should be stripped and surface mounted fittings removed. Mechanical Fixing To Timber Framing Studs / Battens This method may be used on timber frame constructions or on masonry walls that will support and retain battens and associated fixings. Vertical timber framing studs / battens should be set at maximum 600 mm horizontal centres, and timber framing studs / battens / noggins should be positioned horizontally at floor and ceiling level and at max. 1200 mm vertical centres. If fixing to battens, they should be mechanically fixed to the wall, and comprise 25 x 47 mm (min.) treated softwood, backed with a strip of damp proof course (DPC). Where joints between sheets of insulated plasterboard are unsupported by the timber framing studs / battens, timber noggins should be installed. Each sheet of insulated plasterboard should lap timber framing studs / battens / noggins by 19 mm (min.) at sheet joints.72.5mm Sheets of Kingspan Kooltherm® K118 Insulated Plasterboard should be fixed using either drywall screws at 300 mm centres, or large headed galvanised clout nails at 150 mm centres. When installing sheets onto timber battens, fixings should be located no less than 10 mm from the edges of the sheets, and be long enough to allow minimum 22.5 mm penetration of the timber. Fixings should not penetrate through the battens.

When installing sheets onto timber frame studs, fixings should be located no less than 10 mm from the edges of the sheets, and be long enough to allow a minimum 25 mm penetration of the timber.

Fixings should be driven straight, with the heads embedded just below the surface of the plasterboard. Care should be taken not to overdrive nails / screws.

Achieves a 'U' value of 0.28W/m²K.

1:50 0m 1m

1:20 0m 0.5m

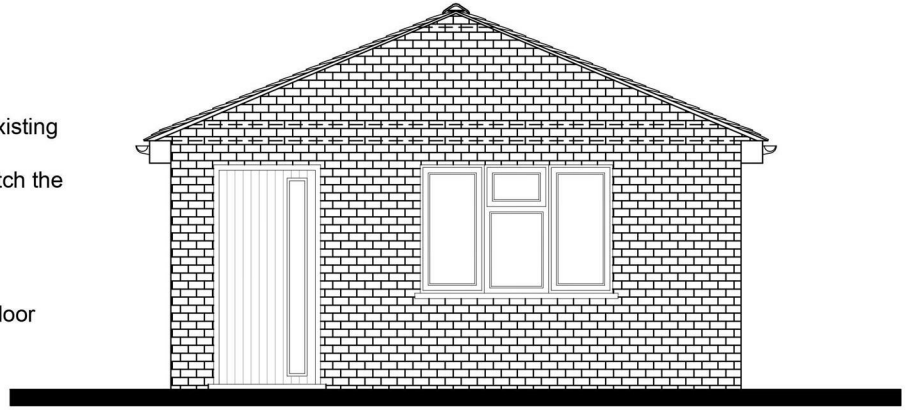
1:10 0m 0.5m

Roof Tiles to match Existing

Face Brickwork to match the Existing

White uPVC window

Composite Entrance door



FRONT ELEVATION AS PROPOSED

JR
JASON READ PUGH
Chartered Architectural Technologist
(MCIAT ACIOB)

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Chartered Institute of Architectural Technologists

Title:
248 Windmill Road
Hemel Hemstead, HP2 4BX
Front Elevation
As Proposed

Scale:	Date:
1:50	February 2021

Drawing No. Rev:

Windmill Road, Hemel Hempstead

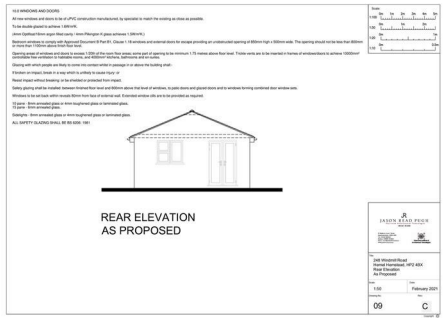
* DEVELOPMENT OPPORTUNITY ** ADEYFIELD LOCATION ** PLANNING APPROVED TO EXTEND AND CONVERT A DOUBLE GARAGE INTO ONE BEDROOM PROPERTY WITH GARDEN ** PLANNING REF - 0/03771/FUL ** CIL LIABILITY PAID**

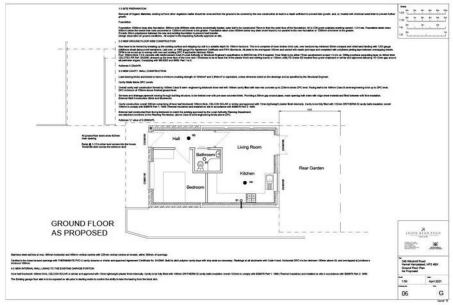
Squire Estates would like to offer a unique opportunity to purchase a well-situated DOUBLE garage in Adeyfield that already boasts planning permission for conversion with an extension into a charming one-bedroom bungalow with its very own garden.

