STOKE LANE, HIGHAM on the HILL

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THE PROPOSAL

The proposal envisages the building being reused for residential purposes comprising entrance hall, breakfast, family, and kitchen with utility and wet room, living room, dining room, study and cloakroom with bedrooms and bathrooms at first floor level.

EXISTING CONSTRUCTION

Roof - Profiled roofing sheets. Timber purlins bearing on steel portal frames at regular intervals.

Walls - Steel portal frames with concrete blockwork built into the web at lower levels and profiled metal sheeting on sheeting rails above the blockwork. There are three open bays to the southern elevation, these are some 2.9M in height and total some 56.7 sq m in area. This figure represents 18.6% of the external vertical envelope. The remainder of the external vertical element is either concrete blockwork of profiled sheeting.

Windows and doors - There are no windows. There is a steel door to the western elevation.

Floor - solid floor construction comprising oversite concrete on compacted hardcore and concrete stanchion bases and foundation concrete below existing concrete blockwork.

Drainage - Rainwater is lead clear of the building by gutters and rainwater pipes.

SUITABILITY FOR CONVERSION TO RESIDENTIAL USE

The framed nature of the existing structure makes for uncomplicated inclusion of additional materials and thermal insulation in order that the building can be brought up to the standards required by the Building Regulations and beyond the current standards if so desired.

The building can therefore be considered ripe for conversion.

MODIFICATIONS TO THE EXTERNAL ENVELOPE

Roof - The roof is to be insulated with rigid thermal insulation above the purlins and a ceiling of plasterboard. Suplemental purlins are to be provided for fixing purposes. The rafter members of the steel portal frames are to remain and the existing roofing sheets replaced with new profiled sheets.

Walls - The existing concrete blockwork is to be retained and new thermal insulation added to the internal face of the wall with a plasterboard finish. The areas of vertical sheeting are to be replaced and insulated with new thermal insulation behind the sheeting rails and with a plasterboard finish.
Timber clad structural insulated panels are proposed to the southern elevation and located in between the existing steel stanchions which will be increased in height with steelwork of a similar section welded in place below the level of the rafter member.

Ground floor - the existing oversite concrete is to be overlain with thermal insulation and finished with a concrete screed to receive floor finish.

First floor - to be engineered joists with boarded finish.

Windows and doors - to be PVCu construction with multiple layer glazing units.

Drainage – Rainwater to be as existing. Foulwater to be to Klargester or similar with overflow taken to soakaways as per the manufacturer’s recommendations.

CURRENT TARGET INSULATION STANDARDS

Insulation standards are to meet the requirements of the current Building Regulations. Should the minimum values change prior to implementation then new values can be achieved without detracting from the suitability of the building for conversion to residential use.