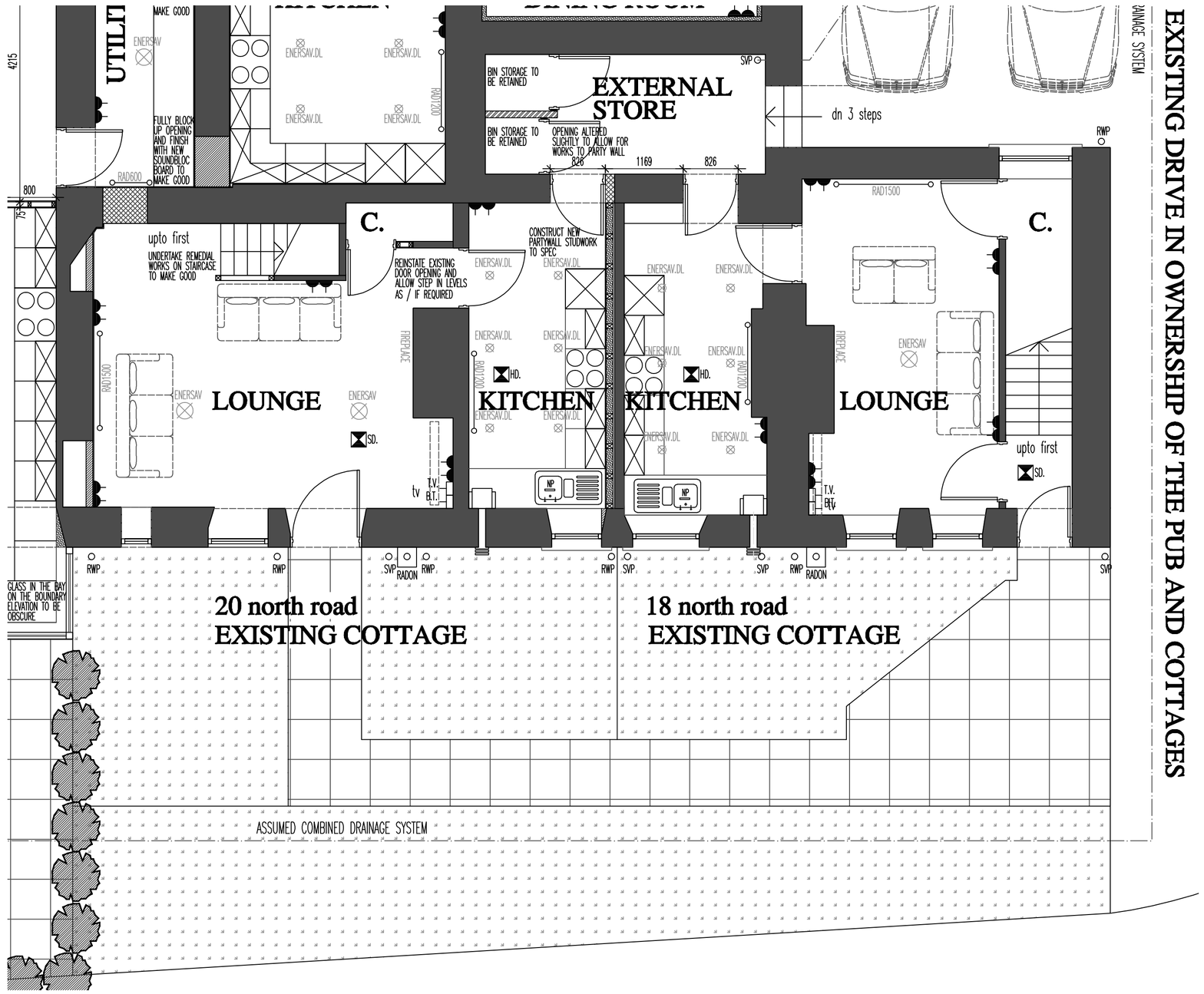
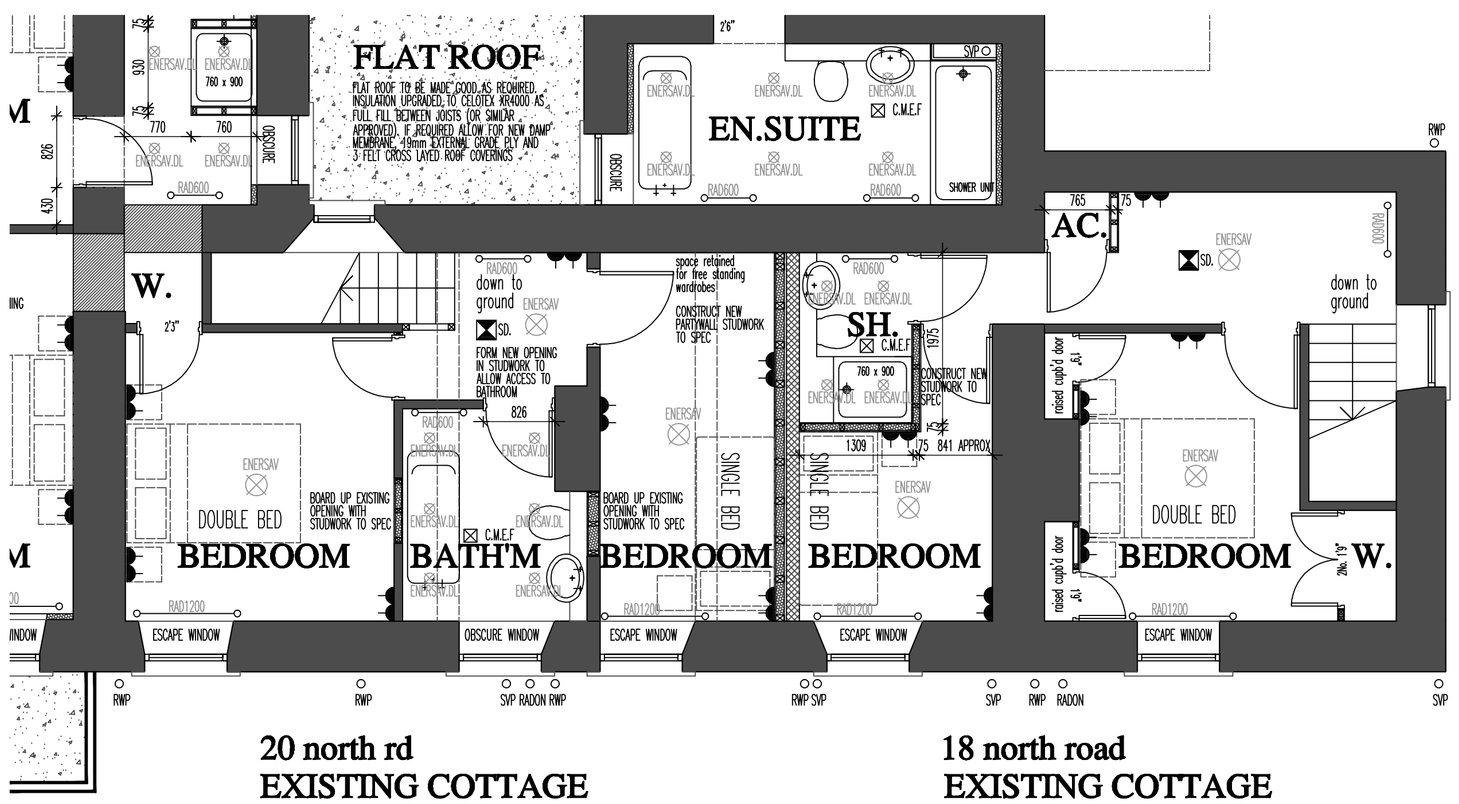
