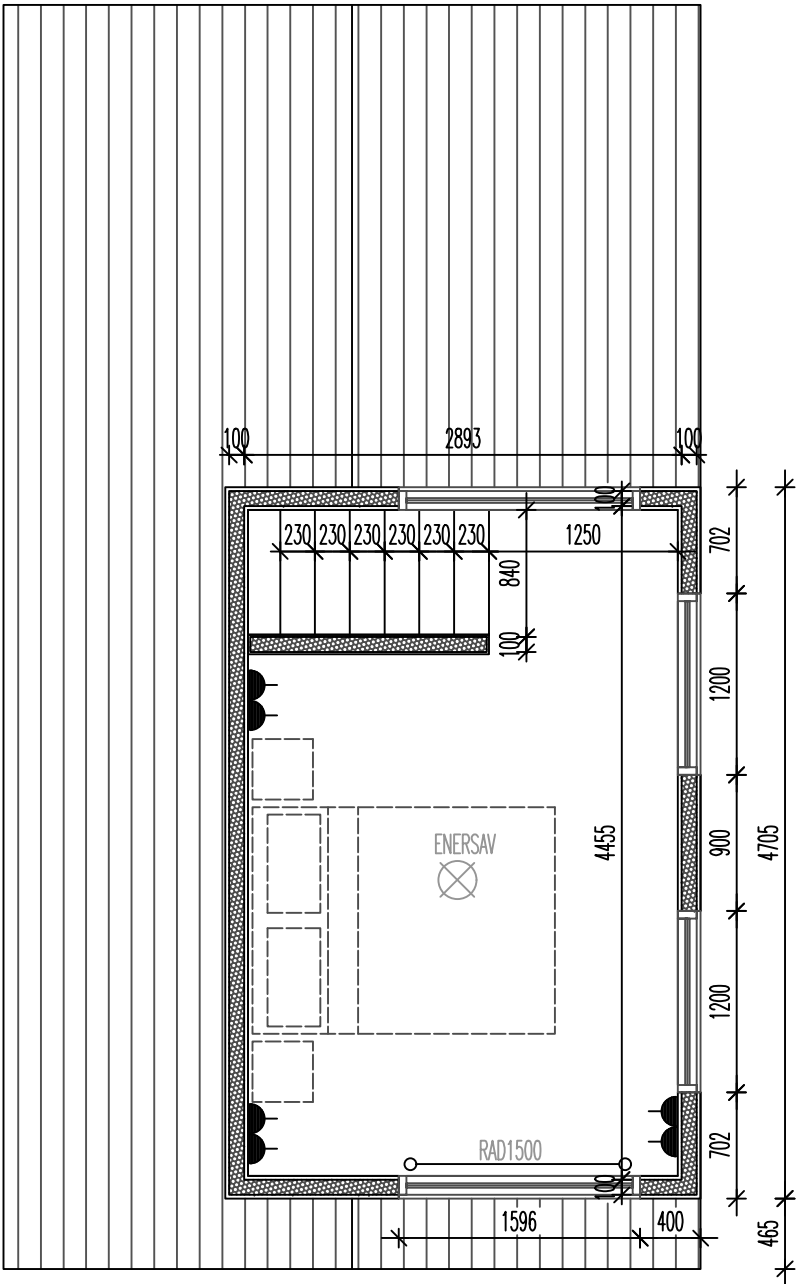


AS FOXLOW GRANGE HAS BEEN USED FOR BED AND BREAKFAST WITH SELF CONTAINED USE WITHIN A FAMILY OWNERSHIP FOR MANY YEARS, A SIGNIFICANT AMOUNT OF FIRE AND SOUND SEPARATION WORKS HAVE BEEN UNDERTAKEN OVER THE YEARS.
AN L2 FIRE DETECTION SYSTEM IS IN PLACE TO THE COMMUNAL AREAS AND THIS IS THEN TO BE LINKED 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.

