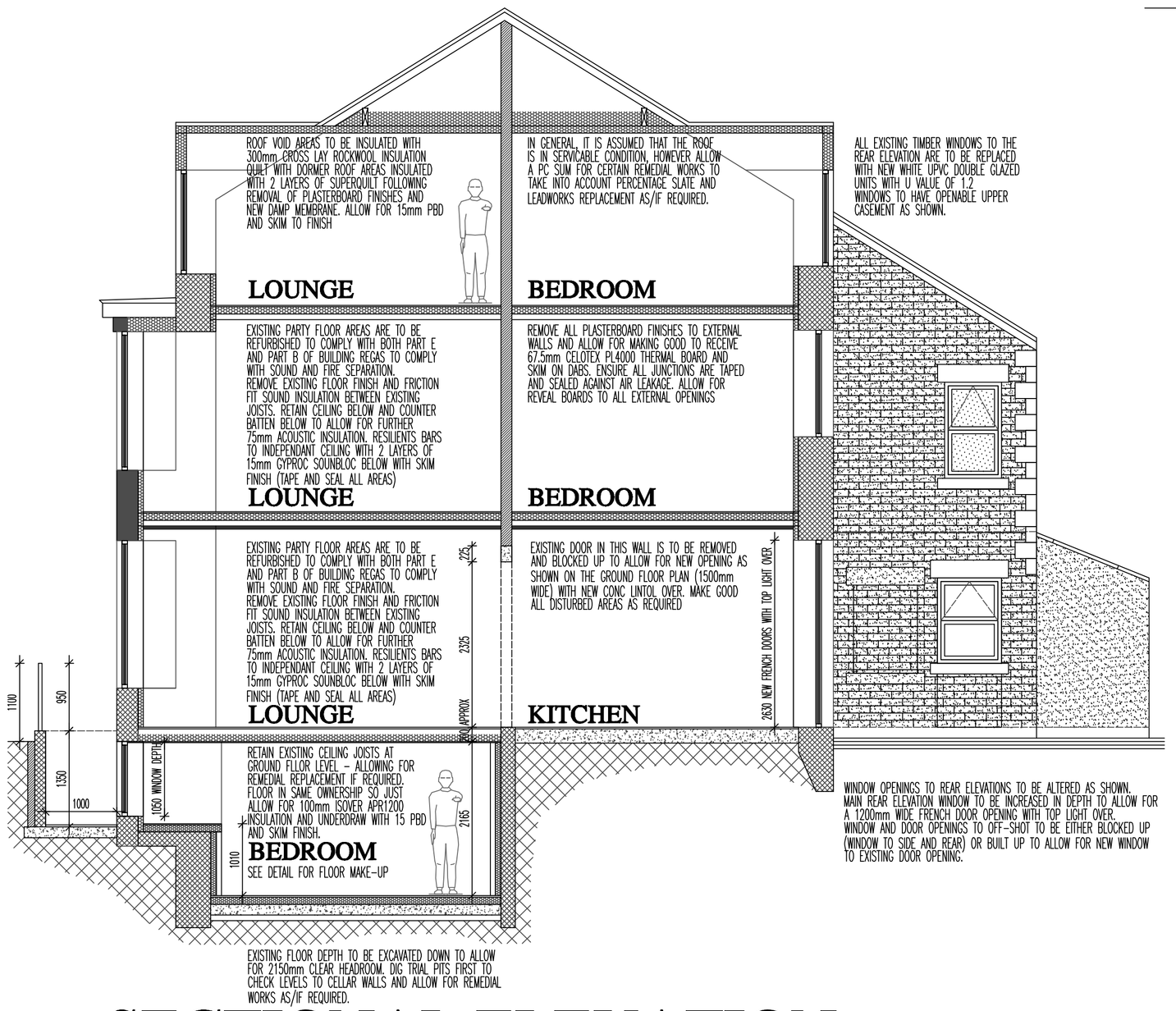


SECTIONAL ELEVATION

ALL EXISTING TIMBER WINDOWS TO THE REAR ELEVATION ARE TO BE REPLACED WITH NEW WHITE UPVC DOUBLE GLAZED UNITS WITH U VALUE OF 1.2 WINDOWS TO HAVE OPENABLE UPPER CASEMENT AS SHOWN.

