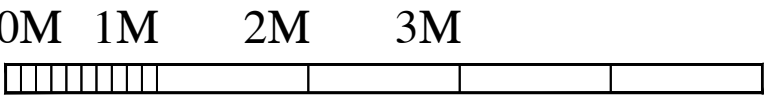


PROPOSED SECTION TO MAIN BEDROOM 1:50



PROPOSED WORKS RELATE TO THE CHANGE OF USE OF THE GROUND FLOOR AND FIRST FLOOR APARTMENTS INTO ONE FAMILY HOME.
THE WORKS ALSO ALLOW FOR THE CONSTRUCTION OF A DETACHED DOUBLE GARAGE TO THE REAR SIDE OF THE DWELLINGS AND ALTERATION TO PRIVATE AMENITY/GARDEN SPACE THERETO.
THE WORKS INTERNALLY WILL ALLOW FOR THE COMPLETE REMOVAL OF ALL INTERNAL NON LOADBEARING WALLS, THE OPENING UP OF THE EXISTING BASEMENT STORE TO PROVIDE ADDITIONAL GUEST BEDROOM/OFFICE SPACE THERETO. AT FIRST FLOOR THE EXISTING JOISTS ARE INTENDED TO BE RETAINED WITH THIS VERSION WITH NEW MEZZANINE SPACES OVER 2 BEDROOMS.

EXTERNALLY THE REAR STONE STEPS THAT FORMED THE ACCESS TO FIRST FLOOR APARTMENT WILL BE REMOVED AND NEW OPENING WILL BE ALLOWED FOR TO THE REAR AND SIDE ELEVATION FACING THE WOOD BUT NO EXTENSION WORKS ARE REQUIRED TO MAKE THE BUILDING INTO WHAT WILL BE A VERY GOOD SIZED FAMILY HOME.
THE INTEGRATED GARAGE SPACE IS CURRENTLY UNDERSTOOD TO HAVE COMMERCIAL USE AND THIS SPACE IS TO BE INTEGRATED INTO THE DOMESTIC ACCOMMODATION AS IT ONCE WAS WITH THE EXISTING GARAGE OPENING USED TO ALLOW FOR LARGE BI-FOLD DOORS OF WHAT WILL BECOME THE FAMILY KITCHEN SPACE INTO THE PRIVATE COURTYARD AREA THERETO. THE EXISTING GROUND FLOOR ENTRANCE WILL REMAIN WITH A NEW OAK FRAME CANOPY PORCH COVER. 150 SQ OAK CORNER POST TO A 450SQ STONE PLINTH. AN OAK SIDE FRAME WILL PROVIDE SUPPORT FOR THE WALLPLATE THERETO WITH 150x50 RAFTERS WITH SLATE ROOF COVERINGS TO MATCH.

TO THE SIDE FACING THE GARDEN, THE 3 LARGE WINDOWS WILL BE INCREASED IN DEPTH TO ALLOW FOR 3 BESPOKE FRENCH DOORS WITH ACCESS TO A STONE FLAG PATIO AREA AND THE DRIVE TO THE SIDE DOUBLE GARAGE. TO THE REAR ELEVATION A NEW STRIP FEATURE WINDOW WILL PROVIDE LIGHT TO THE NEW STAIRWELL THERETO WHILST OTHER NEW WINDOWS ALLOW FOR WINDOWS TO CERTAIN MAIN ROOMS. TO THE SIDE FACING THE WOOD THE EXISTING OPENING TO THE BASEMENT STORE WILL ALLOW FOR A NEW BI-FOLD DOOR TO WHAT WILL BE A HOME OFFICE/GUEST BEDROOM WITH NEW ACCESS FROM THE KITCHEN ABOVE. PLEASE NOTE THIS GARDEN AREA TO THE SIDE FACING THE WOOD IS WITHIN OWNERSHIP AT THIS AREA AS SHOWN ON THE LOCATION PLAN.

