HPK/2011/1488

PROPOSED 02

26 SEP

FRONT ELEVATION 1:50



WORKS RELATE TO THE MODERNISATION OF THE EXISTING BUNGALOW BOTH INTERNALLY AND EXTERNALLY.

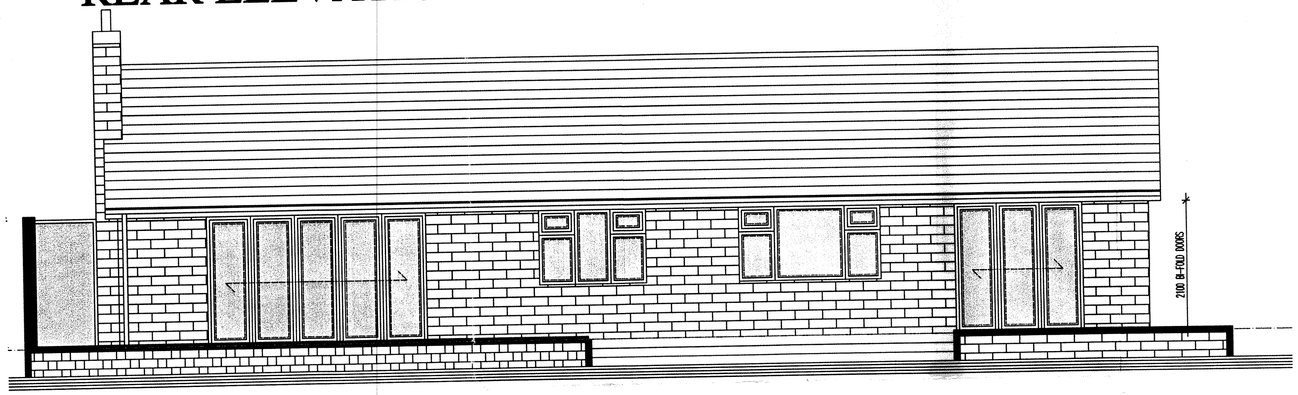
EXTERNALLY THE ROOF STRUCTURE OVER THE DINING AND KITCHEN AREAS IS TO BE REMOVED TO ALLOW FOR AN OPEN CEILING LINE INTERNALLY THAT FOLLOWS THE ROOF PITCH OF THE EXISTING - APPROX 33deg (MUST CONFIRM ON SITE).

NEW ROOF COVERINGS ARE TO BE PLAIN CONCRETE ROOF TILES WITH MATCHING WHITE PLASTIC SOFFITS AND GUTTERING THERETO. VELUX UNITS ARE TO BE VELUX C04 (978x550).

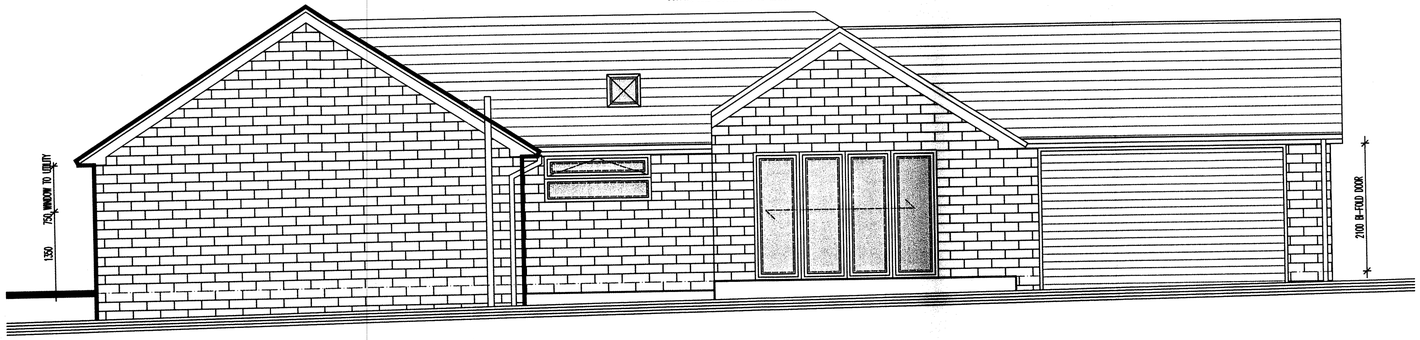
NEW BI-FOLD DOORS TO MASTER BEDROOM, LOUNGE, AND DINING ROOM ARE USED TO OPEN UP THE INTERNAL AND EXTERNAL SPACES WITH TIMBER DECKED AREAS OFF WITH MODERN GLAZED SCREEN WALL AND BALCONY RAILS TO REAR DECK OFF LOUNGE TO PROTECT FROM WINDS TO THIS CORNER BUT STILL ALLOW VIEW TO THE GOLF COURSE.

INTERNALLY VARIOUS AREAS ARE TO BE ALTERED TO ALLOW FOR A NEW EN-SUITE, BATHROOM, WC CLOAKS, UTILITY ROOM AND NEW KITCHEN. VARIOUS DOORS ARE ALSO TO BE ALTERED TO IMPROVE CIRCULATION WITH GLAZED UNITS TO KITCHEN AND LOUNGE TO ALLOW LIGHT TO FILTER INTO HALL SPACE - HERE FRONT DOORS ARE TO BE REPLACED WITH FULL HEIGHT GLAZED SCREEN/DOOR

