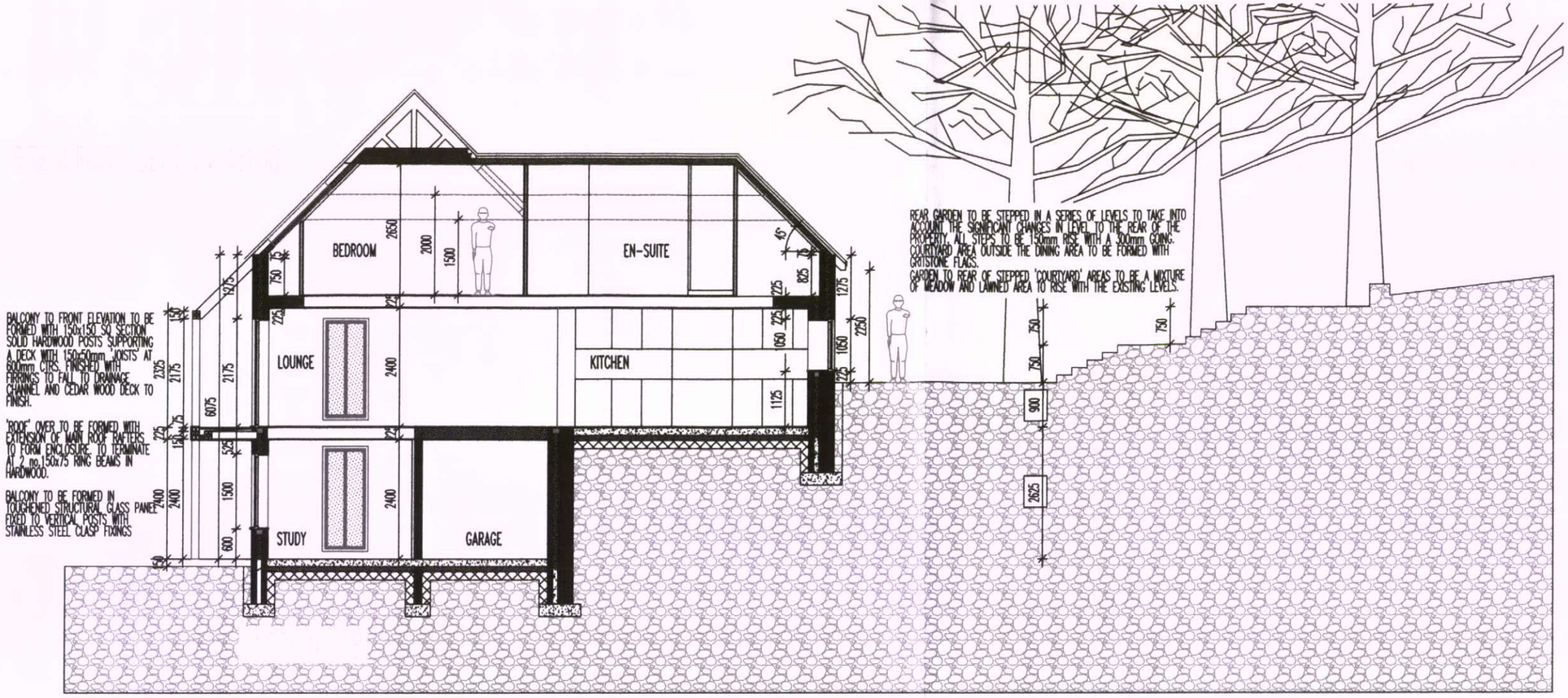
NEW DWELLING, RESERVOIR ROAD



DWG: NEW DWELLING
COTELANDS
RESERVOIR RD, WHALEY BRIDGE

1:100 CHECKED:
DATE: 2009 DRAWN:

EXISTING GARAGE IS TO BE REMOVED AND THE SITE PARTIALLY EXCAVATED TO MAKE WAY FOR THE NEW DWELLING. (ALL EXISTING SITE EXCAVATED SOIL IS TO BE USED AS FILL IN OTHER AREAS TO BUILD UP LAND LEVELS.

NEW RETAINING STRUCTURES ARE TO BE PUT INTO PLACE PRIOR TO BUILD TAKING PLACE TO SHUTTER LAND AND STOP ANY SLIPPAGE. RETAINING WALLS ARE TO BE IN 100mm GRITSTONE AROUND A 200mm SOLID CONCRETE CORE. SITE INVESTIGATION WORK IS TO BE UNDERTAKEN PRIOR TO THE BUILD TO DETERMINE AS TO WHETHER PILE FOUNATIONS WILL BE REQUIRED FOR THESE STRUCTURES.

