



General Notes

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This drawing could be subject to a Planning / Building Regulations application and should this be the case all works undertaken prior to approval are at the contractors / clients risk.

This drawing has received Planning approval dated:

This drawing has received Building Regulations approval dated:

External Materials Schedule

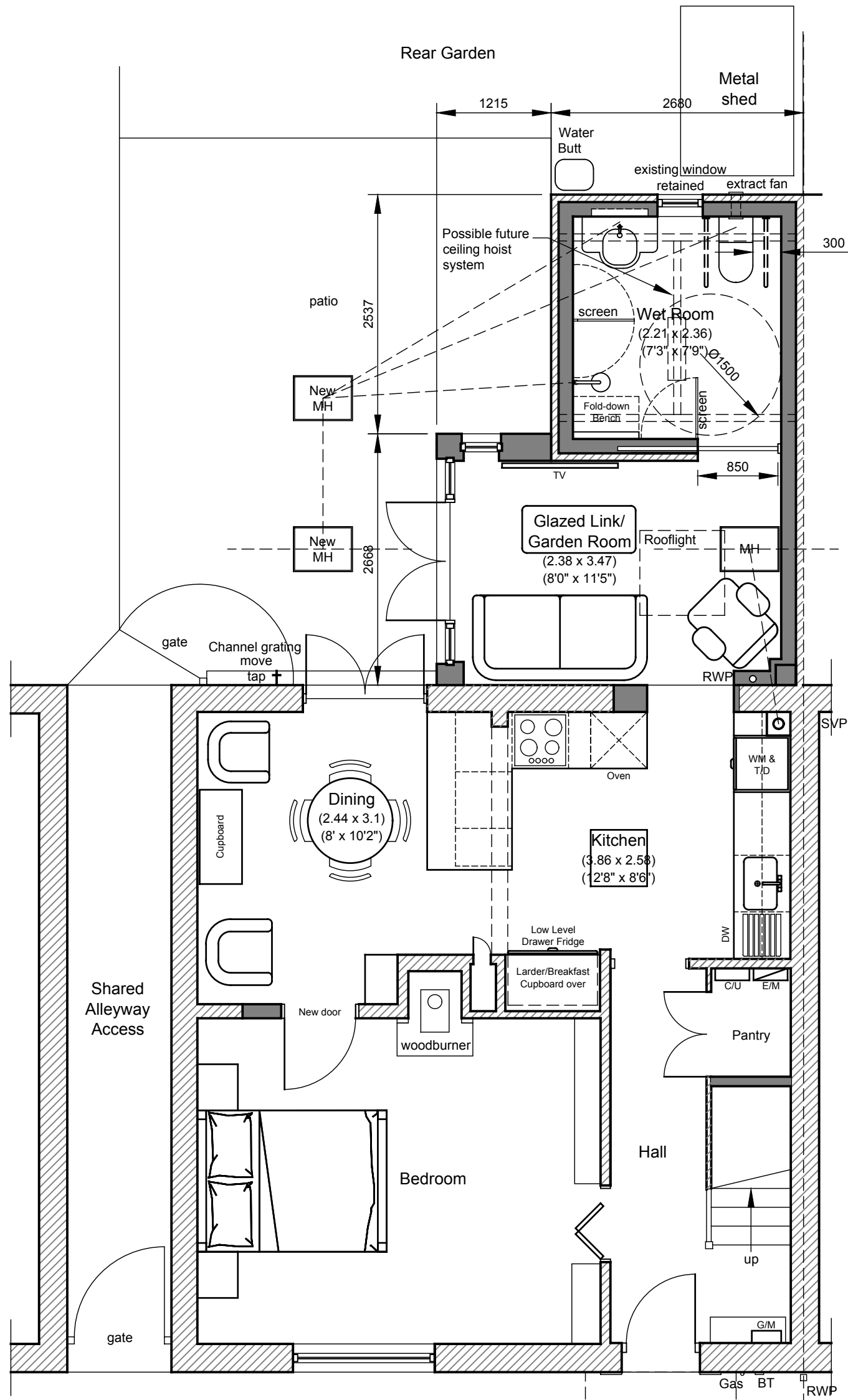
New Extension
Walls: Smooth breathable render

