

HPK/2013 / 0253

HIGH PEAK

7 MAY 2013

BOROUGH COUNCIL

DWG: PROPOSED  
39 MONSAL AVENUE  
BUXTON

REVISIONS:

1:50

CHECKED:

DATE: APRIL '13

DRAWN:

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A.J.S ARCHITECTURE

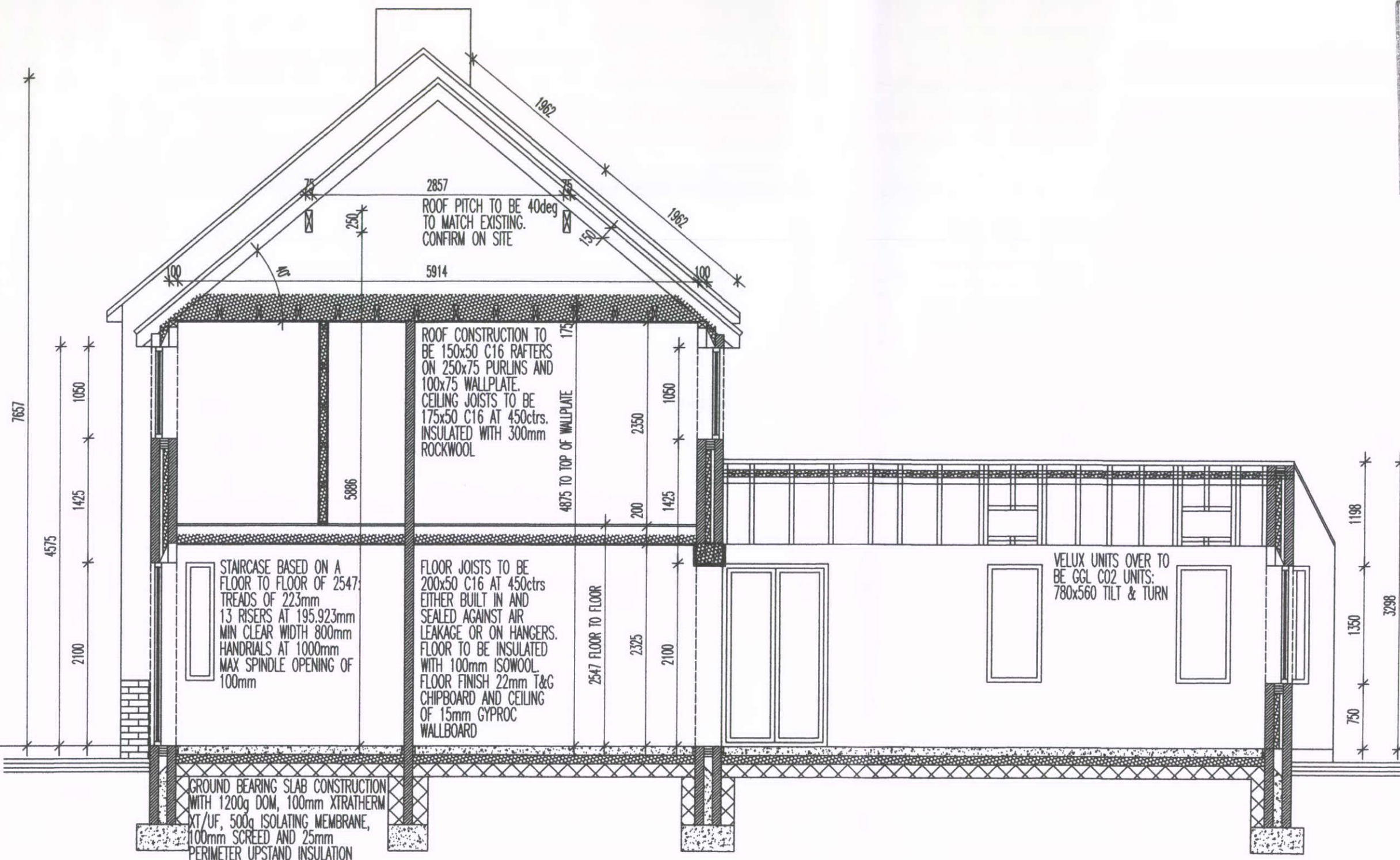
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PROPOSED 10

