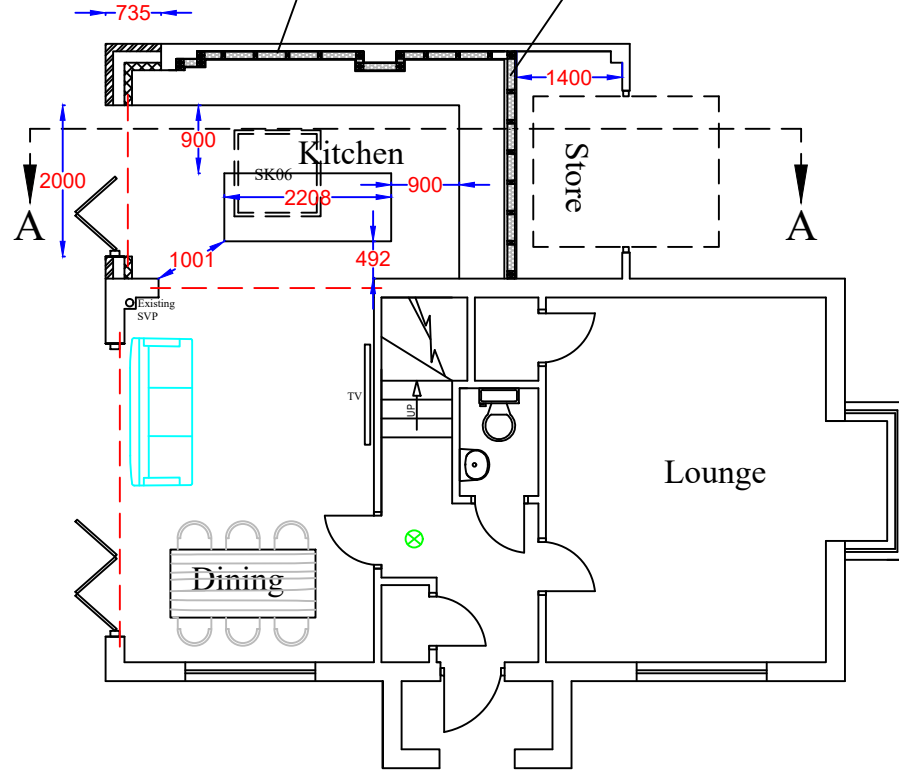
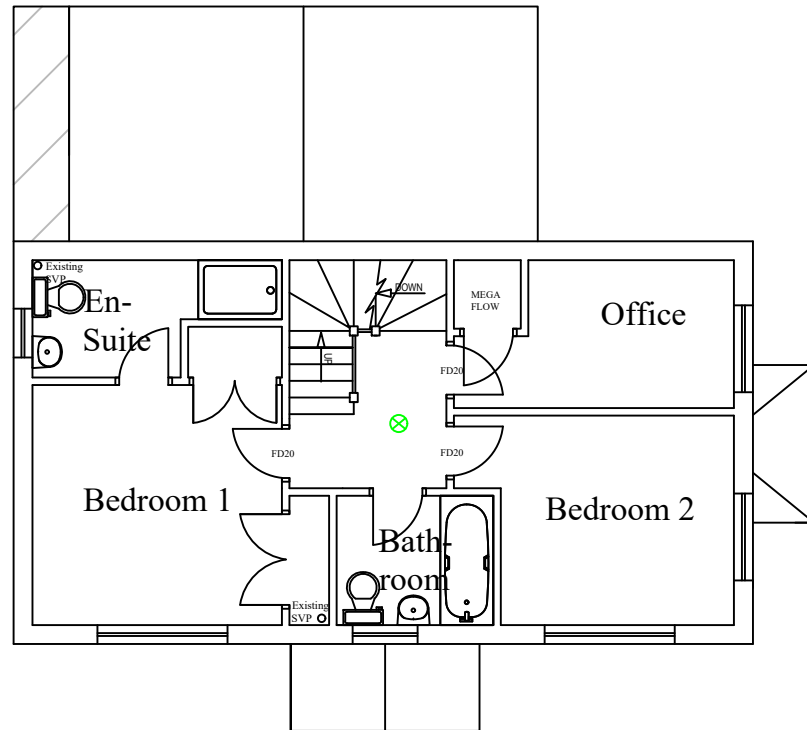


**UPGRADING SINGLE SKIN PARTY WALL**  
 To achieve minimum U Value of 0.50 W/m<sup>2</sup>/K.  
 The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Construct a studwork lining using 100mm x 50mm treated timbers with bead & sole plates and noggins at 400mm c/c. Insulation between studs: 100mm Celotex GA4000 between and Gypcrete plasterboard with VCL over studs.  
 Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.  
 An injected DPC may also be required if one is not already present and working in existing wall. New DPC to be made continuous with floor DPM.

