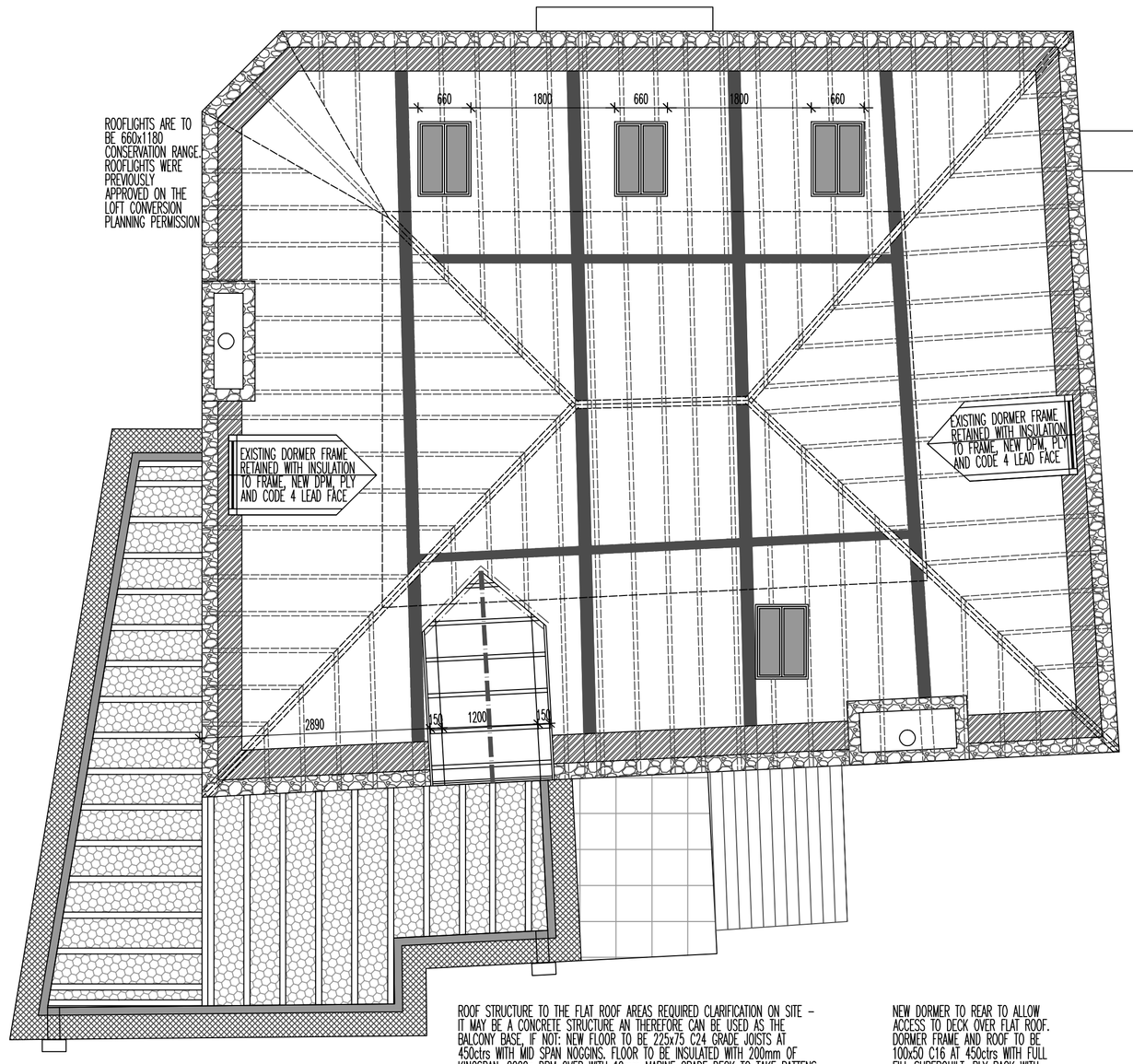
PROPOSED REVISION TO EXISTING FLAT 1:50



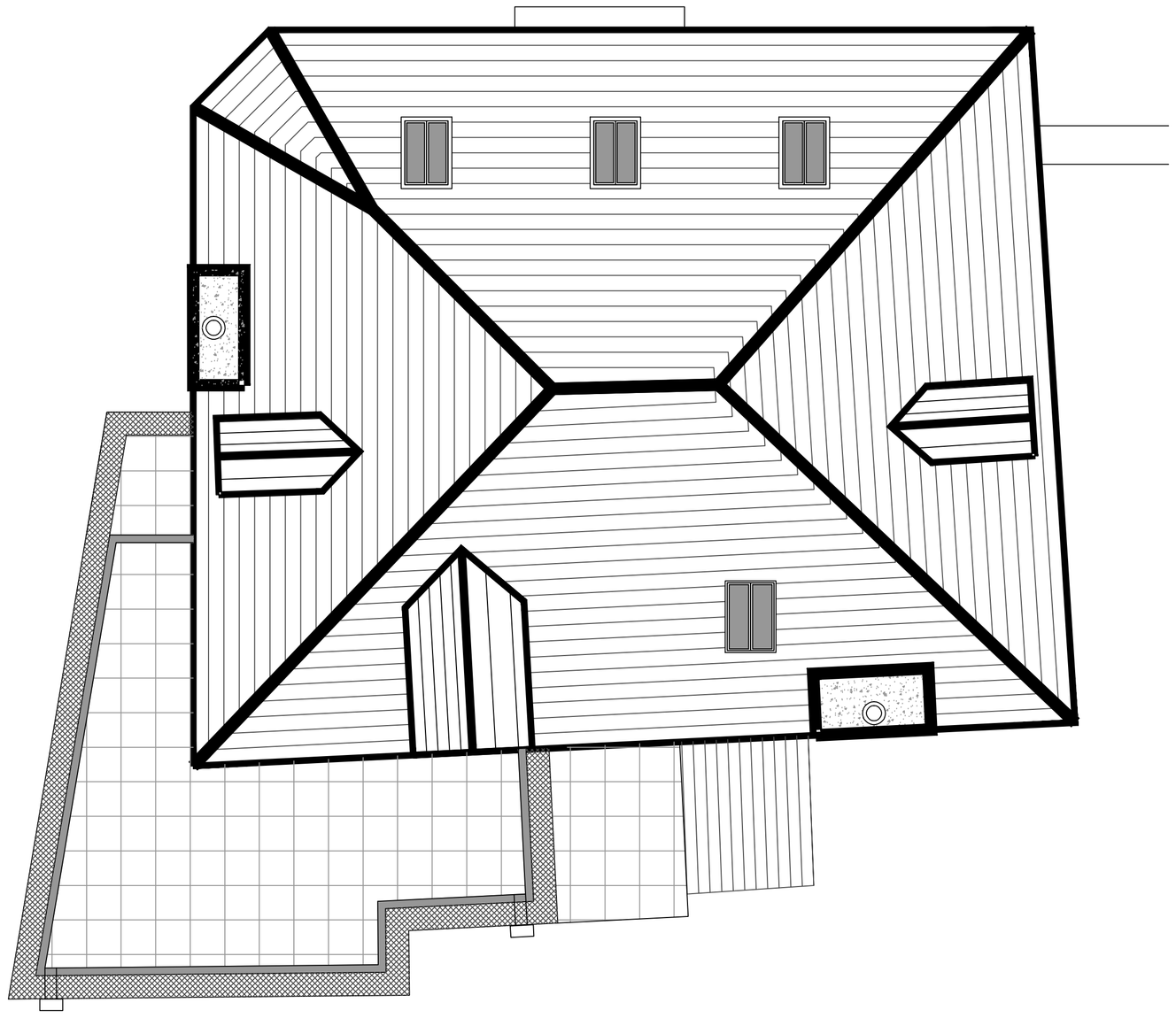
TO UNDERTAKE THE REQUIRED ROOF WORKS. ALL ROOF COVERINGS ARE TO BE REMOVED. IN GENERAL THE EXISTING RAFTERS ARE TO BE RETAINED WITH THE ADDITION OF 4no. ATTIC ROOF TRUSSES TO ALLOW FOR MID SPAN RAFTER PURLIN SUPPORT AND JOISTS SUPPORT BELOW. TOP AND BOTTOM CHORDS TO BE 250 DEEP. RAKE OF RAFTER LINE TO BE INSULATED WITH EITHER 60mm SUPERQUILT BETWEEN AND BELOW THE RAFTER OR 50 KINGSPAN BETWEEN AND 75 BELOW.
ATTIC TRUSSES TO BE EXPOSED FEATURE.

