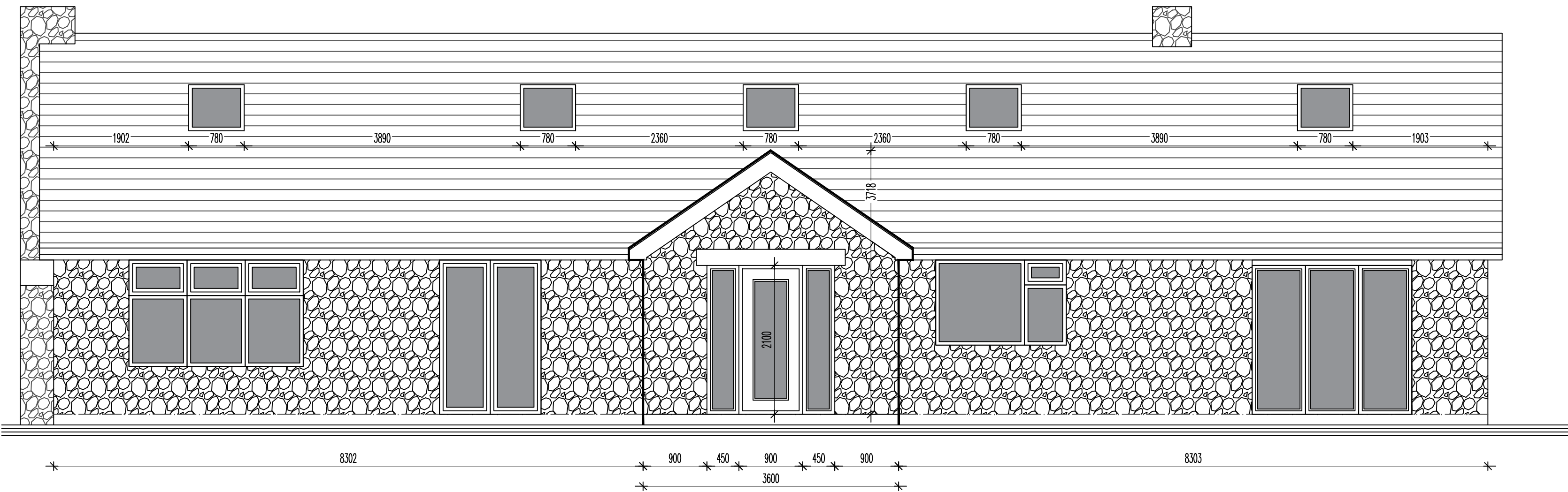
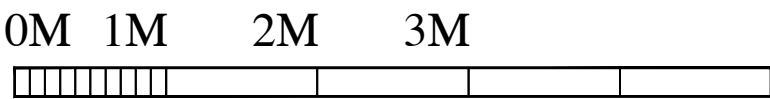


PROPOSED FRONT ELEVATION 1:50



WORKS RELATE TO THE CREATION OF EXTENDED FAMILY LIVING SPACE (3 GENERATIONS OF THE SAME FAMILY LIVE UNDER THE SAME ROOF) BY FORMING A LOFT CONVERSION WITH 2 DORMERS TO THE REAR ROOF LINE OF THE EXISTING BUNGALOW. A NEW GABLE PORCH EXTENSION TO THE FRONT WILL ALSO ALLOW FOR A CENTRAL STAIRCASE ACCESS THERETO WITHOUT HAVING A DETRIMENTAL IMPACT ON THE GROUND FLOOR LAYOUT.

