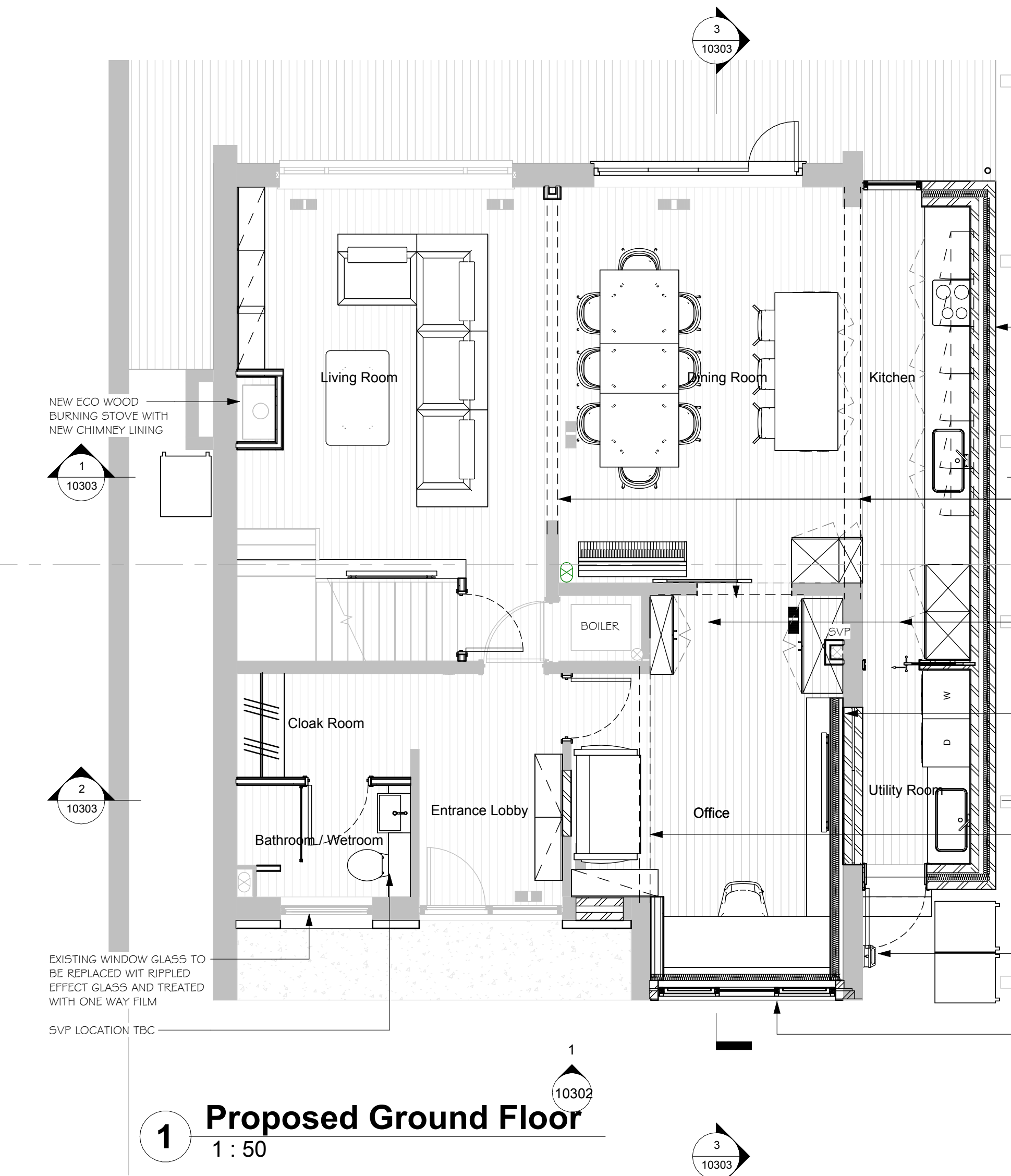