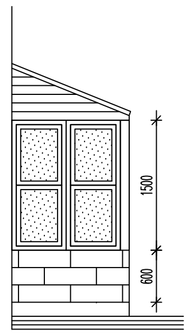
WINDOW OPENINGS TO REAR ELEVATIONS TO BE ALTERED AS SHOWN. MAIN REAR ELEVATION WINDOW TO BE INCREASED IN DEPTH TO ALLOW FOR A 1200mm WIDE FRENCH DOOR OPENING WITH TOP LIGHT OVER. WINDOW AND DOOR OPENINGS TO OFF-SHOT TO BE EITHER BLOCKED UP (WINDOW TO SIDE AND REAR) OR BUILT UP TO ALLOW FOR NEW WINDOW TO EXISTING DOOR OPENING.



CELLAR FLOOR LEVEL

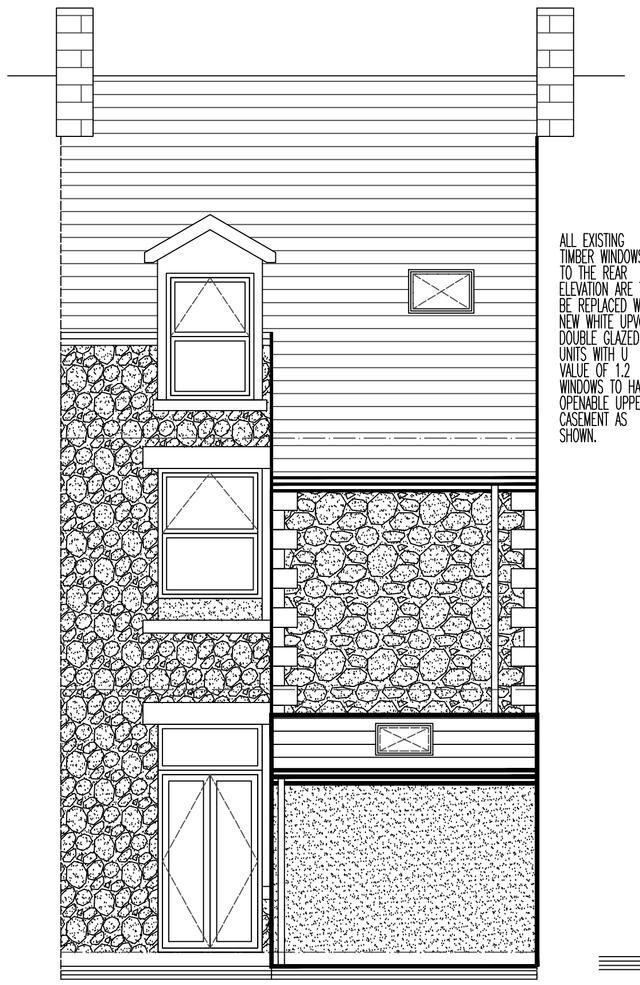
ALL EXISTING WHITE UPVC WINDOWS TO THE FRONT ELEVATION ARE TO BE RETAINED AS EXISTING DOUBLE GLAZED UNITS

FRONT



EXISTING PORCH TO BE DEMOLISHED AND RECONSTRUCTED AS SHOWN IN COURSED GRITSTONE TO MATCH UPTO CILL HEIGHT OF 600mm WITH WHITE UPVC WINDOW SECTIONS ABOVE TO HEIGHT OF 1500mm WITH BLUE/GREY NATURAL SLATED ROOF CONSTRUCTION OVER AT PITCH OF 22deg. ALL GLAZING TO BOUNDARY TO BE OBSCURE

