



Glenveagh

Home of the new.

Cluain Adain, Navan

Purpose Built Creche

364.7sq.m.



**Raymond
Potterton**

www.raymondpotterton.com

PSRA No. 002488

Overview

A superb purpose built creche extending to c. 3926 sq.ft (364.7 sq.m.) located in the popular development Cluain Adain.

The single storey building is finished with plaster and brick exterior with zinc cladding to the front and cherrywood composite feature to the rear and tiled roof.

Internally the property is finished to a shell and core finish with service points in situ.

The property is laid out into two rooms and all rooms feature large windows giving the property plenty of natural light.

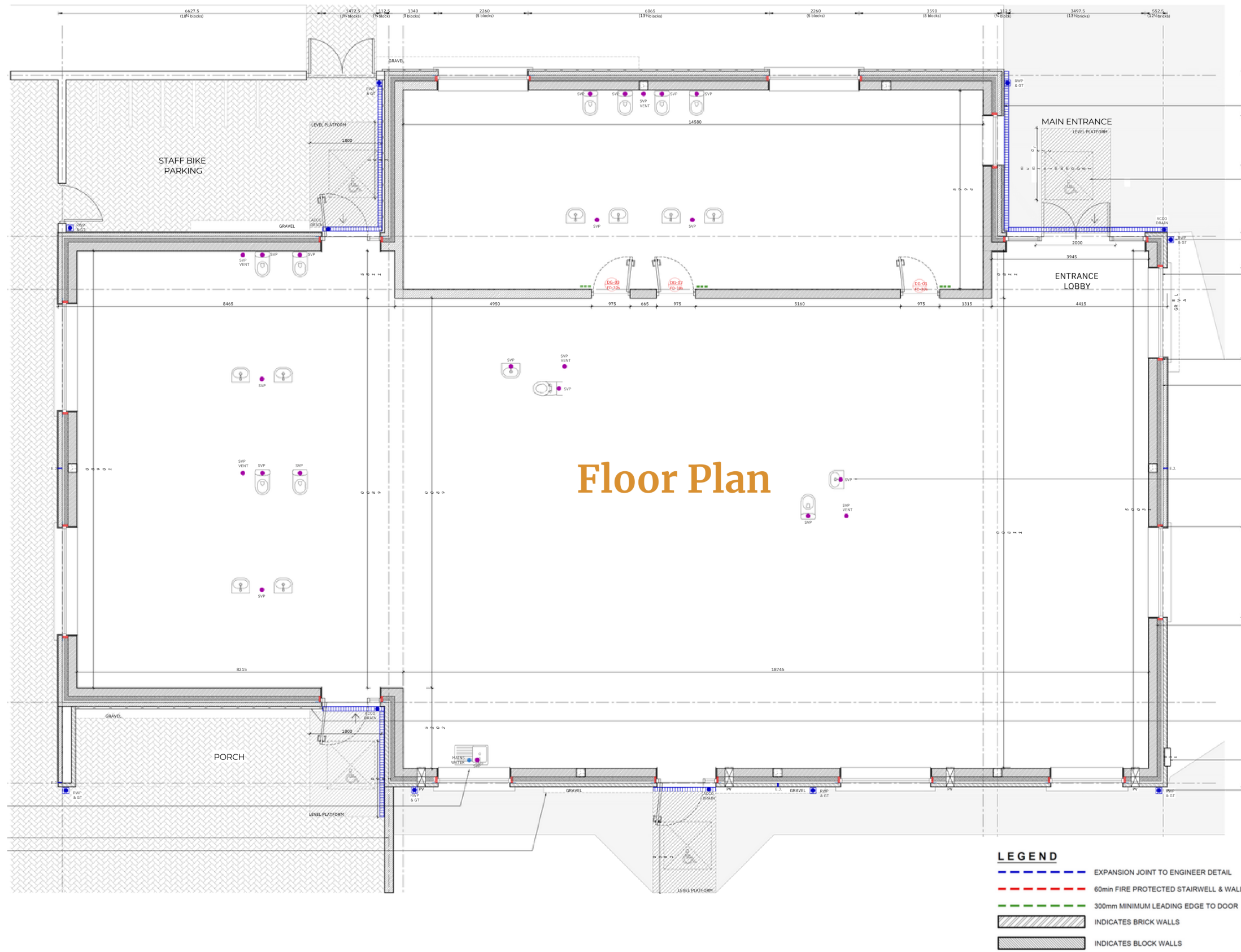
Features:

