

FOUNDATIONS

Excavate to suitable firm ground below invert level of any drainage within 1m of the building, lay concrete strip foundation 625mm wide x 225mm thick, min. 750mm depth, grade 25 N/mm².

GROUND FLOOR

75mm 1:3 cement/sand screed trowelled smooth to tie into existing floor level on 100mm thick concrete slab grade 25 N/mm², 100mm Celotex insulation laid on 1200g visqueen dpc membrane, carried up perimeter and to dpc level on walls, laid on min. 150mm thick hardcore with fine blinding. Provide 25mm x 100mm Celotex insulation around perimeter walls

WALL CONSTRUCTION

To be generally 360mm thick with outer leaf of 100mm dense concrete block with fined down render finish. 125mm wide cavity partially filled with 75mm 'Celotex' Double R CW2000 rigid batts, fixed to external face of inner leaf with insulation retaining clips fixed to stainless steel double triangle wall ties @ 750mm horizontal / 450mm vertical centres. Increase wall tie centres to 225mm vertically at structural openings. Internal leaf of wall to be 100mm thick dense concrete blocks. 150mm G.L. 'Damcor' insulated d.p.c. to be provided vertically to close all openings in cavity walls. Lintels provided over openings with a min. 150mm end bearing. 'Catnic or I.G.' type or pre-stressed concrete. Provide flexible tray d.p.c. over lintels. Cavity wall to be sealed at top with 225 x 9.5mm non-asbestos sheet. Walls finished internally with 13mm thick sand / cement render basecoat and 3mm thick gypsum plaster. Blockwork externally to have 16mm two-coat finish to match existing. Where cavity walls abut existing install, 'Furfix' or similar stainless steel vertical wall plate system bolted to existing walls to bond. Form 13mm wide vertical movement joint filled with 'Flexcell' joint filler and seal with 19mm deep polysulphide cement sealant. Lean mix concrete fill to cavity below ground walls to within 150mm of DPC. Where opening is to be provided in existing rear wall, Structural calculations are to be provided for the steel beams

INTERNAL PARTITIONS

SOLID: 100mm concrete blocks built in 1:1:6 mortar, bonded to cavity walls.

ROOFING

Concrete interlocking tiles on 25mm x 50mm tandalised battens on Tyfex breathable membrane on pre-fabricated roof trusses spaced at 600mm cts. All bracing and fixings to manufacturers design. Wall plate (100 x 50 treated s.w.) strapped to walls with 1000 long galvanised mild steel straps @ 1800 max. cts. Provide Code 4 lead soakers and flashings to the roof and wall abutment.

RAINWATER FITTINGS

Adapt existing system to suit. Osma or other approved UPVc 100mm gutter with stop ends, angles, outlets etc., including 65mm down-pipes with all fittings secured to walls, all as manufacturers specification.

WINDOWS

UPVc double glazed units 20mm air gap and a soft low E coating to match existing, fitted with controllable vents not less than 8000mm sq., double glazed, lockable sashes. Fitted with opening restrictors if less than 850mm from floor to window cill level. All sides sealed with mastic and securely fixed to reveals. Velux windows to extension roof. Openable ventilation not less than 1/20th of floor area of room. All new glazing to comply with BS 6206 requirement N1 Safety Glazing.

CENTRAL HEATING

Adapt existing Central Heating to suit. Designed by Gas Safe qualified engineer to fully comply with all current regulations and clients' requirements.

DRAINAGE

110mm dia. UPVc underground pipe laid as manufacturers instructions, encased in concrete under buildings, gully's with roddable access and bedded in concrete. Osma UPVc manholes or other approved, with cast iron manhole cover and frame. Bossed waste adapter at slab level for appliance and basin waste pipes.

Metal cage fitted on top of soil vent pipes for rodent control.

All to comply with current Building Regulations (Part H). Notify Dwr Cymru Welsh Water requesting a Building. Over Sewer agreement

JOINERY

Softwood door linings with planted stops and architraves. Skirtings 100 x 18mm moulded softwood. Doors fitted with mortice latches and butt hinges.

ELECTRICAL INSTALLATION

All works to comply with I.E.E. current regulations and clients requirements. Provide electrical certificate upon completion

GENERAL

All works to comply with current Building Regulations and any associated legislation, codes of practice and B.S. specifications. No works to be undertaken which affects adjoining property without the consent of the owner. The Party Wall Act etc., 1996 effective from the 1st July 1997, requires that you must inform all affected if building on the boundary line.

'U' values: wall construction - $0.21 \text{ w/m}^2\text{k}$., roof - $0.14 \text{ w/m}^2\text{k}$., floor - $0.198 \text{ w/m}^2\text{k}$., windows - $1.6 \text{ w/m}^2\text{k}$.