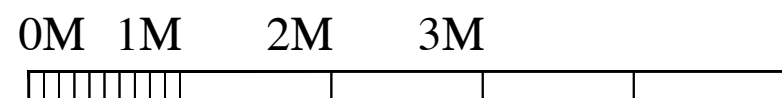




ALLOW FOR FEATURE SMOOTH RENDER SECTIONS TO REAR ELEVATIONS IN EITHER STONE COLOUR OR CREAM/OFFWHITE



REAR ELEVATION AS PROPOSED 1:50

37A LEEK ROAD, BUXTON

FOUNDATION WALLS TO REAR EXTENSION ARE ASSUMED 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 WALLS ARE TO BE 100 RECON TO MATCH EXISTING, 100mm CAVITY WITH FULL FULL KINGSPAN (THERMALLY SEALED TO OPENINGS/JUNCTIONS ETC), 100mm INTERNAL 7N BLOCK AND 12.5mm PLASTERBOARD AND SKIM TO FINISH. ALLOW FOR ALL RELEVANT WALL TIES AT 450 AND 750ctr. (IF BUILD UP DICTATES, ALLOW FOR 225 DEEP BEAM AND BLOCK FLOOR ONTO MID SPAN SLEEPER WALL)

NEW BI-FOLD DOOR 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. ALL NEW WINDOWS TO BE FLUSH SASH CASEMENT WINDOWS FINISHED TO CLIENT REQUIREMENTS.

FIRST FLOOR JOISTS TO BE 200x75 AT MAX 450ctr. WITH MID SPAN NOGGINS WITH MIN 22–25mm FLOORING GRADE BOARD OVER TO RUN FLUSH WITH EXISTING FIRST FLOOR. ALLOW FOR MID SPAN STEELS AS INDICATED TO PICK UP JOISTS SO AS TO RUN SIDE TO SIDE. ALL JOIST TO BE ON HANGERS AGAINST EXTERNAL WALL AND INSULATED WITH MIN 100mm SOUND INSULATION THERETO. (FULL FILL KINGSPAN TO AREA BELOW ENCLOSED REAR BALCONY AREA OF BEDROOM TO REAR. VAPOUR MEMBRANE, EXTERNAL GRADE PLYBOARD AND REQUIRED DECK FINISH OVER)

THE ROOF AREA TO EXTENSION TO BE CONSTRUCTED AS DOUBLE GABLE TO CENTRAL VALLEY. MIN 150x75 RAFTERS AT 400ctr. WITH DOUBLE TRIMMING TO FRAME ROOFLIGHTS AT 660x980 AS INDICATED (ALLOW FOR INTEGRA OPERATION AS/IF REQUIRED). CENTRAL STEEL TO PICK UP CENTRAL RAFTERS ENDS AND 150x75 FLAT VALLEY JOISTS STRAPPED ACROSS TO RAFTER ENDS. RAFTER LINE TO BE INSULATED WITH 100 KINGSPAN BETWEEN AND 50 BELOW FINISHED WITH PBD AND SKIM. VALLEY TO BE WARM DECK INSULATED MAKE-UP WITH PBD DECK TO VAPOUR MEMBRANE OVER JOISTS, 150 KINGSPAN OVER WITH EXTERNAL GRADE PLYBOARD TO GRP. DRESSED TO ABUTMENT RAFTER LINE MIN 450mm TO SLOPE. ALLOW FOR CENTRAL HOPPER OUTLET AND GUTTER THERETO

ALL NEW STUDWORK IS TO BE 100x50 SW AT 450ctr. 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 NEW M AND E WORKS THROUGHOUT WITH REPOSITIONING OF BOILER TO UTILITY AREA AND ALL NEW ASSOCIATED VERTICAL RADS.

ALLOW FOR ALL RELEVANT WORKS TO EXISTING DRAINAGE AS REQUIRED AND BRANCH CONNECTION TO EXISTING. AGREE ALL DETAILS WITH BUILDING CONTROL AT SITE LEVEL. ALLOW FOR ANY RELEVANT NEW MANHOLES AS/IF REQUIRED. ALLOW FOR ABUTMENT ACO DRAINS WHERE EXTERNAL PATIO/DECK TO RUN FLUSH THROUGH WITH INTERNAL FLOOR FINISH.

DWG: PROPOSED
37A LEEK ROAD
BUXTON

REVISIONS:

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

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PROPOSED 05A

37A LEEK ROAD