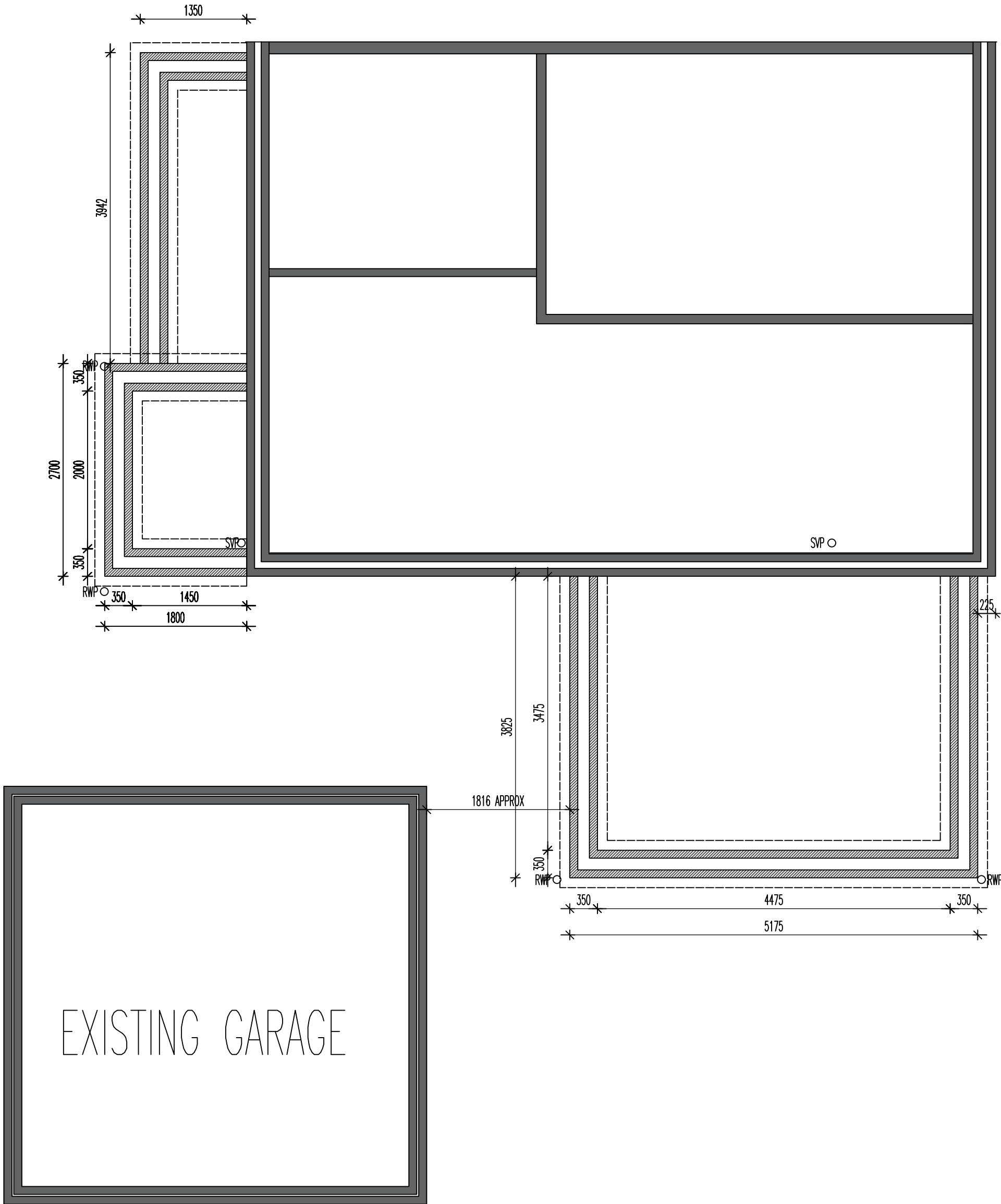
