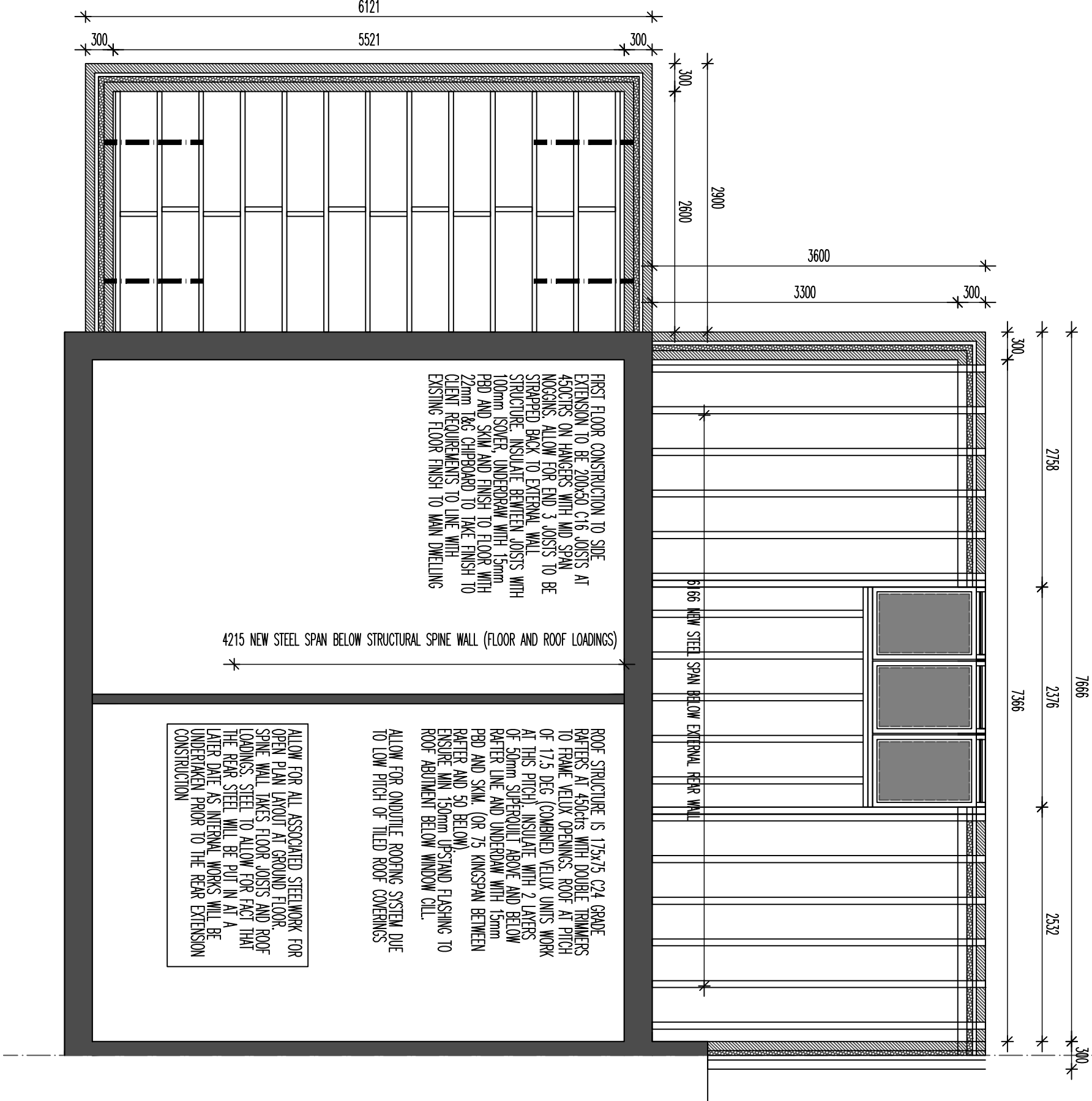


PROPOSED JOIST AND ROOF PLAN 1:50



THE PURPOSE OF THE APPLICATION IS TO PROVIDE A CONTINUOUS REAR EXTENSION ACROSS 54 AND 52 CORBAR ROAD (STEPPED DOWN INTO THE GARDEN LEVEL) AND A TWO STOREY SIDE EXTENSION TO NUMBER 54 TO PROVIDE THE REQUIRED EXTRA LIVING SPACE FOR THE NEW OWNERS.

