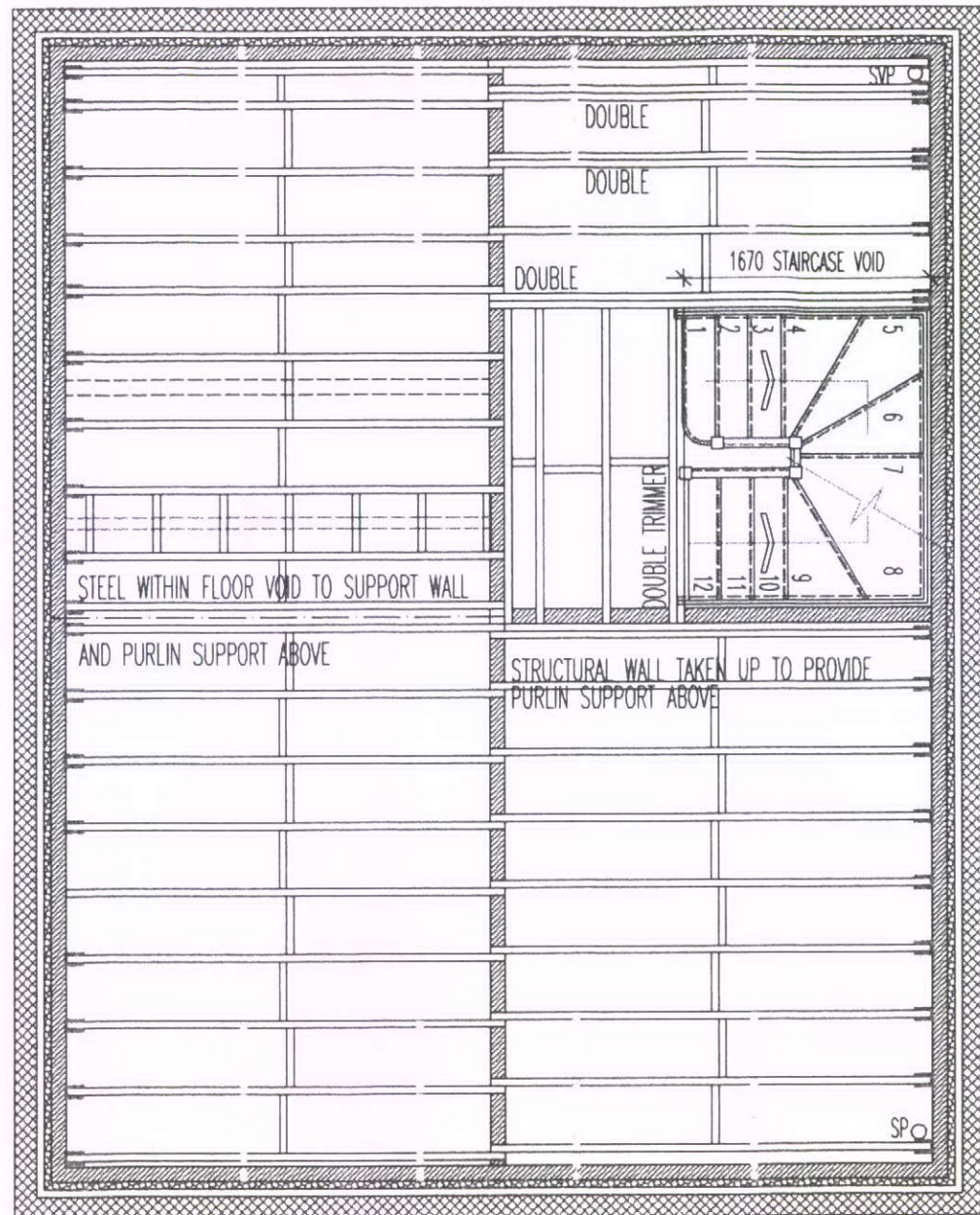


PROPOSED FLOOR JOISTS AS PROPOSED 1:50

HPK/2010 / 038 2



FLOOR JOISTS AT FIRST FLOOR ARE TO BE 200x50 C24 GRADE STRUCTURAL TIMBER AT 450mm ctrs. ALL JOISTS ARE TO BE ON PROPRIETARY JOIST HANGERS. ALLOW FOR STRAPS AT 1200mm ctrs OVER THE 3 JOISTS ADJACENT TO THE EXTERNAL WALL.

