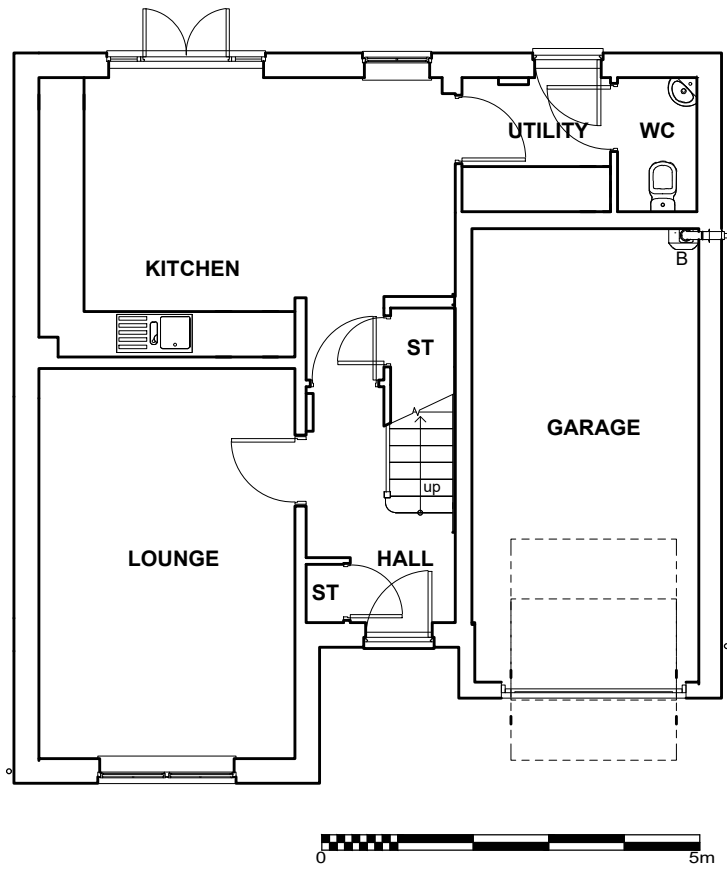
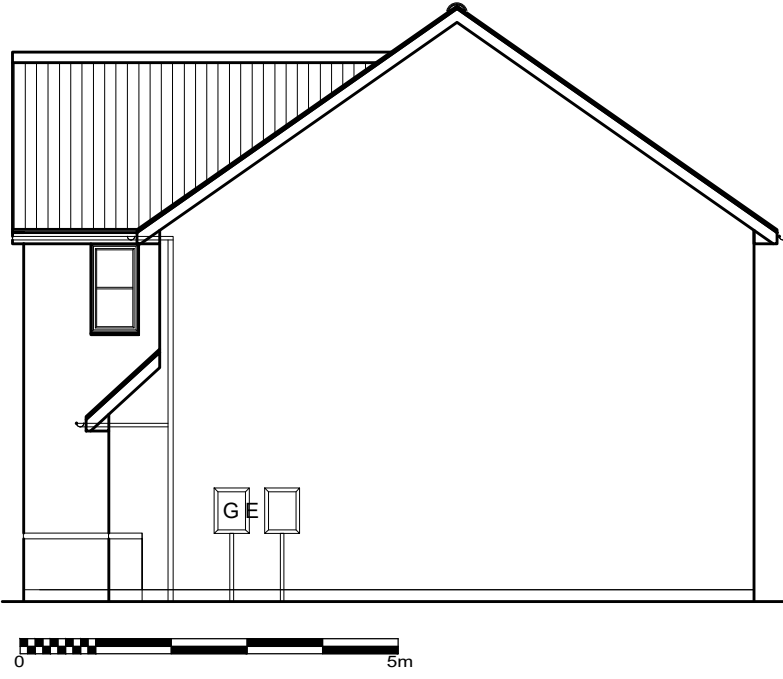




