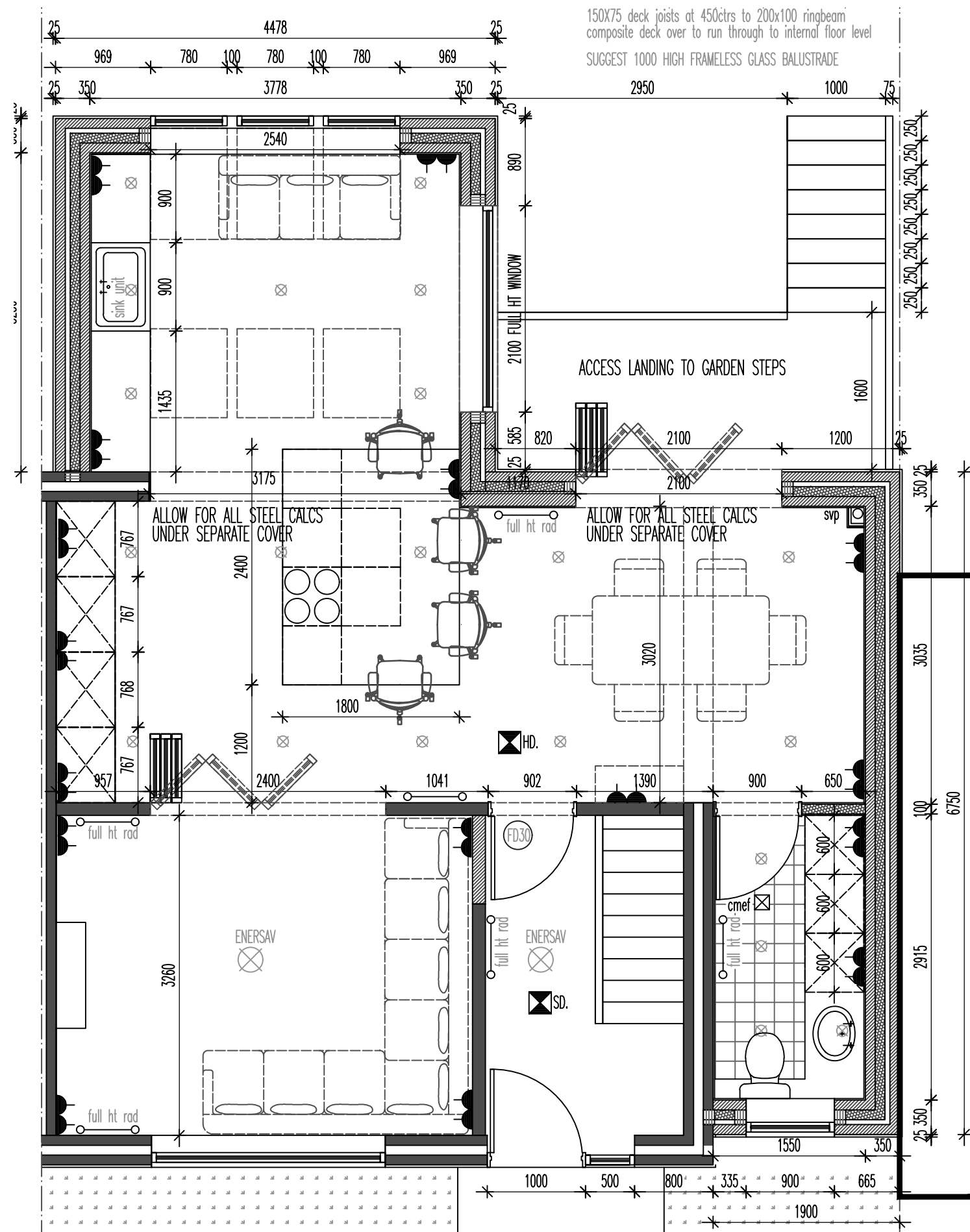




150x75 deck joists at 450ctrs to 200x100 ringbeam
composite deck over to run through to internal floor level
SUGGEST 1000 HIGH FRAMELESS GLASS BALUSTRADE

APPLICATION RELATES TO THE CONSTRUCTION OF A REAR EXTENSION TO FORM AN OPEN PLAN FAMILY/KITCHEN/DINING SPACE. TWO STOREY SIDE EXTENSION IN LIEU OF FLAT ROOF UTILITY TO FORM EXTENDED BATHROOM AND BEDROOM ACCOMMODATION.