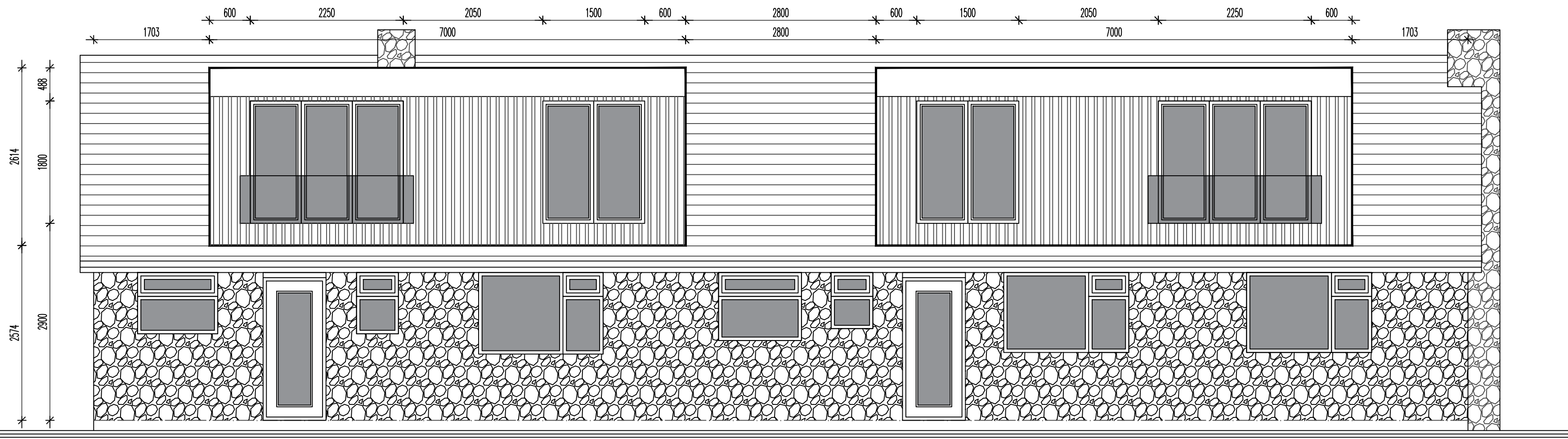
THE PORCH IS TO BE CONSTRUCTED TO A CAVITY CONSTRUCTION OVER STRIP FOOTINGS TO A GROUND BEARING SLAB. THE WALL IS TO BE 350 O/A WITH RANDOM COURSE STONE TO MATCH WITH 150 CAVITY WITH 100mm KINGSPAN THERETO WITH THERMAL CLOSERS TO OPENINGS. INTERNAL SKIN TO BE 100mm 7N SEMI DENSE THERMAL BLOCK. CONC STRIP TO BE 600x300 WITH WEAK MIX CONC FILL TO 225 BELOW DPC. GROUND FLOOR TO BE 150MOT TO 1200g DPM WITH 25mm SAND BLINDING WITH 150 GROUND BEARING KINGSPAN WITH 500G ISOLATING MEMBRANE OVER WITH 100mm CONC/SCREED. 25mm UPSTAND INSULATION TO PERIMETER WITH TAPED AND SEALED DPM/DPC THERETO. WALL TAKEN UP TO 100x75 WALLPLATE TO LINE WITH SOFFIT OF EXISTING. ROOFPITCH TO MATCH WITH 150x75 C24 GRADE RAFTERS AT 400ctrs WITH WALL BUILT UP INTO APEX TO PICK UP THE RIDGE LINE. INSULATE RAFTER LINE WITH 125 KINGSPAN AND 25 BELOW TO PBD AND SKIM. ROOF COVERING TO BE TO MATCH MAIN ROOF WITH BREATHABLE MEMBRANE THERETO TO BATTEN, ALL SOFFITS TO BE WITH PLASTIC TO MATCH.