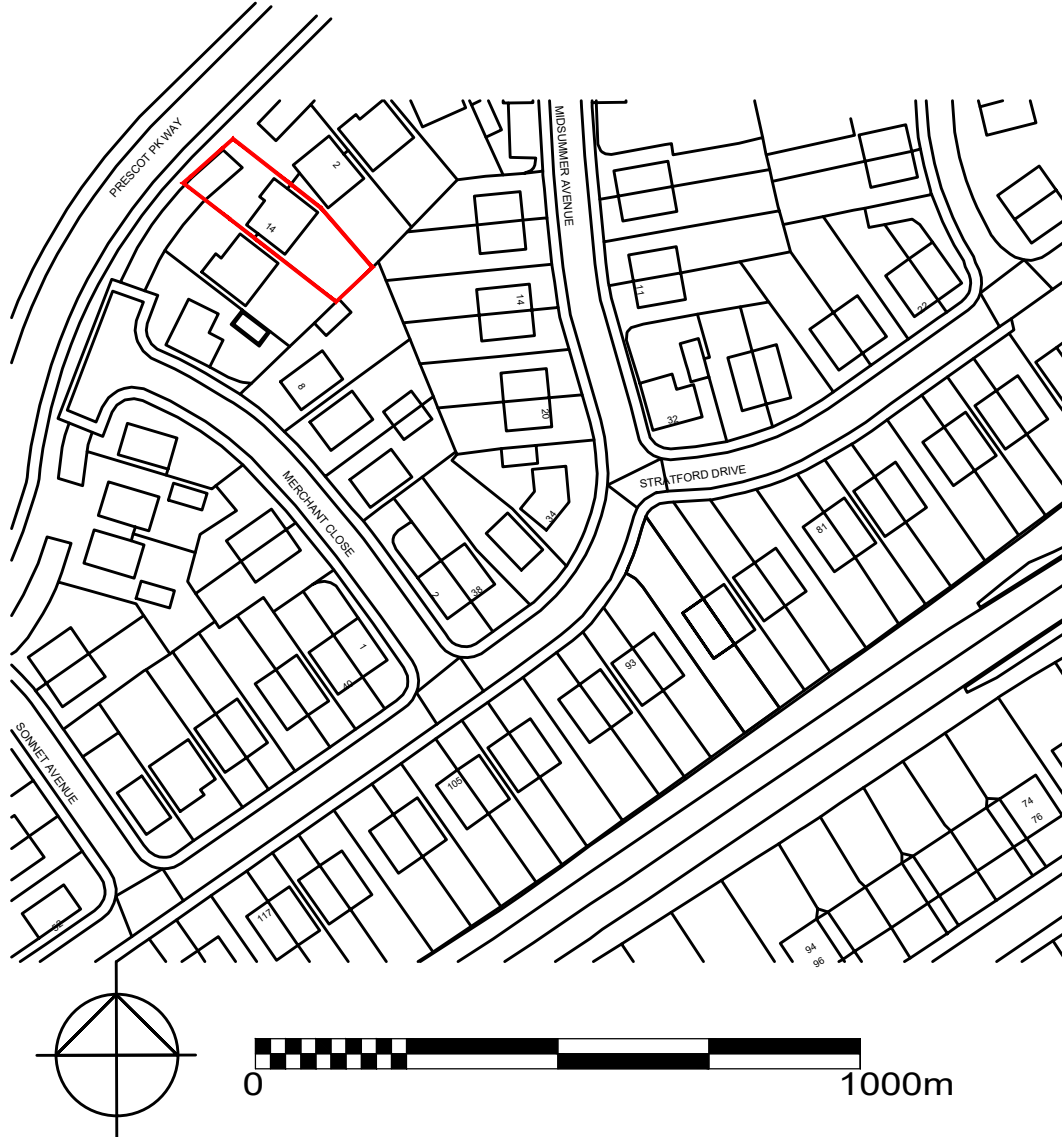
GROUND FLOOR
EXISTING



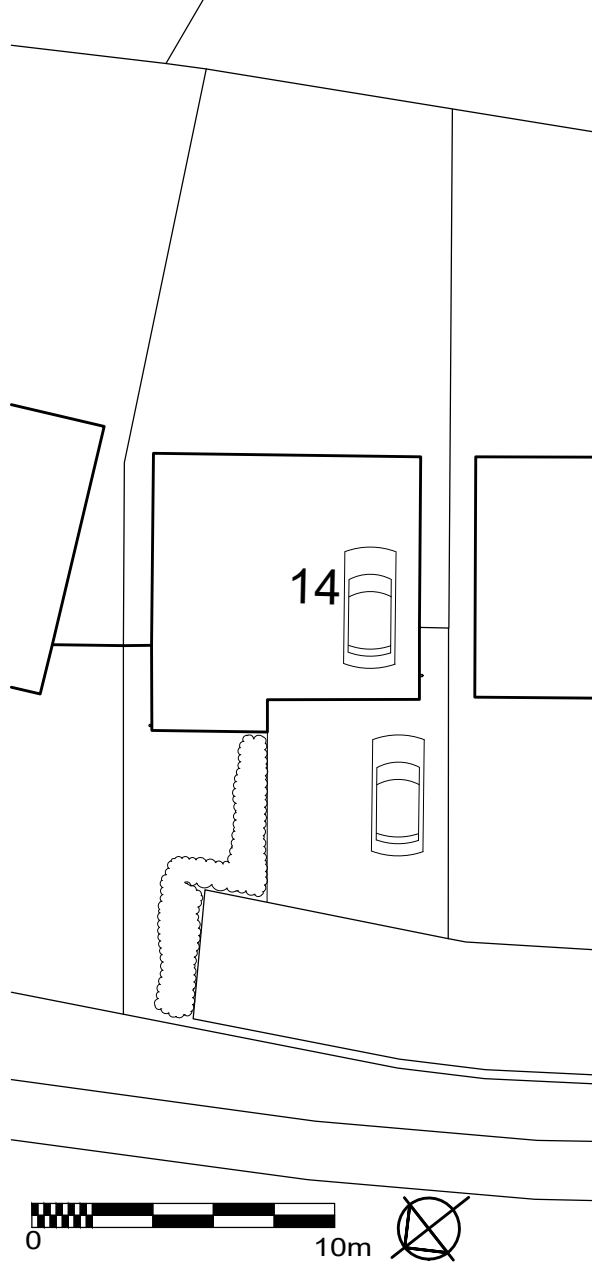
FRONT ELEVATION



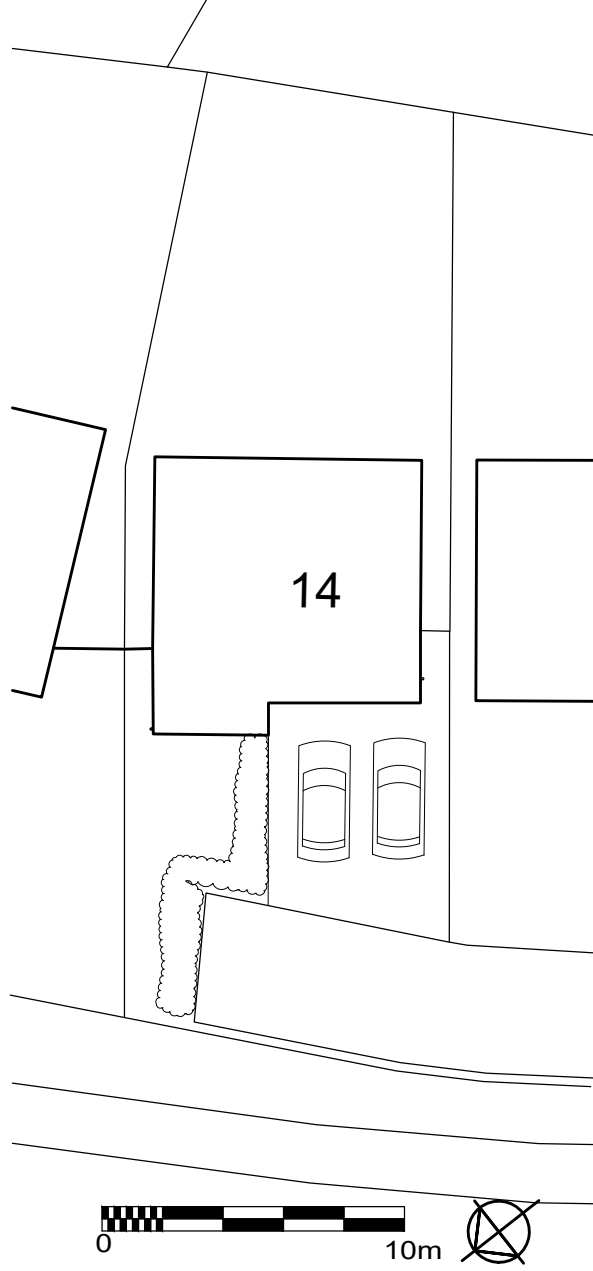
SIDE ELEVATION



LOCATION PLAN



EXISTING SITE PLAN



PROPOSED SITE PLAN

Remove existing garage door + make good all disturbed areas, partly brick up opening in matching brickwork and form new window to match existing adjacent, in new double glazed window to 1.4w/m²k u value

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

Provide trickle vents to all new windows/doors to give 8000sq.mm. free ventilation

Provide 400mm thick overall insulation quilt to front lean to roof of former garage to give 0.11w/m²k check for eaves and abutment ventilators to existing garage roof and install if required, install 12.5mm duplex board + skim to area below

Provide new internal wall lining to new room in 12.5mm wallboard on Gyframe l studs fixed to floor + ceiling independent of wall and provide 75mm thick isover steel frame & infill batts between l studs

Provide new floor to new room in 65mm screed with glass fibre reinforcement on 85mm thick rigid insulation on 1200g dpm on sand blinding on existing Garage floor

Provide TRV's to all new radiators installed.

