



Ground Floor Construction
 150mm trowelled finished concrete slab on 500 gauge DPM (all joints lapped and taped) laid over 25mm sand blinding over layers of compacted hardcore no more than 150mm each. Tape DPM around all penetrations and at joints and laps and to be taken over inner and outer skins of the new external cavity wall and sealed.

Roof Construction
 Cut timbers (tbc by structural engineer), insulation (TBC by Building Control), membrane, battens, interlocking tiles to match existing.

Eaves Detail
 Tyvek breathable roof membrane lapped over Tyvek eaves carrier fitted in accordance with manufacturers instructions and hanging back into UPVC guttering fixed using rafter brackets.

Wall Construction
 Block/Render external finish to match existing property/house. Walls in front of a 120mm cavity and 100mm dense concrete block internally. Rockwool full fill insulation to achieve a U-value of 0.28W/m²K. Stainless steel cavity wall ties at 450mm centres vertically and 750mm horizontally to BS 1243 and 1449 part 2: 1975, with ties around opening at 225mm centres max. Thermabate insulated cavity closers at all jambs to external opening. PC concrete lintels with DPC tray over all external openings. To be constructed in accordance with structural engineers design recommendations.

Wall Construction (Below DPC/Ground Level)
 New walls up to ground level to be constructed as a 320mm wide cavity wall (100mm A7N concrete block outer skin, 120mm cavity, 100mm 7N concrete block inner skin). Outer face wall above ground level, to be bricked to match the existing house. The cavity should be filled with lean max (1:4:8) concrete up to ground level with the top splayed outwards. Back-fill foundations with scalings, mechanically compacted in layers no greater than 150mm in depth up to DPM level of make up to ground level with selected fill. To be constructed in accordance with structural engineers design recommendations.

Foundations to be confirmed by Structural Engineer
 600mm x 225mm minimum C15 mix concrete foundations to new load bearing walls. Minimum depth 600mm to suit site conditions or below adjacent drain invert levels.

Windows, Doors, Guttering and Facias
 Windows and doors to be double-glazed UPVC to match existing main house. Obscure glazing to bathrooms and velux to first floor bedroom. Fascias, soffits, guttering and down-pipes to match existing.



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PROPOSED LAYOUTS

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