

NOTICE OF COMPLETION
 A Notice of Completion to be given to Building Control not more than 5 days after the work has been completed. The notice to contain the following information:

- The name, address, telephone number and (if available) email address of the client, principal contractor, and principal designer.
- A statement from the applicant to say that the works have been completed and complies with all the applicable regulations to the best of their knowledge.
- A statement from both the principal contractor and principal designer to confirm they have fulfilled their duties under Part 2A (duty holders and competence).

THERMAL BRIDGING
 Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings).

MATERIALS AND WORKMANSHIP
 All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

EXISTING STRUCTURE
 Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work. Particular care must be taken if the existing external wall is single leaf construction with piers, checks for stability and defects must be performed.

STEEL LINTELS
 Lintels and their installation shall comply with BS 5977-1 (Method of assessment of load) and BS EN 845-2 (Specification for ancillary components for masonry).

Lintels shall be galvanised steel, powder-coated (e.g., Galvalume) and include a built-in damp-proof course (DPC). Each lintel shall be wide enough to provide adequate support for the walling above and installed with a minimum 150mm bearing at each end, fully bedded on a solid mortar bed. Only full bricks or blocks shall form part of the bearing—lintels must not rest on partial bricks. Where required, padstones or spreaders shall be provided under the bearing points. Installation must follow the manufacturer's instructions.

The maximum masonry overhang shall be 25mm, and the lintel toe should project beyond the external window head. Condensation risks at potential cold bridges should be minimised by ensuring wall insulation abuts the window frame head and insulation is provided under the lintel unless the manufacturer specifies an alternative. In exposed locations, or where the lintel lacks a built-in DPC, a separate membrane should be installed and turned up at the edges to prevent water ingress into the cavity. For coastal or severe exposure sites, consideration should also be given to soffit cladding for additional protection.

Unless solely supporting a roof, lintels shall be fire-protected to provide 30 minutes fire resistance, either by encasement with Gyproc FireCase, PROMATECT, or similar approved system, or by application of Nuliflex SC902 / S707 40 or an equivalent approved intumescent coating. All fire protection must be installed strictly according to the specialist manufacturer's guidance.

FULL FILL CAVITY WALL
 To achieve minimum U Value of 0.18 W/m²K (actual U Value achieved 0.17 W/m²K)
 New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 90mm Kingspan Kooltherm K106 full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.
 Vertical joints in the board must be staggered and all joints tightly butted.
 All details including corner and junction to be as relevant BBA certificate.
 Location to be assessed for suitability of insulation boards.

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 DPCs and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. The cavity should extend to at least 225mm below the DPC or where this is not possible provide a cavity tray at the base with weep holes at 600 cts. Existing walls may require an injected DPC if one is not already present and working.

WALL TIES
 All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm cts horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013. Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

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 abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

UPGRADING EXISTING SOLID FLOOR
 To meet min U value required of 0.25 W/m²K
 The existing solid floor slab must be checked for stability and be free from defects. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200 gauge polythene DPM or 3 coats RW over existing concrete slab (if required). DPM to be lapped in with dpc in walls. Floor to be insulated over slab and DPM with min 70mm thick Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging.
 A VCL should be laid over (and under if required by the manufacturer) the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish over the insulation with a floating layer of min 20mm softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312. Lay with staggered joints. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air.

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
 Provide fixed internal lighting to the garage conversion in accordance with Part L of the current Building Regulations and Approved Document L Volume 1 Dwellings, Section L18.
 All new fixed internal light fittings installed within the converted garage shall be low energy fittings with a minimum luminous efficacy of 75 light source lumens per circuit watt.
 Lighting within the garage conversion shall be provided with local controls to allow independent switching of lighting within each converted space.
 Where new external fixed lighting is provided as part of the works, it shall be fitted with appropriate controls to limit energy use in accordance with Approved Document L.

HEATING
 Extend all heating and hot water services from the existing system. Provide new thermostatic radiator valves (TRVs) to radiators where appropriate.

All gas-fired work to be designed, installed, tested and certified by a Gas Safe registered engineer in accordance with the Gas Safety (Installation and Use) Regulations 1999.

