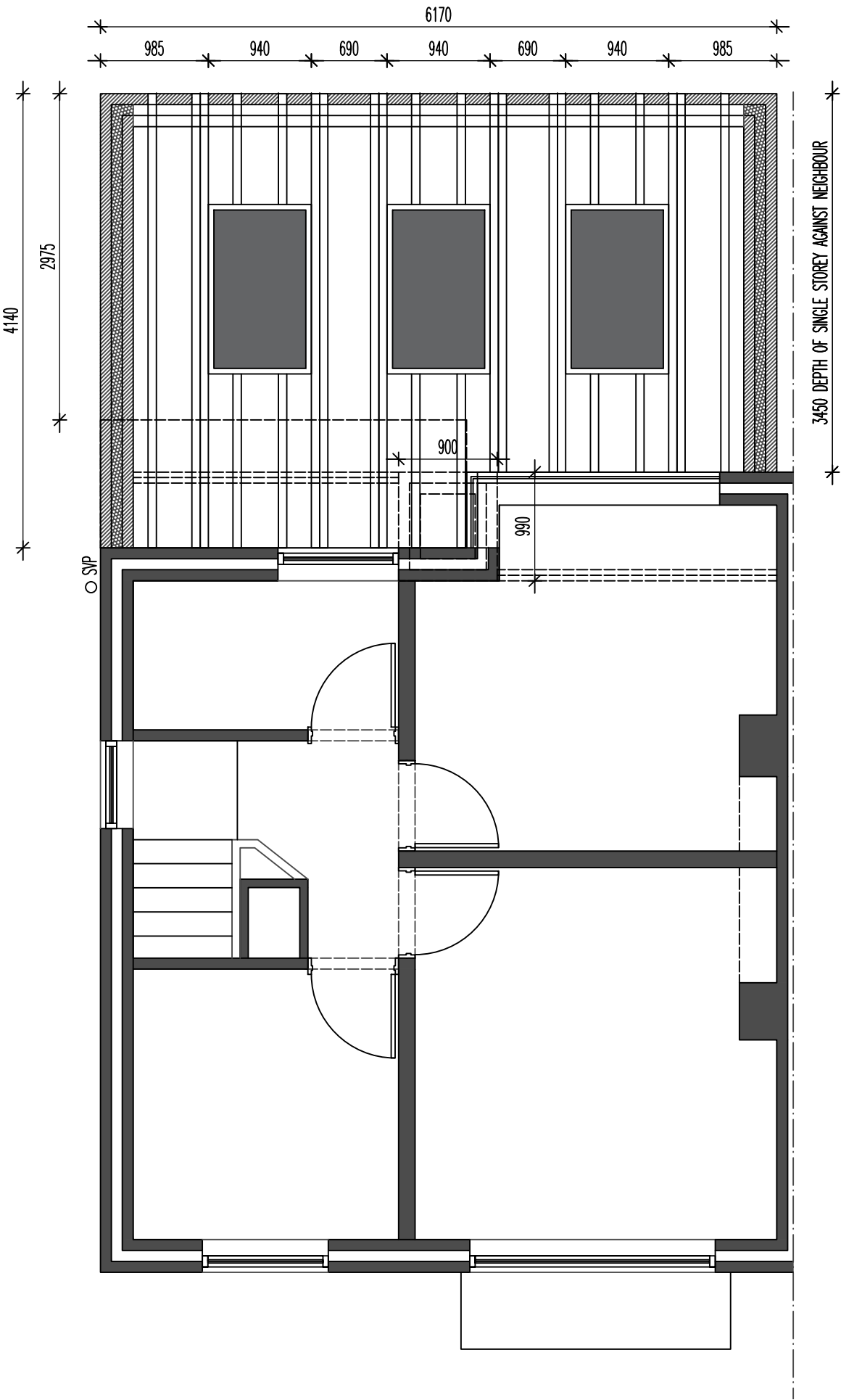
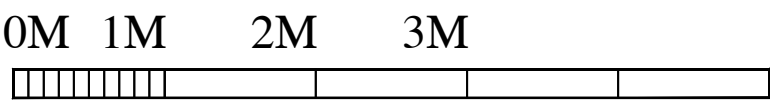


RAFTER PLAN 1:50



THE PURPOSE OF THE APPLICATION IS TO FORM A SINGLE STOREY REAR EXTENSION TO FORM AN OPEN PLAN FAMILY KITCHEN / DINING SPACE

THE NEW EXTENSION IS TO BE BUILT IN ACCORDANCE WITH ATTACHED SPECIFICATION DETAIL. ALLOW FOR CONC STRIP FOOTINGS TO AN INSULATED GROUND BEARING SLAB CONSTRUCTION WITH WELL COMPACTED 150 HARDCORE, 1200g DPM (TAPED AND SEALED TO DPC), 100mm XTRATHERM XT/UF INSULATION (OR EQUIVALENT), 500g ISOLATING MEMBRANE, 100 CONC COVER/SCREED AND 25mm PERIMETER UPSTAND INSULATION. ALLOW FOR UNDERFLOOR HEATING TO THE EXTENDED ELEMENT AT GROUND FLOOR, IT IS SUGGESTED THAT THIS SPECIFICATION ALSO APPLY TO THE EXISTING DINING/KITCHEN ELEMENT WHICH IS TO BE EXCAVATED OUT TO RELATE TO SAME. IF BUILD UP TO THE REAR IS OVER THAT AGREED WITH BUILDING CONTROL FOR GROUND BEARING SLAB, ALLOW FOR 225 DEEP BEAM AND BLOCK MAKE-UP.

THE EXTERNAL WALL IS TO BE 7N SOLID BLOCK TO DASHED RENDER TO MATCH, 100MM FULL KINGSPAN TO CAVITY WITH RELEVANT THERMAL CLOSING TO OPENINGS (OR EQUIVALENT INSULATION) AND INTERNAL 100mm 7N SEMI DENSE THERMAL BLOCK WITH 12.5mm PBD AND SKIM FINISH ON DOT AND DAB.

ROOF STRUCTURE TO LEAN-TO BE 175x75 C24 GRADE RATERS AT MAX 400ctrs WITH DOUBLE TRIMMING TO FRAME 940x1600 ROOFLIGHTS WITH SECONDARY MEMBRANE SYSTEM OVER, ONDULINE OR EASISALTE OR SIMILAR SYSTEM DUE TO LOW ROOF PITCH WITH MATCHING SLATE OVER. INSULATE BETWEEN RAFTER WITH 100mm KINGSPAN AND 50mm KINGSPAN BELOW WITH PBD AND SKIM TO FINISH.

ALLOW FOR ALL NEW WINDOWS TO BE BATTLESHIP GREY (OR AS AGREED) FLUSH SASH CASEMENTS WITH TRIPLE GLAZED ALUMINIUM BI-FOLD AT GROUND FLOOR. ALLOW FOR ALL NEW STEELWORK TO SUPPORT STRUCTURE WITH STRUCTURAL ENGINEER TO PROVIDE CALCS FOR SAME.

ALLOW FOR ALL NEW ELECTRICAL AND DRAINAGE WORKS IN ACCORDANCE WITH BUILDING CONTROL APPROVAL.

DWG: PROPOSED PLANS

9 ANNCROFT RD

BUXTON

REVISIONS:

1:50	CHECKED:
DATE: MARCH'22	DRAWN:

©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

PROPOSED 04

9 ANNCROFT RD