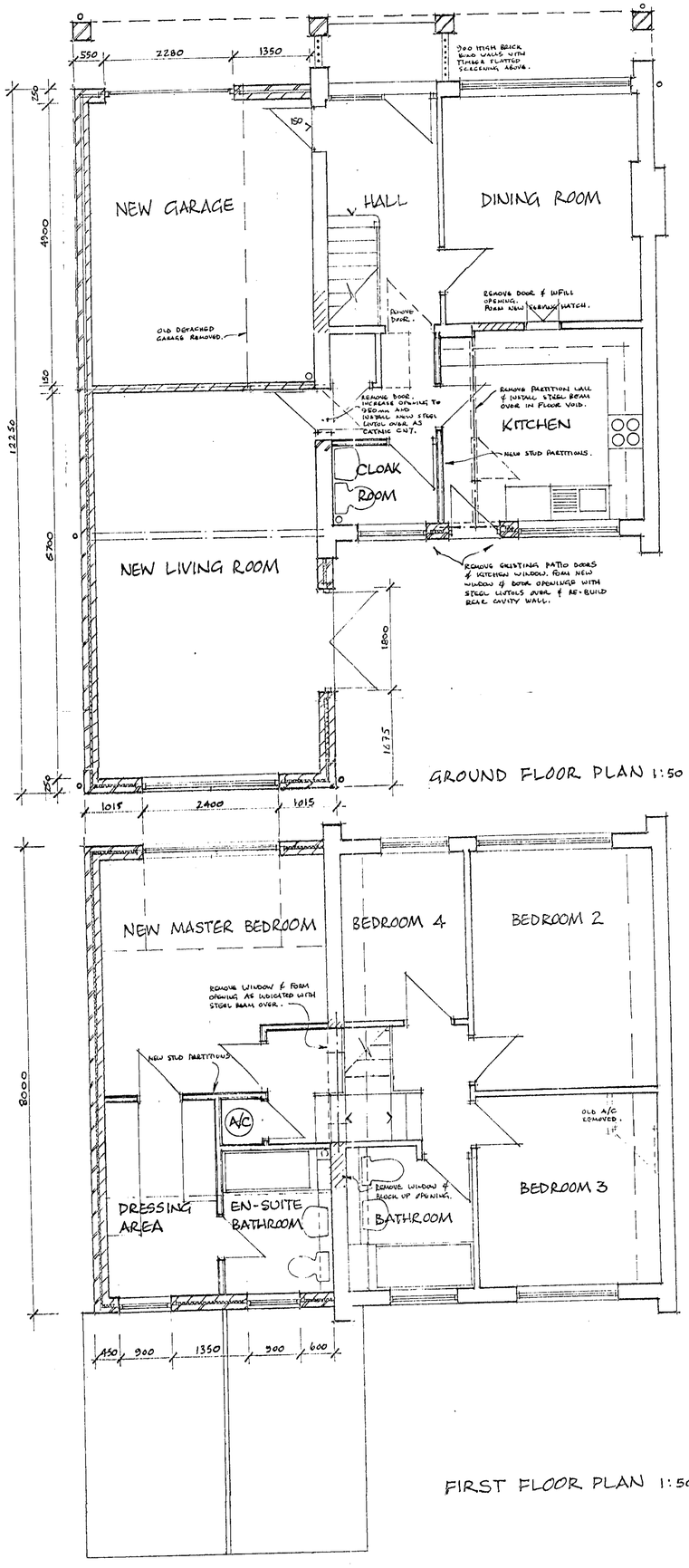


GROUND FLOOR PLAN 1:50

FIRST FLOOR PLAN 1:50



CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING.

WHITE UPVC FASCIAS & SOFFITS WITH WHITE UPVC RAINWATER GOODS.