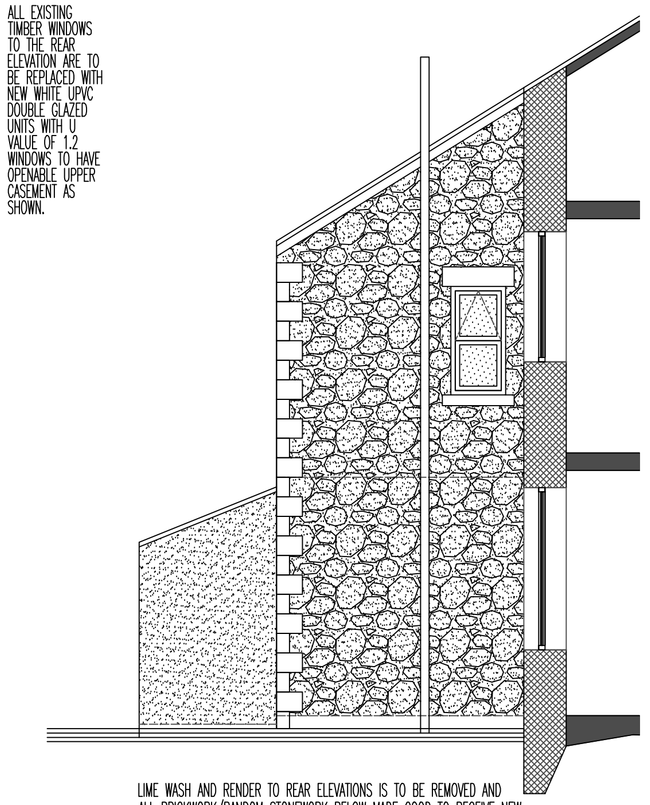
PORCH



ALL EXISTING TIMBER WINDOWS TO THE REAR ELEVATION ARE TO BE REPLACED WITH NEW WHITE UPVC DOUBLE GLAZED UNITS WITH U VALUE OF 1.2 WINDOWS TO HAVE OPENABLE UPPER CASEMENT AS SHOWN.

WINDOW OPENINGS TO REAR ELEVATIONS TO BE ALTERED AS SHOWN. MAIN REAR ELEVATION WINDOW TO BE INCREASED IN DEPTH TO ALLOW FOR A 1200mm WIDE FRENCH DOOR OPENING WITH TOP LIGHT OVER. WINDOW AND DOOR OPENINGS TO OFF-SHOT TO BE EITHER BLOCKED UP (WINDOW TO SIDE AND REAR) OR BUILT UP TO ALLOW FOR NEW WINDOW TO EXISTING DOOR OPENING.