INTERNALLY THE ENTIRE BUILDING IS TO BE COMPLETELY STRIPPED BACK TO ALLOW FOR A FULL INTERNAL REFURBISHMENT WITH A NEW FLOOR OVER THE BASEMENT SPACE TO REPLACE THE STITCHED CONCRETE FLOOR THERETO, AND NEW FIRST FLOOR AND ATTIC FLOOR JOISTS LEVELS AS/IF REQUIRED. ALL NEW FLOOR JOISTS ARE TO BE 200x75 AT MAX 400ctrs ON HANGERS TO THE EXISTING STRUCTURE (ALLOW FOR MID SPAN NOGGINs THERETO). THE BASEMENT FLOOR LEVEL IS TO ALLOW FOR A NEW GROUND BEARING SLAB THERETO WITH 150 MOT, DPM, SAND BLINDING, 150 GROUND BEARING KINGSPAN, ISOLATING MEMBRANE TO 100 NONC/SCREED OVER WITH 25mm PERIMETER UPSTAND INSULATION THERETO WITH TAPED DPM/TANKING THERETO. THE BASEMENT WILL BE FULLY TANKED WITH AN OLDROYD SYSTEM WITH 100mm KINGSPAN THERETO FINISHED WITH VAPOUR CHECKED PBD AND SKIM. ALLOW FOR ALUMINIUM BI-FOLD WITH ACO DRAIN TO ALLOW FOR FLUSH STONE PATIO SPACE UPTO EXTERNAL STONE STEPS TO RISE UP THE REAR ELEVATION GARDEN LEVEL ALLOW FOR A NEW BASEMENT SHOWER ROOM THERETO WITH PUMP DRAINAGE SYSTEM THERETO. ALL JOISTS AREAS ARE TO BE INSULATED WITH MIN 100mm SOUND QUILT TO ALLOW FOR SOUND SEPARATION UNDER BUILDING REGs BETWEEN HABITABLE ROOMS.

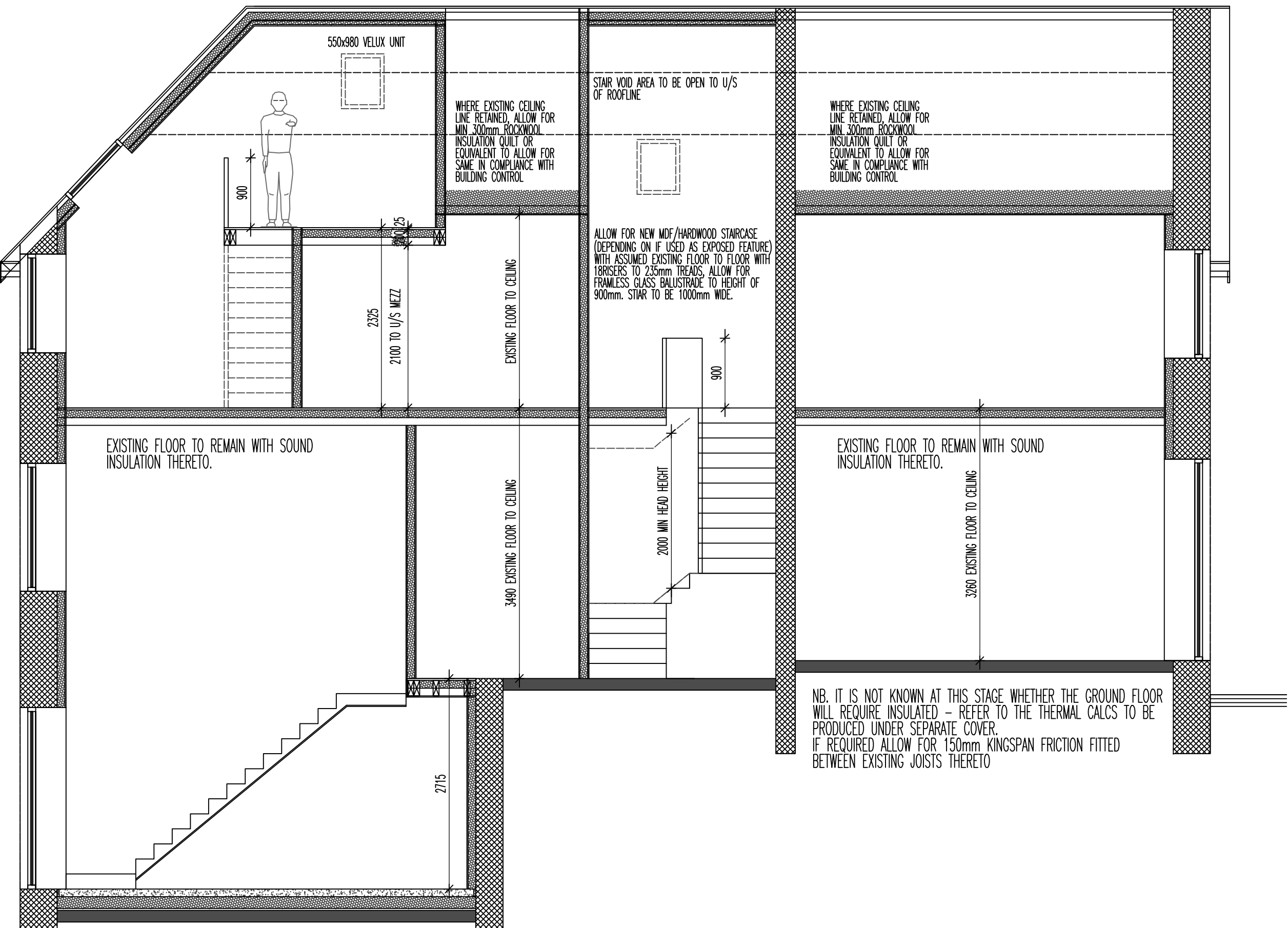
A NEW INTERNAL STAIRCASE WILL PROVIDE ACCESS THROUGHOUT THE DWELLING AND IS TO BE IN EITHER MDF OR HARDWOOD DEPENDING ON IF THE CLIENT WANTS EXPOSED OPEN FEATURE TREADS THERETO. THE STAIRCASE IS SO DESIGNED TO PROVIDE A MIN A 2M HEAD HEIGHT ALL THE WAY THROUGH TO THE ATTIC SPACE AS REQUIRED WITH MIN 235 TREADS AND RISERS UNDER 200mm SO AS TO KEEP THE PITCH WELL BELOW THE BUILDING REG MAX OF 42deg. 900 FRAMELESS BALUSTRADES WILL BE USED SO AS TO ALLOW THE PASSAGE OF LIGHT THROUGHOUT THE STAIRWELL AND FROM THE FULL HEIGHT VOID SPACE AS YOU WALK INTO THE HALL SPACE THERETO.