Situated in a quiet and residential neighborhood, the existing garage structure will offer a comfortable one-bedroom living space, complete with french doors leading onto the cozy garden.

Building notes:
The floor can stay at the existing level but be dug out to lay insulation and underfloor heating.
Building control and the heat loss calculation people have been paid and have both agreed that the builder can insulate the single brick structure with insulated plasterboard and duplicate that for the extension and that will conform, so build cost will be reduced and interior space maximized.
Permissions have paid to remove any covenants and allow for access to the utility services in Eden drive

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



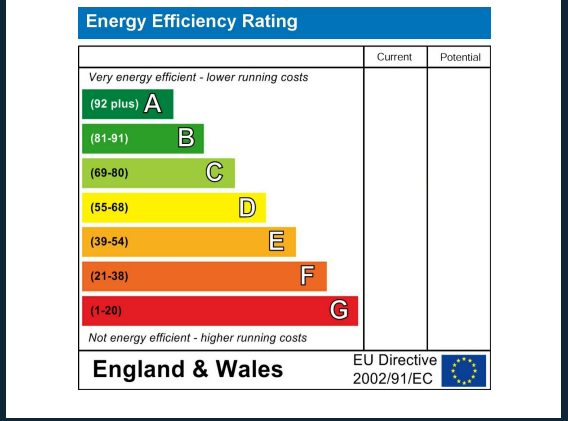


Features

- Development Opportunity
- Planning permission granted for garage to 45 sq m bungalow conversion
- Ready to go..
- Garden
- Freehold

To Book a Viewing

Please contact Squire Estates on 01442 233533.



1.0 SITE PREPARATION

Removal of Organic Materials, existing turf and other vegetable matter should be removed from the ground to be covered by the new construction at least to a depth sufficient to prevent later growth, and, or, treated with chemical weed killer to prevent further growth.

Foundation

Foundation 1200mm deep strip foundation, 500mm wide (600mm wide where eccentrically loaded, outer leaf to be constructed 75mm in from the outer face of the foundation). All in C20 grade sulphate-resisting cement, 1:2:4 mix. Foundation taken down 600mm below the lowest tree roots uncovered or 1200mm whichever is the greater. Foundation taken down 600mm below any drain invert found to run parallel to the new foundation or 1200mm whichever is the greater.
Provide 20mm polystyrene between the new and existing foundation to prevent load transfer.
Design dependent on ground conditions: . All subject to the Inspecting Authority approval on site.

2.0 NEW GROUND FLOOR NEW CONSTRUCTION

New base to be formed by breaking up the existing surface and stripping top soil to a suitable depth for 150mm hardcore. This is to comprise of clean broken brick cuts, over hardcore lay minimum 50mm compact and rolled sand blinding with 1200 gauge polythene sheet damp-proof membrane. Laid over, or 1000 gauge if to Agreement Certificate and PIFA Standards. All joints to be overlapped 150mm and sealed with mastic joint tape and completed with polythene jointing tape between overlapping sheets. DPM to be turned up to overlap with new and existing DPC if applicable minimum 50mm.
Four 150mm thick 1:2:4 concrete with reinforcement mesh if Local Authority or Structural Engineer's specification to BS5328 mix ST4 if required. Floor finish to be either 75mm sand/cement screed 1:3 mix on 1000g polythene separating layer on 80mm thick CELOTEX RR Ref: GA2000, dressed up the inner face of the inner leaf. (Thickness to be at least that of the plaster finish and skirting board) or 120mm JABLITE Grade SD insulted floor grade chipboard or similar and approved (allowing 10-12mm gap around all perimeter edges). Complying with BS 8203 and 5669: Part 1 to 5.

Achieves 0.22w/m²K.

3.0 NEW CAVITY WALL CONSTRUCTION

Load bearing bricks and blocks to have a minimum crushing strength of 10N/mm² and 2.8N/mm² or equivalent, unless otherwise noted on the drawings and as specified by the Structural Engineer.

Cavity Walls Below DPC Levels

Overall cavity wall construction formed by 100mm Class B semi- engineering brickwork inner leaf with 100mm cavity filled with lean-mix concrete up to 225mm below DPC level. Facing leaf to be 100mm Class B semi-engineering brick up to DPC level. DPC minimum of 150mm above finished ground level.