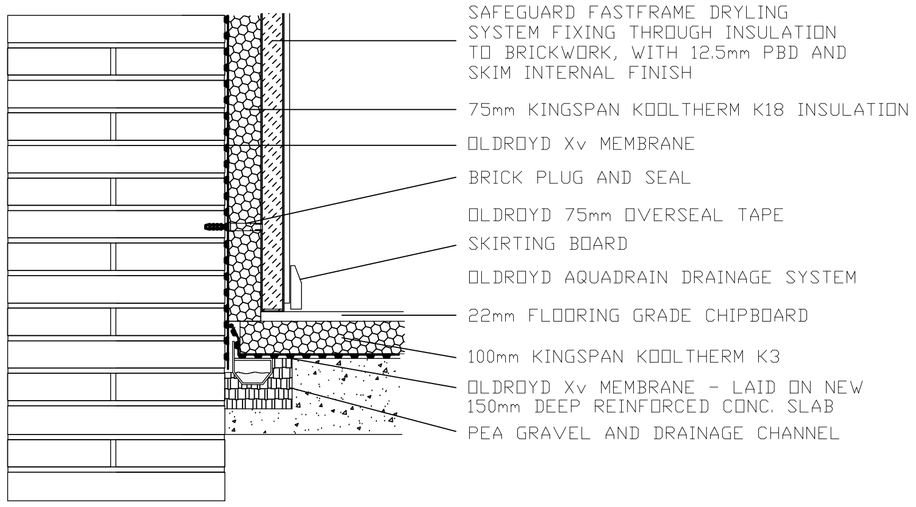
REAR



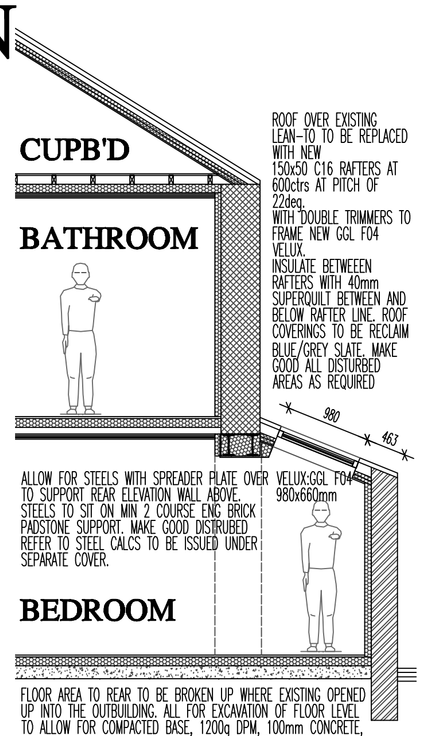
LIME WASH AND RENDER TO REAR ELEVATIONS IS TO BE REMOVED AND ALL BRICKWORK/RANDOM STONEWORK BELOW MADE GOOD TO RECEIVE NEW SMOOTH RENDER FINISH WITH ALL STONE HEADS, CILLS AND QUOINS EXPOSED AS DETAIL. FINISH TO BE PAINTED WHITE AS EXISTING.

SIDE FACING BATHROOM WINDOWS ARE TO BE OBSCURE.

SIDE - No. 21



BASEMENT DETAIL 1:10



SECTION-REAR BEDROOM 1:50

THE APPLICATION RELATES TO THE CONVERSION OF THE EXISTING 3 STOREY, 5-6 BEDROOM DWELLING TO FORM 3 SELF CONTAINED APARTMENTS WITH A BASEMENT CONVERSION TO PROVIDE THE OPTION OF TWO BEDROOMS TO THE GROUND FLOOR UNIT.

ALL EXISTING FIXTURES AND FITTINGS ARE TO BE REMOVED TO PROVIDE A CLEAR SHELL. ALL EXISTING PLASTER FINISHES ARE TO BE REMOVED TO THE INTERNAL FACE OF THE EXTERNAL ELEVATIONS. THE FRONT PORCH IS TO BE DEMOLISHED AND THE EXISTING TIMBER WINDOWS TO THE REAR ELEVATIONS REMOVED. POOR CONDITION LIME WASH FINISH TO THE REAR ELEVATIONS IS ALSO TO BE REMOVED TO ALLOW FOR NEW FINISH. ALL EXISTING FITTINGS TO THE BASEMENT ARE TO BE REMOVED AND THE FLOOR BASE EXCAVATED DOWN TO ALLOW FOR INCREASED HEAD HEIGHT TO THE FINISHED ROOM.

THE GROUND FLOOR REAR OFFSHOT AREA IS TO BE OPENED UP INTO THE ORIGINAL STORE BUILDING TO ALLOW FOR A GROUND FLOOR DOUBLE BDEROOM TO THIS AREA. ALLOW FOR ALL OPENING UP WORKS AND PROP SUPPORT TO RECEIVE NEW STEEL SUPPORT OVER TO STRUCTURAL ENGINEER CALCULATION WHICH WILL BE PROVIDED UNDER SEPARATE COVER. THE FLOOR TO THIS AREA IS ALSO TO BE BROKEN UP TO ALLOW FOR NEW INSULATION BASE AND DPM – SEE DRAWINGS FOR DETAILS. THE ROOF OVER THE LEAN-TO STORE BUILDING IS ALSO TO BE REMOVED TO ALLOW FOR MIN 22deg PITCH. SEE NOTES FOR DETAILS, ROOF TIMBERS, VELUX UNIT, INSULATION ETC.

ALL NEW WINDOWS TO THE REAR ELEVATIONS ARE TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH U VALUE OF 1.2 W/M2K, WINDOWS TO HAVE TOP OPENING CASEMENTS WITH TRICKLE VENTS AND OBSCURE GLAZING TO BATHROOM WINDOWS. CERTAIN OPENINGS ARE TO BE BUILT UP OR ALTERED – REFER TO PLAN AND ELEVATIONS FOR DETAILS ALL EXISTING STONE HEADS AND CILLS ARE TO BE RETAINED WHERE APPROPRIATE. ALL ELEVATIONS ARE TO BE MADE GOOD TO RECEIVE NEW SMOOTH RENDERED FINISH TO THE REAR ELEVATION AND OFFSHOT. RENDER TO BE FINISHED IN WHITE TO MATCH.

