Existing front elevation with Flemish bond brickwork to be repaired and repointed.

Blue/black slate to match existing, on timber battens on felt on insulated timber roof structure.

Front yard and railing to be reinstated upon completion onto the street.

A1

EAVES LEVEL

Blue/black slate to match existing, on timber battens

Decatie TF2000 Insulated Cavity Closer or equivalent

106.10m
to close cavity at top of blockwork

Stainless steel wall ties, staggered 450mm horizontally

Stepped DPC over window & Door ope fixed to steelite lintel or similar with double

EAVES LEVEL

All window and door jambs, with all joints taped and filled with smooth plaster finish

Isover Vario KM Duplex UV (or equal and approved) air-tightness membrane.

All windows and door openings on front
elevation to be temporarily crossed

temporary facade retention works

Window cills

All window cills within rendered walls to be precast concrete/solid stone cill with 100mm face

Insulation packed to void between window cill and window frame

DPC all round cill

FIRST FLOOR

Pre-insulated steel lintel by 'Steelite' or similar approved to structural engineers details &
specifications

102.20m

All windows to front to be selected timber sliding sash with precast concrete / stone cills.

First Floor

EXTERNAL GROUND LEVEL

Selected cut paving slabs 60mm deep or similar approved to clients specifications or equal

Approved, with edge restraint to match selected on 100mm sand blinding on permeable

150mm cast in situ concrete slab over 90mm rigid floor insulation

over radon barrier over sand blinding and well compacted hardcore.

GROUND FLOOR LEVEL

Existing buildings, with the exception of the front elevations, to

to be retained. All load bearing walls supported on reinforced

timber battens on felt on insulated timber roof structure. All

ceilings to be insulated and finished with foil

emissivity K glass to comply with TGD Part L Building 2019

New front doors to be Hardwood in select colour with brass

ironmongery incl. 3 point locking. Rear external doors and

150mm rigid floor insulation over radon barrier over sand

windows to be selected aluminium/uPVC double glazed with

minimum fall. Surface drainage to discharge to public system.

Foul Drainage laid to 1:60 approx fall to discharge to existing

clients.

1:20

OUTLINE SPECIFICATION

Building, walls, with the exception of the front elevations, is
to be rendered and painted. All external doors to be selected

as required.

Paved to complete landscaped driveway to match existing, on

timber battens on felt on insulated timber roof structure. All

allowance for drainage and curbing.

Second floor to consist of cast in situ concrete slab over

timber frame of 125mm bare joist / solid or I-beam frame

to be provided.