Services and drainage pipework running through building structure, to be lintsled over with pre-case concrete lintels. Providing a 50mm gap around pipes, mask opening both sides with ridge sheet material and filled between with fibre insulation.
External Wall Construction (Brick and Blockwork)

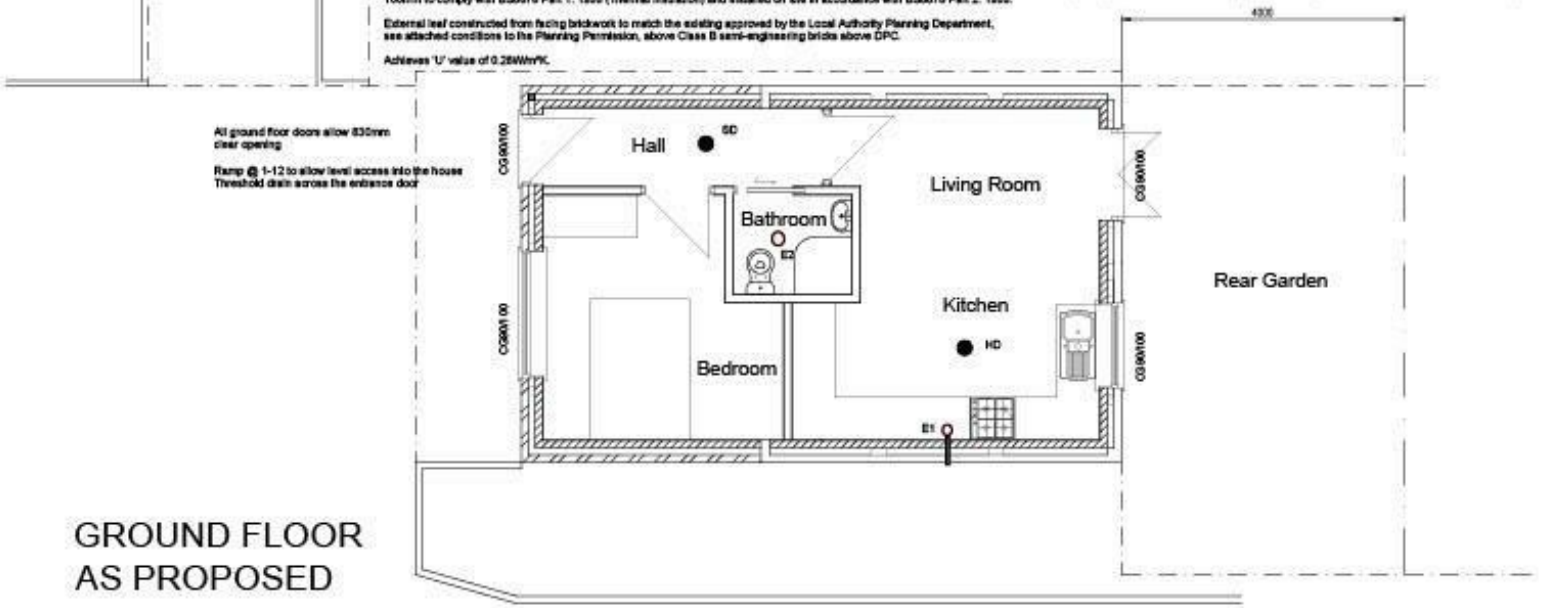
Cavity construction overall 300mm comprising of inner leaf blockwork 100mm thick, CELCON SOLAR or similar and approved with 13mm lightweight plaster finish internally. Cavity to be fully filled with 100mm DRITHERM 32 cavity batts insulation overall 100mm to comply with BS6676 Part 1: 1986 (Thermal insulation) and installed on site in accordance with BS6676 Part 2: 1986.

External leaf constructed from facing brickwork to match the existing approved by the Local Authority Planning Department, see attached conditions to the Planning Permission, above Class B semi-engineering bricks above DPC.

Achieves 'U' value of 0.28W/m²K.

All ground floor doors allow 830mm clear opening

Ramp @ 1-12 to allow level access into the house
Threshold drain across the entrance door



GROUND FLOOR AS PROPOSED

Stainless steel wall ties at max. 900mm horizontal and 450mm vertical centres with 225mm vertical centres at reveals, within 360mm of openings.

Cavities to be closed around openings with THERMABATE PVC-U cavity closures or similar and approved Agreement Certificate No. 91/2548. Build in pitch polymer cavity trays with stop ends as necessary. Flashings at all abutments with Code 4 lead. Horizontal DPC's to be minimum 150mm above GL and overlapped at junctions a minimum 100mm.

4.0 NEW INTERNAL WALL LINING TO THE EXISTING GARAGE PORTION

Inner leaf blockwork 100mm thick, CELCON SOLAR or similar and approved with 13mm lightweight plaster finish internally. Cavity to be fully filled with 100mm DRITHERM 32 cavity batts insulation overall 100mm to comply with BS6676 Part 1: 1986 (Thermal insulation) and installed on site in accordance with BS6676 Part 2: 1986.

The Existing garage floor slab is to be exposed on site prior to starting works to confirm the ability to take the loading from the block skin.

Scale:
1:200 0m 2m 4m 6m 8m 10m
1:100 0m 1m 2m 3m 4m 5m
1:50 0m 1m 2m
1:20 0m 1m

JR
JASON READ PUGH

Title
245 Windmill Road
Hemel Hempstead, HP2 4BX
Ground Floor Plan
As Proposed

Scale: 1:50
Date: April 2021
Drawing No.: 06
Rev.: G