ALLOW FOR THE NEW LOFT FLOOR TO BE CONSTRUCTED ABOVE THE EXISTING CEILING LINE (WITH CEILING REMOVED FOLLOWING CONSTRUCTION). FLOOR JOISTS TO BE C16 AT 450ctrs ON HANGERS BETWEEN THE BOTTOM CHORD OF THE ATTIC TRUSSES. FLOOR VOID TO BE INSULATED WITH 100mm ISOVER QUILT, UNDERDAWN WITH 15mm PBD AND SKIM AND FLOOR TO BE 22mm T&G CHIPBOARD TO FINISH TO CLIENT REQUIREMENTS.

ROOF STRUCTURE TO THE FLAT ROOF AREAS REQUIRED CLARIFICATION ON SITE - IT MAY BE A CONCRETE STRUCTURE AN THEREFORE CAN BE USED AS THE BALCONY BASE. IF NOT: NEW FLOOR TO BE 225x75 C24 GRADE JOISTS AT 450ctrs WITH MID SPAN NOGGINS. FLOOR TO BE INSULATED WITH 200mm OF KINGSPAN, 2000g DPM OVER WITH 19mm MARINE GRADE DECK TO TAKE BATTENS LAID TO FALL OVER TO PERIMETER GULLY TO FALL TO CAST HOPPER AND DOWNPIPES PAINTED GLOSS BLACK.

BALCONY BALUSTRADE TO BE 100 SQ CORNER NEWELS IN OAK BUILT INTO THE WALL BELOW WITH 150 DEEP COPING STONE WITH 1100 HIGH TOUGHENED GLASS PANELS ABOVE.

NEW DORMER TO REAR TO ALLOW ACCESS TO DECK OVER FLAT ROOF. DORMER FRAME AND ROOF TO BE 100x50 C16 AT 450ctrs WITH FULL FILL SUPERQUILT. PLY RACK WITH VERTICAL DPM AND CODE 4 LEAD FINISH. BATTENS WITH NATURAL SLATE TO MATCH



THE EXISTING APARTMENT AT 2ND FLOOR IS TO BE RETAINED AS PART OF THE PROPOSED WORKS. PLANNING PERMISSION FOR A LOFT CONVERSION WAS GRANTED TO THIS DWELLING A COUPLE OF YEARS AGO AND THE NEW WORKS INTEND FOR THE CONSTRUCTION OF THESE WORKS TO TAKE PLACE TO ALLOW FOR THE APARTMENT TO SIT AS A COMFORTABLE FAMILY DWELLING OVER 2 FLOORS. AS PART OF THESE WORKS, THE REVISED ACCESS AND BALCONY DECK THAT WILL SIT OVER THE EXISTING FLAT ROOF AREAS ARE NOW PROPOSED.

