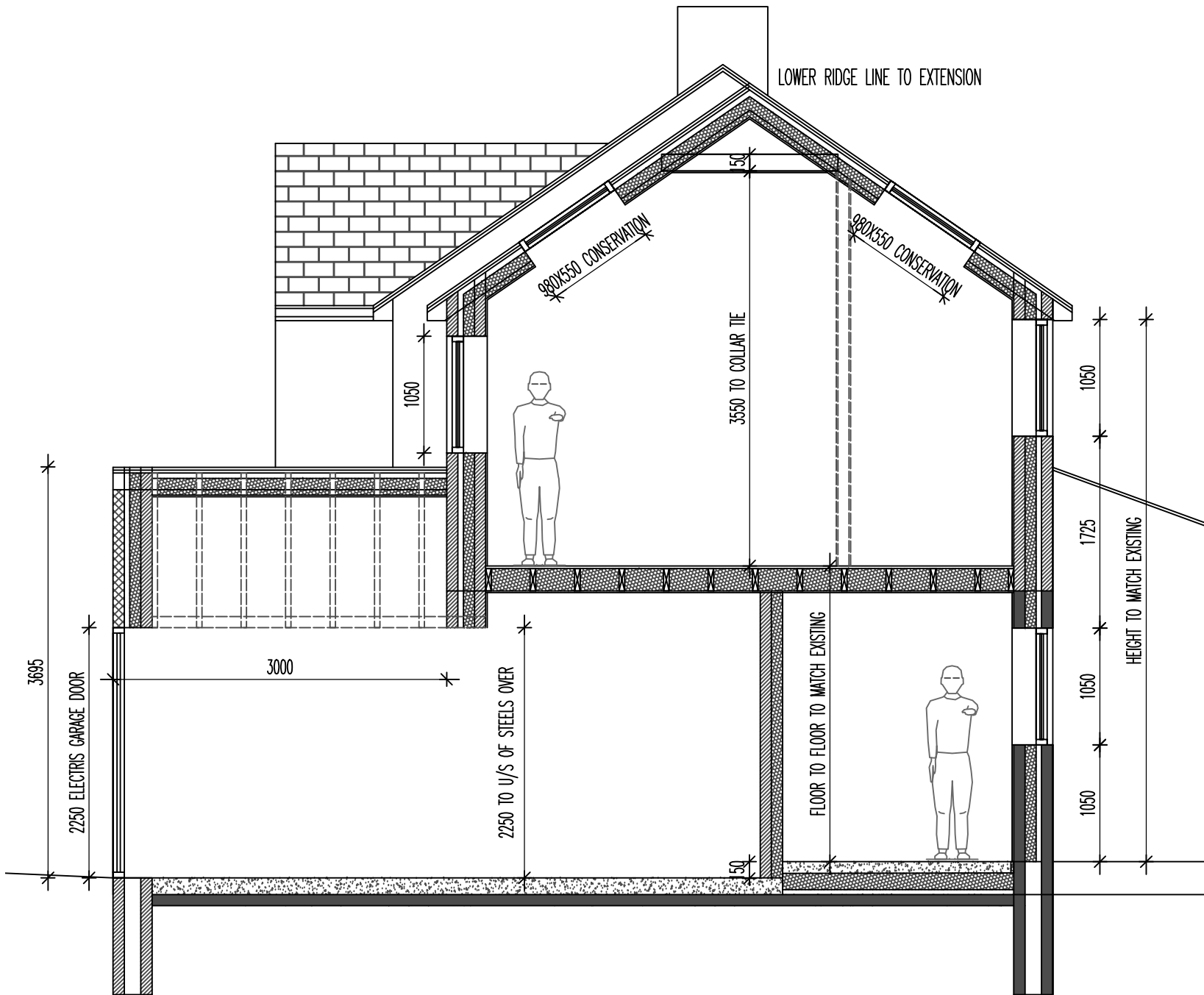
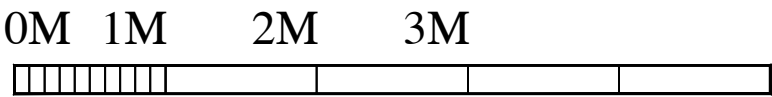