THE BASEMENT IS TO BE TANKED WITH A FULL OLDROYD X/Y TRANKING SYSTEM (IF DEEMED A REQUIREMENT) AS PER THE ATTACHED DETAIL. ALLOW FOR NEW BLOCKWORK SUPPORTING STRUCTURE AS SHOWN (EXISTING BRICK WALLS THERETO ARE ASSUMED TO BE PROVIDING SUPPORT) TO FORM NEW BATHROOM AREA THERETO. ALLOW FOR NEW PUMPED DRAINAGE SYSTEM WITH SVP RUNNING THROUGH BUILDING TO VENT AT ROOF LEVEL. ALLOW FOR BRANCH CONNECTION TO MAIN TO FRONT AND ANY NEW SEALED MANHOLES THERETO. CEILING OVER IS WITHIN THE SAME OWNERSHIP AND AS SUCH IS TO JUST INSULATED WITH 100mm ISOVER APR 1200 AND UNDERDRAWN WITH 15 PBD AND SKIM. TIMBERS IN GENERAL LOOK TO BE OK. INCREASE DEPTH AND WIDTH TO FRONT LIGHTWELL AS SHOWN WITH CONC BASE (150 DEEP) WITH 7N RETAINING BLOCK, DAMP MEMBRANE AND 150mm COURSED GRITSTONE FINISH TO LIGHTWELL. ALLOW FOR LADDER IRONS TO SIDE FOR ESCAPE AND WROUGHT ALUMINIUM RAILINGS AND GATED EXIT, PAINTED GLOSS BLACK.

TO FORM THE NEW APARTMENTS, PART L AND PART E ARE THE MAIN REQUIREMENTS WITHIN THE BUILDING IN TERMS OF SEPARATION. THE EXISTING PARTY WALLS ARE ASSUMED TO BE 9" THICK AND AS SUCH EXISTING PLASTER FINISHES ARE TO BE RETAINED WITH 15mm GYPROC SOUNDBLOC DOT AND DAB FINISHED OVER. TAPE AND SEAL ALL AREAS AGAINST AIR LEAKAGE. EXISTING STUDWORK AND BLOCK DIVIDING WALLS ARE TO BE RETAINED WHERE APPROPRIATE AS SEPARATING STRUCTURE AND REFURBISHED IN ACCORDANCE WITH THE ATTACHED SPECIFICATION NOTES – THESE ARE FOR GUIDANCE ONLY – REFER TO DETAIL SPECIFICATION TO BE PROVIDED BY EXTERNAL SOUND ENGINEERS. SUGGEST TRIM ACOUSTICS. EXISTING CEILINGS ARE TO PROVIDE THE REQUIRED SOUND SEPARATION AND 30 MIN FIRE PROTECTION. AGAIN A DETAILED SPECIFICATION FROM TRIM ACOUSTICS IS SUGGESTED TO SHOW COMPLIANCE IN THE RELEVANT SITUATION, HOWEVER THE BASE REQUIREMENT IS LIKELY TO BE: EXISTING FLOOR COVERINGS REMOVED TO ALLOW FOR 75mm SOUND INSULATION FRICTION FITTED BETWEEN THE EXISTING JOISTS, NEW 22mm T&G BOARD OVER OR EXISTING FLOOR BOARDS REINSTATED. EXISTING CEILING FINISH BELOW RETAINED WITH INDEPENDANT CEILING LINE BELOW TO ALLOW FOR FURTHER 75mm ACOUSTIC BOARD BETWEEN NEW AND EXISTING, CREATED ON TIMBER BATTENED STRUCTURE WITH 2 LAYERS OF 15mm GYPROC SOUNBLOC INSULATION ON RESILIENT BARS (BOARDS TO BE CROSS LAYERED), TAPE AND SEAL ALL AREAS AGAINST AIR LEAKAGE AND SKIM TO FINISH. SEPARATING STRUCTURE WILL BE REQUIRED TO BE SOUND TESTED AND AS SUCH THESE NOTES MUST BE BACKED UP WITH DETAILED SPEC THEREOF.

