

Proposed Extension 55 Clough Lea Marsden, HD7 6DN

Generally

The works comprise the demolition of the existing single storey conservatory to the rear of the dwelling and replacement with a newly constructed single storey traditionally built extension to the same footprint.

Demolition

Take down and remove from site single storey conservatory including exposing, grubbing up and removing foundations. Prepare ground and levels to receive new build single storey extension.

Foundations

Install new 450mm x 450mm minimum concrete trench fill foundations on compacted hardcore trench base. Footing depths to match those of original house construction. Minimum 2 courses pitched face stone below ground level. DPC to be installed minimum 150mm above ground level to 150mm laps.

Ground floor

Install new floor slab to comprise 30mm sand cement screed on 100mm insitu concrete slab, 100mm Kingspan rigid insulation, 1200 gauge visqueen DPM, sand blinding at 150mm well compacted hardcore.

Walls

New walls to consist of 140mm coursed new pitched face locally sourced stone to match existing dwelling, 100mm cavity with 50mm rigid Kingspan insulation and 50mm clear cavity. 7N concrete blockwork and cavity wall ties. All new walls to be secured to existing dwelling walls mechanically every 4 courses. All stone heads, corbels, mullions and cill details to match existing dwelling. Internally walls to receive 12.5mm wallboard and skim coat plaster.

Roof

New pitched roof with gable end to consist of flat profile concrete interlocking roof tiles to match existing dwelling on treated softwood battens, breathable sarking roofing membrane, 150mm x 50mm SC3 softwood rafters and ridge. Rafters and 100mm x 50mm wall plate to be secured with holding down straps to walls. Insulation to consist of 100mm rigid Kingspan between rafters and 25mm over rafters with 12.5mm plasterboard and skim finish. Roof to incorporate 3nr Velux roof windows 780mm x 980mm installed to manufacturers recommendations. Gutters and downpipes to be Brown Upvc to match main dwelling.