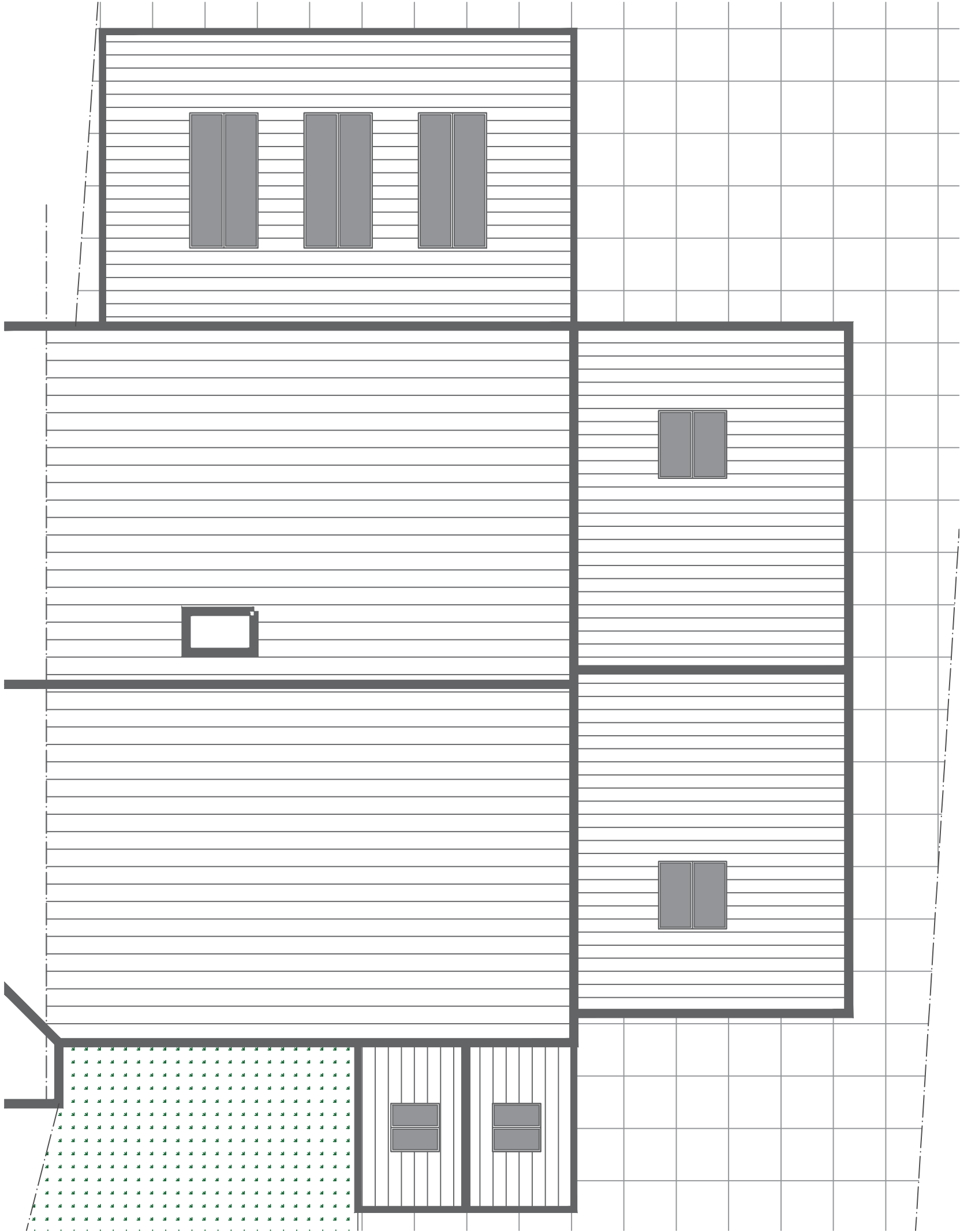




DEMOLISH EXISTING REAR EXTENSION

PROPOSED WORKS RELATE TO NEW SINGLE STOREY REAR EXTENSION, 2 STOREY SIDE EXTENSION AND A FRONT PORCH.

FOUNDATION WALLS ARE TO BE CONC STRIP FOOTINGS WITH WEAK MIX CONC CAVITY CONSTRUCTION UPTO A GROUND BEARING SLAB CONSTRUCTION WITH 150 MOT, 1200G DPM (TAPED AND SEALED TO DPC), SAND BLINDING, 150 GROUND BEARING KINGSPAN INSULATION, 500G ISOLATING MEMBRANE AND 100 CONC COVER OVER. 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 100mm RECON ALTERNATING COURSE TO MATCH TO FRONT WITH 100mm 7N BLOCK WITH RENDER TO SIDE AND REAR AS EXISTING, 150mm CAVITY WITH 100mm INSULATION TO CAVITY (THERMALLY CLOSED TO ALL OPENING AND JUNCTIONS ETC) 100mm INTERNAL 7N SEMI DENSE THERMAL BLOCK AND 12.5mm PLASTERBOARD AND SKIM TO FINISH. CLOSE ALL CAVITIES TO OPENINGS WITH RELEVANT PROPRIETARY CLOSERS. ALLOW FOR ALL RELEVANT WALL TIES AT 450 AND 750ctrs.

