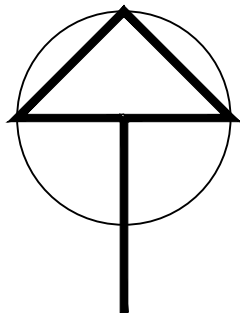
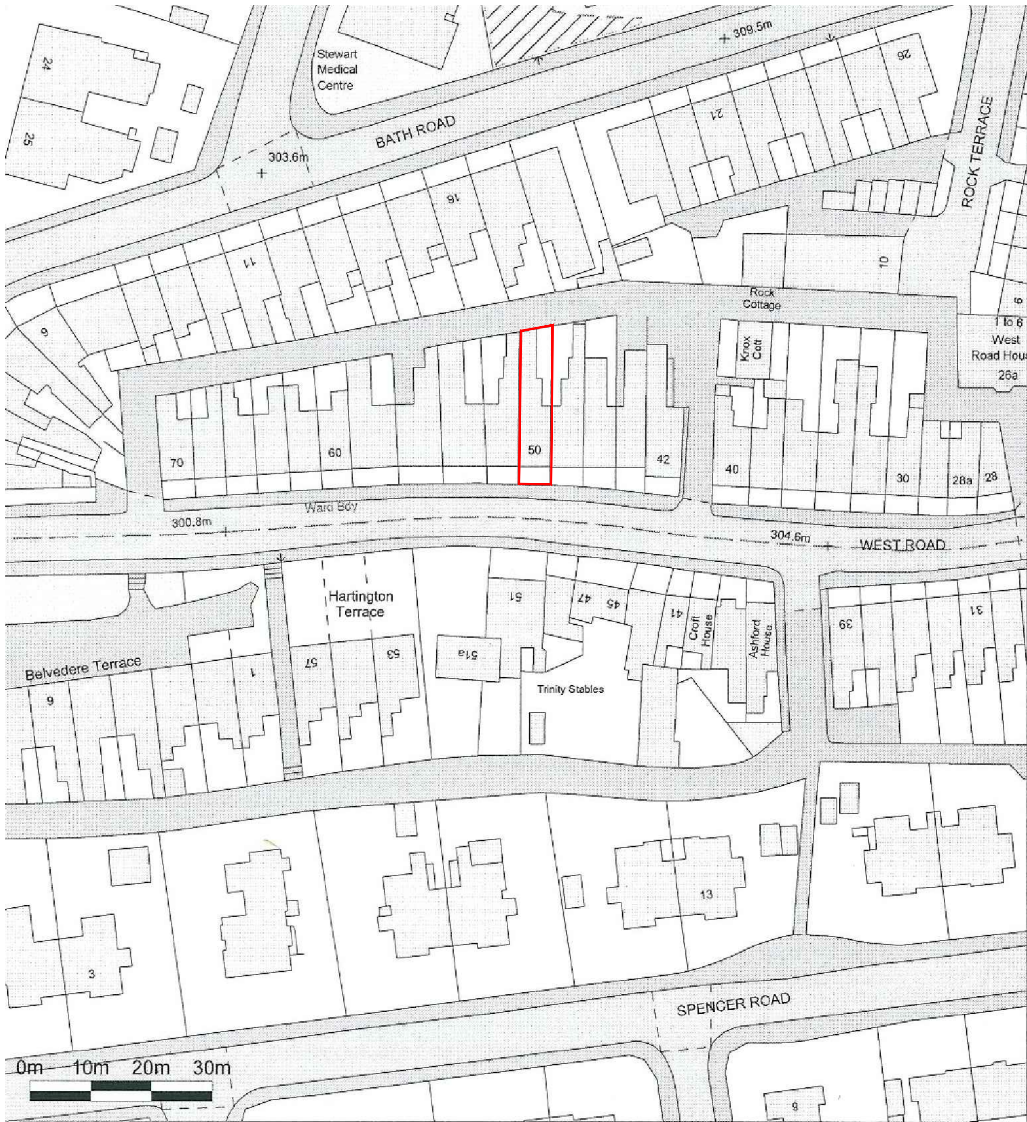


DA HERITAGE STATEMENT



50 WEST ROAD IS A TRADITIONAL STONE PROPERTY SITTING WITHIN THE WEST ROAD CONSERVATION AREA. THE PROPERTY STILL STANDS AS AN ORIGINAL SINGLE DWELLING (UNLIKE MANY OF THE PROPERTIES ON WEST ROAD) OVER 3 FLOORS WITH A GOOD SIZE BASEMENT BELOW. A COURTYARD AREA SITS TO THE FRONT WITH STONE PLINTH WALL AND RAILINGS TO THE BOUNDARY. TO THE REAR THE OFFSHOT HOUSES A SMALL LEADING TO A UTILITY AND ORIGINAL OUTHOUSE WHICH JUST ACTS AS A STORAGE AREA. TO THE FRONT THE PROPERTY STILL RETAINS TIMBER SASH WINDOWS TO THE BAY WITH GRITSTONE ELEVATIONS AND SLATE ROOF COVERINGS. TO THE REAR LATER ADDITION PLASTIC WINDOWS SIT TO EXISTING ELEVATIONS OF PAINTED RANDOM RUBBLE GRITSTONE. AN EXISTING OPEN COURTYARD PROVIDES AMENITY SPACE TO THE REAR. SHARED PARKING SITS TO THE FEEDER LANE TO THE REAR.

THE APPLICATION RELATES TO THE OPENING UP OF THE EXISTING BASEMENT WITH AN NEW STAIRCASE THROUGH THE FRONT ROOM TO FORM AN OPEN PLAN LIVING/DINING/KITCHEN SPACE OVER 2 LEVELS WITH A NEW EXTERNAL STEPPED LIGHTWELL TO BE FORMED TO THE FRONT. TO THE REAR THE EXISTING GARAGE SPACE IS ALSO TO BE CONVERTED TO FORM EXTENDED SPACE OFF THE EXISTING KITCHEN AREA. THE PROPOSED WORKS BOTH WORK WITHIN THE ORIGINAL FOOTPRINT OF THE EXISTING BUILDING WITHOUT EXTENSION AND THUS SIT COMFORTABLY WITHIN THE CONSERVATION AREA. THE STEPPED LIGHTWELL ACCESS TO THE BASEMENT WILL BE SET WITHIN GRITSTONE RETAINED WALLS WITH TRADITIONAL RAILINGS OVER PAINTED BLACK WHILST THE STEPS THERETO WILL BE IN TRADITIONAL GRITSTONE WITH A YORKSTONE FLAG BASE TO HARDWOOD FRENCH DOORS TO THE BASEMENT TO ALLOW FOR MORE LIGHT THERETO. THESE WORKS WILL AGAIN SIT WELL WITHIN THE CONTEXT OF THE CONSERVATION AREA THROUGH THE USE OF TRADITIONAL MATERIALS THROUGHOUT.

TO THE BASEMENT AREA, THE FLOOR BASE IS TO BE EXCAVATED DOWN TO ALLOW FOR A MIN FINISHED MIN HEIGHT OF 2100 FROM FFL TO U/S OF FLOOR JOIST. BASE FLOOR STRUCTURE IS TO ALLOW FOR MOT BASE TO MIN 1200G DPM/TANKING MEMBRANE, MIN 100 GROUND BEARING KINGSPAN INSULATION, 500G ISOLATING MEMBRANE AND 100 CONC OVER WITH 25 PERIMETER UPSTAND INSULATION. WALLS ARE TO DRY LINED WITH INSULATED TANKING SYSTEM (OLDROYD OR SIMILAR) WITH MIN 67.5mm INSULATED KINGSPAN BOARD. CEILING COVER TO EXISTING JOISTS TO BE REMOVED AND STAIR VOID FORMED WITH MIN DOUBLE TRIMMING JOISTS TO ALLOW FOR EITHER CARPETED MDF/SOFTWOOD STAIR OR FINISHED HARDWOOD BOX TREADS WITH BALUSTRADE THERETO TO MIN 900-1000 HEIGHT. BALUSTRADE TO BE EITHER FINISHED NEWEL/SPINDLES/HANDRAIL OR GLAZED INFIL BALUSTRADE TO NEWELS. ALLOW FOR ALL JOISTS TO BE STRIPPED BACK AND FINISHED AS EXPOSED FINISH TO BASEMENT ROOM BELOW. ALLOW FOR FRONT YARD AREA TO BE EXCAVATED DOWN TO FORM RETAINED LIGHTWELL WITH GRITSTONE STEPS DOWN TO A NEW HARDWOOD FRENCH GLAZED DOOR INTO THE BASEMENT FROM THE BAY THERETO. RETAINED WALLS TO BE BUILT UP OFF 150 RETAINED CONC BASE (INCREASED AT WALL FOOTING) WITH 150 COURSED GRITSTONE TO FINISHED WALL WITH 2 SKINS OF 100mm RETAINED BLOCK WITH VERTICAL TANKING MEMBRANE. WALLS TAKEN UP TO PLINTH WALL AT APPROX HEIGHT OF 450mm (WITH SPLAYED FLAT TOP STONE COPING) WITH WROUGHT IRON RAILINGS OVER TO MAX TOTAL HEIGHT (INCL WALL) OF 1000mm. ALLOW FOR LIGHTWELL BASE TO BE FINISHED WITH YORKSTONE FLAGS.

TO THE REAR OF THE GROUND FLOOR, ALLOW FOR OPENING UP THE REAR GARAGE/UTILITY INTO THE REAR OF THE KITCHEN AREA TO FORM EXTENDED SPACE THERETO. ALLOW FOR EXISTING FLOOR TO BE EXCAVATED DOWN TO ALLOW FOR NEW GROUND BEARING MAKE-UP WITH 1200g DOM TO MOT WITH MIN 100 KINGSPAN OVER TO 500g ISOLATING MEMBRANE AND 100 CON COVER OVER TO 25mm PERIMETER UPSTAND INSULATION. ALLOW FOR EXTERNAL WALLS TO BE DRY LINED WITH 50mm KINGSPAN TO BATTEN AND FINISHED WITH 25mm INSULATED VAPOUR CHECKED BOARD. ORIGINAL GARAGE DOOR TO BE REMOVED AND WALL BUILT UP WITH EXTERNAL STONE SKIN TO MATCH TO MIN 100mm FULL FILL INSULATED CAVITY WITH 100mm 7N SEMI DENSE THERMAL BLOCK. ROOF OVER TO HAVE EXISTING COVERINGS REMOVED FOR RECLAIM TO ALLOW FOR NEW BATTENS AND BREATHABLE MEMBRANE WITH FULL FILL KINGSPAN (ASSUMED 75mm) TO RAFTER LINE WITH DOUBLE TRIMMING TO FORM OPENING FOR NEW CONSERVATION RANGE ROOFLIGHT WITH CENTRAL GLAZING FRAME. U/S OF RAFTER TO BE UNDERDRAWN WITH FURTHER 75mm KINGSPAN BOARD WITH PBD AND SKIM TO FINISH. SUGGEST DIVIDING WALL TO BE RETAINED AND MAKE-GOOD AS EXPOSED STONE WALL FEATURE.

TO REAR OF DINING/SITTING ROOM ALLOW FOR WINDOW OPENING TO BE INCREASED IN DEPTH TO FORM GLAZED FRENCH DOORS IN HARDWOOD WITH TOPLIGHT PANEL OVER UPTO EXISTING STONE HEAD. EXTERNALLY ONLY WINDOW AREAS ARE BEING ALTERED WITH ALL NEW JOINERY TO BE IN HARDWOOD AND PAINTED TO MATCH EXISTING.

DWG: DA HERITAGE STATEMENT

50 WEST ROAD

BUXTON

REVISIONS:

1:1250	CHECKED:
DATE: JAN'23	DRAWN:

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50 WEST ROAD

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