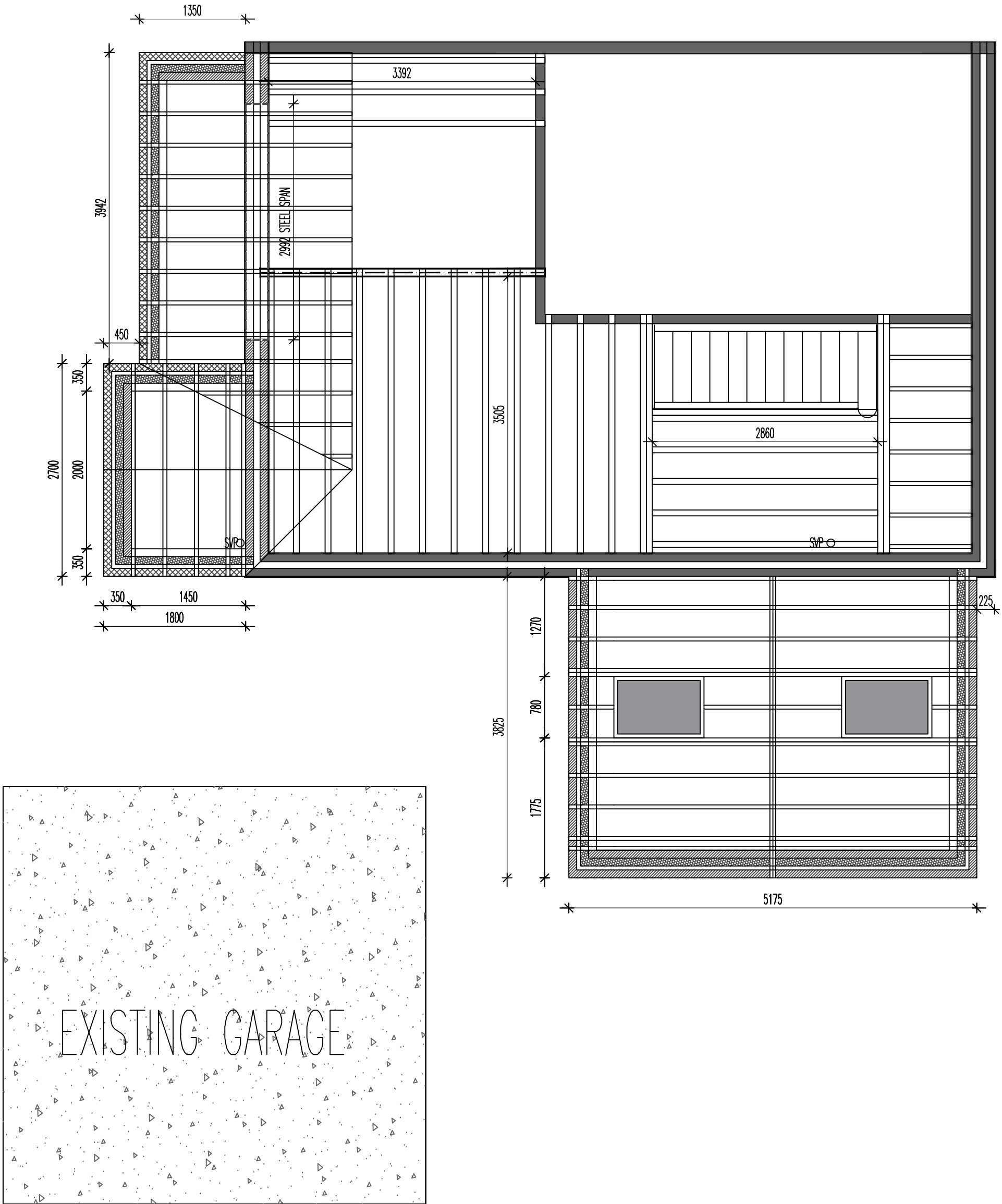


