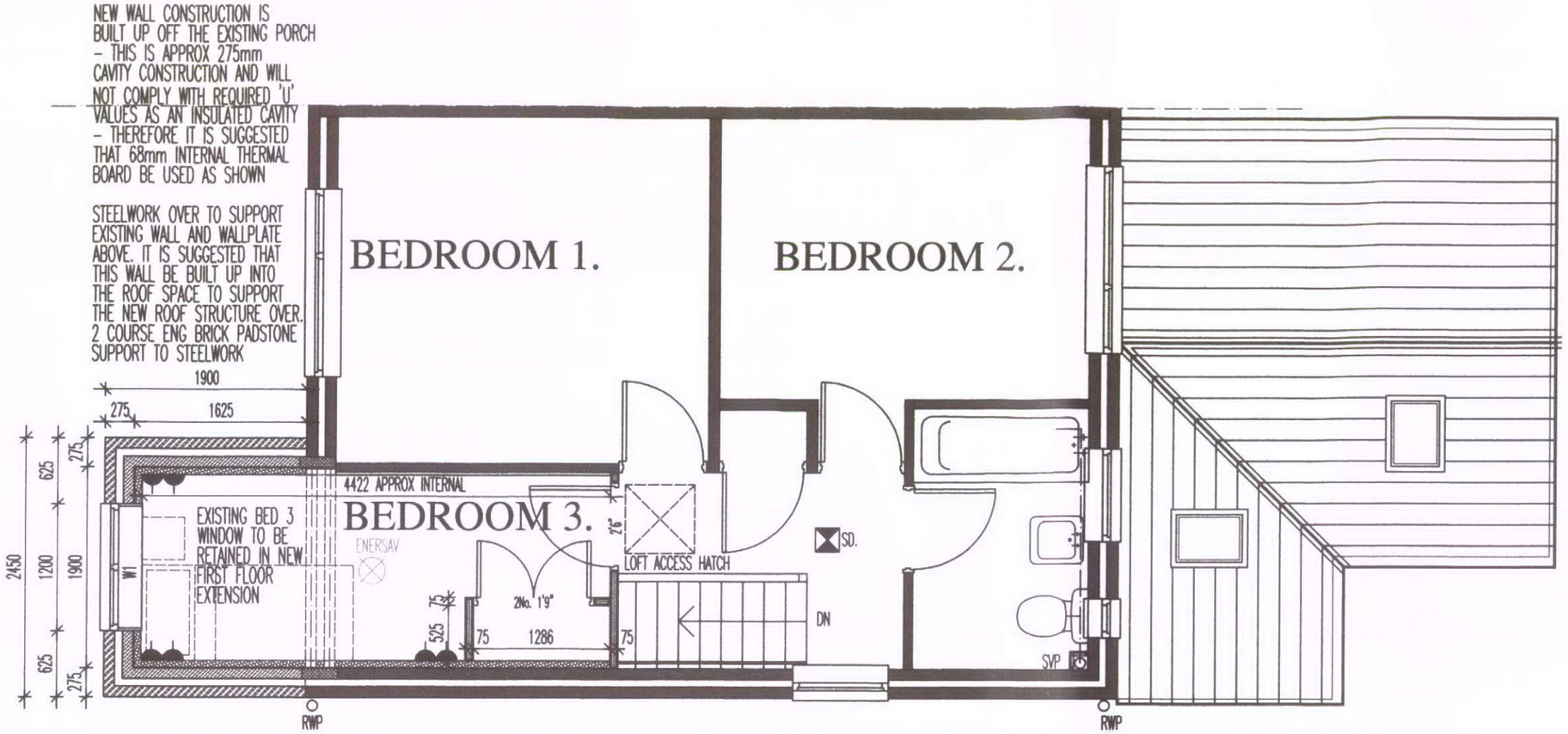



THE PROPOSAL RELATES TO THE CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION AND AN EXTENSION OVER THE EXISTING FRONT PORCH TO PROVIDE AN EXTENDED AREA TO THE SMALL FRONT BEDROOM.

NEW STRIP FOOTINGS ARE TO BE MIN 600x300 AT DEPTH OF MIN 600mm BELOW THE LOWEST GROUND LEVEL OR TO SUIT GROUND CONDITIONS (MIN 1000mm IF CLAY). FOUNDATION WALLS TO BE 100mm 7N HEMELITE (OR SIMILAR). 100mm WEAK MIX CONC. FILL UPTO 225mm BELOW DPC. NEW FLOOR TO BE MIN 225mm DEEP BEAM AND BLOCK FLOOR WITH 7N HEMEILITE BLOCKS LAID FLAT WITH BEAMS TO MANUFACTURERS DETAILS, 1200g DPM, 100mm 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. MAKE-UP LAID TO LINE IN WITH EXISTING HOUSE FLOOR LEVEL. FLOOR LEVELS STEP BETWEEN THE UTILITY AND FAMILY ROOM - 300mm DIFFERENCE IN LEVELS. THE FOUNDATION WALL BETWEEN THE TWO IS TO BE 200mm THICK WITH A VERTICAL DPM AND OVERBOARDED INTERNALLY WITH 68mm THERMAL BOARD ON DABS AS EXPOSED SITUATION.