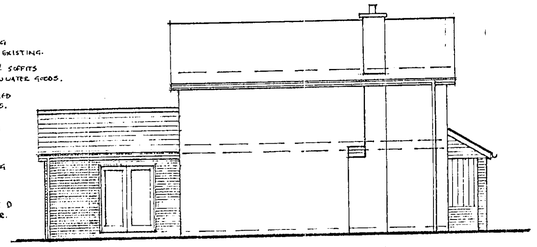
WHITE UPVC DOUBLE GLAZED WINDOW & DOOR UNITS.

LEAN-TO ROOF ACROSS FRONT ELEVATION ON BRICK PIERS.

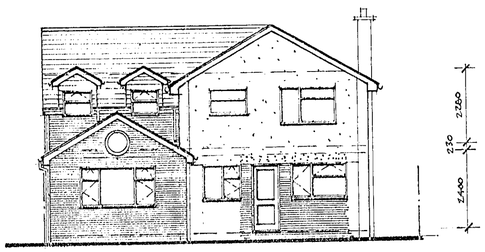
RED SAND FACED FACING BRICKS TO MATCH EXISTING.

WHITE CLOSE RIB STYLE D PANELLED GARAGE DOOR.

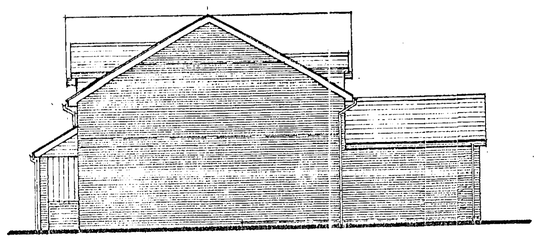
FRONT ELEVATION 1:100



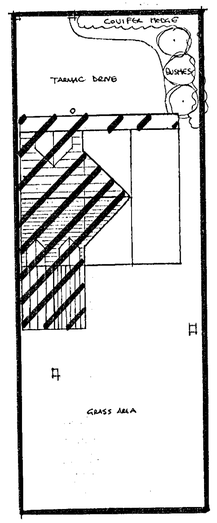
SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SITE PLAN 1:200

29.JAN.2001* 3257

SUPERSEDED

PROPOSED TWO STOREY AND SINGLE STOREY SIDE EXTENSION
AT
90 CROCKENWELL ROAD,
WOODLEY, BERKS
FOR
MR. S. MAIDLOW
JAN'2001 DRG.NO. SM/1

