



FRONT ELEVATION AS PROPOSED 1:50

DWG: PROPOSED
63 MILLDALE AVENUE
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: NOV 20	DRAWN:

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PROPOSED 07

63 MILLDALE AVE

THE PURPOSE OF THE APPLICATION IS TO PROVIDE MUCH NEEDED EXTENDED FAMILY ACCOMMODATION. THIS APPLICATION FOLLOWS A PREVIOUS APPROVAL FOR ROUGHLY THE SAME PROPOSAL UNDER: HPK/2016/0341. THIS LATEST PROPOSAL SEEKING TO INTRODUCE SINGLE STOREY GABLE ELEMENTS FRONT AND REAR SO AS TO MIRROR THE MAIN ROOF LINE AND THUS SIT MORE COMFORTABLY IN CONTEXT TO EXISTING.

READ THE FOLLOWING IN CONJUNCTION WITH THE ATTACHED SPECIFICATION NOTES BUT GENERALLY: FOUNDATION WALLS ARE TO BE CONC STRIP FOOTINGS WITH WEAK MIX CONC CAVITY CONSTRUCTION UPTO A GROUND BEARING SLAB CONSTRUCTION WITH 25mm SAND BLINDING, 100mm XTRATHERM GROUND BEARING INSULATION WITH 1200g DPM, 500g ISOLATING, 100mm CONC COVER WITH 25mm PERIMETER INSUL TO PREVENT COLD BRIDGING AND FINISH TO CLIENTS REQUIREMENTS (UNDERFLOOR HEATING IF SO DESIRED – DISCUSS WITH CLIENT). GARAGE FLOOR TO BE 150 DEEP CONC AT MIN 225 LOWER THAN HOUSE). EXTERNAL WALLS ARE TO BE COURSED BRICK TO MATCH (NOTE THE EXISTING IS A 85mm COURSE), 100mm PARTIAL FILL INSULATED CAVITY (60mm INSULATION), 100mm INTERNAL 7N BLOCK AND 12.5mm PLASTERBOARD AND SKIM TO FINISH.

NEW JOISTS TO BE 200x50 C24 AT 450ctrs ON HANGERS TO NEW AND EXISTING WITH 15mm WALLBOARD CEILING LINE BELOW. ALLOW FOR MID SPAN NOGGINS AND FINISHES TO SPEC WITH 22mm T&G CHIPBOARD BASE TO LINE WITH EXISTING AND CLIENT REQUIREMENTS, FLOOR TO BE INSULATED WITH 100mm ISOVER FOR SOUND INSULATION PURPOSES.

SINGLE STOREY GABLE ROOF TO REAR TO BE 150x75 C24 GRADE RAFTERS AT 450ctrs AT PITCH OF 17.5deg SO AS TO SIT BELOW WINDOWS ABOVE. ALLOW FOR ALL DOUBLE TRIMMING TO 1340x1600 VELUX UNITS. INSULATE ROOF WITH 100 KINGSPAN BETWEEN AND 50 BELOW. UNDERDRAW CEILING LINE WITH 15mm PBD AND SKIM. ROOF FINISH TO BE ONDUTILE SCONDARY MEMBRANE SYSTEM TO TAKE TILE FINISH TO MATCH AT LOW PITCH.

MAIN ROOF TO BE CONSTRUCTED AS A TRUSSED RAFTER LAYOUT AT 450ctrs AT PITCH TO MATCH EXISTING – ASSUMED TO BE 22.5deg. ALLOW FOR STRAPS OVER END 3 TRUSSES AND ALL DIAGONAL AND LATERAL STRAPPING. ROOF TO CONTINUE OVER EXISTING ROOF STRUCTURE AS DIMINISHING RAFTERS WITH WALL BUILT UP INTO APEX TO FORM STRUCTURE TO BUILD UPTO. ROOF VOID TO BE INSULATED WITH 350mm QUILT WITH TYVEK BREATHABLE MEMBRANE TO ROOF AND CONCRETE PLAIN TILES TO MATCH. ALLOW FOR ALL ASSOCIATED VALLEY MAKE-UP THERETO.

ALL ELECTRICAL WORKS ARE TO BE DONE SO IN ACCORDANCE WITH PART P OF BLDG REGS. ALLOW FOR NEW BATHROOM AND KITCHEN FITTINGS TO CLIENT REQUIREMENTS IF SO REQUIRED.