

(3) External walls.

External walls above the top of the trench fill foundations are to be constructed in Class A engineering bricks, comprised of a 102.5 mm outer leaf of brickwork, 125 mm cavity and 102.5 mm inner leaf of brickwork.

(4) Ground floor.

A ground bearing concrete slab, min. 150 mm thick is to be used. The concrete slab is to have a 1200 gauge DPM under on 25 mm sand blinding on min. of 150 mm consolidated hardcore. Flooring insulation is to be laid on top of the concrete slab, finished with a 65 mm sand:cement screed.

(5) External doors & windows.

A new external front entrance door is proposed on the west side of the existing house (not within a flood zone) & it is proposed to provide this with a level entrance threshold in accordance with current Building Regulations. A new side entrance door is proposed on the east side of the side extension which is not within a flood zone and this door will have the normal drop of 150 mm from finished floor level to outside ground level.

Although all windows are proposed to be timber windows, only 3 no. 600 mm wide windows on the west side will have cills at DPC level & these will have frames securely fitted & sealed to the surrounding openings.

(6) Fittings.

Kitchen fittings will be located in the kitchen/dining area situated in the proposed extension which is not within a flood zone.

(7) Services.

All electrical socket outlets are to be located above flood level, together with ring mains circuits. Heating services – the gas-fired boiler is to be installed within the loft space & all heating is to be provided by water-borne radiators