PROPOSED CHANGE OF USE FROM STORE ROOM TO 2 BEDROOM COTTAGE

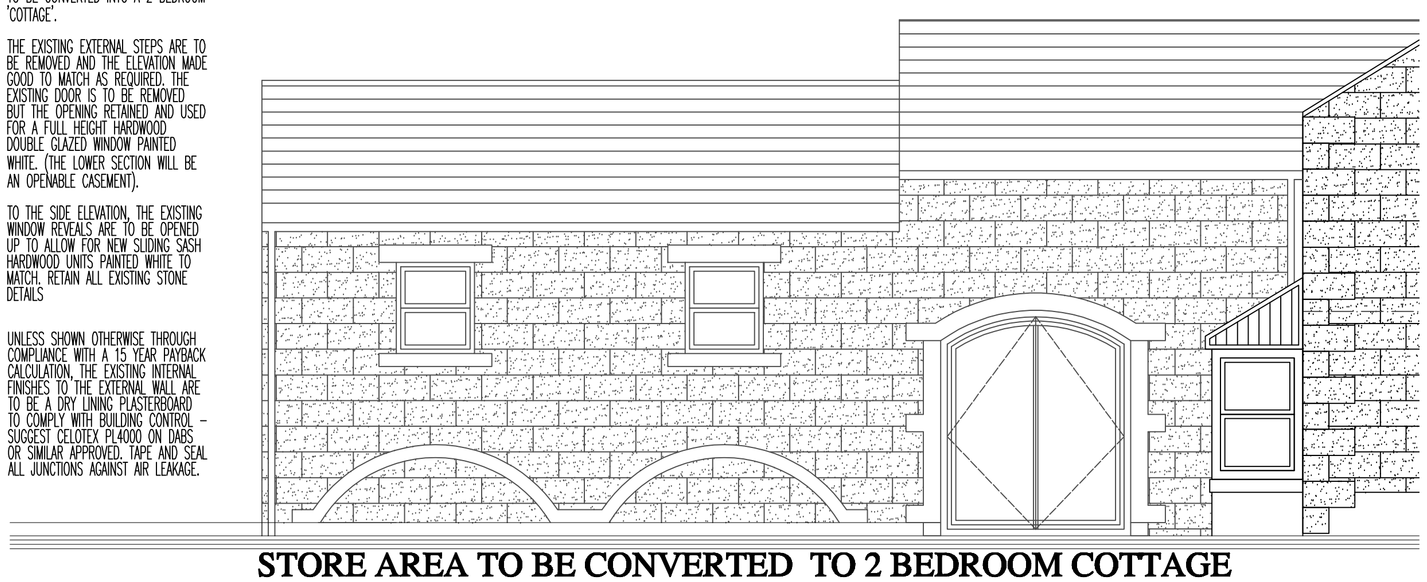
PROPOSED COURTYARD ELEVATION 1:50

UNDERTAKE STRUCTURAL REMEDIAL WORKS AS REQUIRED TO THE EXISTING SINGLE STOREY STORE AREA THAT IS TO BE CONVERTED INTO A 2 BEDROOM 'COTTAGE'.

THE EXISTING EXTERNAL STEPS ARE TO BE REMOVED AND THE ELEVATION MADE GOOD TO MATCH AS REQUIRED. THE EXISTING DOOR IS TO BE REMOVED BUT THE OPENING RETAINED AND USED FOR A FULL HEIGHT HARDWOOD DOUBLE GLAZED WINDOW PAINTED WHITE. (THE LOWER SECTION WILL BE AN OPENABLE CASEMENT).

TO THE SIDE ELEVATION, THE EXISTING WINDOW REVEALS ARE TO BE OPENED UP TO ALLOW FOR NEW SLIDING SASH HARDWOOD UNITS PAINTED WHITE TO MATCH. RETAIN ALL EXISTING STONE DETAILS

UNLESS SHOWN OTHERWISE THROUGH COMPLIANCE WITH A 15 YEAR PAYBACK CALCULATION, THE EXISTING INTERNAL FINISHES TO THE EXTERNAL WALL ARE TO BE A DRY LINING PLASTERBOARD TO COMPLY WITH BUILDING CONTROL - SUGGEST CELOTEX PL4000 ON DABS OR SIMILAR APPROVED. TAPE AND SEAL ALL JUNCTIONS AGAINST AIR LEAKAGE.



STORE AREA TO BE CONVERTED TO 2 BEDROOM COTTAGE

PROPOSED GABLE ELEVATION 1:50

UNDERTAKE STRUCTURAL REMEDIAL WORKS AS REQUIRED TO THE EXISTING SINGLE STOREY STORE AREA THAT IS TO BE CONVERTED INTO A 2 BEDROOM 'COTTAGE'.

