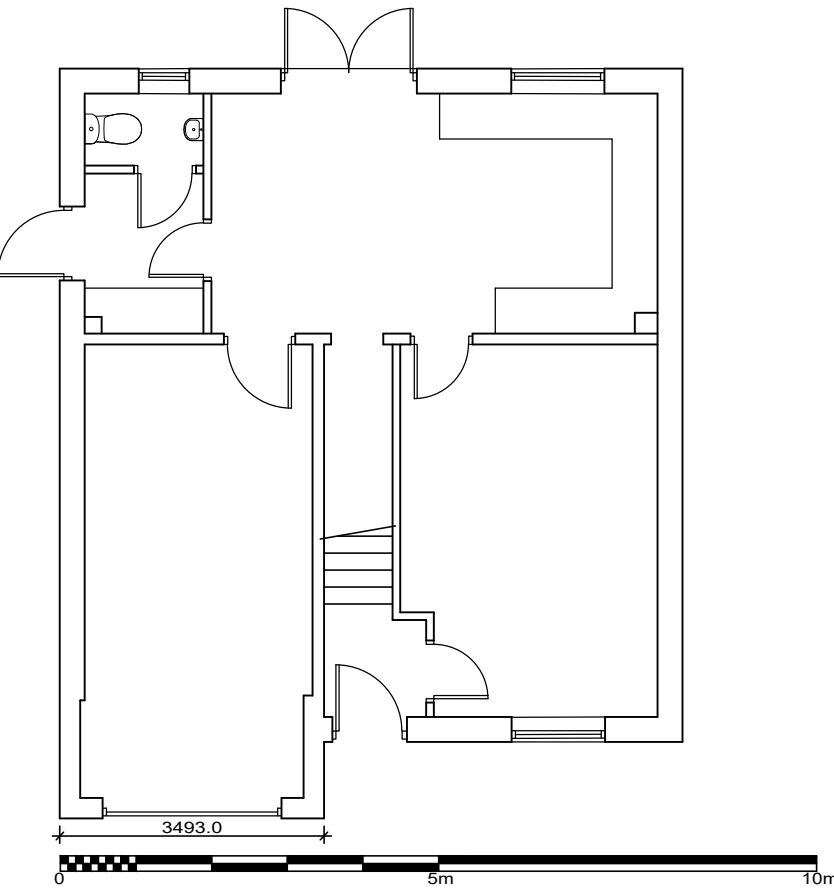


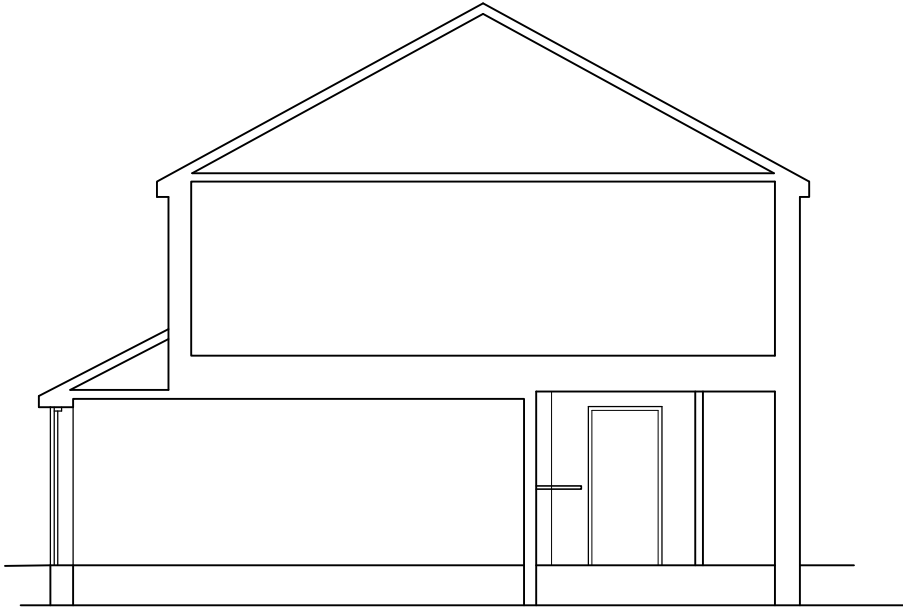


PLAN
1:100

EXISTING



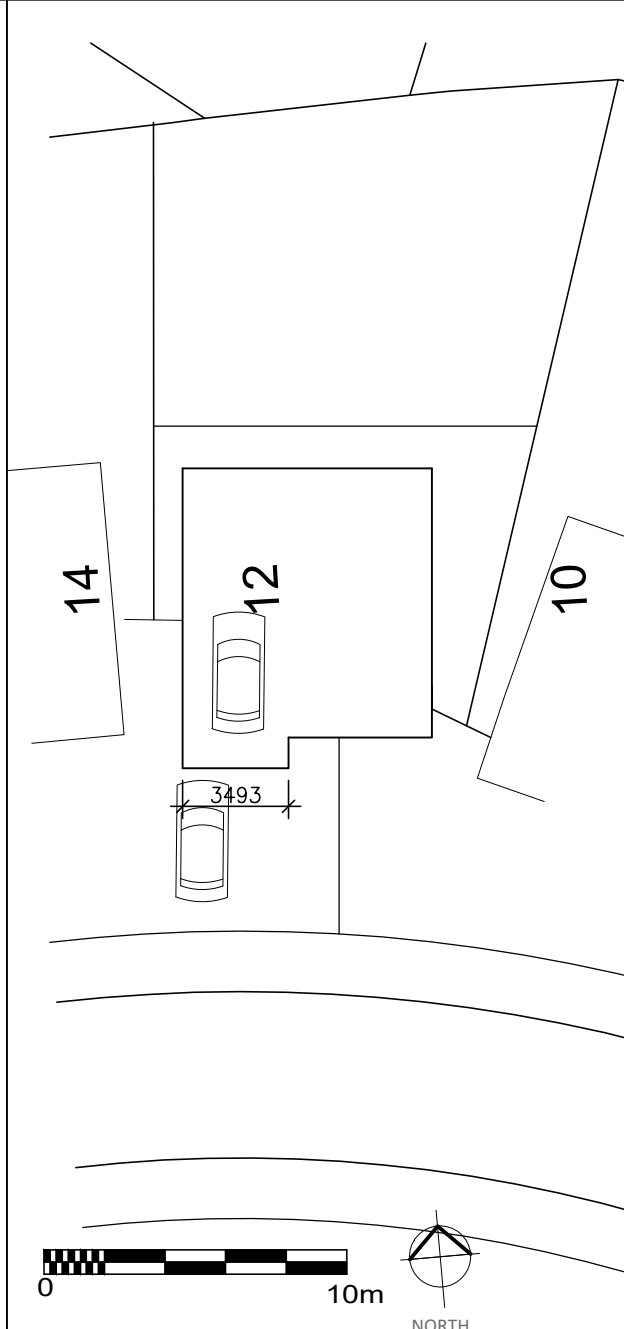
FRONT ELEVATION
1:100



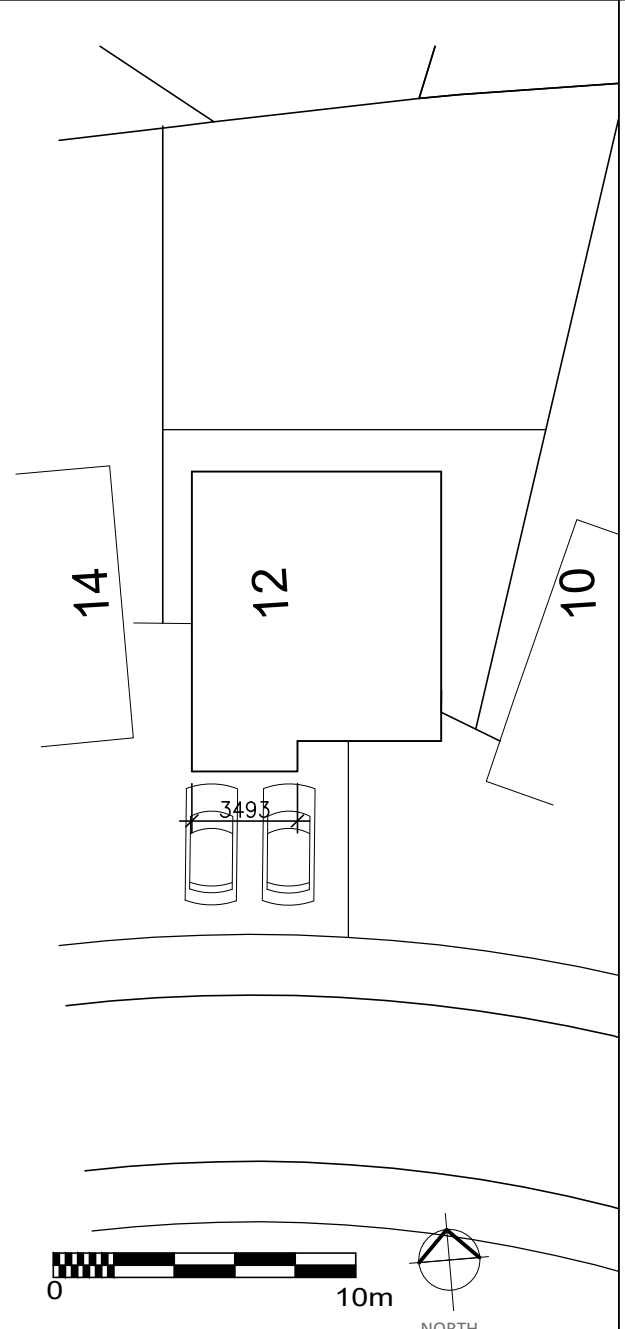
SECTION
1:100



LOCATION PLAN
1:1250



EXISTING SITE PLAN
1:250



PROPOSED SITE PLAN
1:250

Remove existing garage door and make good all disturbed areas partly brick up opening in matching brickwork and form new window opening (W1) to match existing windows in new double glazed window to 1.4 w/m² u value. Opening sooth to be escape must have a hinge mechanism that holds the window open during escape, window min 450mm wide and give an unobstructed clear opening area of 0.33sqm, the bottom of the opening to be no higher than 1100mm above FFL.

All glazing below 800mm above FFL to be safety glass to BS 2026

Provide trickle vents to all new windows to give 8000sqmm free ventilation

Provide 400mm thick insulation to front lean to roof of former garage to give 0.11w/m²k. Check for eaves and abutment ventilators to existing roof and install if needed, install 12.5mm foil backed plasterboard & skim to ceiling below.

Install new floor to former garage to match level of adjacent rooms, 65mm screed with glass fibre reinforcement on 85mm thick insulation on 1200g dpm on sand binding on existing concrete floor.

Check existing garage walls if there is no cavity insulation then provide new internal wall lining to Study in 12.5mm plasterboard & skim on Gyprock I studs fixed to floor & ceiling independent of wall & provide 75mm thick isover steel frame & infill batts between studs.

Form new opening to former Garage insert lintel over and make good all disturbed areas

Provides extract fan to Kitchen min 60L/S via air brick, fan or extractor hood

Provide TRV's to all new installed radiators.

