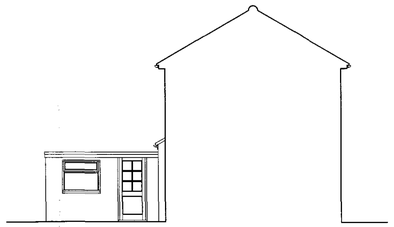
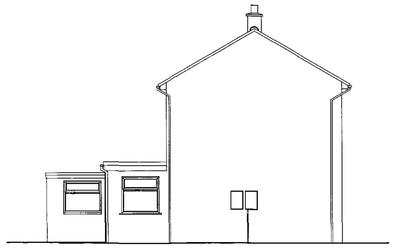
PLEASE REFER TO WRITTEN SPECIFICATION AND PROPOSED PLANS



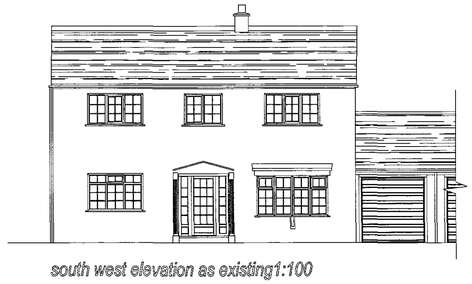
north east elevation as existing 1:100



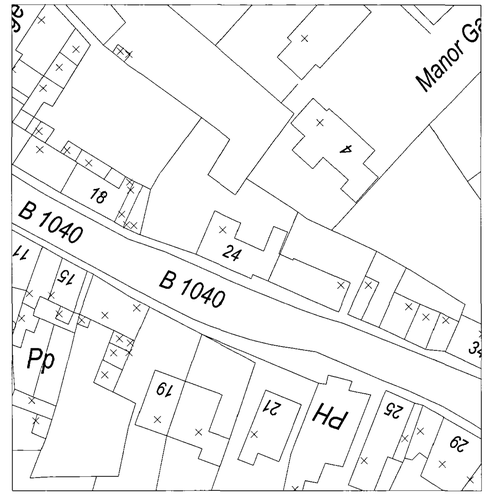
north west elevation of workshop as existing 1:100