PROPOSED FOUNDATION PLAN 1:50



PROPOSED JOIST / RAFTER PLAN 1:50



THE PROPOSED WORKS RELATE TO THE DEMOLITION OF THE EXISTING SINGLE GARAGE (ADJACENT LARGER NEVER GARAGE TO REMAIN) CONSTRUCTION OF A NEW SINGLE STOREY SIDE EXTENSION TO CREATE A GROUND FLOOR BEDROOM AND ENSUITE AREA. CONSTRUCTION OF PORCH AREA OFF THE OPEN PLAN KITCHEN/DINING AREA. CONSTRUCTION OF BURNER TO ROAD FACING ELEVATION - AS PER THE ATTACHED NEIGHBOUR (NB: THE CONSTRUCTION TO THIS ELEVATION HAS BEEN DONE TO SEVERAL PROPERTIES ON THE ROAD)

FOUNDATIONS ARE TO BE 600x300 CONCRETE STRIP FOOTING TO AN AGREED DEPTH WITH BUILDING CONTROL ON SITE RELATIVE TO SITE CONDITIONS. FOUNDATION WALL TO BE 350 O/A WITH 100mm IN INTERNAL AND EXTERNAL BLOCK WALLS, 150mm CAVITY WITH 100mm IN CAVITY TO 225 BELOW DPC. GROUND BEARING SLAB CONSTRUCTION TO BE 150 NOT, WITH 25mm SAND BLINDING TO DAMP/RADON MEMBRANE, 150mm GROUND BEARING KINGSPAN OVER WITH 500g ISOLATING MEMBRANE OVER WITH 100mm CONCRETE OVER TO 25mm PERIMETER UPSTAND INSULATION TO TYPED AND SEALED (DAMP/PROTECT TO AVOID COLD BRIDGING, DISCUSS WITH CLIENT AS TO REQUIREMENT FOR UNDERFLOOR HEATING TO EXTENDED AREAS AS/IF REQUIRED - IF NOT ALLOW FOR TALL RAIS TO EXTENDED ROOMS. IF BUILD UP DICTATES ALLOW FOR 150 DEEP BEAM AND BLOCK FLOOR WALK-UP.

NEW EXTERNAL WALL CONSTRUCTION TO 350mm O/A WITH 100mm OUTER GRISSSTONE COURSED TO MATCH EXISTING, 150mm CAVITY WITH 100mm KINGSPAN THERETO WITH THERMAL CLOSERS TO ALL JUNCTIONS/OPENINGS. INTERNAL BLOCK WALLS TO BE 7N SEMI DENSE THERMAL BLOCKS WITH PBD AND SKIM TO FINISH. WALLS TAKEN UP TO ROOFS WALLPLATES TO PICK UP NEW ROOF STRUCTURE. ALLOW FOR ALL NEW FLUSH CASSEMENT HIGH PERFORMANCE DOUBLE GLAZED WINDOWS WHERE REQUIRED TO NEW AREAS WITH COMPLIANT OPENABLE CASSEMENTS AT FIRST FLOOR FOR ESCAPE PURPOSES. ALLOW FOR NEW CAVING UNITS RELEVANT TO ALL NEW OPENINGS WITH NEW ALUMINUM BE-GLAZ TO SIDE SINGLE STOREY ELEMENT. ALLOW FOR NEW STEELS TO KNOCK THROUGH AT GROUND FLOOR FROM EXISTING KITCHEN TO EXTENSION WITH MIN ENG BRICK/CONCRETE PROUSTONES EITHER SIDE TO STEEL BEARING.

NEW FIRST FLOOR STRUCTURE TO BE 175x75 C24 GRADE AT 400ctrs WITH MID SPAN RIGGERS THERETO. ALL JOISTS ON HANGERS TO NEW AND EXISTING WITH ISOLATED SOUND DUE TO SHED DEPTH. FLOOR TO LINE WITH EXISTING. IF ASSUMED THE EXISTING FLOOR STRUCTURE IS 175 DEEP WITH CEILING JOIST BELOW - ASSUMED AREAS OF NEW FLOOR CONSTRUCTION TO BE THE SAME - ALTER TO MATCH SAME ACCORDINGLY. HOWEVER, ALLOW FOR NEW STEELS TO SUPPORT FLOOR JOISTS WHERE RELEVANT AND ALL RELEVANT TRIMMING TO FORM NEW STAIRCASE ETC. NEW STAIRCASE TO BE SOFTWOOD/MDF WITH 235 MIN TREADS AND MIN 13 RISERS TO MAINTAIN NEW STAIR AT MAX 42 DEG 365 PITCH - STAIR TO BE MADE TO MEASURE FROM SITE. (MIN 900 CLEAR BETWEEN HANDRAILS)

ROOF STRUCTURES TO SIDE/FRONT PORCH EXTENSION TO BE 150x50 C24 GRADE RAFTERS AT 400ctrs WITH DOUBLE BATTENS TO FRAME ROOFLIGHTS AS INDICATED. RAFTER TO SPAN UP TO 200x50 RIDGE BEAM TO SIDE EXTENSION. ALLOW FOR 100mm KINGSKAN BETWEEN THE RAFTERS WITH 50mm BELOW WITH PBD AND SKIM TO FINISH OR 150 BETWEEN WITH VAPOUR CHECKED PBD AND SKIM BELOW WITH BREAKER MEMBRANE OVER TO BATTEN WITH TILED FINISH TO MATCH - ROOF PITCH TO MATCH EXISTING AT ASSUMED 35deg.

