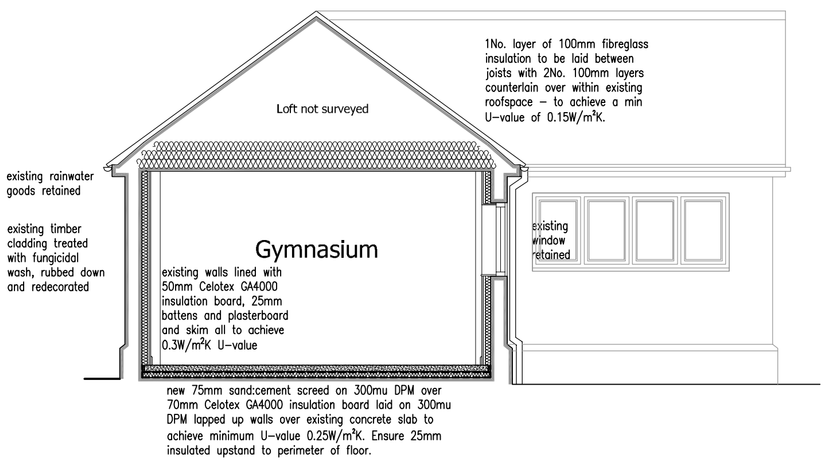
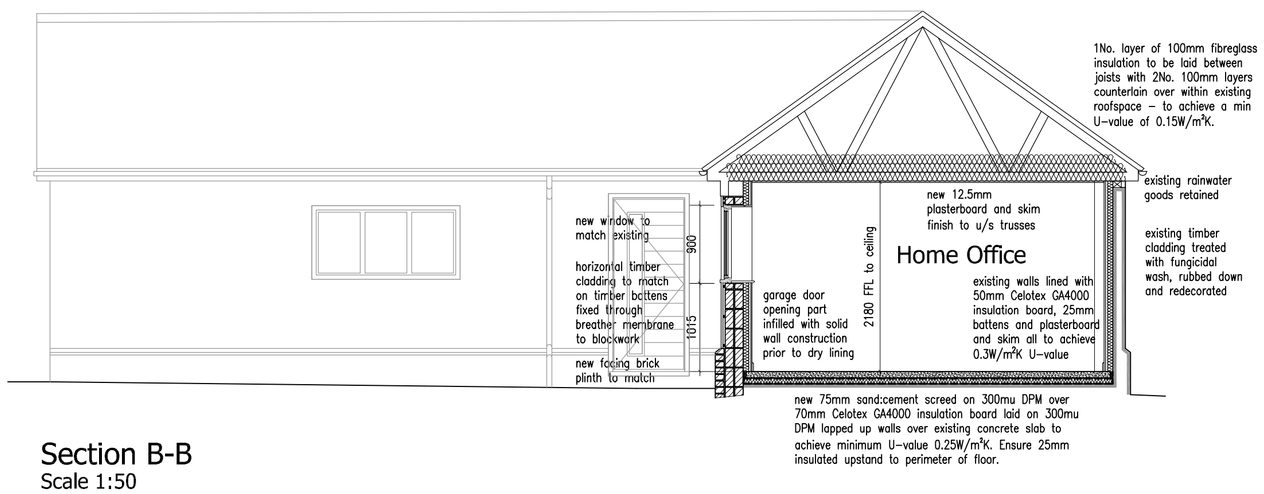


