

All dimensions to be cheked on site and not scale off the drawing



Existing front elevation



Existing rear elevation



Proposed front elevation



Proposed rear elevation

Specification notes: Garage/Conservatory
Foundation:600mm wide x 750mm thick trench filled foundation. Actual size and depth to be agreed on site with building control surveyor.
Ground floor construction:150mm compacted layer of MOT. Thin layer of sand to level the surface and to protect the damp-proof membrane. Damp-proof membrane (DPM) A heavy duty polythene sheet for stopping ground floor moisture rising. Concrete mix 100mm thick, standard medium strength mix with imbedded steel reinforced mesh to prevent cracking under the car weight.
Single skin wall construction: Outside of the wall will consist of a silicone render finish. External wall insulation (EWI) insulation board or mineral wool that will be pinned to the concrete block. 140mm concrete block wall. Plasterboard. By putting insulation on the outside the 140mm concrete block stays warm and dry on the inside. This eliminates damp risks and keeps the thermal mass inside.
Roof construction: the roof slope angle ranges from 18.82 on the narrow side to 16.70 on the wider side which makes the roof fall into the low-pitch roof category. Interlocking concrete roof tiles fixed on horizontal roof battens. Breathable membrane. 45mm x 225 rafters with 600mm rafter spacing with 150mm insulation between and 12.5mm plasterboard covering it from the inside.
Rainwater disposal: New 100mm guttering will be installed to guide the rainwater towards the drainage.
Ventilation details: New windows will be providing for circulation of air.
Glazing: Double glazing windows will be installed. Glazing installed with manufacture specifications for the porch conservatory.
Electrical detail: All new sockets and light switches are to be in between 450mm to 1200mm range above floor level and the work carried out by a registered independent electrical contractor accordance with building regulations.

All Dimensions to be checked on site and discrepancies to be referred to building control

Proposal: Proposed new single story garage side extension & Proposed new front conservatory/porch

Address: 20 Oaktree avenue, DE24 8ES

Client: Diana Kucina

A4 Scale: 1:200