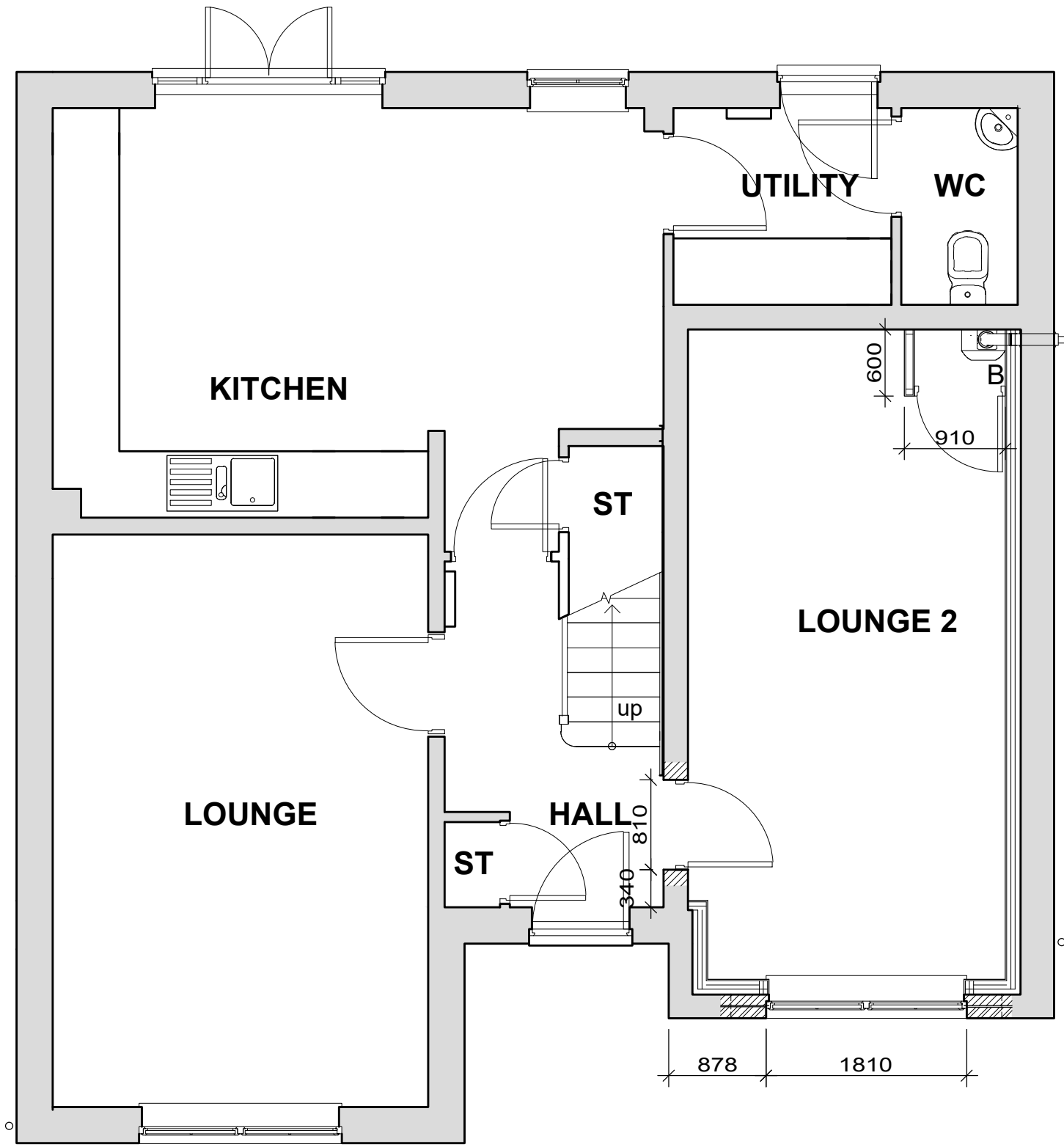
Hot water system to be designed by specialist to prevent scalding

Existing rainwater and foul drainage to be retained in existing positions.