Flat Roof: Grey/black EPDM recycled rubber single ply membrane

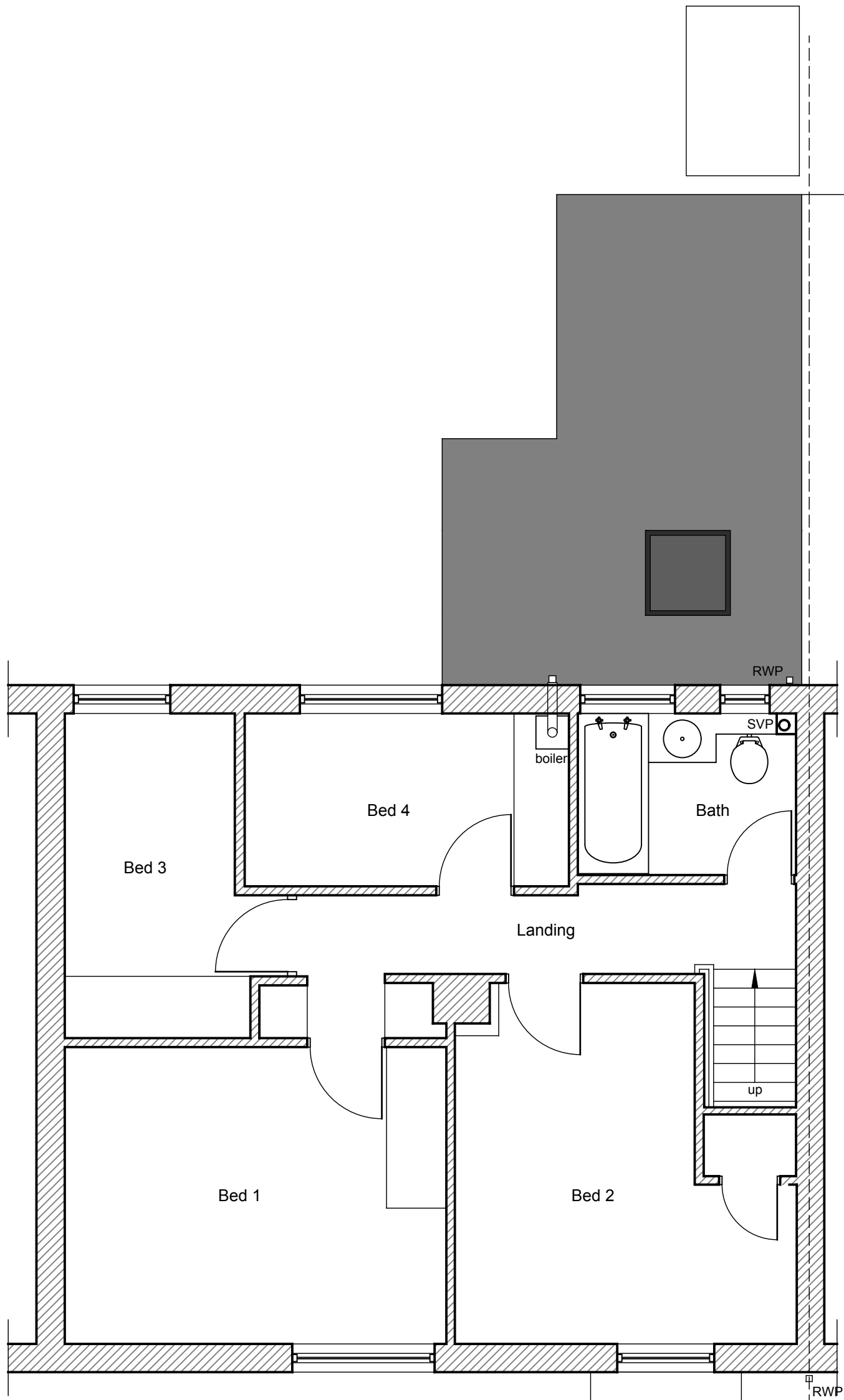
Rainwater Goods: UPVC, white

New Windows and Doors
Windows: UPVC casement, double glazed, white

French Doors to Garden: UPVC, double glazed, white



Proposed Ground Floor Plan



Proposed First Floor Plan

OUTLINE BUILDING SPECIFICATION NOTES

REEMA Hollow Panel Construction
All cutting and drilling through precast concrete panels by diamond wall saw or diamond core drill only. No SDS hammers.

Covermeter/rebar detector survey required before any cutting to confirm structural column locations.

Structural engineer written approval required before any openings are formed.

All exposed cut rebar to be treated immediately with two-part epoxy anti-corrosion primer.

All new lintels to have minimum 150mm bearing each side on panel/column.

Structural Engineer
Appointment required before commencement.

SE scope: covermeter survey; lintel design for all new openings; in-situ RC garden room roof slab design; steel angle bearing on outbuilding roof slab; supporting corner pier design; RC raft slab foundation design.

External Walls — Outbuilding and Garden Room/Link
Smooth breathable render: silicone-mineral system (K-Rend K1 Silicone, Weber Pral M or Parex Monorex) over bonding/dubbing-out coat.

Breathable silicone masonry paint finish.

Render system must be vapour-permeable throughout. OPC cement render and impermeable paint must not be used on REEMA construction.

Internal Wall Lining — Wet Room
Vandex BB75 cementitious waterproof slurry, 2 coats + 100mm base band at floor/wall junction, to all internal faces of REEMA panels.

115mm Kingspan K118 PIR, foil-taped joints. 500g polythene VCL, lapped 150mm minimum. Kerdi-Band sealed at floor/wall junction. 25mm treated timber battens. 12.5mm MR plasterboard to dry zones; Wedi board + Kerdi membrane to wet zones. All pipework to be fully concealed within wall lining.

Supporting Corner Piers — Garden Room/Link
Solid engineering brick or dense aggregate concrete block, minimum 215 x 215mm in plan. DPC under first course.