SIDE EXTENSION SECTION 1:50



NEW EXTENSIONS ARE TO BE CONSTRUCTED OFF 600x300 CONCRETE STRIP FOOTINGS TO AN AGREED DEPTH WITH BUILDING CONTROL ON SITE RELATIVE TO THE GROUND LEVELS THERETO - NOTE THIS WILL MEAN A STEPPED FOOTING TO THE FULL WIDTH REAR EXTENSION AS GROUND LEVELS DROP AWAY THERETO. FOUNDATION WALLS ARE TO BE BUILT UP 350 Q/A WIDTH WITH 7N EXTERNAL AND INTERNAL BLOCK WITH A 150 CAVITY WITH WEAK MIX FILL TO 225 BELOW DPC LINE. TO THE REAR EXTENSION ALLOW FOR A 150 DEEP BEAM BLOCK FLOOR WITH RADON DPM TO 150 DEEP GROUND BEARING KINGSPAN WITH ISOLATING MEMBRANE TO 100 DEEP CONC/SCREED OVER WITH 25mm PERIMETER INSULATION WITH TAPED DPM/DPC, ALLOW FOR UNDERFLOOR HEATING AS/IF REQUIRED BY THE CLIENT.

TO THE GARAGE AREA - EITHER BUILD UP OFF THE EXISTING STRUCTURE WITH A NEW GROUND BEARING INSULATED SLAB OVER THE EXISTING CONCRETE TO LINE WITH THE MAIN HOUSE FLOOR TO THE UTILITY AREA AND NEW 150 DEEP CONC FLOOR TO GARAGE, OR ALLOW FOR NEW GROUND BEARING INSULATED SLAB TO NEW CONSTRUCTION.

ABOVE DPC/DPM WALL TO BE TAKEN UP WITH 100mm PARTIAL FILL KINGSPAN TO CAVITY (ALL JUNCTIONS TO OPEINGS SEALED TO CAVITY CLOSERS) WITH INTERNAL SEMI DENSE THERMAL BLOCK AND EXTERNAL 7N BLOCK TO TAKE STONE COLOURED RENDER AS SUGGESTED THROUGHOUT - OTHER THAN TO THE GARAGE EXTENSION AREA TO THE FRONT WHICH IS TO BE NATURAL COURSED GRITSTONE AS A NOD TO THE TRADITIONAL PROPERTIES ON ST PETERS ROAD.

(WHERE THE EXISTING STRUCTURE IS RETAINED TO THE ORIGINAL GROUND FLOOR GARAGE AREA ALLOW FOR TRIAL PITS TO ENSURE IT IS CAPABLE OF TAKING FIRST FLOOR LOADING AND IF SO BUILD SO AS TO ALLOW FOR 100mm OF DRY LINED KINGSPAN INTERNALLY TO A 250-275 WALL TO LINE WITH EXISTING BELOW).

TO THE REAR EXTENSION ROOF, ALLOW FOR A LEAN-TO ROOF PITCH AT 20deg WITH SECONDARY MEMBRANE SYSTEM DUE TO LOW ROOF PITCH TO TAKE MARLEY PLAIN CLAY TILES AS PER MAIN ROOF. 150x50 C24 RAFTERS AT 400ctrs WITH 100 KINGSPAN BETWEEN RAFTER AND 50 BELOW WITH PBD/SKIM TO FINISH. BATTEN TO ONDUTILE (OR SIMILAR MEMBRANE OVER) WITH TILE TO FINISH. ALLOW FOR DOUBLE BATTEN TO FRAME AREAS INDICATED FOR NEW 940x1400 ROOFLIGHTS TO REAR EXTENSION AS INDICATED.

TO FIRST FLOOR EXTENSION AREA, ALLOW FOR NEW 200x50 C24 FLOOR JOISTS AS 400ctrs TO SPAN SIDE TO SIDE ON HANGERS WITH MID SPAN NOGGINs. AS FLOOR IS EXPOSED ARE OVER GARAGE - ALLOW FOR 200mm QUILT INSULATION OR 100 KINGSPAN TO FLOOR AND UNDERDRAW WITH 30MIN FIRE RESISTANT BOARD.

