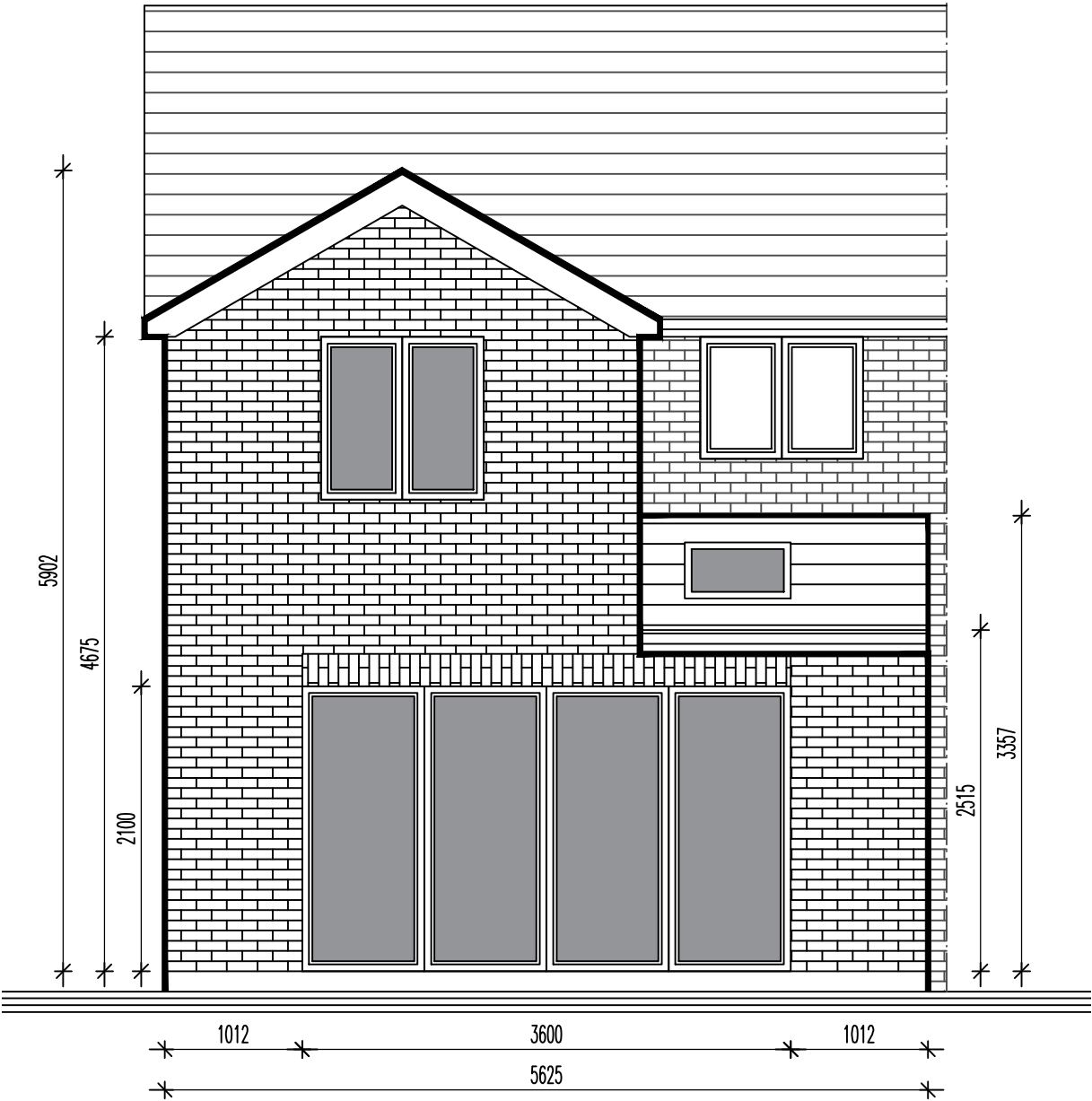
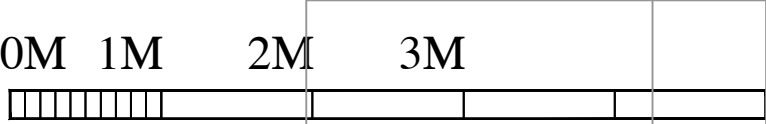


