



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Foxroyd Lane
Thornhill



Foxroyd Lane

Thornhill

Offers In Region Of £294,000

IMAGINE STANDING AT THE PRECIPICE OF YOUR DREAMS, OVERLOOKING A PLOT OF LAND WITH BOUNDLESS POTENTIAL. HERE LIES THE CANVAS UPON WHICH YOU CAN PAINT THE PICTURE OF YOUR IDEAL LIVING SPACE. THIS OPPORTUNITY BECKONS WITH PROMISE, OFFERING NOT JUST A HOUSE, BUT A SANCTUARY; A PLACE WHERE EVERY DETAIL IS METICULOUSLY TAILORED TO YOUR DESIRES.



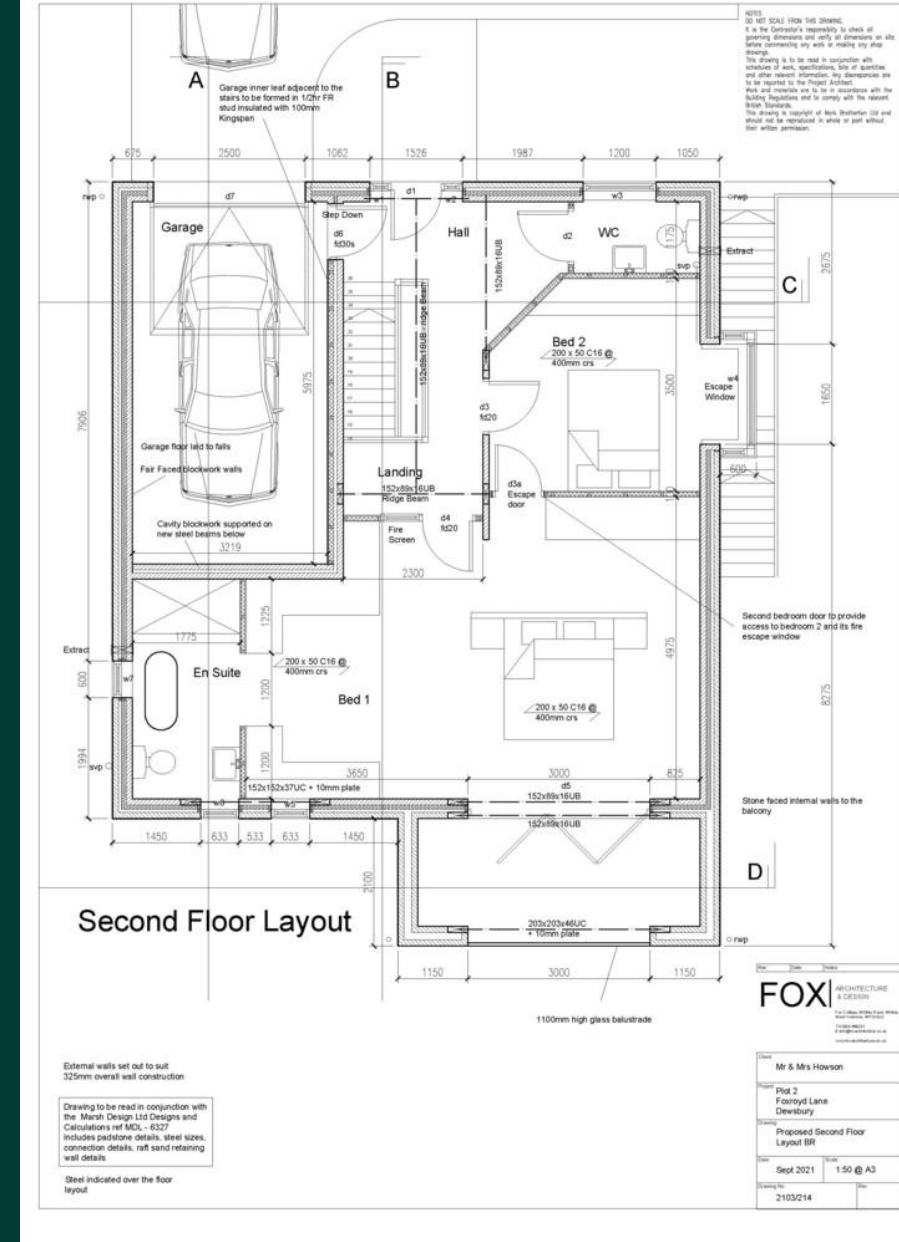