APPROVED

H. M. LAND REGISTRY

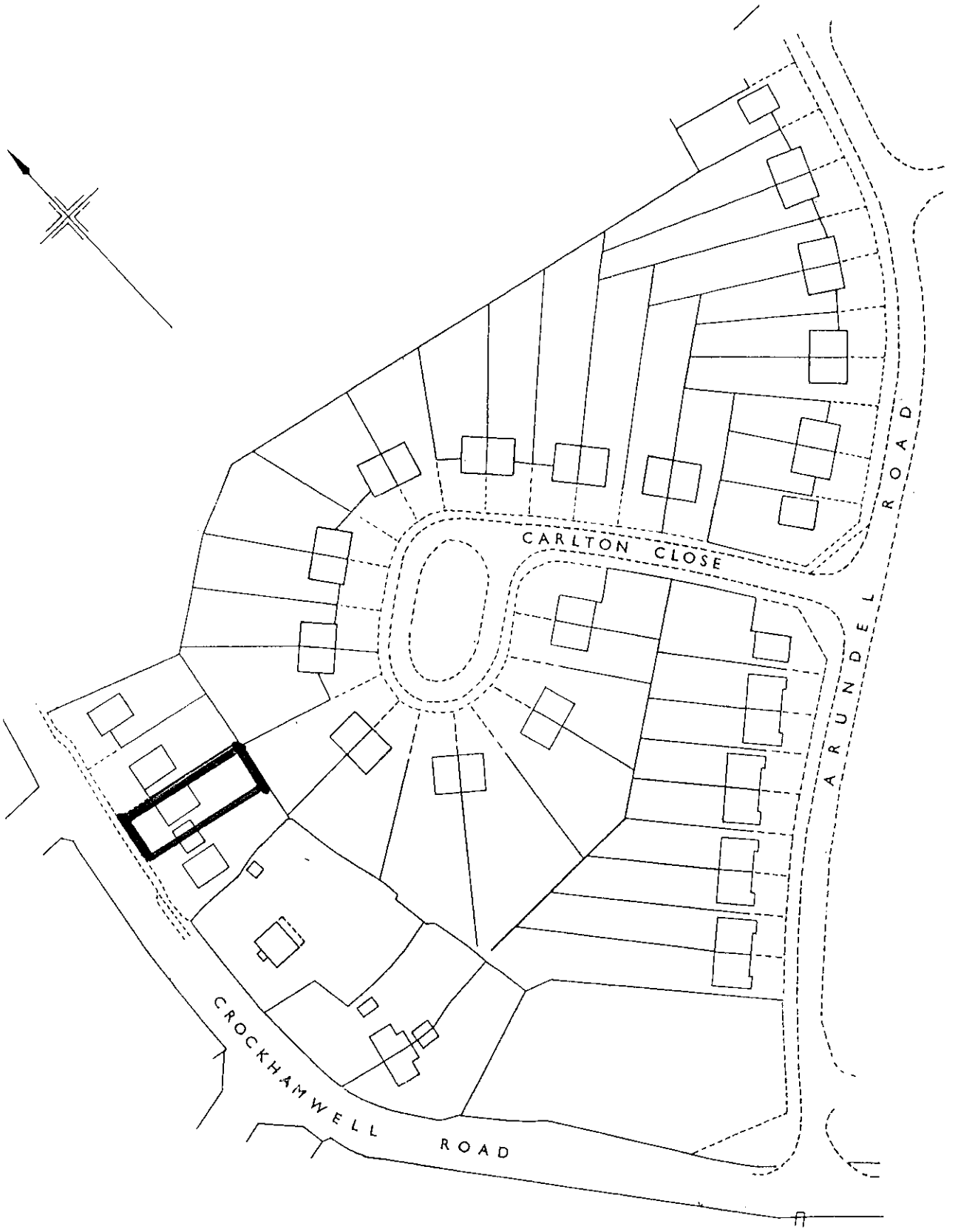
NATIONAL GRID PLAN SU 7672 SECTION A

~~(BERKSHIRE)~~

Scale 1/1250

ADMINISTRATIVE AREA WOKINGHAM

WOODLEY AND SANDFORD PARISH



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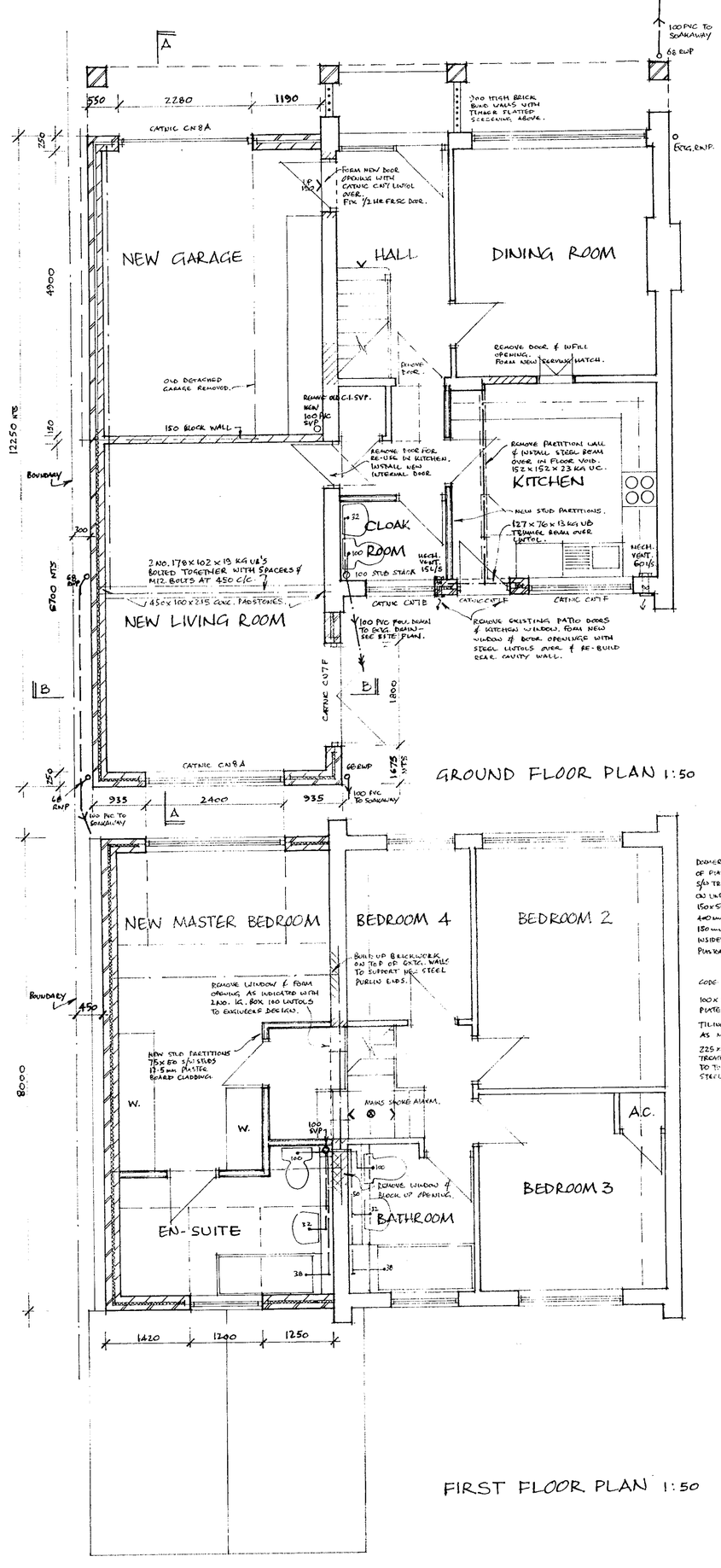
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29 JAN 2001 *

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GROUND FLOOR PLAN 1:50