- Shell and core finish
- Superb external finish Brick, plaster, zinc and composite timber features
- Enclosed external play area
- Parking
- Grey PVC double glazed windows
- Grey PVC fascia and soffit
- Fire certificate in place

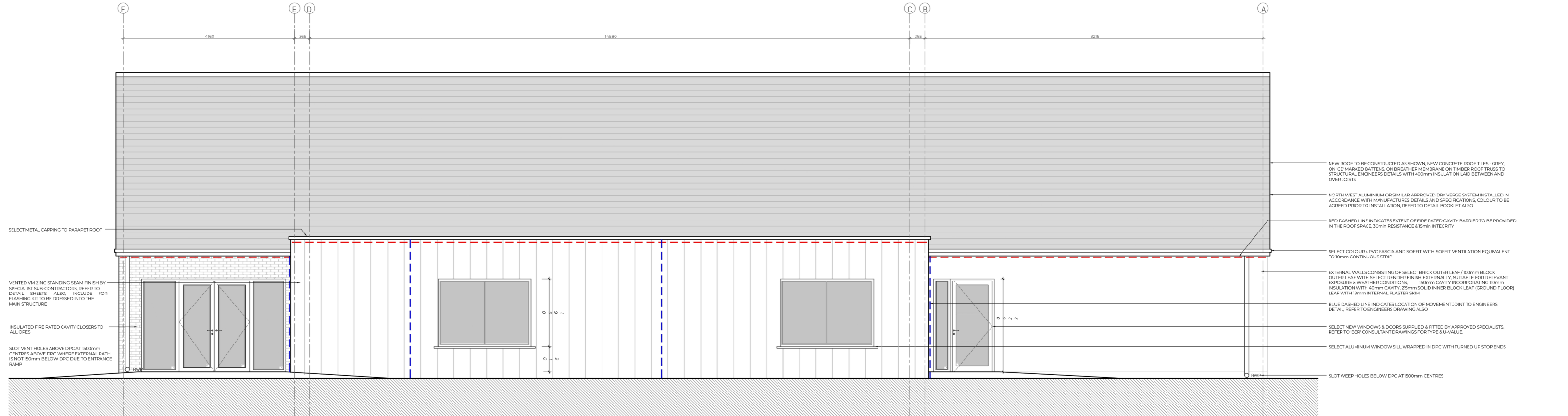
Located in Navan in a highly populated residential area. Cluain Adain is a new development which is under constructed with almost half of the development already occupied.

The development is close to all local amenities including schools, shops, gym and leisure complex, amenity park, greenway and Blackcastle Shopping Centre. There will be a Tesco retail unit in the development adjacent to the creche which is currently under construction.

- 2 The development is c. 2.5km from Navan Town Centre. The property is located within very easy access to the M3 and N3 routes to Dublin City.