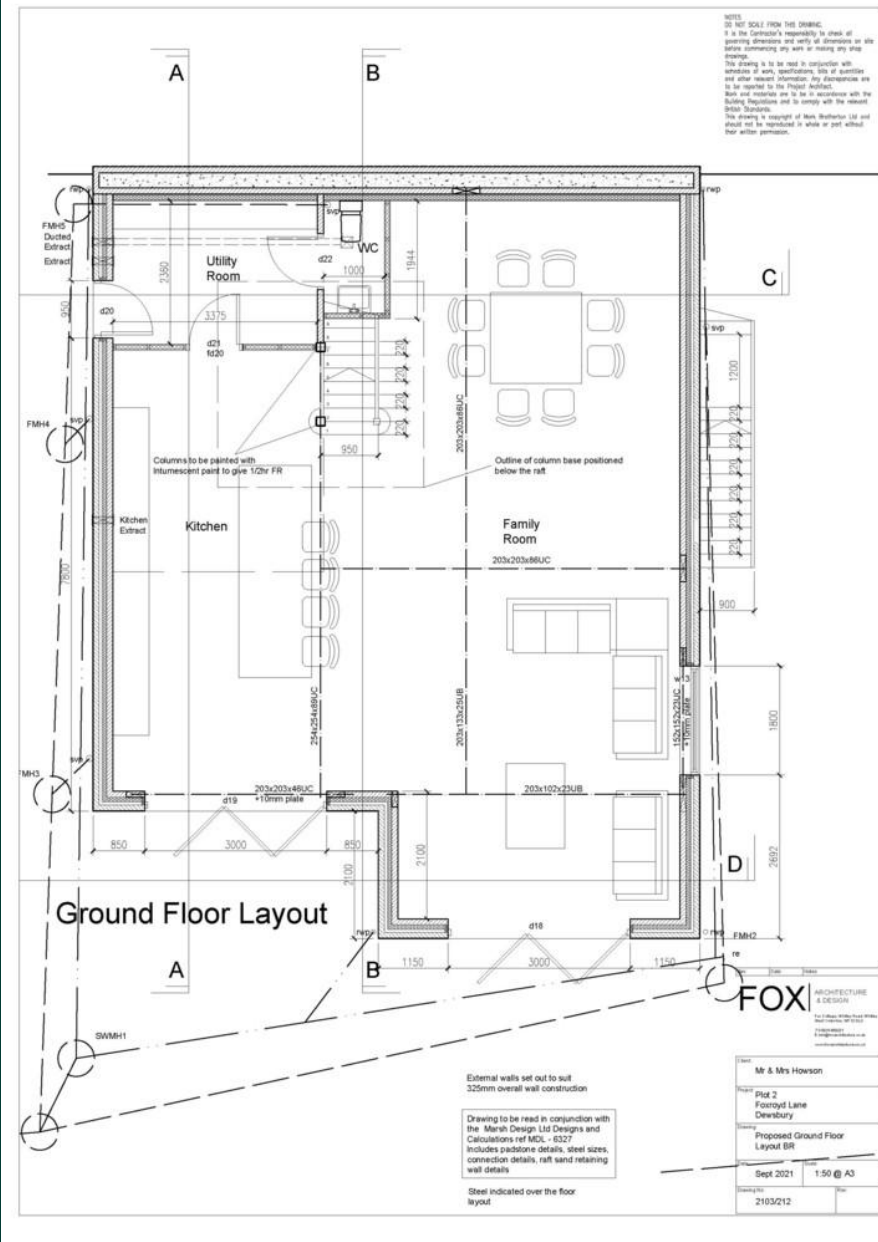
The plot is further enhanced by its live water supply and full access, facilitating seamless entry and exit for machinery. With planning permission already secured, the path is clear to bring your vision to life. Picture a grand, sizeable detached property rising majestically over three floors, mirroring the elegance of the surrounding homes. Each floor offers a canvas for creativity, a space to craft the perfect atmosphere for every moment of your life.

