A.J.S ARCHITECTURE



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DESIGN SPECIFICATION: JULY 2012

BUILDING SITE TO THE REAR OF 3-11 HOGSHAW VILLAS ROAD, BUXTON

The proposal relates to the construction of two new bungalows with room in the roof bedroom areas above. The two dwellings are handed to each other depending on their orientation in the site:

The dwellings are to be an insulated cavity construction, Front and rear elevations are to be in 100m coursed natural gritstone (150 deep course), tinted to match with gable areas rendered onto blockwork. All cavities are to be 100mm with 60mm ThinR cavity wallboard to maintain an air gap thereto. Internal walls are to be 100mm Toplite 7 of 7N Hemelite blocks, with an internal plasterboard on dabs finish.

Foundations are to be strip footings where possible (although changes to this may be required adjacent to the bank down to the stream). 600x300 concrete footings will support weak mix concrete filled block cavity construction up to DPC level. The floor construction to the south bungalow will be a ground bearing slab construction with 1200g DPM, 100mm Xtratherm XT/UF rigid floor insulation, 500g isolating membrane and 100mm powerfloated concrete screed above, 25mm perimeter upstand insulation will prevent cold bridging thereto. All cavities are to be taped and sealed in accordance with radon protection along with sumps to vent each floor bay area. The north property will be a beam and block floor construction with min 150 or 225 deep beams depending on the span – this is to take into account the drop in ground levels to the side.

All windows and doors are to be in white upvc with double glazed units of a 'u' value of 1.2 w/m2k. Windows are to be casement style with splayed toplights to the gable windows to respect the adjacent properties. All windows to lounge, and bedroom areas are to allow for a minimum openable area for escape purposes. All windows that are overlooking to adjacent property windows are to be obscure, as are all bathroom windows. All window openings are to have contrasting gritstone surrounds as per the surrounding properties.

Roof coverings are to be tiled to match the main roof elevations to the surrounding properties with timber barge and soffit boards painted black to match. Guttering is to be black painted plastic.

Where possible, the first floor/roof construction is to be formed in attic trusses to allow for the room in the roof bedroom area (attic trusses are to be designed and supplied by third parties). Where floor joists are required, they are to be min 200x50 C16 grade structural timber at 450ctrs with mid span noggins over 2000mm span. All joists are to be on hangers to structure. In the areas where attic trusses do not form the roof area, min 150x50 C16 grade structural rafters are to be used at 450ctrs off a 100x75 wallplate strapped to the wall thereto. In the main roof area, structural purlins will reduce the clear span on the rafters as indicated on the attached plans. Double trimming rafters will be required to frame the GGL M04 velux skylight to the rear over the staircase below. To the front, a 150x50 timber frame will be used to form a front dormer window. The dormer cheeks are to be insulated with 150mm Kingspan, vertical damp membrane, overboarded with external grade plyboard and be finished with code 4 lead. Roof areas are to be insulated with 40mm Superquilt between rafters and boarded out with 40mm below. The first floor is to be insulated with 100mm Isowool and underboarded with 15mm wallboard and skim.

Internally, the dwellings are to be finished to the requirements of the client with bathrooms and kitchens specified accordingly. All electrical works are to be undertaken in accordance with Part P installation requirements with a min of 3 double sockets to all bedroom and lounge/dining areas with a min of 5 double sockets above worktop level (fused spurs) in the kitchen. TV and BT points are to be allowed for in the lounge and master bedroom. Extract fans are to be installed in all kitchen and wet room areas in compliance with Building Regulation standards. Integrated smoke/heat detectors are to cover the hall, landing and kitchen areas with mains battery back-up thereto. All internal light fittings are to be low energy with any downlights fitted to be LED units. The staircase is to be in softwood at a max pitch of 42deg with min 223mm treads. Handrails are to be at 1000mm with spindles to reduce opening to max 100mm. A minimum 2000mm head height must be achieved to the staircase at all points. Care must be taken to achieve this with the bulkhead area over to form the landing area.

All external footpath and parking areas are to be in gritstone flags with contrasting limestone boundary walls to a height of 1200mm. Garden areas are to be fully turfed.