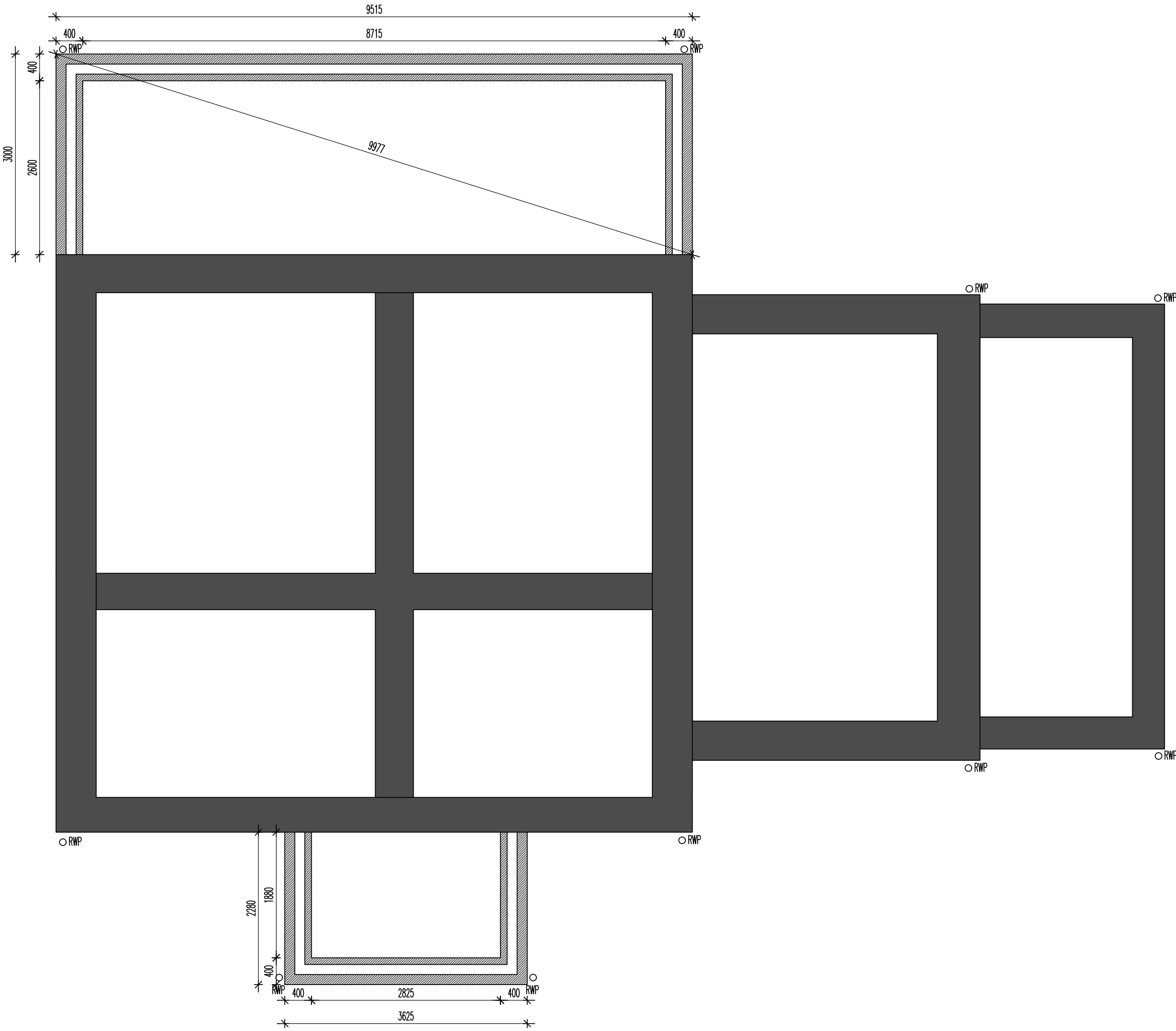
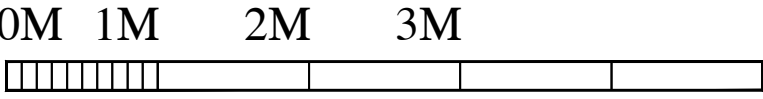


PROPOSED FOUNDATION PLAN 1:50



THE PROPOSED WORKS RELATE TO THE COMPLETE RENOVATION AND EXTENSION OF THE EXISTING FARMHOUSE AT OAK HOUSE FARM IN SMALLDALE. THE DWELLING IS TO RECEIVE A NEW FRONT PORCH EXTENSION (TO THE SAME FOOTPRINT AS THE EXISTING), SINGLE STOREY REAR EXTENSION TO FORM AN OPEN PLAN FAMILY LOUNGE/KITCHEN/DINER AND A FIRST FLOOR EXTENSION OVER THE EXISTING UTILITY STORE. THIS ROOM AND THE GARAGE/STORE ARE TO BE CONVERTED INTO DOMESTIC SPACE. THE PROPERTY REQUIRES MAJOR RENOVATION AND ALONG WITH THE EXTENSIONS, THE WORKS ARE SO DESIGNED TO FORM A VERY GOOD SIZED 4 BEDROOM FAMILY HOME.

