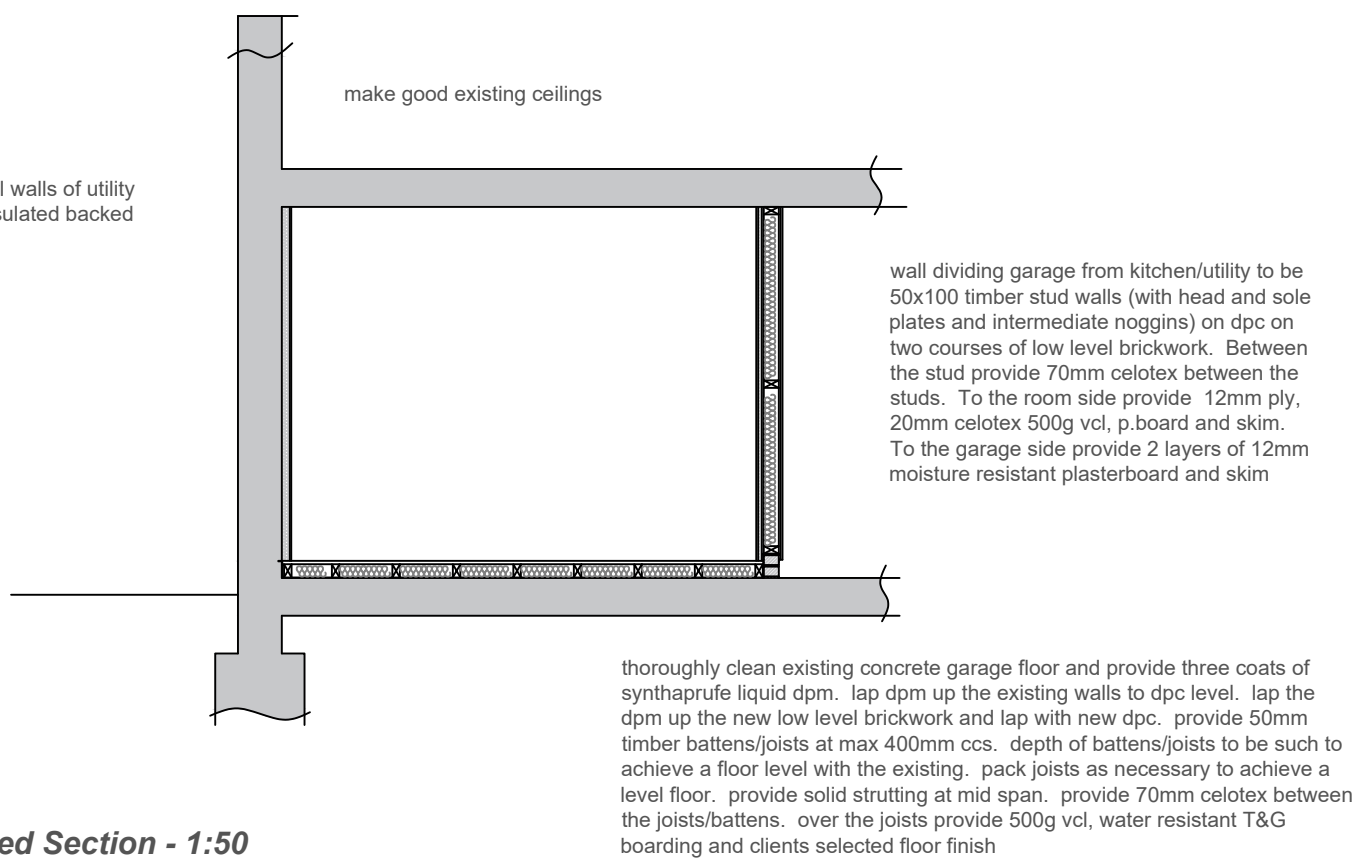




Proposed Rear Elevation - 1:100

Scale Bar 1:100



Proposed Section - 1:50

existing foul water drainage layout to be exposed by the client/builder prior to commencement. once exposed the new drainage layout to the foul water gully can be finalised. it is assumed that there is a drainage outlet in the existing utility room which could be extended to an inspection chamber and then onto the new gully.

