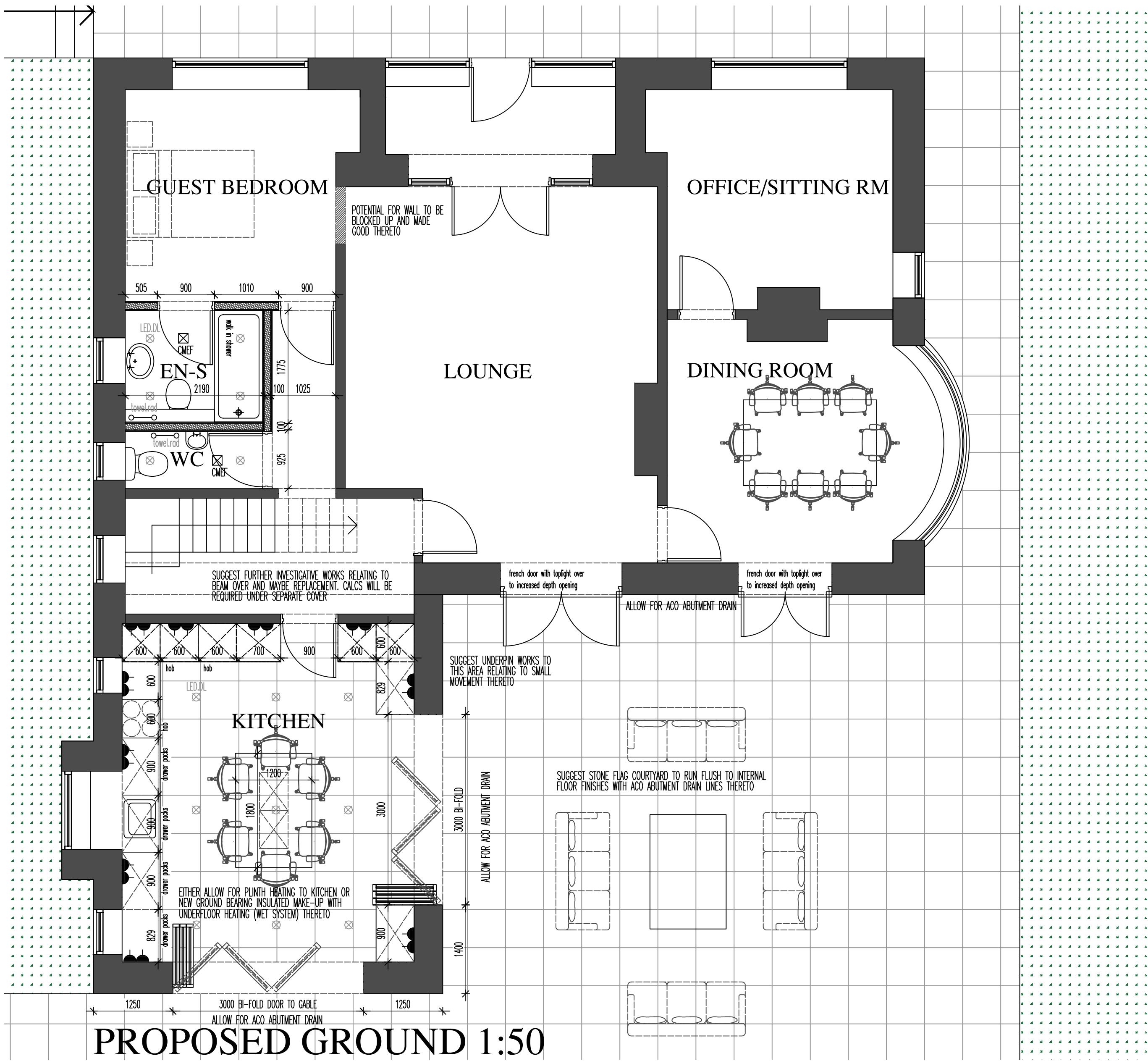
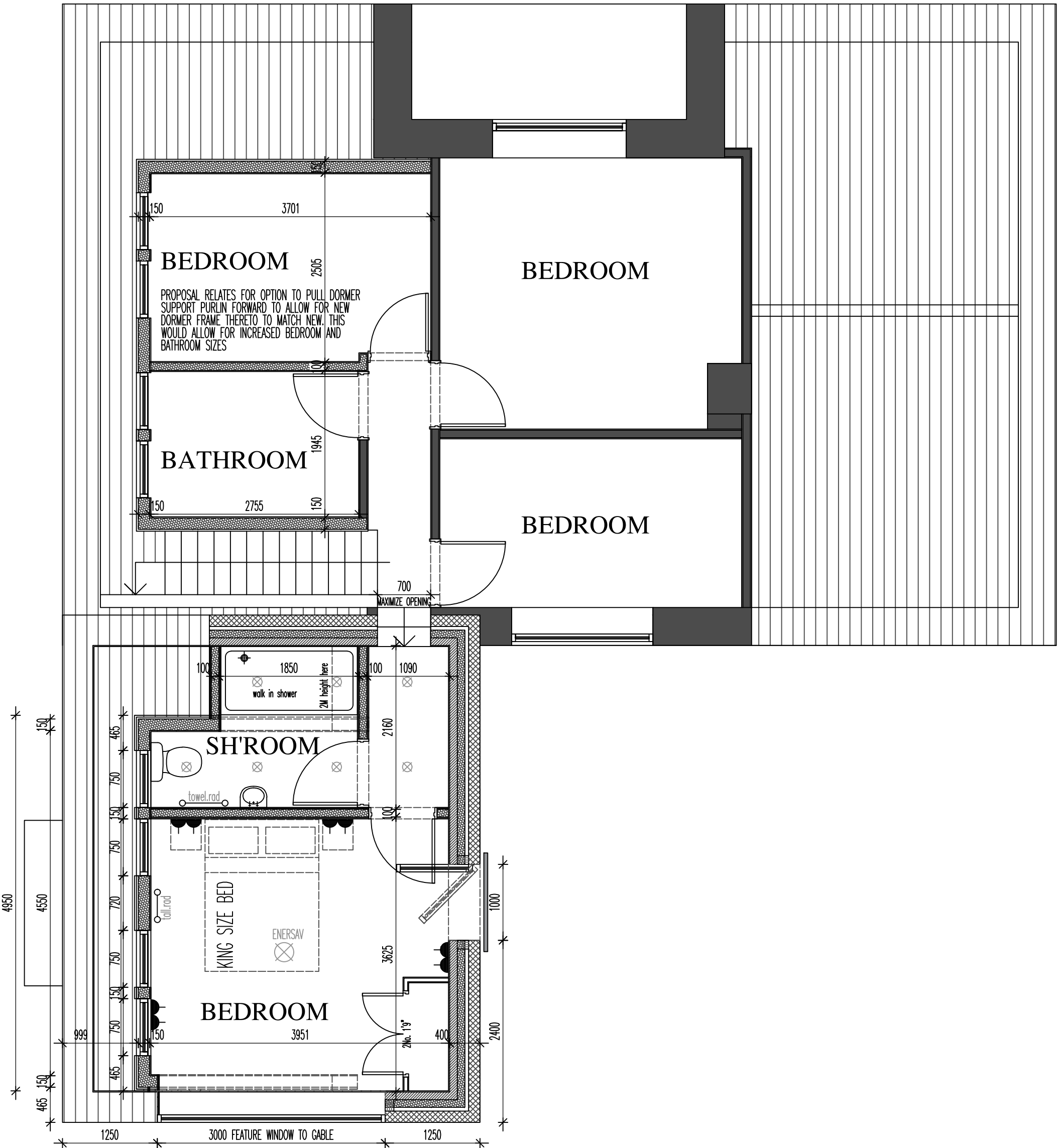
