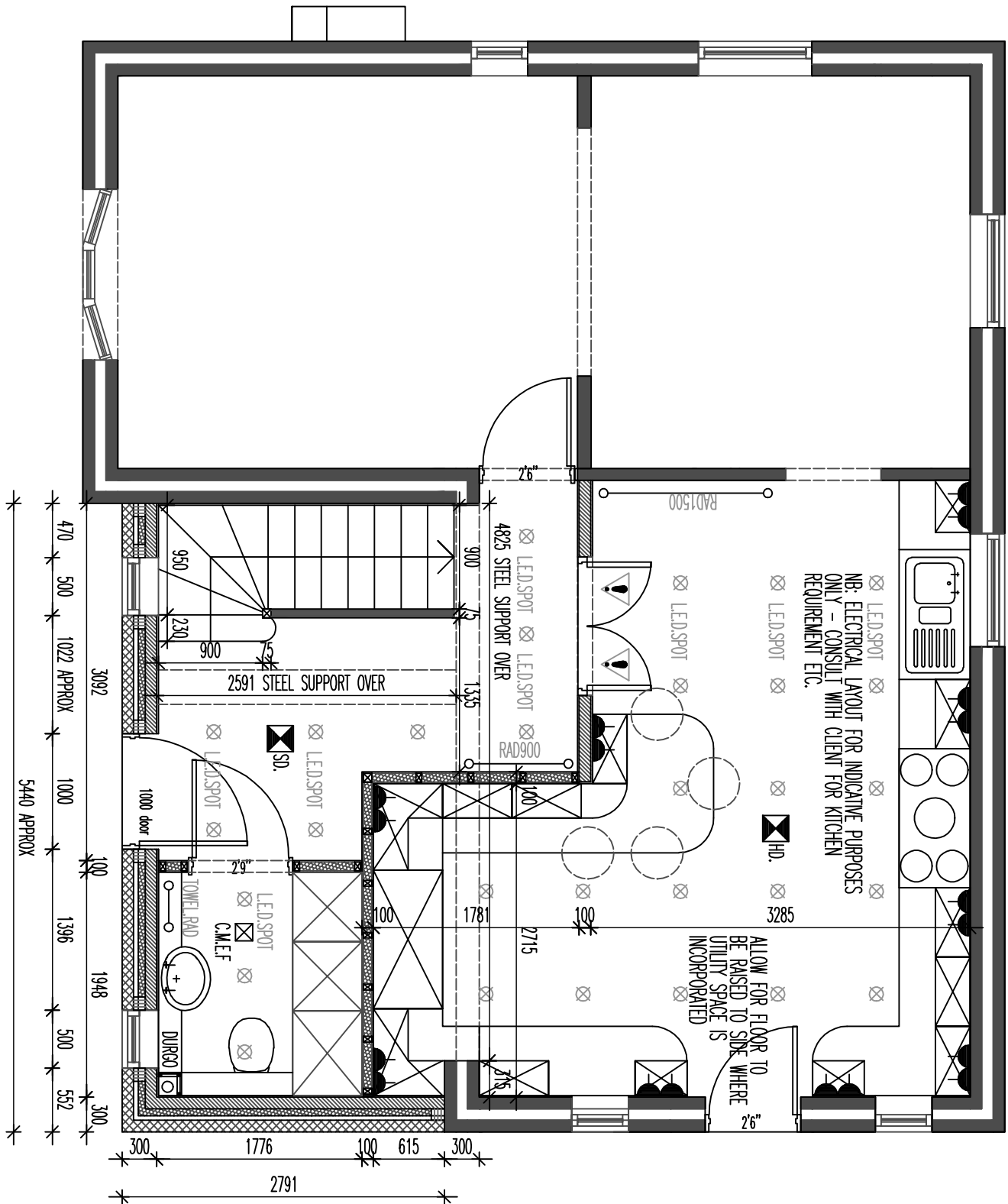


GROUND FLOOR AS PROPOSED 1:50



PROPOSAL RELATES TO THE CONSTRUCTION OF NEW TWO STOREY FRONT EXTENSION TO THE EXISTING PROPERTY. THE EXTENSION IS TO BE STEPPED BACK FROM THE MAIN ELEVATION BY 338mm AND WILL ECHO THE GABLE FRONTAGE THAT IS ALREADY IN PLACE WITH A CENTRAL SLOPING SOFFIT LINE AS A CONTINUATION OF THE MAIN ROOFLINE (AT A SHALLOWER PITCH OF 30deg) OVER THE REPOSITIONED STAIRCASE. THE DWELLING IS CONSIDERABLY SET BACK FROM THE NEIGHBOURING DWELLING AND THIS REPRESENTS NO OVERSHADOWING OR OVERLOOKING ISSUES. THE SURROUNDING DWELLINGS ALSO NOW REPRESENT A VARIETY OF ELEVATIONAL APPEARANCES ALLOWING THE WORKS TO BE UNDERTAKEN WHILST COMFORTABLY SITTING WITHIN THE STRETSCAPE. THE PROPOSAL ALSO ALLOWS FOR AN ATTRACTIVE BALANCED APPEARANCE TO THE DWELLING THAT SITS WELL WITH THE SIZE OF THE DWELLING AND ITS PLOT.

THE EXTENSION IS TO BE BUILT IN CAVITY CONSTRUCTION OFF A STRIP FOOTING WITH GROUND BEARING SLAB MAKE-UP. REFER TO DETAIL SPEC. INFO. BASE FLOOR LEVELS AT GROUND AND FIRST FLOOR TO LINE WITH THOSE OF EXISTING. EXTERNAL WALLS ARE TO BE RANDOM COURSED GASTSTONE TO MATCH THE ELEVATIONS OF THE EXISTING WITH A PARTIAL FILL CAVITY THERETO. DETAIL STONE QUOINS TO THE CORNERS TO MATCH. FIRST FLOOR CONSTRUCTION (SET TO LINE WITH EXISTING) IS TO BE 200x50 C16 GRADE JOISTS AT 450ctrs ON HANGERS AND BUILT INTO