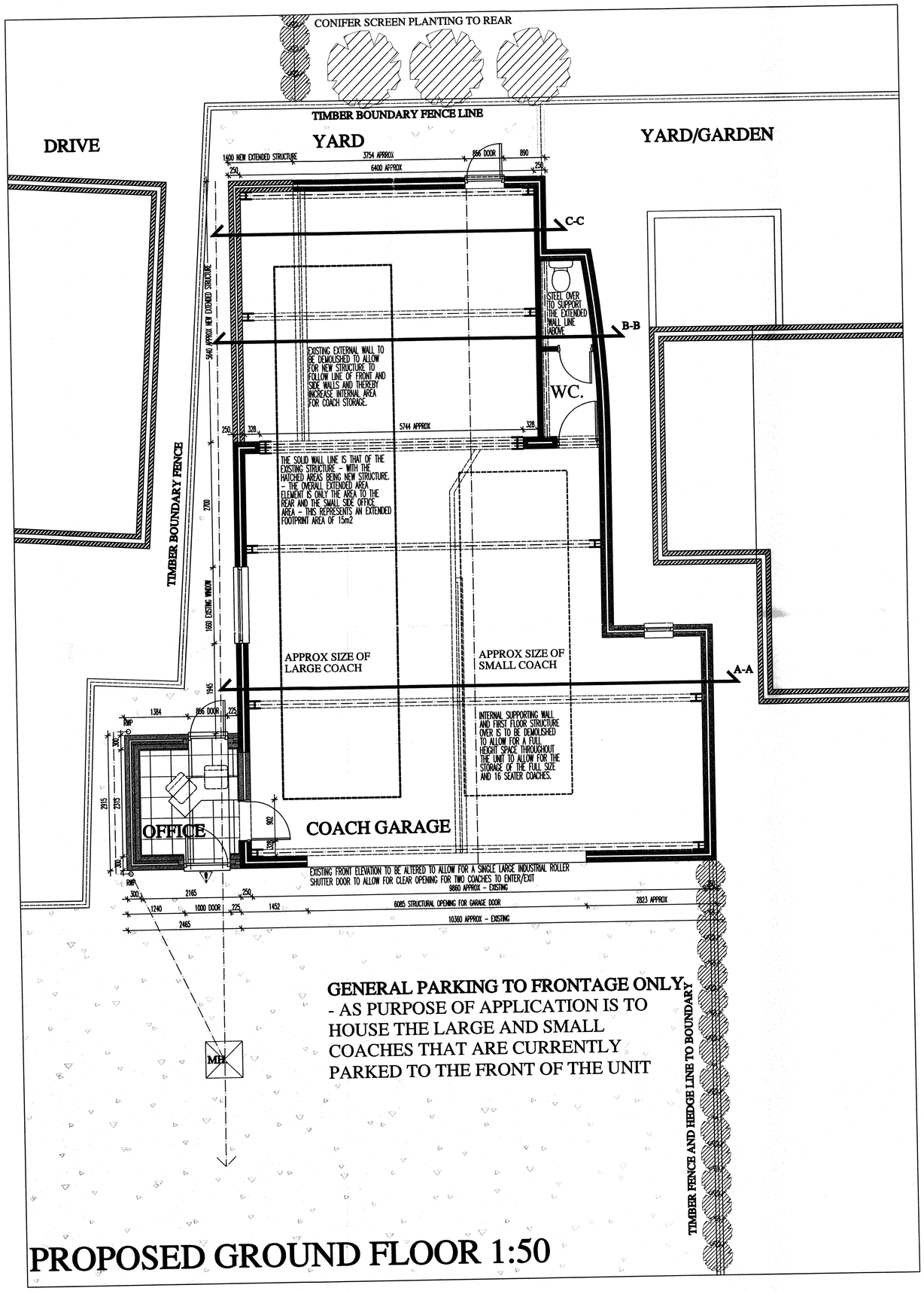
HPK/2011/0678

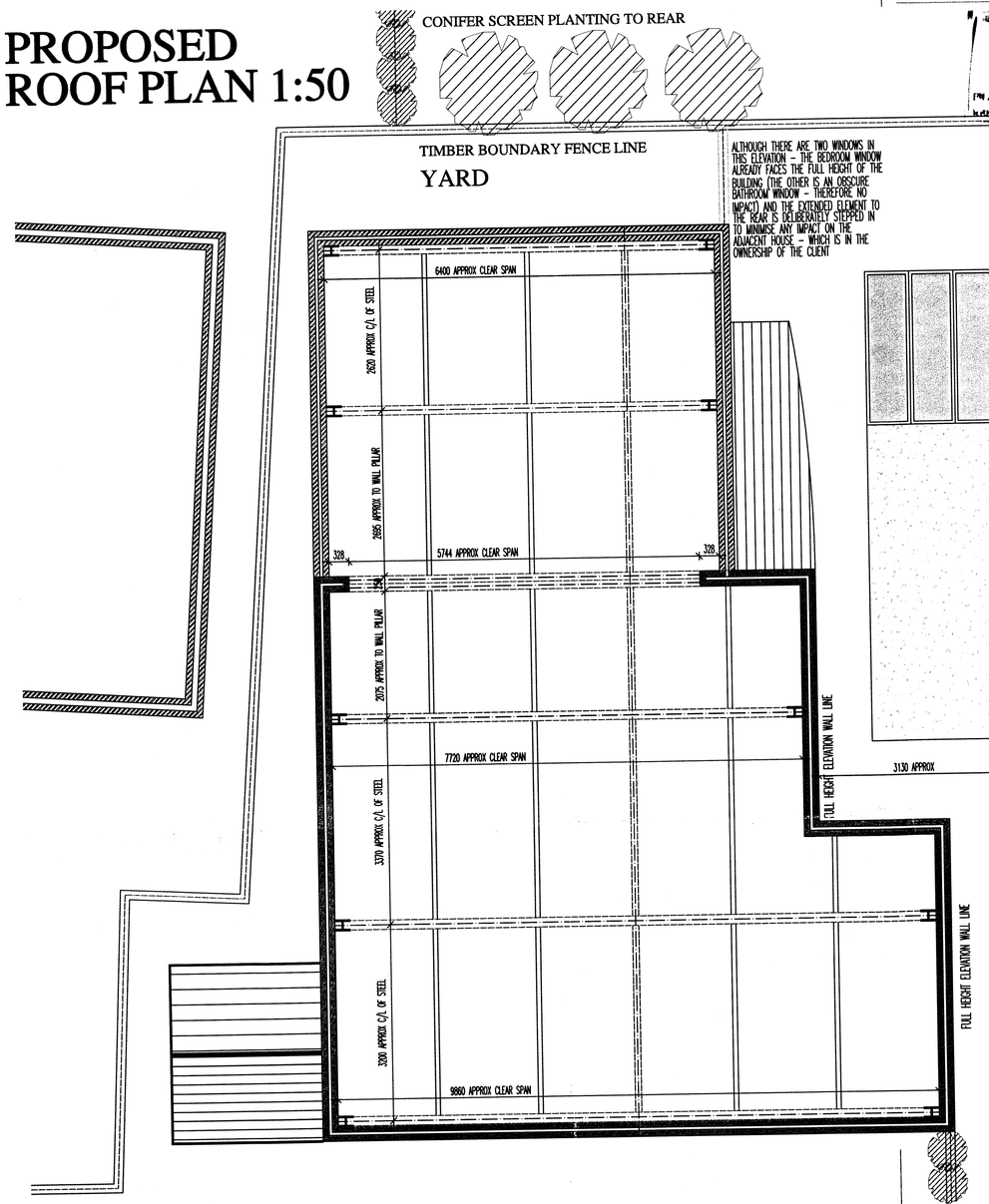
PROPOSED 01

RECEIVED
02 DEC 2011



PROPOSED GROUND FLOOR 1:50

PROPOSED ROOF PLAN 1:50



SPECIFICATION:

THE EXISTING STRUCTURE IS GENERALLY A BRICK/BLOCK ROUGH RENDERED BUILDING WITH COURSED STONE FACADE TO THE FRONT (BRADSTONE OR SIMILAR) TO MATCH THE ADJACENT DWELLINGS. INTERNALLY, A MIXTURE OF STEELWORK AND SUPPORTING WALLS SUPPORT A ROOF STRUCTURE OF VARYING HEIGHTS WITH A GRP SHEETED ROOF COVERING. THE FLOOR IS REINFORCED CONCRETE AND IT IS ASSUMED THAT STRIP FOOTINGS ARE IN PLACE.

THE PROPOSAL IS TO LIFT THE RIDGE AND ELEVATIONAL HEIGHTS IN CERTAIN AREAS SO THAT THEY MATCH THE HEIGHT LINE OF THE MAIN BODY OF THE EXISTING STRUCTURE - THIS LINE IS TO REMAIN CONSTANT THROUGHOUT THE BUILDING THUS INCREASING THE USABLE FULL HEIGHT SPACE WITHIN THE UNIT AND RATIONALISING THE EXTERNAL