provide 30 l/s extr fan to utility room which is ducted to a vent terminal on the rear elevation

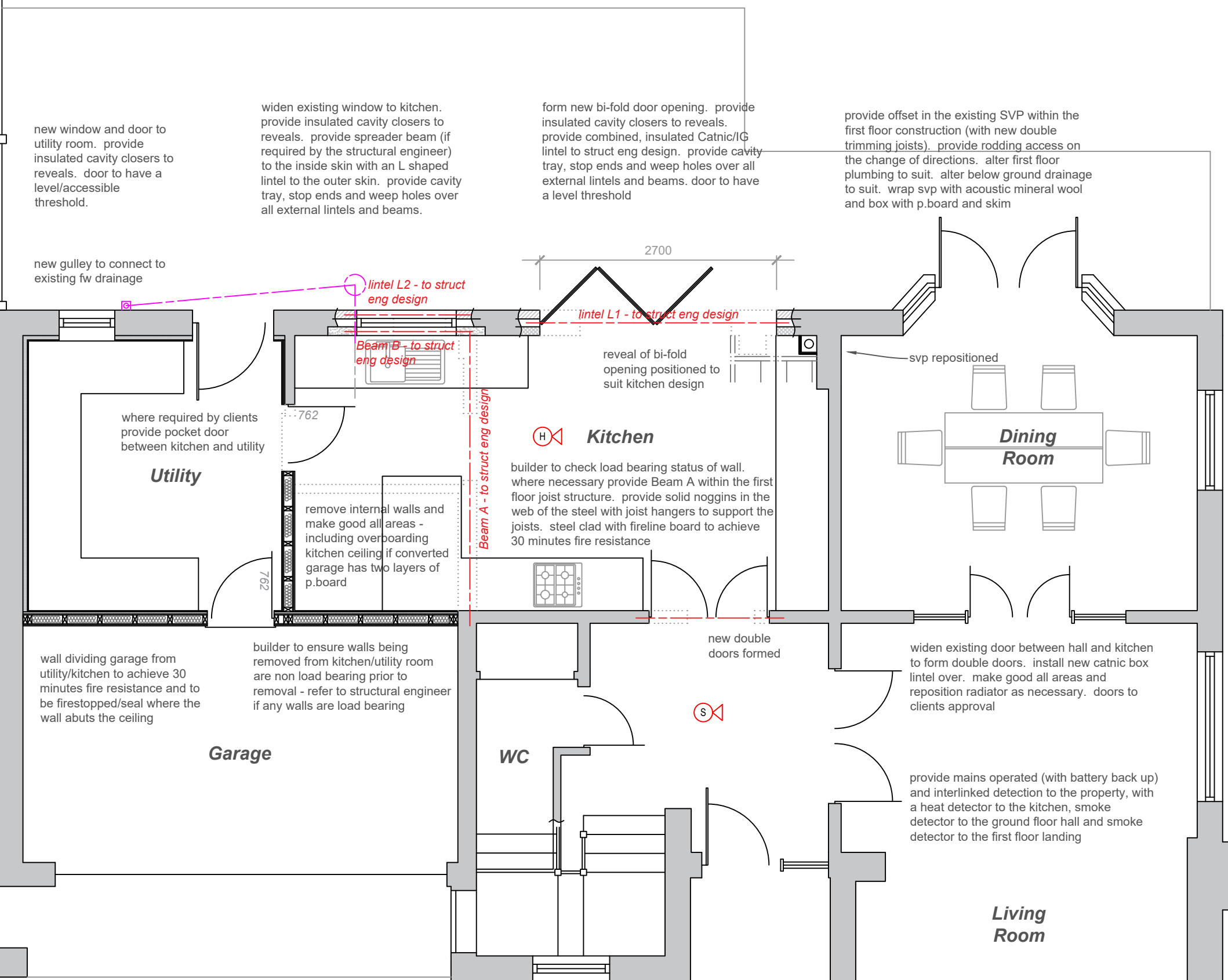
provide 30 l/s extr fan to utility room which is ducted to a vent terminal on the rear elevation

line existing external walls of utility room with 65mm insulated backed p.board and skim