TO THE LOFT, REMOVE THE EXISTING ROOF STRUCTURE TO ALLOW FOR HABITABLE ACCOMMODATION TO THE ROOF SPACE. NEW ROOF STRUCTURE TO ALLOW FOR NEW DORMER STRUCTURES TO THE REAR WITH A MIX OF TRUSSED RAFTERS AND LOOSE TIMBER. TRUSSED RAFTER AREAS TO ALLOW FOR TO BE TRIPLED UP TO FORM BASE STRUCTURE FOR DORMER FRAME AND ALLOW FOR SUPPORT TO LOOSE FLOOR JOISTS AND PURLIN FRAME TO SUPPORT RAFTERS THERETO. TRUSSED RAFTER SECTIONS TO BE MIN 50mm WIDE. 150 DEEP TO RAFTER SECTION AND 200 DEEP TO BOTTOM CHORD. LOOSE FLOOR JOIST TO SPAN SIDE TO SIDE BETWEEN TRUSS SECTIONS WITH 200x75 C24 JOISTS AT MAX 400ctrs ON HANGERS TO TRIPLE TRUSSED RAFTERS SECTIONS. TRIPLE TRUSSES ALSO DESIGNED TO PICK UP PURLIN TO MID SPAN SUPPORT LOOSE RAFTERS AT 400ctrs IN C24 GRADE 150x75. PITCHED AREA TO BE INSULATED AS PER PORCH WITH 125 KINGSPAN BETWEEN AND 25 BELOW TO PLASTERBOARD AND SKIM TO FINISH. NEW STAIRCASE TO BE EITHER MDF OR SOFTWOOD WITH 14 RISERS TO 235 TREAD MAINTAINING MIN 2M HEAD HEIGHT OVER. MAX STAIR PITCH IS FAR LOWER THAN 42deg. SUGGEST BALUSTRADE TO BE FRAMELESS GLASS.

DORMER FRAMES ARE 150x75 AT 400ctrs TO PICK UP 150x75 FLAT ROOF JOISTS AT MAX 400ctrs. FRAME IS TO BE FULLY INSULATED WITH 150 KINGSPAN WITH A VAPOUR CHECKED PBD INTERNALLY. EXTERNALLY TO BE A BATTEN TO OSB BOARD AND DAMP MEMBRANE WITH TORCHED LARCH FINISH TO BATTEN. ROOF TO BE A WARM DECK WITH 19mm PLYBOARD OVER THE JOIST TO VAPOUR MEMBRANE WITH 150mm ROOFING GRADE KINGSPAN OVER TO A FURTHER EXTERNAL GRADE PLYBOARD TO TAKE GRP FINISH. LAY ROOF TO SLIGHT FALL WITH GRP DRESSED TO PLASTIC SOFFIT BOARD WITH GUTTER THERETO. WINDOWS TO DORMER TO BE DOUBLE GLAZED UNITS IN EITHER ANTHRACITE OR BLACK PLASTIC WITH U VALUE OF 0.9W/M2K OR BETTER. WINDOW TO LOUNGE AND MAIN BEDROOM TO A BI-FOLD WINDOW WITH A FLUSH FRAMELESS GLASS JULIET THERETO.

