

External Materials Schedule:

Exterior Walls:
Eurocell Coastline composite horizontal cladding (or similar), anthracite grey, on structural timber stud frame

North boundary wall (existing conservatory wall, retained):
Facing brick as existing

Windows:
Double glazed PVC-u, anthracite grey

Door:
Double glazed PVC-u, anthracite grey

Flat Roof:
EPDM single ply membrane, grey/black, warm deck system

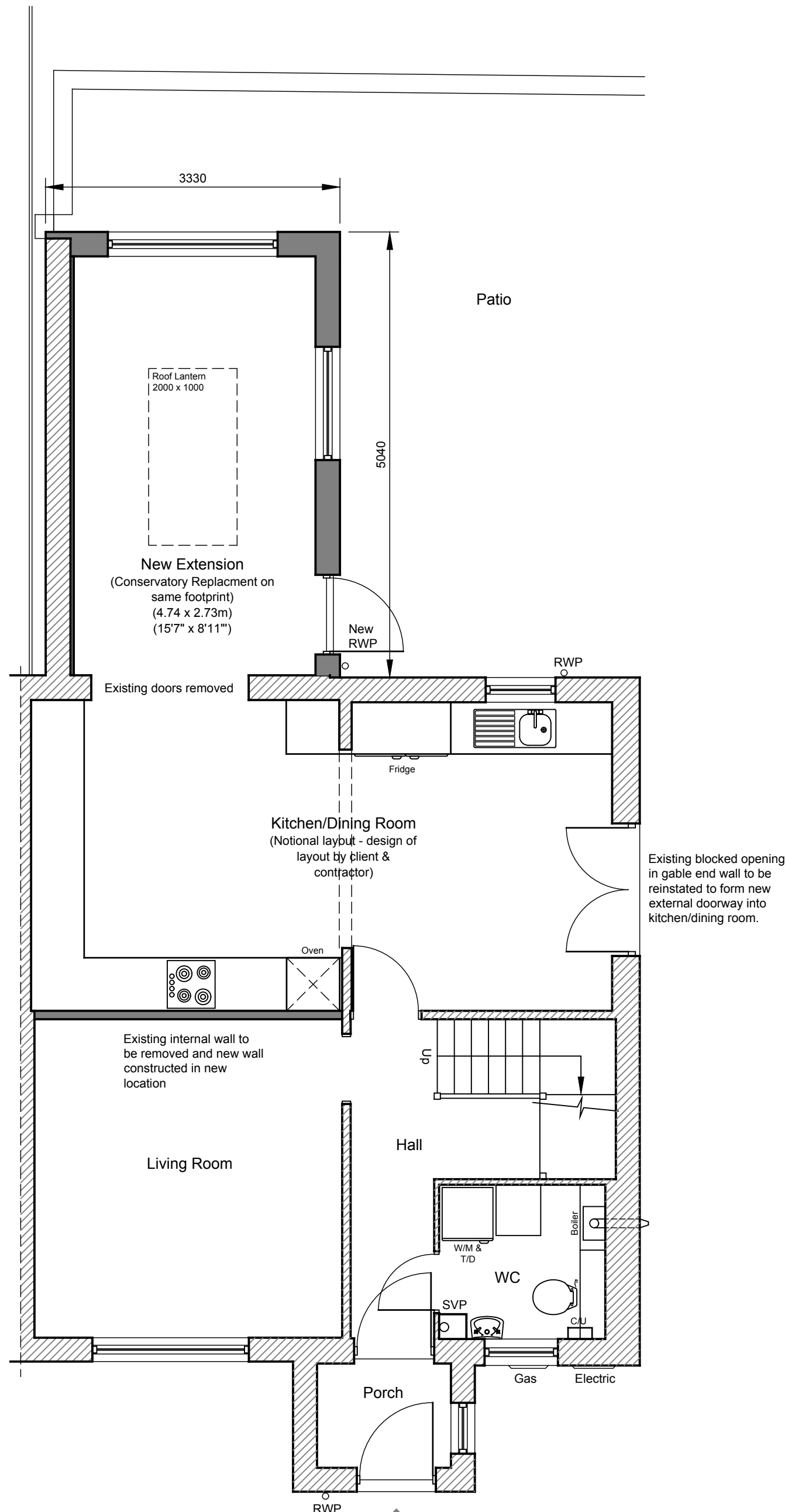
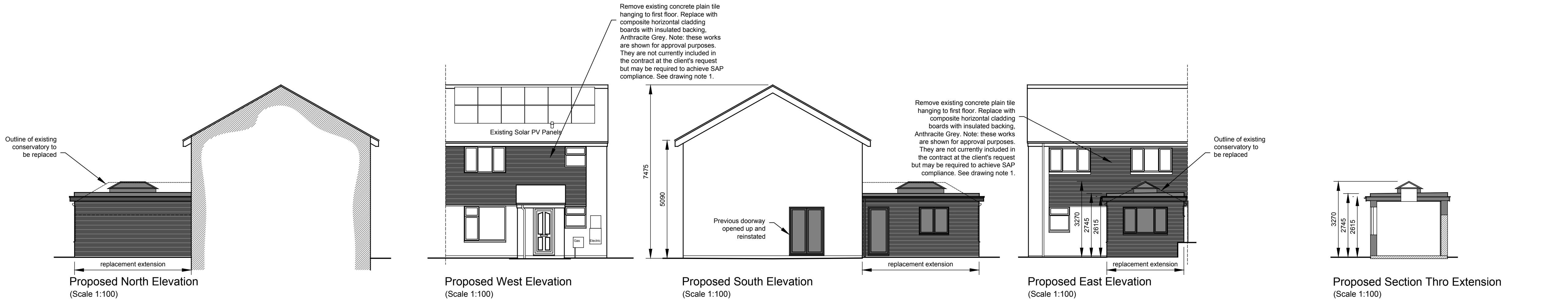
Fascias & Soffits:
PVC-u, anthracite grey