detailed design of kitchen and utility to be prepared by the kitchen manufacturer. kitchen manufacturer to visit site during the building works to carry out their own measured survey prior to finalising the kitchen design. builder to position services to suit the detailed design

provide FD30s self closing fire door and frame (with intumescent strip and smoke seal) with step down into the garage. fire door installed in accordance with the manufacturers details

wall dividing garage from kitchen/utility to be 50x100 timber stud walls (with head and sole plates and intermediate noggins) on dpc on two courses of low level brickwork. Between the stud provide 70mm celotex between the studs. To the room side provide 12mm ply, 20mm celotex 500g vcl, p.board and skim. To the garage side provide 2 layers of 12mm moisture resistant plasterboard and skim



Proposed Ground Floor Plan - 1:50

Scale Bar 1:50

If planning permission is required for the project - existing driveway will need to be widened to create an additional (third) off road parking space. parking space to be provided with an ACO channel alongside the public footpath which discharge to a soakaway (or permeable paving)

Building Notes

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Structural design is to be in accordance with the structural engineers details.

Builder to expose the existing ceiling/floor construction prior to commencement to establish which internal walls are load bearing.

Builder to expose the existing below ground drainage on commencement to ascertain its exact position

PMG Ltd are the Principal Designer on the project and will manage/co-ordinate the design phase of the project. We will ensure that our design work, if built, will comply with the relevant requirements of the Building Regulations. Please note that PMG Ltd are not the Principal Designer under the CDM Regulations.

Under the Building Regulations the client has a duty to ensure that those designers and contractors appointed on the project are competent. The client must also appoint a competent Principal Contractor to manage the building phase of the project to ensure that the building works comply with the Building Regulations. The Principal Contractor must plan, manage and monitor the building works and ensure cooperation, communication and coordination between the dutyholders. Where a Principal Contractor is not appointed the client will take on the role of the Principal Contractor

On completion of the project the client, Principal Design and Principal Contractor must provide a signed Compliance Declaration Notice to Building Control confirming that 'to the best of their knowledge' they have complied with their duties under the Regulations

Preliminary - Builder to expose the existing fw drainage to establish its exact position. Builder to expose the existing ceiling to establish which internal walls are load bearing.

Garage Conversion Floor

Thoroughly clean the existing concrete floor and provide three coats of synthaprufl liquid dpm over. Dpm to be lapped up the walls to dpc level. Dpm to be lapped up the low level brick walls (below the insulated studs) to lap with the new dpc. Provide new timber joists/battens over at max 400mm ccs. Depth of battens to be such to achieve a floor finish flush with the existing. Provide solid strutting at mid span. Pack the joists/battens to achieve a level floor. Provide 70mm Celotex insulation between the joists. Over the joists provide 500g vcl, 22mm water resistant T&G boarding and clients selected floor finish.

Above Ground Walls -Alter the existing walls as shown on the plans. Provide external brickwork to match existing and to clients approval. Provide cavity insulation to match the existing. Make good walling

Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from any steel posts to both the masonry skins. Insulated thermabate vertical dpc to be used at reveals to prevent cold bridging. All cavities to be continuous with existing, and new work to be toothed and bonded to existing. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes.

Lintels to be preformed, insulated, combined lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide movement joints where the new walls abut the existing property and at 6m centres in the new external walls. Provide cavity trays, stop ends and weep holes over all external lintels and beams

To existing external walls in the garage conversion provide 65mm insulated backed plasterboard and skim and make good all areas.

Insulated Stud Walls to Garage Conversion

Provide two courses of low-level brickwork on the line of the stud frame. Cap brickwork with dpc, with floor dpm lapped with the dpc. Provide 50x100 vertical timber stud at max 400mm ccs, with head and sole plates and intermediate noggins. Provide 70mm Celotex between the studs. To the room side provide 12mm ply, 20mm Celotex, 500g vcl, plasterboard and skim. To garage side provide 2 layers of moisture resistant plasterboard and skim. Fire stop the head of the wall to maintain the 30 minutes fire resistance. Make good all ceilings.