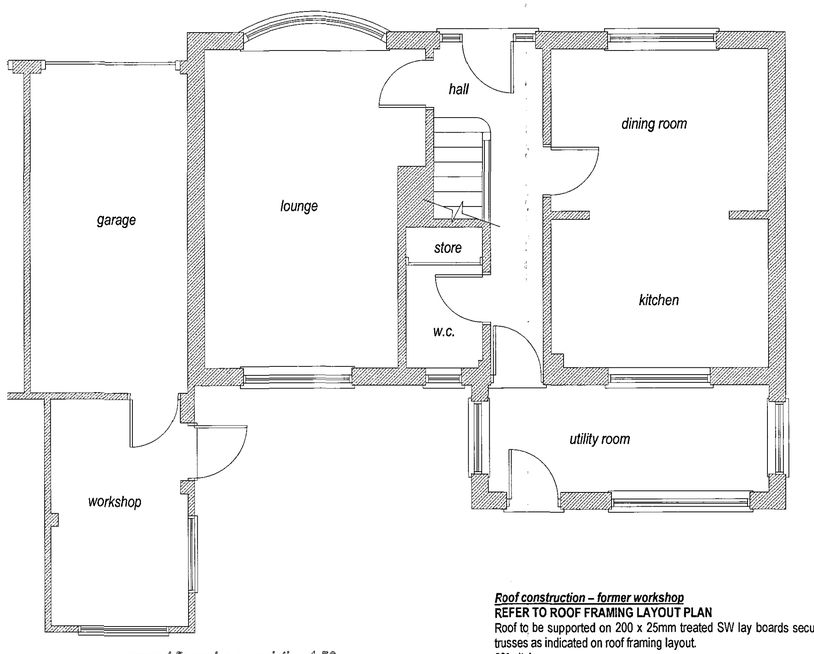
north west elevation as existing 1:100



south west elevation as existing1:100



location plan 1:2500



ground floor plan as existing 1:50

General notes

All works to be carried out in accordance with proposed plans; any discrepancy between plans and specification to be reported to Supervisor for clarification.
Include for temporary works such as scaffolding, acro props, hoardings etc. where necessary.
Do not scale from plans; all dimensions to be agreed with Supervisor.
All debris for works to be removed from site in skips unless otherwise directed by client.
Works to be left tidy and secured at the end of each working day and at weekends to prevent accidental injury of passers-by and the client's family.
Contractor to liase with client throughout the works regarding any unforeseen items that arise as well as minor items which require clarification (paint colours, finishes etc.); Supervisor is to be contacted if client is unable to answer any queries raised.
All named products (Kingspan ThermaWall TW52, Catnic Lintols etc.) to be installed in strict accordance with manufacturer's recommendations.
Contractor is to ensure that all adhesives and other products with a finite shelf life are in date at time of use.

Site preparation

Building to be cleared out; walls and floor to be washed prior to the commencement of construction works.
Existing flat roof to workshop to be stripped off and disposed of away from site.

Roof construction – former workshop

REFER TO ROOF FRAMING LAYOUT PLAN
Roof to be supported on 200 x 25mm treated SW lay boards secured to existing garage roof trusses as indicated on roof framing layout.
30° pitch.
Roof to be clad in Marley Double Roman interlocking concrete tiles; colour to match original roof; tiles to be laid with 75mm head lap.
Ridge tiles to match adjacent roofs.
25 x 38mm treated SW battens at gauge to suit slates (75mm head lap).
Klober Permo Forte breathable roofing felt.
50 x 100mm SC3 treated SW rafters @ 450mm c/c.
30 x 2.5mm Catnic galvd. steel lateral support straps 1400mm long to be placed to 3 nr. rafters and ceiling joists adjacent to external walls @ 1800mm c/c, in accordance with Approved Document A, The Building Regulations; 50 x 50mm treated SW noggins placed below steel strapping.
50 x 100mm treated SW wall plates strapped to walls @ 1200mm c/c with 30 X 5mm galvd. steel straps extending down walls 900mm; secured with 75mm masonry nails.
50 x 125mm SC3 grade treated SW ceiling joists @ 450mm c/c.
Fibreglass valley profile to be utilised to intersection of new roof and original garage roof; to be installed in strict accordance with manufacturer's guidelines; cut tiles adjacent to valley to be pointed with cement/sand mortar (1/3).

Ceilings - throughout

12.5mm Knauf wallboard ceilings; skimmed with Knauf Professional Board Finish Plaster; secured to underside of joists with 40mm plasterboard screws.
100mm Kingspan ThermaPitch TP10 insulation to be placed tight between the ceiling joists in the new roof and ceiling ties to the trussed rafters in the existing garage roof.
Knauf coving to be applied to perimeter of new rooms; attached to walls and ceilings with proprietary coving adhesive.
Ceilings are to be Artexed throughout in pattern chosen by client.
Allow for forming a 600mm wide by the truss spacing loft access in the new bedroom positioned as directed by client; allow for lining loft hatch with planed timber; applying architrave to perimeter of hatch to underside and installing a 125mm plywood loft hatch with 75mm Kingspan ThermaPitch TP10 insulation fixed to back with adhesive; loft hatch to be retained with 18 x 38mm planed SW beading to perimeter of lining.

Rain Water Goods

Marley Flowline 112 x 60mm rectilinear uPVC gutters (RGF4); self coloured white; secured to fascia board at recommended centres with specialist clips (RKF2); refer to manufacturer's details.
Marley 65mm square section uPVC downpipes (RPE3); self coloured white; secured to building with specialist clips (RCE1); refer to manufacturer's details.

