

THE PROPOSAL RELATES THE CONSTRUCTION OF A NEW TWO AND HALF STOREY SIDE EXTENSION (RIGHT HAND SIDE) TO THE EXISTING PROPERTY KNOWN AS THORN HEYES, ON LONDON ROAD. THIS BUILDING HAS ALTERED SIGNIFICANTLY OVER THE YEARS WITH EXTENSIONS TO THE LEFT HAND SIDE HAVING BEEN GRANTED OVER THE LAST FEW YEARS. IN MANY WAYS THE WORKS THAT HAVE TAKEN PLACE TO BOTH THE HADSON HALL NEXT DOOR AND THE NEW PREMIER INN ACTING AS A CATALYST FOR FURTHER EXPANSION OF THE FACILITIES AT THORN HEYES.

THE PURPOSE OF THE NEW WORKS ARE TO PROVIDE A SMALL GROUND FLOOR FUNCTION ROOM RELATED TO THE MAIN BUILDING AND MANAGERS ACCOMMODATION OVER WITH A LOUNGE/KITCHEN SPACE AND TWO BEDROOMS ABOVE. THESE SPACES ALSO ALLOWING GREATER FLEXIBILITY IN THE MAIN BUILDING.

THE BUILDING IS TO BE BUILT UP OFF STRIP FOOTING FOUNDATIONS WITH A 600x300 CONCRETE TO WEAK JAW CANTY WALL STRUCTURE UP TO 225 BELOW DPC LINE. 140 EXTERNAL 7N BLOCK TO 110 CANTY AND 100mm INTERNAL 7N BLOCK. BASE FLOOR TO BE 225 DEEP BEAM AND BLOCK FLOOR TO TAKE AND SPAN SUPPORT FROM STEEL AND RETAINED WALL STRUCTURE TO THE EXISTING STEPPED ACCESS TO THE ADJACENT PREMISE. ALLOW FOR 7N INELL. HEAVELITE BLOCKS LAY FLAT OR SIMLAR APPROVED. 1200q DPM. 100mm XTRATHERM XT/IF RIGID FLOORING INSULATION. 500q ISOLATING MEMBRANE. AND 100mm CONC COVER TO TAKE FLOOR FINISH TO CLIENT REQUIREMENTS. ALLOW FOR 25mm PERMETER UPSAND INSULATION AND THE AND SEAL OF DPC AND DPM. VENT SUB FLOOR FOR RADON PURPOSES.

EXTERNAL WALL STRUCTURE IS TO BE COURSED NATURAL CRISTONE TO MATCH THE ADJACENT HADSON HALL TO THE FRONT AND SIDE ELEVATION WITH GREY FACED BECON TO THE REAR. (USE OF MATERIAL TO MATCH THE EXTENSION ELEMENTS). CANTY TO BE 100mm WITH XTRATHERM FULL THERM CANTY INSULATION WITH RELEVANT CLOSED CANTY TO ALL OPENINGS. INTERNAL SKIN TO BE 100mm 7N HEAVELITE OR SIMLAR APPROVED SKIN DECEIT. THERMAL INTERNAL FINISH TO BE 15mm DRY LINED WALLBOARD AND SKIN. JARED AND SEALED FIRST FLOOR TO BE 225x75 C24 GRADE. TIMBERS AT 400ERS WITH AND SPAN MOSGANS. FLOOR TO BE INSULATED WITH 100mm ISOVER PART/20 QUILT AND UNDERDRAIN WITH A FILING INDEPENDANT CEILING LINE IN AGREEMENT WITH BUILDING CONTROL. FLOOR FINISH OVER TO BE FLOATING FLOOR SYSTEM AGAIN IN AGREEMENT WITH BUILDING CONTROL. ALLOW FOR ALL ASSOCIATED SPRINGS THEREID. ALL JOISTS TO BE ON HANGERS TO STRUCTURE. ALLOW FOR A STEEL FRAME BALCONY STRUCTURE TO BE EITHER A BOLTED SYSTEM OR A BASE CANTILEVERED STRUCTURE FROM WITHIN THE FLOOR VOID - SEE RELEVANT STRUCTURAL ENGINEER INFORMATION AS REQUIRED. BALCONY STEPPED DOWN 150 FROM FINISHED FLOOR LEVEL WITH FRAMELESS GLASS BALUSTERING (GLSP FIRED AND BOLTED TO BASE FLOOR WITH RELEVANT FINISHES) AT A HEIGHT OF 1200mm LEADING TO A FROSTED FINISH AT A HEIGHT OF 2100mm TO THE REAR AND SIDE TO PREVENT OVERLOOKING. THEREID. DECK TO BE FINISHED IN YORKSTONE WITH A NON SLIP FINISH.

