

PROPOSAL IS TO DEMOLISH THE EXISTING UPVC CONSERVATORY TO THE REAR AND CONSTRUCT A NEW SINGLE STOREY EXTENSION IN ITS PLACE WITH A FINISHED FLOOR LEVEL OF 225mm BELOW THE MAIN PROPERTY.

NEW STRIP FOOTINGS ARE TO BE MIN 600x300 AT DEPTH OF 1000mm OR TO SUIT GROUND CONDITIONS. FOUNDATION WALLS TO BE 100mm 3.6N HEMELITE (OR SIMILAR). 100mm WEAK MIX CONC. FILL UP TO 225mm BELOW DPC. NEW FLOOR TO BE MIN 225mm DEEP BEAM AND BLOCK FLOOR WITH 3.6N HEMELITE BLOCKS LAID FLAT WITH BEAMS TO MANUFACTURERS DETAILS, 1200g DPM, 75mm XTRATHERM XT/UF AND 100mm SCREED OVER. ALLOW FOR 25mm PERIMETER INSULATION AT ALL JUNCTIONS TO PREVENT COLD BRIDGING. FLOOR GIVES U' VALUE OF 0.22.

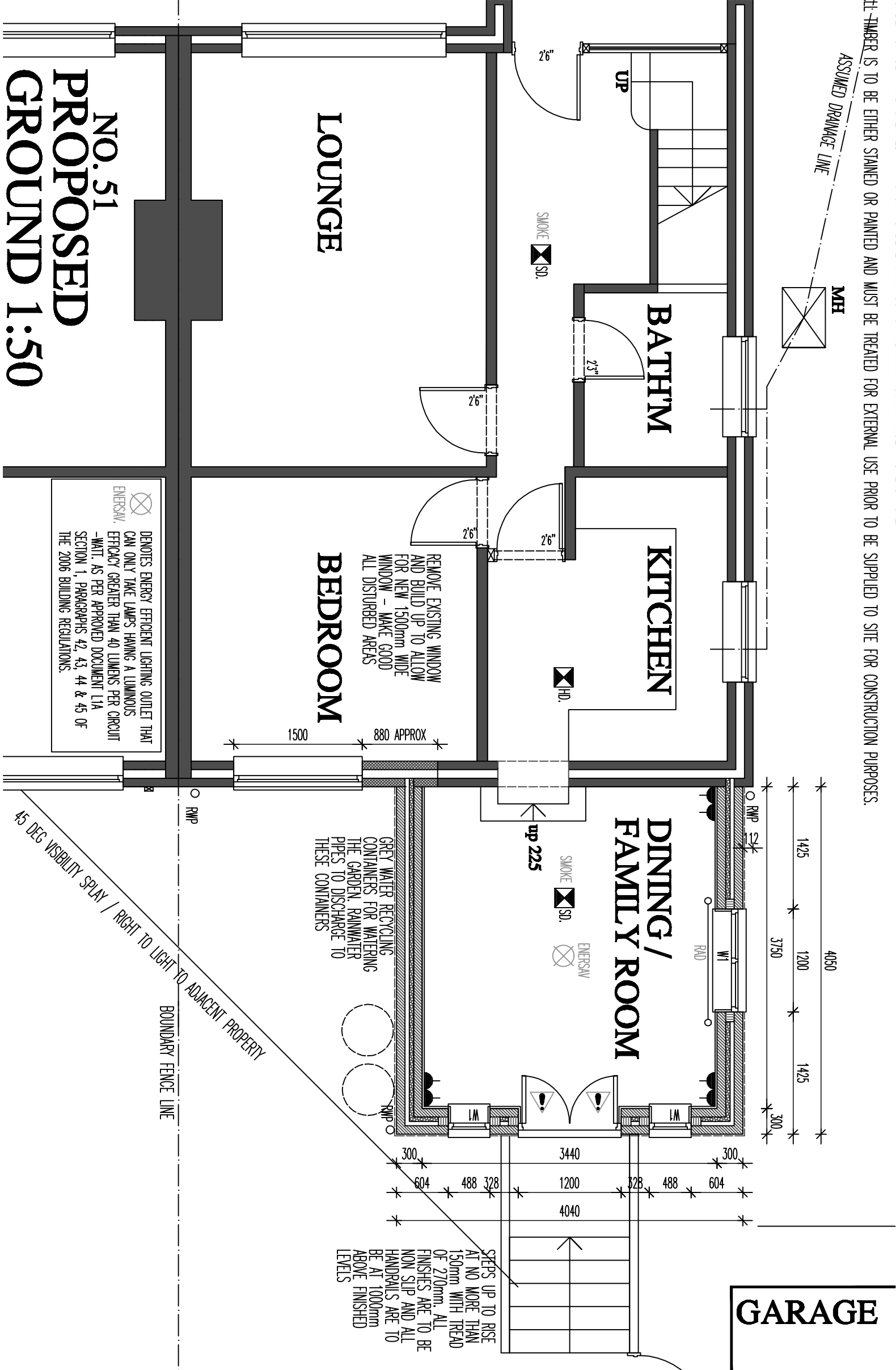
NEW STRUCTURE IS TO BE 300 O/A WITH 100mm OUTER BLOCK RENDERED TO MATCH EXISTING, 100mm CAVITY WITH 50mm XTRATHERM POLYISO XT INSULATION MAINTAINING 50mm AIR GAP. 100mm 3.6N HEMELITE OR SIMILAR INTERNAL BLOCKWORK WITH 12.5mm PBD ON DABS. STRUCTURE GIVES U VALUE OF 0.29.