FIRST FLOOR PLAN 1:50



FRONT ELEVATION 1:100

CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING.

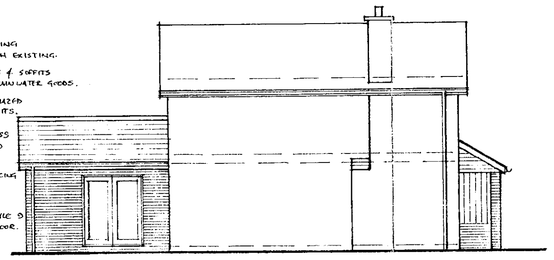
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LEAN-TO ROOF ACROSS FRONT ELEVATION ON BRICK PIERS.

RED SAND FACED FACING BRICKS TO MATCH EXISTING.

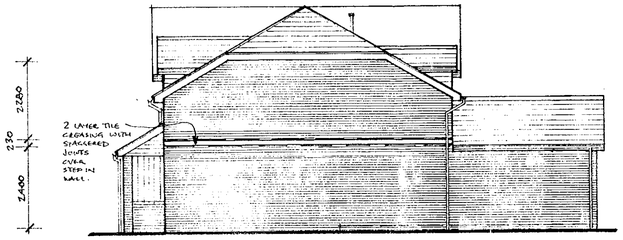
WHITE CLOSING STYLE 5 PANELLED GARAGE DOOR.