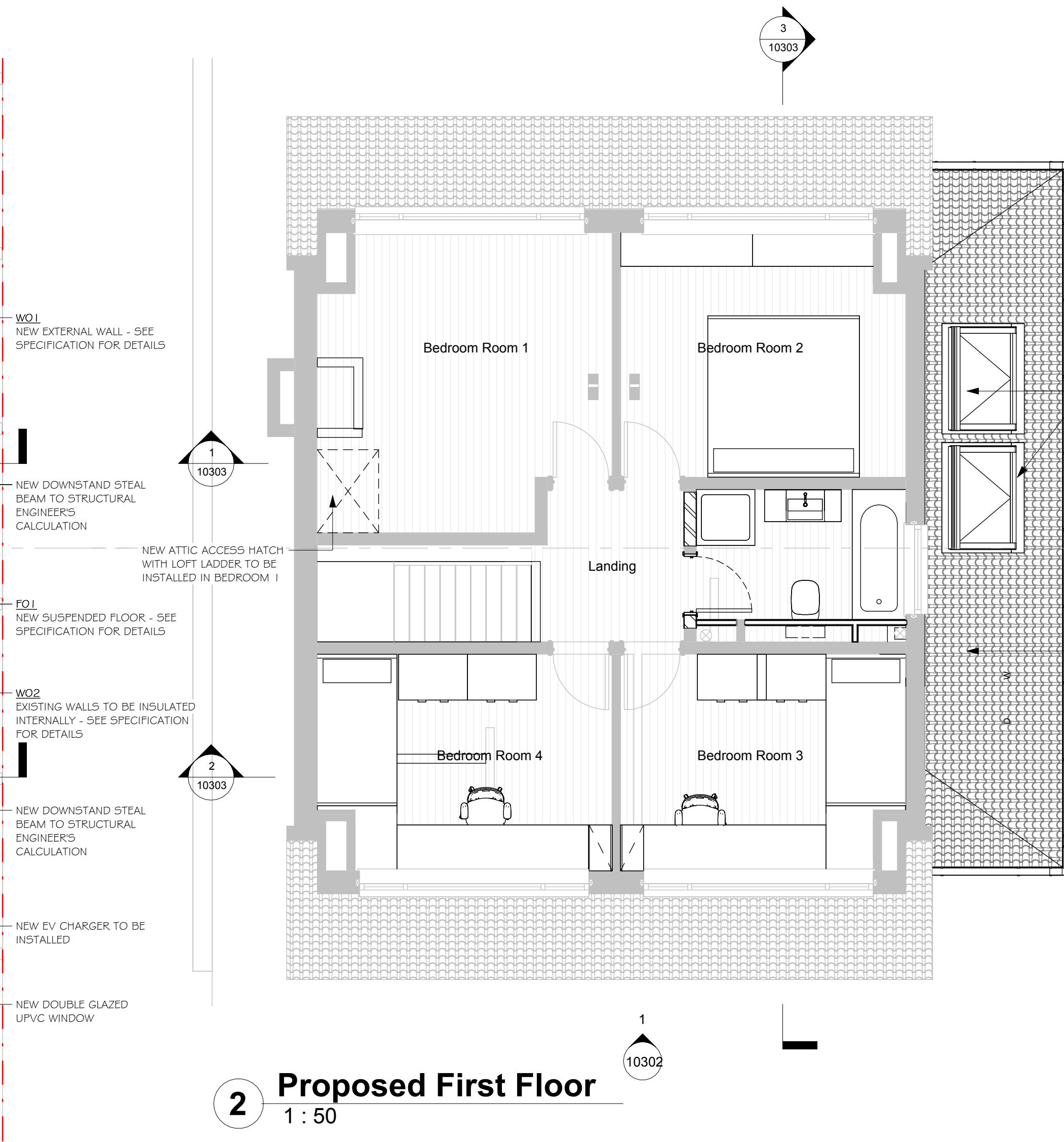
