



Internal Blockwork walls to comprise 100mm Thermalite Medium Density Blockwork with 12.5mm plasterboard fixed to both sides and 3mm nominal skim.
Walls to be taken down to foundations as indicated on ground floor plan and sections.

External cavity walls are to comprise brickwork plinth to frontage of property main external face of wall to be 100mm thick brickwork, 150mm wide cavity fully filled with 150mm thick DriTherm 0.032-lambda, with an inner leaf of 100mm wide thermolite turbo block. Internal face of blockwork to be finished 12.5mm thick plasterboard with 3mm thick nominal skim finish. Wall construction to achieve a minimum U-value of 0.21W/m²K. Provide Keystone ties into over openings as specified on plans. Lintels to have a minimum of 150mm end bearing length. Provide stainless steel wall ties across cavity, key one tie to be based on double triangle ties as per BR443. Wall ties set at 750mm horizontal and 450mm vertical staggered centres. Provide additional wall ties at 300mm vertical centres within 225mm of all openings and roof verges. All openings in cavity, i.e. around window and door openings, are to be closed with Thermablate 150 insulated cavity closers to prevent thermal bridging. DPC to be installed in new cavity wall as indicated. Keystraps to be lapped onto DPC with weep holes installed at 900mm centres to outer leaf of wall to ensure any moisture within cavity is dispersed of adequately. Timber formers installed to external windows to create arch brickwork openings as illustrated on elevations.

100mm thick concrete slab on 1200G isqueen DPM with all joints to have 300mm minimum overlap and be securely taped. 50mm sand blinding on 150mm minimum well consolidated hardcore.

Provide 750mm wide x 200mm deep foundation below brick plinth & cavity walls. Provide 650mm wide x 200mm deep concrete foundations below cavity walls 600mm wide x 200mm deep foundations below solid walls of garage, and 450mm wide x 200mm deep foundations below internal loadbearing walls unless otherwise specified by structural engineer. All foundations are to be cast onto suitable load bearing strata to the satisfaction of the Building Control Inspector. Foundations are to be cast in one pour to prevent joints in concrete. Contractor to ensure foundations have minimum 150mm outcrop to walls (Concrete can be supplied by Huws Gray (01978 759516)).

External solid walls are to comprise of 225mm Provide Keystone lintels over openings as specified on plans. All lintels to have a minimum of 150mm end bearing length. Keystone lintels can be supplied by Huws Gray (01978 264269). Walls below finished ground level to be constructed using concrete common brickwork down to thermalite trench block. Walls above finished ground level to be constructed using facing brick as indicated on elevations, to local authority approval. All walls to be constructed centrally on supporting foundations. Above garage door to front elevation contractor to allow for battens and tile hanging to match front gable projection of main house.



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