REAR ELEVATION 1:50

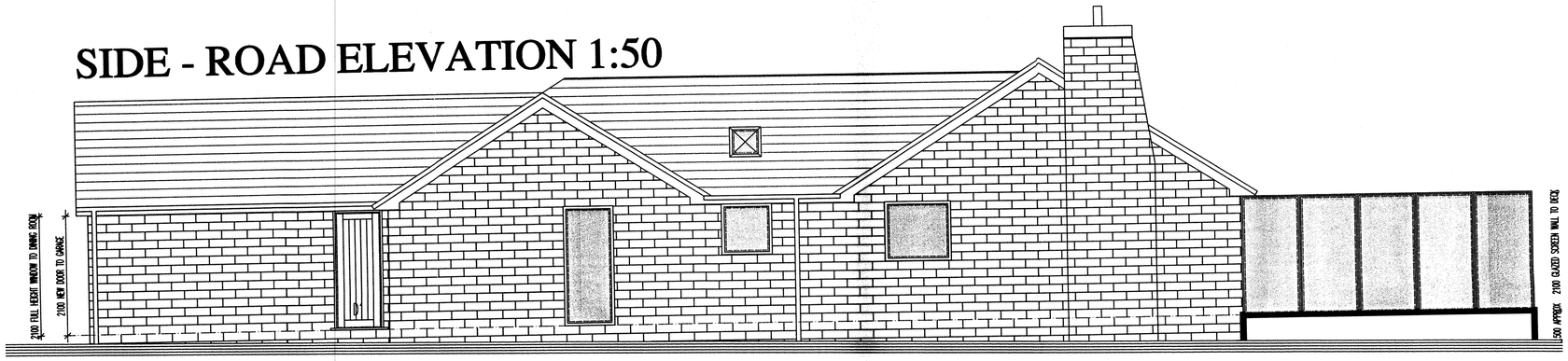


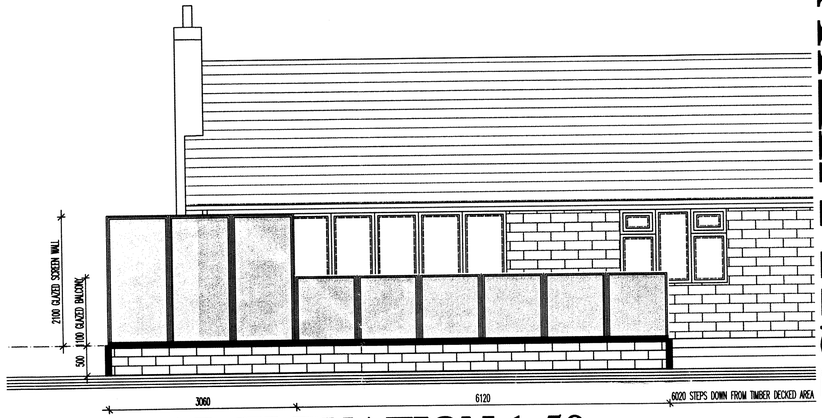
SIDE ELEVATION 1:50



ROOF PITCH OF EXISTING IS ASSUMED AT 33DEG - NEW PITCH ROOF AREAS (WITH LOOSE TIMBER AND OPEN PLAN INSIDE) ARE TO BE TO MATCH WITH ROOF COVERINGS, SOFFITS AND GUTTERING TO MATCH

SIDE - ROAD ELEVATION 1:50





REAR ELEVATION 1:50 SHOWING GLAZED SCREEN

TO THE REAR A NEW DECKED AREA IS TO BE CONSTRUCTED ACCESSED FROM THE LOUNGE AND MASTER BEDROOM AREAS VIA NEW BI-FOLD SCREEN DOORS TO ALLOW INTERNAL AND EXTERNAL SPACES TO WORK TOGETHER.

THE DECK IS TO HAVE EXTERNAL WALL LINE WITH 'INTERNAL' 7N BLOCK WALL AND EXTERNAL COURSED FACED STONE TO MATCH THE BUNGALOW. A MID SPAN SLEEPER WALL IN 7N BLOCKWORK IS TO SUPPORT THE DECK JOISTS - 450x200 CONC FOOTINGS TO WALLS APPROX 600mm BELOW GROUND. THE STRUCTURE OF THE DECK IS TO BE 200x50 C24 GRADE JOISTS (TANALISED TREATED FOR EXTERNAL USE) AT 450c/c's WITH MID SPAN SUPPORT. WRAP ALL JOISTS ENDS IN DPM. JOISTS ARE FINISHED WITH NON SLIP GROOVED DECKING BOARDS SET WITH MAX 10mm GAP BETWEEN TO ALLOW RAINWATER TO FALL BELOW. FINISH TO BE SET SO THAT IT IS FLUSH WITH THE INTERNAL FINISHED FLOOR LEVEL.

GLAZED SCREENS TO BALCONY ARE TO BE SET AT 2100 HIGH TO THE CORNER TO PROTECT FROM WIND BUT STILL ALLOW FOR CLEAR VIEWS - SCREEN HERE IS TO BE STRUCTURAL WITH ALL GLAZING BONDED TOGETHER. TO REAR, BALCONY SCREEN IS TO DROP DOWN TO 1100mm WITH ALL PANELS BONDED TOGETHER TO ALLOW FOR FRAMELESS LOOK AND CLEAR VIEWS ONTO GARDEN.

STEPPED AREA DOWN TO GARDEN IS TO HAVE NON SLIP DECKED TREADS ONTO STRUCTURAL TIMBER BOXED STEPS WITH 500mm TREAD AND 150mm MAX STEP - APPROX 3 - 4 STEPS TO GARDEN.

CAVENDISH VIEW, —WATERFORD ROAD, BUXTON

REVISIONS:

ELEVATIONS

BUXTON

CAVENDISH VIEW

SCALE: 1:50 | CHECKED: AJS

DATE: JUNE 11 | DRAWN: AJS

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DRAWING No: PROPOSED 02

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