ALL INTERNAL FINISHES TO THE EXTERNAL WALLS ARE TO BE DRY LINED WITH THERMAL BOARD DOT AND DAB FIXED THERETO, SUGGEST 67.5 mm CELOTEX PL4000 BOARD WITH REVEAL PLASTERBOARD TO WINDOW AND DOOR OPENINGS. ALL JUNCTIONS AND JOINTS ARE TO BE TAPED AND SEALED AGAINST AIR LEAKAGE. SKIM ALL AREAS TO FINISH. THE ROOF AREA IS TO FULLY INSULATED WITH 300mm ROCKWOOL INSULATION TO THE VOID AREA AND 40mm SUPERQUILT BETWEEN EXISTING RAFTERS AND 40mm BATTENED OUT BELOW TO SLOPING ROOFLINE AND DORMER AREAS WHERE PLASTER FINISHES ARE TO BE REMOVED.

THE PROPERTY REQUIRES MAJOR ELECTRICAL WORKS IF NOT A FULL REWIRE. ENSURE ALL APARTMENTS ARE ON THEIR OWN METERED SUPPLY WITH CONSUMER UNITS THERETO. SOCKET LAYOUTS ARE INDICATIVE AND KITCHEN SOCKET POINTS WILL DEPEND ON THE KITCHEN LAYOUTS THEREIN. NEW DETECTION WITHIN EACH FLAT IS TO INTERLINK INTO THE EXISTING DETECTION WITHIN THE COMMONAL AREAS – TO BE TESTED AND RETAINED AS APPROPRIATE. ALL DETECTION MUST BE INTERLINKED WITH MAINS BATTERY BACK UP WITH ALL ELECTRICAL WORKS UNDERTAKEN IN ACCORDANCE WITH PART P.

NEW CENTRAL HEATING SYSTEM IS REQUIRED TO ALL APARTMENTS WITH NEW COMBINATION BOILERS TO EACH UNIT (91% EFFICIENT SEDBUK RATED). EXISTING RADIATORS MAY BE RE USED IF APPROPRIATE WITH TRV'S.

NEW FRONT PORCH IS TO BE CONSTRUCTED OFF STRIP FOOTINGS WITH GROUND BEARING SLAB. FOOTINGS TO GO DOWN MIN OF 600mm BELOW GROUND WITH ALL CAVITIES WEAK MIX FILLED BELOW DPC LINE. FLOOR TO BE 100mm KOOLTHERM K3 ON 1200g DPM WITH 500g ISOLATING MEMBRANE ABOVE WITH 100 CONCRETE FINISH, ALLOWING FOR 25mm PERIMETER INSULATION THERETO. WALLS TO BE CAVITY CONSTRUCTION UPTO CILL LINE WITH 100mm OUTER COURSED GRITSTONE TO MATCH, 100mm CAVITY WITH 60mm XTRATHERM OR SIMILAR INSULATION THERETO, 100mm INTERNAL BLOCK (HEMELITE OR SIMILAR), ALLOW FOR CAVITY CLOSERS TO ALL OPENINGS. STRUCTURE ABOVE TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH U VALUE OF 1.2 STRUCTURAL CORNER POSTS TO SUPPORT SLATED PITCHED ROOF OVER AT 22deg. INSULATE WITH 40mm SUPERQUILT BETWEEN AND BELOW RAFTER LINE. FINISH WITH SLATES TO MATCH.

CONSULT CLIENT WITH REGARD TO ALL BATHROOM AND KITCHEN FITTINGS REQUIRED.

23 MARKET STREET, BUXTON

PROPOSED ELEVATIONS - CONVERSION TO 3 APARTMENTS 1:50

REVISIONS:
PROPOSED 02
BUXTON, DERBYSHIRE
23 MARKET STREET
SCALE: 1:50
DATE: FEB'13 DRAWN: AJS CHECKED: AJS

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DRAWING No: PROPOSED 02

B REGS COMPLIANT