Section A-A
Scale 1:50



Section B-B
Scale 1:50

LANDSCAPING SPECIFICATION

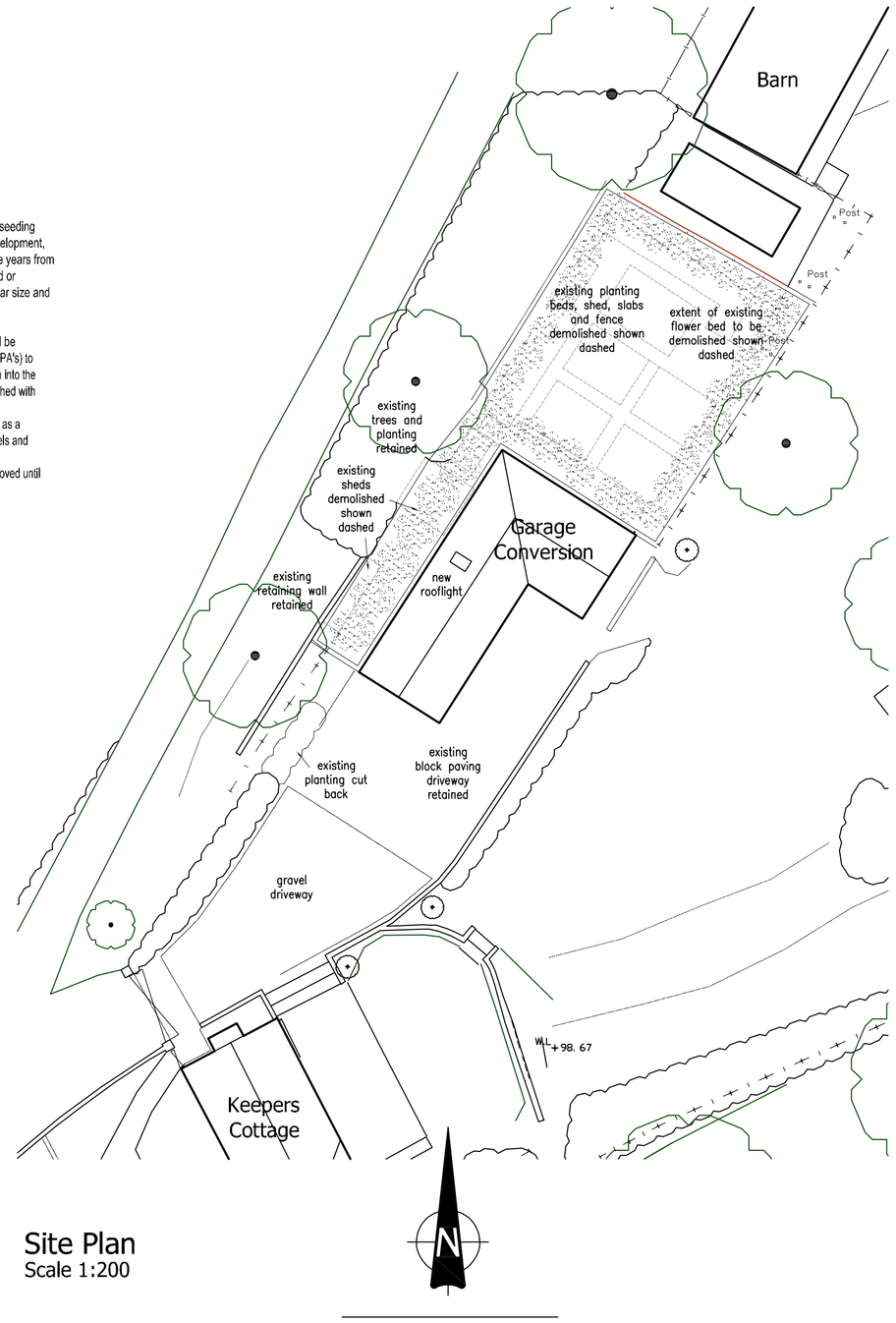
- Denotes extg. tree to be retained (remove trees where shown dotted)
- Denotes extg. hedgerow planting

All driveway and courtyard finishes as indicated

- Indicates new turfed areas
- Indicates extent of precast conc. paving slabs
- Indicates brickwork walls and support piers, heights as indicated