ROOF AREA TO 2 STOREY TO BE 150x50 C24 RAFTERS AT 400 MAX ctrs TO TIMBER RIDGE BEAM WITH COLLAR TIE BELOW. DOUBLE TRIM TO 550x980 CONSERVATION RANGE ROOFLIGHTS AND INSULATE AS PER SINGLE STOREY. ROOF HERE RUNS THROUGH AT SAME PITCH AS MAIN ROOF AND THUS SHOULD NOT REQUIRE SECONDARY MEMBRANE DUE TO PITCH TO TAKE NEW MARLEY PLAIN CLAY TILES.

TO FRONT, ALLOW FOR NEW PORCH ROOF CANOPY WITH 150sq OAK POST TO CONCRETE BASE FOOTING (WRAPPED IN DPM THERETO). POST TO PICK WITH WALLPLATE TO TAKE 150x50 RAFTERS AT 400ctrs TO TAKE TILED ROOF COVERINGS AT SAME PITCH AS MAIN ROOF.

INTERNALLY ALLOW FOR ALL ASSOCIATED STEELWORK TO OPEN EXTENSION THROUGH TO OPEN PLAN LAYOUT WITH STEEL CALCS TO BE SUPPLIED BY THIRD PARTY STRUCTURAL ENGINEERS. ALLOW FOR ALL NEW STUDWORK TO BE 100x50 SW AT 450 ctrs. PLY RACKED WHERE FIXINGS REQUIRED WITH SOUND QUILT TO BATTEN AND FINISHED EITHER SIDE WITH PBD AND SKIM.

ALLOW FOR SUPPLY AND FIT OF NEW BATHROOM AND KITCHEN FITTINGS TO CLIENT REQUIREMENTS AND ALL NEW ASSOCIATED M AND E WORKS IN ACCORDANCE WITH BUILDING CONTROL. UNDERTAKE DRAINAGE WORKS AND BUILD OVER ETC IN ACCORDANCE WITH BUILDING CONTROL AND TO THE APPROVAL OF THE RELEVANT AUTHORITIES.

ALLOW FOR NEW CATNIC OR SIMILAR LINTOLS TO REPLACE EXISTING TO ALL OPENINGS AS APPROPRIATE AND ALLOW FOR NEW GRITSTONE HEADS AND CILLS EXTERNALLY. SUPPLY AND FIT ALL NEW FLUSH CASEMENT WINDOWS FINISHED IN EITHER AGATE GREY OR PEBBLE/FRENCH GREY WITH OBSCURE UNITS TO BATHROOMS. NB ALL MAIN ROOMS MUST HAVE A CASEMENT TYPE TO ALLOW FOR ESCAPE PURPOSES THERETO. TO FRONT, ALLOW FOR VERTICAL FEATURE WINDOW TO STAIR HALL. TO REAR. BI-FOLD TO BE IN ALUMINIUM (TRIPLE GLAZED) TO COLOUR TO MATCH.

EXTERNALLY ALLOW FOR WORKS TO FORM ALTERED DRIVE SPACE TO FRONT. FINISHED WITH STONE FLAGS OR BONDED GRAVEL TO RETAINED LAWNNED FRONT GARDEN WITH RETAINED WALL FINISHED IN COURSED GRITSTONE. TO REAR ALLOW FOR RETAINED STONE PATIO TO STEP DOWN TO GARDEN WITH RAISED PLANTED BANKING EITHER SIDE TO SOFTEN RETAINED WALL.

NB: EXTENSION TO REAR EASILY MAINTAINS ALL RIGHTS TO LIGHT FOR NEIGHBOURS AND PATIO STEPPING INTO GARDEN IS CENTRAL ONLY SO AS TO AVOID OVERLOOKING/AMENITY ISSUES. ALLOW FOR FRAMELESS GLASS BALUSTRADE AT 1000mm HIGH TO PATIO.

TO THE FRONT ROOFLINE ALLOW FOR A MINIMUM OF 4 FLUSH SOLAR PANELS TO FEED INTO NEW SYSTEM BOILER INTERNALLY.

DWG: PROPOSED DRAWINGS

51 ST PETERS

BUXTON

REVISIONS:

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

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PROPOSED 12

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