

1 Valley Road – Legacy Items & Remaining Works

Location: 1 Valley Road, Orpington, BR5 3DG\ **Scope:** Rear extension, loft conversion, full refurbishment of existing property, new-build 3-storey dwelling, and all associated works

I. LEGACY ITEMS & REPAIRS (BCO + Internal Defects)

A. New House – First Floor Structure

- Install missing joists (8x2, 6m)
- Add noggins
- Frame staircase opening with brackets
- Install floorboards using expanding foam adhesive
- Install temporary safety barriers around stairwell
- Inspect and fix any remaining fixings and timber to wall connections

B. Bay Window Construction

- Reposition lintel above bay
- Reshape structural opening
- Build load-bearing base
- Submit detailed bay design to BCO for review
- Build bay according to approved spec

C. New House – Loft Structural Completion

- Finalise loft flooring (additional joists)
- Anchor all structural elements
- Frame staircase opening with brackets
- Install stairwell safety barrier
- Rectify rafters to bear on wall plate
- Add brackets (rafters to wall plate)
- Strap wall plate to wall (as per BCO requirement)
- Build draft wall
- Install cement boards on dormer cheeks (BCO flagged)
- Finalise front box for fascia
- Complete all gables (inspection pending)
- Remove noggins, drill steel, packing and bolting steel

D. Ventilation & Waterproofing

- Solve flat roof ventilation, hole drilling
- Cross ventilation through noggins
- Resolve front air gap issue, noggins, cutting/drilling
- Build front apex and felt cover with whole flat roof
- Secure rear dormer with felt

E. Back Extension – Roof Space Ventilation

- Install passive ventilation above rooflight (BCO flagged)
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II. OLD HOUSE – LOFT & STRUCTURAL

A. Loft Preparation

- Install storage flooring (safe access under valley)
- Build draft wall
- Anchor wall plate to wall (structural connection)

B. Roof Connection & Load Transfer

- Complete front roof structure
- Pack and bolt steel between both roof sections
- Anchor front and rear wall plates
- Take photo documentation for BCO sign-off
- Add brackets if requested

C. Dormer Completion

- Scaffold build on neighbour's side (after consent)
- Cement boards on both dormer cheeks
- Side board closures and felt installation

D. Roof Construction

- Pitch roof construction finalise
 - Install gable mounting points
 - Reposition and fix all 4 roof plates, have pictures
 - Chimney closure with cement board and vent (continuation of gable)
 - Finalise full gable closure
 - Cut battens and drill noggins for ventilation
 - Finalise felt membrane installation
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III. STAIRCASE & INTERNAL OPENINGS

- Cut opening in ceiling for stairs
 - Build front fascia box and vented soffit
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IV. GROUND FLOOR & BATHROOM STRUCTURE

- Resolve structural issue on ground floor
- Reinforce structure under 1st-floor bathroom