PROPOSED FRONT AND REAR ELEVATIONS 1:50



THE PROPOSED WORKS RELATE TO THE DEMOLITION OF THE FORMER CONSERVATORY AND GARAGE TO MAKE WAY FOR A 2 STOREY REAR EXTENSION DROPPING DOWN TO A SINGLE STOREY ELEMENT-FULL WIDTH. THE TWO STOREY ELEMENT IS SO DESIGNED TO RETAIN RIGHTS TO LIGHT TO THE NEIGHBOUR. PLEASE NOTE - THIS APPLICATION IS ALL BUT IDENTICAL TO ONE RECENTLY APPROVED AT 3 HEREFORD ROAD

THE REAR 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, 1200g 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. TAPE AND SEAL ALL DPC/DPM AND ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE EXISTING CENTRAL HEATING SYSTEM.

WALL CONSTRUCTION TO BE CAVITY WORK 350 O/A. 100 OUTER BRICK TO MATCH AND COURSED TO EXISTING, 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. NEW ALUMINIUM BI-FOLD DOORS TO REAR FINISHED TO CLIENT REQUIREMENTS - SUGGEST TRIPLE GLAZING TO ALLOW FOR U VALUE OF 0.9W/M2K OR BETTER. ALLOW FOR BLIND SYSTEM AS/IF REQUIRED BY CLIENT. ALLOW FOR STEEL OVER AND REQUIRED CALCS RELATING TO OPENING. ALLOW FOR ALL INTERNAL STRUCTURAL WORKS TO OPEN THROUGH AND STEEL CALCS RELATING TO KNOCK THROUGH.

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150X50 C24 RAFTERS AT 400ctrs AT ANGLE OF 15deg. ALLOW FOR ALL ASSOCIATED DOUBLE TRIMMERS TO FRAME 780X1600 ROOFLIGHTS AS INDICATED. ALLOW FOR ONDUTILE OR EASISLATE OR SIMILAR SECONDARY MEMBRANE SYSTEM DUE TO LOW PITCH. ROOF COVERINGS TO BE TILED TO MATCH. ROOF SLOPE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTER AND 50mm BELOW. ALLOW FOR ALL ASSOCIATED ABUTMENT LEAD FLASHINGS AND ALL MAKING GOOD TO WALL FINISHES THERETO. ENSURE ALL AREAS SEALED AND FULLY INSULATED THERETO. TWO STOREY ELEMENT CONTINUES UP TO PROVIDE AN EN-SUITE BEDROOM TO THE REAR WITH 175X75 C24 JOISTS AT 400ctrs ON HANGERS TO LINE THROUGH WITH EXISTING FLOOR. 100 SOUND QUILT TO JOISTS WITH 22-25 FLOORING GRADE BOARD WITH PBD AND SKIM TO CEILING TO FINISH. WALL TAKEN UP TO GABLE ROOF STRUCTURE TO SAME PITCH AS MAIN HOUSE. RAFTERS THERETO TO BE 150X50 C24 GRADE AT 400ctrs WITH DOUBLE TRIMMERS TO ROOFLIGHTS THERETO. ROOF LINE INSULATED WITH 100 KINGSPAN TO RAFTERS AND 50 BELOW. ROOF COVERINGS TO BE TILED TO MATCH WITH LEAD VALLEY TO ABUTMENT. DRESSED 450MIN TO ROOF SLOPE TO LAY BOARDS AND DAMP MEMBRANE 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 SO THAT REAR PATIO OFF BI-FOLDS TO REAR CAN SIT FLUSH WITH INTERNAL FLOOR LEVELS. RUN SIMILAR FLOOR FINISHES THROUGH INSIDE TO OUT.

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF - STEEL CALCS WILL BE NEEDED UNDER SEPARATE COVER.

ALLOW FOR ALL RELEVANT ELECTRICAL WORKS IN ACCORDANCE WITH CLIENT REQUIREMENTS AND TO BUILDING REG COMPLIANCE.

ALL NEW WINDOWS TO BE FLUSH CASEMENT WINDOWS IN ACCORDANCE WITH CLIENT REQUIREMENTS.

DWG: PROPOSED ELEVS  
15 HEREFORD ROAD  
BUXTON

REVISIONS:

|                |          |
|----------------|----------|
| 1:50           | CHECKED: |
| DATE: APRIL'24 | DRAWN:   |

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PROPOSED 04

15 HEREFORD RD