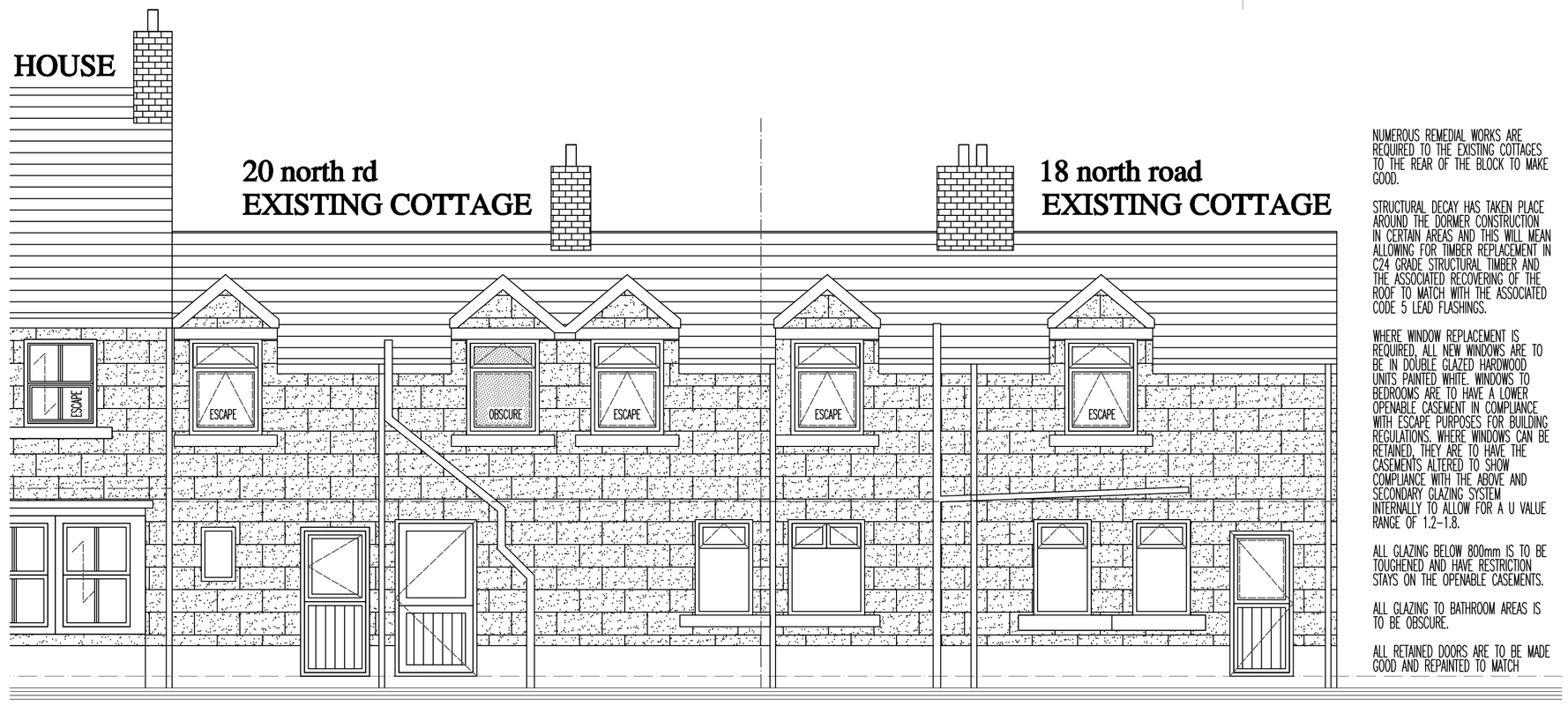
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