THE REAR EXTENSION IS SINGLE STOREY FROM INTERNAL GROUND LEVEL WITH A SMALL STORAGE VOID SPACE BELOW WITH CRAWL ACCESS TO THE BASEMENT SPACE BELOW THE ORIGINAL DWELLING. THE EXTENSION IS TO BE BUILT UP OFF CONC STRIP FOOTINGS TO DEPTH AGREED ON SITE WITH BUILDING CONTROL. EXTERNAL WALL TAKEN UP WITH 7N SEMI DENSE THERMAL BLOCK INTERNALLY. 100 CAVITY WITH WEAK MIX CONC FILL TO 225 BELOW DPC LINE AND THEN 150 CAVITY WITH 100mm CAVITY INSULATION THERETO WITH ALL OPENINGS THERMALLY SEALED THERETO, 100 EXTERNAL 7N BLOCK WITH RENDER OUTER TO FINISH. ALLOW FOR NEW BI-FOLD TO REAR AND SIDE IN ALUMINIUM TO CLIENT REQUIRED COLOUR. MIN U VALUE TO GLAZING SUGGEST 0.9W/M2K. WINDOWS TO REAR TO VELUX COMBINATION UNITS WITH 950x780 WINDOW ELEMENT TO 1180x780 ROOFLIGHT UNIT. 3 WIDE OPENING SECTION AS INDICATED. WITH FURTHER 980x780 ROOFLIGHTS ABOVE TO ALLOW FOR INCREASED NATURAL DAYLIGHT INTO OPEN PLAN SPACE TO FAMILY KITCHEN

GROUND FLOOR AREA TO 200x75 C24 JOIST AT 400ctrs ON HANGERS WITH POLYPROPYLENE NETTING TO ALLOW FOR MIN 200mm RIGID OR FLEXIBLE SLAB INSULATION TIGHTLY FITTED BETWEEN EACH JOIST. ALLOW FOR DAMP MEMBRANE FIXED BELOW JOIST LEVEL AND VAPOUR MEMBRANE OVER WITH 25mm FLOORING GRADE BOARD OVER. (OTHER FLOOR OPTION IS BEAM AND BLOCK WITH 150 BEAMS TO 7N BLOCKS LAID FLAT WITH 1200g DPM, 150 RIGID FLOORING GRADE INSULATION. 500g ISOLATING MEMBRANE TO 100 CONC OVER. ALLOW FOR 25mm PERIMETER UPSTAND INSULATION WITH DPM/DPC TAPED AND SEALED THERETO.)

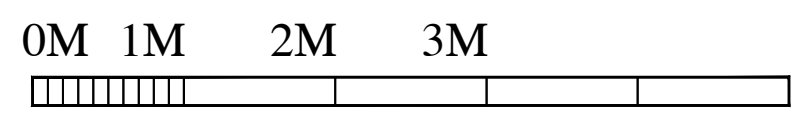
ROOF OVER TO 150x50 C24 RAFTERS AT 400ctrs DOUBLE FRAMED TO ROOFLIGHT OPENINGS. PITCH TO BE 20deg WITH BREATHER MEMBRANE TO BATTEN WITH TILED FINISH OVER TO MATCH. RAFTER LINE INSULATED WITH 100 KINGSPAN BETWEEN AND 50 BELOW TO PBD AND SKIM TO FINISH. ALLOW FOR SECONDARY MEMBRANE TO ROOF SUCH AS ONDUTILE OR EASISLATE ETC AS REQUIRED DUE TO LOW PITCH)

2 STOREY SIDE EXTENSION TO BE BUILT UP IN LIEU OF EXISTING UTILITY AREA, EXTENSION TO BE STEPPED BACK AS INDICATED TO ALLOW FOR SLIGHT DROPPED RIDGE TO HIPPED ROOF THERETO. EXTENSION TO BE BUILT UP OF 600x300 CONC STRIP FOOTINGS AT DEPTH TO SUIT GROUND LEVELS (STEPPED TO REAR). GROUND FLOOR TO BE BEAM AND BLOCK AS ABOVE. FIRST FLOOR TO BE 200x50 C24 GRADE AT 400ctrs ON HANGERS WITH 100 SOUND QUILT BETWEEN, FLOOR POSITIONED SO AS TO LINE THROUGH WITH EXISTING WITH MIN 22-25mm FLOORING GRADE BOARD THERETO. EXTENSION TAKEN UP TO HIP ROOF STRUCTURE WITH 150x75 RAFTERS AT MAX 400ctrs TAKEN SUPPORT FROM WALL TAKEN UP INTO APEX. HIP RAFTER TO BE 225x50. HIP STRUCTURE TO FOLLOW LINE OF EXISTING. INSULATION TO FOLLOW LINE OF RAFTER WITH KINGSPAN, 100 BETWEEN AND 50 BELOW, FINISHED WITH PBD AND SKIM TO RAKE. ROOF COVERINGS TO MATCH EXISTING WITH BREATHABLE MEMBRANE TO BATTEN.

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 M AND E WORKS THROUGHOUT. ALLOW FOR METERS NEAR BACK DOOR TO BE RELOCATED TO POSITION TO BE AGREED WITH CLIENT ETC.

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 ANY ABUTMENT ACO DRAINS WHERE APPLICABLE



GROUND FLOOR AS PROPOSED 1:50

47 OVERDALE AVENUE, BUXTON

DWG: PROPOSED

47 OVERDALE AVENUE

BUXTON

REVISIONS:

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

©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 02

47 OVERDALE AVE