



FIRST FLOOR AS PROPOSED 1:50

12 RIVERSIDE, OTTERHOLE, BUXTON

THE PROPOSAL RELATES TO THE CONVERSION OF THE EXISTING TRUSSED ROOF AREA TO FORM A DORMER LOFT CONVERSION WITH A FAMILY BATHROOM AND LARGE BEDROOM THEREITO.

TO ALLOW FOR THE CONVERSION, THE EXISTING TRUSSED RAFTERS ARE TO BE ALTERED TO MAKE AN ATTIC TRUSS SECTION WITHIN A NEW STEEL RIDGE IS TO BE PUT IN PLACE TO CLEAR SPAN SIDE TO SIDE BELOW THE RIDGE POINT (DEPTH OF STEEL TO BE DESIGNED TO BE NO DEEPER THAN 300mm AS INDICATED) TO SUPPORT THE EXISTING TRUSS POINT THEREITO. THE CENTRAL SECTION OF THE EXISTING TRUSS IS THEN TO BE REMOVED WITH THE RAFTER LINE RETAINED AND PLY RACKED WITH MIN 6mm PLYBOARD NAILED AT 100mm ctrs. ALLOW FOR NEW FLOOR JOISTS SUPPORTING PURLINS TO BE POSITIONED AS SHOWN ABOVE THE EXISTING RETAINED CEILING JOISTS SECTION LINE OF THE TRUSS - THIS WILL ALLOW FOR EXISTING CEILINGS TO BE RETAINED WHERE APPROPRIATE WITH NEW 200x75 C24 GRADE JOISTS AT 400ctrs HUNG BETWEEN THE STEEL PURLINS WILL ALSO SUPPORT PLY DIAPHRAGM STUDWORK AT THIS POINT TO ALLOW SUPPORT TO THE RETAINED RAFTER SECTION (FURTHER WALL SUPPORT POINTS ARE ALSO USED TO THE REAR). NEW CONSERVATION RANCE VELUX UNITS TO THE FRONT ARE TO BE 980x780 WITH CENTRAL GALZING BARS WITH DOUBLE RAFTER TRIMMING EITHER SIDE.

ALLOW FOR DOUBLE JOIST TRIMMING TO ALLOW FOR THE STAIRWELL AREA AS SHOWN WITH A NEW SFTWOOD STARGRSE THEREITO WITH 14 RSERS OVER 2872mm WITH MIN 225 TREADS, MIN CLEAR WIDTH TO BE 825mm WITH GLAZED BALUSTRADING AT A HEIGHT OF 1000mm WITH OAK CORNER NEWELS, MIN HEAD HEIGHT OF 2000mm IS ESILY MAINTAINED TO THE RAKE OF THE STARGRSE THROUGHOUT. FLOOR AREA IS TO BE INSULATED WITH 100mm SOVER APR1200 QUILT BETWEEN THE JOISTS TO ALLOW FOR SOUND INSULATION.

ALLOW FOR NEW TRIPLE RAFTERS BOLTED TOGETHER BELOW DORMER FRAME. DORMER CONSTRUCTION TO BE A 100x100 C24 STRUCTURAL FRAME TO CORNER AND 100x100 MID SPAN INFL POSTS TO FACE (DORMER CHEEKS AT 450ctrs) CONSTRUCTED IN ACCORDANCE WITH KINGSAN OPTIM-R STRUCTURE FOR DORMER CHEEKS TO BE 60mm OPTIM-R AND 52.5mm K18 KINGSAN WITH BREATHABLE NILVENT, OSB SHEATHING, 9mm SUPRFLUX FOR FIRE PROTECTION AND BATTEN TO TAKE HORIZONTAL PLASTIC SHIPLAP BOARD IN GREY. ROOF STRUCTURE OVER TO BE 125x50 C24 RAFTERS AT 450ctrs TO FRAME WITH 125mm KINGSAN BETWEEN AND 25 BELOW RAFTER LINE WITH PBD AND SKIM FINISH. TYVEK BREATHABLE MEMBRANE OVER TO BATTENS TO TAKE TILED ROOF COVERINGS TO MATCH. ALLOW FOR SECONDARY MEMBRANE SYSTEM TO COVER IF REQUIRED DUE TO LOW PITCH

ALL NEW MAIN ROOF COVERINGS WHERE REQUIRED ARE TO BE RECLAIM CONC PLAN TILES TO MATCH.

ALLOW FOR ALL ASSOCIATED STUDWORK AS INDICATED ON THE DRAWINGS WITH 75x50 SW STUDWORK AT 450ctrs WITH ISOVER APR1200 QUILT AND OVERBOARDED WITH WALBOARD AND SKIM TO FINISH. PLY DIAPHRAGM AREAS TO RACKED WITH 15mm PLYBOARD

ALL ELECTRICAL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH PART P WITH MAINS BATTERY BACK UP INTERLINKED SMOKE DETECTION. IN GENERAL ALLOW FOR 4 DOUBLE SOCKETS TO BEDROOM WITH SOCKET POINT TO THE ROOF VOID AREAS AS REQUIRED. LED LIGHT FITTING TO EACH BEDROOM WITH LED DL TO EN-SUITE AND LANDING. ALLOW FOR 15L/S EXTRACT FAN TO THE BATHROOM WITH OVERRUN AND VENTED TO TILE VENT

ALL NEW DRAINAGE IS TO BRANCH CONNECT TO THE EXISTING DRAINAGE RUN - ASSUMED FOUL TO FRONT - ALLOW FOR FURTHER SITE INVESTIGATION.

ALLOW FOR ALL ASSOCIATED MAKING GOOD TO EXISTING STUDWORK AND ASSOCIATED STRUCTURE. NEW BATHROOM SUITES AND SERVING THEREITO.

DWG: PROPOSED

12 RIVERSIDE

OTTERHOLE, BUXTON

REVISIONS:

1:50	CHECKED:
DATE: AUG'17	DRAWN:

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PROPOSED 02

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