Application Ref: PL/2024/00347

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Description of Works

Foundations:

The footing trench will be excavated to the proposed depth specified by the structural engineer and/or building inspector. Following inspection, the footing trench will be mass filled with GEN3 concrete and concrete lintels will be used to bridge over any necessary drainage passing through.

Type 1 scalping will be used to create a hard-core base over the entire oversite while a sand blinding will be used to ensure the damp proof membrane is not punctured during installation.

The damp proof membrane will be cut to size for the entire floor, concrete will be levelled, while insulation boards will be laid and fixed over the concrete to minimize heat lose. The floor will then be screeded in preparation for the final floor finish.

Elevations:

The internal elevation will be constructed using a standard aerate block while the external elevation will be constructed using 7N dense concrete blocks which will create a suitable base for rendering to match existing.

A standard cavity of 100mm will be constructed to include a 100mm internal leaf and 100mm external facing leaf. The cavity will consist of 50mm cavity insulation boards and 50mm vented cavity space. Cavity closers will be built into all door jambs to close off the cavity to prevent bridging and heat lose.

Where required air bricks will be installed below DPC to provide through ventilation to the ground floor.

All three external walls to the extension will be K-rendered along with the door revels to match the existing house. All wall surfaces will then be painted with Sandtext X-treme X-posure Smooth in Sterling White B9760G to match the existing house.

Fascia boards and soffits will be supplied in black and UPVC guttering, and downpipe will be installed to match the existing house.

Structural Steels:

Steel beams will be manufactured to structural engineer calculations to provide adequate support to the proposed internal opening between the proposed extension and existing kitchen. This will include all recommended connections if necessary. Steels beams will be supplied with red oxide protective coating along with bolts, nuts, spacers, and washers where required.

Flat Room Construction:

A warm roof construction will be formed using C24 structural timber. Roof joists will be installed at maximum 400 centers and include all adequate noggins and roofing restraint straps.

The main roof deck will be constructed from 18mm OSB3 sheet and formed with the appropriate falls. A Resitrix EPDM membrane will be applied to the newly installed roof deck. All material will be welded with sufficient bleed out on all joints.

Lead work will be installed to all areas as necessary, while meeting all British leadwork standards.

External Doors:

A white aluminum bi-fold door with a standard threshold will be installed as indicated on the proposed drawings. All glazing units will be 28mm and energy rating C or above. Doors will be installed using a suitable concrete frame fixing and will be sealed externally using a colour matching silicone.

Internal Walls/Ceiling:

Both internal walls and the ceiling will be plaster boarded and a smooth multi-finish plaster will be applied ready for painting. Any other areas will be made good where necessary.

Plumbing/Electrics:

Cold and hot water supplies will be adjusting accordingly. Additional electrical sockets and downlighters will be installed to the new extension as per the latest edition of the IEE and Part P building regulations. A test certificate of compliance will be presented to LABC and NIC upon completion.

Waste Removal:

All waste will be removed either by the builder or by a licensed waste remover.

Should you require any further information please do not hesitate to contact me. I look forward to your review.

Yours Sincerely,



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