THESE TWO SEMI DETACHED PROPERTIES WERE BUILT IN THE LATE 50'S AND DO NOT PARTICULARLY RELATE TO THE STRONG STONE BUILT CHARACTER THAT IS OFTEN FOUND ON THIS ROAD, BEING DASHED REMEDERED IN ELEVATION WITH TILED ROOF COVERINGS. THE DWELLINGS DO HOWEVER SIT IN VERY GOOD SIZED PLOTS THAT SLOPE CONSIDERABLY AWAY TO THE REAR WITH SUFFICIENT ROOM FOR EXPANSION TO THE SIDE OF THE PLOTS. THE DISTANCE TO SURROUNDING DWELLINGS AND THE LARGE GARDENS TO THE REAR ALSO MEANS THAT OVERLOOKING ISSUES ARE NOT RELEVANT, WHILST ELEVATED POSITION OF THE DWELLING MEANS THE MAIN HOUSE AND THE REAR EXTENSION AFFORD IMPRESSIVE VIEWS OVER THE TOWN.

THE SIDE EXTENSION IS TO BE TWO STOREY WITH A SLIGHTLY STEPPED BACK ELEVATION FORM THE FRONT UP TO A ROOF PITCH TO FOLLOW THE LINE OF THE MAIN BUILDING WITH A SLIGHTLY STEPPED RIDGE LINE. THE SIDE EXTENSION IS TO BE BUILT UP OFF STRIP FOOTINGS WITH A 150 DEEP BEAM AND BLOCK SUSPENDED FLOOR TO TAKE INTO ACCOUNT THE DROPPED GROUND LEVELS WHILST THE FLOOR TO THE REAR EXTENSION IS HOPEFULLY TO BE A GROUND BEARING SLAB. IN BOTH CASES, 1200g DPM WILL BE IN PLACE WITH 100mm XTATHERN XT/JF INSULATION, 500g ISOLATING MEMBRANE AND 100mm CONIC COVER TO TAKE FINISH TO CLIENT REQUIREMENTS, 25mm PERIMETER INSULATION TO PREVENT COLD BRIDGE AND UNDERFLOOR HEATING TO BE ALLOWED FOR IN THE MAKE-UP AS/IF REQUIRED.

EXTERNAL WALLS ARE TO BE 300mm 0/A WITH 100mm 7N BLOCK CAVITY BLOCK WITH 60mm XTATHERN INSULATION TO THE CAVITY OR SIMILAR APPROVED. SEE MAIN SPEC FOR WALL TIE INFO ETC. WALLS BUILT UP TO WALLPLATE HEIGHT TO MATCH EXISTING.

FIRST FLOOR CONSTRUCTION IS TO BE POSITIONED TO LINE THROUGH WITH THE EXISTING WITH 200x50 C16 JOISTS AT 450c/cs ON HANGERS WITH MID SPAN NOGINS. JOISTS TO BE INSULATED WITH 100mm ISOVER, UNDERDRAW WITH 15 PBD AND SKIM AND FINISHED TO FLOOR WITH 22mm T&G CHIPBOARD.

ROOF TO THE SIDE EXTENSION IS TO BE 150x50 C24 GRADE RAFTERS AT 450c/cs WITH MID SPAN PURLIN SUPPORT WHILST THE REAR EXTENSION IS TO BE 175x75 C24 GRADE AT 450c/cs. THE MAIN ROOF IS TO HAVE 350 ROCKWOOL WHILST THE REAR IS TO BE 2 LAYERS OF 50mm SUPERQUILT ABOVE AND BELOW RAFTER LINE. BOTH ROOF FINISHES ARE TO BE TILES TO MATCH WITH TYVEK BREATHABLE MEMBRANES WITH AN ONDUTILE SYSTEM TO THE REAR DUE TO THE LOW PITCH.

ALL NEW MAIN WINDOWS ARE TO BE WHITE UPVC WITH U VALUE OF 1.2 W/M2K WHILST THE REAR BI-FOLD IS TO BE HIGH PERFORMANCE ALUMINIUM DOUBLE OR TRIPLE GLAZED UNIT IN WHITE.

DWG: PROPOSED
54 CORBAR ROAD
BUXTON

REVISIONS:

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

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54 CORBAR ROAD