THE REAR EXTENSION AND PORCH IS TO BE BUILT UP OFF STRIP FOOTINGS 600x300 CONG WITH A 7M 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 KINGSPAN INSULATION OVER 5000 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. (MAKE UP TO BE SAME TO EXISTING GARAGE AND SIDE STORE WITH NEW FLOOR TO REPLACE EXISTING)

WALL CONSTRUCTION TO BE CAVITY WORK 400 O/A, 150 ON BED RANDOM Limestone OUTER (WITH NATURAL STONE HEADS/CILLS, MULLIONS AND SURROUNDS TO ALL WINDOWS) WITH SUPERVW 50 JS BACKING TO THE STONE TO ALLOW FOR 50mm AIR GAP WITH BOARD PUSHED UP TO EXTERNAL FACE OF 100mm KINGSPAN TO CAVITY (150 CAVITY WITH 50 SUPERVW AND 100 INSULATION). INTERNAL BLOCK SKIN OF 7M SEMI DENSE THERMAL BLOCK OR SIMILAR WITH PBD AND SKIM TO FINISH. ENSURE ALL CAVITIES ARE THERMALLY CLOSED TO ALL OPENINGS IN ACCORDANCE WITH BUILDING CONTROL. ALLOW FOR CATKINS OVER RELATING TO OPENING. ALLOW FOR ALL INTERNAL STRUCTURAL WORKS TO OPEN THROUGH AND STEEL CALCS RELATING TO KNOCK THROUGH.

- SAME CONSTRUCTION RELATES TO THE NEW FIRST FLOOR STRUCTURE OVER THE GROUND FLOOR UTILITY - (FOLLOWING CONFIRMATION FROM BUILDING CONTROL AT SITE LEVEL THAT THE STRUCTURE CAN BE BUILT UP OFF).

NEW FLOOR AREAS ARE TO 200x650 C24 GRADE FLOOR JOISTS AT 400ctrs ON HANGERS TO STRUCTURE WITH MIN 22mm FLOORING BOARDS OVER TO LINE WITH MAIN FLOOR. ALLOW FOR 100mm SOUND BOARD WITH JOISTS VOID WITH PBD AND SKIM TO CEILING FINISH.

WALL TAKEN UP TO 1000GTS WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150x60 C24 RAFTERS AT 400ctrs AT ANGLE TO MATCH THE EXISTING DWELLING. ALLOW FOR ALL ASSOCIATED DOUBLE TENNERS TO FRAME ROOFLIGHTS AS INDICATED. ROOF COVERINGS TO BE BLUE/GREY TO MATCH. ROOF SLOPE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTER AND 50mm BELOW ALLOW FOR ALL ASSOCIATED ABUTMENT LEAD FLASHINGS AND ALL MAKING GOOD TO WALL FINISHES THERETO. ENSURE ALL AREAS SEALED AND FULLY INSULATED THERETO.

ALLOW FOR CEILING LINE THROUGHOUT THE FIRST FLOOR AREA BEDROOMS TO FOLLOW THE RAKE OF THE RAFTER LINE WITH CEILING TIE LINE 600-800mm BELOW EXISTING RIDGE LINE WITH PBD AND SKIM TO FINISH THERETO.

INTERNAL FACE OF EXISTING EXTERNAL WALLS TO BE BATTENED OUT TO TAKE 100mm KINGSPAN TO BATTEN (RETAIN MIN AIR GAP TO WALL). FINISH WITH VAPOUR CHECKED PBD AND SKIM INTERNALLY. INTERNAL EXISTING STONE WALLS INTERNALLY ARE TO BE STRIPPED OF EXISTING PBD FINISHES AND MADE GOOD TO BE FINISHED AS EXPOSED FEATURE WALLS AS/WHERE REQUIRED BY THE CLIENT - DISCUSS ON SITE WITH CLIENT

ROOF PITCH TO REAR EXTENSION TO BE AS ABOVE WITH ONDUTILE OR EKSISLATE SECONDARY MEMBRANE DUE TO 150GCR ROOF PITCH AND TO ALLOW FOR LOW WINDOW CILL INTO ROOF SLOPE. ALLOW FOR WARM DECK LEADED FLAT ROOF WELL INTO PITCH BELOW FIRST FLOOR WINDOW CILLS.

150x60 C24 FLAT ROOF JOISTS TO FRAME BASE WITH VAPOUR MEMBRANE TO PLYBOARD DECK WITH 150 KINGSPAN INSULATION OVER TO EXTERNAL GRADE PLYBOARD WITH LEAD TO FINISH TO MEMBRANE DRESS LEAD TO RECESSED SIDE AND TO UPSTAND.

ALLOW FOR ALL ON-SITE DRAINAGE WORKS TO BRANCH CONNECT TO EXISTING IN ACCORDANCE WITH APPROVAL FROM BUILDING CONTROL. FURTHER SITE INVESTIGATION WORKS REQUIRED WITH REGARD TO ANY MAINS SITE DRAINAGE OR NEW SEPTIC TANKS REQUIRED TO REPLACE EXISTING ETC.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND MAKING GOOD AREAS WHERE DISTURBED. ALLOW FOR THE FORMATION OF 3 DEFINED PARKING SPACES TO THE FRONT GARDEN AREAS AND THE CONTINUATION OF DRY STONE WALL AROUND THE SPACES. GARDEN TO BE MADE GOOD TO CLIENT REQUIREMENTS.

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

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

PROPOSED JOIST/RAFTER PLAN 1:50



REVISIONS:
OAK HOUSE
LODES LANE
SMALLDALE

SCALE: 1:50
DATE: MARCH'25/DRAWN: AJS

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DRAWING No: PROPOSED 02

B REGS COMPLIANT

OAK HOUSE FARMHOUSE 1:50
OAK HOUSE, LODES LANE