Low energy light bulbs internally (all new fittings) & all external, to take lamps of a luminous efficacy greater than 40 lumens per circuit watt, external lights to be fitted with dusk – down fitting also

Relevant notice to be given to L.A. by qualified engineer that boiler has been commissioned in accordance with procedure approved by secretary of state

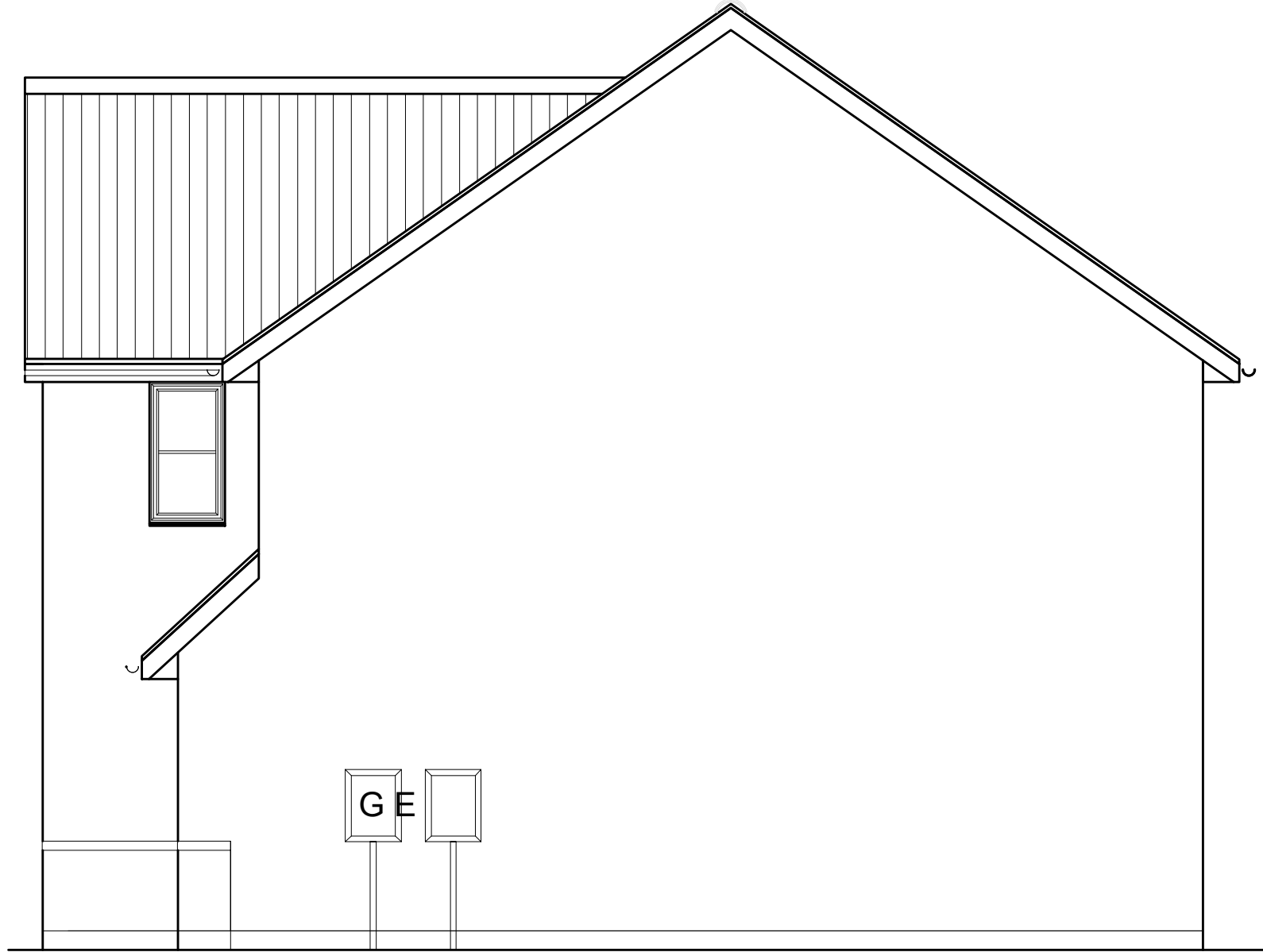
The Contractor should satisfy himself of the position of all drainage runs & manholes etc prior to commencement of works on site. Positions of manholes / inspection chambers are approximate only & drain runs are assumed. The Local Authority Building Inspector should be notified of all excavations for the the laying of new / altered drainage in accordance with the Inspection Notification Framework (INF).



GROUND FLOOR
PROPOSED



FRONT ELEVATION



SIDE ELEVATION

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