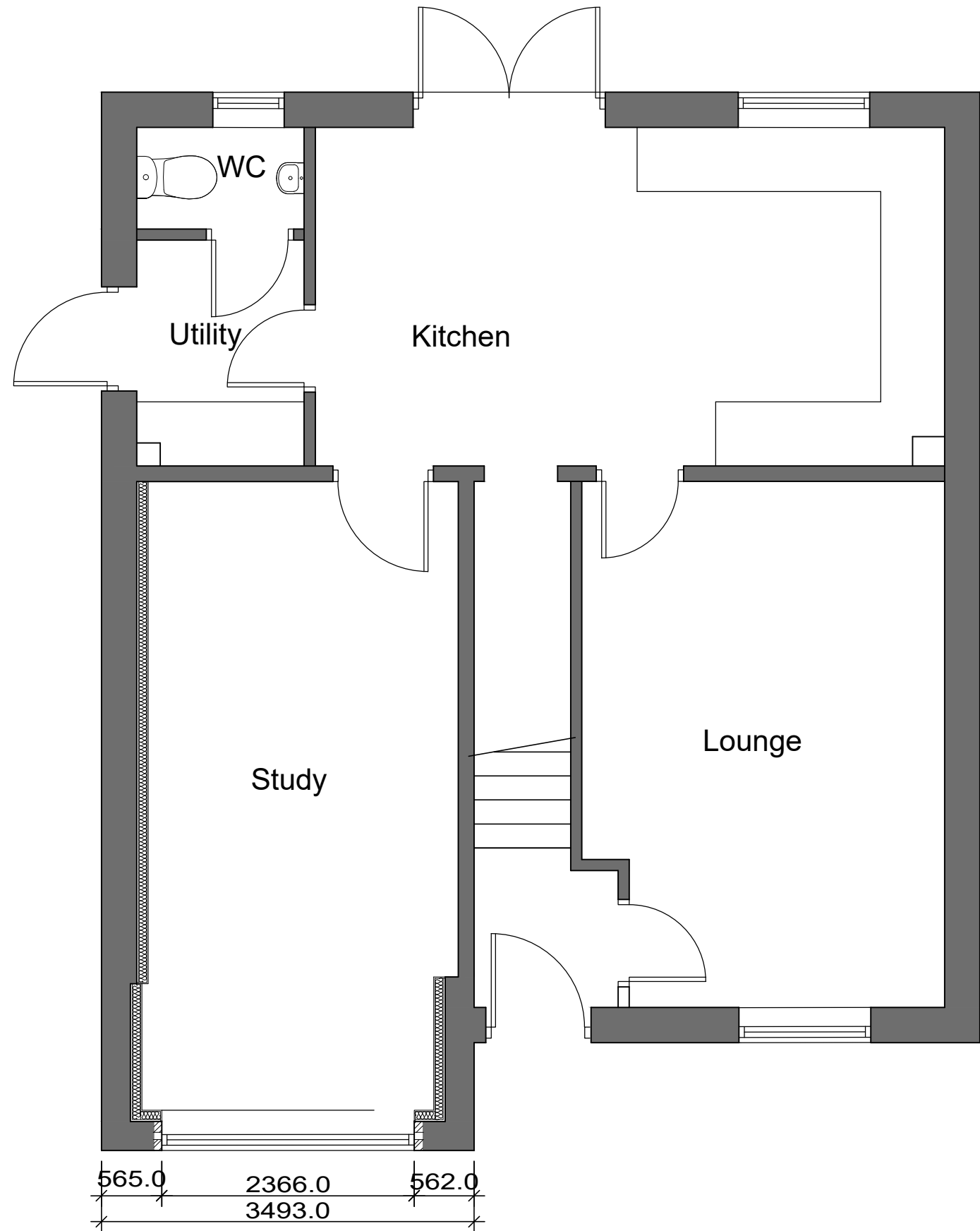
Existing foul and rainwater drainage to be retained in position and utilised if required.

Low energy light bulbs internally to all new fittings to take lamps of luminous efficacy greater than 40 lumens per circuit watt.

The Contractor should satisfy themselves of the position of all drainage runs & manholes etc. prior to commencement of works on site. Any drainage shown is approximate/assumed, the Local Authority Building Inspector should be notified of all excavations for the laying of new drains/altered drains in accordance with the Inspector Notification Framework (INF)

The Contractor should satisfy themselves all conditions of planning approval and building control approval have been satisfied prior to commencement.

All electrical work covered by Part P (Electrical Safety) must be designed installed inspected and tested by a person competent to do so. The person must be registered with an authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person.

