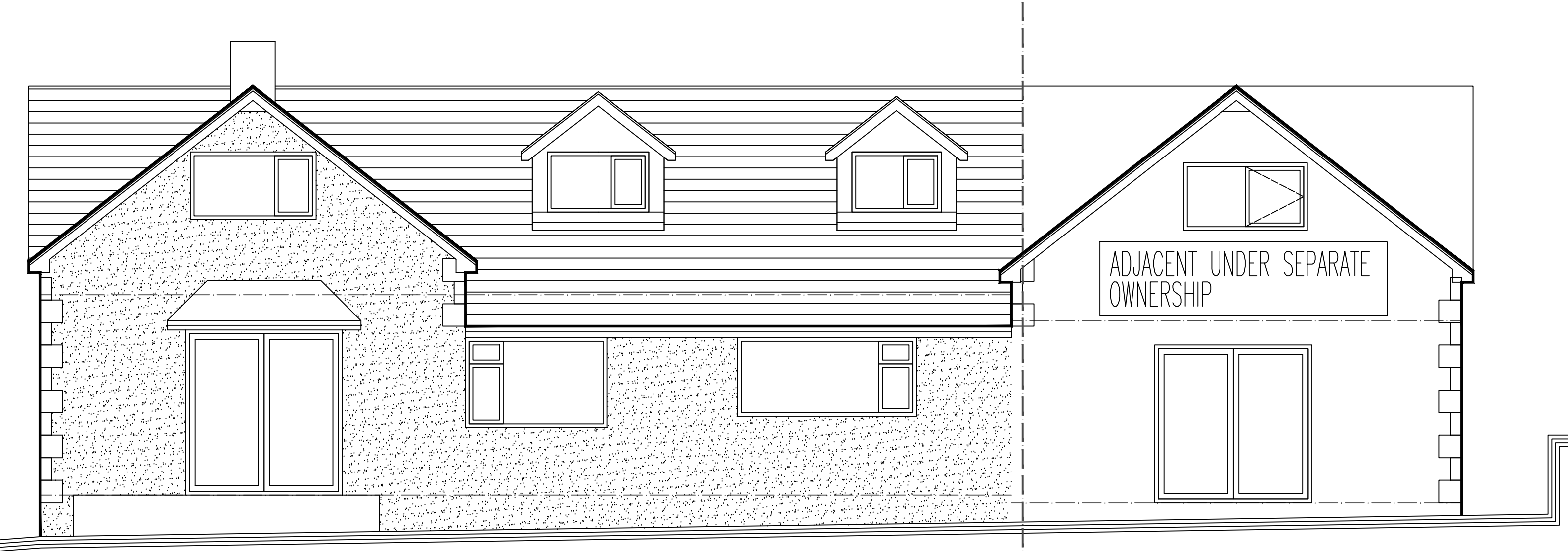
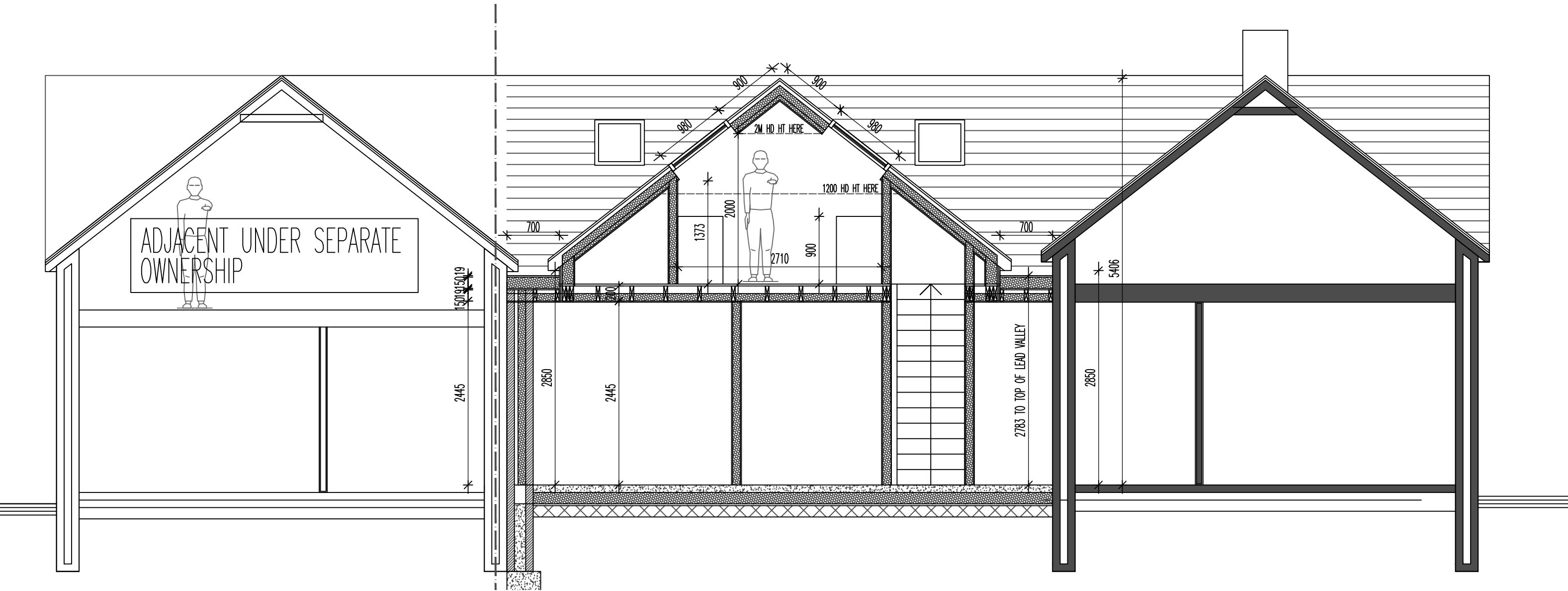


REAR/SECTION/FRONT AS PROPOSED 1:50



SIDE ELEVATION 1:50



THE PROPOSED WORKS RELATE TO THE CONSTRUCTION OF AN INFILL CABLED REAR EXTENSION TO ALLOW FOR A REAR ACCESS WITH UTILITY/WC SPACE, REVISED STAIRCASE TO FIRST FLOOR AND REVISED ACCOMMODATION AT FIRST FLOOR TO USE CABLE ROOF SPACE THERETO.

