



SECTIONAL SIDE ELEVATION AS PROPOSED 1:50

50 WEST ROAD IS A TRADITIONAL STONE PROPERTY SITING 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 YARD LEADING TO A UTILITY AND ORIGINAL OUTHOUSE WHICH JUST ACTS AS A STORAGE AREA. TO THE FRONT THE PROPERTY STILL RETAINS TRADITIONAL WINDOWS TO THE BAY WITH GRISTONE ELEVATIONS AND SLATE ROOF COVERINGS. TO THE REAR LATER ADDITION PLASTIC WINDOWS SIT TO EXISTING ELEVATIONS OF PAINTED RANDOM RUBBLE GRISTONE. 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 LIGHTWELL TO BE FORMED TO THE FRONT. TO THE REAR THE EXISTING GARAGE/STORE 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 LIGHTWELL TO THE BASEMENT WILL REPRESENT AN INCREASE TO THE ORIGINAL GRID COVERED LIGHTWELL THAT ALREADY EXISTS. THE LIGHTWELL WILL BE INCREASED TO THE SIZE INDICED TO ALLOW THE PASSAGE OF LIGHT TO THE NEW WINDOW TO THE BASEMENT. THE INTERNAL FACE OF THE RETAINED LIGHTWELL IS TO BE GRISTONE (2X7N BLOCK RETAINED WALLS WITH VERTICAL TANKING) WITH A WROUGHT IRON RAILING OVER PAINTED BLACK. ALLOW FOR LIGHTWELL BASE TO BE EXTERNAL TILE FLOORS TO TANKING MEMBRANE TO 150 DEEP CONC RAFT BASE TO SUBSTRATE.

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.

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 DPM 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 RECLAM TO ALLOW FOR NEW BATENS 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 UNDERDRAINED 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.



REAR/SECTIONAL REAR ELEVATION AS PROPOSED 1:50

50 WEST ROAD, BUXTON

REVISIONS:

PROPOSED PLANS

50 WEST ROAD

SCALE: 1:50

DATE: JAN'23

DRAWN: AJS

CHECKED: AJS

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A.J.S ARCHITECTURE



32 carr road,
buxton,
derbyshire,
sk17 6wf.

h: 01298 26062
m: 07794 400237

DRAWING No:

PROPOSED 02-A

B REGS COMPLIANT