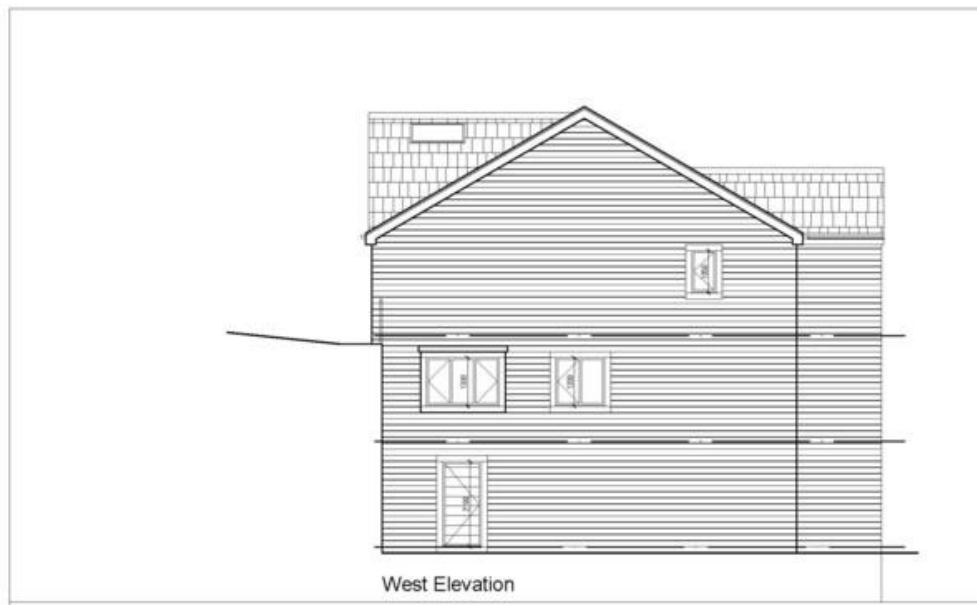
But it's not just the house itself that captivates; it's the view that steals the show. Step onto the grounds and behold a vista that stretches as far as the eye can see. Whether it's the serene beauty of rolling hills, the sparkling allure of a distant cityscape, or the tranquil embrace of a shimmering lake, the panorama is nothing short of breathtaking.

Viewings by appointment with Yorkshire's Finest

The final build will measure approximately 3000 sqft and be worth in the region of £800,000 upon completion.

PDF Copies on plans available upon request.





West Elevation

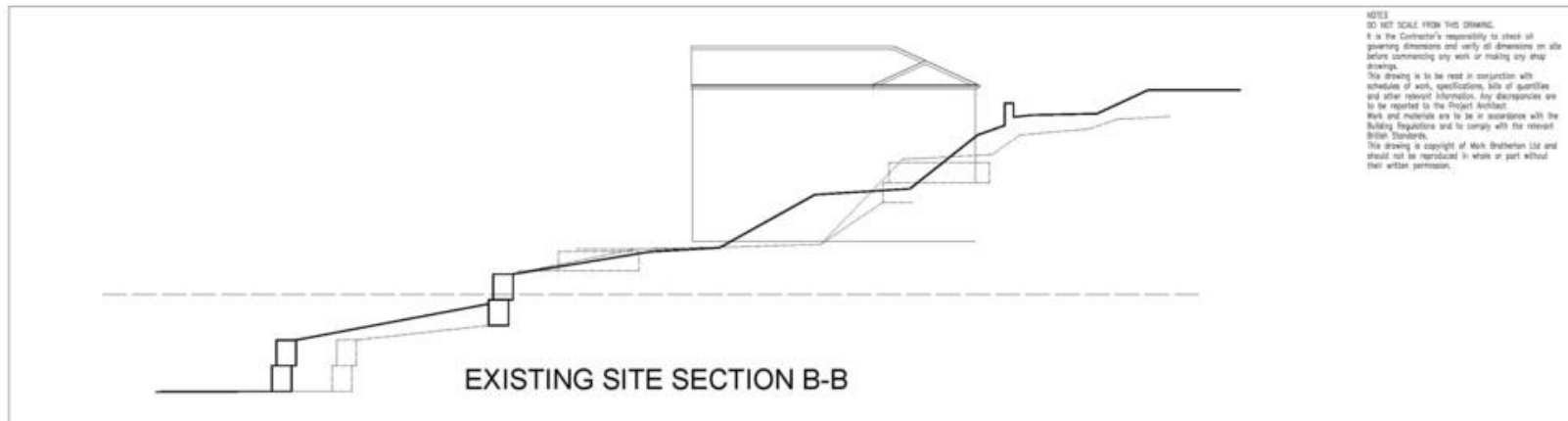


South Elevation

NOTES
 DO NOT SCALE FROM THIS DRAWING.
 It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
 This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
 Work and materials are to be in accordance with the Building Regulations and to comply with the relevant British Standards.
 This drawing is copyright of Mark Bratton Ltd and should not be reproduced in whole or part without their written permission.