Roof Lantern:
Double glazed aluminium, anthracite grey

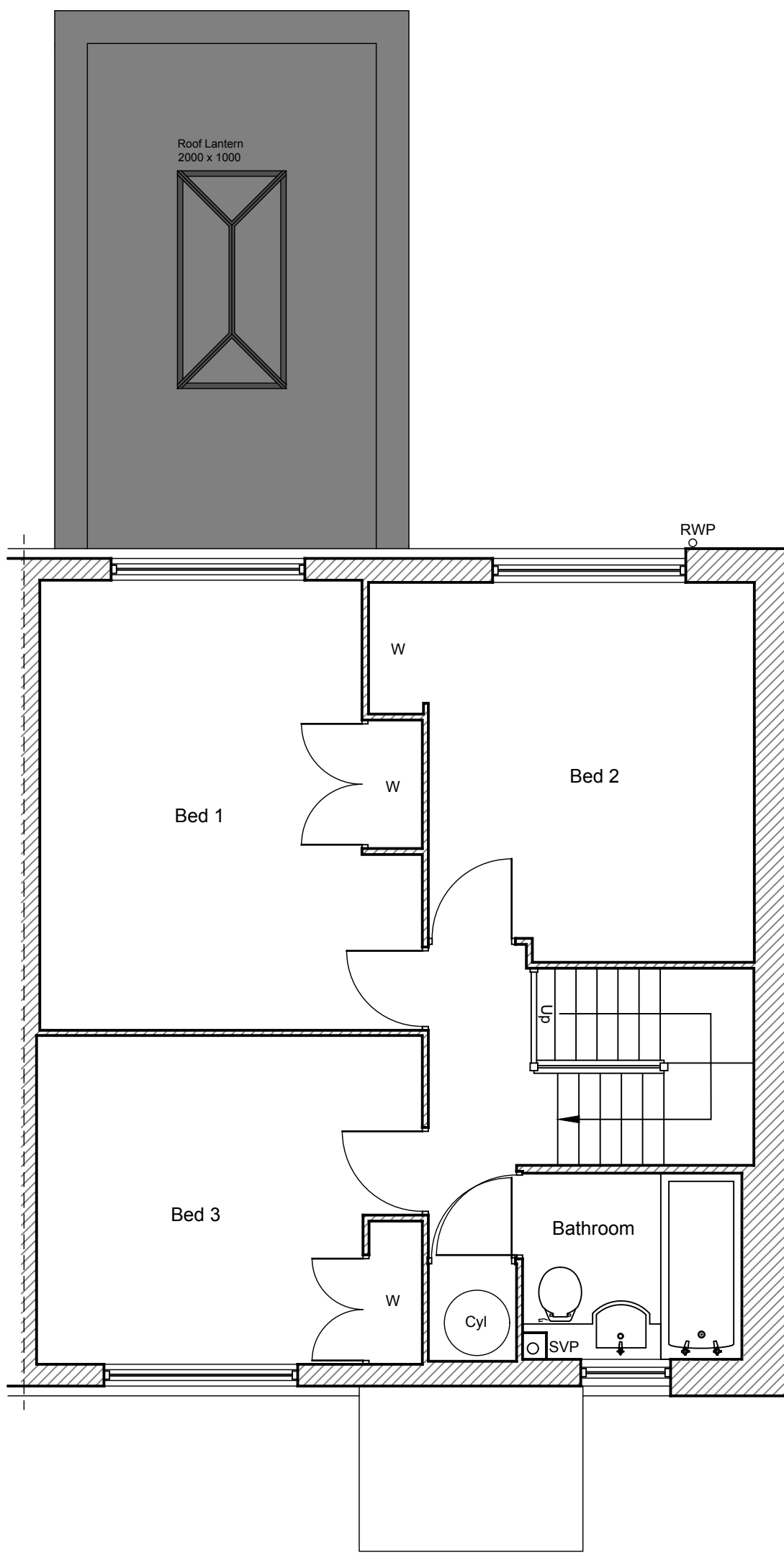
Rainwater Goods:
PVC-u, anthracite grey

Main House Walls - First floor (tile hanging replacement):
Eurocell Coastline composite horizontal cladding (or similar), anthracite grey, with insulation upgrade to existing precast concrete panel

Gable End Doors:
Double glazed PVC-u French doors, anthracite grey



Proposed Ground Floor Plan (Scale 1:50)



Proposed First Floor Plan (Scale 1:50)

DRAWING SPECIFICATION NOTES

NOTE 1 — MAIN HOUSE: FIRST FLOOR WALL CLADDING & INSULATION UPGRADE

Remove existing concrete plain tile hanging to front and rear elevations. Drill and plug minimum 90mm rigid PIR insulation board to existing precast concrete panel substrate using stainless steel long-thread screws with proprietary plastic frame plugs at 600mm centres, minimum 50mm embedment into panel (approx. 200mm screw length). Do not use shot firing. Where panel face is hard or damaged, use resin chemical anchors (Fischer FIS V or equal approved). Fix proprietary breather membrane (e.g. Tyvek Supro or equal approved) over insulation face. Fix minimum 50x25mm vertical treated softwood counter battens through membrane and insulation into panel at 600mm centres to form minimum 25mm ventilated cavity, open top and bottom. Fix minimum 38x25mm horizontal treated softwood battens to counter battens at vertical centres to suit cladding profile. Fix Eurocell Coastline 203mm composite horizontal cladding boards in Anthracite Grey. All fixings stainless steel throughout. Target wall U-value ≤ 0.30 W/m²K. All to comply with Approved Document L.

NOTE: These works are not currently included in the contract. The client has been advised of the specification and estimated cost and has decided not to proceed with this element at this stage. However, if the SAP calculation cannot achieve compliance without the improvement in wall U-value that this specification provides, the client may need to reconsider this decision. The works are retained on the drawings for this reason and to form part of the approved planning and Building Regulations scheme should they be required.

