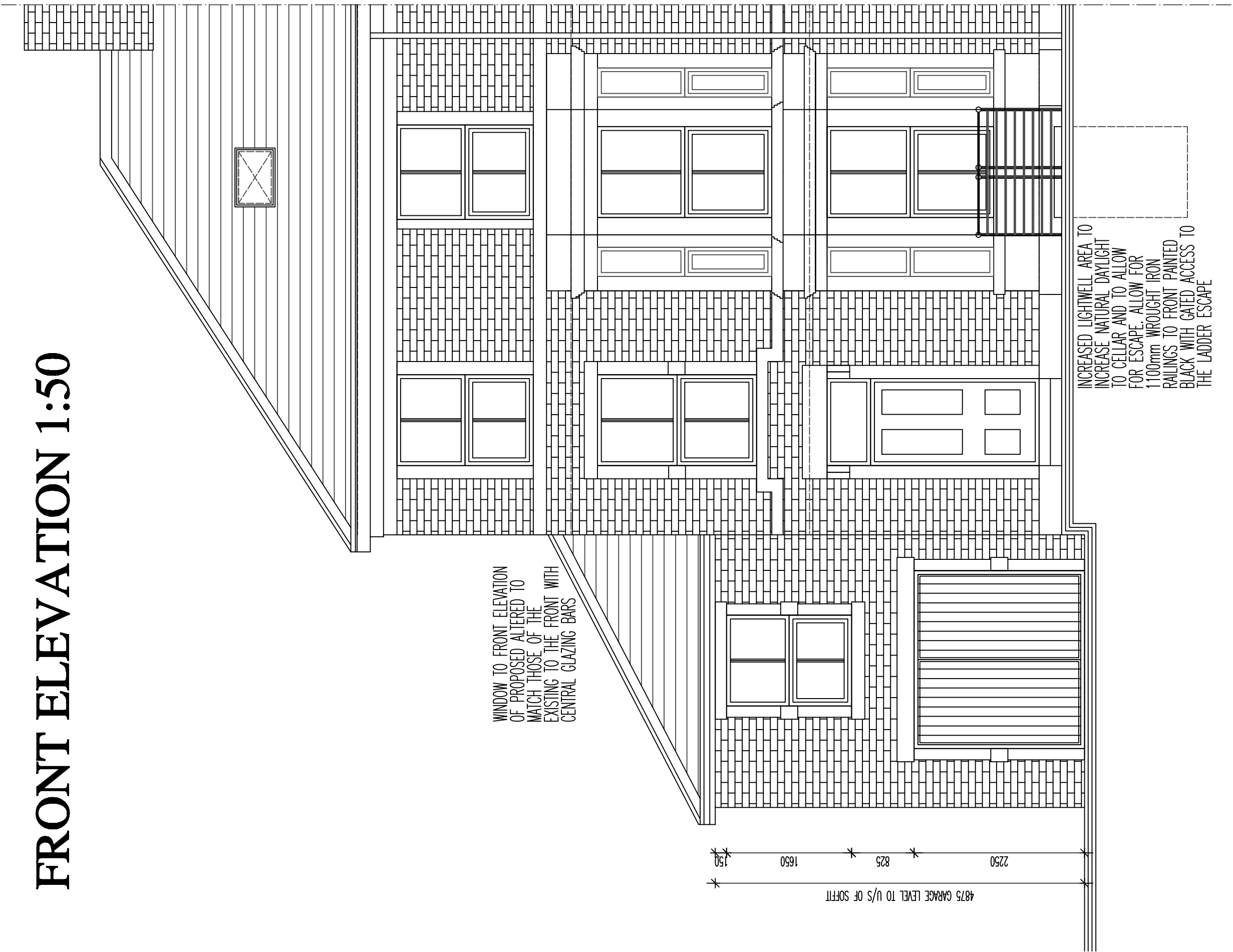


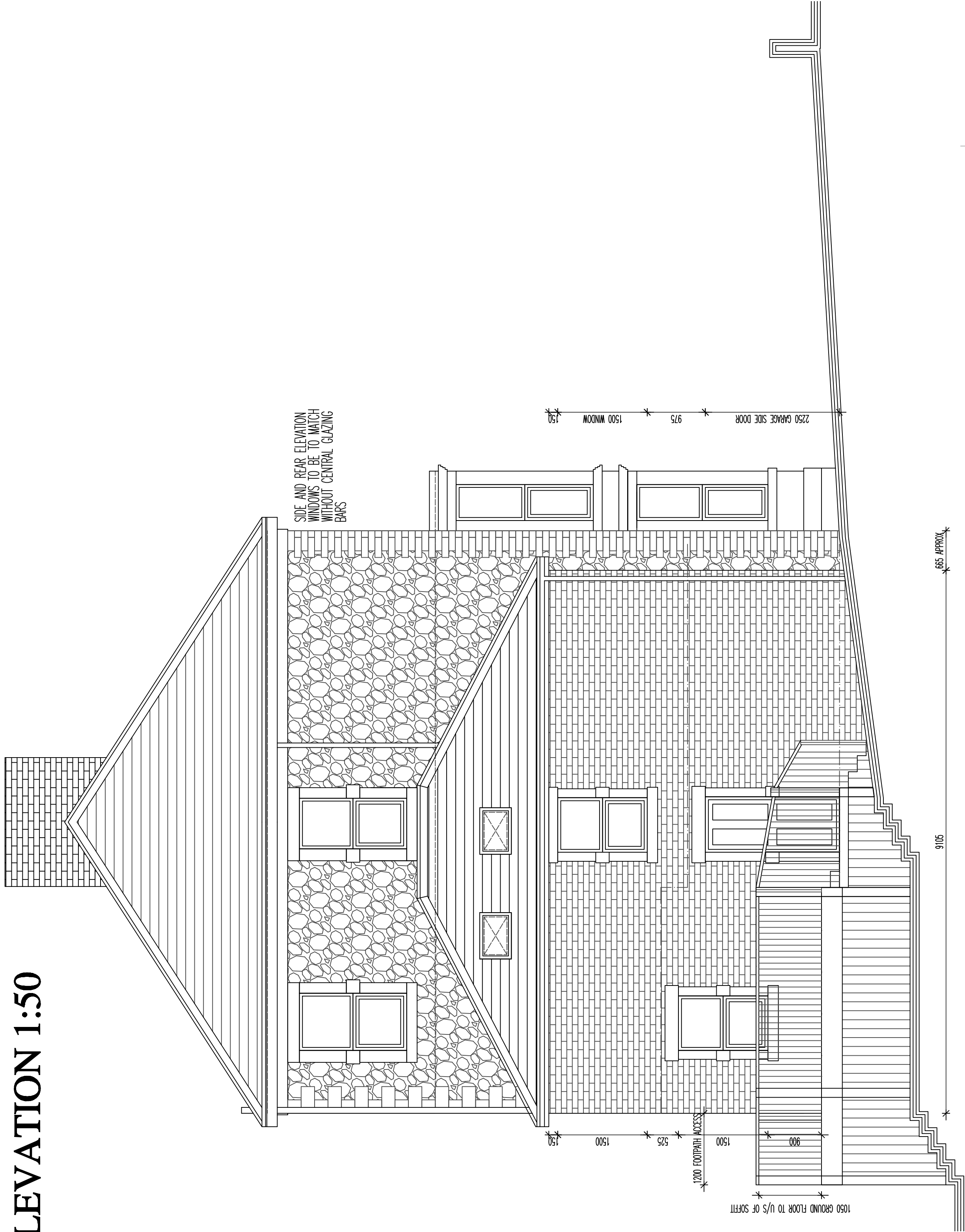
164 LIGHTWOOD RD, BUXTON - AS PROPOSED 1:50

PROPOSED 02A

FRONT ELEVATION 1:50



SIDE ELEVATION 1:50



THE PROPOSAL RELATES TO THE CONSTRUCTION OF NEW TWO STOREY SIDE EXTENSION AND THE CONVERSION OF THE EXISTING CELLAR TO PROVIDE AN INCREASE IN INTERNAL ACCOMMODATION.

NEW STRIP FOOTINGS ARE TO BE MIN 600x300 AT DEPTH OF MIN 600mm BELOW THE LOWEST GROUND LEVEL (STEPPED ON THE SIDE ELEVATION TO SUIT LEVEL CHANGES) OR TO SUIT GROUND CONDITIONS (MIN 100mm IF CLAY). FOUNDATION WALLS TO BE 100/150mm 7N 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 7N HEMELITE BLOCKS LAID FLAT WITH BEAMS TO MANUFACTURERS DETAILS FAMILY ROOM ONLY – MIN 150mm DEEP GROUND BEARING SLAB TO GARAGE). 1200g DPM, 100mm XTRATHERM XT/UF AND 100mm SPEED OVER. ALLOW FOR 25mm PERIMETER INSULATION AT ALL JUNCTIONS TO PREVENT COLD BRIDGING. FLOOR GIVES 'U' VALUE OF 0.22. FLOOR LEVELS STEP BETWEEN THE EXISTING AND FAMILY ROOM. THE FOUNDATION WALL BETWEEN THE GARAGE AND FAMILY ROOM IS TO BE 200mm THICK AND OVERBOARDED INTERNALLY WITH 60mm THERMAL BOARD ON DAGS AS EXPOSED SITUATION.

