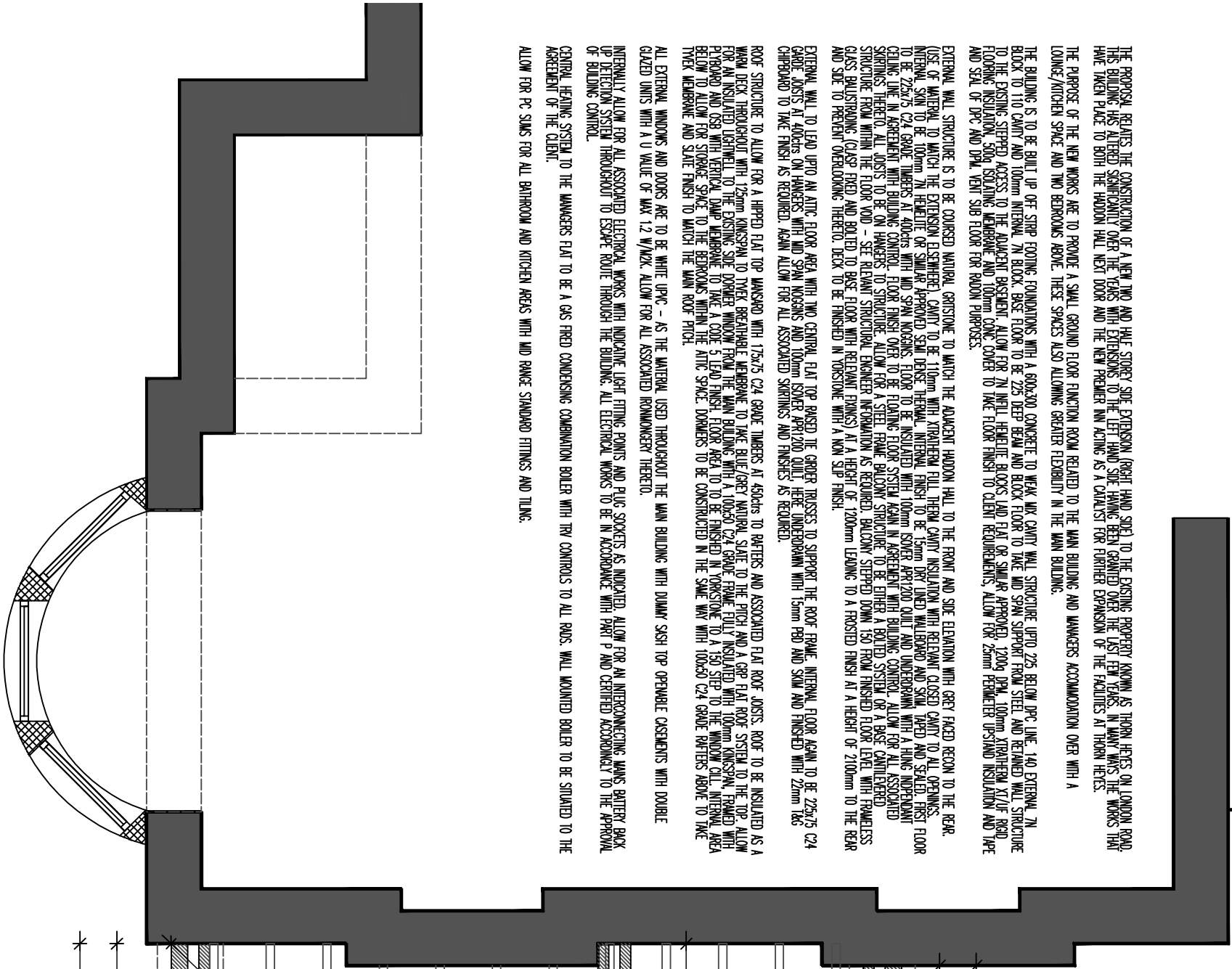


# THORN HEYES, LONDON RD,BUXTON



THE PROPOSED 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 ALREADY EXISTED SINCE THE 18TH CENTURY AND THE FOUNDATION HAS BEEN GRANTED OVER THE LAST FEW YEARS. IN 1991 THE WORKS THAT HAVE TAKEN PLACE TO BOTH THE HODDIN HALL NEXT DOOR AND THE NEW PREMISES HAVE BEEN GRANTED OVER 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 STEEP FOOTING FOUNDATIONS WITH A 600x300 CONCRETE TO WEAK MIX 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 MID SPAN SUPPORT FROM STEEL AND RETAINED WALL STRUCTURE TO THE EXISTING STEEP ACCESS TO THE ADJACENT BASEMENT. ALLOW FOR 7N WALL HEIGHT BLOCKS AND FLAT OR SIMILAR APPROVED 1200g DPM, 100mm XTRATHERM AT/IF ROAD FLOORING INSULATION, 300g ISOLATING MEMBRANE AND 100mm CONC. COVER TO TAKE FLOOR FINISH TO CLIENT REQUIREMENTS, ALLOW FOR 25mm FEMURER UP/STAND INSULATION AND TAPE AND SEAL OF DPC AND DPM VENT SUB FLOOR FOR RADON PURPOSES.