REAR ELEVATION 1:50



NUMEROUS REMEDIAL WORKS ARE REQUIRED TO THE EXISTING COTTAGES TO THE REAR OF THE BLOCK TO MAKE GOOD.

STRUCTURAL DECAY HAS TAKEN PLACE AROUND THE DORMER CONSTRUCTION IN CERTAIN AREAS AND THIS WILL MEAN ALLOWING FOR TIMBER REPLACEMENT IN C24 GRADE STRUCTURAL TIMBER AND THE ASSOCIATED RECOVERING OF THE ROOF TO MATCH WITH THE ASSOCIATED CODE 5 LEAD FLASHINGS.

WHERE WINDOW REPLACEMENT IS REQUIRED, ALL NEW WINDOWS ARE TO BE IN DOUBLE GLAZED HARDWOOD UNITS PAINTED WHITE. WINDOWS TO BEDROOMS ARE TO HAVE A LOWER OPENABLE CASEMENT IN COMPLIANCE WITH ESCAPE PURPOSES FOR BUILDING REGULATIONS. WHERE WINDOWS CAN BE RETAINED, THEY ARE TO HAVE THE CASEMENTS ALTERED TO SHOW COMPLIANCE WITH THE ABOVE AND SCONDARY GLAZING SYSTEM INTERNALLY TO ALLOW FOR A U VALUE RANGE OF 1.2–1.8.

ALL GLAZING BELOW 800mm IS TO BE TOUGHENED AND HAVE RESTRICTION STAYS ON THE OPENABLE CASEMENTS.

ALL GLAZING TO BATHROOM AREAS IS TO BE OBSCURE.

ALL RETAINED DOORS ARE TO BE MADE GOOD AND REPAINTED TO MATCH

GABLE ELEVATION 1:50



TO THE REAR OF THE EXISTING PUBLIC HOUSE, SIT THE COTTAGES WHICH ARE KNOWN AS 18/20 NORTH ROAD. HIGH PEAK BOROUGH COUNCIL HAVE RECORD OF THESE TWO UNITS AS 2 BEDROOM FAMILY HOMES AS EXISTING AND AS SUCH, ALL UPGRADE WORKS ARE TO BE UNDERTAKEN AT THE DISCRETION OF THE CLIENT TO FURTHER THEIR SALEABILITY ON THE OPEN MARKET. NOT WITHSTANDING THIS HOWEVER, SUBSTANTIAL REFURBISHMENT AND REMEDIAL WORKS SHOULD BE UNDERTAKEN DUE TO THE CURRENT CONDITION.