NOTE 2 — NEW EXTENSION: EXTERNAL WALLS

Structural C16/C24 timber stud frame at 400mm centres (size to structural engineer's design). 140mm mineral wool insulation ($\lambda \leq 0.035$ W/mK) between studs. Fix proprietary breather membrane (e.g. Tyvek Supro or equal approved) to external face of studs. Fix minimum 50x25mm vertical treated softwood counter battens through membrane to studs at 600mm centres to form minimum 25mm ventilated cavity, open top and bottom. Fix minimum 38x25mm horizontal treated softwood battens to counter battens at vertical centres to suit cladding profile. Fix Eurocell Coastline 203mm composite horizontal cladding boards in Anthracite Grey externally. Fix 50mm continuous rigid PIR board to internal face of studs to break cold bridging. Fix 12.5mm foil-backed plasterboard to PIR, taped joints, skim finish. Target wall U-value ≤ 0.17 W/m²K. All to comply with Approved Documents A and L.

NOTE 3 — NEW EXTENSION: FLAT ROOF

C24 timber flat roof joists at 400mm centres, spanning 2.73m clear (size to structural engineer's design from span tables including warm deck dead load). 18mm WBP plywood or OSB/3 deck fixed to top of joists. Roof lantern opening (2000x1000mm) to be formed by doubled C24 trimmer joists each side spanning 3.05m and doubled C24 header joists at each end spanning clear opening plus joist spacing, sizes to structural engineer's confirmation. Proprietary vapour control layer (VCL) laid and lapped on deck. Minimum 180mm Kingspan Thermaroof TR26 rigid PIR insulation boards (warm deck) in two layers with staggered joints and tapered to achieve minimum 180 falls to outlet using manufacturer's tapered pack. Insulation to be stepped down at perimeter to reduce fascia depth — coordinate taper pack design with fascia height. High-performance EPDM single-ply membrane finish, fully adhered. Target roof U-value ≤ 0.12 W/m²K. Internal ceiling finish: 12.5mm plasterboard on 47x25mm treated timber battens at 400mm centres fixed to underside of joists, skim finish. All to comply with Approved Documents A and L.