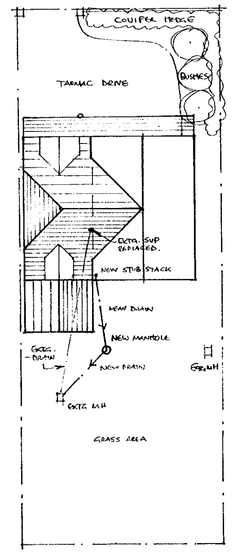
SIDE ELEVATION 1:100



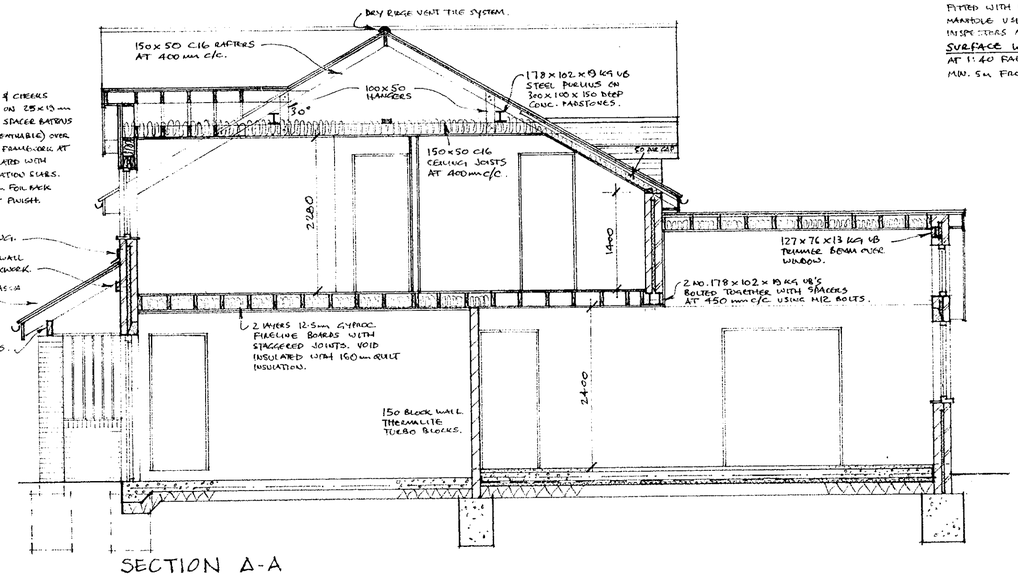
REAR ELEVATION 1:100



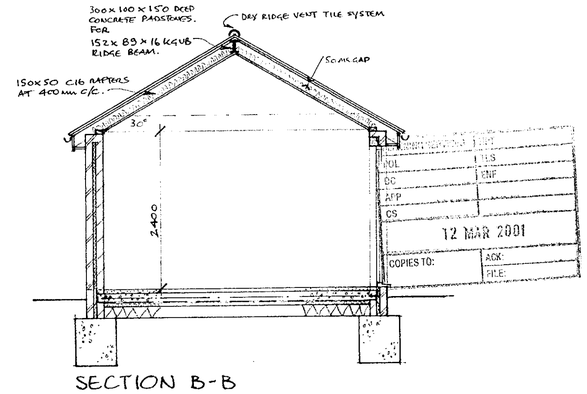
SIDE ELEVATION 1:100



SITE PLAN 1:200



SECTION A-A



SECTION B-B

CONSTRUCTION NOTES

ROOF: CONCRETE INTERLOCKING ROOF TILES & MATCHING DRY RIDGE VENT SYSTEM ON 38 x 25 mm S/W TREATED BATTENS ON UTILITARIAN UNDERTILING FELT OVER S/W TREATED ROOF STRUCTURE AS SECTIONS. PROVIDE LATERAL & DIAGONAL BRACING. PROVIDE PROPRIETARY OVER FASCIA VENTILATION STRIPS, EAVES VENTILATION UNITS & VENTED RIDGE TILE SYSTEMS. PROVIDE 200 mm QUILT INSULATION LAID OVER CEILING AREAS AND 100 mm SEMI-RIGID INSULATION BOARDS LAID TO SLOPED CEILING AREAS MAINTAINING 50 mm AIR GAP OVER. LINE CEILINGS IN 12.5 mm FOIL BACKED PLASTERBOARD WITH SKIM COAT PLASTER OR ARTEX FINISH.