NEW DWELLING IS TO BE CONSTRUCTED INTO THE EXISTING HILLSIDE WITH A STEPPED FOUNDATION - SITE INVESTIGATION WORKS WILL DETERMINE THE TYPE OF FOUNDATION REQUIRED - PILING WORKS MAYBE REQUIRED OR THE BUILDING MAY SIT ON A RAFT OR STANDARD STRIP FOOTINGS TO SUIT STRUCTURAL ENGINEERS REQUIREMENTS. IF STRIP FOUNDATIONS ARE USED THEY MUST BE A MIN OF 600x200mm WITH A DEPTH TO SUIT THE GROUND CONDITIONS. ASTOS DPC OR EQUAL TO MIN 150mm ABOVE F.G.L WITH DPM UNDER GROUND FLOOR. CAVITIES WITH WEAK MIX CONC FILL TO 225mm OF F.G.L. RETAINING WALLS TO REAR OF PROPERTY ARE TO BE 500mm THICK WITH 100mm 7N INTERNAL THERMAL BLOCK, 100mm RIGID INSULATION CAVITY, TANKING MEMBRANE, 300mm 7N SOLD BLOCK AND ANOTHER MEMBRANE. ALL DPM, DPC, AND TANKING MEMBRANES ARE TO BE LAPPED AND SEALED. GROUND FLOOR TO BE 150mm CEMENT SCREED WITH POWERFLOAT FINISH AND UNDERFLOOR HEATING AS REQUIRED WITH 100mm POLYSTYRENE INSULATION SLAB ON 300um 1200g DPM, 150mm WELL CONSOLODATED HARDCORE.

MAIN EXTERNAL WALLS ARE TO BE 300mm. 100mm EXTERNAL NATURAL GRITSTONE WALLS TO MATCH COTELANDS, 100mm RIGID INSULATION CAVITY, 100mm 7N THERMAL BLOCK (HEMELITE OR SIMILAR). 13mm PBD ON DABS TO MAIN WALLS AND 40mm THERMAL BOARD TO TANKED AREAS.
SEALED WITH CONTINUOUS ADHESIVE AROUND OPENINGS, SKIRTINGS AND CEILINGS. CAVITY TRAYS TO OPENINGS WHERE APPICABLE. CAVITIES CLOSED AROUND OPENINGS WITH CLOSURE WITH MIN THERMAL RESISTANCE OF 0.45M2K/W. WEEPHOLES AT ALL EXTERNAL OPENINGS.

INTERNAL WALLS TO BE 75mm GYPWALL RAPID dB PLUS OR SIMILAR APPROVED SYSTEM.

FIRST FLOOR TO BE CONSTRUCTED WITH 225x50 C16 GRADE JOISTS AT 600ctrs. JUNCTION WITH EXTERNAL WALL TO BE SEALED IN ACCORDANCE WITH ROBUST DETAILS APPENDIX A. CEILING TO BE UNDERDRAWN WITH 15mm GYPROC WALLBOARD IN COMPLIANCE WITH APPROVED DOCUMENT 'E' TO ACHIEVE 40dB. 15mm FIRELINE BOARD OVER GARAGE WITH 200mm ISOWOOL INSULATION BETWEEN JOISTS. JOISTS FINISHED WITH 22mm T&G FLOORING GRADE CHIPBOARD TO FORM FLOOR FINISH

EXTERNAL WINDOWS ARE TO BE WHITE PAINTED HARDWOOD TO MATCH COTELANDS IN STYLE (GEORGIAN FRAME) WITH GRITSTONE HEADS AND CILLS.
GLAZED INFILL TO REAR AND CATSLIDE DORMER CONSTRUCTION ARE TO HAVE GREY ALUMINIUM FRAMED ARGON FILLED DOUBLE GALZED UNITS AS MODERN CONTRAST TO THE HARDWOOD FRAMED UNITS ELSEWHERE.

ROOF IS TO BE CONSTRUCTED WITH A MIXTURE OF ATTIC ROOF TRUSSES, STANDARD TRUSSES AND RAFTERS AT 600mm CTRS ON A 75x100mm WALLPLATE. ROOF IS TO BE FORMED IN A HIP CONSTRUCTION TO MAXIMISE ATTIC BEDROOM HEAD HEIGHT. MAIN PITCH IS TO BE 45 DEG AND COVERED IN NATURAL GREY SLATE TO MATCH THE ADJACENT PROPERTY COTELANDS. 100mm CROWN RAFTER ROLL 32 INSULATION BETWEEN THE RAFTERS, MAINTAINING A 50mm AIR GAP AND UNDERDRAWN WITH 28mm THERMALINE PLATINUM PLASTERBOARD. 300mm CROSS LAYED INSULATION TO APEX ROOF AREAS. BACKGROUND VENTILATION TO BE MIN OF 8000mm2.

NB: ALL WINDOWS THAT FACE THE SIDE OF COTELANDS AND WATERFOOT ARE TO BE FROSTED TO AVOID OVERLOOKING ISSUES

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