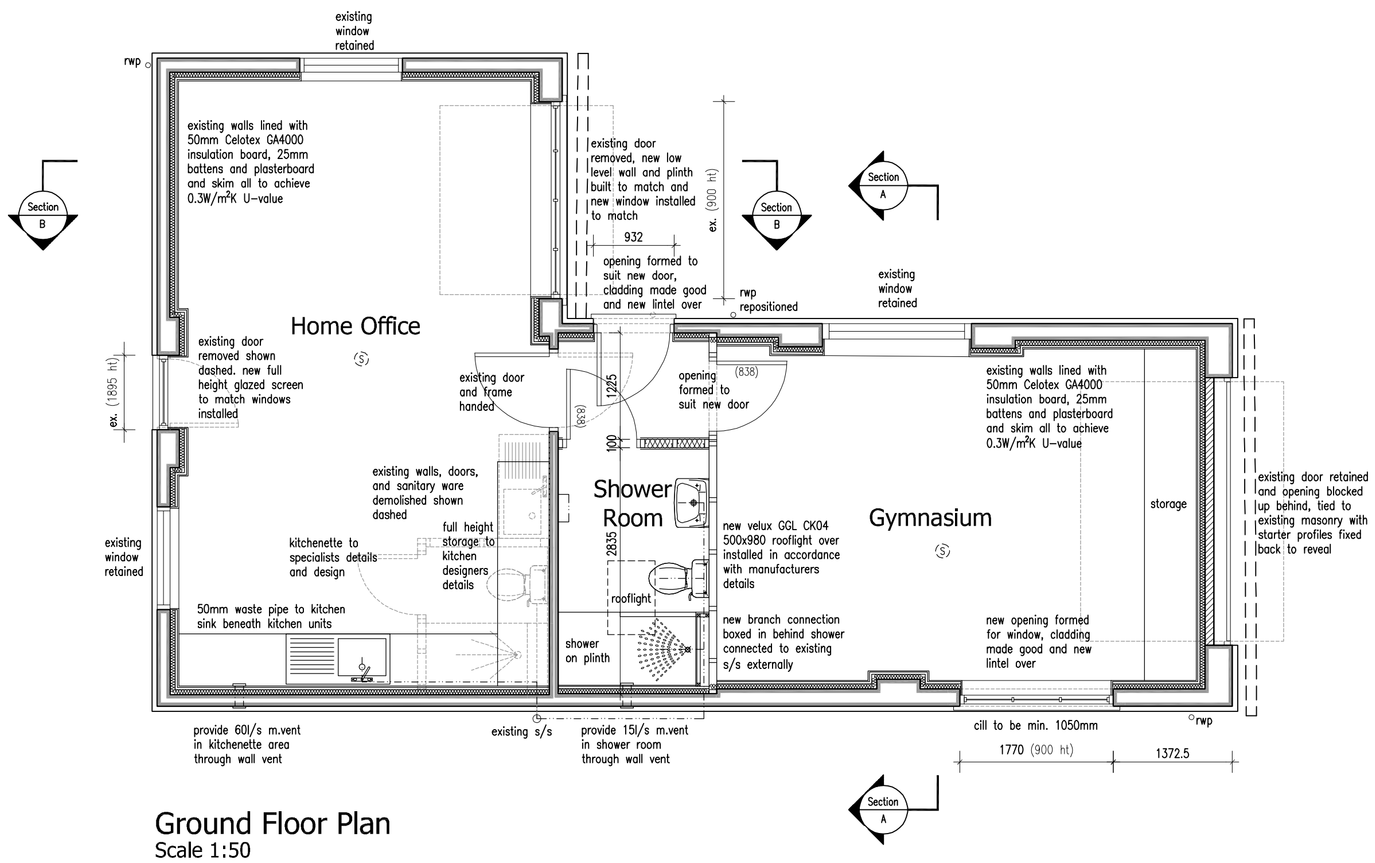
All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection of a tree protection barrier (to coincide with RPA's) to BS5837: 2012 comprising vertical and horizontal framework of scaffold tubes driven into the ground at max 3.0m centres with weld mesh panel fencing or boards securely attached with scaffold clamps.
The area inside the protective barrier must remain undisturbed during development as a construction exclusion zone. No change in level, storage of materials and use of fuels and chemicals, equipment or vehicles are permitted in the exclusion zone.
The barrier must be in place before ANY building work commences and not be removed until work is completed on site.