EXTERNAL WALL STRUCTURE IS TO BE COURSED NATURAL GRISSSTONE TO MATCH THE ADJACENT HODDIN HALL TO THE FRONT AND SIDE ELEVATION WITH GREY FACED RECON TO THE REAR. (USE OF MATERIAL TO MATCH THE EXTENSION ELSEWHERE CANTY TO BE 110mm WITH XTRATHERM FILL THERM CANTY INSULATION WITH RELEVANT CLOSED CANTY TO ALL OPENINGS. INTERNAL SPAN TO BE 100mm 7N HEAVILY OR SIMILAR APPROVED SEAL DENSE THERMAL INTERNAL FINISH TO BE 15mm DRY LINED WALLBOARD AND SKIM TAPED AND SEALED. FIRST FLOOR TO BE 225x75 C24 GRADE TIMBERS AT 400c/s WITH MID SPAN NOGGING FLOOR TO BE INSULATED WITH 100mm SPIDER APR1200 QUILT AND UNDERPANN WITH A HING UNDERPANN 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 SKIRTINGS THEREO. ALL JOISTS TO BE ON HANGERS TO STRUCTURE. ALLOW FOR A STEEL FRAME PLATEON 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 STEEPED DOWN 150 FROM FINISHED FLOOR LEVEL WITH FRAMELESS GLASS BRUSHING (GLASS FIXED) 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 THEREO. DECK TO BE FINISHED IN YORKSTONE WITH A NON-SIP FINISH.

EXTERNAL WALL TO LEAD UP TO AN ATTIC FLOOR AREA WITH TWO CENTRAL FLAT TOP RASSED THE GABLE TRUSSES TO SUPPORT THE ROOF FRAME. INTERNAL FLOOR AGAIN TO BE 225x75 C24 GRADE JOISTS AT 400c/s ON HANGERS WITH MID SPAN NOGGING AND 100mm SPIDER APR1200 QUILT. HERE UNDERPANN WITH 15mm RPD AND SKIM AND FINISHED WITH 22mm T&G CHEQUERBOARD TO TAKE FINISH AS REQUIRED. AGAIN ALLOW FOR ALL ASSOCIATED SKIRTINGS AND FINISHES AS REQUIRED.

