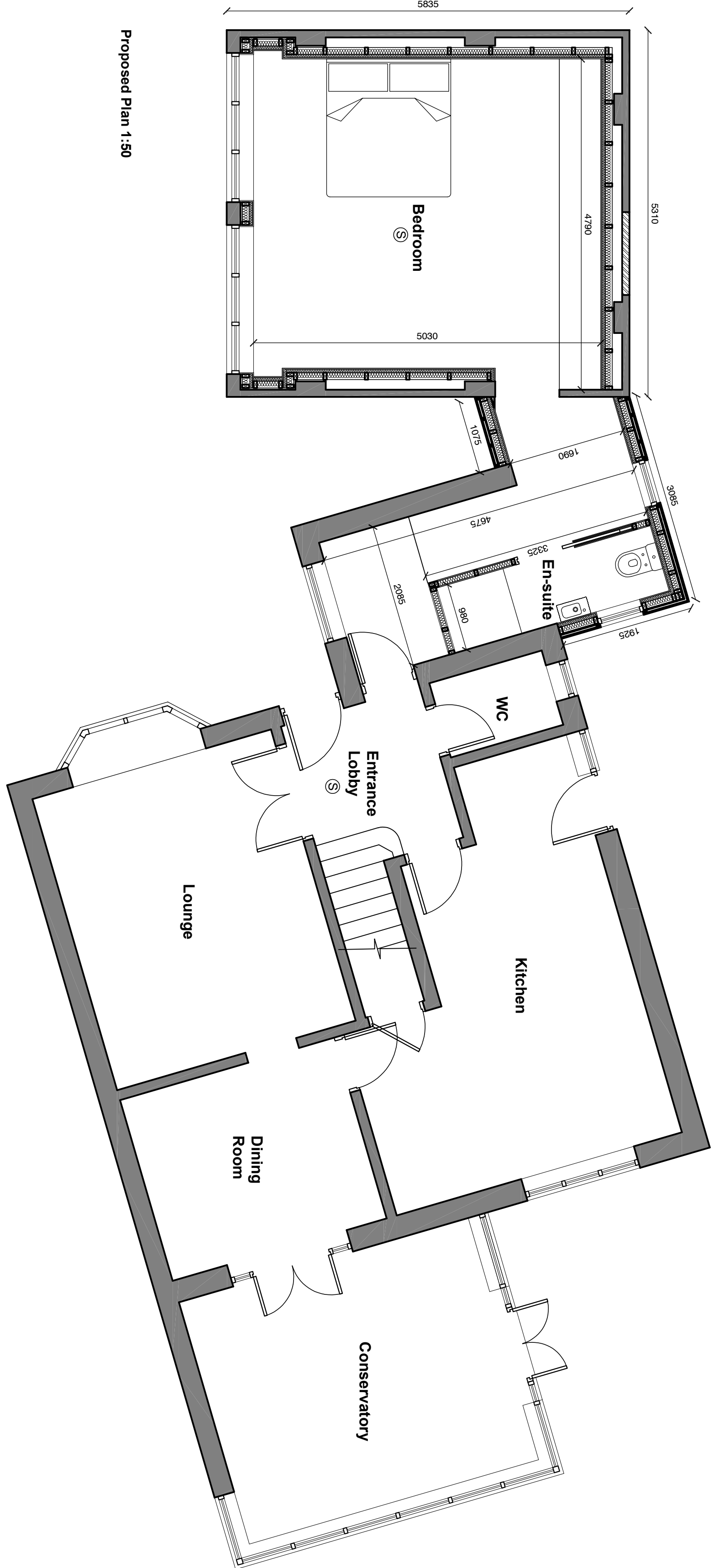
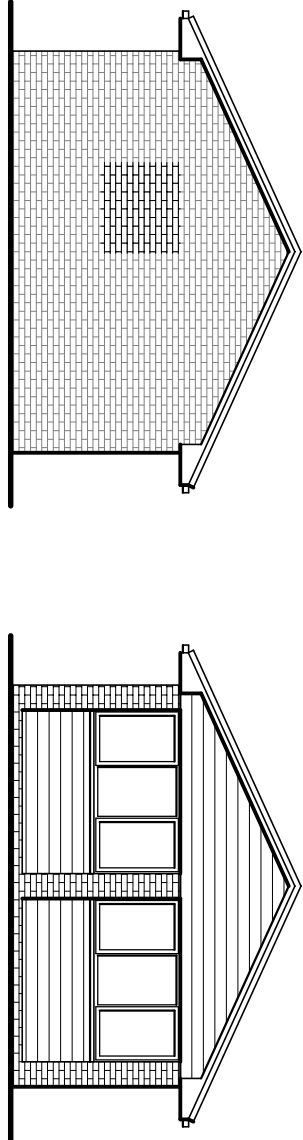
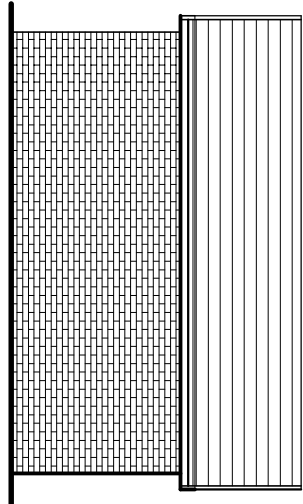