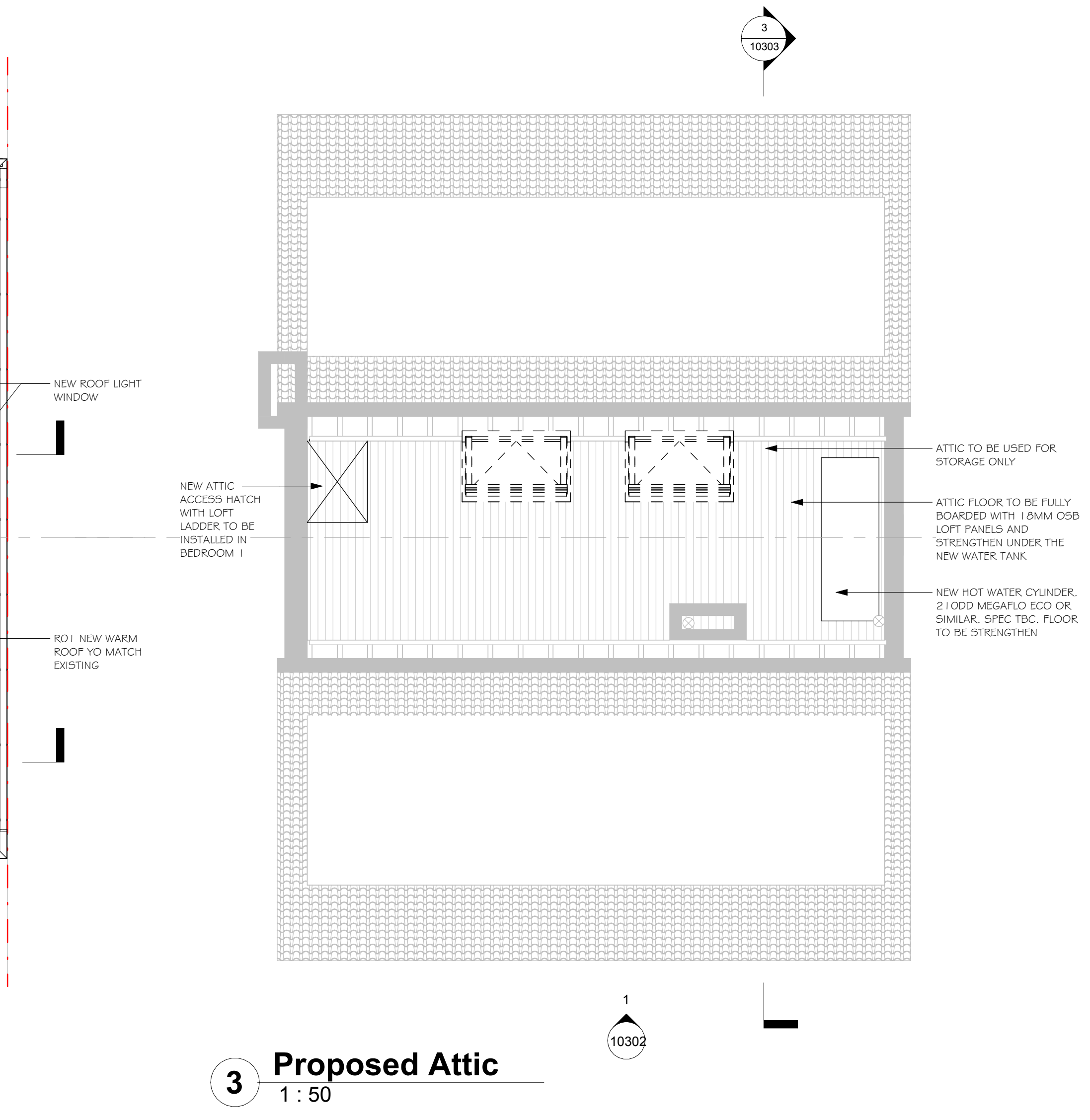




