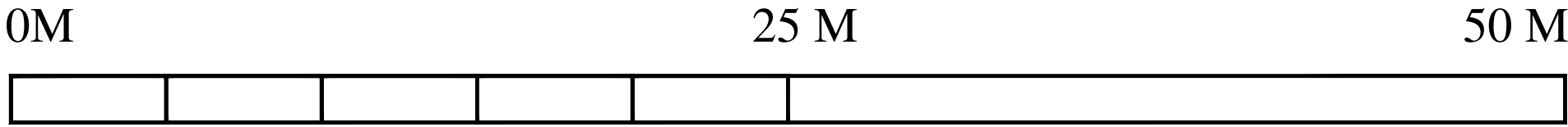


BLOCK PLAN AS PROPOSED 1:200



THE APPLICATION RELATES TO THE EXTENSION OF THE DOMESTIC SPACE INTO THE ATTACHED STORAGE BARN AND THE CONSTRUCTION OF AN EXTENDED OUT 2 STOREY REAR EXTENSION TO LINE WITH ADJACENT WHICH IN TURN DROPS DOWN TO SINGLE STOREY ELEMENT – IN TOTAL THE EXTENDED ELEMENT ONLY REPRESENTS AN EXTENDED ELEMENT OF EXISTING OF 1500mm ALL BE IT IN A DIFFERENT FORM. THE SOFFIT LINE BEING SIGNIFICANTLY LOWER TO THE MAIN DWELLING WITH A LOWER RIDGE LINE THERETO.

TO THE BARN:
ALLOW FOR NEW GROUND BEARING MAKE-UP (FOLLOWING TRIAL PITS TO CONFIRM DEPTH TO WALL BASE).
MOT BASE TO RADON MEMBRANE, 25mm SAND BLINDING, 150mm GROUND BEARING KINGSPAN, 500G ISOLATING MEMBRANE, 100 CONC OVER TO 25 UPSTAND PERIMETER INSULATION WITH TAPED AND SEALED DPM/DPC WITH STONE FLAG FINISH OVER. ALLOW FOR UNDERFLOOR HEATING TO GROUND FLOOR AREAS AS/IF REQUIRED WITH ZONE CONTROLS THERETO. SUGGEST STONE FLAG FLOORING THROUGHOUT GROUND FLOOR (OR AS REQUIRED BY THE CLIENT)

CENTRAL SPINE WALLS TO HAVE ALL EXISTING PLASTER FINISHES REMOVED AND ALL STONEMWORK RACKED OUT AND REPOINTED WITH LIME BAG BRUSH POINTING AS EXPOSED INTERNAL FINISH.

ALL EXISTING JOISTS REMOVED TO MAKE WAY FOR NEW 150x100 C24 GRADE JOISTS AT 400ctrs – TREATED TO BE USED AS EXPOSED FEATURE (SUGGEST PAINTED WHITE) WITH UPPER AREA INSULATED WITH 75mm SOUND QUILT AND PBD AND SKIM BETWEEN EACH JOIST SO LOWER SECTION RETAINED AS FEATURE. ALL JOIST ON HANGERS TO WALL OR PERIMETER JOIST RING BEAM.

THE ROOF IS TO BE REMOVED COMPLETELY WITH DIMINSHING STONE SLATES LAID OUT TO BE RE-USED WITH RECLAIM TO MATCH. ALLOW FOR NEW STEEL RIDGE BEAM TO TAKE FEATURE BEAM TO WEB OF STEEL – STEELS SPAN FROM SIDE TO SIDE TO CENTRAL SUPPORT WALL. RAFTERS AT 175x50 C24 AT 400ctrs TO SPAN FROM NEW WALLPLATE TO STEEL RIDGE WITH DOUBLE TRIMMERS TO ROOFLIGHTS AS INDICATED. BATTEN OVER TO TAKE RECLAIM SLATE. RAFTER LINE TO BE INSULATED WITH 100 KINGSPAN BETWEEN AND 50 BELOW WITH PBD AND SKIM TO FINISH.