EXTERNAL WALL TO LEAD UP TO AN ATTIC FLOOR AREA WITH TWO CENTRAL FLAT TOP RAISED IE GORDER TRUSSES TO SUPPORT THE ROOF FRAME. INTERNAL FLOOR AGAIN TO BE 225x75 C24 GRADE. JOISTS AT 400ERS ON HANGERS WITH AND SPAN MOSGANS AND 100mm ISOVER PART/20 QUILT. HERE UNDERDRAIN WITH 15mm FBD AND SKIN AND FINISHED WITH 22mm I&G. CHIMNEYD TO TAKE FINISH AS REQUIRED. AGAIN ALLOW FOR ALL ASSOCIATED ROOMWASHERS THEREID.

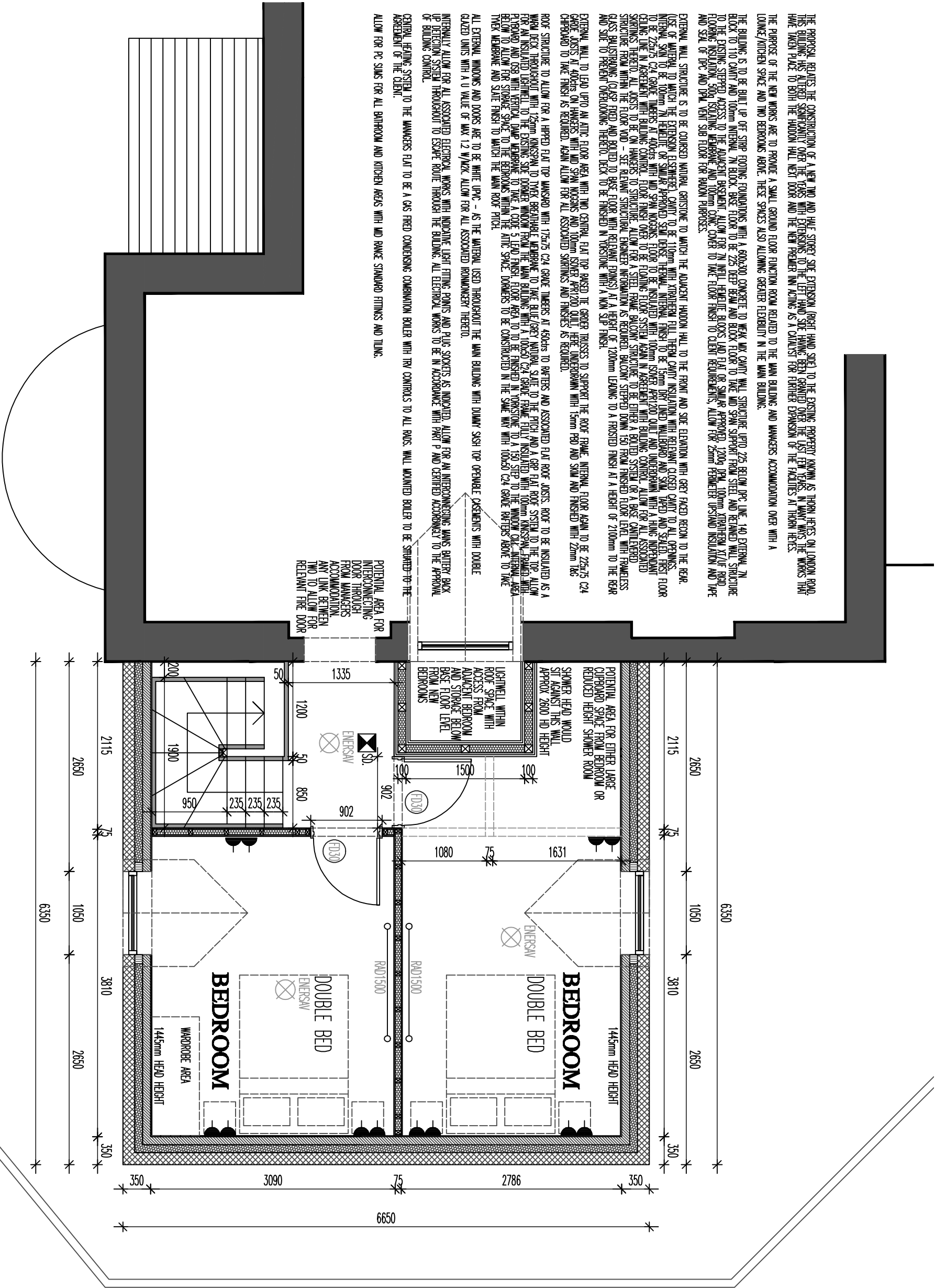
ROOF STRUCTURE TO ALLOW FOR A HIPPED FLAT TOP WANSRD WITH 175x75 C24 GRADE. TIMBERS AT 450ERS TO RAFTERS AND ASSOCIATED FLAT ROOF JOISTS. ROOF TO BE INSULATED AS A WARM DECK THROUGHOUT WITH 125mm KINGSSPAN TO TYTEX BREATHABLE MEMBRANE TO TAKE BLUE/GRY NATURAL SLATE TO THE PITCH AND A GRP FLAT ROOF SYSTEM TO THE TOP. ALLOW FOR AN INSULATED LIGHTWELL TO THE EXISTING SIDE DOORER WINDOW FROM THE MAIN BUILDING WITH A 100x50 C24 GRADE FRAME FULLY INSULATED WITH 100mm KINGSSPAN. BEADED WITH PLYBOARD AND OSB WITH VERTICAL DAMP MEMBRANE TO TAKE A GOLF 5. LEAD FINISH. FLOOR AREA TO BE FINISHED IN YORKSTONE TO A 150 STEP TO THE WINDOW CILL. INTERNAL AREA BELOW TO ALLOW FOR STORAGE SPACE TO THE BEDROOMS WITHIN THE ATTIC SPACE. DOORMATS TO BE CONSTRUCTED IN THE SAME WAY WITH 100x50 C24 GRADE RAFTERS ABOVE TO TAKE TYTEX MEMBRANE AND SLATE FINISH TO MATCH THE MAIN ROOF PITCH.