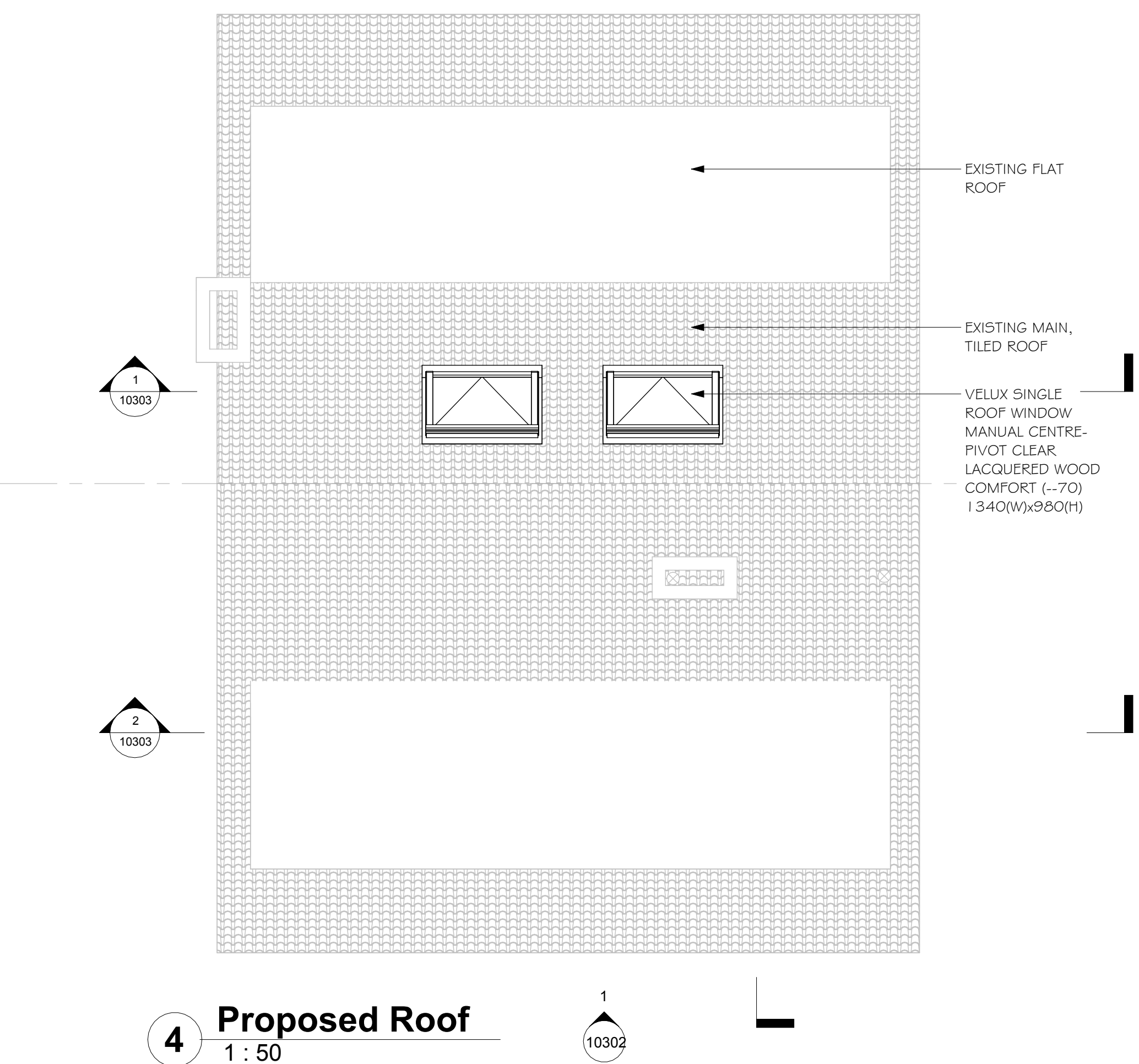
1 Proposed Ground Floor
1 : 50



2 Proposed First Floor
1 : 50



3 Proposed Attic
1 : 50



4 Proposed Roof
1 : 50

SPECIFICATIONS

WO1 - NEW WALL - EXTERNAL FACING BRICKWORK (325MM)

102.5mm Standard clay bricks, Mortar mx: 1:1:6 (cement:lime:sand). Finish to match existing brick of the main house. 95mm Kingspan K106 insulation with 10mm nominal cavity between brick and the insulation. Retaining wall ties at 900mm horizontal / 450mm vertical spacing & 225 around openings. 100mm Concrete Block (inner leaf), medium density 7 N/mm² 2.5mm Plasterboard (dot and dab or mechanically fixed). Skim coat plaster for a smooth finish.

To meet Part L 2023 U-Value requirement (≤ 0.18 W/m²K)

Damp Proofing & Ventilation
DPC (Damp Proof Course) at minimum 150mm above ground level. Cavity trays above all openings (windows/doors). Weep holes at 900mm centers to allow moisture drainage.

WO2 - EXISTING WALL INSULATION

Assumption of existing being 102.5 brick, 50mm uninsulated cavity & 100mm medium density concrete block.

New wall buildup comprises of:
25mm metal stud fixed to the internal face of the wall, creating a void for services
100mm PIR insulation Celotex GA4000
Vapour Control Layer (VCL) needed to prevent condensation (or use foil-backed insulation).
12.5mm standard plasterboard taped and jointed or fully skimmed for a smooth finish.

To meet Part L 2023 U-Value requirement for garage conversion (≤ 0.30 W/m²K)

CEILING:

All asbestos ceiling to be removed and replaced with new ceilings of 1 layer of 12.5 British Gypsum plasterboard with skim coat to provide 30 minutes Fire rating. Moisture resistant in kitchens and bathrooms

FOUNDATIONS

Existing Foundations & New Foundations to be tied together to prevent differential movement. Refer to structural engineer's drawings, details and specifications.

New foundations to be mass concrete fill min 450mm wide x 600mm deep and or to suit subsoil conditions. All foundations to local building inspectors approval.