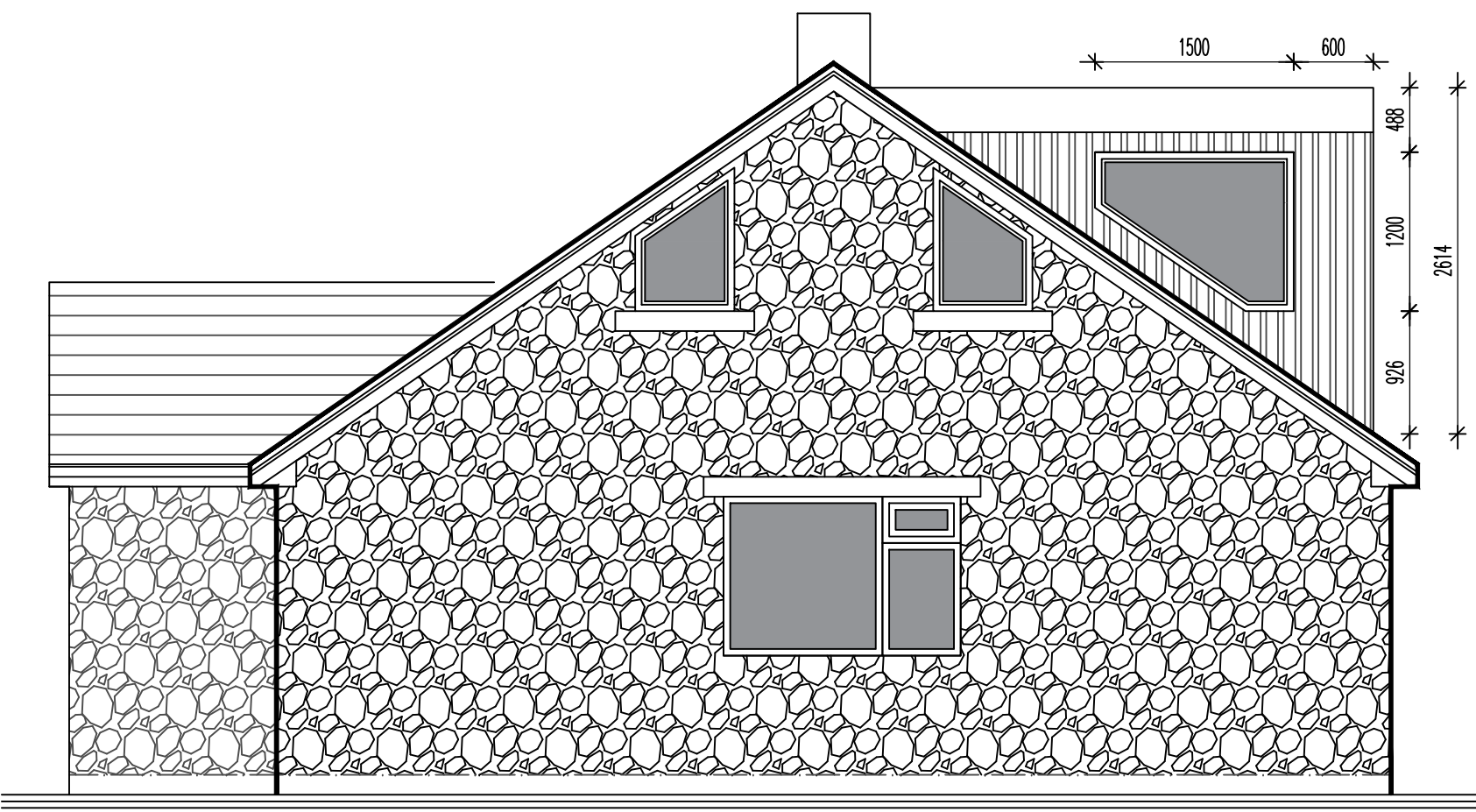
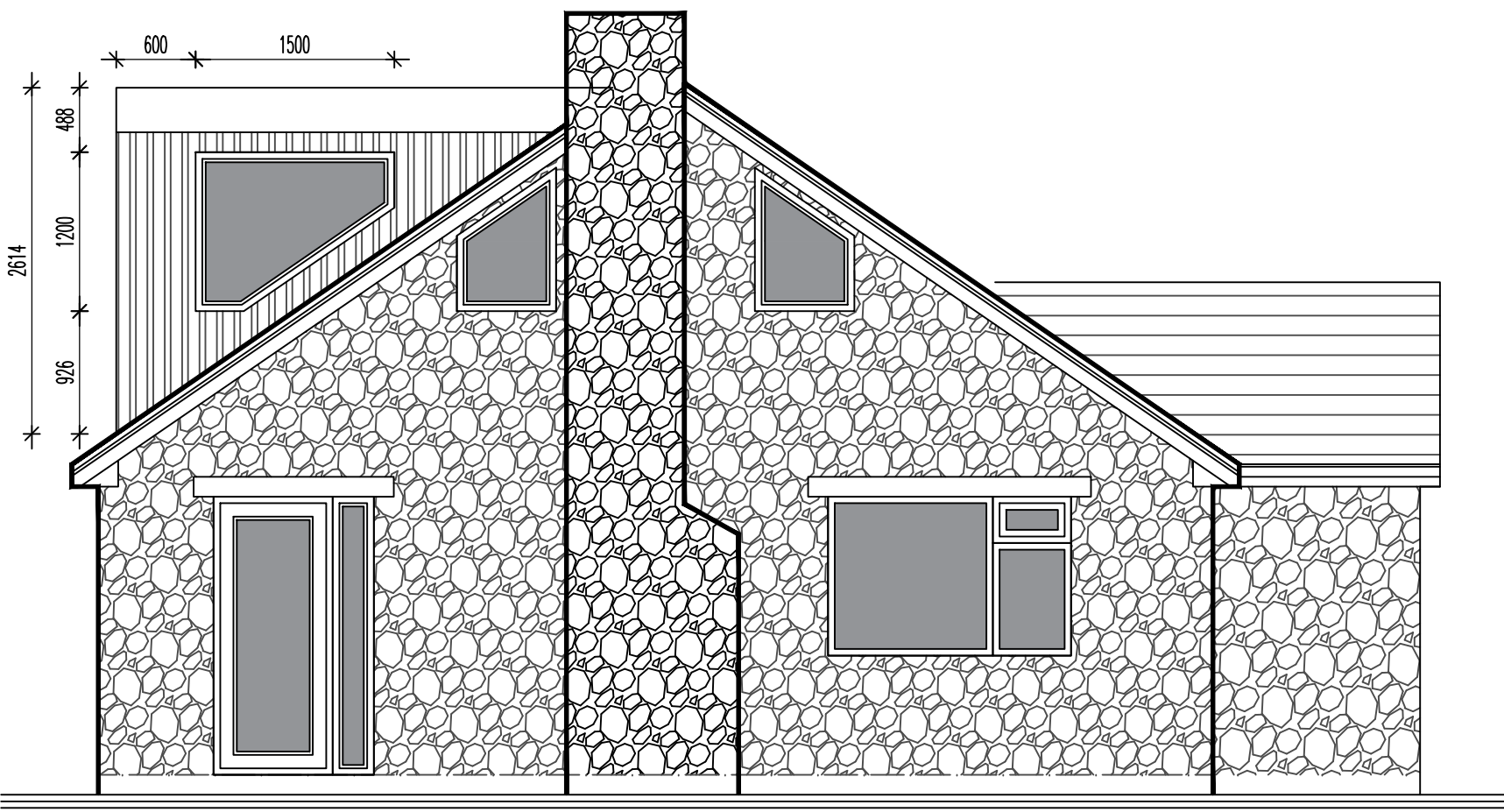
ALLOW FOR ALL BATHROOM AND KITCHEN SUITES AND ALL FITTINGS. ALLOW FOR ALL M AND E WORKS IN ACCORDANCE WITH BLDG CONTROL. ALL NEW STUDWORK TO BE 100x50 WITH FULL FILL SOUND INSULATION. PLY RACKED WHERE FIXINGS REQUIRED AND ANY ADDITIONAL STRUCTURAL SUPPORT FROM STUD FRAME AND FINISH WITH PBD AND SKIM.

PROPOSED REAR ELEVATION 1:50



TORCHED LARCH TO BE USED FOR DORMER

PROPOSED SIDE ELEVATION 1:50



BROOKLYN GRANGE FARM

REVISIONS:
BROOKLYN GRANGE FARM
THORNCLIFFE
LEEK

SCALE: 1:50
DATE: APRIL'24 | DRAWN: AJS | CHECKED: AJS

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A.J.S ARCHITECTURE



32 carr road,
buxton,
derbyshire
sk17 6wf.

h: 01298 26062
m: 07794 400237

DRAWING No: PROPOSED 03

B REGS COMPLIANT