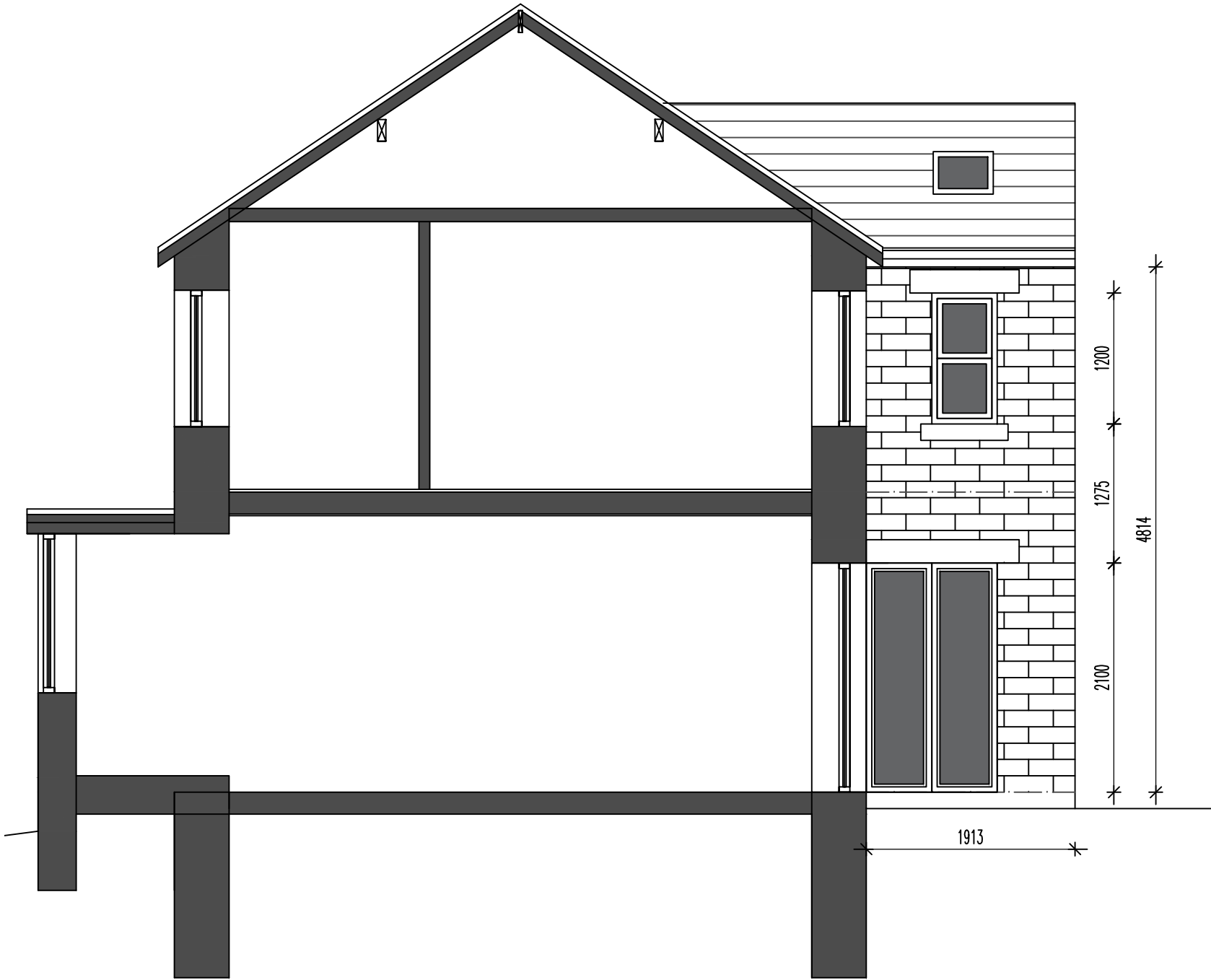
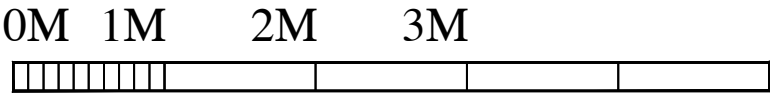