BI-FOLD TO REAR TO BE IN ALUMINIUM WITH TRIPLE GLAZING AND BLIND SYSTEM AS/IF REQUIRED. ALL OTHER WINDOWS TO BE FLUSH CASEMENT DOUBLE GLAZED UNITS TO MATCH– ALLOW FOR OPENABLE SECTION TO COMPLY WITH ESCAPE PURPOSES TO BEDROOMS.

NEW FIRST FLOOR AREA TO LINE THROUGH WITH EXISTING WITH 200x50 C24 JOISTS AT 400ctrs ON HANGERS AGAINST NEW STRUCTURE. FLOOR TO BE FULLY INSULATED WITHIN FLOOR VOID OVER GARAGE AREA – AS SEMI EXPOSED SPACE, UNDERDRAWN WITH 15mm FIRELINE BOARD (TO ALLOW FOR 30min SEPARATION) AND MOISTURE RESISTANT FINISH BELOW AS/IF REQUIRED AND FINISHED TO TOP WITH MIN 22mm T&G TO TAKE FLOOR FINISH TO CLIENT REQUIREMENTS.

NEW ROOF AREAS TO BE CONSTRUCTED WITH RAFTERS AT 150x50 C24 GRADE AT 400ctrs WITH DOUBLE TRIMMERS TO VELUX OPENINGS WITH TYEK BREATHABLE MEMBRANE OVER WITH BATTENS TO TAKE TILED ROOF COVERINGS TO MATCH EXISTING. ROOFLINE TO BE INSULATED WITH 100 KINGSPAN BETWEEN THE RAFTER LINE AND 50 BELOW. UNDERDRAW THE CEILING LINE WITH 15mm PLASTERBOARD AND SKIM. ROOF PITCH ON RELEVANT SECTION DRAWINGS TO MATCH EXISTING TO MAIN ROOF TO PORCH AND 2 STOREY SIDE EXTENSION WITH 15deg MAX PITCH TO LEAN-TO WITH ONDUTILE SECONDARY MEMBRANE SYSTEM DUE TO LOW PITCH TO SINGLE STOREY LEAN-TO. ROOFLIGHTS TO BE CONSERVATION RANGE WITH CENTRAL GLAZING BAR/FLUSH FITTING WHERE APPROPRIATE WITH 550x700 TO PORCH. 780x980 TO 2 STOREY EXTENSION AND 780x1600 TO REAR EXTENSION.

ALL NEW STUDWORK IS TO BE 100x50 SW AT 450ctrs WITH MIN 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 FRAMES THERETO AND ALL RELEVANT SKIRTING JOINERY ETC.

TO GARAGE AREA ALLOW FOR STUD TO BE FULLY INSULATED WITH KINGSPAN AND OVERBOARDED WITH A 50mm INSULATED BOARD WITH FIRELINE AND SKIM TO FINISH – 30min EXTERNAL SPEC FIREDOOR AND FRAME THERETO.

ALLOW FOR ALL NEW STEELWORK INTERNALLY TO OPEN UP SPACE THROUGH FROM KITCHEN TO DINING/SITTING AREA. 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 RELEVANT WORKS TO EXISTING DRAINAGE AS REQUIRED AND BRANCH CONNECTION TO EXISTING. AGREE ALL DETAILS WITH BUILDING CONTROL AT SITE LEVEL. NEW FOUL TO RUN FROM REAR OF PROPERTY DOWN THE SIDE FOOTPATH

TO FRONT ALLOW FOR DRIVE ENTRANCE TO BE MOVED OVER TO LINE WITH BOUNDARY TO WIDTH OF 3600mm WITH DROPPED KERB EXTENDED OVER ACCORDINGLY. ENSURE THAT WALLS/HEDGE LINE EITHER SIDE IS MAINTAINED AT NO GREATER THAN 1M HEIGHT TO ENSURE SITE LINES ON EXIT. DRIVE TO BE EITHER STONE PAVED OR BONDED GRAVEL OR SIMILAR APPROVED

0M1M2M3M

DWG: PROPOSED

34 PARK ROAD

BUXTON

REVISIONS:

1:50

DATE: JUNE 24

CHECKED:

DRAWN:

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