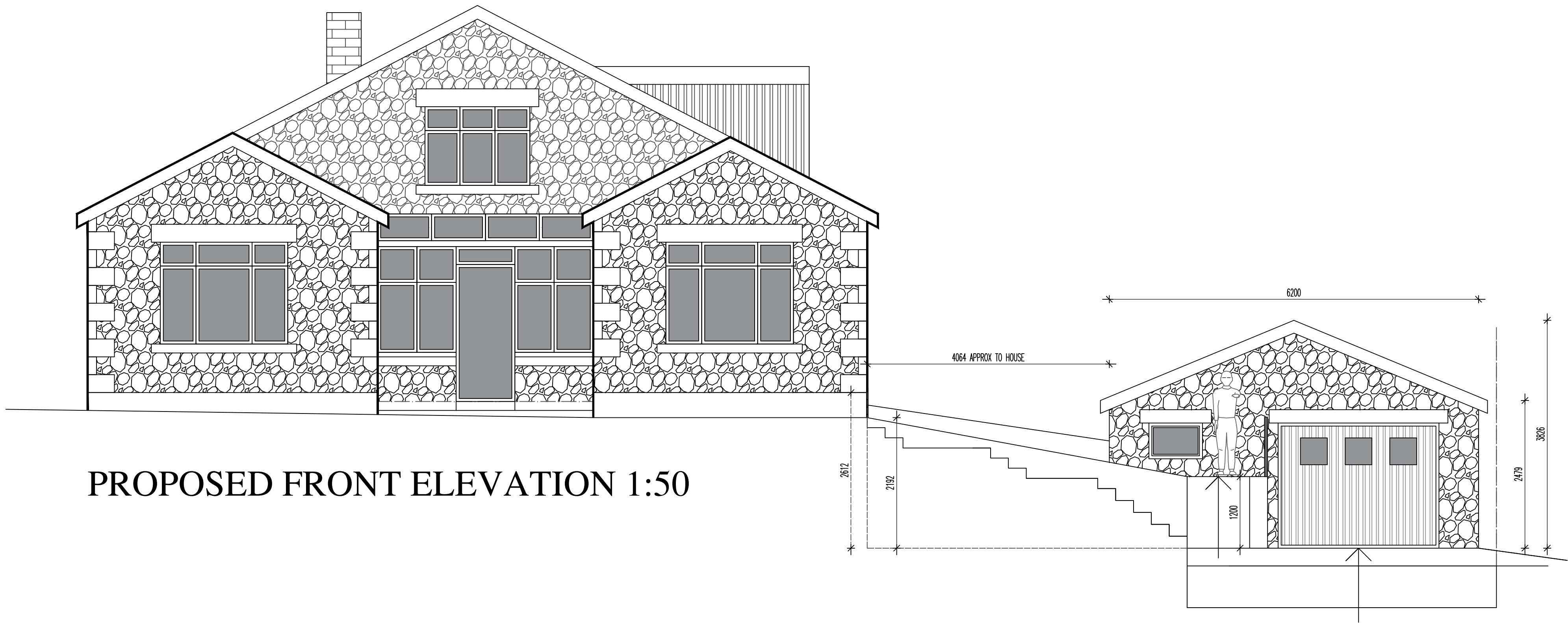