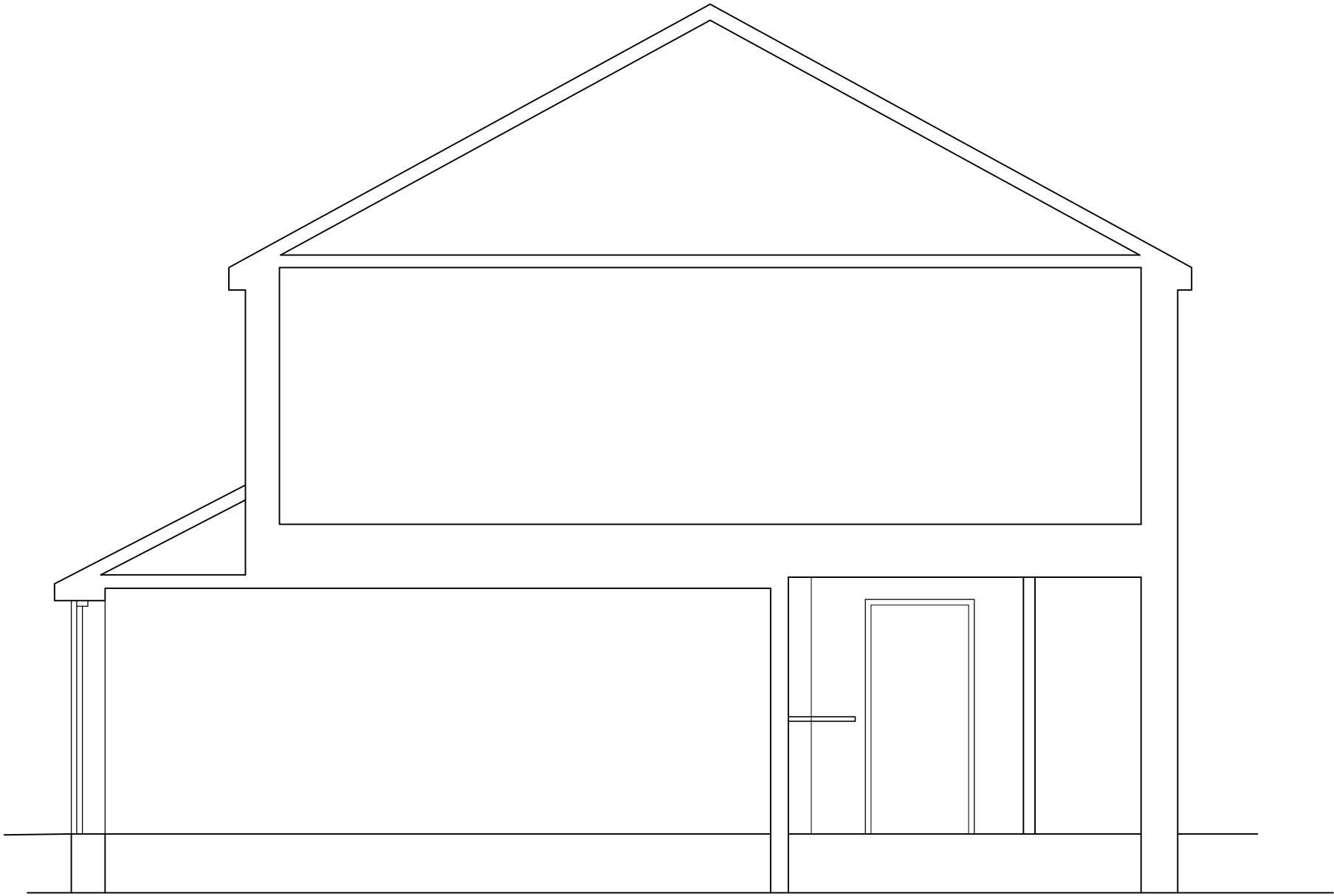


PLAN
1:50

PROPOSED



FRONT ELEVATION
1:50



SECTION
1:50