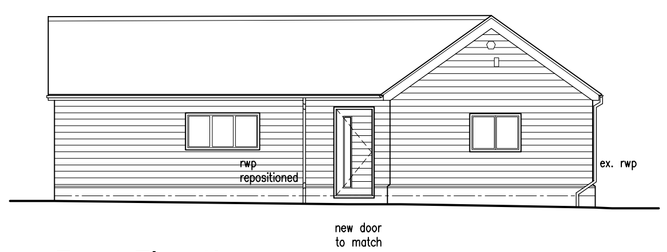


Site Plan
Scale 1:200

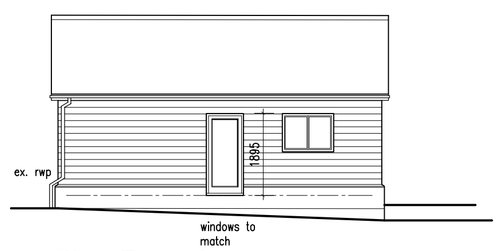
Indicative North



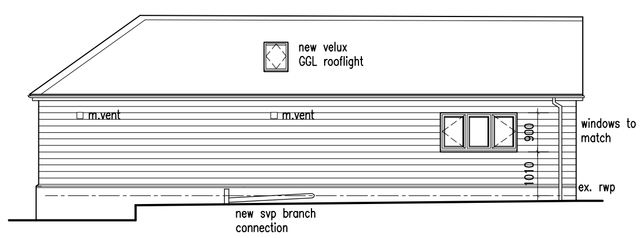
Ground Floor Plan
Scale 1:50



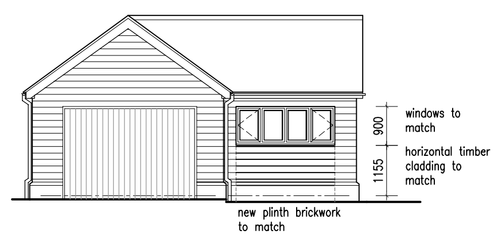
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100

1:200 0 4 8 12 Metres

1:100 0 2 4 6 Metres

1:50 0 1 2 3 Metres

PRODUCTION DRAWING
PROPOSED GARAGE CONVERSION - KEEPERS COTTAGE - SHACKERSTONE LANE - SHACKERSTONE - WARWICKSHIRE

SPECIFICATION NOTES:

SUBSTRUCTURE
Walls built up in solid walls construction - ensure min. 3 courses (or more if site conditions dictate) engineering brick below dpc. Visqueen Zedpc dpc, or similar approved to be set minimum 150mm above external ground level complying to BS8215 1984 to internal and external leaf. Additional dpc, to be fitted min 150mm above any raised ground levels.

GROUND FLOOR Maximum U-value 0.25W/m²K.
75mm conc. screed on 300mu. dpm. on 70mm Celotex GA4000 insulation board on Visqueen 300mu.dpm, turned up walls and lapped into horizontal dpc where possible on existing concrete floor slab, Ensure 25mm insulated upstand to perimeter of floor.

WALLS (Maximum U-value of 0.30W/m²K)
Externally of 225mm solid construction where infilled comprising 100mm outer leaf of blockwork and inner leaf of 100mm 7N/mm² load-bearing block. 200mm type 4 wall ties to BS EN 845-1:2013 + A1:2016, staggered at 750mm horizontal and 450mm vertical centres, 225mm around openings, Timber clad walls with timber cladding (to match) fixed to vertical timber battens (min. 38x38mm) affixed to 7N/mm² 100mm concrete blockwork outerskin through vapour barrier Tyvek or similar. Maintain drainage cavity behind.

Internal walls of studwork partitions where indicated of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m³) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side.

Solid walls to be drylined with 50mm Celotex GA4000 insulation boards all joints taped secured with 50x25mm treated softwood battens fixed through insulation and into masonry, 12.5mm plasterboard +skim plaster finish to achieve a maximum U value of 0.30W/m²K

OPENINGS
Lintels to openings to be Catnic or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where indicated.

WINDOWS. (Maximum U-value of 1.4W/m²K)
Double glazed aluminium windows, style as to match. with 16mm argon filled air gap and a low-E coating to Inner pane. Energy rating band B
All new windows to be fitted with trickle vents set min 1700mm above floor level. Refer to background ventilation note for specific areas. Purge ventilation: top hung or pivot windows with an opening angle between 15 & 30 degrees 1/10th floor area of the room openable area, opening angle greater than 30 degrees, sash windows and doors 1/20th floor area of the room openable.
Provide draught seals to all windows, doors and rooflights. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the sill height 800-1100mm above FFL. First floor windows with a sill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL OR be fitted with with restrictors. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely. All windows to be mechanically fixed to the building structure.

ROOFLIGHTS (Maximum U Value 2.2W/m²K)
Velux, Keylite or similar installed with flashing kit to suit roof covering, glazed with 15mm double glazed unit G value 0.46 argon filled. Outer pane 4mm toughened glass, inner pane laminated float with low E coating.

