

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 room, living room, dining room, study, cloakroom and wet room to the ground floor with bedrooms and bathrooms at first floor level.

A small projection is envisaged to the western elevation to create an inglenook fireplace together with a canopy over the external door from the utility room to the eastern elevation. Other than these additions and a new skin of facing brickwork there is no change to the footprint of the existing building.

EXISTING CONSTRUCTION

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

Walls - Steel portal frames with blockwork at lower levels and profiled sheeting above the blockwork.

Windows and doors - There are no windows, the southern elevation is largely open and there is a steel door to the western elevation.

Floor - Solid floor construction comprising oversite concrete floor slab and edge beam on compacted hardcore.

Drainage – Rainwater drainage is lead clear of the building by rainwater gutters and downpipes.

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 is structurally stable and potentially capable of receiving additional light weight construction and new masonry cladding with the addition of new foundations.

The building can therefore be considered ripe for conversion.

MODIFICATIONS TO EXISTING STRUCTURE.

Roof - The roof is to be insulated with two layers of rigid insulation above the purlins with a ceiling of plasterboard also over the timber purlins. New purlins are envisaged in between the existing purlins in order to provide sufficient fixing at suitable intervals for the new plasterboard. The rafter members of the steel portal frames are to remain and new lightweight sheeting of a profile and colour to replicate traditional slate or tiling is to replace the existing sheeting.

Walls - Generally the existing wall construction will be modified by removing the concrete blockwork and the addition of an external skin of facing brickwork and an internal skin of concrete blockwork with insulating material for the full width of the cavity which will incorporate the steel stanchion

member of the existing portal frames. These will be increased in height with steelwork of a similar section welded in place on each stanchion below the level of the rafter member. Damp proof membranes and vapour barriers will be incorporated in the wall construction.

Concrete foundations are to be provided to carry the new masonry.

Ground Floor - A new insulated concrete floor is to be provided in place of the existing oversite concrete which will be used as hardcore.

First Floor - New floor construction of either concrete beam and block or engineered joists with boarding finish.

Windows and Doors - To be of PVCu construction and double or triple glazed.

Drainage – Rain water to be as existing. Foul water to be to a Klargestor or similar system with the overflow taken to a soak away as per the manufacturers recommendations.

CURRENT TARGET INSULATION STANDARDS

Roof - 0.11 w m² k.

Wall - 0.18 w m² k.

Windows and doors - 1.2 w m² k.

Floor - 0.13 w m² k.

Air permeability test - 8 m³ at 50 pa.

The Building Regulations may change again soon and the minimum standards increased to provide for greater resistance to heat loss.

Anticipated new values can be achieved by increasing the thickness and /or changing the specification of the insulating materials without detracting from the suitability of the building for conversion to residential use.