PROPOSED 01

26 SEP 2011

CAVENDISH VIEW, WATFORD ROAD, BUXTON

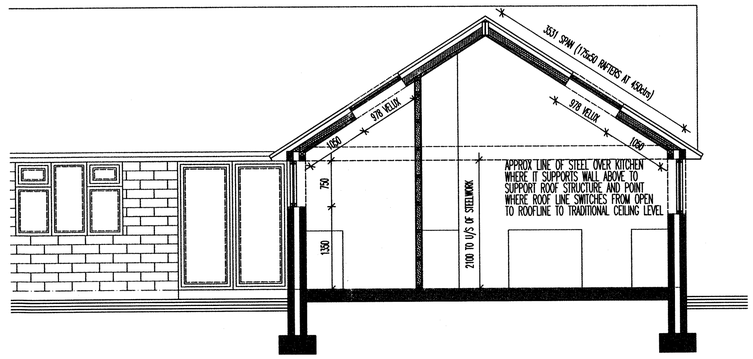
ROOF STRUCTURE OVER KITCHEN AND DINING ROOM AREAS IS TO BE REMOVED TO MAKE WAY FOR AN NEW LOOSE RAFTER LAYOUT AT THE SAME PITCH AS THE MAIN ROOF (ASSUMED TO BE APPROX 33deg – MUST BE CLARIFIED ON SITE). THIS ROOF STRUCTURE IS TO ALLOW FOR AN OPEN ROOFLINE OVER THE DINING ROOM AND PART KITCHEN AREA (REST IS TO BE TRADITIONAL CEILING).

NEW ROOF AREA IS TO BE C24 GRADE 175x50 RAFTERS AT 450ctrs, SAT ON A NEW 75x100 WALLPLATE (RAFTERS STRAPPED TO WALLPLATE AND WALLPLATE STRAPPED AT 1200ctrs) WITH CENTRAL STEEL RIDGE SUPPORT – REFER TO CALCS FOR SIZE) – REFER TO SPEC FOR INSULATION DETAILS. ALLOW FOR DOUBLE TRIMMING TO ALL VELUX OPENINGS.

NEW HIP RAFTERS OVER DINING AREA ARE TO BE STRUCTURAL TO ALLOW FOR OPEN ROOFLINE THAT FOLLOWS THE ROOF PLAN AND ARE TO BE C24 GRADE 225x50 TO SPAN FROM WALL TO CENTRAL RIDGE BEAM.

ROOF IS TO BE FINISHED WITH A PLAIN CONCRETE ROOFING TILE TO MATCH THE MAIN ROOF WITH BOX SOFFIT TO MATCH IN WHITE PLASTIC – SWISH OR SIMILAR. WITH WHITE GUTTERING TO MATCH.

ALLOW FOR FULL VENTILATED SOFFIT WITH 50mm AIR GAP ABOVE INSULATION BETWEEN RAFTERS AND FULL VENTILATED RIDGE



SECTIONAL ELEVATION THROUGH KITCHEN 1:50

GROUND FLOOR PLAN AS PROPOSED 1:50

DESIGN STATEMENT

CAVENDISH VIEW IS A DETACHED 3 BEDROOM BUNGALOW SET ON A LARGE PLOT WITH A GOOD SIZE GARDEN TO THE REAR OVERLOOKING CAVENDISH GOLF COURSE. DRIVE WAY, PARKING FOR SEVERAL CARS AND FURTHER GARDEN AREA SITS TO THE FRONTAGE WITH FURTHER PARKING OFFERED BY A DOUBLE GARAGE.

THE BUNGALOW ITSELF IS OF NO PARTICULAR ARCHITECTURAL MERIT WITH COURSED FACED STONE BLOCK ELEVATIONS WITH WHITE UPVC WINDOWS AND PLAIN CONCRETE TILES. THE MAIN BENEFIT THE DWELLING OFFERS IS THE SIZE OF THE PLOT AND THE VIEWS OVER THE ADJACENT GOLF COURSE AND BEYOND.

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 SOFITS 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

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 450ctrs 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.

REVISIONS:
PROPOSED PLAN
BUXTON
CAVENDISH VIEW

SCALE: 1:50 | CHECKED: AJS
DATE: JUNE 11 | DRAWN: AJS

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