ALL WALLS TO BE MADE GOOD INTERNALLY TO ALLOW FOR NEW 100x50 BATTEN WITH SLIGHT AIR GAP WITH FULL FILL KINGSPAN AND FINISHED INTERNALLY WITH VAPOUR CHECKED PBD AND SKIM. CENTRAL SPINE WALLS ARE TO BE RACKED OUT AND BAG BRUSH LIME POINTED AS EXPOSED INTERNAL FEATURES.

NEW STUDWORK TO BE 100x50 WITH ISOVER APR1200 SOUND QUILT WITH PLYBOARD RACKING WHERE FIXINGS REQUIRED AND PBD AND SKIM TO FINISH.

EXTERNALLY ALLOW FOR ALL STONEMWORK TO BE RACKED OUT, MADE GOOD AND BAG BRUSH LIME POINTED. ALL NEW GUTTERING IS TO BE CAST IN BLACK ON RISE AND FALL WITH WITH MATCH ROUND DWP'S.

ALLOW FOR ALL RELEVANT M AND E WORKS IN ACCORDANCE WITH BUILDING REGULATIONS.

ALTHOUGH THE BARN REQUIRES A NEW ROOF AND STRUCTURE THERETO, THE MAIN STRUCTURE OF THE BARN IS SOLID HAVING HAD A NEW INTERNAL SOLID BLOCK INTERNAL SKIN PUT IN TO PART OF THE GROUND SOME YEARS AGO WITH A STONE BUTTRESS TO THE REAR.

TO THE REAR THE EXISTING 2 STOREY AND SINGLE STOREY ELEMENT IS TO BE DEMOLISHED TO MAKE WAY FOR A NEW EXTENDED OUT 2 STOREY ELEMENT TO SAME DEPTH AS ADJACENT DROPPING DOWN TO A SINGLE STOREY ELEMENT WITH ROOF LANTERN THERETO. THE SOFFIT LINE IS DELIBERATELY KEPT MUCH LOWER THAN THE REAR ELEVATION LINE WITH A LOWER RIDGE LINE TO KEEP THE REAR EXTENSION SUBSERVIENT (THE 2 STOREY ELEMENT IS ALSO DELIBERATELY KEPT TO THE SAME WIDTH AS THE EXISTING).

NEW EXTENSIONS TO BE BUILT UP OFF 600x300 CONC STRIP FOTTINGS TO AGREEE DEPTH WITH BLDG CONTROL. EXTERNAL WALLS TO BE 400 O/A WITH WEAK MIX CONC TO CAVITY UPTO 225 BELOW DPC. EXTERNAL WALL TO BE 150 (ON BED) CROPPED TO COURSE RANDOM LIMESTONE WITH 150 CAVITY WITH 100mm KINGSPAN WITH THERMAL CLOSERS TO ALL OPENINGS AND JUNCTIONS ETC. INTERNAL SKIN TO BE 100mm SEMI DENSE THERMAL BLOCK. PBD AND SKIM TO FINISH (TAPED AND SEALED)

GROUND BEARING SLAB TO BE 150 MOT AND 25mm SAND BLINDING TO RADON DPM (TAPED AND SEALED TO DPC) 150mm GROUND BEARING KINGSPAN OVER WITH 100mm CONC/SCREED OVER TO 25mm UPSTAND INSULATION TO PERIMETER. ALLOW FOR UNDERFLOOR HEATING TO ALL EXTENDED AND BARN ELEMENTS AS/IF REQUIRED BY CLIENT. SUGGEST STONE FLAG FINISH TO FLOOR.

NEW FIRST FLOOR TO EXTENSION TO 150x100 C24 AT 400ctrs ON HANGERS TO NEW AND USED, UPPER PART OF JOIST TO BE 75mm SOUND BOARD WITH PBD AND SKIM BETWEEN SO THAT LOWER SECTION OF JOISTS EXPOSED FEATURE – SUGGEST PAINTED WHITE.

ROOF TO 2 STOREY TO BE 175x50 C24 RAFTERS AT 400ctrs DOUBLE TRIMMED TO FRAME ROOFLIGHTS AS INDICATED. RAFTER TO SPAN FROM WALLPLATE TO RIDGE BEAM TO TAKE MID SPAN FROM BUILT UP APEX WALL TO SIT UPTO THE MAIN ROOF. INSULATE RAFTER WITH 100mm KINGSPAN BETWEEN RAFTER WITH 50mm BELOW TO PBD AND SKIM. BATTEN OVER TO TAKE BREATHER MEMBRANE AND SLATE TO MATCH. ALLOW FOR CODE LEAD ABUTMENT VALLEY.

