

Drawing Scale = 1:50
 All dimensions to be confirmed on-site
 New construction shown in RED

Schedule of Work

NOTE:- The following is intended to aid project cost estimating and basic construction, it is not intended as a hard and fast plan for construction but merely a list of things to consider. While generally indicating Build. Regs. it is not a detailed list of all relevant Regs. required to meet the Inspectorate's satisfaction these are published at large and familiar to practicing Builders or Suppliers.

Prior starting construction it is suggested a test dig is made by the Northeast corner of garage to ascertain garage construction details and suitability for conversion of footings/floor etc. It was difficult on site inspection to check actual garage floor for level and normally such floors have a gradient to discharge any water carried in by vehicles. When a new finished floor is laid to latest Std's. the finish height could be above current house level. This could create necessity to break up and relay the subject floor if house level is mandatory.

Foundations (New Extension) :- Excavate to unmade ground 1.0 mtr. min. deep and 450 mm. wide with a suitable 'Slip Joint' insert between adjacent foundation faces and fill with mass concrete. to ground level. Excavate ground in new area to a depth of approx. 400 mm. from existing floor level to allow for construction of new floor. Note: Existing Rain water, Kitchen waste, new waste for New Utility will require altering/installing to suit new design and should be considered at this point.

New Walls:- Walls to be of cavity construction with a brick matching House exterior, 90 mm. insulated cavity, and 100mm. block interior, to have engineering brick upto DPC level (as existing), all mechanically fixed to existing building both house and garage. All DPMs to be properly lapped to existing, appropriate Lintels to be install over all apertures. Internal dividing wall for Utility to stud construction suitably insulated. Consider venting of machine's in the Utility room and waste outlet. Note the 'Front' wall passes into the old window aperture and consider blending new onto existing below sill leaving upper section until new build is intruder proof then, cut through new archway and install new Lintel (Catic CXL or similar, on 150 mm. seatings). It is a consideration that existing kitchen side door and window are retained in this area, T.B.E. New walls must meet Build Reg. 'U' value 0.35W/m²K.

Flooring :-
 New Area :- Cover excavated area with 150 mm. min. compacted and blinded hardcore. Then lay a 100 mm thick mesh reinforced concrete surface to same level as existing Garage floor highest point.
 Ex-Garage Area:- Build a 200 mm Block wide plinth along inside of existing single brick wall's upto finish floor level (DPC ?). Info :- This plinth is for carrying stud framing for new inner wall. Level entire area with sand then lay 1200g D.P.M. which is positively lapped up to the D.P.C. Completely cover area with 80 mm. min. Polyfoam or similar with all joints sealed and consider any plumbing installation requirements. Then cover with a 50 mm. min. Screed, ensuring finished new floor height when finished (Client choice) will match existing house. Make good sections where new archway into Kitchen are cut. Finish Floor to meet Build. Reg 'U' value of 0.25W/m²K.

Existing Walls :- remove roof and all redundant construction including garage door pier adjacent house, then reduce brickwork to new wall height required. Establish new Patio Doorway by erecting pier at corner house wall and instal 2 off 75 x 220 mm. beams (bolted together) on 150 mm. seatings to carry new roof. After agreement on size/position establish aperture for rear window with lintel. Inside the ex-garage single brick walls instal a WPM to lap with that of the floor, then erect Stud walling using 47 x 97 mm min. timber @ 400 mm. ctrs. onto the Block Plinth, whilst sandwiching 90 mm. of insulation between studding and wal/membrane. Mechanically fix studding to wall, and fill all space's in between with insulation prior finish covering. The upper 'Rail' of studding can act as the 'wall plate' for roof support Walls must meet Build Reg. 'U' value 0.35W/m²K.

Roof :- Purpose built 33 degree max. per good practice using 50 x 150 mm. timbers @ 400 ctrs. for rafters. Cover with breathable membrane and refit existing tiles modifying and adding to as necessary. Insert 125mm thick foil faced Polypropylene Board (Kingspan or similar) between rafters leaving air gap above. The finish height of the eaves needs to be clear swing of opening Patio Doors. Efficiency of roof insulation to meet Build. Reg 'U' value of 0.25W/m²K. Rainwater to be handled by modified existing system.

Patio Doors/Window :- Notwithstanding possible re-use of current door/window to front of extension, it is assumed all to be Aluminium with Powder coated finish, to match existing house. Patio Doors to be a 3.0 m run of Bifold pattern, either 4 x 75 mm wide doors or 6 x 500 mm doors, attention should be given to thermal efficiency in selection of units, possibly Triple Glazing - at Client option. Client should also indicated preferred opening sequence (ie:- all one side left or right - or 2 each side - or 2 one way and 4 the other). Window in South wall proposed as 1.0 wide but subject discussion on site. All Specialist built to meet client requirements and meet latest glass standards (BS6262).

Waste/Rain water :- New runs to pass onto existing system(s) modifying as necessary.