NEW STRUCTURE IS TO BE 300 O/A WITH 100mm OUTER BUFF BRICK TO MATCH EXISTING BY USING MIXTURE OF RECLAIM AND MATCHING NEW BRICK, 100mm CAVITY WITH 60mm XTRATHERM POLYISO XT INSULATION MAINTAINING AIR GAP. 100mm 7N HEMELITE OR SIMILAR INTERNAL BLOCKWORK WITH 12.5mm PBD ON DABS. STRUCTURE GIVES U VALUE OF 0.29.
ROOF OVER TO BE RAFTERS (MIN 150x50) WITH STEEL RIDGE PURLIN, RAFTERS AT 450mm ctrs BUILT OFF 100x75 WALLPLATE (STRAPPED TO WALL AT 1200ctrs). 100mm XTRATHERM TO THE SLOPING CEILING (MAINTAINING 50mm AIR GAP) AND UNDERDRAWN WITH 45mm BELOW - REFER TO SPEC FOR DETAILS. ROOF COVERINGS ARE TO BE INTERLOCKING CONC. TILES TO MATCH EXISTING AT A PITCH OF 22.5°. ALL RAINWATER GOODS ARE TO BE WHITE PLASTIC TO MATCH.
NEW VELUX ROOFLIGHTS ARE TO BE GHL C02 (778x550) FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ALL WHITE UPVC WINDOWS AND DOORS ARE TO BE ARGON SOFTCOAT LOW 'E' DOUBLE GLAZED UNITS WITH 'U' VALUE OF 1.2. ALLOW FOR PROPRIETORY CAVITY CLOSERS TO ALL OPENINGS AND WEEP HOLES WHERE APPLICABLE. WINDOWS TO MATCH EXISTING IN CESMENT STYLE.
ALLOW FOR A CATNIC CAVITY LINTOL OVER OPENINGS RELEVANT TO THE STRUCTURAL OPENINGS.

ALL ELECTRICAL WORKS ARE TO UNDERTAKEN IN ACCORDANCE WITH PART P CERTIFICATION AND TO THE APPROVAL OF BUILDING CONTROL.
HEAT/SMOKE DETECTORS ARE TO BE INSTALLED AND MUST BE INTERLINKED WITH MAINS BATTERY BACK UP. ALL EXTRACT UNITS ARE TO DUCT TO SLATE VENTS.

THE EXTENSION OVER THE EXISTING PORCH IS TO BE BUILT UPTO MATCH THE EXISTING SOFFIT LINE TO THE HOUSE. EXTERNAL WALL IS TO BE 100mm EXTERNAL BUFF BRICK TO MATCH, CAVITY DEPTH TO MATCH EXISTING AND INTERNAL 7N BLOCK (OR TO MATCH BELOW IF LOWER). AS THIS WALL AS A CONSTRUCTION WILL NOT COMPLY WITH CURRENT BUILDING REGULATIONS (CAVITY IS TOO SHALLOW) IT IS SUGGESTED THAT THE INTERNAL WALLS BE DRY LINED WITH 68mm THERMAL BOARD - KINGSPAN KOOLTHERM K18 AND THE CAVITY BE LEFT CLEAR. THE EXISTING CEILING CONSTRUCTION IS TO BE REMOVED AND NEW FLOOR JOISTS TO BE 200x50 C24 GRADE JOISTS ON HANGERS AT 450ctrs WITH 22mm T&G FLOORING OVER TO LINE IN WITH EXISTING FIRST FLOOR. FLOOR VOID IS TO BE INSULATED WITH 100mm QUILT AND UNDERDRAWN WITH 15mm GYPROC WALLBOARD. THE NEW ROOF CONSTRUCTION OVER IS TO BE 150x50 C24 GRADE RAFTERS AT 450ctrs WITH 200x50 CENTRAL RIDGE PURLIN TO SPAN FROM FRONT GABLE WALL TO BUILT UP WALL INTO ROOF SPACE OVER EXISTING EXTERNAL WALL. ROOF CONSTRUCTION IS TO BE BUILT UP OVER EXISTING TRUSSES TO MAIN ROOF WITH LOOSE TIMBERS TO FORM VALLEY ROOF CONSTRUCTION, VALLEY BOARD TO BE FINISHED IN CODE 4 LEAD AND DPM.
ROOF OVER IS TO BE FINISHED WITH INTERLOCKING CONC TILES TO MATCH. PITCH IS TO MATCH MAIN HOUSE - ASSUMED TO BE 30deg.

# FIRST FLOOR AS PROPOSED 1:50

# 3 TERRET GROVE, BUXTON

2011 32 6

DWG: PROPOSED
3 TERRET GROVE
BUXTON

REVISIONS:

| | |
|---|---|
| 1:50 | CHECKED: |
| DATE: JUNE 11 | 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 02

3 TERRET GROVE