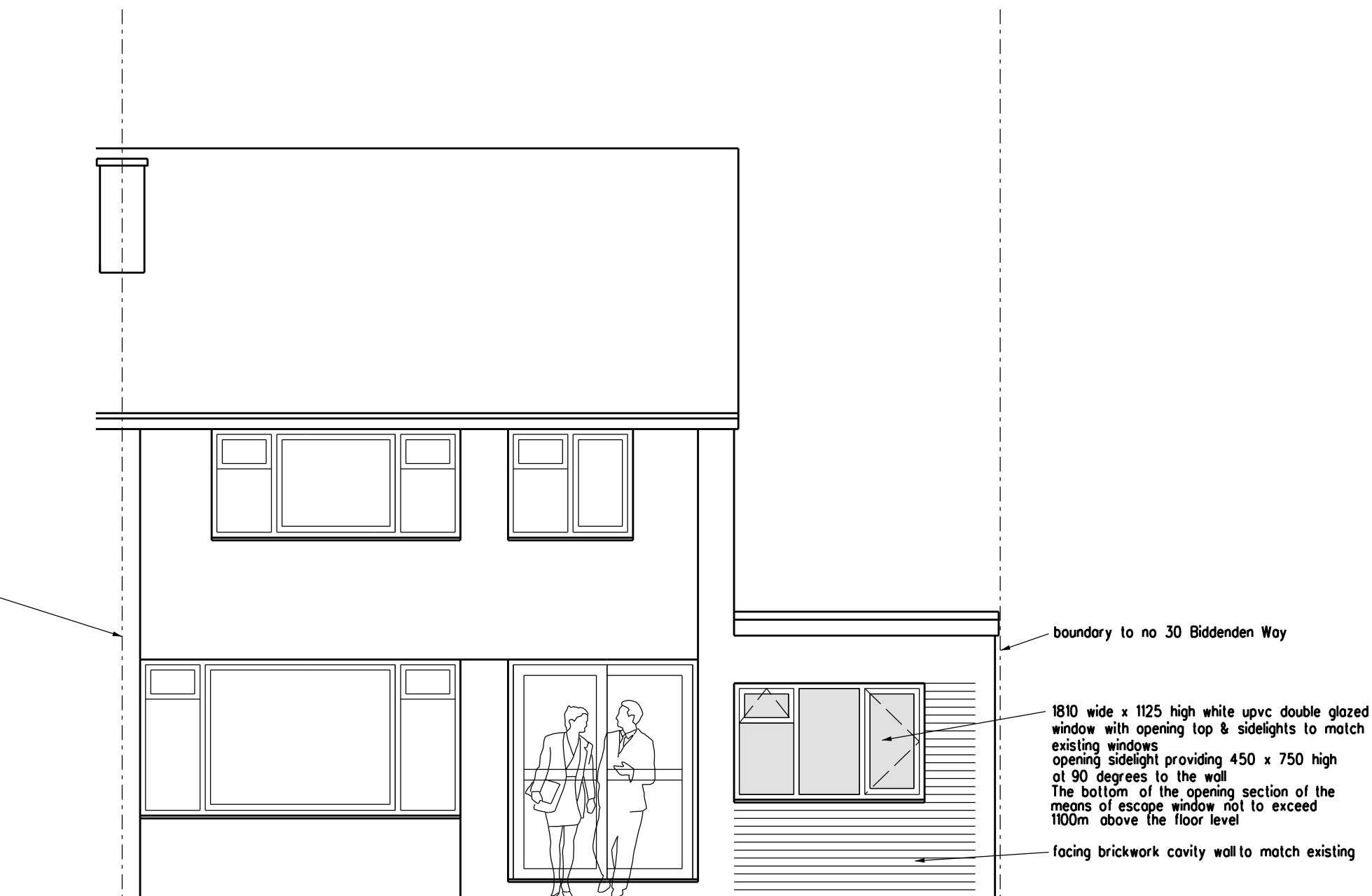




Construction Notes:

1. Prior to undertaking works the contractor will be required to visit the building and fully understand the extent of project and adaptation of the existing building to suit the extension.

2. Whilst dimensions are given on site checking will be required to ensure wall configuration is achieved.

3. All new block walls to have a minimum compressive strength of 7 N/mm².

4. All foundations to be founded on approved ground and approved by the Building Inspector.

Foundation construction :

750 deep x 600 wide trench fill concrete foundation to be founded a minimum of 1000 mm below ground level to be agreed on site with Building Control.

All foundations within 3 meters of the sewer to be excavated to the underside of the drain.

Ground floor construction : to achieve a U-value of 0.18 W/m² K.

100 mm Celotex GA4000 insulation on the existing slab on a damp proof membrane. A vapour barrier is to be laid under the boarding. The damp proof membrane is to be dressed continuous with the damp proof course in new & existing walls. Lay 65mm screed over to line through with existing floor finish.

Cavity wall construction : to achieve 0.18W/m² K

Below dpc 2 skins of s.p. brickwork (fill cavity with weak mortar up to ground level) above dpc 100 blockwork 100 mm fully filled cavity with 90mm of Celotex ThermaClass Cavity wall 21 with a 10mm cavity and with stainless steel wall ties vertically at 450 mm centres and 750 mm horizontally staggered and tied into both skins of brick & 100 mm Celcon Solar blockwork. at 225 mm centres. 13 mm plasterboard and skim finish internally 13 mm plasterboard and skim finish internally and 13 mm smooth waterproof render to BS5262 match existing building. Tie in all new walls where abut existing with stainless steel fixings. Install dpc 150 mm above ground floor level

Dry line & insulate brick wall construction : to achieve 0.18W/m² K

Fit breather membrane to internal wall face fit 100 mm Celotex GA4000 insulation with foil taped joints as vapour barrier directly to wall face fix 25 x 50 mm treated battens @ 400 horizontal c/c's onto insulation with hammerfix fixings, finish with 12.5 mm plasterboard & skim.

There is a residual cavity of a minimum 40 mm between the existing garage wall and new insulation.

New Light Fittings:

In areas affected by building work provide 100 % low energy light fittings.

Install thermostatic control valves to any new radiators in new rooms and logging of hot water pipes.

Windows : glazing not to exceed 1.4 W/m² K or WER Band C or better

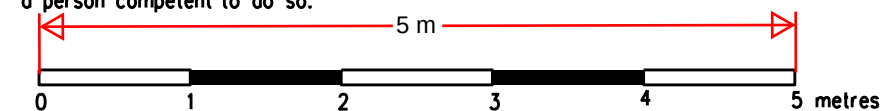
Double glazed white upvc windows with trickle vents at a minimum of 1700 mm above ffl. Double glazing to be in Low E glass with 16 mm argon gas filled gap between glass and toughened glazing where below 800 mm above finished floor level.

Areas of trickle ventilation per room are:

Habitable rooms	8000 m ²
Kitchen	4000 m ²
Bathroom	4000 m ²

Provide insulated dpcs or Thermabate cavity closers to all window opening.

All electrical work required to meet the requirements of Part P Electrical Safety must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of work, the council must be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a person competent to do so.



PLANNING APPLICATION

REVISION	DATE
ARCHITECT	
TA ARCHITECTS	
11 JOYDENS WOOD ROAD BEXLEY	
KENT DA5 2HS Tel 07905 130591	
ta140256@googlemail.com	

JOB
PROPOSED GARAGE CONVERSION
AT 30 BIDDENDEN WAY
ISTEAD RISE KENT DA13 9DF
DRAWING
PROPOSED FRONT ELEVATION

SCALE	DATE
1:50 AT A3	JULY 2024
DRAWING NO.	
DJ/06	