ELEVATIONAL ASPECTS. AS SUPPORTING STRUCTURE IS TO BE REMOVED IN VARIOUS AREAS WITHIN THE BUILDING (THE FIRST FLOOR STRUCTURE IS TO BE DEMOLISHED AS PART OF THE WORKS ALONG WITH THE SUPPORTING WALLS THERETO), IT IS SUGGESTED THAT A STEEL PORTAL FRAME BE PUT IN PLACE WITHIN THE SHELL TO BOTH SUPPORT THE ROOF STRUCTURE OVER AND ALSO BRACE THE EXISTING EXTERNAL SHELL - THE DESIGN OF THIS STRUCTURE IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER AND IS TO BE ISSUED BY THEM FOR APPROVAL BY BUILDING CONTROL. THE SUPPORT OF THE STEELS IN QUESTION WILL BE OFF A CONCRETE PADSTONE AT EACH BEARING POINT - TO BE CONSTRUCTED AS AN INCREASED TOE OF THE EXISTING STRIP FOOTINGS. THE GRP ROOFING SHEETS OVER WILL IN TURN BE SUPPORTED BY EITHER STEEL OR TIMBER PURLINS OVER AS SHOWN. NEW UPVC FASCIA AND SOFFITS WILL FINISH THE PERIMITER OF THE ROOF STRUCTURE. THE ROOF IS TO BE AT A PITCH OF 7.5 DEG.

