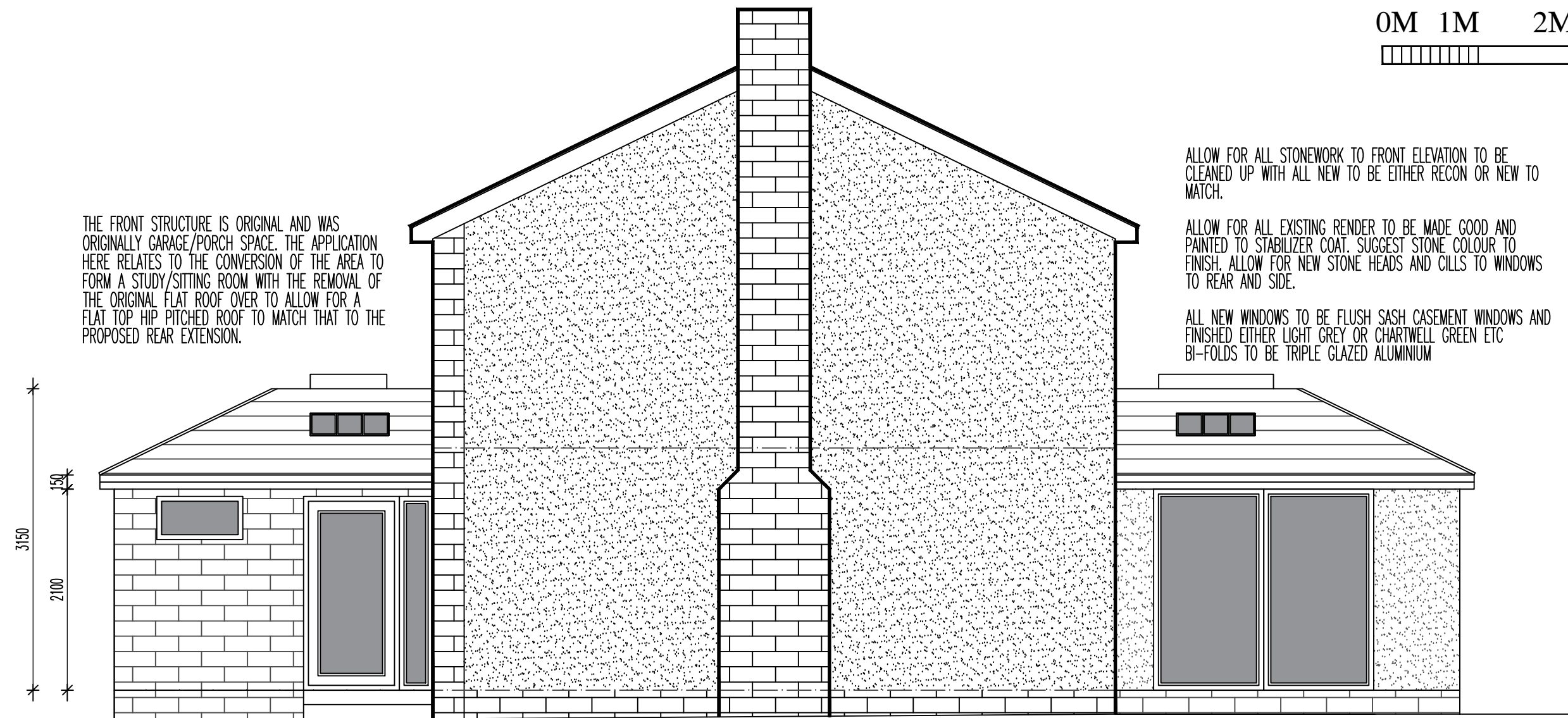




THE FRONT STRUCTURE IS ORIGINAL AND WAS
ORIGINALLY GARAGE/PORCH SPACE. THE APPLICATION
HERE RELATES TO THE CONVERSION OF THE AREA TO
FORM A STUDY/SITTING ROOM WITH THE REMOVAL OF
THE ORIGINAL FLAT ROOF OVER TO ALLOW FOR A
FLAT TOP HIP PITCHED ROOF TO MATCH THAT TO THE
PROPOSED REAR EXTENSION.

ALLOW FOR ALL STONEMWORK TO FRONT ELEVATION TO BE
CLEANED UP WITH ALL NEW TO BE EITHER RECON OR NEW TO
MATCH.

ALLOW FOR ALL EXISTING RENDER TO BE MADE GOOD AND
PAINTED TO STABILIZER COAT. SUGGEST STONE COLOUR TO
FINISH. ALLOW FOR NEW STONE HEADS AND CILLS TO WINDOWS
TO REAR AND SIDE.

ALL NEW WINDOWS TO BE FLUSH SASH CASEMENT WINDOWS AND
FINISHED EITHER LIGHT GREY OR CHARTWELL GREEN ETC
BI-FOLDS TO BE TRIPLE GLAZED ALUMINIUM

DWG: PROPOSED
33 THE FRONT
WATERSWALLOWS, BUXTON

REVISIONS:

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

GENERAL CONSTRUCTION NOTES:
FOUNDATION WALLS ARE TO BE CONC STRIP FOOTINGS WITH WEAK MIX CONC
CAVITY CONSTRUCTION UPTO 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 UPTO 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

SIDE ELEVATION AS PROPOSED 1:50

33 THE FRONT, WATERSWALLOWS

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE
AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED
FOR AMENDMENTS MADE BY OTHER PERSONS.

A.J.S ARCHITECTURE

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

h: 01298 26062
m: 07794 400237

PROPOSED 11

33 THE FRONT