TO SHALLOW ROOF PITCH TO LEAN-TO AREA OF PORCH ALLOW FOR SECONDARY MEMBRANE OF GROUTLE AS TILE UNLIKELY TO LAY AT LOW PITCH WITHOUT SUCH. ALLOW FOR NEW JOINER FRAME WITH 100x100 STRUCTURAL TIMBER FRAME WITH 150x50 C24 FLAT ROOF JOIST OVER TO CENTRAL STEEL AND OUTER FRAME BUILT UP OFF STEEL PURLIN THERETO. ROOF TO BE VAPOUR MEMBRANE TO PLYBOARD WITH 150 KINGSKAN OVER TO EXTERNAL GRADE PLYBOARD DECK OVER TO TAKE GRP/EPDM MEMBRANE SEALED TO FRESH SKEFF BOARD. ALLOW FOR FRAME TO BE FULLY INSULATED WITH 100mm KINGSKAN BOARDED INTERNALLY WITH VAPOUR CHECKED PBD AND SKIM. EXTERNALLY TO PLYBOARDED TO VAPOUR MEMBRANE WITH PRIMAL SUPERLOX TO FACE PROTECT WITH IN TO PARTY BOUNDARY BATTEN TO FRAME TO LINE CLADDING BOARD IN EITHER GREY OR WHITE GRP TO MATCH NEIGHBOUR. ALLOW FOR GUTTER TO DISCHARGE ONTO THE ROOF. ALLOW FOR ALL RELATED LEAD FLASHINGS ETC.

ALLOW FOR ANY NEW RELOCATED MANHOLES AND BRANCH CONNECTION ON SITE TO BUILDING CONTROL APPROVAL ETC.