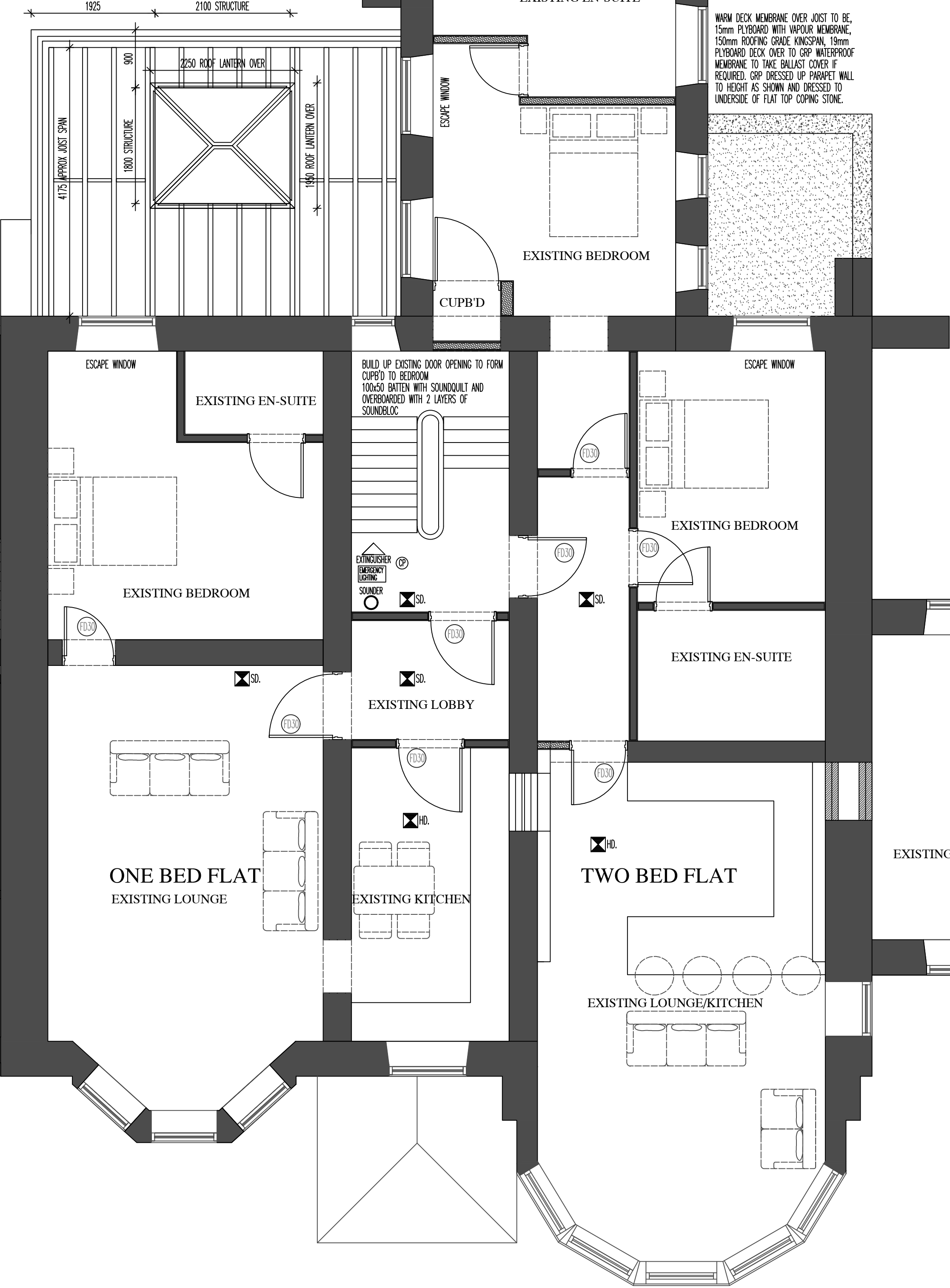
ALL APARTMENTS HAVE FALSE CEILINGS OVER WITH SOUNDBLOCK BOARDED BELOW THE EXISTING CEILING PLASTERBOARD, BELOW THAT A FALSE BATTENED CEILING SITS BELOW (ASSUMED TO NOT BE FIXED TO CEILING ABOVE) WITH SOUNBLOC BOARD AND SKIM BELOW. AT FLOOR LEVEL OVER, THE EXISTING BOARDS HAVE BEEN RETAINED WITH PLYBOARD 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

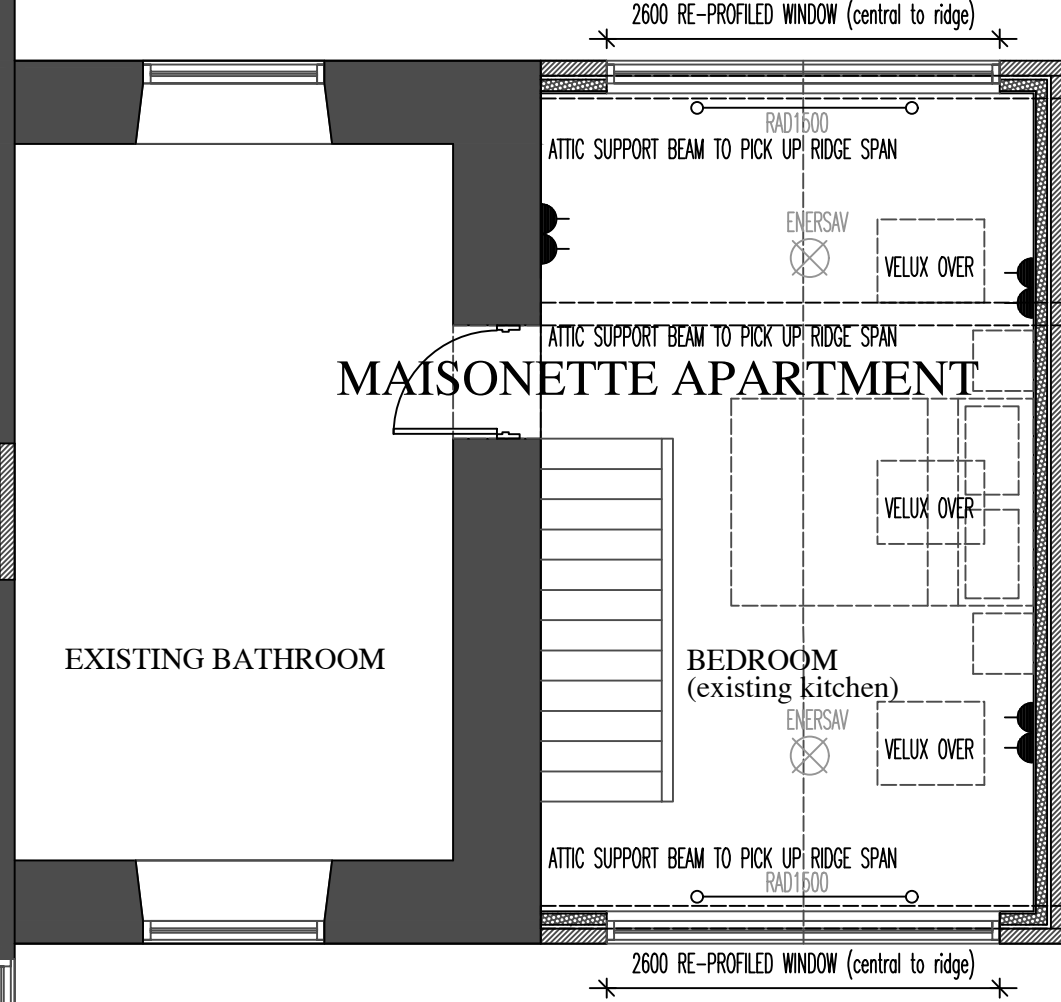


THE UTILITY GARAGE IS AN EXISTING STRUCTURE BUILT SEVERAL YEARS AGO.
THE PROPOSAL IS TO CONVERT THE STRUCTURE TO FORM A HOLIDAY LET BEDSIT BY USING THE EXISTING GROUND FLOOR FOOTPRINT AND EXTENDED THE ROOF THROUGH A SIDE FACING DORMER STRUCTURE TO ALLOW FOR A DOUBLE BEDROOM IN THE ROOFSpace.
RAFTER LINE EXTENDED UP TO PICK UP TOP OF DORMER LINE AS INDICATED.
DORMER TO BE 100x60 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 W/OF STAIRCASE WITH 230 TREADS, NICKELS AND HANDRAILS THERETO AT MIN HEIGHT OF 900mm.
THE CONVERSION IS NOT FOR SEPARATE RESIDENTIAL USE AND IS PURELY AS A HOLIDAY BEDSIT

NEW FLAT ROOF STRUCTURE OVER GROUND FLOOR TO BE 225x75 FLAT ROOF JOIST AT MAX 450ctrs WITH MID SPAN NOGGINs. (232mm TO U/S OF JOISTS). TRIM FOR OPENING FOR ROOF LANTERN WITH DOUBLE JOIST TO OPENING ETC. WARM DECK MEMBRANE OVER JOIST TO BE 15mm PLYBOARD WITH VAPOUR MEMBRANE. 150mm ROOFING GRADE KINGSPAN. 19mm PLYBOARD DECK OVER TO GRP. WATERPROOF MEMBRANE TO TAKE BALLAST COVER IF REQUIRED. GRP DRESSED UP PARAPET WALL TO HEIGHT AS SHOWN AND DRESSED TO UNDERSIDE OF FLAT TOP COPING STONE.
SUN LANTERN TO BE DOUBLE GLAZED TO ALUMINIUM FRAME TO OPENING AS INDICATED. UPSTAND TO BE MIN 150 ABOVE FINISHED LEVEL WITH GRP DRESSED THERETO AND SOFFIT FINISHED WITH 25mm INSULATED REVEAL BOARD INTERNALLY



ALL STRUCTURE TO THE SIDE IS EXISTING. THE WORKS RELATE TO THE INTRODUCTION OF A NEW DOOR TO THE SERVICES/PLANT ROOM AND A NEW WINDOW TO THE GROUND FLOOR OF THE MASONETTE. TO THE ROOF THE EXISTING POLYCARBONATE ROOF IS TO BE REMOVED AND REPLACED WITH AN INSULATED SLATE ROOF STRUCTURE WITH EXISTING GLAZED SECTION TO THE SIDE ELEVATION TO BE REMOVED. WALL BUILT UP TO PICK UP WALLPLATE FOR RAFTER ENDS. 150x60 C24 R rafters AT 450 CTRS WITH MID SPAN STRUCTURAL FRAMES TO PICK UP TIMBER RIDGE OVER DOUBLE TRIM ROOFLIGHTS AS SHOWN. INSULATE BETWEEN RAFTER WITH 100 KINGSPAN AND 50 BELOW WITH PBD AND SKIM FINISH. INSULATED BATTEN TO INSIDE FACE OF WALL WITH 25mm AIR GAP. 50 BATTEN WITH FULL FILL KINGSPAN AND 25mm INSULATED VAPOUR CHECK PBD TO FINISH



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 XTHERM 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 REMPT AS STATUS QUO

REVISIONS:
PROPOSED PLANS

FOXLOW GRANGE

SCALE: 1:50
DATE: JAN'21 | DRAWN: AJS | CHECKED: AJS

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DRAWING No: PROPOSED 02

B REGS COMPLIANT

FIRST FLOOR AS PROPOSED 1:50

FOXLOW GRANGE, HARPUR HILL