EAVES: 100 mm BLACK UPVC HALF ROUND GUTTERS ON 25 mm WBP PLYWOOD FASCIAS & 6 mm WBP PLYWOOD SOFFITS TO MATCH EXISTING. PROVIDE 100 x 50 mm S/D TREATED WALL PLATES BEDDED ON MORTAR. PROVIDE 20 x 5 mm GALV. M.S. TIE DOWN STRAPS AT 1800 m/c. SECURED TO RAFTER, PERP/WALL PLATE & PLUGGED & SCREWED TO INNER SKIN OF CAVITY WALLS.

EXTERNAL WALLS: CAVITY WALL CONSTRUCTION OF 100 mm FACING BRICKWORK, 50 mm FULLY FILLED CAVITY WITH ROCKWOOL CAVITY INSULATION SLABS, 100 mm THERMALITE 'TURBO' INSULATING BLOCKWORK INNER SKIN WITH 12 mm 2 COAT PLASTER FINISH. PROVIDE GALV. M.S. WALL TIES AT 900 mm c/c. HORIZONTALLY AND 450 mm c/c VERTICALLY STAGGERED. ALL CAVITIES TO BE CLOSED AROUND OPENINGS AND AT HEAD OF WALLS WITH INSULATING BLOCKWORK AND FITTED WITH VERTICAL DPC's. PROVIDE INSULATED STEEL LINTOLS OVER OPENINGS AS INDICATED ON PLANS, WITH MIN. 150 mm END BEARINGS. PROVIDE HORIZONTAL DPC's 150 mm ABOVE GROUND LEVEL & LAPPED OVER DPM TURNED UP EDGES OF SLAB.

GROUND FLOOR CONSTRUCTION: 50 mm 1:3 CEMENT/SAND SCREED OVER 150 mm REINFORCED CONCRETE SUSPENDED SLAB OVER 2000 GUAGE POLYTHENE DAMP PROOF MEMBRANE OVER 50 mm UNDERFLOOR INSULATION SLABS OVER 150 mm SAND BLINDED WELL CONSOLIDATED HARDCORE. FLOOR SLAB REINFORCEMENT TO BE B785 MESH. 100 CONC. BLOCK BEARING WALLS ON CONC. FOUNDS.

FIRST FLOOR CONSTRUCTION: 22 mm S/D FLOOR BOARDS OR FLOORING GRADE CHIPBOARD OVER 200 x 50 mm S/D JOISTS AT 400 mm c/c. PROVIDE DOUBLE JOISTS UNDER FIRST FLOOR PARTITIONS. LINE UNDERSIDE IN 12.5 mm PLASTERBOARD WITH SKIM COAT PLASTER OR ARTEX FINISH. LINE GARAGE CEILING IN 2 LAYERS 12.5 mm FIRELINE BOARD TO GIVE MIN. ½ HR F.R.

FOUNDATIONS: PROVIDE MIN. 1000 mm DEEP MASS CONCRETE TRENCH FILL FOUNDATIONS TO BUILDING CONTROL INSPECTORS APPROVAL, 600 SQUARE x 1000 DEEP PADS TO FRONT LEAN-TO PIERS.

VENTILATION: PROVIDE ROOF SPACE VENTILATION AS PREVIOUSLY NOTED. PROVIDE BACKGROUND VENTILATION VIA TRICKLE VENTILATORS FITTED TO WINDOWS - 8000 mm² AREA. PROVIDE MECHANICAL EXTRACT VENTILATION TO W.C. CLOAK ROOM & ENSUITE BATHROOM RATED AT 15 LITRES/SEC. AND TO KITCHEN RATED AT 60 LITRES/SEC.

SMOKE ALARMS: PROVIDE MAINS SUPPLY SMOKE DETECTOR LOCATED ON FIRST FLOOR LANDING.