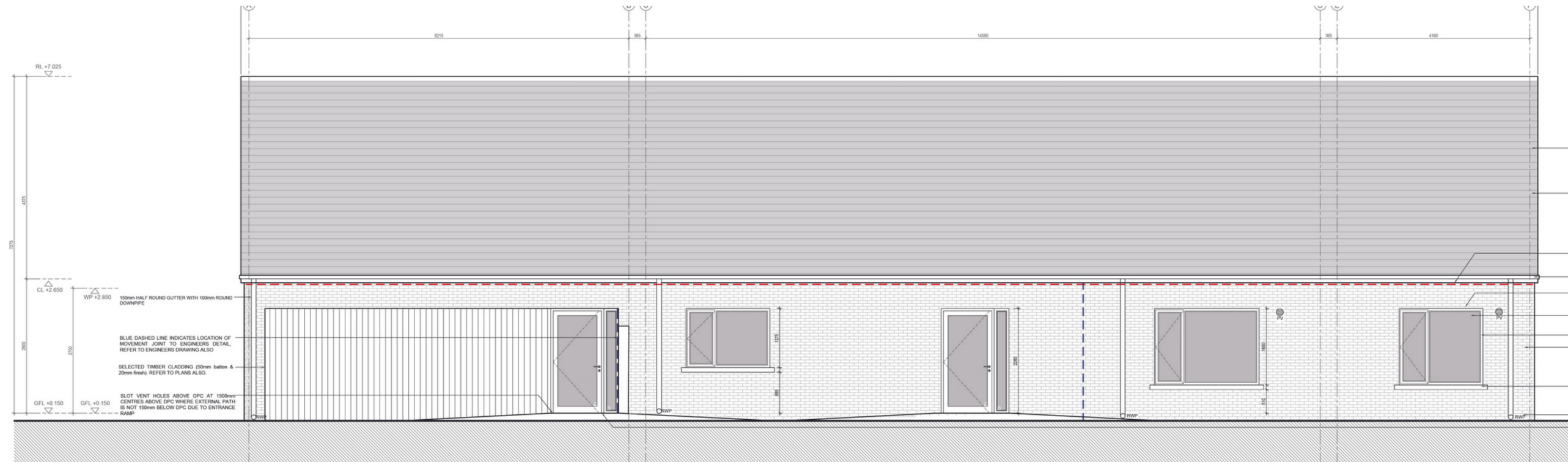
Front Elevation



FRONT ELEVATION
SCALE 1:50

- LEGEND**
- FIRE RATED CAVITY BARRIER
 - EXPANSION JOINT TO ENGINEER DETAIL

Rear Elevation



REAR ELEVATION
SCALE 1:50

REFER ALSO FIRE CERT DRAWINGS FOR THE EXTENT OF ALL FIRE STOPPING DETAILS AT COMPARTMENT WALLS, FLOORS, CAVITY CLOSERS, GROUND FLOOR CEILING AROUND ALL OPES AS PER BUILDING REGULATIONS, INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS

NEW ROOF TO BE CONSTRUCTED AS SHOWN, NEW CONCRETE ROOF TILES - GREY, ON CE MARKED BATTENS ON BREATHER MEMBRANE ON TIMBER ROOF TRUSSES TO STRUCTURAL ENGINEERS DETAILS WITH 400mm INSULATION LAID BETWEEN AND OVER JOISTS

NORTH WEST ALUMINIUM OR SIMILAR APPROVED DRY VERGE SYSTEM INSTALLED IN ACCORDANCE WITH MANUFACTURES DETAILS AND SPECIFICATIONS, COLOUR TO BE AGREED PRIOR TO INSTALLATION, REFER TO DETAIL BOOKLET ALSO

RED DASHED LINE INDICATES EXTENT OF FIRE RATED CAVITY CLOSER TO BE PROVIDED

SELECT COLOUR uPVC FASCIA AND SOFFIT WITH SOFFIT VENTILATION EQUIVALENT TO 10mm CONTINUOUS STRIP

SLOT WEEP HOLES AT MAXIMUM 450mm CENTRES WITH DPC & TURNED UP STOP ENDS & CAVITY TRAY TO HEAD OF ALL CAVITY WALL OPENINGS & ABOVE LEAD FLASHINGS

SELECT NEW WINDOWS & DOORS SUPPLIED & FITTED BY APPROVED SPECIALISTS, REFER TO BER CONSULTANT DRAWINGS FOR TYPE & U-VALUE

INSULATED FIRE RATED CAVITY CLOSERS TO ALL OPES

EXTERNAL WALLS CONSISTING OF SELECT BRICK OUTER LEAF / 100mm BLOCK OUTER LEAF WITH SELECT RENDER FINISH EXTERNALLY, SUITABLE FOR RELEVANT EXPOSURE & WEATHER CONDITIONS 150mm CAVITY INCORPORATING 100mm INSULATION WITH 40mm CAVITY, 25mm SOLID INNER BLOCK LEAF GROUND FLOOR WITH 18mm INTERNAL PLASTER SKIM

SELECT PRECAST STANDARD CONCRETE CILL WRAPPED IN DPC WITH TURNED UP STOP ENDS

SLOT WEEP HOLES BELOW DPC AT 1500mm CENTRES

CLEAR LEVEL ACCESS, MAXIMUM SLOPE 1:50 WITH ACCO DRAIN PROVIDED AT DOOR THRESHOLD WITH MAXIMUM APPROACH SLOPE 1:21, REFER TO FLOOR PLANS FOR SIZE

LEGEND

- - - - - FIRE RATED CAVITY BARRIER
- - - - - EXPANSION JOINT TO ENGINEER DETAIL

Site Map





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REGISTER YOUR INTEREST:



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