FLOOR IS TO BE INSULATED IN ACCORDANCE WITH THE ATTACHED SPECIFICATION - 2no. LAYERS OF ROCKWOOL OVER THE GARAGE AND 100mm ISOWOOL OR ROCKWOOL ELSEWHERE.

FLOOR IS TO BE UNDERDRAWN IN ACCORDANCE WITH THE ATTACHED SPECIFICATION - 15mm GYPROC FIRELINE PLASTERBOARD AND SKIM THROUGHOUT.

FLOOR IS TO FINISHED IN ACCORDANCE WITH THE ATTACHED SPECIFICATION - 22mm T&G FLOORING.

ALLOW FOR MID SPAN BLOCK NOGGINS TO ALL JOIST SPANS AND UNDER ANY JOISTS WHERE STUDWORK ABOVE RUNS IN LINE WITH THE JOISTS

PROPOSAL RELATES TO THE DEMOLITION OF THE EXISTING FLAT ROOF GARAGE TO THE REAR OF THE SITE AND THE CONSTRUCTION OF A NEW 'COACH HOUSE' FLAT OVER A SINGLE GARAGE AND STUDY SPACE AT GROUND FLOOR LEVEL. THE PROPOSED CONSTRUCTION IS TO BE BUILT IN COURSED GRITSTONE TO MATCH THE EXISTING DWELLING, WITH NATURAL SLATE ROOF COVERINGS AND TIMBER SOFFIT DETAILS TO MATCH. ALL JOINERY ITEMS ARE TO BE IN HARDWOOD WITH CASEMENT WINDOWS TO THE FRONT AND REAR ELEVATION (WINDOWS TO THE REAR ARE TO HAVE OBSCURE GLAZING), ROOFLIGHTS ARE TO BE VELUX CONSERVATION UNITS WITH CENTRAL GLAZING BAR. 4NO. ROOFLIGHTS ARE PROPOSED TO EACH PITCH AS THIS IS THE ONLY REAL MEANS OF NATURAL DAYLIGHT TO 'ATTIC' LEVEL ACCOMMODATION.

THE SITE ITSELF HAS NO MAJOR OVERLOOKING ISSUES TO THE REAR AS ALL GARDENS IN THE AREA ARE RELATIVELY LARGE. A PRECEDENT FOR THIS TYPE OF ACCOMMODATION HAS BEEN SET AROUND BUXTON OVER THE YEARS AND ROBERTSON ROAD ITSELF HAS MANY LARGE IMPOSING GARAGES THAT DON'T REALLY REPRESENT A MUCH LOWER FOOTPRINT THAN WOULD BE OFFERED BY THIS PROPOSAL.

FOLLOWING PRE APPLICATION ADVICE FROM HPBC PLANNING AND THE CONSERVATION AREA OFFICER, THE VISUAL HEIGHT OF THE BUILDING AT SOFFIT AND RIDGE LEVEL HAS BEEN REDUCED SO AS TO REDUCE THE IMPACT ON THE ADJOINING NEIGHBOURS. THE STONE DETAILS TO THE WINDOWS AND GARAGE DOOR OPENINGS HAVE ALSO ALTERED TO SIMPLIFY ITS APPEARANCE RATHER THAN MATCH THAT OF THE ASSOCIATED DWELLING. WINDOWS HAVE ALSO BEEN ALTERED TO SHOW CASEMENT STYLE HARDWOOD JOINERY INSTEAD OF SLIDING SASH UNITS. THESE COMMENTS WERE THE ONLY ISSUES RAISED BY THE LA WITH REGARD TO THE POTENTIAL DEVELOPMENT.