WINDOWS/GLAZING: NEW WINDOWS TO BE WHITE UPVC FITTED WITH 22 mm SEALED DOUBLE GLAZED UNITS. ALL GLAZED WINDOWS, DOORS & SIDE PANELS BELOW 800 mm FROM FLOOR LEVEL TO BE GLAZED IN 6 mm TOUGHENED OR LAMINATED SAFETY GLASS.

HEATING/CONTROLS: EXISTING BOILER TO BE REPLACED WITH NEW GAS FIRED HIGH EFFICIENCY UNIT SIZED TO SUIT ENLARGED HOUSE & LOCATED IN CLOAK ROOM. PROVIDE ELECTRONIC TIMER & ZONE CONTROLS FOR BOTH HEATING & HOT WATER. SIZING OF BOILER BY HEATING ENGINEER.

ELECTRICAL INSTALLATION: EXISTING ELECTRICAL INSTALLATION TO BE EXTENDED IN ACCORDANCE WITH LATEST I.E.E. REGULATIONS. FITTINGS TO CLIENTS SPECIFICATION.

INTERNAL PLUMBING: INSTALL UPVC WASTE PIPES SIZED AS INDICATED ON PLANS AND FITTED WITH 75 mm DEEP SEAL TRAPS. PROVIDE BONDING POINTS AT ENDS OF ALL WASTE RUNS. WASTES CONNECTED TO 100 mm Ø UPVC SOIL & VENT PIPE WITH SLAG BEND AT BASE. CLOAK ROOM WASTES CONNECTED TO 100 mm Ø UPVC STUB STACK FITTED WITH AUTOMATIC AIR ADMITTANCE VALVE. MAIN SVP TO EXTEND OUT THRO' NEW ROOF & BE FITTED WITH CODE 4 LEAD COLLAR FLASHING AND BIRD GRILLE.

GENERAL: INTERNAL JOINERY, KITCHEN FITTINGS, BATHROOM FITTINGS ETC. TO CLIENTS SPECIFICATION.

UNDERGROUND DRAINAGE SEE ABOVE.

FOUL WATER DRAINAGE: NEW FOUL DRAINS TO BE RUN IN 100 mm Ø UPVC LAID AT 1:40 FALL AND BEDDED & SURROUNDED IN PEA SHINGLE. WHERE PIPES HAVE LESS THAN 300 mm COVER OR PASS UNDER BUILDINGS PROTECT WITH 150 mm CONCRETE SURROUND WITH FLEXIBLE JOINTS AT PIPE JUNCTIONS. WHERE PIPES PASS THRO' WALLS OR FOUNDATIONS PROVIDE LINTOL BRIDGING. NEW MANHOLES/INSPECTION CHAMBERS TO BE OF SECTIONAL UPVC CONSTRUCTION BEDDED ON 150 mm CONCRETE WITH 150 mm PEA SHINGLE SURROUND & FITTED WITH LIGHTWEIGHT GALVANISED STEEL COVER & FRAME. CONNECT NEW FOUL DRAIN INTO EXISTING MANHOLE USING SWEPT BRANCH IN DIRECTION OF FLOW & HAUNCHED IN CONCRETE ALL TO L.A. INSPECTORS APPROVAL.

SURFACE WATER DRAINAGE: NEW SURFACE WATER DRAINS TO BE RUN IN 100 mm Ø UPVC LAID AT 1:40 FALL AND BEDDED & SURROUNDED IN PEA SHINGLE. DRAINS CONNECTED INTO VAN SOAKAWAYS MIN. 5 m FROM BUILDING & SIZED TO SUIT GROUND CONDITIONS TO L.A. INSPECTORS APPROVAL.

PROPOSED TWO STOREY AND SINGLE STOREY SIDE EXTENSION AT 90 CROCKENWELL ROAD, WOODLEY, BERKS FOR MR. S. MAIDLOW

JAN'2001 DRG. NO. SM/

REVISED PLAN

APPROVED

CP 14/3/01