ROOF OVER TO BE RAFTERS (150x50) AT 450mm cts BUILT OFF 100x75 WALLPLATE (STRAPPED TO WALL AT 1200cts). ROOF PITCH TO BE 35 DEG TO MATCH THE MAIN DWELLING. INSULATION WITHIN ROOF VOID IS TO BE 270mm CROSS LAPPED QUILT WITH CONTINUOUS SOFFIT AND RIDGE VENTILATION. INSULATION IN GABLE WALLS TO BE TAKEN UP TO RAKE OF ROOF AND CAVITY STOPPED THERETO.

WHITE UPVC DOORS AND WINDOWS ARE TO BE ARGON FILLED LOW 'E' DOUBLE GLAZED UNITS WITH 'U' VALUE OF 1.2 – 1.8. ALLOW FOR PROPRIETARY CAVITY CLOSERS TO ALL OPENINGS AND WEEP HOLES WHERE APPLICABLE. CATINIC CAVITY INTAKES TO BE SUPPLIED OVER OPENINGS TO GABLE.

TIMBER DECKING IS FOR ILLUSTRATIVE PURPOSES ONLY – CLIENT IS TO SPECIFY EXTERNAL FINISHES WITH CONTRACTOR ON SITE. ALL EXTERNAL TIMBER IS TO BE TREATED ACCORDINGLY WITH ALL DECKING JOISTS TO 225x50 TIMBER WITH 150sq CTS – ALL STRUCTURAL TIMBER TO BE C24 GRADE AND PLATE BOLTED TO CONCRETE PAD FOOTING. ALL HANDRAILS ARE TO BE 1000mm ABOVE FINISHED LEVELS WITH NEWEL POSTS ALLOWING FOR MAX 99mm OPENINGS. ALL FINISHES ARE TO BE NON SLIP AND STEPPED APPROACH TO BE 270mm GOING AND MAX 150mm RISER TO EACH STEP.

IF TIMBER IS TO BE EITHER STAINED OR PAINTED AND MUST BE TREATED FOR EXTERNAL USE PRIOR TO BE SUPPLIED TO SITE FOR CONSTRUCTION PURPOSES.



# 49 HORSEFAIR AVENUE

DWG: PROPOSED  
49 HORSEFAIR AVENUE  
CHAPEL EN LE FRITH

REVISIONS:

1:50	CHECKED:
DATE: NOV 10	DRAWN:

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS. – DO NOT SCALE OFF DRAWING, CONFIRM ALL DIMS ON SITE

**A.J.S ARCHITECTURE**

**32 carr road.  
buxton,  
derbyshire.  
sk17 6wf.**

**h: 01298 26062  
m: 07794 400237**

PROPOSED 01a

49 HORSEFAIR AVE