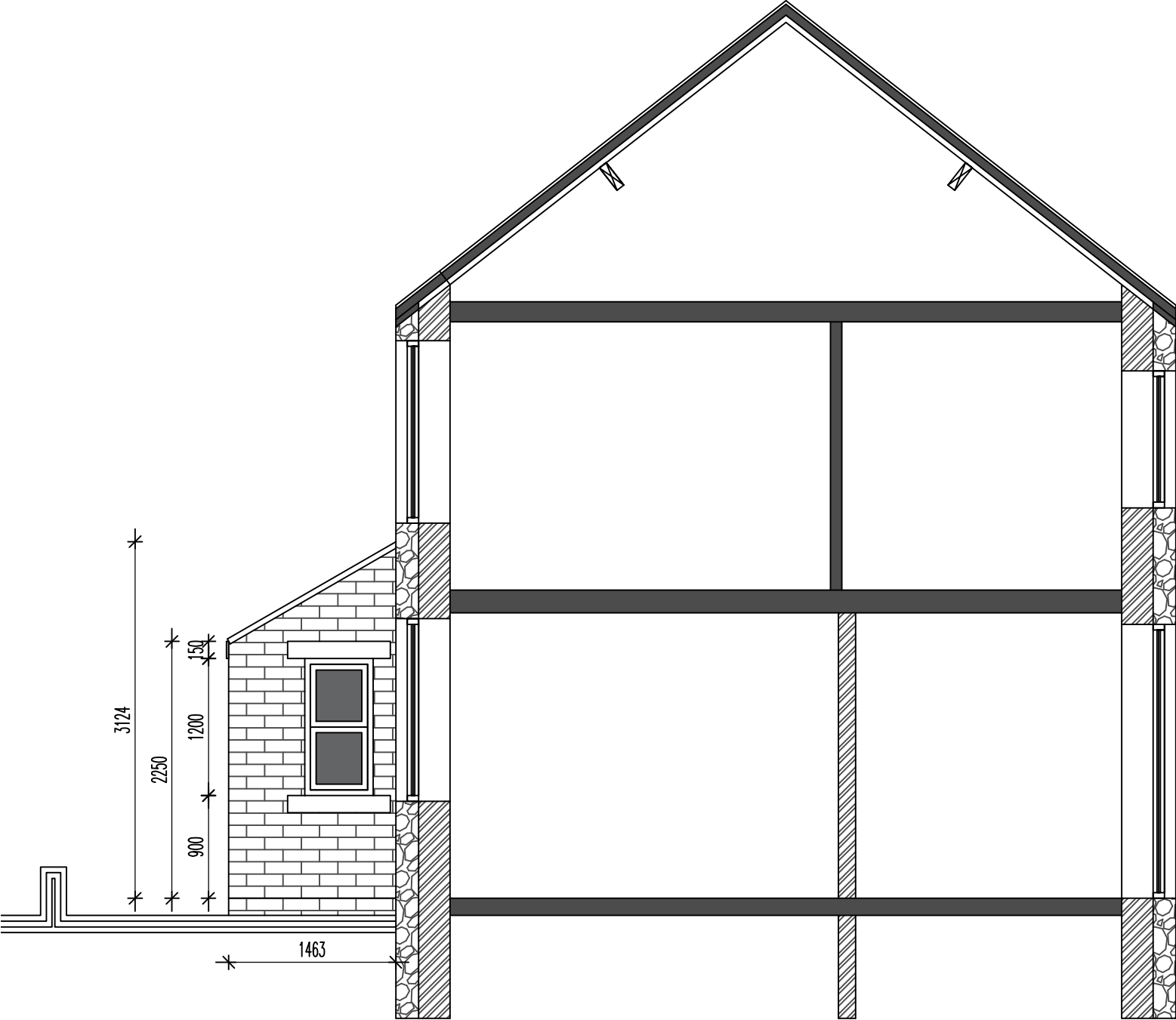
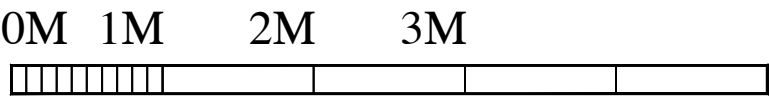


PROPOSED ELEVATIONS 1:50

SIDE



THE APPLICATION RELATES TO THE CONSTRUCTION OF A FRONT PORCH EXTENSION VERY SIMILAR TO THE OTHER PORCH EXTENSIONS ON ADJACENT PROPERTIES ON ST JAMES STREET. A SMALL REAR CONSERVATION ROOFLIGHT IS ALSO TO BE ALLOWED FOR TO THE REAR EXTENSION IN ADDITION TO THE EXISTING ROOFLIGHT THERETO.

THE FRONT PORCH EXTENSION IS TO BE BUILT UP OFF STRIP FOOTINGS 600X300 CONC WITH A 7N CAVITY WALL CONSTRUCTION WITH WEAK MIX CONC FILL TO THE CAVITY UPTO 225 FROM DPC LINE. FLOOR CONSTRUCTION TO BE A GROUND BEARING SLAB CONSTRUCTION WITH 150 HARDCORE, 1200q DPM, 25 SAND BLINDING WITH 150mm KINGSPAN INSULATION OVER, 500G ISOLATING MEMBRANE, 100MM CONC COVER WITH SCREED AND 25mm UPSTAND INSULATION TO PERIMETER TO PREVENT COLD BRIDGING. ALLOW FOR RADON MEMBRANE AS/IF REQUIRED, TAPE AND SEAL DPC/DPM.

