



Schedule of Works: Prestons

1. Description of works

2. Erection of extensions to the rear of the existing premises and the rear of an outbuilding.

3. Area 1 Extension for kitchen

- 3.1. Grade land to the rear of the building approximately 5m x 5m. grub up existing paving reduce levels to subsoil, approximately 300mm below current patio level.
- 3.2. Locate and identify water pipes and drainage
- 3.3. Excavate foundation trench 450mm wide 900mm below GL
- 3.4. Pour concrete strip foundation. Min thickness 150mm c24 concrete
- 3.5. Construct substructure walls in block to dpc level with lintels over service runs.
- 3.6. Pour 100mm concrete floor slab to allow for 120mm insulation and 70mm concrete screed.
- 3.7. Vertically cut into external blockwork skin in line with inner face of new external block skin to extension cut and install pad stones to top of wall either side of opening.
- 3.8. Take out external skin of blockwork.
- 3.9. Install starter bars to outer and inner skins of existing block for new cavity wall
- 3.10. construct external cavity walls complete with cavity insulation and wall ties to wall plate level and gable.
- 3.11. Cut roof frame to new extension.
- 3.12. Strip existing slates from rear extension roof and cut in frame into existing extension roof roof.
- 3.13. Framing to extend under thatch but not into the structure of the existing building.
- 3.14. Lay membranes, battens, slates and insulate roof. Fit fascias and rainwater goods roof lights etc.
- 3.15. Install windows to new extension
- 3.16. Temporarily prop roof joists to existing extension roof.
- 3.17. Remove inner skin of blockwork to the existing extension and make good junction.
- 3.18. Grub out the first course of block below floor level.
- 3.19. Lay insulation in floor and screed level with existing floor.



- 3.20. First fix electrics
- 3.21. First fix carpentry
- 3.22. First fix plumbing
- 3.23. Plaster finish to internal walls to match existing
- 3.24. Decorate
- 3.25. Lay floor finish
- 3.26. Install kitchen units
- 3.27. Take out existing kitchen units and remove dwarf wall in existing kitchen

4. Area 2 shed alterations and extensions

- 4.1. Take down existing timber shed retaining existing courtyard elevation
- 4.2. Relocate oil tank to west of building outside curtilage of listed building.
- 4.3. Remove concrete block wall between tank and shed.
- 4.4. Excavate trial hole adjacent to existing wall to “Donkey shed “to establish foundation depth of existing wall. Note as internal floor level is 200mm below existing ground level it is probable foundation depth is below 300mm. Depending on foundation depth of existing wall adoption of alternative strategies is appropriate. If foundation is less than 300mm below GL excavate external ground level with base of foundation and install reinforced concrete raft foundation 100mm thick generally with thickening to 150mm thick adjacent to the building with an upstand for the new wall foundation. If the foundation base is more than 300mm the slab thickening can be downwards.
- 4.5. Excavate remainder of foundation as per area 1 Excavate foundation trench 450mm wide 900mm below G/L
- 4.6. Locate and identify water pipes and drainage
- 4.7. Excavate foundation trench 450mm wide 900mm below GL
- 4.8. Pour concrete strip foundation. Min thickness 150mm c24 concrete
- 4.9. Construct substructure walls in block to dpc level with lintels over service runs.
- 4.10. Pour 100mm concrete floor slab to allow for 120mm insulation and 70mm concrete screed.
- 4.11. Construct external cavity walls complete with cavity insulation and wall ties to wall plate level and gable.
- 4.12. Cut roof frame to new extension.



- 4.13. Lay membranes battens, slates and insulate roof. Fit fascias and rainwater goods roof lights etc.
- 4.14. Install windows to new extension
- 4.15. Lay insulation in floor and screed level with existing floor.
- 4.16. First fix electrics
- 4.17. First fix carpentry
- 4.18. First fix plumbing
- 4.19. Plaster finish to internal walls to match existing
- 4.20. Decorate
- 4.21. Lay floor finish

Materials

Foundation's concrete and concrete block

External walls concrete block gypsum plaster internal finish Hyperion recycled composite wood cladding walnut finish laid horizontally

Windows aluminium faced engineered timber black-grey Ral 7021

Facias to match existing roof house extension

Roof natural slate 500 x 250x 9mm Spanish Contessa 1st quality

Rainwater goods black plastic to match existing

Doors composite Ral 7021 / natural wood finish