

THE APPLICATION RELATES TO THE CONVERSION OF THE EXISTING COMMERCIAL COURTYARD AND GARAGE SPACE INTO 14 DWELLINGS WITH 9 MANSIONETTES AND 5 APARTMENTS. 12 UNITS WILL BE 2 BEDROOM UNITS WHILST 2 APARTMENTS WILL BE ONE BEDROOM UNITS.

THE EXISTING BUILDINGS ARE TO BE COMPLETELY GUTTED INTERNALLY WITH ALL EXISTING FLOORS AND ROOF STRUCTURE REMOVED TO MAKE WAY FOR NEW. ALL EXISTING STONEMWORK IS ALSO TO BE MADE GOOD AS REQUIRED WITH ALL POINTING RACKED OUT AND REPLACED WITH BAG/BRUSH CRISTONE. THE COURTYARD ELEVATIONS OF COURSED, CERTAIN AMOUNT OF STONE REPLACEMENT IN RECLAM TO MATCH WILL BE REQUIRED. CERTAIN HEADS AND GULLS ARE ALSO TO BE REPLACED AS REQUIRED AGAIN IN RECLAM OR NEW DRESSED AND LINED TO MATCH. TO THE REAR ELEVATIONS, RANDOM RUBBLE LIMESTONE IS TARGET IN PLACE AND THIS REQUIRES A CERTAIN AMOUNT OF REBUILD IN PLACES TO BE AGREED AT SITE LEVEL. AGAIN THESE ELEVATIONS ARE TO BE BAG/BRUSH POINTED.

ALL NEW WINDOWS ARE TO BE IN PAINTED/STAINED HARDWOOD WITH SLIDING SASH DOUBLE GLAZED UNITS WITH 180mm GLAZING BARS AS SHOWN. WINDOWS TO COMPLY WITH ESCAPE PURPOSES TO THE MANSIONETTE DWELLINGS.

ROOF COVERINGS ARE TO BE BLUE/GREY NATURAL SLATE RECLAM WITH NEW TO MATCH AS REQUIRED. ALL VELUX UNITS ARE TO BE FROM THE CONSERVATION RANGE WITH CENTRAL GLAZING BARS

INTERNALLY GROUND FLOOR IS TO BE A GROUND BEARING MAKE UP (OTHER THAN TO BASEMENT AREAS) WITH MOT BASE, 120kg DPM, 25 SAND BLINDING, 100mm GROUND BEARING SLAB INSULATION, 500g ISOLATING MEMBRANE, 100mm CONC COVER WITH 25mm PERIMETER UPSTAND INSULATION AND FINISHES TO CLIENT REQUIREMENTS.

NEW FIRST FLOOR (AND MEZANINE ETC) IS TO 225x50 C16 JOISTS AT 450 MAX ctrs ON HANGERS WITH 100mm ISOVER APT200 QUILT (OR SIMILAR) UNDERBRAIN WITH 15mm WALLBOARD AND SKIM AND OVERBOARDED WITH 22mm 1&G CHIPBOARD TO TAKE COVER TO CLIENT REQUIREMENTS. ALLOW FOR MID SPAN SUPPORT BEAM IN ALL CASES TO BE EXPOSED OAK AT 300x100.

ROOF STRUCTURE TO BE 175x50 C16 AT 400ctrs FROM NEW WALLPLATE UP TO STRUCTURAL TIMBER ROOF WITH MID SPAN KING POST TRUSS WITH MIN 225 TOP AND BOTTOM CHORDS WITH GLAZED INFILL TO THE MEZANINE AREAS. ROOF LINE TO BE INSULATED WITH 60mm SUPEROULT ABOVE AND BELOW THE RAFTER LINE WITH 15mm WALLBOARD AND SKIM TO FINISH.

ALL NEW STUDWORK IS TO BE 75x50 SW AT 450ctrs WITH ISOVER APT200 QUILT AND OVERBOARDED WITH 12.5mm WALLBOARD AND SKIM FINISH. ALLOW FOR PLAYBOARD TO AREAS REQUIRING WALL FIXING IN KITCHEN AND BATHROOMS ETC.

ALL ELECTRICAL WORKS TO BE IN ACCORDANCE WITH PART P OF BUILDING REGULATIONS. IN GENERAL 3 DOUBLE SOCKETS TO EACH MAIN ROOM WITH BI AND TV SOCKETS TO LOUNGE. APPROX 3 DOUBLE SOCKETS TO KITCHEN AREAS WITH FUSED SPURS AS REQUIRED. ALL SMOKE AND HEAT DETECTORS ARE TO BE INTERLINKED WITH MAINS BATTERY BACK-UP. IN GENERAL ALLOW FOR LOW ENERGY PENDANTS TO MAIN AREAS AND LED DOWNLIGHTS TO KITCHEN AND BATHROOM AREAS.

HEATING IS TO BE GAS FED WITH COMBINATION BOILERS TO ALL DWELLINGS WITH TRYS TO ALL ROADS.

REVISIONS:
MYCOCKS YARD
BUXTON
BUXTON

CHECKED:	ALS
SCALE: 1:100	
DATE: JULY'15	DRAWN: ALS

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY, IF IN DOUBT ASK.

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MYCOCKS YARD - PARKING SETTING OUT AS PROPOSED 1:100