First Floor Construction - New beams to be installed above ceiling level. Provide solid timber noggins bolted within the web of the steel with joist hangers to support the floor joists. Alter services to suit. Make good ceilings. There is potential that the converted garage has two layers of plasterboard, in which case the ceiling will be lower than the existing ground floor ceiling. If this is the case provide an additional layer of plasterboard and skim to the kitchen/dining room ceiling.

Fire Safety Provide mains operated (with battery back-up) and interlinked smoke detection to all floor level as shown on the plan, with a heat detector within the kitchen area. Beams to be clad in two layers of plasterboard/single layer of fireline board to achieve 30 minutes fire resistance.

Walls between the garage and accommodation should achieve 30 minutes fire resistance with any services passing through this wall being fire sealed to maintain the fire resistance.

Steel Beams Provide steel beams, bearings and piers in accordance with the structural engineer's design. Form new piers to steel beams as required by structural engineer. Steel beams to be coated with intumescent paint to achieve 30 minutes fire resistance.

Windows/Glazing Windows to be upvc double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.4W/m2k. Provide safety glass in the critical areas. Windows/doors to habitable rooms to have trickle vents giving background ventilation of 8000mm2. Window to the non-habitable rooms to have 4000mm2 trickle vents. Habitable rooms to have rapid ventilation (i.e. an opening window) of an area equal to 1/20th of the floor area. Frames to be sealed externally and internally with mastic. Door to utility and bi-fold doors to have a level threshold

Ventilation of Rooms Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms. Utility to have extract ventilation of 30 litres per second. Kitchen to have extract ventilation of 30 l/s which is part of the cookerhood. All extract fans are to be ducted to the outside air (including any cookerhoods). Fans to be tested on completion with certificate issued to Building Control confirming that the fans achieve the specified extraction rate.

Heating & Hot Water Heating and hot water system to be designed, installed and commissioned by a competent engineer. Existing boiler to be assessed by a Gas Safe Engineer. Provide TRVs to radiators. All works to the boiler to be carried out by a Gas Safe Engineer. Type and position of radiators, or underfloor heating to be determined with the client prior to installation. Gas Safe engineer to consider if boiler needs to be replaced and/or repositioned.

Foul Water Drainage

Prior to commencement the client is to expose the existing foul water drainage to establish its exact position and depth. The drainage layout shown on the plans is assumed only.

Sinks to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Provide new back inlet gully to the utility. Provide new 100mm dia upvc drainage below ground, laid to a 1:40 fall and surrounded in 150mm pea shingle. Where necessary provide a new below ground drainage pump to pump the waste to the existing drainage system - refer to designer for details.

Provide offset in the existing SVP within the first floor construction. Provide trimming in the floor joists to suit. Provide rodding access to all changes of direction in the pipe. Alter first floor plumbing to suit. Wrap SVP with acoustic mineral wool and box with plasterboard. Alter below ground drainage to suit.

Electrics

Electrical installations to be in accordance with the latest edition (18th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site. 100% of all lights are to only accept low energy light bulbs. Any external lighting is to be fitted with a sensor.

Meters/Services

Builder to allow for relocating/re-routing all existing services to suit the position of the new appliances/fittings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

Finishes

All finishes, including skirting boards, coving, doors, architraves, radiators, sanitaryware, tiles, lights, etc are to be agreed with the client on commencement of the project.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

**Proposed Alterations
22 Redcroft Lane
Bursledon
Southampton
SO31 8GS**

Drawing Title

Proposed Plans

Client

Mr & Mrs Thwaites

Date:

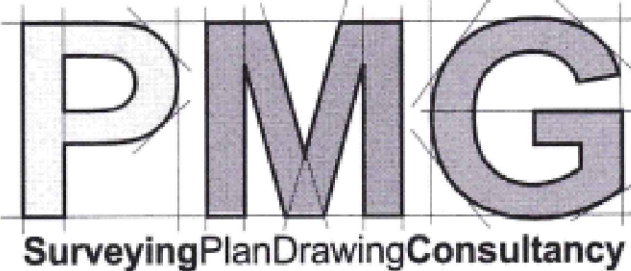
September 2026

Scale:

1:50, 1:100 at A1

Drawing No.

002 rev B



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