NEW STRUCTURE IS TO BE 350 o/a WITH 150mm OUTER COURSED CRISTONE TO MATCH EXISTING FRONT ELEVATION BY USING MIXTURE OF RECLAIM AND MATCHING NEW STONE. 100mm CAVITY WITH 60mm XTRATHERM POLYISO XT INSULATION MAINTAINING AIR GAP. 100mm 7N HEMELITE OR SIMILAR INTERNAL BLOCKWORK WITH 12.5mm PBD ON DAGS. STRUCTURE GIVES U VALUE OF 0.29. ROOF OVER TO BE RAFTERS (MIN 175x50) WITH 250x75 HIP RAFTERS TO SUPPORT. RAFTERS AT 450mm c/cs BUILT OFF 100x75 WALLPLATE (STRAPPED TO WALL AT 1200c/cs). 100mm XTRATHERM TO THE SLOPING CEILING (MAINTAINING 50mm AIR GAP) AND UNDERDRAIN WITH 45mm BELOW – REFER TO SPEC FOR DETAILS. ROOF COVERINGS ARE TO BE NATURAL SLATE TO MATCH EXISTING AT A PITCH OF 30°. ALL RAINWATER GOODS ARE TO BE PLASTIC TO MATCH NB. IF DOWNLIGHTS ARE TO BE FITTED – SUGGEST THE USE OF 40mm SUPERQUILT BETWEEN RAFTERS AND 40mm BELOW. THIS WILL MEET BUILDING REGULATION REQUIREMENTS AND ALSO WORK WITH THE USE OF LIGHT FITTINGS IN THE ROOF SLOPE.

NEW VELUX ROOFLIGHTS ARE TO BE GCL M06 (778x1178) FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND REQUIRED FLASHING KITS.

ALL WHITE UPVC WINDOWS AND DOORS ARE TO BE ARCON SFTOAT LOW 'E' DOUBLE GLAZED UNITS WITH 'U' VALUE OF 1.2-1.6. ALLOW FOR PROPRIETARY CAVITY CLOSERS TO ALL OPENINGS AND KEEP HOLES WHERE APPLICABLE. WINDOWS TO MATCH EXISTING WITH SLIDING SASH TO THE FRONT AND FLUNNY SASH CASEMENTS TO THE SIDE AND REAR. ALLOW FOR A CAVING CAVITY UNVCL OVER OPENINGS RELEVANT TO THE STRUCTURAL OPENINGS. ALL HEADS AND COLLS ETC IN STONEMWORK TO MATCH EXISTING.

ALL ELECTRICAL WORKS ARE TO UNDERPIN 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 OR THROUGH JOIST ZONE TO WALL UNITS.

THE REFURBISHMENT OF THE EXISTING CELLAR IS TO PROVIDE AN EXTENSION OF THE DOMESTIC ACCOMMODATION (SAME FAMILY OWNERSHIP). THE CONVERSION OF THIS SPACE WILL INVOLVE A FULL THERMAL UPGRADE OF THE SPACE AND COMPLIANCE WITH THE SEPARATION AND ESCAPE. THE EXISTING WALLS AND CELLAR FLOOR ARE TO BE UPGRADED IN ACCORDANCE WITH THE ATTACHED CELLAR DETAIL TO SHOW COMPLIANCE WITH THERMAL REGULATIONS. IN ORDER TO PROVIDE ESCAPE FROM THE FRONT BEDROOM, THE EXISTING LIGHTWELL IS TO BE INCREASED IN SIZE SLIGHTLY TO PROVIDE IMPROVED ESCAPE VIA A SURFACE FIXED ESCAPE LADDER. THE EXISTING LIGHTWELL IS TO BE FULLY PROTECTED FOR FALL BY WROUGHT IRON BALUNGS PAINTED BLACK AT A HEIGHT OF 1100mm. THE WINDOW TO THIS AREA IS TO BE A FULL OPENING CASEMENT TO ALLOW FOR EASY ESCAPE. FULL DETECTION WITHIN THE UNIT. MAINS OPERATED WITH BATTERY BACK-UP WILL PROVIDE DETECTION PROTECTION. WHILST THE EXISTING CEILING LINE IS TO BE INSULATED WITH 100mm ISOMOL QUILT BETWEEN THE EXISTING JOISTS AND UNDERDRAIN WITH 2 LAYERS OF FRELINE BOARD AND SKIM. ENSURE ALL PLASTERBOARD ARE SEALED AGAINST AIR LEAKAGE. THE DETECTION IN THIS AREA IS TO BE INTERLINKED WITH THE REST OF THE HOUSE. EXTERNALLY A NEW PORCH IS TO PROVIDE ACCESS TO THE CELLAR AREA (WHICH IS WITHIN THE SAME FAMILY OWNERSHIP AS A GRANNY ANNEX).

REVISIONS:
PROPOSED DRAWINGS
BUXTON

164 LIGHTWOOD ROAD

SCALE: 1:50
DATE: MARCH'12
DRAWN: AJS
CHECKED: AJS

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DRAWING NO: PROPOSED 02A

B REGS COMPLIANT