External Walls

Original joinery to be removed and disposed of away from site; reveals to be built up as *indicated on floor plan.*
New brickwork to be constructed to width to match adjacent wall thickness; 225 x 225mm pier to be constructed to left hand side of door as indicated on proposed floor plan to add rigidity to building.
Window to north east elevation to be bricked up;
Wall height to be increased to coincide with garage wall plate height.
Brickwork to be toothed and bonded to original walls; brick and brick bonding to match original sections of walls immediately adjacent to new work.
Bricks and pointing (including mortar colour) to match original section of building.
Mortar mix to be cement/sand (1/6).
Opening above new french doors to be supported with Catnic Lintol XXXX; minimum 150mm end bearing; lintol to be installed in accordance with manufacturer's recommendations; any cutting of lintol to be carried out in accordance with manufacturer's recommendations.
Building to be wrapped to internal face of walls with Klober Permo Forte breathable building wrap secured to walls with 25 x 50mm treated SW battens @ 600mm c/c.
62.5mm Kingspan *ThermaWall TW52 insulation board (50mm insulation thickness) fixed* to treated SW battens on inner face of walls with 80mm drywall screws placed at 300mm c/c.
Window reveals to be insulated with 37.5mm Kingspan ThermaWall TW52 insulation board (25mm insulation thickness); secured to masonry with multi purpose adhesive and screwed to edge of treated SW battens with 60mm drywall screws at 300mm c/c.
Galvanised edge beading to be installed to all external corners and all board joints to be scrimmed prior to application of Knauf MultiCover Plaster skim coat.
Skimmed with Knauf MultiCover Plaster.

Foundations – new walls

600 x 600mm Gen 3 ready mixed concrete trenchfill foundations to all new wall sections.
Concrete vibrated into position to remove all air pockets.
All debris to be removed from trenches adjacent to external walls prior to backfilling and disposed of away from site; foundation trenches to be lean mix concrete, compacted into position; PCC slabs to be replaced to edge of building.
Foundations to be taken to depth of 1000mm or as deep as deemed necessary by Building Control Officer.
Existing foundations to workshop to be assessed for adequacy.

Damp Proof Course – new wall sections each side of french door

Marley Homegard Housing Grade Pitch Polymer DPC to be placed horizontally 150mm above finished ground level; 450mm laps to joints; to line through with existing damp proof course.

External Joinery (doors and windows)

External joinery to be bespoke uPVC self coloured white; manufactured by specialist; profiles used to match original house joinery as closely as possible.
Doors and windows to be glazed with 4-16-4mm *Pilkington "K" Glass* double glazing.
New bow window to guest bedroom to have at least one opening light of above 0.33m²; with a minimum opening of 450mm; opening in one direction to allow emergency egress in the event of a fire.
Window and french door to be fitted with trickle ventilators; habitable rooms to have 8000mm² trickle ventilation; non-habitable rooms to have 4000mm² trickle ventilation.
Windows to be fitted with high security locking mechanisms to opening lights; french door to be fitted with 5 point locking system; window and door locks to comply with the Secured By Design provisions.

Ground Floor Construction

Finished floor deck level to line through throughout property.
19mm tongued and grooved flooring grade chipboard; board joints secured with PVA wood glue; bonded to insulation below with PVA building adhesive.
Existing floor slab to be treated with three coats Synthapruf bitumen based waterproof paint; to extend up walls 1 course of bricks above damp proof course.
Floor levels to be built up with several layers Kingspan Thermafloor TF70 to a thickness of approximately 105mm; separate layers to be bonded together with PVA building adhesive; base layer to be bonded to Synthapruf with PVA building adhesive; board joints to be staggered; contractor to ensure that each successive layer receiving PVA building adhesive is swept clear of dust and loose debris prior to application.
Any fall in concrete floor to be taken up by cutting insulation to accommodate fall and leave a level surface to top side.

Joinery (internal)

Doors to be selected from JenWeld joinery catalogue to match doors in original house as closely as possible; doors to be hung in suitable planed door linings fitted with loose stops.
Doors to be hung on three 100mm electro-plated brass butt hinges rebated into both door and door lining in accordance with good building practice.
Ironmongery to doors to match ironmongery to doors in existing house as closely as possible.
Doors to be fitted with tubular mortice latches and keeps; both of which are to be rebated into door and lining in accordance with good building practice.
Architraves to be selected to match those in original house as closely as possible; fixed with lost head nails.
Skirting boards to be selected to match those in original house as closely as possible; fixed with lost head nails.