39 MONSAL AVE



THE PURPOSE OF THE EXTENSION IS TO PROVIDE ACCOMMODATION FOR A DEPENDANT RELATIVE OF THE OWNER OF 39 MONSAL AVENUE. THE EXTENSION IS TO BE INTER CONNECTED TO THE EXISTING DWELLING AND EFFECTIVELY EXISTS AS EXTRA SPACE FOR THE EXTENDED FAMILY UNIT. THE SPACE IS HOWEVER DESIGNED TO ALLOW THE DEPENDANT RELATIVE TO LIVE IN THE SPACE AS INDEPENDANTLY AS POSSIBLE, HENCE THE ADDITIONAL KITCHEN AND BATHROOM ETC. THE UNIT IS SUBSERVANT TO THE MAIN HOUSE THOUGH AND WILL NEVER FUNCTION AS AN ADDITIONAL DWELLING

NEW STRIP FOOTINGS ARE TO BE MIN 600x300 AT DEPTH OF 1000mm MIN BELOW ALL GROUND LEVELS OR TO SUIT GROUND CONDITIONS. FOUNDATION WALLS TO BE 100mm 7N HEMELITE (OR SIMILAR). 100mm WEAK MIX CONC. FILL UPTO 225mm BELOW DPC. NEW FLOOR TO BE 150 DEEP GROUND BEARING SLAB, 1200g DPM, 100mm XTRATHERM XT/UF AND 100mm SCREED OVER (500g ISOLATING MEMBRANE). ALLOW FOR 25mm PERIMETER INSULATION AT ALL JUNCTIONS TO PREVENT COLD BRIDGING. FLOOR GIVES 'U' VALUE COMPLIANCE

NEW STRUCTURE IS TO BE 300 Q/A WITH 100mm OUTER DASHED BLOCK TO MATCH EXISTING. 100mm CAVITY WITH 60mm XTRATHERM POLYISO XT INSULATION MAINTAINING MIN AIR GAP. 100mm 7N HEMELITE OR SIMILAR INTERNAL BLOCKWORK WITH 12.5mm PBD ON DABS. STRUCTURE GIVES U VALUE IN COMPLIANCE WITH BUILDING REGS.

NEW FIRST FLOOR WITH 200x50 C16 GRADE JOISTS AT 450mm ctrs. TO BE ON HANGERS OR BUILT IN AND SEALED AGAINST AIR LEAKAGE. FINISH FLOOR WITH 22mm T&G AND UNDERDRAW WITH 15mm GYPROC CEILING BOARD. INSULATED WITH 100mm ISOWOOL AS APPROPRIATE.

ROOF OVER TO BE 150x50 C16 GRADE RAFTERS AT 450ctrs SUPPORTED WITH 250x50 C16 PURLINS AND 100x75 WALLPLATE. ROOF PITCH OF ASSUMED 40deg IS TO MATCH THE EXISTING DWELLING (CONFIRM ON SITE). ROOF COVERINGS TO BE TILED FINISH TO MATCH EXISTING. ROOF TO BE INSULATED WITH 300mm ROCKWOOL. ALLOW FOR FULLY VENTED BOX SOFFIT AND RIDGE.

ALL NEW WINDOWS AND DOORS ARE TO BE WHITE UPVC DOUBLE GLAZED UNITS WITH 'U' VALUE OF 1.2 ALLOW FOR PROPRIETARY CAVITY CLOSERS TO ALL OPENINGS AND WEEP HOLES WHERE APPLICABLE. ALLOW FOR CATNIC CAVITY LINTOLS OVER ALL OPENINGS AND CAVITY TRAYS THERETO WITH WEEP HOLES. WINDOW TO BEDROOM MUST ALLOW FOR ESCAPE PURPOSES.

# MAIN SECTION AS PROPOSED 1:50