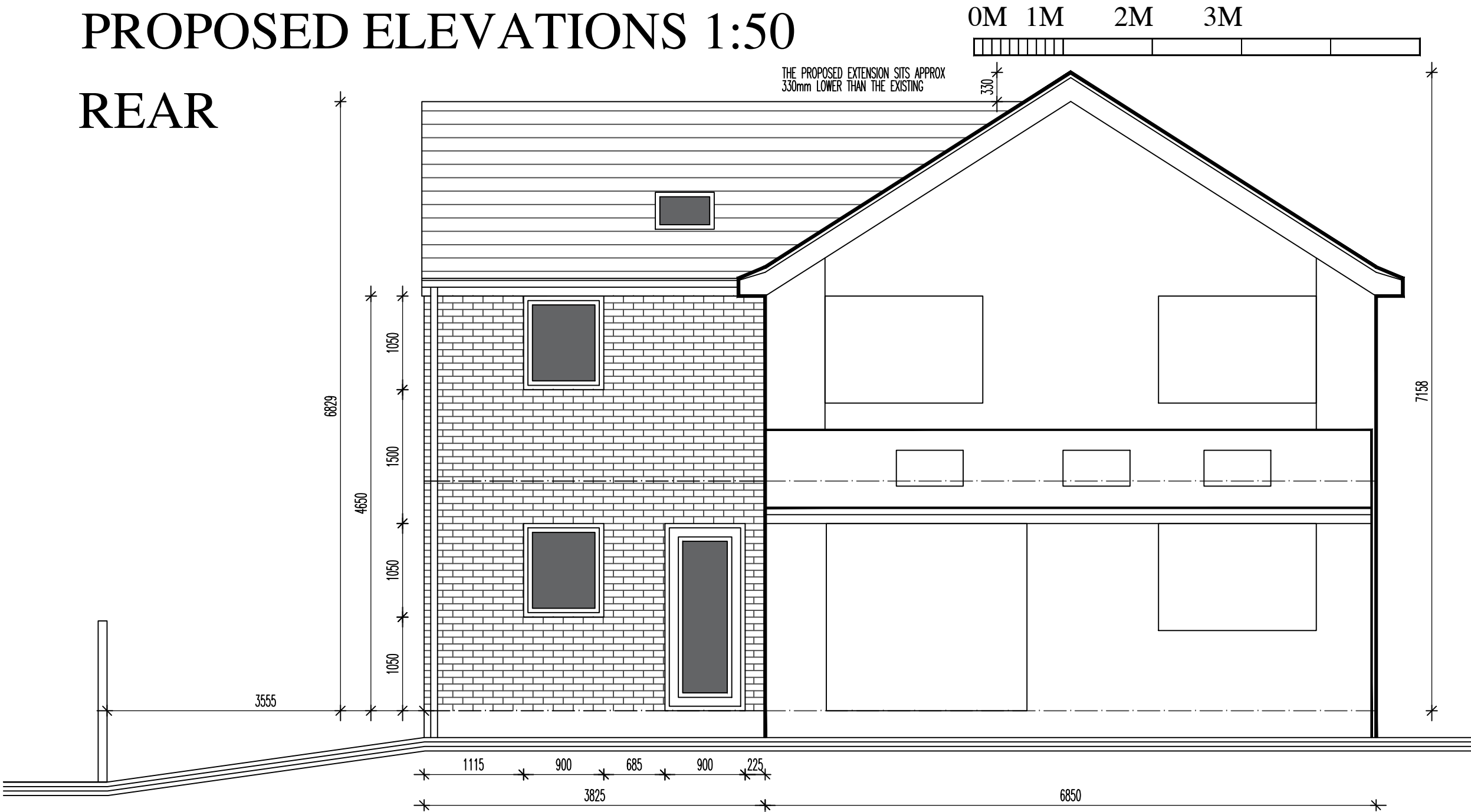


PROPOSED ELEVATIONS 1:50

REAR



WORKS RELATE TO THE DEMOLITION OF THE REAR GARAGE AND CONSTRUCTION OF 2 STOREY SIDE EXTENSION WITH GARAGE AT GROUND FLOOR AND MASTER BEDROOM SUITE OVER. NONE OF THESE WORKS HAVE ANY DETRIMENTAL IMPACT TO NEIGHBOURS, THEY DO NOT IMPACT ANY RIGHTS TO LIGHT OR PRIVACY AND THEY RELATE TO WORKS THAT HAVE BEEN APPROVED TO SEVERAL PROPERTIES ALREADY ON THIS ROAD. AS THE GARAGE TO THE REAR IS REMOVED, THE PROPOSALS ALSO MOVE BUILDING MASS AWAY FROM THE PROPERTY TO THE REAR. THE EXTENSION WIDTH IS CLEARLY SUBSERVIENT TO THE HOST DWELLING AND THE PROPOSED WIDTH STILL MAINTAINS A SIGNIFICANT DISTANCE TO THE SIDE BOUNDARY AND THUS THE SIDE GARDEN THERETO. THE EXTENSION ITSELF IS STEPPED BACK MORE THAN 700mm FROM THE FRONT ELEVATION AND HAS A RIDGE HEIGHT OF MORE THAN 300mm LOWER THAN THE HOST DWELLING. THE PROPOSAL ALSO ALLOWS FOR A NEW DROPPED KERB TO THE FRONT OF ANNCROFT, THIS ALLOWS FOR INCREASED PARKING PROVISIONS AND THE SIDE BOUNDARY TO THE JUNCTION WITH TERRET GROVE WILL BE NO HIGHER THAN 1000mm THUS ENSURING THAT ALL SITE LINES FROM THE JUNCTION THERETO AND THE PROPOSED DRIVE ARE MAINTAINED THROUGHOUT. MATERIALS ARE TO MATCH THE EXISTING DWELLING THROUGHOUT WITH COURSED BRICK TO CAVITY, CONCRETE PLAIN TILE ROOF COVERINGS AND UPVC WINDOWS.

THE NEW EXTENSION IS TO BE BUILT AS FOLLOWS. ALLOW FOR CONG STRIP FOOTINGS TO AN INSULATED GROUND BEARING SLAB CONSTRUCTION WITH WELL COMPACTED 150 HARDCORE, 1200g DPM (TAPED AND SEALED TO DPC), 150mm GROUND BEARING KINGSPAN, 500g ISOLATING MEMBRANE, 100 CONG COVER/SCREED (150 TO GARAGE WITH 150 STEP FROM MAIN DWELLING)AND 25mm PERIMETER UPSTAND INSULATION. ALLOW FOR STEPPED DPC DETAIL AS GARAGE FLOOR 150 LOWER THAN EXISTING/NEW DPC.

WALL TO BE COURSED BRICK OUTER TO MATCH (AS CLOSE AS POSSIBLE), 100 CAVITY WITH FULL FILL KINGSPAN (THERMALLY SELAED TO ALL OPENINGS) AND INTERNAL 100mm 7N SEMI DENSE THERMAL BLOCK WITH 12.5mm PBD AND SKIM FINISH ON DOT AND DAB.

FIRST FLOOR CONSTRUCTION TO RUN SIDE TO SIDE WITH 200x75 C24 GRADE JOISTS AT MAX 450ctrS ONTO HANGERS. NEW JOISTS TO LINE WITH EXISTING FIRST FLOOR LEVEL. ALLOW FOR FULL FILL INSULATION AS SEMI EXPOSED AREA OVER GARAGE. UNDERDRAW WITH 15mm FIRELINE BOARD TO GARAGE TO ALLOW FOR 30MIN FIRE SEPARATION THERETO. ALLOW FOR MID SPAN NOGGINS TO JOISTS. 22mm MIN CHIPBOARD FLOOR FINISH. ALLOW FOR STEPPED BULKHEAD ACCESS TO BEDROOM OFF STAIRCASE LANDING.

ROOF CONSTRUCTION TO BE GABLE ENDED STRUCTURE WITH NEW 150x75 C24 GRADE RAFTERS AT MAX 450ctrS AT PITCH OF 25deg. 225x100 C24 PURLINS TO REDUCE SPAN AS INDICATED. ALLOW FOR ALL DOUBLE TRIMMING TO VELUX OPENINGS AS SHOWN WITH 660x1400 TO MAIN BEDROOM AND 660x980 TO REAR EN-SUITE ROOFLINE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTERS AND 50mm KINGSPAN BELOW WITH 15PBD AND SKIM FINISH. ROOF COVERINGS TO BE CONCRETE TILED FINISH TO MATCH. ALLOW FOR ALL MATCHING BOX SOFFITS IN PLASTIC.

ALLOW FOR ALL NEW WINDOWS TO BE GREY UPVC WITH FLUSH SASH CASEMENTS, CATNIC LINTOLS TO ALL NEW STRUCTURE OPENINGS.

ALLOW FOR ALL NEW ELECTRICAL AND DRAINAGE WORKS IN ACCORDANCE WITH BUILDING CONTROL APPROVAL. DROP SVP FROM EN-SUITE TO PICK UP EXISTING FOUL DRAIN. ALLOW FOR ALL DRAINAGE WORKS AT SITE LEVEL TO APPROVAL OF BUILDING INSPECTOR. DROPPED KERB LINE TO FRONT TO BE UNDERTAKEN IN ACCORDANCE WITH DCC REQUIREMENTS AND BY A REGISTERED CONTRACTOR.

DWG: PROPOSED ELEVATIONS
42 ANNCROFT RD
BUXTON

1:50	CHECKED:
DATE: APRIL '23	DRAWN:

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PROPOSED 08

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