SIDE ELEVATION AS PROPOSED 1:50



113 LEEK ROAD



EXTENSION 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 150 DEEP BEAM AND BLOCK FLOOR SPANING SIDE TO SIDE WITH 7N BLOCKS LAID FLAT, 1200g DPM, 150mm KINGSPAN INSULATION OVER, 500G ISOLATING MEMBRANE, 100MM CONC COVER WITH SCREED AND 25mm UPSTAND INSULATION TO PERIMETER TO PREVENT COLD BRIDGING. TAPE AND SEAL ALL DPC/DPM AND ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE CENTRAL HEATING SYSTEM IF SO DESIRED. (RADS INDICATED). DEPTH OF FOOTINGS TO BE AGREED WITH BUILDING CONTROL RELATIVE TO EXTERNAL GROUND LEVELS

WALL CONSTRUCTION TO BE CAVITY WORK 350 O/A. 100 OUTER COURSED NATURAL GRITSTONE, 150 CAVITY WITH 100mm KINGSPAN TO CAVITY (MAINTAINING 50 AIR GAP), THERMALLY SEALED TO ALL OPENING JUNCTIONS WITH THERMAL CLOSERS 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. ALLOW FOR CATNIC LINTOLS RELATIVE TO OPENINGS AS SHOWN. ALL WINDOWS TO BE WHITE PLASTIC SASH DOUBLE GLAZED UNITS TO U VALUE OF 1.2 W/M2K OR BETTER. (ANY BI-FOLD DOORS TO BE ALUMINIUM).

2 STOREY SIDE EXTENSION TAKEN UP TO FIRST FLOOR TO LINE WITH EXISTING WITH 200x50 FLOOR JOIST AT 400ctrs WITH MID SPAN NOGGINs AND ALL JOISTS ON HANGERS. FLOOR TO ALLOW FOR 100mm SOUND INSULATION THERETO. ROOF STRUCTURE TO FOLLOW PITCH OF EXISTING AT ASSUMED ANGLE OF APPROX 33-35deg - CONFIRM ON SITE. SOFFIT TO LINE WITH EXISTING FRONT AND REAR WITH FRONT ELEVATION STEPPED BACK SO AS TO LOWER RIDGE LINE. ROOF STRUCTURE TO BE 150x75 C24 GRADE RAFTERS AT 400ctrs. DOUBLE FRAME TO FORM OPENINGS FOR ROOFLIGHTS AS INDICATED. INSULATE ROOF AT RAFTER LINE WITH 100 KINGSPAN BETWEEN AND 50 BELOW WITH PBD AND SKIM TO FINISH. ROOF COVERINGS TO BE GREY SLATE TO MATCH. SOFFITS TO MATCH EXISTING THERETO.

FORM MEZZANINE LEVEL AS IF REQUIRED WITH 150x75 C24 JOISTS AT MAX 400ctrs TREATED TO BE EXPOSED FEATURE BELOW. ALLOW FOR HIT AND MISS LOFT LADDER ACCESS WITH FRAMLESS GLASS BALUSTRADE THERETO.

ALLOW FOR MINOR DRAINAGE WORKS TO BRANCH CONNECT TO EXISTING IN ACCORDANCE WITH APPROVAL FROM BUILDING CONTROL AND ANY RELEVANT RELOCATION OF MANHOLES ETC. ENSURE NEW FOOTING SITS BELOW DRAIN INVERT LEVEL WHERE RELEVANT.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND ACO ABUTMENT DRAINS ETC AS / IF REQUIRED. ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF IF REQUIRED UNDER SEPARATE COVER. ALLOW FOR ALL RELEVANT ELECTRICAL/MECHANICAL/HEATING WORKS IN ACCORDANCE WITH CLIENT REQUIREMENTS AND TO BUILDING REG COMPLIANCE.

ALL STUDWORK 100x50 SW WITH SOUND QUILT AND PLYBOARDED WHERE FIXINGS REQUIRED. PBD AND SKIM FINISH

DWG: PROPOSED
113 LEEK ROAD
BUXTON

1:50	CHECKED:
DATE: FEB 24	DRAWN:

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PROPOSED 11

113 LEEK ROAD