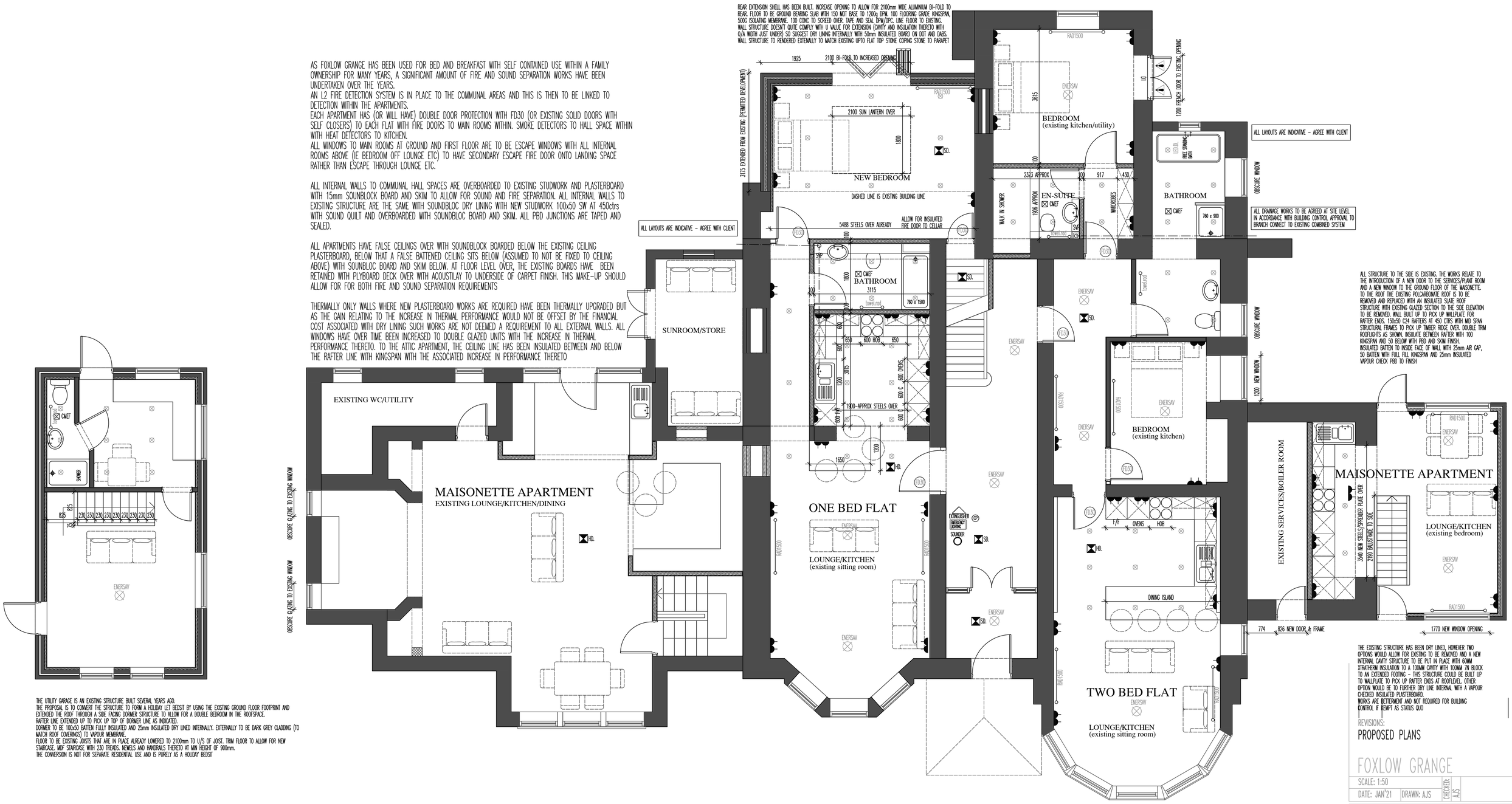
AS FOXLOW GRANGE HAS BEEN USED FOR BED AND BREAKFAST WITH SELF CONTAINED USE WITHIN A FAMILY OWNERSHIP FOR MANY YEARS, A SIGNIFICANT AMOUNT OF FIRE AND SOUND SEPARATION WORKS HAVE BEEN UNDERTAKEN OVER THE YEARS.
AN L2 FIRE DETECTION SYSTEM IS IN PLACE TO THE COMMUNAL AREAS AND THIS IS THEN TO BE LINKED TO DETECTION WITHIN THE APARTMENTS.
EACH APARTMENT HAS (OR WILL HAVE) DOUBLE DOOR PROTECTION WITH FD30 (OR EXISTING SOLID DOORS WITH SELF CLOSERS) TO EACH FLAT WITH FIRE DOORS TO MAIN ROOMS WITHIN. SMOKE DETECTORS TO HALL SPACE WITHIN WITH HEAT DETECTORS TO KITCHEN.
ALL WINDOWS TO MAIN ROOMS AT GROUND AND FIRST FLOOR ARE TO BE ESCAPE WINDOWS WITH ALL INTERNAL ROOMS ABOVE (IE BEDROOM OFF LOUNGE ETC) TO HAVE SECONDARY ESCAPE FIRE DOOR ONTO LANDING SPACE RATHER THAN ESCAPE THROUGH LOUNGE ETC.