NEW SUPPORTING STEELWORK AS SHOWN. NEW STAIRCASE INTERNALLY TO BE OAK BOX TREADS WITH 13 RISERS AND 230mm MIN TREADS TO ALLOW FOR MAX 42deg PITCH. ALLOW FOR OAK NEWELS AND HANDRAILS TO GLASS BALUSTRADING. ALLOW FOR MIN 2000mm CLEAR HEAD HEIGHT OVER STRING AND TO UNDERSIDE OF SUPPORTING STEEL OVER TO SUPPORT WALLPLATE LINE TO EXISTING ETC.

ROOF COVERINGS ARE TO BE TILES TO MATCH WITH BOX SOFFIT DETAILS AND GLUTTERING ETC. TO LINE THROUGH AND MATCH EXISTING. RIDGE LINE SITS LOWER THAN THE MAIN RIDGE AS PER THE ADJACENT EXISTING GABLE FRONTAGE AT A PITCH TO MATCH - ASSUMED 45deg. ROOF CONSTRUCTION TO BE 150x50 C16 GRADE RAFTERS AT 450ctrs TO BOTH THE GABLE FRONTAGE AND ALSO THE SLOPING SOFFIT LINE (30 deg PITCH) INFILL OVER THE REPOSITIONED STAIRCASE. ALLOW FOR DOUBLE TRIMMERS TO FRAME 780x1180 CONSERVATION RANGE VELUX UNITS AS INDICATED. ROOF SLOPE TO BE INSULATED WITH 300mm SUPERQUILT BETWEEN AND BELOW THE RAFTER LINE WITH 150mm PBD AND SKIN FINISH.

ALLOW FOR THE ASSOCIATED WORK TO REPOSITION THE INCOMING ELECTRICAL SERVICE AND METER THERETO AND ALL ASSOCIATED MAKING GOOD WORKS.

CONSULT WITH CLIENT FOR ALL BATHROOM AND KITCHEN REQUIREMENTS AND FITTINGS THERETO ETC.

DWG: PROPOSED
3 COMPTON GROVE
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: AUGUST'15	DRAWN:

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PROPOSED 01

3 COMPTON GROVE, BUXTON