TO THE EXISTING GABLE WALLS, EVIDENCE A DAMP PROBLEM IS APPARENT, THIS IS LIKELY A FAILURE OF ANY EXISTING DPC (IF INDEED THERE IS ONE) AND ALSO A ISSUE WITH THE EXISTING RENDER AND POINTING OF THE WALLS THERETO. THE EXTERNAL GROUND LEVELS ARE ALSO HIGHER THAN THE EXISTING IN PLACES. IT IS SUGGESTED THAT A NEW DPC BE PUT IN PLACE ALONG WITH A TANKING MEMBRANE TO THE REAR AND GABLE WALLS UPTO A HEIGHT OF 1200mm. THE GABLE WALLS WILL REQUIRE FURTHER INVESTIGATION, BUT ALL EXISTING PAINT AND RENDER FINISHES SHOULD BE REMOVED AND IT IS SUGGESTED ALL AREAS AS REQUIRED BE REPOINTED AND MADE GOOD TO MATCH.

THE ROOF AREA IS IN POOR CONDITION IN VARIOUS AREAS AND REQUIRES SIGNIFICANT STRUCTURAL WORKS IN CERTAIN AREAS – SPECIFICALLY AROUND THE EXISTING DORMER AREAS. THE REMOVAL OF THE EXISTING ROOF COVERINGS SHOULD BE ALLOWED FOR IN THESE AREAS ALONG WITH TIMBER REPLACEMENT AND ANY ASSOCIATED MEMBRANES. ALL RECOVERING WORKS MUST BE TO MATCH. IT IS SUGGESTED THAT THE ROOF AREAS BE FULLY INSULATED WITH SUPERQUILT TO SLOPING SOFFIT AREAS AND 300mm OF CROSS LAYED ROCKWOOL TO FLAT CEILING AREAS. THIS WILL SIGNIFICANTLY HELP IMPROVE THE HEAT LOSS IN THE BUILDING.
ALTHOUGH NOT A REQUIREMENT, AS THESE ARE EXISTING DOMESTIC PROPERTIES, THE THERMAL UPGRADE OF THE EXISTING EXTERNAL WALLS SHOULD ALSO BE CONSIDERED AS AN OPTION THROUGH THE USE OF DRY LINED THERMAL BOARDS.

THE EXISTING WINDOWS COULD IN THEORY BE RETAINED AS THEY ARE EXISTING PROVISION. IT IS SUGGESTED THAT REPLACEMENT TAKE PLACE WHERE REQUIRED WITH NEW HARDWOOD TIMBER UNITS TO MATCH OR DUMMY SASH CASEMENTS TO EMULATE THE EXISTING PUB. ALL NEW WINDOWS SHOULD BE DOUBLE GLAZED AND ANY EXISTING SHOULD REALLY HAVE SECONDARY GLAZED UNITS TO FURTHER THEIR THERMAL PERFORMANCE.
THE ALTERATIONS OF THE EXISTING WINDOWS TO ALLOW FOR ESCAPE PURPOSES IN ACCORDANCE WITH BUILDING REGULATION IS ALSO SUGGESTED. WITH RESTRICTION STAYS AND TOUGHENED GLASS WHERE APPROPRIATE. (BELOW 800mm)
ALL WINDOW JOINERY IS TO BE PAINTED WHITE TO MAKE GOOD AND TO MATCH, WITH THE EXISTING DOORS MADE GOOD AND PAINTED BLUE TO MATCH. ALL NEW DOORS MUST BE IN TIMBER IF REQUIRED.

TO THE EXTERNAL SPACES, THE RAISED BEDS ARE TO BE TURFED AND THE THE FOOTPATH AREAS BE RE PAVED WITH STONE FLAG PAVING AS ELSEWHERE. TO THE SIDE AND REAR, EXISTING PARKING ARRANGEMENTS WILL BE FURTHER INCREASED BY THE DEMOLITION OF THE EXISTING TOILET BLOCK AND THIS WILL ALLOW FOR UPTO 3 VEHICLES ASSOCIATED WITH THESE UNITS – AN INCREASE IN ONE NUMBER FROM THE EXISTING POTENTIAL.

REVISIONS:

THE DEVONSHIRE ARMS AND COTTAGES
FAIRFIELD, BUXTON

THE DEVONSHIRE ARMS

SCALE: 1:50 | CHECKED: AJS
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DRAWING No: EXISTING 2 BED 01

B REGS COMPLIANT

THE DEVONSHIRE ARMS, FAIRFIELD
EXISTING 2 BEDROOM COTTAGES - 18/20 NORTH RD