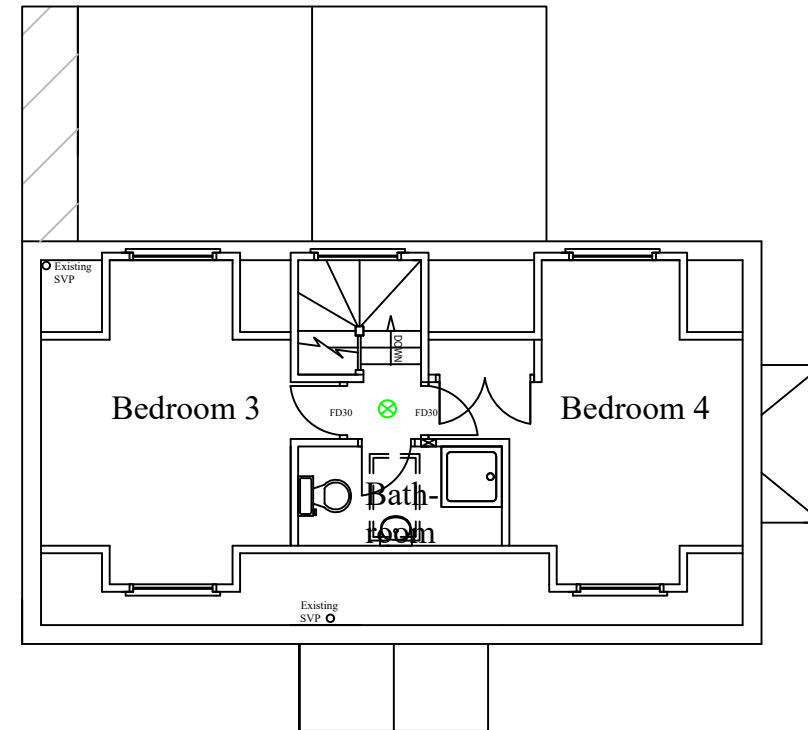
**STUD WALL BETWEEN HOUSE AND GARAGE**  
 To achieve minimum U Value of 0.25 W/m<sup>2</sup>/K.  
 Construct stud wall using 100mm x 50mm bead and sole plates and vertical studs (with noggins) at 400mm c/c or to engineer's details and calculations. Provide 60mm Celotex PR4000 between studs and 17.5mm Celotex PL4000 insulated plasterboard over with VCL fixed to internal face of insulation and finished with 3mm skim coat of finishing plaster.  
 Fix 12.5mm Gypcrete Fire Line plasterboard to the outer face of the stud wall. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Note: These walls need to go full height and be fire stopped against the roof or floor above. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.



PROPOSED GROUND FLOOR LAYOUT



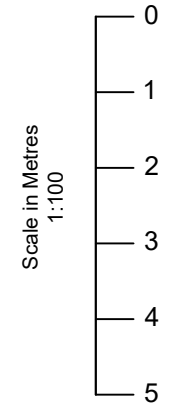
PROPOSED FIRST FLOOR LAYOUT



PROPOSED LOFT FLOOR LAYOUT

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



Key:

- ⊗ Grade D2 Inter-linked Smoke detectors

Rev	Date	Details	By
A	03/01/24	Revision A	CE
B	02/02/24	Revision B	CE

Project: Part Garage Conversion

Drawing: Proposed Layout

Address: 9 Brocket Meadows, Ware, SG12 7SG

Drawing N°: ELA/3 Rev: B

A3 Scale: 1:100 Drawn By: CE Job No: 0967 Date: 03/01/24

ELA Design  
 Beechcroft  
 Riverside Avenue  
 Broxbourne  
 Herts  
 EN10 6RA  
 www.ela-design.co.uk Tel:- 07979510821