ALL EXTERNAL WINDOWS AND DOORS ARE TO BE WHITE UPVC - AS THE MATERIAL USED THROUGHOUT THE MAIN BUILDING WITH DUMMY SASH TOP OPENING. CASEMENTS WITH DOUBLE GLAZED UNITS WITH A U VALUE OF MAX 1.2 W/M2K. ALLOW FOR ALL ASSOCIATED ROOMWASHERS THEREID.

INTERNALLY ALLOW FOR ALL ASSOCIATED ELECTRICAL WORKS WITH INDICATE LIGHT FITTING POINTS AND PLUG SOCKETS AS INDICATED. ALLOW FOR AN INTERCONNECTING JUMPS BATTERY BACK UP DETECTION SYSTEM THROUGHOUT TO ESCAPE ROUTE THROUGH THE BUILDING. ALL ELECTRICAL WORKS TO BE IN ACCORDANCE WITH PART P AND CERTIFIED ACCORDANCE TO THE APPROVAL OF BUILDING CONTROL.

CENTRAL HEATING SYSTEM TO THE MANAGERS FLAT TO BE A GAS FIRED CONDENSING COMBINATION BOILER WITH TRV CONTROLS TO ALL RADIS. WALL MOUNTED BOILER TO BE SITUATED TO THE AGREEMENT OF THE CLIENT.

ALLOW FOR PC SLABS FOR ALL BATHROOM AND KITCHEN AREAS WITH AND RANGE STANDARD FITTINGS AND TILING.



DWG: PROPOSED ATTIC FLOOR
THORN HEYES
LONDON ROAD, BUXTON

REVISIONS:

1:50	CHECKED:
DATE: JAN'16	DRAWN:

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PROPOSED 03

THORN HEYES

THORN HEYES, BUXTON