

Element	Description of existing	Condition of existing	Summary of proposed works	Upgrade required for Guernsey Technical Standards	Proposed structural works	Reason for proposed works
Ground floor	Thin concrete screed	Fair	Replace the existing concrete slab to include damp proofing, insulation and screed	Thermal upgrade & damp proofing	New concrete floor slab	To comply with Policy GP9 & Guernsey Technical Standards
External walls	Thick granite walls. Exposed inside and out	Good but with damp ingress on lowest part of eastern wall	Damp proof lower walls & provide metal wall lining and insulate to ground floor level only. Note that external repointing work has already been approved	Thermal upgrade & damp proofing to ground floor walls only.	None - existing walls are deemed sound and substantial by CBL Engineer's	To comply with Policy GP9 & Guernsey Technical Standards
Internal walls	None	n/a	New timber studwork walls	n/a	None - not loadbearing	To separate the proposed rooms
Intermediate floor	Timber joists with T&G boarding. 1 large beam adjacent to northern separating wall. 1 hatch for ladder access. 1 x floor beam adjacent to house gable	Poor, timber decking has suffered from decay	Retain floor structure, spray treat timbers, replace decking, insulate between joists and provide plasterboard ceiling. Infill ladder hatch	Acoustic insulation and plasterboard	New floor boarding to limit floor deflection and infill of ladder hatch	To comply with Guernsey Technical Standards
Roof	Timber rafters on timber purlin and roof trusses. Battens with pantiles externally	Good	Spray treat timber roof structures, insulate between rafters and provide insulated plasterboard ceiling. Note that roof tiling work has already been approved	Thermal upgrade.	None - existing roof is deemed sound and substantial by CBL Engineer's	To comply with Policy GP9 & Guernsey Technical Standards
New external door opening (GD10a)	n/a	n/a	Remove section of external wall and install new timber double doors	n/a	Remove section of external wall and install new granite lintels	To enhance daylight in to living space and improve access to the proposed garden
Existing lintels	Timber lintels	Good	Retain lintels & inject timber treatment	Timber treatment	None	To ensure the lintels maintain their structural integrity
New staircase	n/a	n/a	Trim floor structure. Install new timber staircase	n/a	Trim existing floor joists for staircase	To enable access to the upper floor
New rooflight	n/a	n/a	Trim roof structure. Install 1 rooflight. Note that this work has already been approved	n/a	Trim existing rafters for rooflight	To enhance daylight in to upper floor
Windows and doors	Timber windows and doors. Single glazed	Good	Alter door FD4 to open outward. Minor repairs to decayed parts of timber only. Note that repair work has already been approved	To ensure they are resistant to the ingress of water and provide internal balustrade	n/a	To comply with Guernsey Technical Standards

Refer to the drawings for the full construction specification