ALL NEW STUD WALLS THROUGHOUT ARE TO BE 100x50 SW WITH ISOVER APR1200 SOUND QUILT (OR SIMILAR APPROVED), OVERBOARDED WITH PLYBOARD WHERE REQUIRED TO ALLOW FIXINGS THERETO AND FINISHED WITH PBD AND SKIM. TO THE ATTIC ROOF LEVEL WHERE OPENED UP ALLOW FOR ALL RAFTER AREAS TO BE PLYBOARD RACKED (PLYBOARD NAILED AT 100ctrs THROUGHOUT) WITH EITHER 100 KINGSPAN BETWEEN RAFTER AND 50 BELOW OR VICE VERSA WITH PBD AND SKIM TO FINISH. ALLOW FOR NEW BREATHER MEMBRANE THERETO AS/IF REQUIRED WITH ALL EXISTING ROOF COVERINGS MADE GOOD ACCORDINGLY. ALLOW FOR DOUBLE RAFTER FRAMING TO ALL NEW ROOFLIGHT AREAS AS INDICATED WITH 550x980 VELUX UNITS AND FLASHING KITS THERETO (OR 550x980 COMBINATION TO LOWER ROOF OVER BATHROOM)

ALLOW FOR ALL WALLS TO BE DRY LINED THROUGHOUT WITH EITHER 100mm INSULATED DRY LINED KINGSPAN BOARD OR 100x50 BATTEN (MIN AIR GAP TO WALL) WITH FULL FILL 100 KINGSPAN THERETO AND VAPOUR CHECKED PBD AND SKIM TO FINISH. ALLOW FOR ALL NEW WINDOWS THROUGHOUT WITH FLUSH CASEMENT UNITS IN COLOUR TO CLIENT REQUIREMENT WITH ALUMINIUM BI-FOLD UNITS TO MATCH

ALLOW FOR ALL NEW MECHANICAL AND ELECTRICAL WORKS THROUGHOUT IN ACCORDANCE WITH BUILDING CONTROL WITH NEW GAS CENTRAL HEATING SYSTEM WITH BOILER TO REQUIRED SEDBUK RATING AND TRV UNITS TO ALL RADS. ALLOW FOR ALL THERMAL CALCs UNDER SEPARATE COVER REQUIRED AS BUILDING REPRESENTS CHANGE OF USE AND SPECIFY TO THE REQUIREMENTS THEREIN.

PROPOSED SECTION THROUGH SIDE/MEZZ LEVELS 1:50



25 WHITE KNOWLE RD

REVISIONS:
25 WHITE KNOWLE ROAD

BUXTON

SCALE: 1:50
DATE: SEPT 24 | DRAWN: AJS | CHECKED: AJS

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DRAWING No: PROPOSED 07

B REGS COMPLIANT