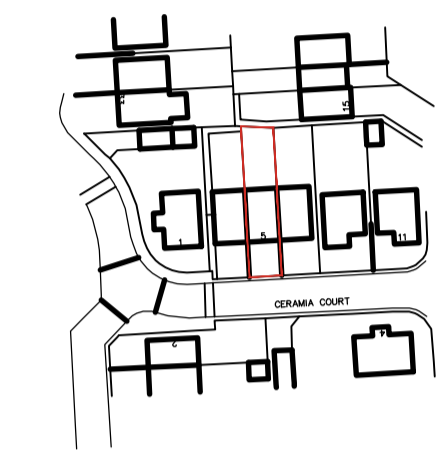
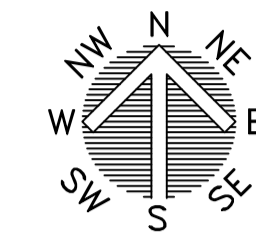
All plumbing work to comply with the Water Supply (Water Fittings) Regulations 1999.

All electrical connections and controls to comply with BS 7671 (IET Wiring Regulations).

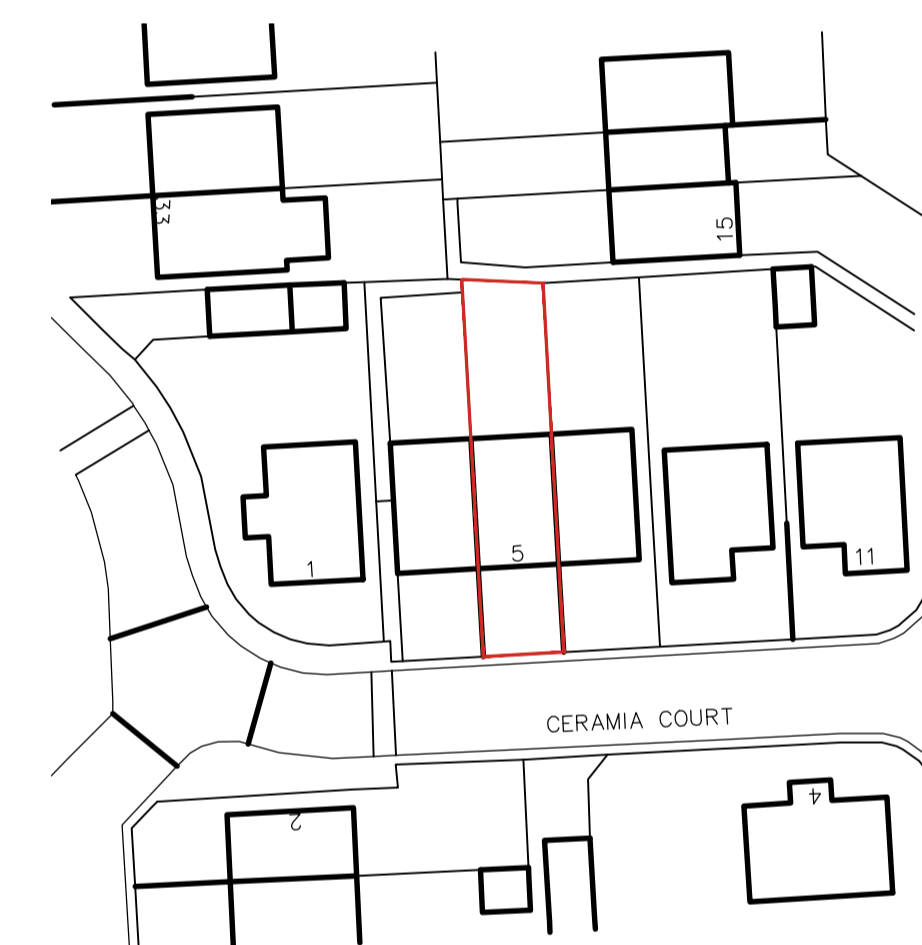
All accessible pipework to be insulated in accordance with Approved Document L.

FIRE DOORS
 If the dwelling has a protected route for means of escape or is a 3 storey house new doors on to the hallway are to be half hour fire doors.

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.