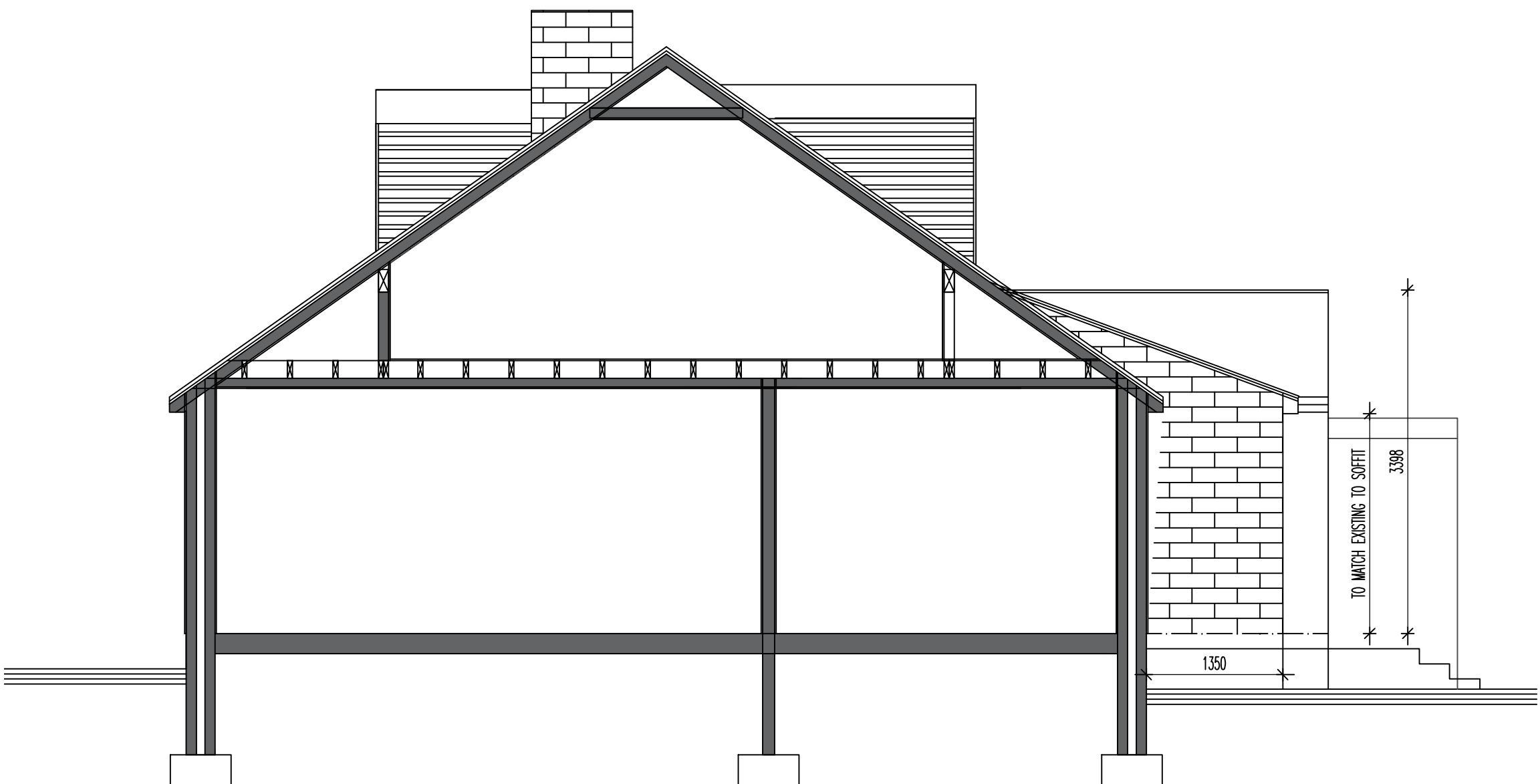
ALLOW FOR ALL M AND E WORKS THOUGHT IN COMPLIANCE WITH BUILDING REGULATIONS. ALL LIGHT FITTINGS/SOCKET POSITIONS/BATHROOM/UTILITY FITTINGS/RAIS ETC IN ACCORDANCE WITH CLIENT REQUIREMENTS.

ALLOW FOR STEPPED ACCESS TO GARDEN TO REAR IN ACCORDANCE WITH CLIENT REQUIREMENTS. SUGGEST INDIAN STONE FLAG PATIOS TO ACCESS WITH MAX 150 RISER AND 300 TREAD STEPS THERETO. ALLOW FOR ANY NEW FRAMELESS GLASS BALUSTRAINGS WHERE REQUIRED AT 1000mm HEIGHT IN ACCORDANCE WITH BUILDING REGS AS/IF REQUIRED BY CLIENT.

ALLOW FOR OPTION OF THERMALLY UPGRADING THE PROPERTY BY RETAINING EXISTING PLASTERBOARD WITH AN OVERBOARD OF 50mm KINGSKAN BOARD WITH VAPOUR CHECKED PBD/SKIM FINISH INTERNALLY. IF EXISTING PBD EN'T REMOVED THEN THERMAL UPGRADE IS BETTERMENT RATHER THAN COMPLIANCE (100mm REQUIRED TO COMPLY IF WALL TAKEN BACK TO BLOCK).

PARTY WALL TO BE FINISHED WITH SOUNDBLOCK BOARD TO 25mm BATTEN IF REQUIRED TO SHOW CERTAIN AMOUNT OF SOUND SEPARATION WITH ALL AREAS ACOUSTICALLY TYPED AND SEALED.

PROPOSED SIDE ELEVATIONS 1:50



PROPOSED DRAWINGS 1:50
8 NEARWELL CLOSE

REVISIONS:
8 NEARWELL CLOSE

CHAPEL EN LE FRITH

SCALE: 1:50
DATE: AUG'25 | DRAWN: AJS | CHECKED: AUS

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

A.J.S ARCHITECTURE



32 carr road,
buxton,
derbyshtre,
sk17 6wf.

h: 01298 26062
m: 07794 400237

DRAWING No: PROPOSED 02

B REGS COMPLIANT