



**proposed ground floor plan**  
1:50

**ALL MEASUREMENTS TO BE CHECKED & AGREED WITH CONTRACTOR ON SITE AT THE TIME OF CONSTRUCTION**

**FOUNDATIONS;** Min. 1.0m below lowest ground level or to level of adjacent drains, whichever is deeper. To be below any roots by 0.6m. All depths in accordance with NHBC prac. note 3

**DRAINAGE;** All new & existing drains to be encased in 150mm concrete and bridged by RC lintels where passing through walls/foundations. All new drains to be bedded in 150mm pea shingle.

**EXTERNAL WALLS;** 112mm brick external skin, 100mm PIR insulation and inner skin of 100mm thermalite turbo blocks (1:1:6 mortar). Insert galv. wall ties @ 450mm CRS vertically and 900mm CRS horizontally and at every block at reveals to all openings and at floor level @ min. of 150mm above g.l. and lapped into existing DPC.

**FLAT ROOF;** 50x200mm flat roof joists @ 400mm CRS and with 12.5mm f/b plasterboard & skim. Provide 18mm WBP ply & 150mm Kingspan roof decking on vapour barrier with GRP roof covering

**FLOOR;** Min. 150mm consolidated hardcore with 50mm sand blinding with 1200 gauge DPM over and min. 100mm concrete oversite, 1:2:4 mix. Suspended timber floor. Floor insulation 150mm Celotex between 50x200mm floor joists with min 125mm sub floor ventilation

**VENTILATION;** Provide min. ventilation opening to all rooms of 1/20th of floor area.

**STEELWORK;** Provide half hour fire protection to all new steel beams with 2 layers of 12.5mm

50' 100mm studwork with 100mm Celotex with 25mm cavity between studwork & ex 100mm wall  
provide 150mm Celotex insulation between ex roof joists (solid roof construction) & provide 50mm clear ventilation over insulation

1. D/glazed windows to achieve min U value of 1.4 W/m<sup>2</sup>K
2. Energy efficient lighting to be provided in acc. with AD 'L'
3. Wall cavity to be 100mm with stainless steel wall ties
4. Use 150mm Celotex floor insulation to achieve max. U value of 0.15W/m<sup>2</sup>K
5. All new glazing to comply with app. doc. 'L' with argon filled glazed units, 'K' glass
6. SR cement to be used for all work below ground level & below DPC
7. DPC to be lapped into existing DPC of garage & kept at 150mm above adjacent ground level
8. Foundation depths in accordance with current Zurich guide with 50mm claymaster on inner face of foundation where depth in excess of 1.5m
9. Foundation concrete to be min 1:2:4 mix with S.R. cement
10. DPM to be lapped into DPC's
11. New cavity wall to be connected to existing with Furfix wall connector

N.B. FW drain run to be checked & agreed with L.A. building inspector  
new foundation stopped at min 150mm from outer edges of any drain & bridged over with 2No. 65x100mm pc conc lintels to support the two 100mm walls

Rainwater to drain into existing surface water system or into soak away if this is not possible.  
Soakaway to be min 1 cu.mtr at min 5m away from building or 6m in clay soils

new soakaway 1m<sup>3</sup> for every 20m<sup>2</sup> of roof area to be drained, therefore soakaway min 1m<sup>3</sup>  
(new soakaway in acc with A.D. H)

provide min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq. mm  
Holding down straps to wall plate 30x5mm ms restraint straps 1m long @ max 1.8mtr ctrs  
Wall cavity to be 85mm with stainless steel wall ties  
Lintels over all new openings to be Catnic or similar

All brickwork below DPC to be in semi engineering brick with SR cement  
Max U value for new windows 1.6 W/m<sup>2</sup>K

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

Drg. No. ABT/1503		
No.	Revision/Issue	Date

Firm Name and Address  
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Project	Garage conversion	Sheet
Date	07-04-26	02
Scale	1:50	