Intermediate Internal Walls – Lightweight

12.5mm Knauf wallboard; skimmed with Knauf Professional Board Finish Plaster.
50 x 100mm treated softwood head and sole plates; spiked to floor and ceilings.
50 x 100mm softwood studs placed at 450mm c/c horizontally.
50 x 100mm softwood noggins placed at 600mm c/c vertically.
Void between studs to be partially filled with 25mm Knauf Crown Sound Deadening Insulation (36 kg/m³).
12.5mm Knauf wallboard; skimmed with Knauf Professional Board Finish Plaster.

Decoration

Decoration to be carried out by contractor.
Internal walls to be painted with one sealing coat and two coats DULUX emulsion paint; colour scheme chosen by client.
Internal joinery to be stained, varnished or gloss painted to match joinery elsewhere in original house.
External joinery to be coated with *Sadolin Supadek* microporous opaque stain; to be applied in strict accordance with manufacturer's recommendations; coloured white.

Space and water heating

Existing heating system to be extended into proposed accommodation.
Space heating to be wet pumped in new accommodation; radiator positions to be discussed with client on site; radiator sizes to be ascertained by a qualified heating engineer.
Existing boiler, situated in downstairs w.c. to be assessed for adequacy; if boiler is found to be inadequate it is to be replaced with gas fired boiler placed in same position within w.c. boiler to be installed and commissioned by CORGI registered heating engineer; main contractor to liase with Building Control in the event of the boiler being changed to notify details such as the type and capacity of the new appliance.
All new pipework to be insulated with 38mm *Climatube* insulation when installed in an unheated area.
New pipe sizes and positions to be determined by heating engineer.
Maintenance instruction plaques to be fixed to rear of w.c. door which specify the type, model and ongoing maintenance provisions for all new heat producing appliances.

Electrical system

New electrical system to comply with the provisions of Approved Document P of the Building Regulations; works may be carried out by an accredited electrical engineer under self certification, otherwise works are to be checked by Building Control for compliance.
All electrical works to be carried out to meet the current edition of the IEE Regulations; completion certificate to be sought from electricity board upon completion of works.
Mains Operated smoke alarm with battery backup to be placed in lobby.
Alarm to be purchased from ScrewFix Direct (0500 414141), Product Number 1741, colour – white, batteries to be fitted (product complies with BS50081/1 and BS50082/2 and carries a 5 year guarantee).
Alarm to be fitted in strict accordance with manufacturer's instructions.
Light fittings and electrical sockets to be positioned as directed by client in site; all electrical outlets to be manufactured by MK.
Light fittings and specialist electrical appliances are to be supplied by client.
All light fittings and bulbs to be chosen for energy efficiency.
Contractor to allow for providing telephone point in position dictated by client within new study; face plate to have two sockets.
Light switches are to be placed adjacent to doors 1200mm above finished floor level; 13A socket outlets, telephone points and TV aerial outlets are to be positioned 450mm above finished floor level.

Surface Water Drainage (external)

Rain water downpipes to discharge to surface water drainage system via Osma trapped gulleys; new rain water downpipes to connect to existing surface water drainage system.
Existing rain water drainage system to be investigated when contractor is on site and progress is underway.
110mm OsmaSoil ring seal (self coloured black) PVCu surface water drainage to fall at a rate of 1 in 80; to discharge to existing soakaway system situated within garden.
Drainage pipes to be bedded and surrounded with 150mm pea gravel; drainage pipes less than 400mm below ground level to be encased in 100mm Gen 3 concrete.

Stewart Mumford Architectural Services
Bespoke Architecture
29, Grove Meadow, Cleobury Mortimer
Kidderminster, Worcs. DY14 8AG

Tel/Fax: 01299 271068
Mobile: 07977 921039

stewart.mumford@talk21.com

PROPOSED ALTERATIONS TO 24, SOUTH STREET, CROWLAND PETERBOROUGH PE6 0AJ CONSISTING CONVERTING EXISTING GARAGE & WORKSHOP TO LIVING ACCOMMODATION

FOR Mr. & Mrs. D. WILKINSON

PLANS AS EXISTING & SPECIFICATION

1 [illegible]

0338/05

SCALE: 1:500 - 1:100 - 1:50 - 1:20
DATE: JANUARY 2005
DRAWN: S.C.M
REVISIONS: