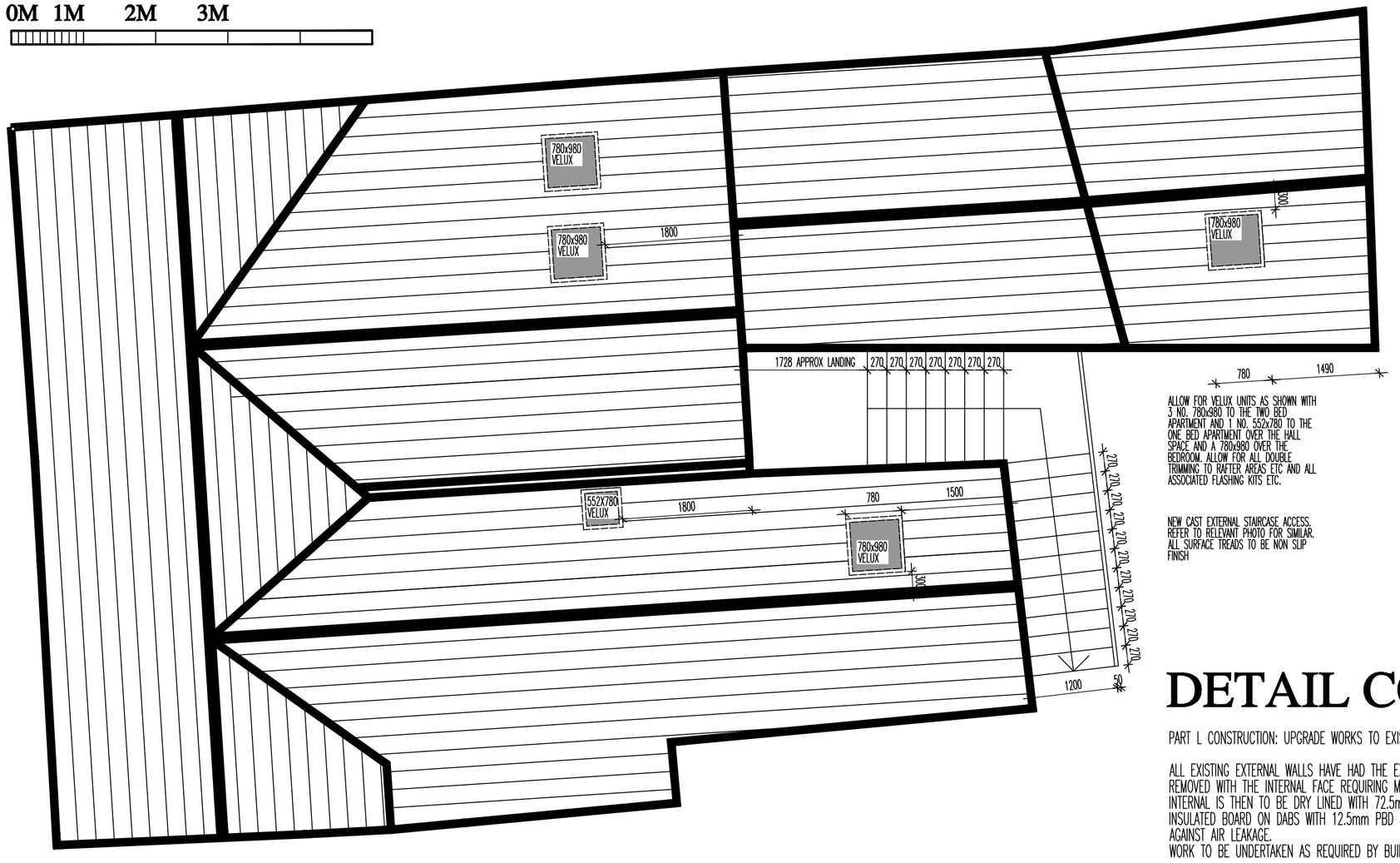
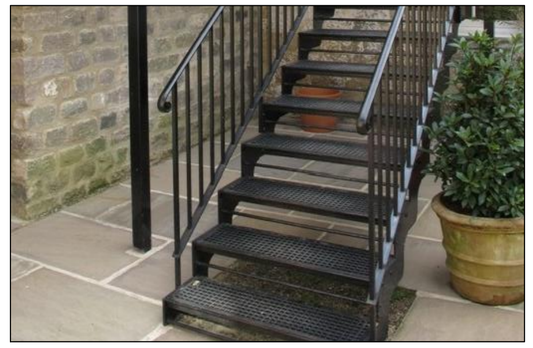
ROOF PLAN AS PROPOSED 1:50

0M 1M 2M 3M



ALLOW FOR VELUX UNITS AS SHOWN WITH 3 NO. 780x980 TO THE TWO BED APARTMENT AND 1 NO. 552x780 TO THE ONE BED APARTMENT OVER THE HALL SPACE AND A 780x980 OVER THE BEDROOM. ALLOW FOR ALL DOUBLE TRIMMING TO RAFTER AREAS ETC AND ALL ASSOCIATED FLASHING KITS ETC.

NEW CAST EXTERNAL STAIRCASE ACCESS. REFER TO RELEVANT PHOTO FOR SIMILAR. ALL SURFACE TREADS TO BE NON SLIP FINISH



THESE RELATED PHOTOGRAPHS INDICATE AN EXAMPLE OF THE STAIRCASE TO BE USED ON SITE.

TREADS ARE TO BE CAST STEEL WITH SCROLLED STRINGS AND TIE BAR INFILL TO RISE TO REDUCE OPENING GAP ALLOW FOR SURFACE FINISH TO LANDING AND TREADS AS/IF REQUIRED. TREAD TO BE 270 WITH 170 MAX RISE

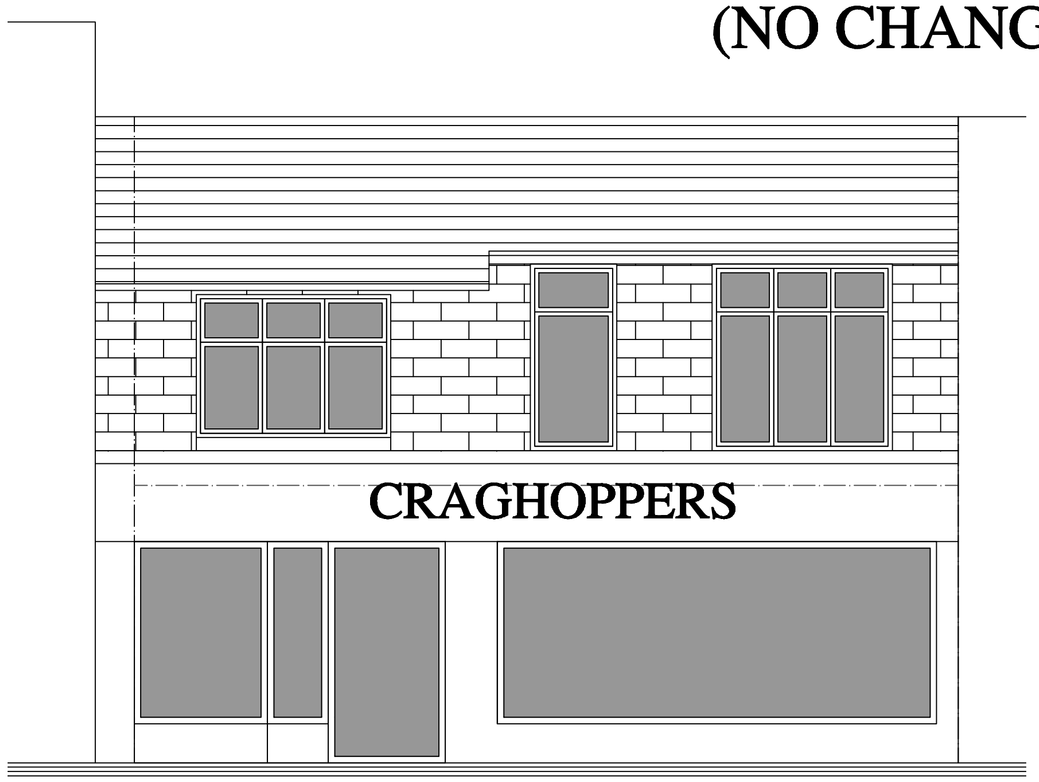
HANDRAILS ARE TO HAVE SCROLLED ENDS AND RADIUS CURVES TO RISE.

HANDRAILS TO BE AT MIN 1100m HEIGHT ABOVE PLATFORM AND STRING LINE.

ALL METAL TO BE POWDER COATED AND FINISHED WITH 2 COATS GLOSS BLACK

APARTMENT 1 (2 BED): 89m2
APARTMENT 2 (1 BED): 56m2

FRONT ELEVATION AS PROPOSED 1:50 (NO CHANGE)



DETAIL CONSTRUCTION

PART L CONSTRUCTION: UPGRADE WORKS TO EXISTING BUILDING FABRIC

ALL EXISTING EXTERNAL WALLS HAVE HAD THE EXISTING PLASTERBOARD FINISH REMOVED WITH THE INTERNAL FACE REQUIRING MAKING GOOD AS REQUIRED. THE INTERNAL IS THEN TO BE DRY LINED WITH 72.5mm KINGSPAN KOOLTHERM K18 INSULATED BOARD ON DABS WITH 12.5mm PBD & SKIM, TAPE AND SEAL ALL JOINTS AGAINST AIR LEAKAGE.
WORK TO BE UNDERTAKEN AS REQUIRED BY BUILDING CONTROL.

CEILING LEVEL INSULATION – THE CEILING JOISTS STRUCTURE IS TO BE REMOVED (PLASTERBOARD HAS BEEN REMOVED MANY YEARS AGO) AND IS TO BE INSULATED TO RAKE OF EXISTING RAFTER LINE, INSULATED WITH 2 LAYERS OF 60mm SUPERQUILT TO COMPLY WITH BUILDING REG 'U' VALUES AND ALLOW USE OF DOWNLIGHTS IN ROOF SLOPE. BATTEN OUT BELOW EXISTING RAFTERS TO ALLOW FOR INSULATION BETWEEN AND BELOW RAFTERS (AND AIR GAP OVER) AND PLASTERBOARD AND SKIM BELOW. ALLOW FOR DOUBLE TRIMMERS TO ALL AREAS WHERE PROPOSED VELUX UNITS ARE IN PLACE – 552x780 CONSERVATION RANGE.

NB: IT IS PROPOSED THAT EXISTING ROOF COVERINGS MAY BE REMOVED TO ALLOW FOR TYVEK BREATHABLE MEMBRANE AND NEW BATTENS THERETO WITH RECLAIM OR NEW TO MATCH BLUE/GREY SLATE COVERINGS. – UNDERTAKE AS/IF REQUIRED

ALL WINDOWS THAT ARE NOT BEING REPLACED ARE TO HAVE SECONDARY GLAZING FITTED WHERE DOUBLE GLAZING IS NOT IN PLACE. ALL GLAZING MUST HAVE A 'U' VALUE FOR THE OVERALL MAKE UP OF 1.2 – 1.5

ALL NEW WINDOWS TO REAR ARE TO BE HARDWOOD DOUBLE GLAZED UNITS WITH DUMMY SASH CASEMENTS. ALL JOINERY TO HAVE BASE UNDERCOAT AND TWO COATS GLOSS WHITE TO FINISH.

PART E CONSTRUCTION: FOR SOUND TEST AS REQUIRED.

PARTY FLOOR OVER CRAGHOPPERS SHOP BELOW. EXISTING FALSE CEILING STRUCTURE IS IN PLACE AS EXISTING ABOVE THE SHOP WITH A COMMERCIAL FINISHED CEILING THERETO. THE OVERALL FLOOR VOID MAKE UP IS APPROX 500–600mm. ALTHOUGH THE GENERAL ASSUMPTION IS THIS MAKE-UP MAY ALLOW FOR 30MIN FIRE SEPARATION WORKS ARE REQUIRED TO ENSURE BOTH THIS AND SOUND SEPARATION THERETO.

FLOOR: RETAIN EXISTING JOISTS AND CEILING TO SHOP BELOW. REMOVE ALL EXISTING FLOOR FINISHES, COUNTER BATTEN JOISTS WITH 100x75 'JOISTS' AGAINST EXISTING JOISTS TO LEVEL FLOOR AS IF REQUIRED.
MIN 22mm T&G FLOOR OVER, 19mm GYPROC PLANK ON GYPFRAME SIF FLOOR CHANNELS. CAVITY BRIDGED BETWEEN JOISTS WITH 12.5mm MULTIBOARD RESTING ON 100mm WIDE x 12.5mm GLASROC MULTIBOARD STRIPS, SCREW FIXED TO EACH JOIST WITH BOTTOM EDGE. MIN 100mm ISOWOOL APR1200 TO THE VOID.
THIS SPEC GIVES 1hr PROTECTION AND THE POTENTIAL OF 43 dB SOUND INSULATION WITHOUT REMOVING THE EXISTING CEILING AND MAINTAINING FLOOR DEPTH

WALLS: THE WALLS EITHER SIDE ARE ASSUMED TO BE SOLID STONE CONSTRUCTION AND NO DOUBT BY THEIR GENERAL CONSTRUCTION OFFER SOME SOUND SEPARATION IN COMPLIANCE. TO ALLOW FOR BUILDING REG COMPLIANT WORKS HOWEVER, MAKE GOOD ALL PARTY WALLS TO RECEIVE EITHER RESILIENT BARS OR INDEPENDANT TIMBER BATTEN (NOT FIXED DIRECT TO WALL) WITH MIN 15mm SOUNBLOC BOARD AND SKIM FINISH WITH ALL FLOOR AND CEILING JUNCTIONS ACOUSTICALLY SEALED THERETO.

SPECIFICATION:

EXTERNAL WALLS
SEE ABOVE SPECIFICATION TO EXISTING WALLS
DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC / CAVITY TRAYS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M K/W. WEEPHOLES TO BE PROVIDED AT ALL EXTERNAL OPENINGS.

INTERNAL STUDWORK WALLS – NOT PARTY WALLS.
INTERNAL STUDWORK IS TO BE 100x50 SW STUDS AT 450ctrs. ISOWOOL ACOUSTIC PARTITION ROLL TO THE STUD CAVITY AND OVERBOARDED WITH 12.5mm GYPROC SOUNDBLOC BOARD TO BOTH SIDES WITH 3mm SKIM COAT, TAPE AND SEAL ALL JUNCTIONS IN PLASTERBOARD.
USE MIN 12/19mm PLYWOOD TO INTERNAL FACE IN KITCHENS/BATHROOMS WHERE FIXINGS ARE REQUIRED

ELECTRICAL WORKS
ALL ELECTRICAL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH PART P AND CERTIFIED THERETO
FULL NEW ELECTRICAL SYSTEM TO EACH APARTMENT WITH FUSE BOARDS, METERS, CONSUMER UNITS, DOUBLE SOCKETS, LIGHT FITTINGS ETC.

MEANS OF WARNING AND ESCAPE
INTEGRATED SMOKE ALARMS TO BE FITTED TO BOTH APARTMENTS WITH MAINS FAILURE BATTERY

ALLOW FOR 30 MIN FIRE DOORS TO ALL HABITABLE ROOMS AS COMPLIANT ESCAPE WINDOWS CANNOT BE ENSURED IN CERTAIN CASES.

HEATING TO APARTMENTS
GAS SUPPLY IS ASSUMED TO NOT BE IN PLACE TO THE FIRST FLOOR OF THE BUILDING.
HEATING IS TO BE SUPPLIED BY ECONOMY 7 RADS WITH RELEVANT CONTROLS TO EACH ROOM AS SHOWN
ALL SHOWERS ARE TO BE ELECTRIC WITH ALL HOT WATER TO KITCHENS AND BATHROOM FED FROM ELECTRIC BOILER SYSTEM WITH RELEVANT CONTROLS IN COMPLIANCE WITH BUILDING CONTROL

VENTILATION–NATURAL
OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS.

VENTILATION–MECHANICAL
EXTRACT VENTILATION IS TO BE IN ACCORDANCE WITH APPROVED DOCUMENT 'F' TABLE 1.1A
BATHROOMS SHOULD HAVE 15 MIN OVERUN
COOKER HOODS IF FITTED TO BE VENTED TO OUTSIDE AIR.

ABOVE GROUND DRAINAGE
WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER – 40mm UPTO 3m RUN 50mm UPTO 4m RUN. WC'S – 100mm. WASTE PIPES TO HAVE SEPARATE & 75mm SEAL TRAPS TO 100 SANP TERMINATED INTERNALLY WITH NON RETURN VALVE (EXTERNAL STACKS & EVERY 5 STACKS & EVERY 5 ON SINGLE DRAIN RUN VENTED TRADITIONALLY TERMINATING 900mm ABOVE OPENINGS WITH SUITABLE CAGE). SHOWER TRAYS TO HAVE ACCESS PANEL TO TRAP. ALL JOINTS TO BE PUSH FITTED & ACCESS PANELS PROVIDED AT ALL CHANGES IN DIRECTION. RAINWATER GOODS IN UPVC TO BS 4576

DOMESTIC DRAINAGE
ALLOW FOR NEW INTERNAL DRAINAGE TO BRANCH CONNECT TO EXISTING MANHOLE TO REAR AND MAINS THERETO
UNDERTAKE ALL WORKS IN ACCORDANCE WITH SITE BUILDING CONTROL APPROVAL

FLOORS
SEE ABOVE SPECIFICATION IN ACCORDANCE WITH PART E AND PART B

ROOF
SEE ABOVE SPECIFICATION FOR INSULATION TO EXISTING ROOF COVERINGS

DA STATEMENT

53–55 SPRING GARDENS CURRENTLY COMPRIMISE REDUNDANT OFFICE/STORAGE SPACE OVER CRAGHOPPERS RETAIL SHOP ON THE MAIN SPRING GARDENS. THE SPACE HAS BEEN REDUNDANT FOR MANY YEARS AND IS IN MAJOR NEED FOR EXTENSIVE REFURBISHMENT, WHICH IS ACTING AS THE CATALYST FOR THE PROPOSED CHANGE OF USE.

THE NEED FOR OFFICE SPACE OVER THE RETAIL UNITS ON SPRING GARDENS HAS TAILED OFF SIGNIFICANTLY OVER THE LAST FEW YEARS AND WITHOUT THE CHANGE OF USE FOR A DOMESTIC PURPOSE IT IS UNLIKELY THE MUCH NEEDED INTERNAL RENOVATION COULD BE JUSTIFIED WITHOUT A VIABLE RETURN.

THE UNIT EXTENDS TO THE REAR TO FORM A SMALL TWO STOREY ELEMENT WHICH ALLOWS SELF CONTAINED ACCESS FROM THE REAR OF SPRING GARDENS ADJACENT TO THE MAIN TOWN CENTRE PARKING. THE ELEVATIONAL TREATMENT TO THIS AREA WITH NATURAL STONE WALLS WITH BRICKED UP WINDOW OPENINGS THERETO SUGGESTS AN HISTORICAL DOMESTIC PURPOSE PRIOR TO THE MAIN SHOPPING COMPLEX BUILT ADJACENT. THIS USE HAS OBVIOUSLY LONG SINCE GONE BUT NEVER THE LESS IT DOES MEAN THAT A SEPARATE ENTRANCE INTO THE PROPOSED APARTMENTS CAN BE ACHIEVED WITH CERTAIN ALTERATION.

THERE IS A PROVEN NEED FOR RELATIVELY LOW COST APARTMENTS WITHIN THE TOWN CENTRE AND THE PROPOSED MIX OF A ONE AND TWO BEDROOM UNIT PROVIDES THE RIGHT MIX FOR THE LOCATION. THE CONVERSION OF UNITS OVER THE SPRING GARDENS SHOPS ALSO ACTS AS A BENEFIT TO THE TOWN AS THIS STREET HAS BECOME IN MAJOR NEED OF REVITALISATION OVER THE LAST DECADE OR SO AND PUTTING A DOMESTIC USE INTO REDUNDANT SPACES OVER RETAIL CAN ONLY ACT AS A CATALYST FOR THIS OVER TIME.

ELEVATIONAL CHANGE TO THE STRUCTURE ARE TO BE KEPT TO A MINIMUM WITH EXISTING OPENINGS REINSTATED FOR NEW HARDWOOD WINDOWS TO THE PROPOSED APARTMENTS. A NEW CAST EXTERNAL STAIRCASE WILL PROVIDE STEPPED ACCESS TO THE SMALLER OF THE TWO APARTMENTS AT FIRST FLOOR LEVEL, WHILST ACCESS WILL BE MAINTAINED TO THE BIGGER APARTMENT AT GROUND FLOOR.

THE BLOCKED UP STORE TO THE REAR IS TO BE DEMOLISHED TO THE REAR WHICH WILL ALLOW THE ELEVATION TO BE OPENED UP AGAIN AND THE SPACE CAN THEN BE PROVIDED TO FORM A SMALL ENLCOSED BIN STORE WITH A NATURAL STONE WALL THERETO TO A HEIGHT OF 1500mm.

PARKING CANNOT BE PROVIDED DIRECTLY TO THE APARTMENTS BUT THE MAIN TOWN CENTRE CAR PARK SITS ADJACENT TO THE SITE AND HIGHWAYS HAVE A LONG STANDING POLICY IN TERMS OF THE ACCEPTANCE OF SAME IN TOWN CENTRE LOCATIONS. THE LOCATION ALSO OBVIOUSLY MEANS THAT THE DOMESTIC USE OF THE BUILDING IS VIABLE ON GROUNDS OF SUSTAINABLITY AND AMENITY.

IN MATERIAL TERMS:
FRONT ELEVATION TO REMAIN AS IS WITH WINDOWS MADE GOOD AS REQUIRED WITH SUGGESTED SECONDARY GLAZED SYSTEM AS REQUIRED.
REAR ELEVATIONS OF RANDOM STONE AND COURSED BRICK, MADE GOOD WITH NEW POINTING AS/IF REQUIRED. ALL OPENINGS REINSTATED FOR NEW HARDWOOD WINDOWS WITH DUMMY SASH CASEMENTS WITH ONE BASE COAT AND 2 COATS WHITE GLOSS TO FINISH. ALL NEW ENTRANCE DOORS ARE TO BE COMPOSITE WITH 7 LEVER LOCKING DEVICES AND FINISHED IN A SOLID DARK COLOUR
FURTHER INVESTIGATION IS REQUIRED TO ASSERTAIN THE CONDITION OF THE EXISTING ROOF AND COVERINGS THERETO. IF SO REQUIRED ALLOW FOR THE EXISTING SLATES TO BE STRIPPED AND RETAINED FOR RECLAIM WITH A NEW TYVEK BREATHABLE MEMBRANE TO BATTENS TO TAKE ORIGINAL SLATE WITH ANY NEW TO MATCH. ANY NEW LEAD REQUIRED TO VALLEYS ETC TO BE CODE 5. ANY NEW GUTTERING TO BE HALF ROUND IN BLACK

53-55 SPRING GARDENS, BUXTON

REVISIONS:

53–55 SPRING GARDENS
SPRING GARDENS
BUXTON

SCALE: 1:50
DATE: NOV'17 | DRAWN: AJS | CHECKED: AJS

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