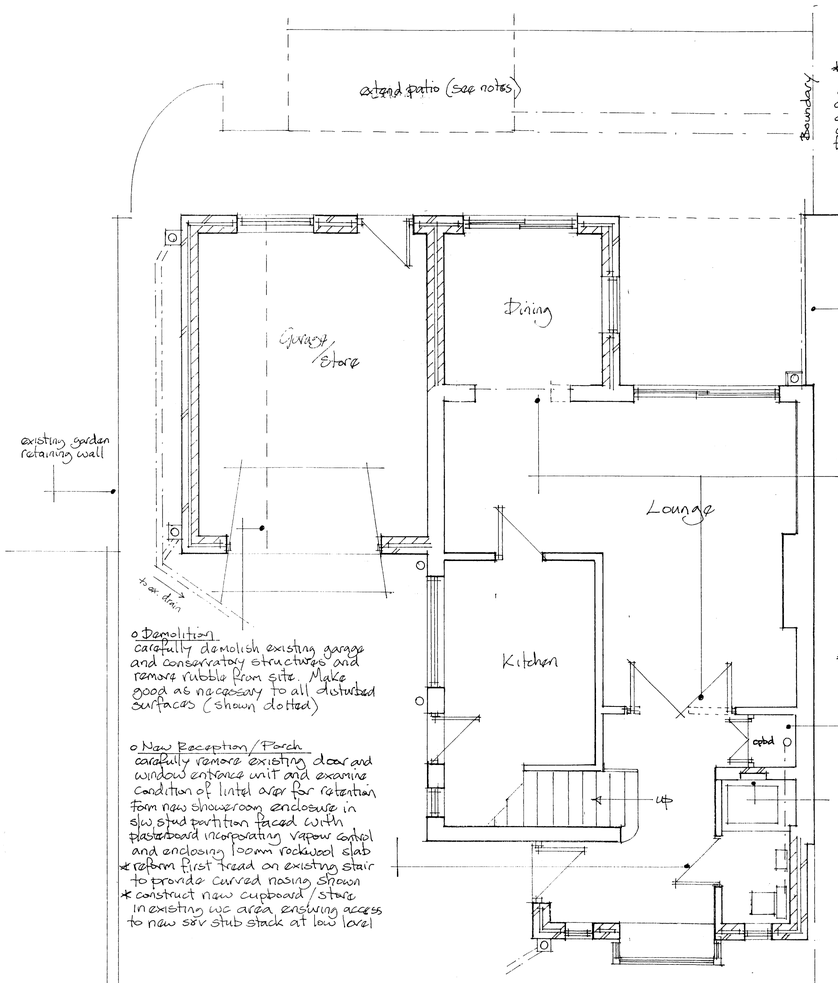
Proposed Replacement Garage + Dining Room and Porch at 44, Kenley Avenue, Endon.

scale 1:50

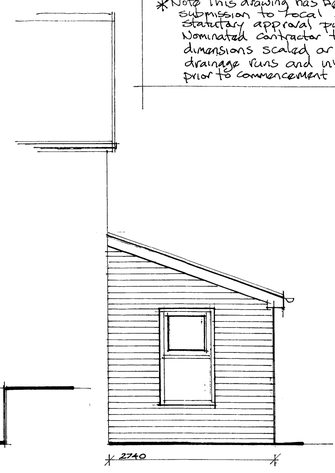
*Note This drawing has been prepared for submission to local authority for statutory approval purposes. Nominated contractor to verify all dimensions scaled or written including drainage runs and invert levels etc prior to commencement of site works