WALL CONSTRUCTION TO BE CAVITY WORK 300 O/A. EXTERNAL COURSED GRITSTONE TO MATCH, 100 CAVITY WITH FULL FILL KINGSPAN TO CAVITY, THERMALLY SEALED TO ALL OPENING JUNCTIONS AND 100 7N INTERNAL SEMI DENSE THERMAL BLOCK (HEMELITE OR EQUIVALENT ETC). ALLOW FOR ALL RELEVANT WALL TIES IN ACCORDANCE WITH BUILDING REGS. INTERNAL DRY LINED PLASTERBOARD, TAPED AND SEALED TO FINISH INTERNALLY. NEW COMPOSITE GLAZED FRONT DOOR WITH FLUSH SASH CASEMENT WINDOW IN WHITE TO THE SIDE. ALLOW FOR CATNIC LINTOLS OVER EXTERNAL OPENINGS. ALLOW FOR STONE HEAD AND CILL THERETO.

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150x50 C24 RAFTERS AT 450ctrs AT PITCH OF 30deg. ALLOW FOR ALL ASSOCIATED DOUBLE TRIMMERS TO FRAME 550x780 CONSERVATION ROOFLIGHT. ROOF COVERINGS TO BE SLATE TO MATCH. ROOF SLOPE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTER AND 50mm BELOW. ALLOW FOR ALL ASSOCIATED ABUTMENT LEAD FLASHINGS AND VALLEYS AND ALL MAKING GOOD TO WALL FINISHES THERETO.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND STONE FLAG PAVING THERETO AND ACO ABUTMENT DRAINS ETC

TO THE REAR ELEVATION ALLOW FOR A NEW CONSERVATION ROOFLIGHT IN ADDITION TO THE EXISTING UNIT THERETO. ALLOW FOR ALL ASSOCIATED DOUBLE RAFTER TRIMMING THERETO AND MAKING GOOD. ROOFLIGHT SIZE TO BE 550x980.

INTERNALLY WORKS ARE ALSO TO BE UNDERTAKEN TO ALLOW FOR A NEW STAIRCASE TO THE EXISTING ATTIC BEDROOM – THESE WORKS DO NOT REQUIRE PLANNING.

ALLOW FOR FRAMING OUT TO EXISTING FLOOR JOISTS TO FORM NEW STAIRWELL AS INDICATED WITH JOIST SIZES TO SAME DEPTH (EITHER 150 OR 175 DEEP) BUT TO MIN 75mm WIDTH AND DOUBLED UP TO FRAME WITH JOIST ctrs TO MAX 400mm WIDTH (ALLOW FOR NOGGINS TO MID SPAN). FURTHER INVESTIGATION WILL BE REQUIRED TO CONFIRM JOIST SPANS ETC AND 2x 200x75 C24 JOISTS BOLTED TOGETHER WILL LIKELY BE REQUIRED TO TRIM AND FRAME THE STAIRWELL. NEW STAIRCASE IS TO BE CONSTRUCTED IN MDF (OR SOFTWOOD) WITH 230 TREADS AND 12 RISERS OVER EXISTING FLOOR TO FLOOR AT 2525mm. ALLOW FOR A CLEAR WIDTH TO STAIR OF 825mm (900 STAIR) WITH GLAZED BALUSTRADE TO HARDWOOD NEWEL POST AND HANDRAIL AT MIN HEIGHT OF 900mm. MAINTAIN HEAD HEIGHT OF 2000mm OVER STAIR. TO THE REAR ELEVATION IT MAY BE POSSIBLE TO ENGINEER OUT THE REAR PURLIN THERETO IF SO DESIRED BY THE CLIENT. THESE WORKS WOULD INVOLVE THE REMOVAL OF THE PLASTERBOARD CEILING THERETO, DOUBLING UP ON EVERY OTHER RAFTER AND UNDERDRAWING WITH 15mm PLYBOARD NAILED AT REGULAR 150 MAX ctrs TO RAFTER LINE. CEILING TO THEN BE UNDERDRAWN WITH 50mm KINGSPAN BOARD AND SKIM TO FINISH. CONFIRMATION OF PLYBOARD RACKING WILL BE REQUIRED BY STRUCTURAL ENGINEER IF DESIRED AS OPTION.

ALLOW FOR 30min FIRE PROTECTED ESCAPE ROUTE TO FRONT DOOR WITH NEW 100x50 STUDWORK FRAMED OUT WITH 30min RATED PBD AND SKIM WITH STAIR UNDERDRAWN WITH FIRELINE BOARD AND SKIM. ALLOW FOR NEW 30min FIRE DOORS TO ALL MAIN ROOMS AS INDICATED. ALLOW FOR INTERLINKED SMOKE DETECTION WITH MAINS BATTERY BACK-UP TO PROTECTED STAIR ROUTE.

ALLOW FOR NEW BATHROOM SUITE OR ALTERATION OF EXISTING TO CLIENT REQUIREMENTS AS REQUIRED. ALLOW FOR ALL ASSOCIATED TILING/FINISHING WORKS ETC AND EXTRACT FAN IN ACCORDANCE WITH BUILDING REGULATIONS.

DWG: PROPOSED ELEVATIONS

2 ST JAMES STREET

BUXTON

REVISIONS:

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

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PROPOSED 05

2 ST JAMES ST