Piers built off RC raft slab — no separate pad foundations required. External face: breathable silicone-mineral render as Note 3. Internal face: Vandex BB75 waterproof slurry, 2 coats; 50mm Kingspan Kooltherm K5 PIR board; 12.5mm MR plasterboard.

Existing RWP at NE corner to be diverted around pier using proprietary uPVC bends.

Flat Roof
Wet Room
Remove existing three-layer felt bonded to concrete slab. Scrape off all residual bitumen adhesive. Mechanically prepare (scarify/grind) concrete surface before new roofing system is applied.

Garden Room/Link Roof
In-situ reinforced concrete slab, approximately 70–80mm thick — structural engineer design and inspection required. Shuttering to be assembled in-situ.

Rooflight: 1 No. 900 x 900mm flat rooflight with integral motorised blind. Solar control glass. Thermally broken aluminium frame. Sits on formed concrete upstand cast integrally with in-situ slab — SE to design upstand.

Waterproofing Layer/Insulation
150mm Kingspan TR27 PIR in two offset layers (2 x 75mm), foil-faced VCL below. Single-ply EPDM membrane (Firestone RubberGard or equivalent), fully adhered, minimum 150mm upstands, grey/black finish. Code 4 lead or GRP flashings to REEMA wall on surface-mounted weathered bar. Falls minimum 1:80.

Ceiling Construction
Wet Room and Garden Room / Link (consistent throughout)
25 x 50mm treated timber battens at maximum 400mm centres. Wet room: screwed to underside of OSB roof deck. Garden room / link: shot-fired fixings or resin anchors to underside of concrete slab. 500g polythene VCL, lapped to wall VCL at all perimeters. 12.5mm moisture-resistant plasterboard, plaster skim finish.

Rainwater Goods
UPVC rainwater goods, white. All new gutters, downpipes and fittings to match existing white UPVC profile on the main house where possible.

Floor Construction — Wet Room
Vandex BB75 cementitious waterproof tanking slurry to existing slab surface and 100mm up all wall faces (continuous seamless waterproof layer).
50mm Kingspan Kooltherm K103 PIR insulation boards (λ = 0.022 W/mK) laid on Vandex-treated slab. 15mm Wedi Board (rigid XPS foam/fibreglass-reinforced cement board) over PIR. Joints sealed with Wedi 610 sealant. Surface waterproofed with Wedi Subliner Dry membrane before tiling.
Total build-up 65mm. Matches confirmed 65mm level difference between kitchen FFL and existing outbuilding slab — full level access throughout, no step or ramp required.
Floor finish: porcelain tiles on Wedi Board with flexible tile adhesive.

Part L note: reasonable provision — existing slab constraint limits insulation depth. Agreed with Building Control before works commence.

Floor Construction — Garden Room/Link
RC raft slab — structural engineer design. 1200g DPM. 100mm Kingspan TF70 PIR insulation. 65mm sand/cement screed incorporating electric UFH mat at 150W/m². Floor finish as wet room. All finished floor levels to be flush throughout new works. Step/ramp at house threshold — see drawing.

Drainage
New 110mm below-ground drainage: WC, basin and shower to new inspection manhole in rear garden; new run to new connection manhole on shared sewer.
Existing manhole within garden room footprint: retained, cover replaced with double-sealed lockable recessed cover to receive floor finish.
Washing machine: above-ground connection to existing SVP in kitchen.
Wessex Water Build Over Agreement required before works commence.

Windows
White UPVC casement windows, double glazed. All glazing to comply with Part L (U-value 1.4 W/m²K maximum for windows). Solar control glass to south and west-facing glazing.

French Doors to Garden
White UPVC double-glazed double French doors. Roll-over threshold with aluminium clip-on butt threshold to both sides. Low E glazing to comply with Part L. FENSA-registered installer required. 6-point locking mechanism. Twin weather seals. Frame to be sealed to structure with neutral-cure silicone and backer rod internally and externally.

Asbestos
Refurbishment & Demolition (R&D) Asbestos Survey required before any intrusive works commence — Control of Asbestos Regulations 2012. Works must not start until survey is complete and reviewed by a competent person.

Party Wall Act 1996
Works on and adjacent to shared boundary — Party Wall etc. Act 1996 applies. Formal notices to be served on all adjoining owners before commencement of works.

CDM Regulations 2015
These works are subject to the Construction (Design and Management) Regulations 2015.
Contractor to prepare Construction Phase Plan and provide RAMS (Risk Assessment and Method Statements) before commencement of works.

Disabled Facilities Grant
No building works to commence before formal written grant approval from Wiltshire Council has been received.

WALL KEY

Existing construction

New construction



A Fixed shower bench replaced with fold-down seat; glazed fold-flat carer screens added to both sides of shower zone; shower head position revised; WC clearance dimensions added; hoist provision noted.

DR 18/08/26

No. Revisions Date

Client
MR D DAVIS & MRS J OSMAN-DAVIS

Project
PROPOSED OUTBUILDING CONVERSION & GLAZED LINK/GARDEN ROOM
66 WEST VIEW CRESCENT
DEVIZES
SN10 5HE

Drawing Title
PROPOSED FLOOR PLANS & ELEVS



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Drawn Checked
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