

PROPOSED LOWER GROUND PLAN 1:50
FORMER WHITE LION

REVISIONS:
THE FORMER WHITE LION
HOLKER ROAD
BUXTON

SCALE: 1:50
DATE: MARCH'17/DRAWN: AJS

CHECKED: AJS

©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 01G

B REGS COMPLIANT

0M 1M 2M 3M

PART L CONSTRUCTION: UPGRADE WORKS TO EXISTING BUILDING FABRIC

IN GENERAL EXISTING FLOORS ARE TO BE BROKEN UP TO ALLOW FOR NEW INSULATED MEMBRANE FLOORS IN ACCORDANCE WITH BUILDING REGULATIONS. THESE WORKS SHOULD BE UNDERTAKEN UNLESS RESTRICTED BY THE LISTED BUILDING REQUIREMENTS 150mm MOT BASE TO TAKE 1200g DPM WITH 100mm XTRATHERM INSULATION, 500g ISOLATING WITH 100mm CONG COVE ROVER WITH 25mm PERIMETER UPSTAND INSULATION

MOST EXTERNAL WALLS HAVE HAD THE EXISTING PLASTERBOARD FINISH REMOVED SO THERE IS NO REQUIREMENT TO RETAIN REMAINING PLASTERED FINISHES AS PART OF THE BUILDING LISTING, AS IN GENERAL THERE AREN'T ANY TO RETAIN. THE INTERNAL IS THEN TO BE DRY LINED WITH 50mm TIMBER BATTEN TO MAINTAIN 25mm AIR GAP WITH FULL FILL KINGSPAN BOARD TO THE BATTEN AND THEN OVER BOARDED WITH A VAPOUR CHECKED 25mm KINGSPAN BOARD AND SKIM TO FINISH, TAPE AND SEAL ALL JOINTS AGAINST AIR LEAKAGE. WORK TO BE UNDERTAKEN AS REQUIRED BY BUILDING CONTROL.

ALL ROOF LINES ARE TO BE INSULATED WITH 60mm SUPERQUILT BETWEEN AND BELOW THE RAFTER LINE TO TAKE PBD AND SKIM FINISHES. ENSURE ALL DETAIL TIMBER PURLINS AND TRUSSES ETC ARE RETAINED AS EXPOSED FEATURES AS PART OF THE WORKS.

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 GLAZING BELOW 800mm MUST BE TOUGHENED.

PART E CONSTRUCTION: FOR SOUND TEST AS REQUIRED.

MAXIBOARD IS TO BE FITTED ONTO THE CEILING FINISH TO ALLOW FOR SOUND ATTENUATION IN ACCORDANCE WITH MANUFACTURERS SPECIFIC FITTING DETAILS: 100mm 45KG/M3 MINERAL WOOL SLABS ARE TO BE FRITION FITTED BETWEEN THE EXISTING JOISTS ACROSS THE FULL WIDTH OF THE CEILING. SRS MAXI RESILIENT BARS ARE THEN FIXED TO SPAN ACROSS THE FULL WIDTH OF THE CEILING JOISTS USING 70x5mm SELF DRILLING SCREWS (FITTED AT THE EDGES AND EVERY 300 CTRS) MAXIBOARD IS THEN FIXED INTO THE RESILIENT BARS WITH 30x3.9mm MAXI HP SCREWS - THE BOARD MUST NOT BE FIXED THROUGH THE BAR INTO THE TIMBER. THE BOARDS ARE FITTED IN A STAGGERED HALF PANEL OVERLAP WITH 100mm WHITE GYPSUM LAYER FACING OUTWARDS, UNLESS OTHERWISE STATED. ALL SCREW FITTINGS ARE AT MAX 300mm CTRS, POSITIONED 20mm FROM THE EDGES OF BOARD AND AT MIDPOINT. A BEAD OF SRS GRIFFIX IS TO BE APPLIED TO EACH PANEL SHIPLAP EDGE PRIOR TO INSTALLATION. WHERE BOARDS ABUT A PERIMETER, BEADS OF SRS ACOUSTIC SEALANT MUST BE APPLIED (AFTER REMOVING THE SHIPLAP EDGE). CARE MUST BE TAKEN TO ENSURE NO GAPS OCCUR BETWEEN MAXIBOARDS. CEILING IS THEN UNDERDRAWN WITH 12.5mm FIRELINE BOARD FIXED THROUGH THE MAXIBOARD TO THE RESILIENT BARS USING 50mm DRYWALL SCREWS. THE FLOOR OVER IS TO BE REPLACED WITH MIN 22mm FLOORING GRADE CHIP.

NB: SOUND TESTING AS REQUIRED. PLEASE NOTE THAT NO RESPONSIBILITY CAN BE TAKEN FOR ANY SOUND TEST FAILURE AT SUCH TIME.

BAY WINDOW CONSTRUCTION:

THE EXISTING BAY AT FIRST FLOOR IS TO BE DEMOLISHED AND A NEW BUILT TO THE EXISTING OPENING UP ABOVE THE GROUND FLOOR BAY CONSTRUCTION (SPLAY AND DEPTH ARE TO BE AS BELOW). THE WINDOW IS TO BE 2000mm DEEP - WITH A HEAD HEIGHT TO MATCH THE WINDOW ADJACENT TO THE LOBBY - ALL DIMENSIONS MUST BE CONFIRMED ON SITE, NO RESPONSIBILITY IS TAKEN FOR SCALED DIMS.

THE FLOOR AREA TO THE BAY IS TO BE REPLACED IN NEW C16 GRADE TIMBER ON HANGERS FROM THE EXISTING FLOOR CONSTRUCTION AND BUILT UP OFF NEW C16 GRADE STRUCTURAL BEARERS OVER THE BAY BELOW. THE FLOOR MAKE UP IS TO BE SO AS TO MATCH THE PARTY FLOOR CONSTRUCTION ABOVE.

THE NEW BAY WALL CONSTRUCTION IS TO BE TIMBER FRAMED SO AS TO COMPLY WITH APPROVED DOCUMENT 'L' FOR MIN 'U' VALUE: 140x89 C16 GRADE TIMBER AT 450ctrs INTERNALLY WITH 140mm CROWN TIMBER ROLL 35 INSULATION, 9mm OSB BOARD AND STANDARD DAMP/BREATHER MEMBRANE. 50x50 SW COUNTER BATTENS AND THEN EXTERNAL HARDWOOD BOARDED PANELS TO FINISH. ALL TIMBER IS TO BE TREATED AND PAINTED TO MATCH EXISTING.

THE FLAT ROOF OVER IS TO BE EITHER A 3 LAYER BUILT UP ROOFING ROOFING FELT SYSTEM BY A SPECIALIST CONTRACTOR OR CODE 5 FINISHED LEAD SECURED ON 150mm CELOTEX ENERGY-LOK EL3/140 INSULATION BOARD ON A VAPOUR BARRIER FIXED TO A 18mm MIN EXTERNAL GRADE PLY BOARD - LAID TO 1:40 FALL. 150x50 C16 GRADE JOISTS AT 450ctrs. INTERNAL CEILING FINISH TO BE 15mm WALLBOARD AND SKIM. THIS WARM DECK MAKE IS TO GIVE MIN 'U' VALUE OF 0.16W/m2C. ENSURE 150mm DRESSED UPSTAND ON ANY ABUTMENT DRESSED INTO EXISTING STONEMWORK.