THE EXISTING EXTERNAL STEPS ARE TO BE REMOVED AND THE ELEVATION MADE GOOD TO MATCH AS REQUIRED. THE EXISTING DOOR IS TO BE REMOVED BUT THE OPENING RETAINED AND USED FOR A FULL HEIGHT HARDWOOD DOUBLE GLAZED WINDOW PAINTED WHITE. (THE LOWER SECTION WILL BE AN OPENABLE CASEMENT).

TO THE SIDE ELEVATION, THE EXISTING WINDOW REVEALS ARE TO BE OPENED UP TO ALLOW FOR NEW SLIDING SASH HARDWOOD UNITS PAINTED WHITE TO MATCH. RETAIN ALL EXISTING STONE DETAILS

UNLESS SHOWN OTHERWISE THROUGH COMPLIANCE WITH A 15 YEAR PAYBACK CALCULATION, THE EXISTING INTERNAL FINISHES TO THE EXTERNAL WALL ARE TO BE A DRY LINING PLASTERBOARD TO COMPLY WITH BUILDING CONTROL - SUGGEST CELOTEX PL4000 ON DABS OR SIMILAR APPROVED. TAPE AND SEAL ALL JUNCTIONS AGAINST AIR LEAKAGE.



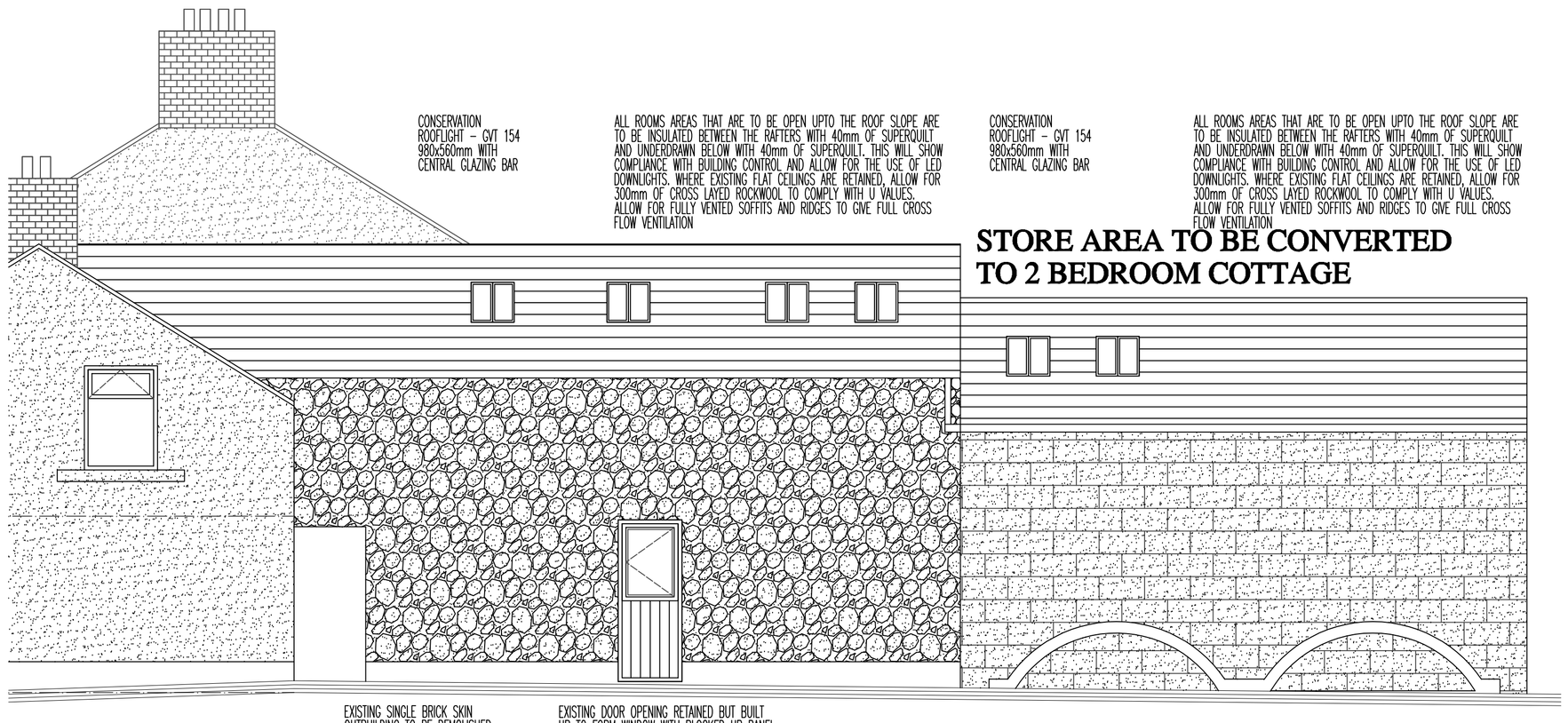
STORE AREA TO BE CONVERTED TO 2 BEDROOM COTTA







PROPOSED NORTH ROAD ELEVATION 1:50



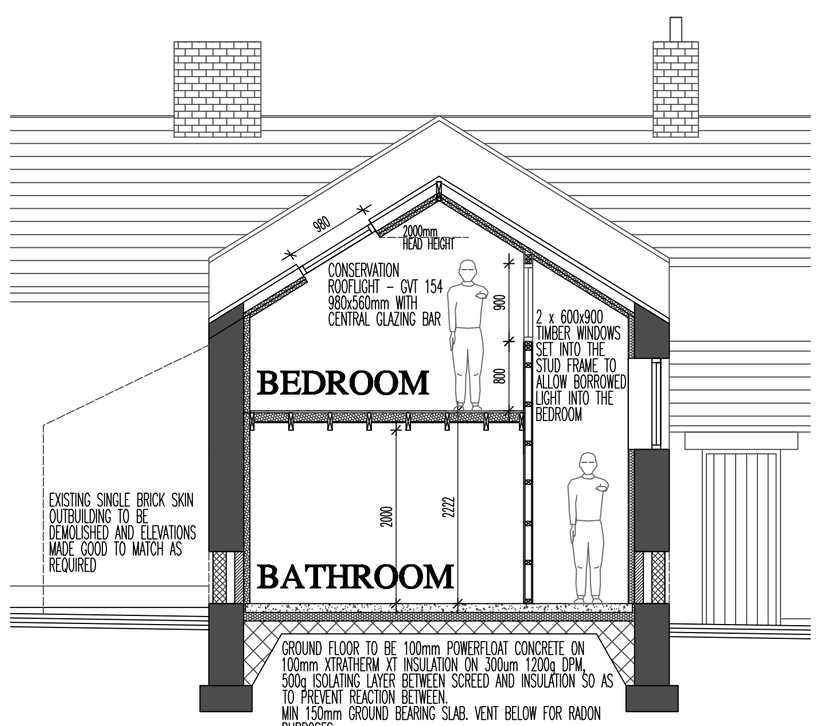
PROPOSED SECTION

EXISTING BEAM AND BLOCK FLOOR TO BE REMOVED AND NEW GROUND BEARING SLAB FLOOR TO BE PUT IN PLACE SO THAT FINISHED LEVEL IS MIN 150mm ABOVE EXTERNAL GROUND FLOOR LEVELS.
EXISTING FOUNDATION WALL AND FOOTINGS ARE TO REMAIN.