RO1 - ROOF CONSTRUCTION - WARM ROOF

1. Roof Covering – Concrete Tiles
Material: Concrete interlocking tiles (possibly reclaimed tiles to match existing roof)
Minimum Pitch for Tiles: Typically 17.5°-30° minimum, but check manufacturer specs
Fixing: Nailed or clipped as per wind load requirements

2. Tile Battens (Timber Battens)
Size: 38mm x 25mm for spans up to 600mm
Spacing: Dependent on tile type (typically 320-345mm)
Fixing: Galvanized nails into rafters

3. Breathable Roof Membrane (Underlay)
Type: Breathable membrane (e.g., Tyvek, Klobber Perno)
Fixing: Draped over rafters with a slight sag (~10-15mm)
Laps: Minimum 100mm horizontal lap, 150mm vertical lap
Eaves Protection: Underlay should extend into the gutter with an eaves tray

4. Rafters (Structural Timber or Trusses)
Size: 47mm x 150mm (C24 timber)
Spacing: 400mm centers

5. Insulation (Between & Below Rafters)
Warm Roof (Preferred for better performance & reduced condensation risk)
Between Rafters: 100mm PIR insulation (Celotex 4000)
Below Rafters: 50mm PIR insulation + Vapour Control Layer

6. Vapour Control Layer (VCL)
Type: 500-gauge polythene or foil-backed insulation
Fixing: Stapled & taped at joints to rafters before plasterboarding

7. Internal Ceiling Finish
Plasterboard (12.5mm standard or foil-backed for extra moisture control)
Skim finish

DAMP PROOF COURSE

Dpc to BS 743 to be a min 150mm above finished ground level. New dpc's to be linked into all new and existing dpc's and dpm's.

RAIN WATER DRAINAGE

Anthracite Grey profiled PPC aluminum Gutter or Hopper and 80x80mm square down pipes (RAL 7021) fixed in line with manufacturers recommendations. Existing roofs to have 100mm PVC half round rain water drainage is to match existing supported on patent brackets in accordance with manufacturers instructions. UPVC Gutter brackets to be screwed to 32mm thick UPVC finished softwood fascia. Gutters to discharge to a back inlet gully via 76mm dia. down pipe. Gully to be connected to existing surface water drainage system (soak away). Refer to drg's for locations of RWP's. Rainwater to discharge into soakaways located min. 5m from any building. Soak-aways to be designed in accordance with BS EN 752-4 or BRE Digest 365 Soakaway design and Building Regulations Approved Document Part H.

FO1 - GARAGE FLOOR - NEW FLOOR LEVEL MUST ALIGN WITH EXISTING HOUSE FLOORING

1. Damp-Proof Membrane (DPM)
Use 1200-gauge (0.3mm) polythene DPM (e.g., Visqueen)
Lay across the entire concrete floor, extending up walls by 100mm to meet the wall DPC
Tape overlaps (minimum 150mm overlap, sealed with waterproof tape)

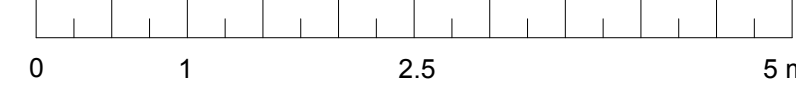
2. Treated Timber Floor Joists (Suspended)
Joists: 47mm x 100mm (minimum), C24 grade timber
Joist Spacing: 400mm to 600mm centers (depending on span and loading)
Use plastic packers or damp-proof pads under joists to prevent direct contact with concrete
Allow 25mm air gap between the insulation and concrete for ventilation
Ventilation: Install air vents at opposing walls (minimum 1500mm² per meter run)

3. Insulation Between Joists
100mm PIR (Celotex GA4000 / Kingspan TP10) cut snugly between joists
Leave 25mm ventilation gap between insulation and concrete floor (if required)

4. Vapour Control Layer (VCL)
Staple VCL sheet (500-gauge polythene or foil-backed membrane) over joists
Ensure joints overlap by 100mm and are sealed with foil tape
Seal edges where the VCL meets the walls

5. Floor Decking (Structural & Finish)
22mm Moisture-Resistant Chipboard (F5) or 18mm WBP plywood
Fix boards to joists using screws or tongue-and-groove adhesive
Leave 10mm expansion gap around walls

Scale 1:50



ISSUED FOR PLANNING		ALF	25.04.25
Revision	Description	Drawn	Date
Client: Fraser's Residence			
Title: Proposed Plans			
Number: 29102024_10300			
Project Status: Proposed			
Revision: -			
First Issue Date:			
Project Site: 23 Cherry Drive Royston SG8 7DL			
Scale:		1 : 50 @ A1	