all existing external brick walls to be dry lined with Cyprex vapour check plasterboard and 38mm thick fixed with adhesive dabs to manufacturers instructions

family room (lounge type) recently re-formed concrete floor incorporating d.p.m. to be levelled, floated with two coats of cement/sand screed to receive 50mm thick floating grade polystyrene insulation with 40mm cavity and 22mm tongued flooring panels with all joints being glued.

existing line of rafters and collars supporting tanned tiles with felt under

form door 926mm wide in 9" mix concrete foundation tied into foundation of rear room - add to 215mm solid brick wall bonded into existing brick-work

new fix door and lining taken out of sitting room in existing opening

cut off and make good existing inside projecting brickwork

step floor up to family room

take out door & frame, form new under-sill to 1200mm (4ft) wide window in 215mm brickwork to match existing

form solid concrete floor slab with kitchen floor level with kitchen 100mm thick concrete base on blinded hardcore with 300 micron d.p.m. 65mm c.e.s screed finish

take out existing timber window, make good aperture and re-position window in positions shown

take out existing 215mm dividing wall between existing kitchen and store clean brick for re-use

take out door and frame, brick up opening and build in new matching window

take out cast iron pipe and bend including bend, & re-use existing drain level

take out sink unit and drainer, brick up opening and build in new matching window

new work and form new under-pinning to 1200mm (4ft) thick concrete foundation pads reinforced with 2 layers of A193 mesh 50mm from base

steel beams to have 300mm bearings and bedded on courses of engineering bricks. Beams to be boxed round with 12mm Gyproc plasterboard to give minimum half hour fire protection. Total completion covered with 25mm thick solid oak planks to form mock oak beam

take out existing lining and door, brick up opening and make good after.

new 200mm wide matching timber window

take out existing 915mm wide timber window, make good opening and re-position window in position shown

existing inspection chamber

existing gully

existing 225mm cavity wall to be underpinned

new 225mm cavity wall in Flemish bond with facings to match existing

new 225mm cavity wall in Flemish bond with facings to match existing

new 225mm cavity wall in Flemish bond with facings to match existing