PROPOSED GROUND 1:50



PROPOSED FIRST 1:50



PROPOSED FRONT ELEVATION 1:50

THE PROPOSAL RELATES TO THE INTRODUCTION OF A DORMER OVER THE EXISTING KITCHEN STRUCTURE TO THE REAR/SIDE OF THE ORIGINAL DWELLING. IN ORDER TO ALLOW FOR SAME THE ROOFLINE TO THE KITCHEN WILL CONTINUE TO FOLLOW THE ORIGINAL ROOF UP TO AN HIGHER RIDGE LINE OVER THE KITCHEN WITH AN INCREASED REAR ELEVATION LINE THERETO. THE ORIGINAL FOOTPRINT AND GROUND FLOOR STRUCTURE IS TO REMAIN TO THE KITCHEN WITHOUT EXTENSION THERETO.

THE WORKS ALLOW FOR THE REMOVAL OF THE EXISTING CEILING JOISTS AND RAFTERS OVER THE ORIGINAL KITCHEN AND THE DEMOLITION OF THE EXISTING HALL/UTILITY WALL THERETO. (IT IS ASSUMED THAT THE ORIGINAL GROUND FLOOR STRUCTURE CAN TAKE THE INCREASED LOADING FROM FIRST FLOOR BUT TRIAL PITS AND DISCUSSION WITH BUILDING CONTROL IS ADVISED).