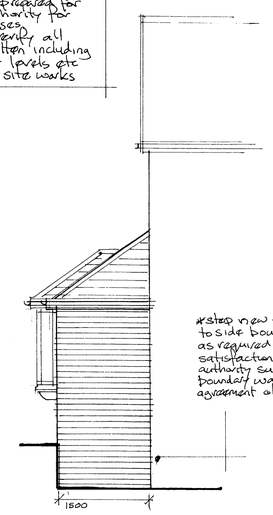
proposed ground floor layout



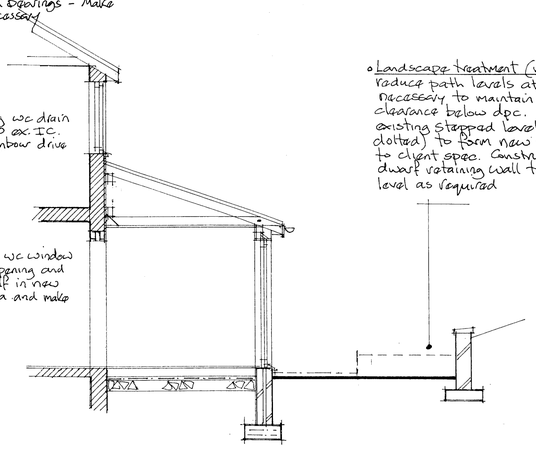
elevation to rear



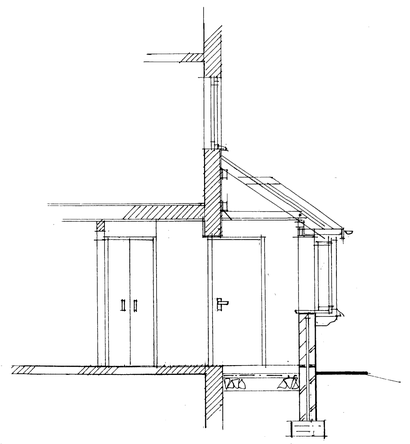
side at rear



side at front



dining section



porch section

o General Specification

o Roof
Dining - concrete interlocking tiles to match main house and suitable for approximately 18+° pitch on treated s/w battens (50×25mm) over approved breathable membrane across 125×47 s/w c16 spars at 450 ctrs notched and screwed to 150×50 s/w pole plate rawl-bolted to ex. wall at 600 mm max ctrs. Feet of spars birdsmouthed and screwed to 100×75 mm continuous wall plate anchored to wall at 1500 ctrs by galvanised M.S. straps.

o Ceiling - min. 145×38 s/w c16 joists at 450 ctrs supported off approved galvanised M.S. joist hangers off main wall to manufacturer spec and braced over by 150×50 s/w pole plate shown. Joist ends screwed to spar feet. Underdraw ceiling with gyproc plasterboard incorporating vapour control layer and enclose min 100mm rockwool between joists and additional 1600mm layer rolled over to achieve 0·16 w/m²k U Value.

o Roof (Porch)
general construction as above using plain clay/concrete tiles and 100×38 s/w c16 roof spars and ceiling joists with 150×50mm hip members.

o Roof (Garage)
general construction as for dining roof using prefabricated trussed rafter units by specialist supplies with design, fixings, bracing, storage and handling to manufacturer spec. and generally to satisfy BS 5268. (Spacing max 600 ctrs)

o Walls
Selected and approved facing brick to match main dwelling min 88mm cavity enclosing Crown Dritherm insulation fill and internal leaf of Durox Supablock and plaster/plasterboard internal finish - or similar construction to achieve min 0·30 w/m²k U Value.
* All new work to be effectively bonded to existing and wall ties to be stainless steel suitable for up to 100mm cavity width and to satisfy current BS 1243 (as amended).

o Floor
Finish to client specification on min 38mm s/c screed or power floated finish on min 100mm conc. slab on 1200g dpm on celotex GA 3065 insulation board on further dpm to wall blinded natural stone sulphate free hardcore fill consolidated in max 150 layers. (turn up insulation at floor perimeter)

o Foundations
600×225 mm concrete strip at depth to suit site conditions and to satisfactory bearing strata to full approval of local authority Building Surveyor
* Reinforce throughout with 2 no layers B503 steel mesh.

o Fenestration
new double glazed units to match existing with 'Low E' glass, min 16mm air gap and opening lights to represent min 1/20 adj room area (dining room only and shower room). 10000 mm² trickle vents. Glazing to doors to be toughened or laminated to satisfy Part N current Building Regulations

o Ventilation
natural vent from opening lights as above plus mechanical extract to shower room to ensure min 15 litres/sec extract.

