



Excavate trenches for foundations 600 x 1000mm minimum depth (750mm for ramps and landings) and to LA approval. Allow hand digging around existing drainage connections and pipe work. Existing drainage to be protected during works. Protect any existing services.

Form foundation trenches to widths shown and fill with C20P concrete mix. Allow for any drainage pipes to pass through foundations with 50mm clearance around pipes and baffles to prevent vermin.

NB - Works subject to Thames Water Build-over agreement if shared drains within 3m of new works.

Expose existing garage floor slab and foundations to show depth of slab and sub-base to check suitability for additional partitions/insulation and floor loading.

External walls to achieve 0.18 W/m²K 'U' Value
Build up walls below DPC in concrete blocks back to back with half faced engineering brickwork above ground level DPC.
Wall leaves to be tied together using 150 mm s.s. wall ties staggered at 300mm c/c vertically and horizontally respectively. Build in Hyload DPCs to walls 150mm above outside ground levels and lap to DPMs. New DPCs and DPMs to lap with existing.
Minimum 75mm laps. Stepped cavity trap and double DPC to be provided adjacent to level access entrances or patios.
Build in IG L/L/S lintels with minimum 150mm end bearing.
Stud walls to be 50x100 studs at 400mm c/c with insulation and Duplex 13mm Gyproc plasterboard as detailed in sections

Floor construction to achieve 0.18 W/m²K 'U' Value
75mm sharp sand and cement screed with chicken
wire mesh in the bottom of the screed on 500g
polythene separating layer on 100 mm thick Celotex
FF4000 insulation (P/A=0.1.17) with 25mm thick
upstand around slab external edges (50mm to front
elevation) on 1500g DPM dressed up all walls
minimum 150mm - Link DPM with DPC on approx
50mm thick smooth and levelled lean mix concrete
over existing floor slab. (Subject to checking slab)

Existing garage roof to be upgraded with cold roof insulation and ventilation as shown on sections. Ensure no materials or works encroach over the boundary which abuts the side of the garage.

Shower room to have background ventilation of minimum 4000mm² Intermittent Mechanical ventilation to be provided at 15 l/sec. Bedroom to have 5000mm² background ventilation.

All electrical work to be carried out by competent electrician to building regulations Part P and certificate to BS 7671 provided to LA prior to completion. Provide fire detection. Provide energy saving light fittings throughout extended areas. Provide fire detection and alarm Grade B category LD3 to BS 5839-6:2004. All on mains wired dedicated circuit with battery back-up. Smoke detectors in all occupation spaces. Including hall and on landings located within 7.5m of doors to habitable rooms. Rate of rise heat detector in kitchen. Extend existing alarm systems into extended areas. New sockets and light switches to be positioned between 450-1200mm from floor.

Extend heating system pipework and provide low surface temperature radiator to achieve 21°C with heated towel rail in shower room. Work to be carried out by gas safe engineer.

Supply and install new double glazed window and new front glazed doors to achieve 1.4 m W/m²K. 'U' Value. All glazing below 800mm in windows or 1500mm in doors or adjacent windows within 300mm to be safety glazing to BS6206. Seal around windows/door with silicone sealant inside and out. New internal doors to have 850mm clear openings with easy action lever handles.



Mob. 07950 311036

CLIENT
Jennifer Caston

PROJECT
Proposed DFG Alterations
56 Holybrook Crescent, Reading RG30 3LN

DRAWING TITLE

Proposed Plan and Sections

DATE
08/01/2026

SCALE
1:50 @ A2

DWG NO.
24/19/02