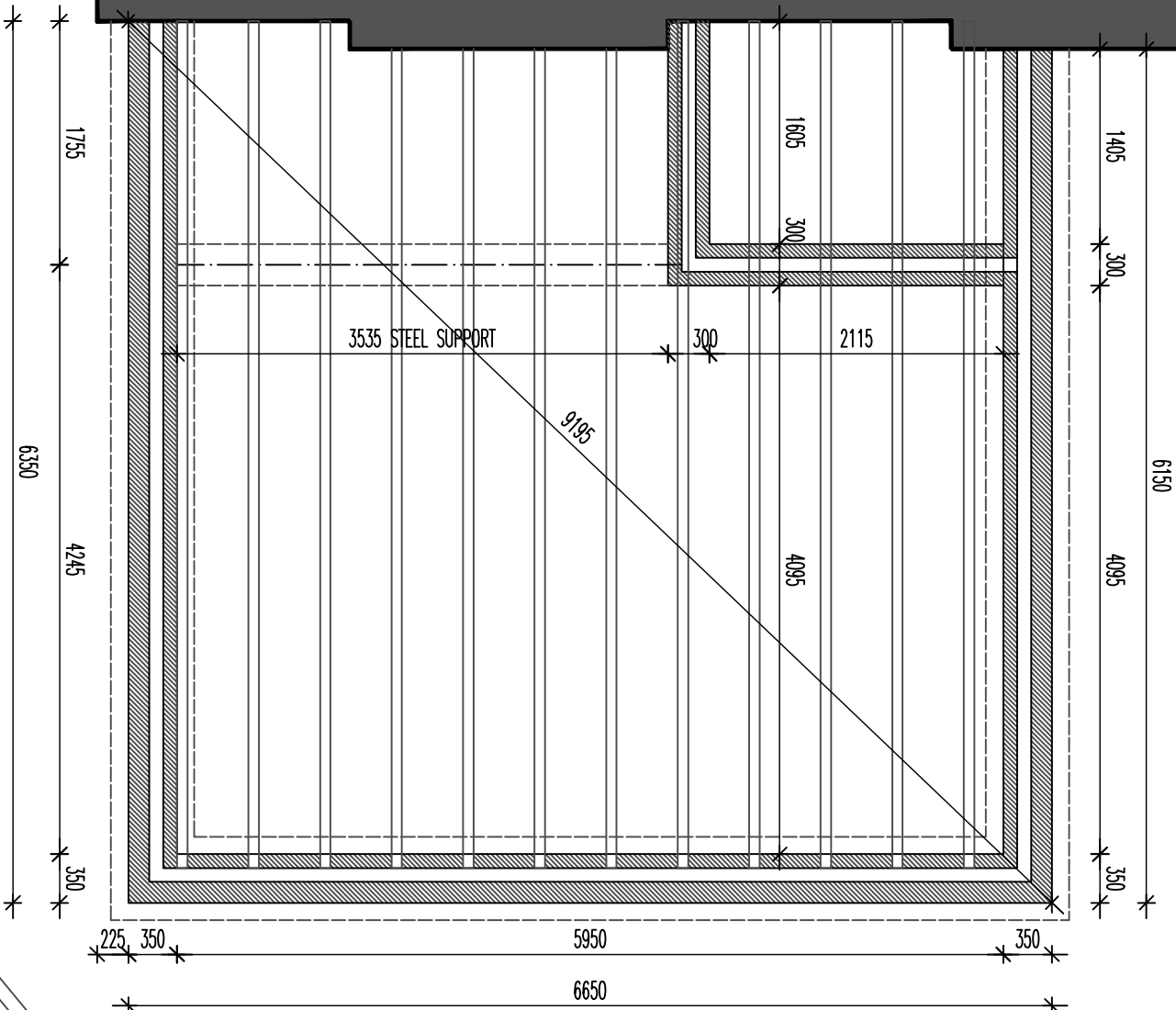
ROOF STRUCTURE TO ALLOW FOR A HIPPED FLAT TOP WANSRD WITH 175x75 C24 GRADE TIMBERS AT 450c/s TO RAFTERS AND ASSOCIATED FLAT ROOF JOISTS. ROOF TO BE INSULATED AS A MAIN DECK THROUGHOUT WITH 125mm KINGSSPAN TO TYPICAL BREAKABLE MEMBRANE TO TAKE BLUE/GRY NATURAL SLATE TO THE PITCH AND A GPP FLAT ROOF SYSTEM TO THE TOP. ALLOW FOR AN INSULATED GABLET TO THE EXISTING SIDE DOWNED WINDOW FROM THE MAIN BUILDING WITH A 100x50 C24 GRADE FRAME FULLY INSULATED WITH 100mm KINGSSPAN. FRAMED WITH PLYBOARD AND OSB WITH VERTICAL DRAIN MEMBRANE TO TAKE A CODE 5 LEAD FINISH. FLOOR AREA TO BE FINISHED IN YORKSTONE TO A 150 STEP TO THE WINDOW OIL. INTERNAL AREA BELOW TO ALLOW FOR STORAGE SPACE TO THE BEDROOMS WITHIN THE ATTIC SPACE. DOWNERS TO BE CONSTRUCTED IN THE SAME WAY WITH 100x50 C24 GRADE RAFTERS ABOVE TO TAKE TYPICAL 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 DUALY SASH TOP OPENABLE CASEMENTS WITH DOUBLE GLAZED UNITS WITH A U VALUE OF MAX 1.2 W/M2K. ALLOW FOR ALL ASSOCIATED RAINWATER THEREO.

INTERNALLY ALLOW FOR ALL ASSOCIATED ELECTRICAL WORKS WITH INDICATING LIGHT FITTING POINTS AND PLUG SOCKETS AS INDICATED. ALLOW FOR AN INTERCONNECTING MAINS BATTERY BACK UP DETECTION SYSTEM THROUGHOUT TO ESCAPE ROUTE THROUGH THE BUILDING. ALL ELECTRICAL WORKS TO BE IN ACCORDANCE WITH PART P AND CERTIFIED ACCORDANTLY 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 RADS. WALL MOUNTED BOILER TO BE SITUATED TO THE AGREEMENT OF THE CLIENT.

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




DWG: PROPOSED FOUNDATION  
THORN HEYES  
LONDON ROAD, BUXTON

REVISIONS:

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

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PROPOSED 10

THORN HEYES