THE PROPOSED DECK AREA AFFORDING THE ENVIABLE SITUATION OF NOT CREATING ANY OVERLOOKING ISSUES - THIS AREA NOT FACING ANY DOMESTIC (OR FOR THAT MATTER COMMERCIAL) PRINCIPAL WINDOWS OR PRIVATE GARDEN SPACE, WITH THE MAIN OUTLOOK FACING DOWN QUADRANT MEWS AND STATION APPROACH WITH ITS SIGNIFICANT SCREEN TREE BOUNDARY. THIS BALCONY WILL PROVIDE VERY DESIRABLE EXTERNAL AMENITY SPACE TO THIS APRATMENT AND FAR REACHING VIEWS TOWARD THE STATION.

INTERNALLY, THE EXISTING APARTMENT IS TO BE ALTERED TO MAXMISE THE USE OF THE LOFT SPACE AND MAXIMISE THE VIEWS TO THE FRONT AT SECOND FLOOR AND TAKE INTO ACCOUNT THE CONSIDERABLE VOLUME AND POTENTIAL DECK ACCESS AT LOFT LEVEL. DUE TO THE INCREASE IN THE NUMBER OF FLOORS THE APARTMENT WILL OCCUPY FOR DOMESTIC SPACE (THE LOFT WAS ORIGINALLY AN APARTMENT MANY DECADES AGO), AN EXTERNAL METAL FIRE ESCAPE WILL CONTINUE UPTO THE SECOND FLOOR AND AN ORIGNAL WINDOW THERETO. THIS FIRE ESCAPE IS COMPLETELY UNSIGHTED OTHER THAN FROM THE REAR YARD OF THE BUILDING BUT PROVIDES A REQUIRED MEANS OF ESCAPE FOR BUILDING REGULATION PURPOSES.

THE CONSTRUCTION OF THE FLAT ROOF AREAS THAT ARE TO BE INTENDED TO BE USED FOR THE BALCONY REQUIRES CLARIFICATION ON SITE. IT IS UNDERSTOOD THAT THEY MAY BE CONCRETE AND IF SO THIS COULD BE RETAINED AS THE BASE FOR THE DECK AREA, HOWEVER AN ASSUMPTION THAT A NEW ROOF STRCTURE HAS BEEN TAKEN INTO ACCOUNT ON THESE DRAWINGS - RELATE TO THE NOTES THERE-IN.

TO UNDERTAKE THE LOFT CONVERSION, ALL EXISTING ROOF COVERINGS WILL REQUIRE REMOVAL. THE CONSTRUCTION THE EXISTING ROOF SPACE APPEARS TO BE SELF SUPPORTING HIPPED RAFTERS. ALTHOUGH THIS ROOF STUCTURE HAS STOOD FOR A CONSIDEABLE NUMBER OF YEARS, THE CONVERSION WORKS SHOULD BE USED AS THE CATALYST TO IMPROVE THE STRUCTURE OF THE ROOF TO ALLOW FOR ITS DOMESTIC USE. THJE PROPSED ADDITION OF 4 No. ATTICE ROOF TRUSSES WILL ALLOW FOR THE SUPPORT OF THE EXISTING RAFTERS AT MID SPAN WITH PURLINS AND ALSO NEW FLOOR JOISTS TO SPAN BETWEEN EACH BOTTOM CHORD OF THE TRUSS WITHOUT HAVING TO ADAPT THE EXISTING CEILING LINE INTO A DOMESTIC FLOOR AND THE REQUIRED LOADINGS THERETO.

THE ABOVE NOTES RELATE TO THE REQUIRED WORKS TO BE UNDERTAKEN BOTH IN STRUCTURE AND THERMALLY

ROOF LAYOUT DRAWINGS

CROWTHER HOUSE, THE QUADRANT

REVISIONS:

CROWTHER HOUSE, THE QUADRANT
BUXTON

CROWTHER HOUSE

SCALE: 1:50 | CHECKED: AJS
DATE: OCT'15 | DRAWN: AJS

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.
DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY, IF IN DOUBT ASK.

A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237

DRAWING No: PROPOSED 03

B REGS COMPLIANT