o Electrical Works
all notifiable work to be carried out by qualified contractor registered with an approved national body and work certified in accordance with current Part P Building Regulations.
* Similarly all work on extended gas fired space and water heating to satisfy current Gas Safe Regulations and any new fittings to have thermostatic controls for energy management.
* NB retain gas fired boiler in new garage. Ensure full installation including flue position fully complies with current Gas Safe Regulations

o Demolition
carefully demolish existing garage and conservatory structures and remove rubble from site. Make good as necessary to all disturbed surfaces (shown dotted)

o New Reception/Porch
carefully remove existing door and window entrance unit and examine condition of lintel over for retention form new shower room enclosure in s/w stud partition faced with plasterboard incorporating vapour control and enclosing 100mm rockwool slab
* reform first tread on existing stair to provide curved nosing shown
* construct new cupboard/store in existing wc area ensuring access to new SVP stub stack at low level

* carefully remove existing door/window frames and prop wall etc as necessary to widen openings and insert cavity or similar approved steel lintels over with min 150mm end bearings - Make good as necessary

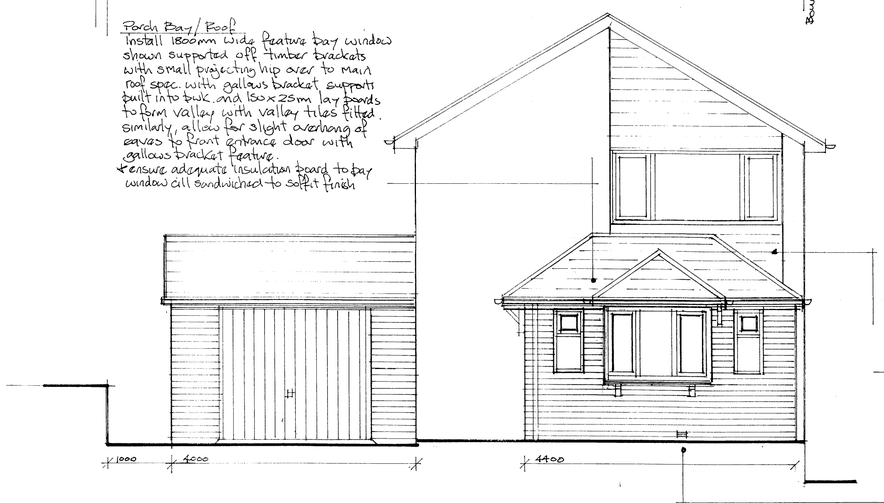
* NB existing wc drain discharges to ex. I.C. in adj. neighbour drive (assumed)

* Remove ex. wc window brick up opening and retain shelf in new shower area and make good.

o Landscape treatment (rear)
reduce path levels at rear as necessary to maintain 150mm clearance below dpc. Excavate existing steppad levels (shown dotted) to form new patio area to client spec. Construct new dwarf retaining wall to garden level as required

* step new foundation to side boundary level as required and to full satisfaction of local authority surveyor. Rebuild boundary wall with agreement of neighbour.

Porch Bay/Roof
Install 1800mm wide feature bay window shown supported off timber brackets with small projecting hip over to main roof spec. with gallows bracket supports built into brick. and 150×25mm lay boards to form valley with valley tiles fitted. similarly, allow for slight overhang of eaves to front entrance door with gallows bracket feature.
* ensure adequate insulation board to bay window sill sandwiched to soffit finish



