

SPECIFICATION

THE APPLICATION RELATES TO THE CONVERSION OF THE FORMER NURSERY KNOWN AS THE WILLOWS AT 23 PARK ROAD INTO 6 APARTMENTS. (THE NURSERY WAS PERMANENTLY CLOSED EARLY 2022).
THE BUILDING SITS IN A WELL ESTABLISHED DOMESTIC AREA OF LARGE TRADITIONAL BUILDINGS THAT EITHER STILL STAND AS SINGLE DWELLINGS OR, AS IS THE CASE WITH MANY OF THE BUILDINGS HAVE BEEN CONVERTED INTO APARTMENTS OVER THE YEARS. 23 PARK ROAD ITSELF WAS ORIGINALLY BUILT HAS A DWELLING AND WAS ALTERED INTO A CHILD NURSERY SOME DECADES AGO – THIS WAS PERMANENTLY CLOSED MANY MONTHS AGO.

THE INTERNAL FORM OF THE BUILDING, LARGE ROOMS WITH A FULL BASEMENT AREA, WINDOW POSITIONING AND SIZE, AND THE ORIGINAL DOMESTIC PURPOSE MAKE THE CONVERSION INTO APARTMENTS A LOGICAL CONVERSION WITHOUT MAJOR ALTERATION TO THE MAIN BODY OF THE BUILDING OTHER THAN TO THE REAR. THE ORIGINAL REAR OFFSHOT IS IN VERY POOR CONDITION AND HAS SIGNIFICANT DAMP ISSUES. THE AVAILABLE FLOOR AREA ALSO SOMEWHAT LIMITS ITS DOMESTIC USE. WITH THIS IN MIND THE APPLICATION SEEKS TO EXTEND THE DEPTH OF THIS STRUCTURE BY 670mm AND THE WIDTH BY 1000mm. THE STRUCTURE WILL ALSO BE LIFTED TO A FULL 2 STOREY BUT DUE TO THE FORM AND LOWERING OF INTERNAL FLOOR LEVELS ETC, THE STRUCTURE STILL SITS IN A SUBSERVIENT WAY TO THE REAR OF THE MAIN BUILDING.

THE AREAS OF EXTENDED STRUCTURE TO THE REAR WILL BE BUILT UP OFF CONC STRIP FOOTINGS TO A MIN DEPTH OF 1000mm BELOW GROUND WITH FOUNDATION WALLS TO A THICKNESS OF 350mm WITH AN EXTERNAL WALL OF 150mm THAT WILL RUN UP IN COURSED GRITSTONE TO THE MAIN BUILDING, 100 CAVITY WITH WEAK MIX UPTO 225 BELOW DPC AND THEN FULL FILL KINGSPAN INSULATION OR SIMILAR APPROVED THERMALLY SEALED TO CAVITY AND OPENINGS, INTERNAL 7N 100mm SEMI DENSE THERMAL BLOCK INTERNALLY. NEW GROUND FLOOR TO BE SAT AT FINISHED LEVEL OF 450 BELOW THE MAIN BUILDING WITH A GROUND BEARING SLAB MAKE-UP THERETO WITH 100 CONC FINISH WITH 25mm UPSTAND INSULATION TO TAPED AND SEALED DPM/DPC. (ALLOWING FOR UNDERFLOOR HEATING IF SO DESIRED) TO 500g ISOLATING MEMBRANE, MIN 100 GROUND BEARING KINGSPAN TO FULL VISQUEEN RADON MEMBRANE AND 25mm SAND BLINDING AND 150mm HARDCORE SUB BASE. INTERNAL FLOOR TO BE 225x75 C24 GRADE JOISTS AT 450ctrs. ALLOW FOR 100 SOUND INSULATION WITHIN JOIST ZONE, UNDERDRAW WITH 15mm PBD AND SKIM AND OVERBOARD TO FLOOR WITH 22-25mm FLOORING GRADE BOARD. ROOF AREA TO BE 200x75 C24 GRADE TIMBERS TO FORM A FLAT TOP HIP ROOF TO ALLOW DOUBLE TRIMMING TO NEW ROOFLIGHTS AND ROOF TOP SUN LANTERN. THE FLAT ROOF AREA IS TO BE A WARM DECK MAKE-UP WITH 200 DEEP JOIST AREA, 19mm PLYBOARD TO VAPOUR MEMBRANE, 150 ROOFING GRADE KINGSPAN WITH FURTHER EXTERNAL GRADE PLYBOARD OVER TO TAKE EXTERNAL GRP ROOFING MEMBRANE. DRESSED TO ABUTMENT TO REAR OF MAIN BUILDING AND TO PITCHED HIP ROOF UPTO FLAT TOP. PITCHED AREA TO BE MIN 100 KINGSPAN WITHIN RAFTER DEPTH AND 50 BELOW. TYVEK OR SIMILAR MEMBRANE OVER TO BATTEN TO TAKE SLATE ROOF COVERINGS TO MATCH EXISTING. ALL RWP GOODS ETC TO BE PAINTED BLOCK TO WHITE BOX SOFFIT. ALL JOINERY SUGGESTED TO BE FLUSH SASH WINDOWS IN WHITE UPVC, SUCH WINDOWS ARE COMMONLY USED WITHIN CONSERVATION AREAS NOW AS A REPLACEMENT FOR TIMBER. THE NEW INTERNAL STAIR IS TO BE EITHER SOFTWOOD/MDF AND FINISHED IN CARPET OR FINISHED HARDWOOD BOX TREADS. THE ABOVE WORKS ALLOW FOR 2 BED MAISONETTE UNIT WITH SEPARATE REAR ACCESS

TO THE MAIN BUILDING ALLOW FOR THE CONVERSION TO 5 APARTMENTS FROM BASEMENT TO ATTIC FLOORS. ALLOW FOR THE REMOVAL OF EXISTING STAIRCASE FROM GROUND TO BASEMENT AND THE EXISTING FIRST FLOOR TO ATTIC. THE EXISTING BUILDING IS TO BE STRIPPED BACK TO BASE STRUCTURE WITH THE REMOVAL OF ALL INTERNAL WALL/FLOOR AND CEILING FINISHES FINISHES. ALLOW FOR NEW FLOOR STRUCTURE FOLLOWING REMOVAL OF THE BASEMENT STAIR. ALLOW FOR TRIAL PITS TO CONFIRM DEPTH OF THE EXISTING FOUNDATION WALLS AND IF SO APPLICABLE ALLOW FOR A NEW GROUND BEARING FLOOR MAKE-UP AS PER ABOVE WITH NEW TANKING MEMBRANE THERETO. ALLOW FOR NEW GRITSTONE FINISHED STEPPED LIGHTWELL TO BASEMENT APARTMENTS. LIGHTWELL TO BE 150 COURSED GRITSTONE. 100 REINFORCED CONCRETE TO 100 7N RETAINED BLOCK AND VERTICAL TANKING MEMBRANE THERETO, STEPS TO BE FINISHED GRITSTONE AND MEMBRANE AND CONC BASE WITH INDIAN STONE FINISH TO BASE FLOOR.
ALL INTERNAL WALLS ARE TO BE DRYLINED WITH 75mm KINGSPAN BOARD ON DABS AND FINISHED WITH PBD AND SKIM INTERNALLY. THE BASEMENT AREA IS ALSO TO HAVE A OLDROYD VERTICAL TANKING MEMBRANE. ALLOW FOR INSULATED REVEAL BOARDS TO ALL OPENINGS. THE ORIGINAL STAIR FROM GROUND TO FIRST FLOOR IS TO BE RETAINED AND FINISHED WITH AN INTUMESCENT PAINT/STAIN TO ALLOW FOR 1HR FIRE RETARDANT FINISH.
FLOORS AT GROUND AND FIRST FLOOR ARE TO BE RETAINED TIMBER AND FINISHED TO ALLOW REQUIRED FOR SOUND AND FIRE SEPARATION IN ACCORDANCE WITH BUILDING REGULATIONS. ALLOW FOR FLOOR JOISTS TO BE FINISHED WITH RESILIENT BARS TO TAKE 15mm SOUNBLOC BOARD AND 15mm FIRELINE BOARD WITH SKIM FINISH. JOIST DEPTH TO BE INSULATED WITH HUSH SLAB 100. FLOOR OVER TO BE HUSH PANEL 28 FLOATING FLOOR OVER HUSH-10 JOIST STRIPS WITH HUSH SEAL-20 TO THE PERIMETER. NEW INTERNAL PARTY WALLS WHETHER THEY BE 7N BLOCK OR SOUND INSULATIED 100x50 SW TIMBER STUD ARE TO BE FINISHED WITH RESILIENT BARS TO TAKE MAXIBOARD-60 AND FINISHED WITH 15mm SOUNDBLOC BOARD AND SKIM. NEW INTERNAL WALLS WITHIN EACH APARTMENT ARE TO BE 100x50 SW WITH FULL FILL SOUNDQUILT, OVERBOARDED WITH PLYBOARD WHERE FIXINGS REQUIRED AND FINISHED WITH MIN 10KG PBD AND SKIM TO FINISH.

THE MAISONETTE UNITS FORM FIRST TO SECOND FLOOR ARE TO ALLOW FOR A NEW STEEL FRAMED 2ND FLOOR WITHIN SO AS TO ALLOW FULL HEIGHT VOIDS AT WALL PERIMETER WITH STEEL FRAME AND ORIGINAL CENTRAL SUPPORTING WALLS TO PICK UP 225x75 C24 GRADE JOIST AT 400-450ctrs. ALLOW FOR SAME MAKE-UP AS ABOVE AS PART OF THE FLOOR SITS OVER A COMMON ACCESS SPACE.
NEW STAIR TO SECOND FLOOR BEDROOM AREA TO BE EITHER SOFTWOOD/MDF WITH CARPET FINISH OR FINISHED HARDWOOD. BALUSTRADING TO STAIRS WITHIN APARTMENTS TO BE FRAMELESS GLASS AT MIN 900 HEIGHT.

ROOFLINE TO ALLOW FOR REMOVAL OF EXISTING SLATE FINISHES RETAINED TO ALLOW FOR RECOVER TO NEW MEMBRANE AND NEW LEADWORK AS REQUIRED, ALLOW FOR THE REPAIR AND MAKING GOOD OF BOTH CHIMNEY STACKS AT ROOF LEVEL. INSULATE BETWEEN RAFTER LINE WITH 75 KINGSPAM TO BREATHABLE MEMBRANE OVER AND 75 BELOW TO PBD AND SKIM FINISH TO GIVE A MIN 150 DEPTH.

EXTERNALLY ALLOW FOR ALL MAKING GOOD TO STONework AS/IF REQUIRED. NEW JOINERY TO BE FLUSH UNITS IN WHITE UPVC. ALL VELUX UNITS TO BE CONSERVATION RANGE SET FLUSH WITHIN THE ROOFLINE WITH CENTRAL GLAZING BARS. ROOF COVERINGS TO BE SLATE AS EXISTING WITH ANY RECLAIM TO MATCH.

23 PARK ROAD, BUXTON

DWG: SPECIFICATION
23 PARK ROAD
BUXTON

REVISIONS:

NTS	CHECKED:
DATE: OCTOBER 22	DRAWN:

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