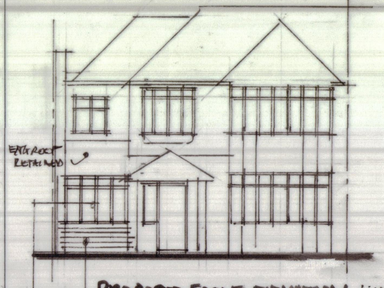


EASTINGS FRONT ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

PIPES PASSING THROUGH WALLS
Walls above pipes passing through substructure walls to be supported on suitable lintel on semi-engineering bricks. Pipe to be provided with a 50mm clearance all round, opening to be masked with granular backfill (pea shingle) around pipe. DPC to be provided as required by BCO.
Alternatively
Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.

TRENCH/STRIP FOUNDATION (OR BEAM TO SUIT EXIST DETAILS)
foundations to building control approval. or approved engineers foundation design, concrete mix to conform to BS EN 206 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations. The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

PURGE VENTILATION
Minimum total area of opening in accordance with Table 1.4 Approved Document F1.
Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.
Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.
Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.
Internal doors should be provided with a 10mm gap below the door to aid air circulation.

C2. CONDENSATION
Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.
Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.
The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

WALLS BELOW GROUND
All new walls below ground to be constructed using blockwork compliant with BS EN 771 and suitable for below ground level or semi engineering brickwork. Walls to be built using 1:4 masonry mortar mix or equal approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

Full Fill Cavity Wall
To achieve minimum U Value of 0.18 W/m²K
New cavity wall to comprise of 103mm suitable facing brick. Full fill cavity with 200mm (2 x 100mm) Dritherm 32 cavity insulation as manufacturer's details. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barrier where required. Trays and cavity barriers to be installed according to manufacturer's details.

UPGRADING EXTERNAL WALL - NON ADJOINING SIDE
To achieve min U-value 0.30W/m²K
Existing wall to be exposed and checked for its suitability. Insulate existing wall on the inside using 90mm Celotex GA4000 insulation board fixed to 25 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation.
Fix a vapour control layer on the warm side of the insulation. Finish with 12.5 plasterboard and a plaster skim. All work in accordance with BS 8212: 1995 (Code of practice for dry lining).



49. CRANSTON PARK AVENUE · UPMINSTER · ESSEX ·

LOCATION PLAN ·

scale 1:1250 0 5 10 15 20 25 30 35 40

N

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This drawing must be read and checked against all other standard specifications and any structural drawings provided. Any discrepancies are to be notified to Spaces Design immediately prior to works progressing.

Principal/Contractor('s) to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principal/Contractors('s) duty to ensure all works on site are approved by an appointed Building Control body.

Principal/Contractor('s) to ensure dimensions are taken on site before procurement of any materials/works proceeding. Structural members are not to be ordered scaling from this drawing.

It is the duty of the Principal/Contractor('s) to ensure all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Principal/Contractor('s)/Client to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing unless noted does not represent compliance with the Party wall act 1996. If required all agreements are to be in place before works commence.

It is the Principal/Contractor's responsibility to ensure planning / Building control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Spaces Design accepts no responsibility.

Do not scale from this drawing except from purpose of local authority planning department.

NEW CAVITY WALL CONSTRUCTION.

PARTIAL FILL CAVITY WALL- BRICKWORK
To achieve minimum U Value of 0.28W/m²K
Provide 103mm facing brick to match existing construction. 50mm clear residual cavity, 50mm Celotex CW4000 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish to be 12.5mm plasterboard on dabs with a plaster skim. Walls to be built with 1:1:6 cement mortar.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

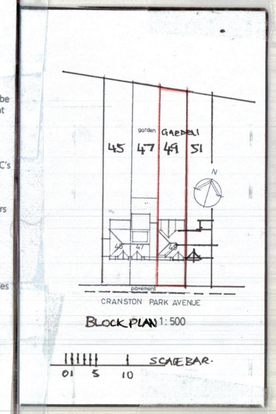
DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles/ STAFFIX ETC.

CAVITY BARRIERS
30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers details.



BLOCK PLAN 1:500

SCALE BAR · 0 1 5 10

EXISTING GROUND FLOOR PLAN · 1:50

NEW WINDOW TO MATCH SPACE OF EXISTING

EXISTING GARAGE DOOR REMOVED NEW FACING BRICK TO MATCH TO CLIENTS

BOILER

ASSUMED LINTEL OVER.

SLOPING ROOF OVER

KITCHEN

EXISTING BEAM (CHECK 200 MM DEEP).

DINING

UTILITY

WC

UP 175

BOXING OUT EXISTING (ASSURE INSULATION ABOVE)

GARAGE

HALL

LOUNGE

SLOPE

PORCH

NOTE ALL WORKS TO STRICTLY TO FOLLOW STRUCTURAL ENGINEERS DESIGN - CALCS.

CHANGE DOORS TO UTILITY ROOM AND GARAGE TO NEW 1 HR P/D WITH SMOKE SEALS.

TO EXISTING CEILING LAY MIN 250 MM QUILT INSULATION 100 MM AND 150 MM OVER LAY.

TO PERIMETERS ADD 25 MM INSULATION TO AVOID THERMAL BRIDGING.

RETAIN EXISTING DUSTING TO WALL NOTE SEE SPECIFIC NOTE - CONTRACTOR TO EXPOSE WALL AND STRUCTURAL UPGRADE TO NOTE
APPLY 1200 GAUGE D PM OVER SLAG DRESSED UP SIDES INTO D PC LAY MIN 90 MM CELOTEX GA4000 INSULATION AND 75 MM S/C SCREED LEVEL WITH UTILITY FLOOR.

FRAME OUT AND INSULATE BULK EXPOSED WALL. 38X38 BATTENS AND 42.5 MM INSULATED PLASTERBOARD.

REMOVE GARAGE DOOR - EXCAVATE TO ASCERTAIN IF FOUNDATION EXISTS. IF NOT EXISTING EXCAVATE FOR 1M X 600 MM DEEP STRIP FOUNDATION OR BUILD UP CAVITY WALL OFF RSJ - BOTH TO STRUCTS DESIGN / DETAILS

PROPOSED GROUND FLOOR PLAN 1:50

POSITIONS OF MAINS INTERLINKED SMOKE DETECTORS.

NOTE: AT TIME OF SURVEY EXTG FLOOR FINISHES PREVENTED EXPOSURE OF DRAIN RUNS.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:
- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

any window or door openings to be in accordance with diagram 11.5 in Part B Volume 1 (small unprotected areas).

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CLIENT	Mat Miss Sher
ADDRESS	49 Cranston Park Ave Upminster RM14 3XD
JOB TITLE	Garage conversion and associated internal alterations
DWG TITLE	Proposed - Existing floor plans - elevations [front] Block - location - notes.
REVISION	Rev A additional building notes added
DWG NO	CPA-01A
SIZE	A1
DATE	Nov 2026
SCALE	various
DWG BY	