Coursing set out to suit 140mm stone coursing.
 String courses to retain 2100mm window and door heights to be considered

Drawn	Check	Issue
FOX ARCHITECTURE & DESIGN		
<small>Unit 10, The Mill, Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP Tel: 01484 432773 Fax: 01484 432774 Email: info@foxarch.co.uk www.foxarch.co.uk</small>		
Client: Mr & Mrs Howson		
Address: Plot 2, Foxroyd Lane, Dewsbury		
Project Name: Proposed Elevations 2 BR		
Date: Sept 2021	Scale: 1:100 @ A3	
Drawing No.: 2103/217		



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EXISTING SITE SECTION B-B



PROPOSED SITE SECTION

FOX ARCHITECTURE & DESIGN	
2103 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP	
Tel: 01484 432773	
Email: info@foxanddesign.co.uk	
www.foxanddesign.co.uk	
Client: Mr & Mrs Howson	
Project: Plot 2, Farroyd Lane, Dewsbury	
Drawing: Proposed Site Sections, BR	
Date: Sept 2021	Scale: 1:100, 1:200 @ A3
Drawing No: 2103/222	Rev: 1



General

This schedule is to be used in accordance with the specification for the work, drawings of all relevant elements and additional detail drawings and all detail drawings. Detailed engineer's drawings and details are to be referred to for all elements of structure and hardware. Do not make any drawings, all dimensions for the setting out, manufacture, or order of materials are to be taken from the manufacturer's drawings. All works are to comply with the approved Building Regulations for the construction of the Building Envelope. All materials whether named or specified generally are to be of the best quality available and work and materials are to comply with all current British Standards, Codes of Practice and good work practice. All materials are to be delivered, stored and installed in accordance with the manufacturer's recommendations. Contractor to allow for all work necessary for the proper execution of the intended work under this schedule, specified or implied on the drawing, specification or schedule.

The contractor to comply with all Construction (Design & Management) Regulations as applicable as the Principal Contractor. All materials to comply with appropriate British Standards or Agreement Conditions, alternatively, materials are to be marked, stamped or independently certified as above. Refer to:

1. Approved code of practice

Good Practice Details & Approved Document L1A: Conservation of Fuel and Power in New Dwellings

The dwelling has been designed and detailed to meet the goals and intent of the Building Regulations, the heating system and hot water services as appropriate. All elements of the design meeting minimum are to be covered by written details to be issued to the client at completion of the scheme.

The dwelling is to be constructed using good practice guidelines and heating control approved 'robust details' in order to bring forward budgets at joints and at edges and to ensure that the extension is as airtight as reasonably practicable.

Ensure all extension in construction as far as is reasonably practicable.

Thermally unaided doors or similar insulated entry doors are to be used around all windows and other openings.

Ensure that wall and roof insulation is continuous at corners and that ground floor insulation has a minimum 100mm overlap with wall insulation. All extension doors and windows to be fitted with draught stops.

Energy Code of Practice

The Target Emission Rate for the dwelling is to be calculated based on the overall design and detailing of the dwelling using the Government Standard Assessment Procedure (SAP) 2012.

Approved Document L2: Energy Efficiency

Pressure test of all water piping to be carried out at completion, in accordance with procedures approved by the Secretary of State. Arrange an opportunity of site inspection if it is to be incorporated as the minimum requirement.

2. Values

Thermal Element to comply with Table 4, Section 5, Model Design of L1A

New External Walls - 0.18 W/mK

New Floor - 0.10 W/mK

New Internal Doors - 0.12 W/mK

Table 2 - Lighting & Air-Permeability - Minimum Energy Efficiency Standards of L1A

External Walls - 0.20 W/mK

Roof - 0.20 W/mK

Internal Doors - 0.20 W/mK

Approved Construction Details to be used throughout

Windows & Doors

Thermal Element to comply with part L1A, all units to be draught proofed at manufacturing stage.

Windows and doors to be Double Glazed

Windows, roof windows, roof lights, glass doors - 1.0 W/mK

Open doors - 1.0 W/mK

Garage doors - 1.2 W/mK

All windows to be coloured PVC-U, with doors and fittings in powder coated aluminium.