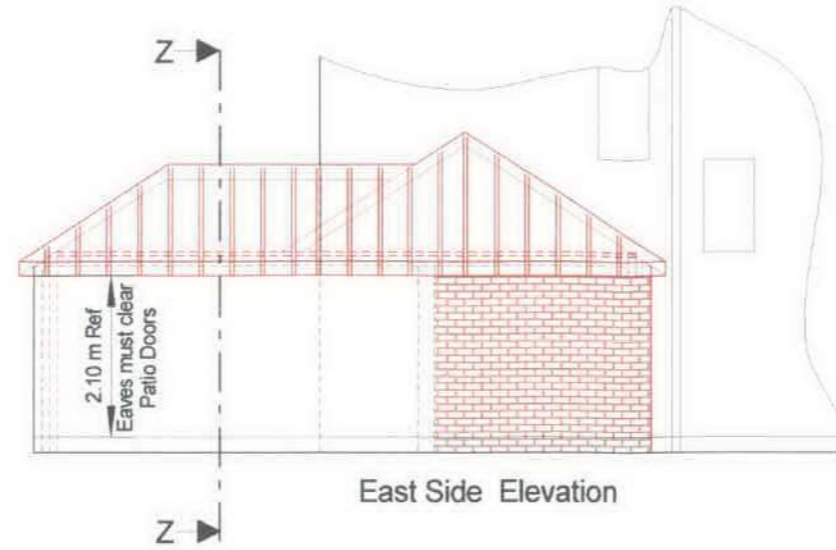
Heating :- Covered by extending existing system.

Electrics :- Client decision on final layout. Work to be in accordance with latest certificated standards as applicable.

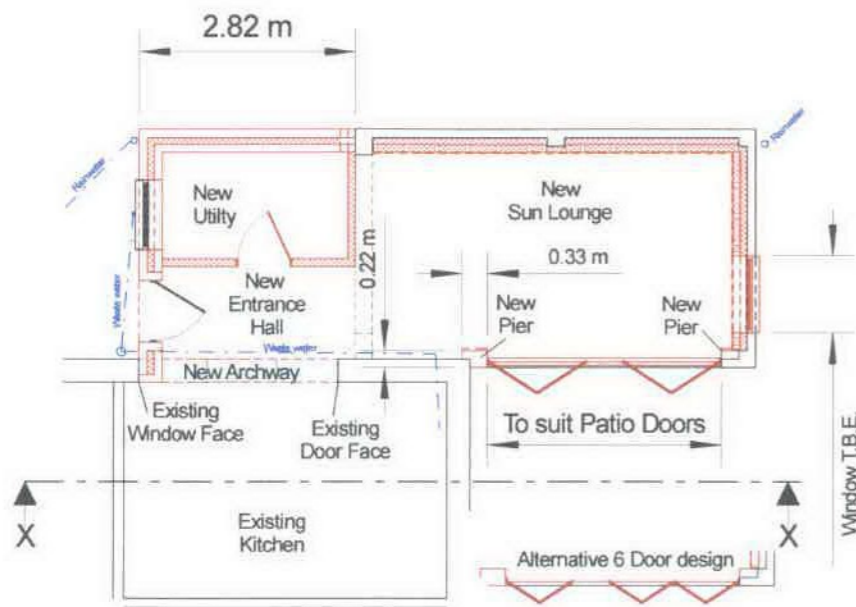
Finishing :- When re-establishing drive surface extend sideway accordingly, plus check if a step to door is required. Inside, after ensuring all wiring/fittings that may effect result is suitably positioned/fitted, apply wall/ceiling plaster boards? etc. and finish plastered as applicable.



Plan View of new Roof



East Side Elevation



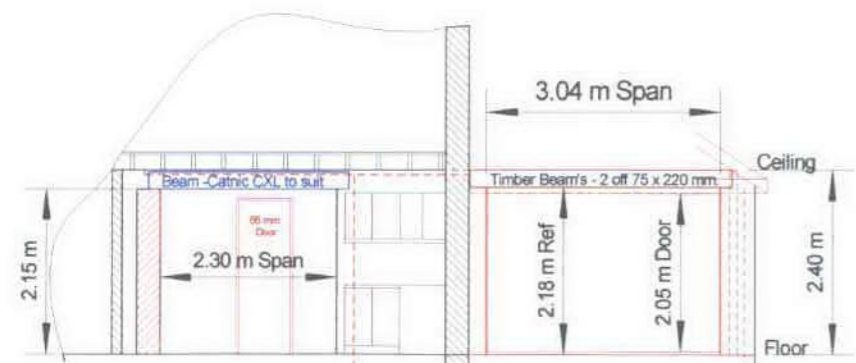
Plan of new & modified Construction



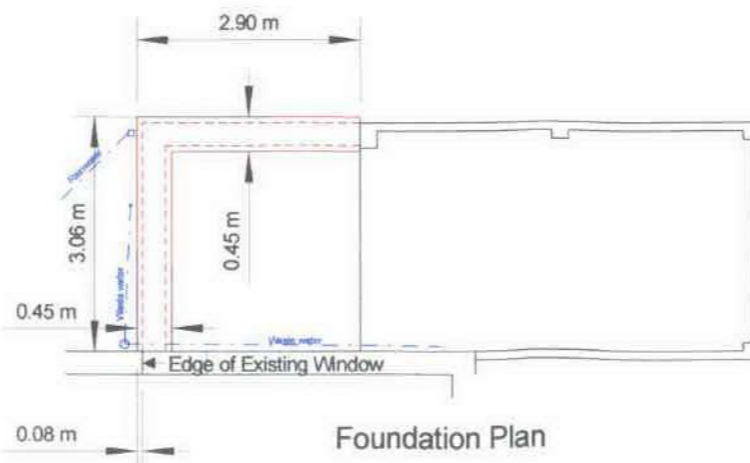
North Front Elevation



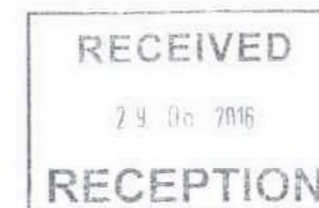
Sectional view 'Z-Z'



Sectional view 'X-X'



Foundation Plan



Proposal for changing existing
 Garage plus small extension into
 Sun Lounge and Utility under
 'Class A' Permitted Development
 31 The Ramparts
 Rayleigh
 SS6 8PY