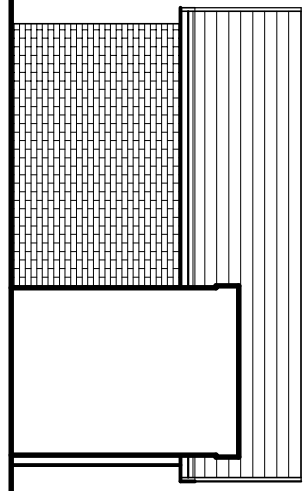
Proposed Plan 1:50



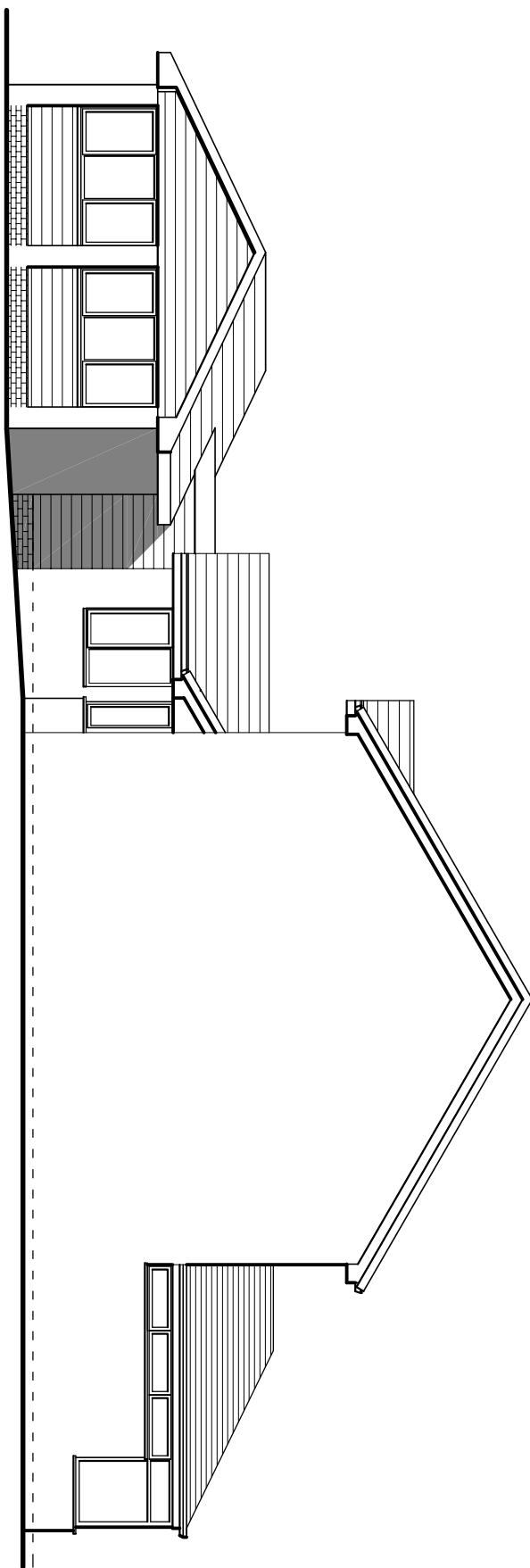
Garage West Elevation 1:100



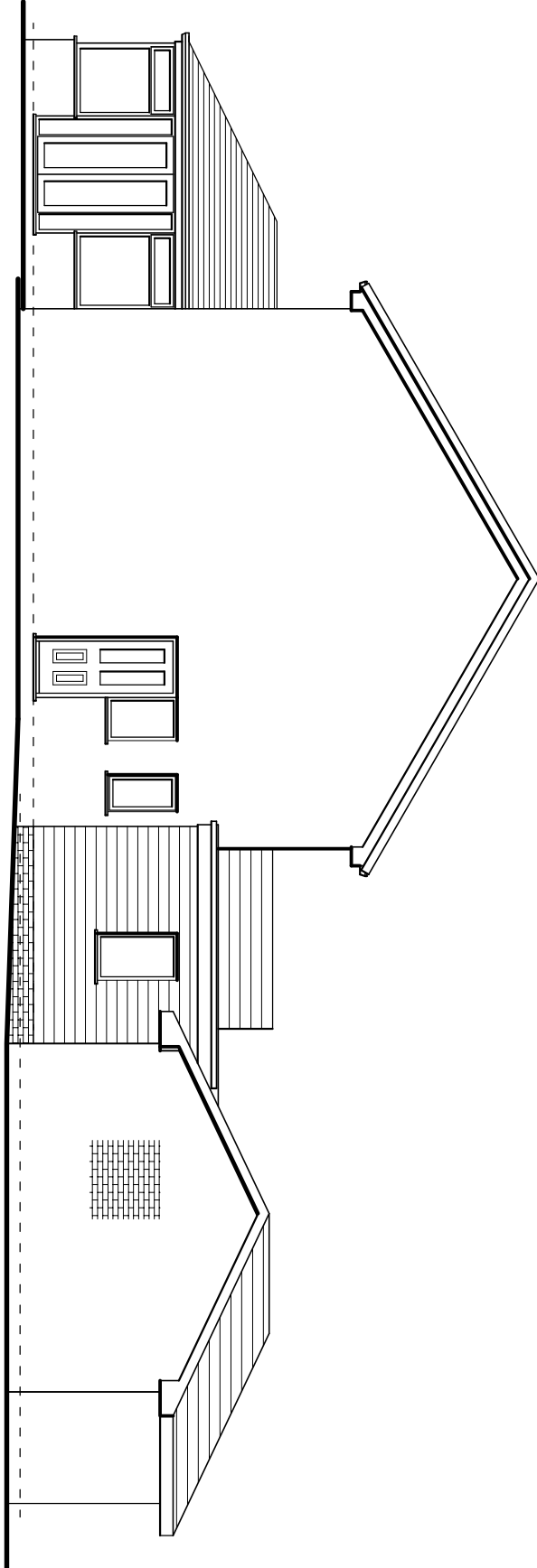
Garage South Elevation 1:100



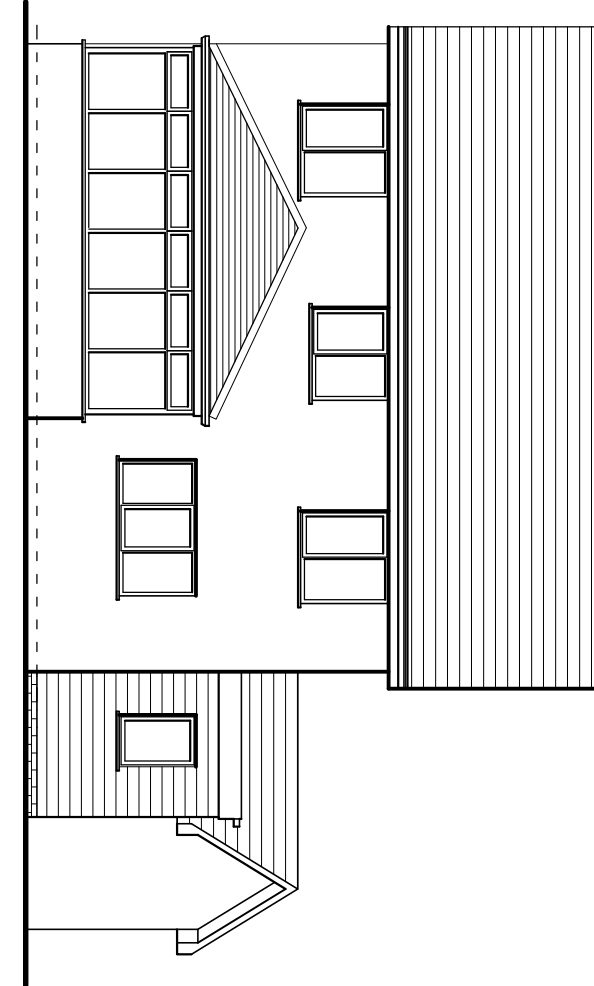
Garage North Elevation 1:100



North East Elevation 1:100



South West Elevation 1:100



North West Elevation 1:100

NEW FOUNDATIONS:

To new external walls nom 600 x 250dp C35 concrete under structural walls. Depth to be minimum of 900mm depending on ground conditions.
To be agreed between contractor and Building Control.
Trenchblock/ engineering bricks or blocks suitable for use below ground with weak concrete cavity fill and weephole above.

GROUND FLOOR:

Extension - Floor finish, on 500 gauge polythene separating layer, on 150mm thick concrete floor slab, on 100mm thick Celotex GA4000 (or equal approved) insulation, on 1200 gauge DPM, on 50mm sand blinding, on 150mm thick well consolidated hardcore.

Extension ground floor to achieve minimum U-Value of 0.18W/m²K

Garage - Floor finish, on 65mm thick screed (with underfloor heating pipes), on 500 gauge polythene separating layer, on 100mm thick Celotex GA4000 (or equal approved) insulation, on 1200 gauge DPM laid on existing slab, on DPM up at perimeter up to DPC level. Ensure existing concrete slab is cleaned and prepared prior to installing.

New Garage floor to achieve minimum U-Value of 0.18W/m²K

WALLS:

Extension - Horizontal composite cladding, fixed to 50 x 25mm treated timber battens, on breather membrane, on 12mm thick plywood sheathing, fixed to 100 x 38mm timber studs at maximum 600mm centres. Fit 70mm thick Celotex GA4000 (or equal approved) insulation between studs (25mm air gap to internal side of studs) and 62.5mm thick Celotex PI 4050 (or equal approved) insulated plasterboard to inside of studs. Insulated plasterboard to receive skim and paint finish.

Extension walls to achieve minimum U-Value of 0.18W/m²K

Garage - Fit 62.5mm thick Celotex PI 4050 (or equal approved) insulated plasterboard, on 100 x 38mm timber studs at maximum 600mm centres. Fit 75mm thick Celotex GA4000 (or equal approved) insulation between studs (with 25mm air gap to internal side of studs) and breather membrane to outside of studs. Provide minimum 25mm air gap between existing brickwork and new timber frame construction. Air gap to be ventilated by air bricks installed in existing garage walls.

Garage walls to achieve minimum U-Value of 0.18W/m²K

ROOF:

Extension - Fully adhered single ply membrane roof finish, on 18mm thick plywood deck, on 150mm thick Celotex XR4000 (or equal approved) insulation, on vapour control layer, on 18mm thick plywood deck, on 100 x 50mm flat roof joists with firings (to achieve minimum 1 in 60 fall). Fit 12.5mm thick plasterboard to underside of roof joists. Plasterboard to receive skim and paint finish.

Extension roof to achieve minimum U-Value of 0.18W/m²K

Garage - Fit 100mm thick Krauf Lot Rol 44 (or equal approved) mineral wool insulation between bottom member of existing roof trusses and 200mm thick Krauf Lot Rol 44 above bottom member of existing roof trusses. Fix 12.5mm thick plasterboard (with integral vapour check) to underside of existing roof trusses. Plasterboard to receive skim and paint finish.

Garage roof to achieve minimum U-Value of 0.18W/m²K

DPC AND WATERPROOFING

Insulated cavity closes around all openings, Kooltherm or similar approved.
DPC and insulation at junction of new cavity wall and existing.
Cavity trays above new openings and weep holes above all cavity trays.
DPC and cavity tray in external wall leaf 150mm above external ground level.

Lead flashings min 150mm high at abutment. Min Code 4, lapped with refurbishment cavity trays.

Where new roof meets existing, existing roof ties to be stripped off and new flat roof to be supported on lay boards, of existing timber rafters. Lead valley flashings required at roof junctions.

RADON - Basic radon protection (pending domestic radon report).

DPM to be sealed at joints. Lapped and taped with cavity tray in new external walls. Penetrations through the floor to be avoided where possible - or effectively sealed.

NEW INTERNAL WALLS:

Fit 1 layer of 125mm thick Gyproc Wallboard TEN (or similar approved) both sides of 75mm x 50mm timber studs at maximum 400mm centres. Fit 75mm thick mineral wool insulation (minimum 10kg/m³ density) between studs. Shade the backing board to be used in shower areas where there will be a tiled finish.

Client to advise if any patterning required within walls.

EXTERNAL WINDOWS AND DOORS

UPVC double glazed windows, designed to meet PAS 24:2012. Details to manufacturer requirement.
All cavities around window frames are to be filled with insulated filler. Seal junction between window frame and wall with an airtightness tape before installing finishes.

External Windows and Doors to achieve minimum U-Value of 1.4 W/m² K.

SAFETY GLAZING

Provide safety glazing to all windows below 800mm and all doors with adjacent windows below 1500mm above finished floor level.

PART G:

All windows and doors within 2m vertically of an accessible level surface are to comply with PAS 24:2016
Where windows contain glass and non key locking hardware, laminated glass to BS EN 356:2000, Class P1A, is provided OR V windows have lockable hardware, standard glazing can be used.

LINEITS AND BEAMS

New beams between existing house and new extension to be sized by Structural Engineer.
To new window and door openings, use Catic (or equal approved) timber frame linels.
Any structural steelwork is to be double boarded to give 1/2 hr fire resistance.

FINISHES AND FITTINGS

All finishes and fittings including joinery (doors, skirtings, architraves, shelving etc), floor finishes, decoration etc to client specification.
820mm leaf doors at ground floor
Bathroom layouts and specification to client requirement.

HEATING AND HOT WATER :

Existing system to be retained and extended (if possible) installation by Gas Safe registered sub-contractor.
Heating via underfloor heating and radiators with thermostatic valves. Bathrooms to have electric towel radiator.

DRAINAGE :

External:

a) Underground, Supervisee system or similar, bridged when passing through external walls. FWS to fall 1000 @ 1.40 - 1.60. Manholes constructed using 215mm thick engineering bricks on 100mm min. concrete base.
Drainage to be taken to existing manhole.

b) Above Ground, Black plastic gutters on rise and fall brackets and rainwater downpipes. RWP's to discharge into 150 x 300, roddable back inlet gutters and connected to existing system. Rainwater system to be Manley Deepflow or similar approved to match existing.

Internal drainage:
100mm/2 pvc waste from the toilet, 38mm/2 pvc waste pipe from sinks, baths and showers, 32mm/2 pvc water pipes from wh's, common wastes 50mm, 75mm deep seal traps to all fittings.

All internal drainage to be boxed in with access as necessary. Insulate internal trap with mineral wool within boxing to prevent condensation. All drainage to be signed with Building Control.
All external S/P's to be plastic bonded with the glass in the boxing. Boxing for s/d waterproofing.
All joints and edges to be sealed to ensure soundproofing. Access for any rodding points as necessary.

Drainage from new bathroom to connected to existing sewer. Route of all internal and external drainage to be agreed with Building Control.

SANITATION

Bathroom: Where hot and cold taps are on a sanitary appliance, hot tap on the left. Bath to have thermostatic tap limiting temperature to 48°C.

VENTILATION :

Habitable rooms to have minimum 1/20 floor area opening windows and 8000mm² background ventilation - trickle vents (to Part F1 Section 1, Table 1.7 Building Regulations).
Bathroom to have 4000mm² background ventilation & 15 litres/second extract ventilation operated by light switch, with 20 minute overrun facility.

LIGHTING :

Provide 100% energy efficient lighting. In accordance with Approved Document L.

ELECTRICAL INSTALLATION :

All electrical design, installation, inspection and testing will be carried out by will be carried out by a competent electrician in accordance with Approved Document P and BS 7671 2001. The contractor will provide Building Control with a copy of the Electrical Installation Certificate on completion.

APPROVED DOCUMENT PART M :

Switches and sockets between 450mm and 1200mm from finished floor level (in accordance with Section 8, Diagram 29 Approved Document M).
Hot water taps to be installed on the left hand side.

① Mains operated heat detector, with battery standby supply, installed to BS 5446-2:2003.
② Smoke detector installed to AD B1 and to be min grade D2, Category LDS standard in accordance with BS 5859 Part 6. Interlinked and wired to mains electricity with battery backup and network socket RJ45

All construction to be carried out in accordance with manufacturers and suppliers recommendations and to comply with current Building Regulations and British Standards.

Any queries with details or discrepancies to be checked with Architect. Any proposed changes to specification to be approved by Architect or Building Control.

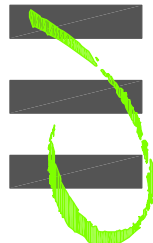
Any change to insulation to still achieve minimum u value stated, thermal conductivity of any replacement to be equal to or better than specified insulation.

Refer also to Structural Engineer information for all structural work.

All dimensions on site to be checked prior to manufacture.

Studwork/ rafters on drawings shown indicatively - contractor to set out.

Client and contractor to be aware of their responsibilities under CDM (2015) Regulations and Building Safety Act 2022. All works to be carried out by those with the necessary skill, experience and knowledge. Contractor to act as Principal Contractor and Principal Designer for works on site.



HIGH PEAK ARCHITECTS LTD
2nd Floor, Wharf House, Wharf Road, Whaley Bridge, High Peak, Derby S20 7JD
Tel: 01663 719177 Website: highpeakarch.com Email: hpa@highpeakarch.com

Garage Conversion and Link Extension
12 Portrisclose Close, Bury
2004.BR01

Scale: 1:50 & 1:100 @ A1 Date: February 2026 Rev: