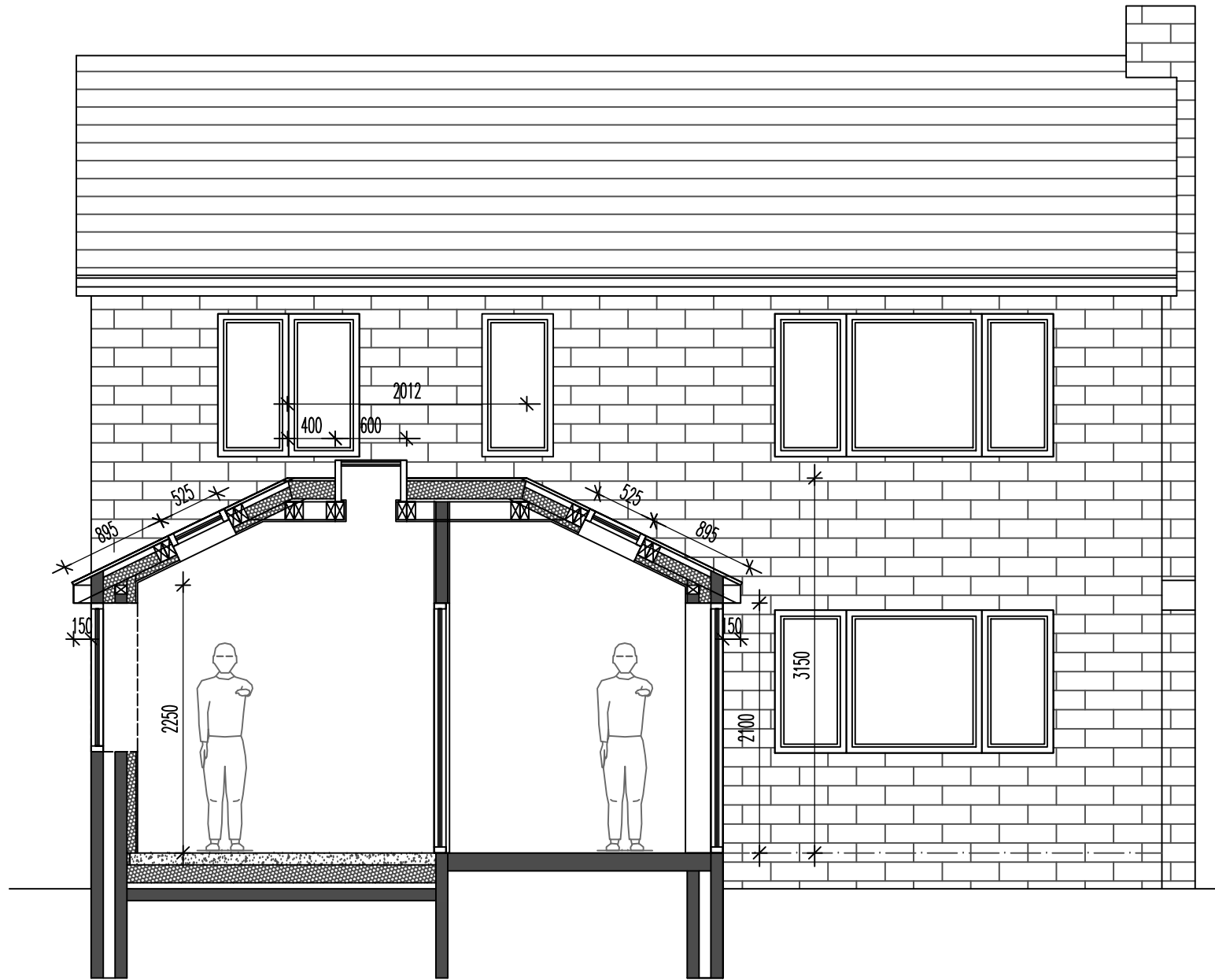




THE FRONT STRUCTURE IS ORIGINAL AND WAS
ORIGINALLY GARAGE/PORCH SPACE. THE APPLICATION
HERE RELATES TO THE CONVERSION OF THE AREA TO
FORM A STUDY/SITTING ROOM WITH THE REMOVAL OF
THE ORIGINAL FLAT ROOF OVER TO ALLOW FOR A
FLAT TOP HIP PITCHED ROOF TO MATCH THAT TO THE
PROPOSED REAR EXTENSION.

0M 1M 2M 3M

FRONT SECTION AS PROPOSED 1:50

33 THE FRONT, WATERSWALLOWS

GENERAL CONSTRUCTION NOTES:

FOUNDATION WALLS ARE TO BE CONC STRIP FOOTINGS WITH WEAK MIX CONC CAVITY CONSTRUCTION UP TO A GROUND BEARING SLAB CONSTRUCTION WITH 25mm SAND BLINDING, 150mm GROUND BEARING KINGSPAN INSULATION WITH 1200g DPM, 500g ISOLATING, 100mm CONC/SCREED COVER WITH 25mm PERIMETER INSUL TO PREVENT COLD BRIDGING AND FINISH TO CLIENTS REQUIREMENTS (UNDERFLOOR HEATING IF SO DESIRED - DISCUSS WITH CLIENT). EXTERNAL WALL CONSTRUCTION TO BE TO MATCH EXISTING WITH DASHED RENDER TO 100mm 7N SOLID BLOCK EXTERNAL SKIN, 100mm CAVITY WITH FULL FULL KINGSPAN (THERMALLY SEALED TO OPENINGS/JUNCTIONS ETC), 100mm INTERNAL 7N SEMI DENSE THERMAL BLOCK AND 12.5mm PLASTERBOARD AND SKIM TO FINISH. ALLOW FOR ALL RELEVANT WALL TIES AT 450 AND 750ctr

NEW BI-FOLD DOORS TO THE REAR TO BE ALUMINIUM WITH TRIPLE GLAZED UNITS. U VALUE OF 0.9 W/M2K OR BETTER. ALLOW FOR BLIND SYSTEM IN GLASS CAVITY OR AS REQUIRED BY THE CLIENT. ALLOW FOR ASSOCIATED CAVITY TRAY CATNIC LINTOL OVER OR STEEL RELEVANT TO WIDTH OF OPENING AS REQUIRED. ALLOW FOR BI-FOLD UNITS TO MATCH COLOUR OF ANY NEW WINDOWS AS REQUIRED. ALL NEW WINDOWS TO FLUSH SASH CASEMENTS

THE ROOF AREA IS TO BE CONSTRUCTED AS A HIPPED FLAT TOP WITH 150x75 C24 RAFTERS USED AT MAX 450ctrS UP TO A DOUBLE TRIMMED FLAT TOP FRAME WITH 150x75 C24 FLAT ROOF JOISTS. RAFTER SECTION AT PITCH OF 25-26deg TO MATCH MAIN ROOF. RAFTERS TO BE DOUBLE TRIMMED TO FRAME CONSERVATION ROOFLIGHT BY THE ROOFLIGHT COMPANY AS INDICATED (SUGGESTED SIZE - VIEWABLE TO BE: 821x525. ALLOW FOR 100 KINGSPAN BETWEEN RAFTER AND 50 BELOW WITH PBD AND SKIM TO FINISH. ROOF FINISH TO BE TILED TO MATCH - TILE SHOULD WORK AT PITCH WITHOUT SECONDARY MEBRANE SYSTEM. FLAT TOP SECTION TO BE CONSTRUCTED AS WARM DECK MAKE-UP WITH 19mm PLYBOARD DECK TO VAPOUR MEMBRANE OVER FLAT ROOF JOISTS WITH 150mm ROOFING GRADE KINGSPAN OVER WITH PLYBOARD DECK TO TAKE GRP FINISH, DRESSED TO ABUTMENT. ALLOW FOR DOUBLE JOIST TRIMMERS TO FRAME FLAT TOP ROOFLIGHTS TO SIZE AS INDICATED

ALL NEW STUDWORK IS TO BE 100x50 SW AT 450ctrS WITH ISOVER APR 1200 QUILT THERETO FOR SOUND INSULATION PURPOSES. OVERBOARD WITH PBD AND SKIM AND PLYBOARD TO AREAS REQUIRING WALL FIXING. ALLOW FOR NEW DOOR AND FRAME THERETO AND ALL RELEVANT SKIRTING JOINERY ETC.

ALLOW FOR ALL NEW STEELWORK INTERNALLY TO OPEN UP SPACE THROUGH FROM EXISTING TO NEW EXTENSION. ALL STEELS TO BE ON MIN 2 COURSE ENG BRICK PADSTONE SUPPORT TO STRUCTURE EITHER END - STRUCTURAL ENGINEER CALCS TO BE PROVIDED UNDER SEPARATE COVER.

ALLOW FOR ALL RELEVANT WORKS TO EXISTING DRAINAGE AS REQUIRED AND BRANCH CONNECTION TO EXISTING. ALLOW FOR ANY NEW MANHOLES AS/IF REQUIRED AND UNDERTAKE ALL WORKS IN ACCORDANCE WITH APPROVAL FROM BUILDING REGULATIONS AND RELEVANT SERVICE AUTHORITY.

SUGGEST CREATION OF PATIO AREA TO REAR OF LOUNGE/SIDE OF EXTENSION TO RUN FLUSH THROUGH WITH FLOOR FINISH, ALLOW FOR ALL RELEVANT ACO DRAIN AT ABUTMENT

DWG: PROPOSED

33 THE FRONT

WATERSWALLOWS, BUXTON

REVISIONS:

1:50

CHECKED:

DATE: MAY'23

DRAWN:

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PROPOSED 06

33 THE FRONT