GLAZING
Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981 + BS EN 12600:2002

EXTERNAL DOORS (Maximum U-value 1.4W/m²K)
Composite doors and frames. Style as shown, double glazed with 16mm argon filled air gap and a low-E coating to inner pane. External doors >80% glazing Band B & C Other external doors band B & B.

ROOF - VENTILATED (Maximum U value 0.16W/m²K)
Roof areas insulated at ceiling level to receive 100mm fibreglass quilt insulation laid between ceiling joists & counter laid with 2 layers 100mm fibreglass quilt insulation over. Underdraw ceiling joist with 125MU polythene vapour control barrier & 12.5mm plaster board and plaster skim, or underdraw ceiling joist with 12.5mm foiled back plaster board and plaster skim finish.

HEATING
Electric underfloor heating and towel rails to be installed to specialist design. Provide dedicated electrical circuit and installation by suitable contractor all in accordance with manufacturers details.

HOT WATER
Wall mounted electric instantaneous water heater to be installed. Stiebel Eltron DCE-X or similar to supply hot water to multiple outlets. Provide dedicated electrical circuit and installation by suitable contractor all in accordance with manufacturers details.

PLUMBING
110mm stub stacks and SVP's to have rodding eye and access point at base. Air admittance valves to stub stacks to be installed above height of adjacent we pan, any encasing or boxing to be ventilated to the room. SVP's to be wrapped in insulation quilt prior to boxing. Boxing to consist of 12.5mm plasterboard and skim on min 38x38mm softwood framework. Pipes passing through garages to be double boarded or fitted with an intumescent fire collar.

Sink, Bath and Shower	40mm waste and 76mm trap
Wash Basin	32mm waste and 76mm trap
W.C. and Cistern	100mm branch connection

All above ground drainage to comply with BS EN 12056-2.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening and terminated with bird proof cowl.

RAINWATER GOODS
New rainwater goods to be uPVC HUNTER or similar half round or profiled with min 65mm downpipes.

BACKGROUND VENTILATION
All new windows and when replacing existing windows provide background (trickle) ventilation as below:-
Minimum 8000mm² to all habitable rooms
8000mm² to Kitchens
4000mm² Bathrooms with external walls).
All internal doors are to have a 10mm undercut. Ensure all new windows incorporate trickle vents at min 1700mm above floor level.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:

Kitchen	extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Bathroom	extractor fan capable of 15 l/s

Internal Bathroom extractor fans to have 15 minute over run & connected to light via separate isolation switch.
Air flow testing to be carried out to all cooker hoods, intermittent extract fans and continuous inlet and extract fans and terminals. Certification of performance required on completion.
All ducts to be in rigid pipework where possible & insulated where passing through roof voids.
Full details of any new ventilation systems to be left with the owner.

SMOKE & HEAT ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with BS EN 14604 & installed to BS 5839-6 & A1:2020, (min. Grade D, Cat. LD3) Large dwellings More than 1 storey & 1 storey exceeds 200sq m (min Grade B Cat. LD3)
Heat alarms mains operated and to conform to BS 5446-2

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to do so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 & A2:2022 and certification to be provided.

LIGHTING EFFICIENCY
Any fixed lighting should achieve lighting levels appropriate to the activity in the space and spaces should not be over illuminated. Each internal light fitting to have lamps with a minimum luminous efficacy of 75 light source lumens per circuit watt, Internal light fittings to have local controls to allow for the separate control of lighting in each space or zone, controls may be manual automatic or both.
Fixed external lighting should have both the following controls:-
Automatic controls which switch off luminaires in response to daylight or if luminous efficacy is 75 light source lumens per circuit watt or less than a PIR detector should control. If the luminous efficacy is greater than 75 light source lumens per circuit watt then manual control is acceptable.

Notes

Revisions: A Client Amendments 14.10.24

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Project
Proposed Garage Conversion
Keepers Cottage, Shackerstone Lane
Shackerstone
Warwickshire

Client
Mr & Mrs B. Matthews

Drawing
Production Drawing
Sheet 1 of 1

Drawing Number 24.4436.09 A

Date: September 2024

Scale: As Shown Drawn By: MP Checked By:

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