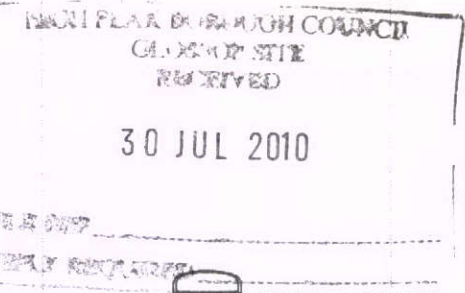
THE CONSTRUCTION OF THE NEW COACH HOUSE APARTMENT IS TO BE IN ACCORDANCE WITH ATTACHED SPECIFICATION AND TO THE DIMENSIONS SHOWN. TO BE BUILT OFF NEW STRIP FOOTINGS AND A GROUND BEARING SLAB IF DEEMED POSSIBLE BY GROUND CONDITIONS - IF MORE THAN 600mm OF FILL IS REQUIRED THEN A SUSPENDED FLOOR TYPE WILL NEED TO BE USED - A BEAM AND BLOCK LAYOUT IS PROPOSED AS REQUIRED IN THE SPECIFICATION. THE MAKE UP OF THE GROUND FLOOR AND ASSOCIATED GARAGE FLOOR IS OUTLINED IN THE ATTACHED SPECIFICATION IN ACCORDANCE WITH THE REQUIRED 'U' VALUES UNDER BUILDING REGULATIONS

THE EXTERNAL WALLS ARE TO BE 100/100/150 BLOCK/CAVITY/COURSED GRITSTONE TO MATCH THE ADJOINING PROPERTY. STONEMASONRY AROUND ALL OPENINGS IS TO BE DRESSED. CAVITIES ARE TO BE PARTIAL FILL WITH 50mm INSULATION IN ACCORDANCE WITH ASSOCIATED SPECIFICATION. ALL JOINERY ITEMS ARE TO BE IN HARDWOOD AND WILL BE PAINTED WHITE/CREAM TO MATCH THE EXISTING ADJOINING BUILDING. ALL WINDOWS ARE TO BE DOUBLE GLAZED CASEMENT STYLE WITH A 'U' VALUE IN THE RANGE OF 1.2-1.8. THE WALLS ARE TO BE BUILT UP TO A WALLPLATE HEIGHT AS SHOWN ON THE SECTION (PLEASE REFER TO SPECIFICATION FOR DETAILS OF CONSTRUCTION).

A TRADITIONAL ROOF CONSTRUCTION OF 150x50 C24 GRADE RAFTERS AND 250x100 C24 GRADE PURLINS IS TO BE CONSTRUCTED TO ALLOW FOR ATTIC LEVEL ACCOMMODATION. CONSTRUCTION DETAILS ARE COVERED IN THE ATTACHED SPECIFICATION. INSULATION WITHIN THE ROOF SLOPE OF 100mm BETWEEN RAFTERS AND 40mm BELOW IS ALLOWED FOR TO SHOW COMPLIANCE WITH ELEMENTAL 'U' VALUES, 300mm CROSS LAYED INSULATION WILL BE USED TO THE SMALL CEILING AREA INDICATED. CONSERVATION ROOFLIGHTS ARE TO BE ALLOWED FOR AS SHOWN TO THE APPROVAL OF THE CONSERVATION AREA AND PLANNING APPROVAL. ROOF COVERINGS ARE TO BE IN BLUE/GREY SLATE TO MATCH THE EXISTING BUILDING AND ALL ASSOCIATED SOFFIT AND BARGE BOARDS ARE TO BE IN TIMBER PAINTED BLACK (BARGE BOARDS ARE TO BE 250mm DEEP AND ARE TO OVERHANG 200mm WITH A LADDER FRAME DETAIL (BOARD BELOW WITH A SHIPLAP TIMBER BOARD DETAIL PAINTED WHITE OR BLACK). ALL GUTTERING AND DOWNPIPES ARE TO BE IN CAST AND PAINTED BLACK AS REQUIRED BY THE CONSERVATION AREA.

PLEASE NOTE PRESSURE TESTING IS LIKELY TO BE REQUIRED FOR THIS PROPERTY IN ACCORDANCE WITH APPROVED DOCUMENT 'L'. DETAILS OF THIS WILL BE TO FOLLOW AND WILL REQUIRE EXTERNAL CONSULTANT SPECIFICATION AND CALCULATION WORK.

STRUCTURAL ENGINEER DETAILS REQUIRED FOR THE STEEL AT GROUND FLOOR LEVEL AND ASSOCIATED LINTOLS ETC WILL BE TO FOLLOW UNDER SEPARATE COVER.



DWG: PROPOSED
9 ROBERTSON ROAD
BUXTON

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PROPOSED 05

9 ROBERTSON RD, BUXTON