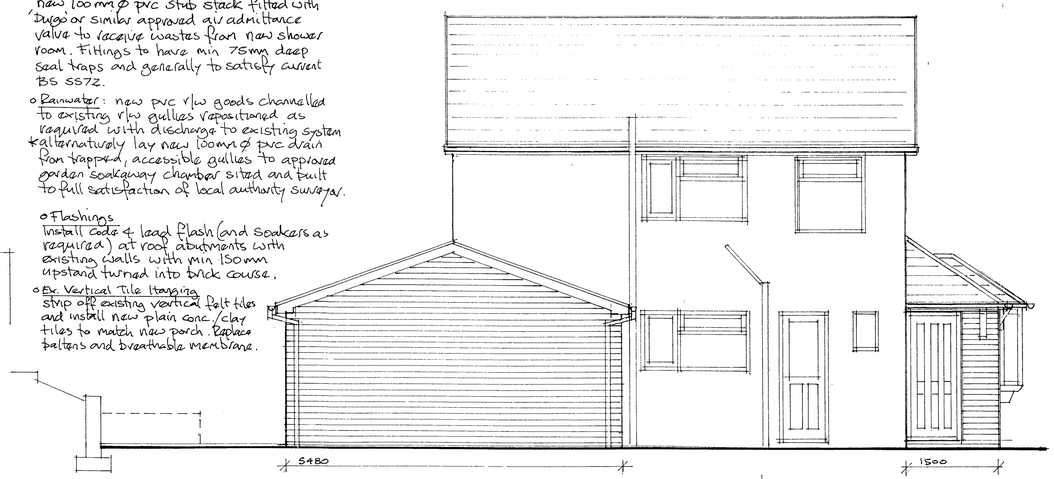
proposed front elevation

o Drainage
o Foul: remove existing wc and install new 100mmØ pvc stub stack fitted with Dugo or similar approved air admittance valve to receive wastes from new shower room. Fittings to have min 75mm deep seal traps and generally to satisfy current BS 5572.
o Rainwater: new pvc r/w goods channelled to existing r/w gullies repositioned as required with discharge to existing system
* alternatively lay new 100mmØ pvc drain Run trapped, accessible gullies to approved garden soakaway chamber sited and built to full satisfaction of local authority surveyor.

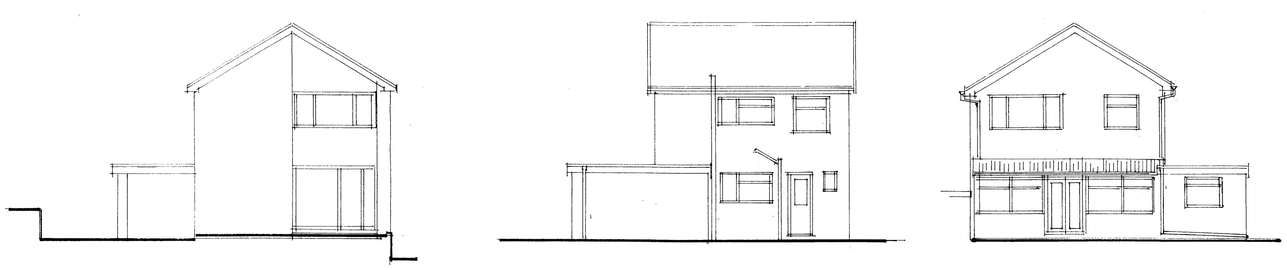
o Flashings
Install code 4 lead flash (and soakers as required) at roof abutments with existing walls with min 150mm upstand turned into brick course.

o Ex. Vertical Tile Hanging
strip off existing vertical felt tiles and install new plain conc./clay tiles to match new porch. Replace battens and breathable membrane.

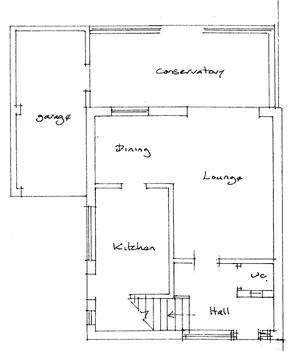
* Examine existing air brick below dpc at front entrance and if necessary for floor vent etc duct with new 100mmØ pvc pipe to new air brick in new wall.



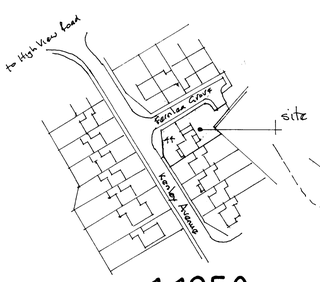
proposed side elevation



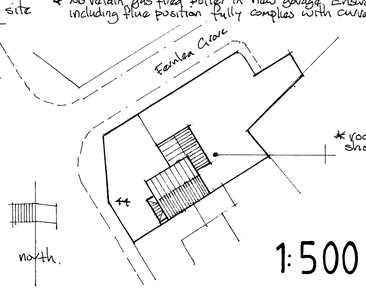
existing elevations (1:100)



existing ground flr.



1:1250



1:500