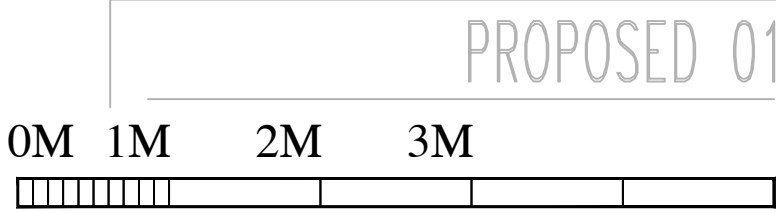
NEW FLOOR JOISTS CAN CLEAR SPAN SIDE TO SIDE AT MAX 400ctrs IN C24 GRADE AT 225x75. SUGGEST JOIST ON HANGERS WITH MID SPAN NOGGIN'S. INSULATE BETWEEN WITH SOUND OUL'T. UNDERDRAW WITH MIN 10KG PBD AND SKIM AND BOARD OVER WITH 22-25 FLOORING GRADE BOARD TO TAKE FINISH AS REQUIRED. TO REAR BUILD UP REAR ELEVATION LINE TO LIFTED RIDGE (TO LINE WITH EXISTING ADJACENT ROOF STRUCTURE FURTHER UP THE ORIGINAL ROOFLINE) WALL TO BE TAKEN UP WITH EXTERNAL STONE TO MATCH, 150 CAVITY WITH 100 KINGSPAN TO THERMALLY CLOSED OPENINGS AND 100mm 7N BLOCK SKIN. ALLOW FOR RAFTERS AT 175x75 C24 (MAX 400ctrs EITHER SIDE OF DORMER)TO SPAN FROM PURLINS AS INDICATED. DOUBLE RAFTERS TO LINE BELOW DORMER STRUCTURE TO PROVIDE STRUCTURAL FRAME THERETO.

DORMER TO BE 150x75 FRAME TO WALL AT 400ctrs WITH 150x75 FLOOR JOISTS OVER. DORMER WALL TO BE BOARDED EXTERNAL WITH OSB BOARD TO VAPOUR/DAMP MEMBRANE. BATTEN EXTERNALLY TO TAKE TORCHED LARCH BOARD WITH DARK GREY SOFFIT BOARD OVER. FLAT ROOF OVER (LAY TO SLIGHT FALL) TO BE WARM DECK MAKE-UP 19mm PLY OVER JOISTS TO VAPOUR MEMBRANE THERETO WITH 150 ROOFING GRADE KINGSPAN OVER WITH EXTERNAL GRADE PLYBOARD TO TAKE GRP TO FINISH DRESSED TO SEAL TO SOFFIT BOARDS THERETO. ALLOW FOR LEAD FLASHING ABUTMENT VALLEYS. TO GABLE END TO WALL ALLOW FOR FEATURE WINDOW DETAIL OVER BI-FOLD BELOW WINDOW TO FOLLOW RAKE OF ROOFLINE WITH DOUBLE FRAMED RAFTER LINE OVER INSULATED WITH 150 KINGSPAN THERETO. PITCH TO ROOF TO BE BATTENED TO TAKE ROOF FINISH TO MATCH

ALL JOINERY TO BE IN DOUBLE GLAZED ALUMINIUM TO U VALUE OF 0.9 W/M2K OR BETTER. ALLOW FOR FLUSH FRAMELESS JULIET TO SIDE LOOKING OVER COURTYARD BELOW.

ALLOW ALL M AND E WORKS IN ACCORDANCE WITH BUILDING CONTROL APPROVAL AND SUPPLY AND FIT OF ALL NEW KITCHEN/BATHROOM FIXTURES AND FITTINGS TO CLIENT REQUIREMENTS.

TO REAR SIDE ALLOW FOR NEW YORKSTONE FLAG PATIO THERETO TO WRAP AROUND TO BI-FOLDS TO REAR OF KITCHEN



PROPOSED PLANS/ELEVATIONS 1:50

27 ELNOR LANE, WHALEY

REVISIONS:
27 ELNOR LANE

WHALEY BRIDGE

SCALE: 1:50

DATE: APRIL'24 DRAWN: AJS

CHECKED: AUS

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DRAWING No: PROPOSED 01

B REGS COMPLIANT