NOTE 4 — NEW EXTENSION: PERIMETER DRAINAGE & FLOOR LEVEL

ACO polymer concrete channel drain (or equal approved) to be provided to full perimeter of new extension at ground level, required due to existing ground level being at or near DPC level. Channel to be connected via 100mm UPVC surface water drain at minimum 1:40 fall running around the rear of the main house to connect to existing rainwater gully/drainage. New extension RWP to discharge into ACO channel. Confirm connection to surface water drainage only — no connection to foul drain. Drainage design to comply with Approved Document H.

NOTE 5 — NEW EXTENSION: FLOOR SLAB LEVEL

Existing conservatory floor slab is approximately 40–50mm higher than main house finished floor level. Existing

screed/concrete to be scabbled down to achieve level threshold with main house floor. Following scabbling, apply self-levelling latex compound to produce a smooth, level, dust-free surface ready to receive floor finish by others. No floor finish is included within this contract.

NOTE 6 — EXISTING FLOOR SLAB & FOUNDATIONS: TRIAL HOLE

Trial holes have been excavated and inspected by the structural engineer (Fred Baverstock, Harvey & Snowdon). The existing conservatory foundation is understood to comprise approximately 100mm of concrete bearing directly onto chalk, with concrete blockwork construction above to underside of the existing floor slab. The foundation appears to be of raft construction, although no edge thickening was identified, which would ordinarily be expected in a conventional raft. Fred Baverstock has reviewed the findings and considers the existing foundation suitable for retention subject to his structural design. The structural engineer's confirmation and any specific requirements arising from the foundation inspection are to be incorporated into the Building Regulations submission. If any further investigation or remedial foundation works are required, the programme and cost plan are to be updated accordingly.

NOTE 7 — NORTH BOUNDARY WALL: STOREY LIGHTS & INTERNAL DRY LINING

Existing storey light glazing units in existing north boundary wall to be removed and openings built up in blockwork to underside of new flat roof. For the purposes of this specification, the existing north boundary wall is assumed to comprise blockwork inner skin (plastered), uninsulated cavity, and facing brick outer skin. This assumption is to be confirmed by core drilling prior to commencement; if the construction differs materially from this assumption, the dry lining specification below shall be reviewed by the architect before work proceeds. Internal insulated dry lining to be provided to full internal face of existing boundary wall, including the new built-up section: fix minimum 37.5mm insulated plasterboard (25mm rigid PIR with 12.5mm plasterboard facing, e.g. Kingspan Kooltherm K16 or equal approved) to internal face on proprietary adhesive dabs, taped joints, skim finish. Target U-value ≤ 0.55 W/m²K. All to comply with Approved Document L.

NOTE 8 — DOOR OPENING TO GABLE END WALL

Existing blocked opening in gable end wall to be reinstated and extended to form new external doorway 1,500mm wide into dining room. Wall construction is non-standard: outer facing brick with inner precast reinforced concrete panel. External lintel assumed removed when opening was blocked; new lintel to be specified by structural engineer. All structural works to be designed by structural engineer (Fred Baverstock, Harvey & Snowdon) prior to commencement. Details to be confirmed at Building Regulations stage.

New double French doors to be fitted to reinstated opening. Door type, style, colour and ironmongery to be agreed directly between Saul & Sons Building Contractors Ltd and the client. Performance requirement: maximum whole-unit U-value (frame and glazing combined) ≤ 1.2 W/m²K. All glazing to comply with Approved Document L. Provide minimum 150mm DPC tray over lintel and cavity closers with insulated reveals to all sides. All to comply with Approved Documents A and L.

NOTE 9 — INTERNAL REMODELLING: WALL REMOVAL, RELOCATION & KITCHEN

Existing internal wall between dining room and lounge to be removed and rebuilt in new position as shown on drawings. Structural engineer (Fred Baverstock, Harvey & Snowdon) to confirm whether existing wall is load-bearing and whether a steel beam is required prior to commencement; details to be confirmed at Building Regulations stage. Existing kitchen and dining room uses to be swapped as shown. All existing kitchen units, appliances and fittings to be removed and carted away. New kitchen to be installed in new location; kitchen design and specification to be agreed directly between Saul & Sons Building Contractors Ltd and the client. Dale Roberts Design are not involved in the kitchen design and have shown a notional layout on the drawings for indicative purposes only.

All structural elements, fixings and insulation thicknesses to be confirmed at Building Regulations stage to comply with Approved Documents A and L.