Windows & door to be double glazed with 4 - 16 - 4mm units using Low E (soft) coating glass with argon filled cavity. Doors and windows to be manufactured by a FENSA registered manufacturer.

All glazing in doors, door side panels and below 1000mm above floor to be toughened or laminated safety glass and to BS5854 standard.

All accessible windows and doors to be marked by design.

Enclose windows clear opening dimensions to habitable rooms to be minimum:

1000mm clear height

1000mm clear width

Together with a minimum clear area of 0.30m²

The opening part of the window should not be more than 1000mm from the floor level.

Drainage

Drainage gullies to be incorporated in the windows indicated.

Roofs to be designed that give rain drainage for drainage downpipes. All drainage to connect into existing site drainage previously installed and approved by ADEDEC BC.

Fourteen drainage & surface water drainage to be connected into the existing drainage system previously installed on site.

All new drain pipes or within 1000mm of the new dwelling are to be executed in 100mm concrete. Any drainage passing underneath any part of the building are to be executed in 100mm concrete and where passing under walls are to be supported with 100 x 100 mm PVC blocks, not 100mm concrete.

All new drainage up to 100 mm dia (PVC) with floor joints bedded on 100mm pea gravel, min 1 x 40 bed. Connected to existing hot water. 400mm to concrete and sealed with lead.

New materials are to be prepared or manufactured polypropylene HDPE min dia with medium duty covers. Covers to be installed within the driveway area to be heavy duty suitable for vehicular access.

Roof Works Details

Roofs to be 100 profile block roof with powder coated aluminium roof min 120mm wide with block 70mm square block roof with powder coated aluminium roof 140 pages.

Roofing Work

Roofing to be supported by a new retaining wall to 500mm detail and design. Retaining wall to be finished with a specified designed and installed tanking system, independently inspected and warranted by the supplier.

Foundations

Reinforced concrete walls throughout, to 500mm design and specification. Allow for a perforated band drain for the full extent of the retaining wall. Land drain to connect into the new surface water drainage system.

Use waterproof concrete to the wall and retaining wall.

External Works

New 100mm dia ready cast concrete with facing block external 100mm clear cavity, insulation to be 100mm Kingspan F100, 100mm F9 lightweight blockwork below. Allow for 100mm F9 blockwork where indicated on the 500mm detail and sign.

All walls to be dry build with 12.5mm plasterboard and skim finish with adhesive data or two coat plaster finish. GPC to be installed in 100mm above ground level and sloped as necessary and be continuous with GPC. The cavity between both layers to GPC, seal with sealant. New cavity 50 and proprietary PVC seal holes to allow for drainage. Alternatively, use foundation blocks to 100mm below first ground level that leads to the drain at wall face and all external openings with Thermoblock installed cavity drain.

Use of wall face to new 100mm cavity and 100mm horizontal cavity. All windows to be finished using Thermoblock cavity drains or similar.

Site Cuts & Retain

100 and leads to be square profile stone 125x100mm with a stone to the external.

Internal Land Drainage Works

100 x 100mm ducts requiring strength 70mm thick plasterboard and 100mm and 100mm joint face. See 500mm detail and design.

Internal Wall Land Drainage Works

Roof walls, 75 x 100 timber studs @ 900mm horizontal and vertical centres, one on both sides with 17.5mm plasterboard and stone inside with 100mm F100 Blockwork Face, one 100 x 100mm structural frame. Seal with 100mm F9 on both sides where indicated.

Levels

To be 0.0. Cavity or similar approval of galvanised steel studs, ready to be factory finished. Unless specifically requested due to loading, no level shall have a minimum height. If this is not suitable provide an insulation strip at a minimum 10mm, as per value of 0.03 W/mK.

Use 100mm F9 Concrete Lintels where required.

Refer to Structural Engineers Calculations for Lintels Details.

Structural Steel Works

Refer to Structural Engineers Calculations for Details.

To be steel with minimum 3 layers of 100mm fireproof board with joints staggered and taped with gypsum plaster joints to give 120mm fire protection or as indicated using proprietary insulation per to give 30 min. 120mm to be designed by manufacturer.

Ground Floor Works

100mm concrete @ 100mm thick reinforced lower applied across to suitable poured concrete system. Lay separation layer before applying second for separate insulation from ground. Insulation to be 100mm Kingspan F100 Blockwork facing downwards.