LOCATION PLAN
 SCALE 1:1250



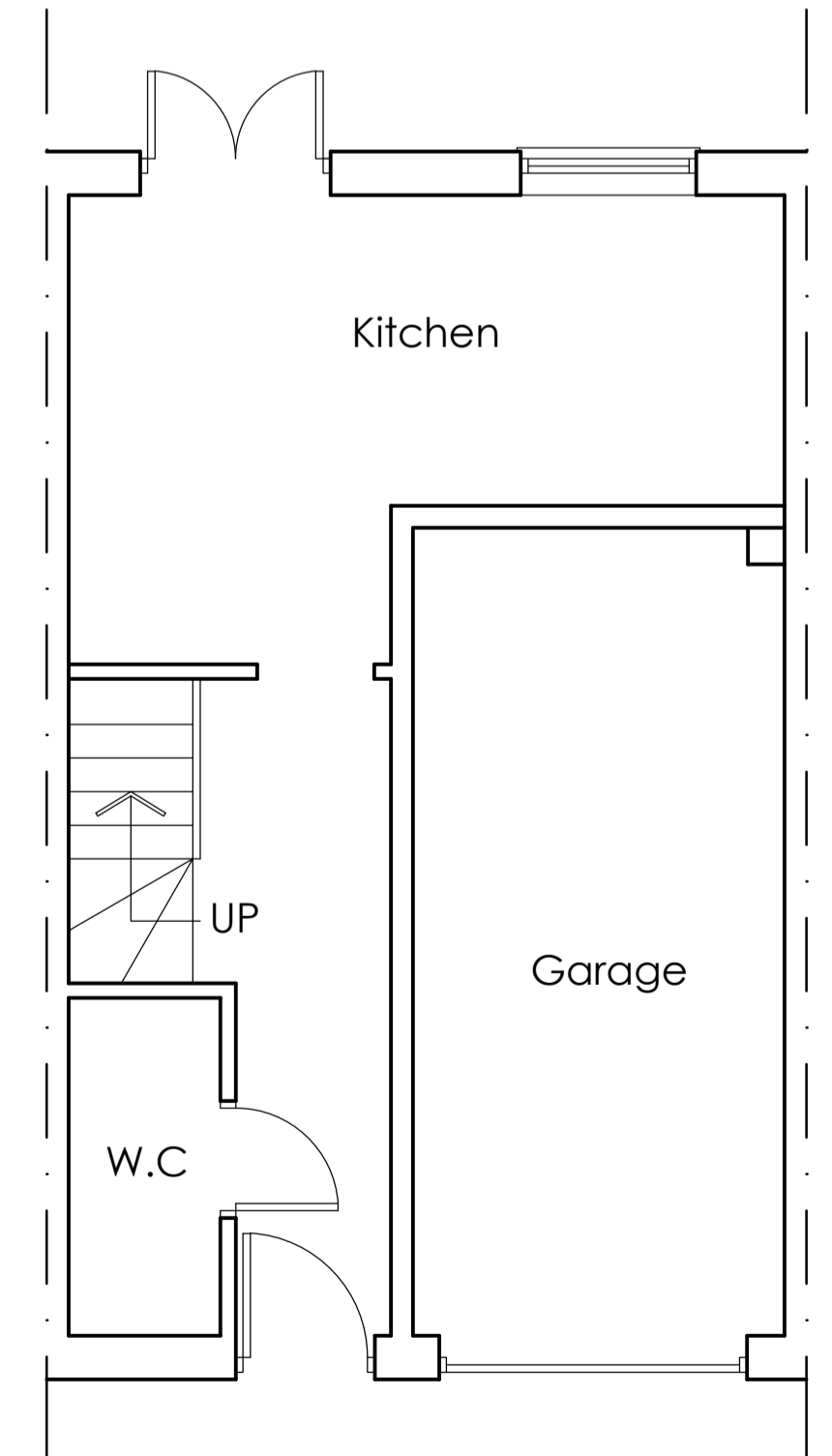
SITE PLAN
 SCALE 1:500



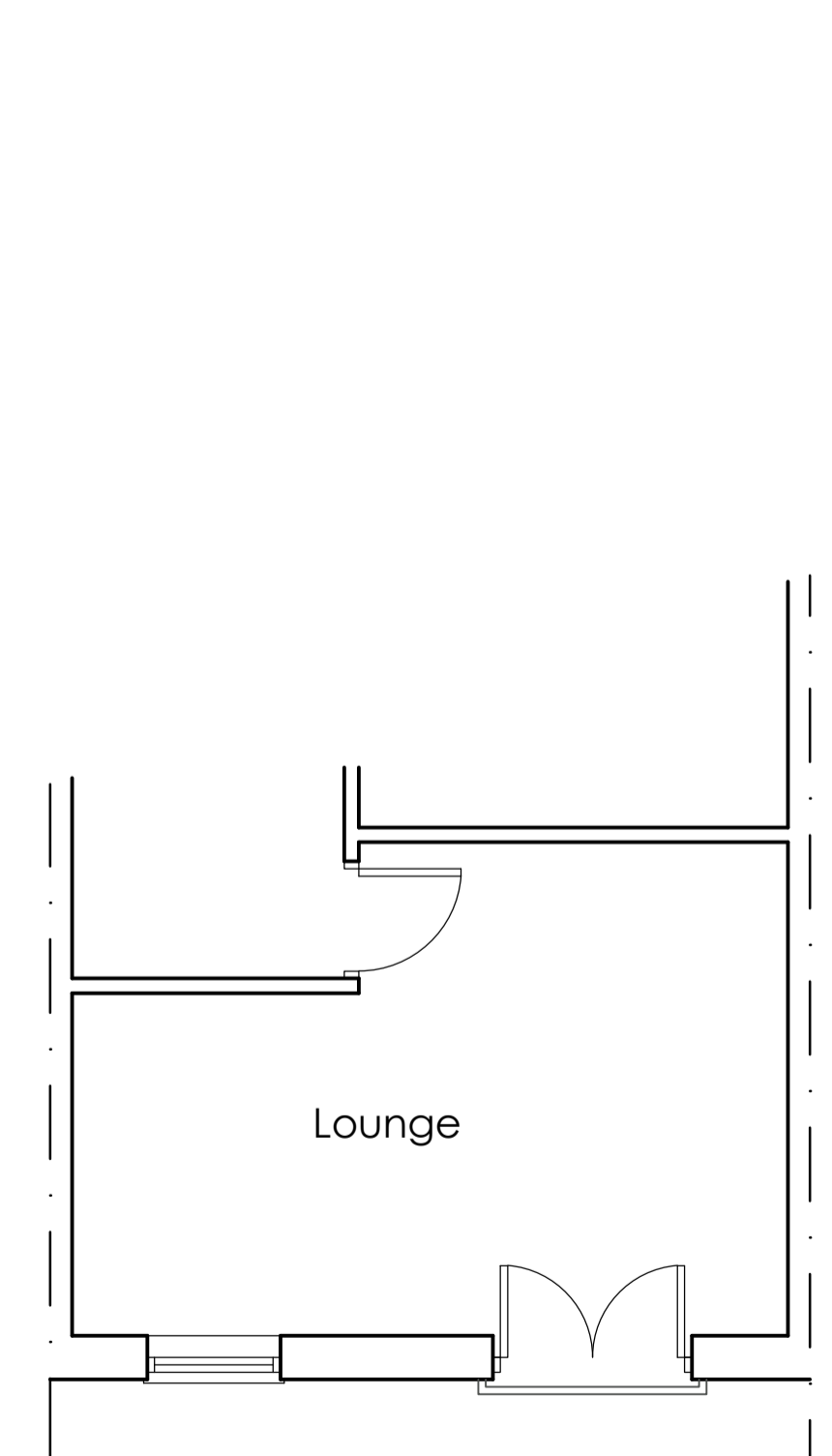
EXISTING FRONT ELEVATION
 SCALE 1:50



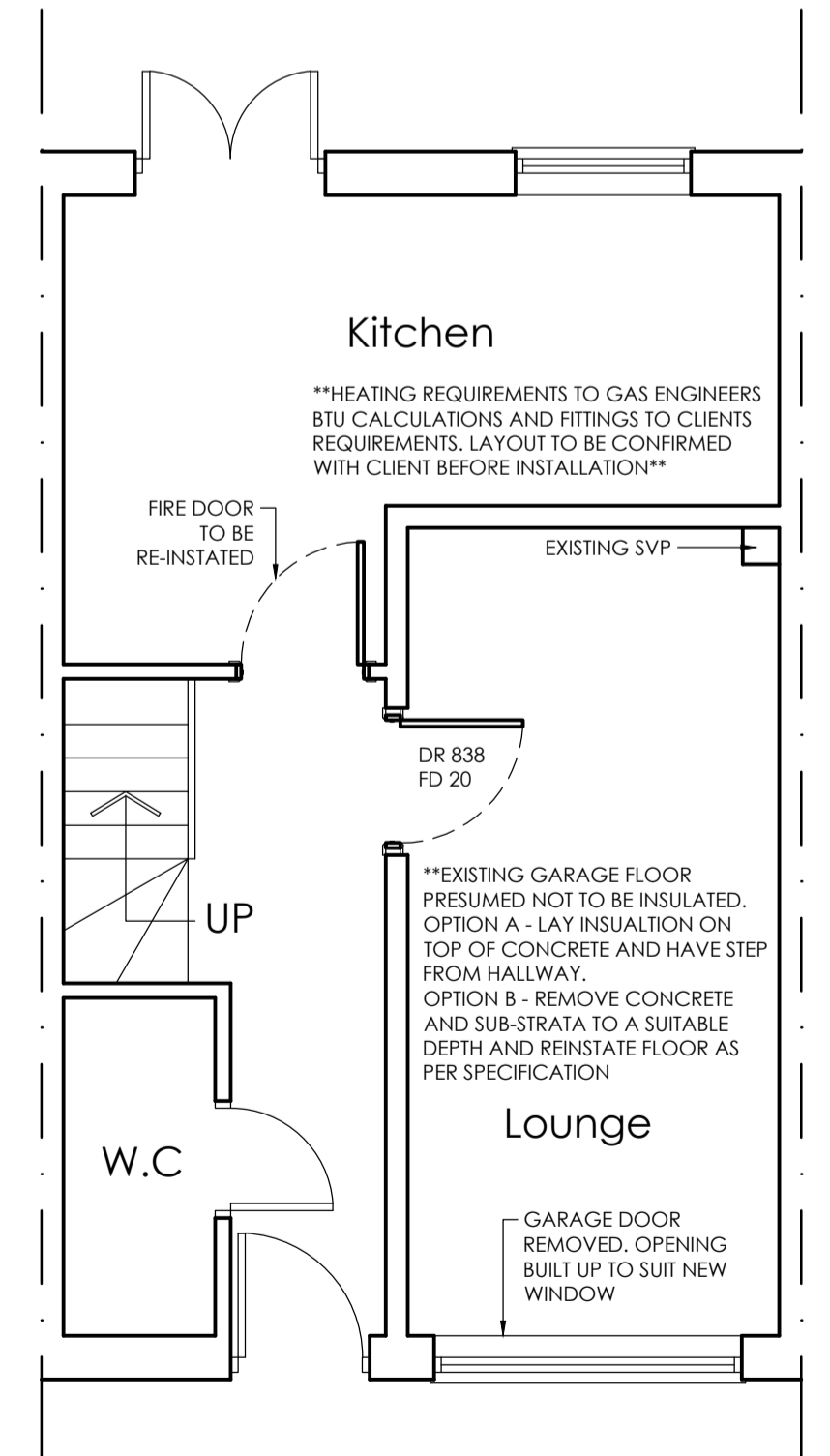