FLAT ROOF AREA TO BE 150x75 JOIST AT MAX 400ctrs DOUBLE FRAMED OUT FOR FLAT TOP ROOF LANTERN. 19mm PLYBOARD OVER TO VAPOUR MEMBRANE WITH 150mm ROOFING GRADE KINGSPAN OVER WITH 19mm EXTERNAL GRADE PLYBOARD TO EPDM DRESSED TO ROOF LANTERN AND ABUTMENT TO SURROUNDING WALLS.

INTERNALLY ALLOW FOR RELOCATED STAIRCASE OFF ENTRANCE HALL. STAIR TO BE HARDWOOD BOX TREADS TO MIN 900 CLEAR WIDTH WITH MIN 225 TREADS AND APPROX 190 RISERS – 12 NO. (SEE SECTIONS HEIGHTS TO LINE TO FIRST FLOOR OF BARN WITH SHALLOW STEP LANDING TO MAIN FLOOR). ALLOW FOR OAK NEWELS AND HANDRAILS TO GLAZED INFIL THERETO (MIN 900 HEIGHT). ALLOW FOR NEW TRIMMED OUT JOIST STRUCTURE THERETO.

TO AREA OF ORIGINAL STAIRCASE ALLOW FOR NEW TRIMMED OUT FLOOR JOIST STRUCTURE TO LINE WITH EXISTING. SUGGEST ALL TIMBER TO BE TREATED AND PAINTED WHITE AS EXPOSED FEATURE.

CEILINGS AT FIRST FLOOR HAVE BEEN REMOVED. ALLOW FOR RETAINED STEEL TIE FRAME AND ALL PURLINS THERETO. DOUBLE FRAME RAFTERS TO ALL NEW VELUX OPENINGS AS INDICATED. INSULATE 50mm KINGSPAN TO RAFTER. PLY RACK BELOW WITH MIN 12mm PLYBOARD NAILED TO EACH RAFTER AT MAX 150ctrs 100mm KINGSPAN BELOW WITH PBD AND SKIM TO FINISH.

TO GROUND FLOOR ALLOW FOR NEW THROUGH FIREPLACE OPENING BETWEEN LOUNGE AND DINING AREA WITH PROPRIETARY FLUE INTULOT OVER TO CENTRAL LOG BURNER. ALLOW FOR FEATURE STONE INTULOTS EITHER SIDE.

ALLOW FOR ALL RELATED STEELWORK TO FORM KNOCK THROUGH FROM EXISTING TO EXTENSION. (CALCS TO BE PROVIDED UNDER SEPARATE COVER). ALLOW FOR NEW STUDWORK TO BE 100x50 WITH ISOVER APR1200 SOUND QUILT THERETO. PLY RACKED TO ALL AREAS WHERE FIXINGS REQUIRED WITH PBD AND SKIM TO FINISH.

ALLOW FOR ALL NEW M AND E WORKS TO CLIENT REQUIREMENTS. DISCUSS WITH CONTRACTOR/PLUMBER REQUIREMENTS FOR NEW BOILER ETC.

UNDERTAKE NEW STONE FLAG PATIO WORKS TO REAR WITH RETAINED BLOCK WALL TO GARDEN TO BE FACED WITH RANDOM RUBBLE LIMESTONE WITH STONE COPING OVER.

FRONTAGE IS HARDWARE. ALLOW FOR MIN 3 PARKING SPACES TO BE RETAINED THERETO WITH AREA THERETO LAID OUT AS REQUIRED BY CLIENT – SHOWN INDICATIVE ONLY.

BLOCK PLAN 1:200

9 LODES LANE, SMALLDALE

REVISIONS:
9 LODES LANE
SMALLDALE, BUXTON
SMALLDALE

SCALE: 1:200
DATE: MARCH 26 DRAWN: AJS

CHECKED: AJS

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A.J.S ARCHITECTURE

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

h: 01298 402298
m: 07794 400237

DRAWING No: BLOCK PLAN 01

B REGS COMPLIANT