THE REAR EXTENSION IS TO BE BUILT UP OFF STRIP FOOTINGS 600x300 CONG WITH A 7N CAVITY WALL CONSTRUCTION WITH WEAK MIX CONG FILL TO THE CAVITY UP TO 225 FROM DPC LINE. FLOOR CONSTRUCTION TO BE A GROUND BEARING SLAB CONSTRUCTION WITH 150 HARDCORE, 1200g DPM, 25 SAND BLINDING WITH 150mm KINGS PAN INSULATION OVER, 500G ISOLATING MEMBRANE, 100MM CONG COVER WITH SCREED AND 25mm UPSTAND INSULATION TO PERIMETER TO PREVENT COLD BRIDGING. TAPE AND SEAL ALL DPC/DPM AND ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE EXISTING CENTRAL HEATING SYSTEM.

WALL CONSTRUCTION TO BE CAVITY 350 O/A. 100 OUTER COURSED GRITSTONE WITH MATCHING HEADS AND CILLS. 150 CAVITY WITH 100mm KINGS PAN TO CAVITY (MAINTAINING 50 AIR GAP), THERMALLY SEALED TO ALL OPENING JUNCTIONS WITH THERMAL CLOSERS AND 100 7N INTERNAL SEMI DENSE THERMAL BLOCK (HEMELITE OR EQUIVALENT ETC). ALLOW FOR ALL RELEVANT WALL TIES IN ACCORDANCE WITH BUILDING REGS. INTERNAL DRY LINED PLASTERBOARD, TAPED AND SEALED TO FINISH INTERNALLY. NEW FLUSH CASEMENT DOUBLE GLAZED WINDOWS AND VELUX UNITS TO ROOFLINE. ALLOW FOR ALL INTERNAL STRUCTURAL WORKS TO OPEN THROUGH AND STEEL CALCS RELATING TO KNOCK THROUGH. (EXTERNAL GROUND FLOOR OPENINGS TO HAVE CATNIC LINTOLS OVER RELATIVE TO OPENING WIDTH)

CABLED AREA CONTINUES UP TO PROVIDE ALTERED BEDROOM SPACE TO THE REAR WITH 200x50 C24 JOISTS AT 400ctrs ON HANGERS TO LINE THROUGH WITH EXISTING FLOOR. 100 SOUND QUILT TO JOISTS WITH 22-25 FLOORING GRADE BOARD WITH PBD AND SKIM TO CEILING. WALL TAKEN UP TO CABLE ROOF STRUCTURE TO SAME PITCH AS MAIN HOUSE. RAFTERS THERETO TO BE 150x75 C24 GRADE AT 400ctrs WITH DOUBLE TRIMMERS TO ROOFLIGHTS THERETO - 660x980. ROOF LINE INSULATED WITH 100 KINGS PAN TO RAFTERS AND 50 BELOW. ROOF COVERINGS TO BE TILED TO MATCH WITH LEAD VALLEY TO ABUTMENT. DRESSED 450MM TO ROOF SLOPE TO LAY BOARDS AND DAMP MEMBRANE THERETO. FLAT ROOF VALLEYS TO SIDE OF CABLE TO BE WARM DECK AREAS WITH 150x75 C24 FLAT ROOF JOISTS AT 400ctrs WITH 19mm PLYBOARD DECK TO VAPOUR/DAMP MEMBRANE, 150 ROOFING GRADE KINGS PAN OVER WITH EXTERNAL GRADE PLY TO CODE 5 LEAD OR GRP FINISH OVER. DRESS GRP AND MEMBRANE TO ABUTMENT AND VALLEYS.

ALLOW FOR MINOR DRAINAGE WORKS TO BRANCH CONNECT NEW WC/SINK TO EXISTING IN ACCORDANCE WITH APPROVAL FROM BUILDING CONTROL AND ANY RELEVANT RELOCATION OF MANHOLES ETC. ENSURE NEW FOOTING SITS BELOW DRAIN INVERT LEVEL WHERE RELEVANT.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND ACC ABUTMENT DRAINS ETC

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF - STEEL CALCS WILL BE NEEDED UNDER SEPARATE COVER.

ALLOW FOR ALL RELEVANT ELECTRICAL WORKS IN ACCORDANCE WITH CLIENT REQUIREMENTS AND TO BUILDING REG COMPLIANCE.

ALL NEW WINDOWS TO BE FLUSH CASEMENT DOUBLE GLAZED WINDOWS IN ACCORDANCE WITH CLIENT REQUIREMENTS.

VALLEY HOUSE, OWLGREAVE FARM

REVISIONS:  
PROPOSED DRAWINGS  
COMBS  
VALLEY HOUSE

SCALE: 1:50  
DATE: JUNE'24 | DRAWN: AJS | CHECKED: AJS

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