PROPOSED FRONT ELEVATION
 SCALE 1:50



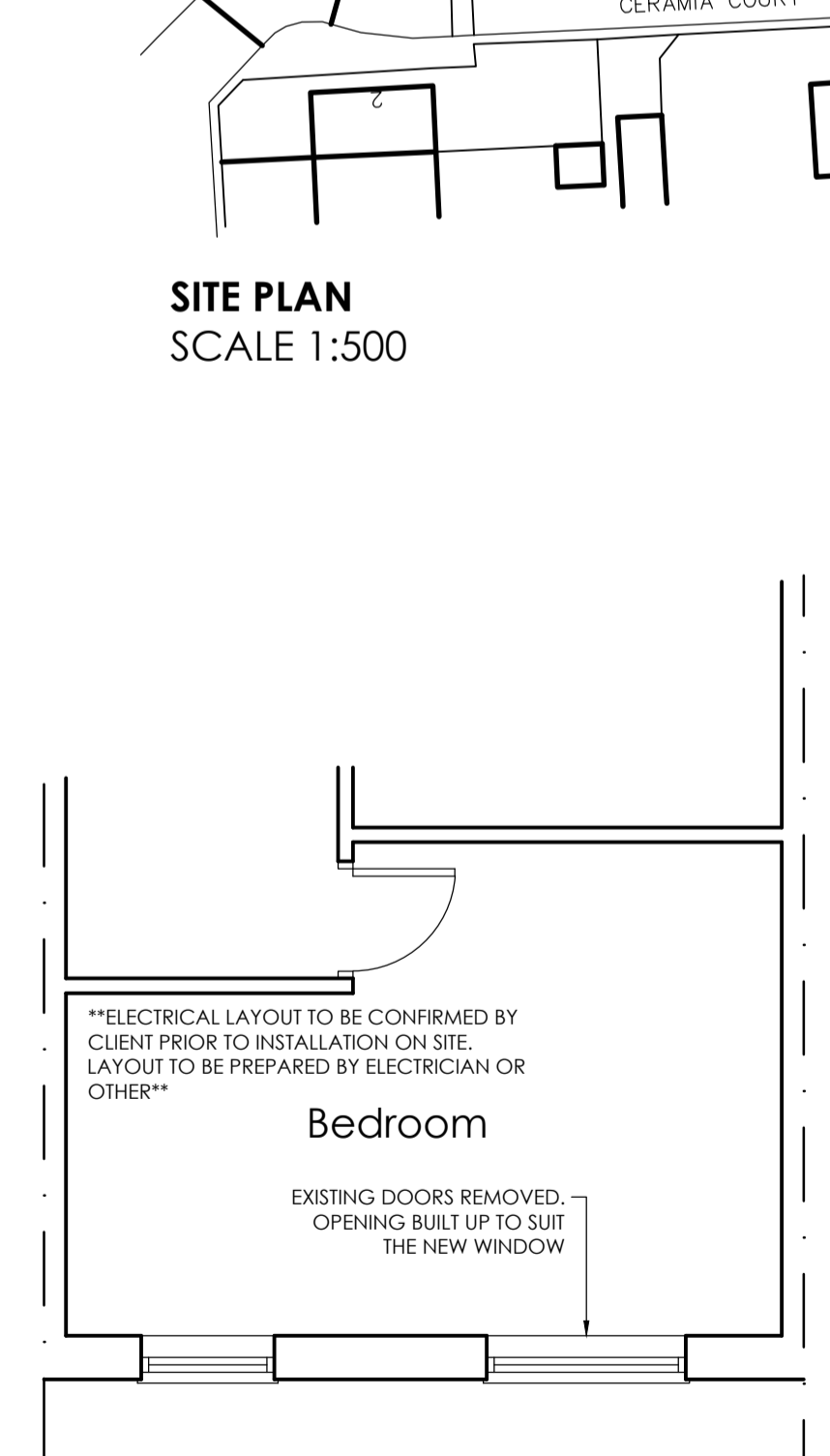
EXISTING GROUND FLOOR
 SCALE 1:50



EXISTING FIRST FLOOR
 SCALE 1:50



PROPOSED GROUND FLOOR
 SCALE 1:50



PROPOSED FIRST FLOOR
 SCALE 1:50

		OFFICE ONE, DRILL HALL, 11 EASTGATE, BARNESLEY, S70 2EU	Phone: 01226 208482 Email: info@whiteagus.co.uk Web: www.whiteagus.co.uk
Project:	GARAGE CONVERSION 5 CERAMIA COURT S63 9GR		Client: MS D. HUGHES
Drawing Title:	PLANS & ELEVATIONS		Date: APRIL 2026 Scale: 1:50 & 1:100 @ A1
Ref:	26-001	Dwg. No. 01	Rev.
Date	Suffix	Description	Date Suffix Description