ALL INTERNAL WALLS TO COMMUNAL HALL SPACES ARE OVERBOARDED TO EXISTING STUDWORK AND PLASTERBOARD WITH 15mm SOUNBLOCK BOARD AND SKIM TO ALLOW FOR SOUND AND FIRE SEPARATION. ALL INTERNAL WALLS TO EXISTING STRUCTURE ARE THE SAME WITH SOUNDBLOC DRY LINING WITH NEW STUDWORK 100x50 SW AT 450ctrs WITH SOUND QUILT AND OVERBOARDED WITH SOUNDBLOC BOARD AND SKIM. ALL PBD JUNCTIONS ARE TAPED AND SEALED.

ALL APARTMENTS HAVE FALSE CEILINGS OVER WITH SOUNDBLOCK BOARDED BELOW THE EXISTING CEILING PLASTERBOARD, BELOW THAT A FALSE BATTENED CEILING SITS BELOW (ASSUMED TO NOT BE FIXED TO CEILING ABOVE) WITH SOUNBLOC BOARD AND SKIM BELOW. AT FLOOR LEVEL OVER, THE EXISTING BOARDS HAVE BEEN RETAINED WITH PLYBOARD DECK OVER WITH ACOUSTILAY TO UNDERSIDE OF CARPET FINISH. THIS MAKE-UP SHOULD ALLOW FOR FOR BOTH FIRE AND SOUND SEPARATION REQUIREMENTS

THERMALLY ONLY WALLS WHERE NEW PLASTERBOARD WORKS ARE REQUIRED HAVE BEEN THERMALLY UPGRADED BUT AS THE GAIN RELATING TO THE INCREASE IN THERMAL PERFORMANCE WOULD NOT BE OFFSET BY THE FINANCIAL COST ASSOCIATED WITH DRY LINING SUCH WORKS ARE NOT DEEMED A REQUIREMENT TO ALL EXTERNAL WALLS. ALL WINDOWS HAVE OVER TIME BEEN INCREASED TO DOUBLE GLAZED UNITS WITH THE INCREASE IN THERMAL PERFORMANCE THERETO. TO THE ATTIC APARTMENT, THE CEILING LINE HAS BEEN INSULATED BETWEEN AND BELOW THE RAFTER LINE WITH KINGSPAN WITH THE ASSOCIATED INCREASE IN PERFORMANCE THERETO



THE UTILITY GARAGE IS AN EXISTING STRUCTURE BUILT SEVERAL YEARS AGO.
THE PROPOSAL IS TO CONVERT THE STRUCTURE TO FORM A HOLIDAY LET BEDSIT BY USING THE EXISTING GROUND FLOOR FOOTPRINT AND EXTENDED THE ROOF THROUGH A SIDE FACING DORMER STRUCTURE TO ALLOW FOR A DOUBLE BEDROOM IN THE ROOFSPACE.
RAFTER LINE EXTENDED UP TO PICK UP TOP OF DORMER LINE AS INDICATED.
DORMER TO BE 100x50 BATTEN FULLY INSULATED AND 25mm INSULATED DRY LINED INTERNALLY. EXTERNALLY TO BE DARK GREY CLADDING (TO MATCH ROOF COVERINGS) TO VAPOUR MEMBRANE.
FLOOR TO BE EXISTING JOISTS THAT ARE IN PLACE ALREADY LOWERED TO 2100mm TO U/S OF JOIST. TRIM FLOOR TO ALLOW FOR NEW STAIRCASE. MDF STAIRCASE WITH 230 TREADS, NOSINGS AND HANDRAILS THERETO AT MIN HEIGHT OF 900mm.
THE CONVERSION IS NOT FOR SEPARATE RESIDENTIAL USE AND IS PURELY AS A HOLIDAY BEDSIT

THE EXISTING STRUCTURE HAS BEEN DRY LINED, HOWEVER TWO OPTIONS WOULD ALLOW FOR EXISTING TO BE REMOVED AND A NEW INTERNAL CAVITY STRUCTURE TO BE PUT IN PLACE WITH 60MM XTRATHERM INSULATION TO A 100MM CAVITY WITH 100MM 7N BLOCK TO AN EXTENDED FOOTING – THIS STRUCTURE COULD BE BUILT UP TO WALLPLATE TO PICK UP RAFTER ENDS AT ROOFLEVEL. OTHER OPTION WOULD BE TO FURTHER DRY LINE INTERNAL WITH A VAPOUR CHECKED INSULATED PLASTERBOARD.
WORKS ARE BETTERMENT AND NOT REQUIRED FOR BUILDING CONTROL IF KEMPT AS STATUS QUO

REVISIONS:
PROPOSED PLANS

FOXLOW GRANGE

SCALE: 1:50
DATE: JAN'21 | DRAWN: AJS | CHECKED: A.J.S

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237

DRAWING No: PROPOSED 01

B REGS COMPLIANT

GROUND FLOOR AS PROPOSED 1:50

0M 1M 2M 3M

FOXLOW GRANGE, HARPUR HILL