THE NEW WALL AREAS WILL BE BUILT UP OFF THE EXISTING STRUCTURE WITH 7N BLOCKWORK TO THE SAME WIDTH (ASSUMED 250mm) - IT IS ASSUMED THAT THE EXISTING WALLS ARE BRICKWORK/BLOCKWORK THROUGHOUT AND CAN EASILY TAKE THE IMPOSSED LOAD ABOVE - THERE IS NO INCREASED ROOF LOAD AS THE ROOF IS JUST BEING LIFTED IN VARIOUS AREAS, NOT CHANGED. ALL NEW STRUCTURE IS TO BE TIED TO EXISTING AND COURSED IN. THE NEW STRUCTURE TO THE REAR SIDE IS TO BE BUILT SO AS TO MATCH THE EXISTING IN WIDTH - 250mm WITH 100mm 7N EXTERNAL BLOCK, NOMINAL 50mm CAVITY, 100mm 7N INTERNAL BLOCKWORK. ALL ELEVATIONS ARE THEN TO BE COMPLETELY RE-DASHED TO MATCH. THIS STRUCTURE WILL BE BUILT UP OFF NEW STRIP FOOTINGS (600x300 RC) WITH WEAK MIX CONCRETE UPTO 225mm FROM DPC. A NEW CONCRETE SLAB IS TO BE CAST IN AGAINST THE EXISTING IN THIS AREA WITH A MIN 1200g DPM BELOW. AS THIS STRUCTURE IS OPEN ONTO AN UNINSULATED, UNHEATED OPEN SPACE AND IS TO REMAIN AS SUCH, THE REQUIREMENTS OF PART L IN TERMS OF INSULATION ETC ARE NOT RELEVANT.

TO THE FRONT SIDE A NEW SINGLE STOREY LEAN-TO OFFICE AREA IS TO BE CONSTRUCTED. THIS AREA IS TO BE CONSTRUCTED WITH 300mm O/A CAVITY WALL WITH 100mm 7N INTERNAL HEMELITE (OR SIMILAR) BLOCK, 100mm PARTIAL FILL CAVITY WITH 60mm XTRATHERM POLYISO XT/ ZERO CW OOP INSULATION (INSULATED CAVITY CLOSER TO ALL OPENINGS) AND AN EXTERNAL COURSED STONE (BRADSTONE OR SIMILAR) TO MATCH EXISTING. THE WALL IS TO BE BUILT UP OFF STRIP FOOTINGS (660x300 RC) WITH WEAK MIX CONC FILL UPTO 225mm BELOW DPC. THE FLOOR IS TO BE A GROUND BEARING SLAB WITH 1200g DPM, 100mm XTRATHERM XT/UF, 500g ISOLATING MEMBRANE AND 100mm CONC FINISH WITH 25mm PERIMETER INSULATION. THE ROOF STRUCTURE ABOVE IS TO BE 150x50 C24 GRADE RAFTERS AT 450ctrs WITH 100x50 CEILING JOISTS AND 300mm CROSS LAID INSULATION WITH FULL LENGTH SOFFIT AND RIDGE VENTS. THE ROOF IS TO BE AT A PITCH OF 22.5deg WITH CONCRETE PLAIN TILES TO MATCH THE ADJACENT DWELLINGS. ALLOW FOR RADON SUMP TO VENT FLOOR AND TAPE AND SEAL ALL DPM/DPC'S

THE FRONT ELEVATION IS TO BE ALTERED TO ALLOW FOR A SINGLE LARGE ROLLER SHUTTER DOOR AS SHOWN - PURPOSE MADE TO THE DIMS SHOWN ('DP DOORS AND SHUTTERS' OR SIMILAR) WILL MAKE DOORS TO MOST SIZES REQUIRED - ALL FIXINGS ARE TO BE IN ACCORDANCE WITH THE CHOSEN MANUFACTURER DETAILS. ALLOW FOR NEW STEEL SUPPORT STRUCTURE OVER THE OPENING AND THE RELEVANT PADSTONE BEARING SUPPORT.

B'n'G TAXIS, DOVE HOLES

REVISIONS:
PROPOSED DRAWINGS
DOVE HOLES
B'n'G TAXIS

SCALE: 1:50 | CHECKED: AJS
DATE: NOV'11 | DRAWN: AJS

©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 THIS DRAWING, USE FIGURED DIMENSIONS ONLY, IF IN DOUBT ASK.

A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26082
m: 07784 400237

DRAWING No: PROPOSED 01

B REGS COMPLIANT