(EXISTING ARCHED OPENINGS ARE TO BE INFILLED AS PER CAVITY WALL CONSTRUCTION WITH OUTER BLOCK/STONE SKIN TO MATCH WITH INTERNAL 100mm 7N HEMELITE. TIE ALL NEW AND EXISTING STRUCTURE.

ASTOS DPC OR EQUAL TO MIN 150mm ABOVE F.G.L. WITH DPM UNDER GROUND FLOOR. CAVITIES FILLED WITH WEAK MIX CONC. FILL TO 225mm OF F.G.L.
THE DPM IS TO CROSS THE CAVITY AND LINKED WITH DPC. ALL JOINTS TAPED AND SEALED TO COMPLY WITH FULL RADON PROTECTION

GROUND FLOOR TO BE 100mm POWERFLOAT CONCRETE ON 100mm XTRATHERM XT INSULATION ON 300um 1200g DPM. 500g ISOLATING LAYER BETWEEN SCREED AND INSULATION SO AS TO PREVENT REACTION BETWEEN. MIN 150mm GROUND BEARING SLAB. VENT BELOW FOR RADON PURPOSES. 25mm INSULATION MUST BE DRESSED UP TO SIDE OF CONC SCREED TO PREVENT COLD BRIDGING

UNDERTAKE REMEDIAL WORKS TO THE EXISTING STRUCTURE AS/IF REQUIRED TO MAKE GOOD.
ENSURE SUB FLOOR IS TO BE FULLY VENTILATED TO A RADON SUMP IN ACCORDANCE WITH BUILDING CONTROL REQUIREMENTS. VENT EACH BAY





REVISIONS:

THE DEVONSHIRE ARMS AND COTTAGES
FAIRFIELD, BUXTON

THE DEVONSHIRE ARMS

SCALE: 1:50		CHECKED: AJS
DATE: APRIL 12	DRAWN: AJS	

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DRAWING No: 2BED PROPOSED 03

B REGS COMPLIANT

THE DEVONSHIRE ARMS, FAIRFIELD
ELEVATIONS AS PROPOSED FOR 2 BED COTTAGE 1:50