Ground Floor Construction

Ground floor to be finished with 75mm concrete covered over the continuous level, beam and block floor. Concrete to be laid in beds to follow the pattern floor.

First Floor Construction

First floor joists, 200 x 100 x 24 timber joists @ 900mm centres and floor support steel beams, section floor joists 200 x 100 x 24 timber joists @ 900mm centres, supported on the 100mm F100 Blockwork Face. Floor to be finished with 100mm MFC 7 & 0 (chipboard) and covered to the joists. Allow 100 x 100 support of 100mm.

Roof to be finished with 12.5mm plasterboard plus stone

Insulation approved, first and second floor ceiling with 100mm Rockwool F100.

External Services to be installed

Electricity meter, first and second floor ceiling with 100mm Rockwool F100.

Roof to be finished with 12.5mm plasterboard plus stone

Roof to be designed by an approved roof manufacturer. Design to be submitted to and approved by Building Control prior to issue. Roof to be finished with Blue Molybrethelium roof tiles with nominal pitch of 30 degrees, or 20 x 100mm raised sleep before gapped to suit the pitch and fit on a structural ceiling with 75mm Kingspan F100 installed with a 100mm gap.

Roof structure to be supported on all corners using 50 x 50mm gable end posts, a resistant sleep at ridge and ceiling level 50 x 100mm 2m treated timber with resistant sleep to supports of max 2m c/c, to BS 5838 part 1. Planned roof valley sections.

Install 100mm Rockwool F100 insulation @ ceiling level where indicated. Ceiling ceiling: 100mm Kingspan F100 between rafters and 600mm 2m Kingspan F100 below 100mm Rockwool F100 @ ceiling level where indicated on window.

Fire Roof Construction - To suit alterations by others

Fire roof to be finished with a 100mm fall from the junction with the existing roof. Roof to be finished with 100 x 100 x 24 joists of max 900mm centres. Install timber framing to create a full 100mm R100 ground level on top of the framing, include with 100mm F100 Blockwork Face. Fire roof to be supported on the 100mm F100 Blockwork Face. Fire roof to be finished with 100mm MFC 7 & 0 (chipboard) and covered to the joists. Allow 100 x 100 support of 100mm.

Roof to be finished with 100mm plasterboard and stone.

Drainage

Alignment Drainage to be formed with code 5 lead with min 100mm unaided surface and footings. Footings to be staggered with lead weights @ 300mm on and under with proprietary best footing under. Install cavity trap over new cavity with above the footings and indicate on it can be fixed by existing cavity walls.

Insulation, hot water tanks and water efficiency

Insulation water supply to be provided by the existing 100mm water supply installation and to comply with BS 6881:2011. Hot water system will be prepared/constructed by a person competent to do so.

Calculations demonstrating a water save for the dwelling of 100kWh/yr (or Less) are to be provided on completion in guidance with the water efficiency calculator for new buildings.

All tanks are to be fitted with suitable temperature control device compliant with BS EN 1111 2000 to limit the hot water temperature to maximum of 60 Deg C. The water tap will be installed on the wall.

Water consumption calculation to be provided to show that the water consumption will not exceed 120 litres per person per day.

Services

New electric installation to comply. Two Rights of 13 The main part floor, all new 200mm and 12 The garage at level 100mm. Rise Landings to be installed on stone with non-100mm gap at new points.

Min insulation to be 200mm on above pitch with a maximum pitch of 42. Horizontal to be 100mm, 100mm above pitch the horizontal at that level to be 100mm high with max 100mm spacing between battens.

Specialist, water pipes, rain and other external accessories to clients preference.

Substructure

All works to have 75mm DPM start mats. All appliances to be either removable or fitted with draining eye facility. DPM to be installed with 100mm above ground level and sloped as necessary and be continuous with DPM. The cavity between both layers to GPC, seal with sealant with 2 layers of plasterboard, staggered joints. DPM and lead.

Drainage works to be connected to DPM either above or below the 200mm below centre line of PVC and connection. Block pipe used where drain pipe pass through external walls.

Unless otherwise indicated: both, end and down: 40mm dia, up to 3m max length 50mm dia, from 3m - 4m max length. Wash 30mm dia, up to 1.7m max length 40mm dia, from 1.7m - 2m length.

Weathering equipment - Part 7.200

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External Works

To clients preference.

For Areas where indicated on the plans. Details to be formed on an excavator site with min F100 above ground.

Ground level min F100

Drainage works

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