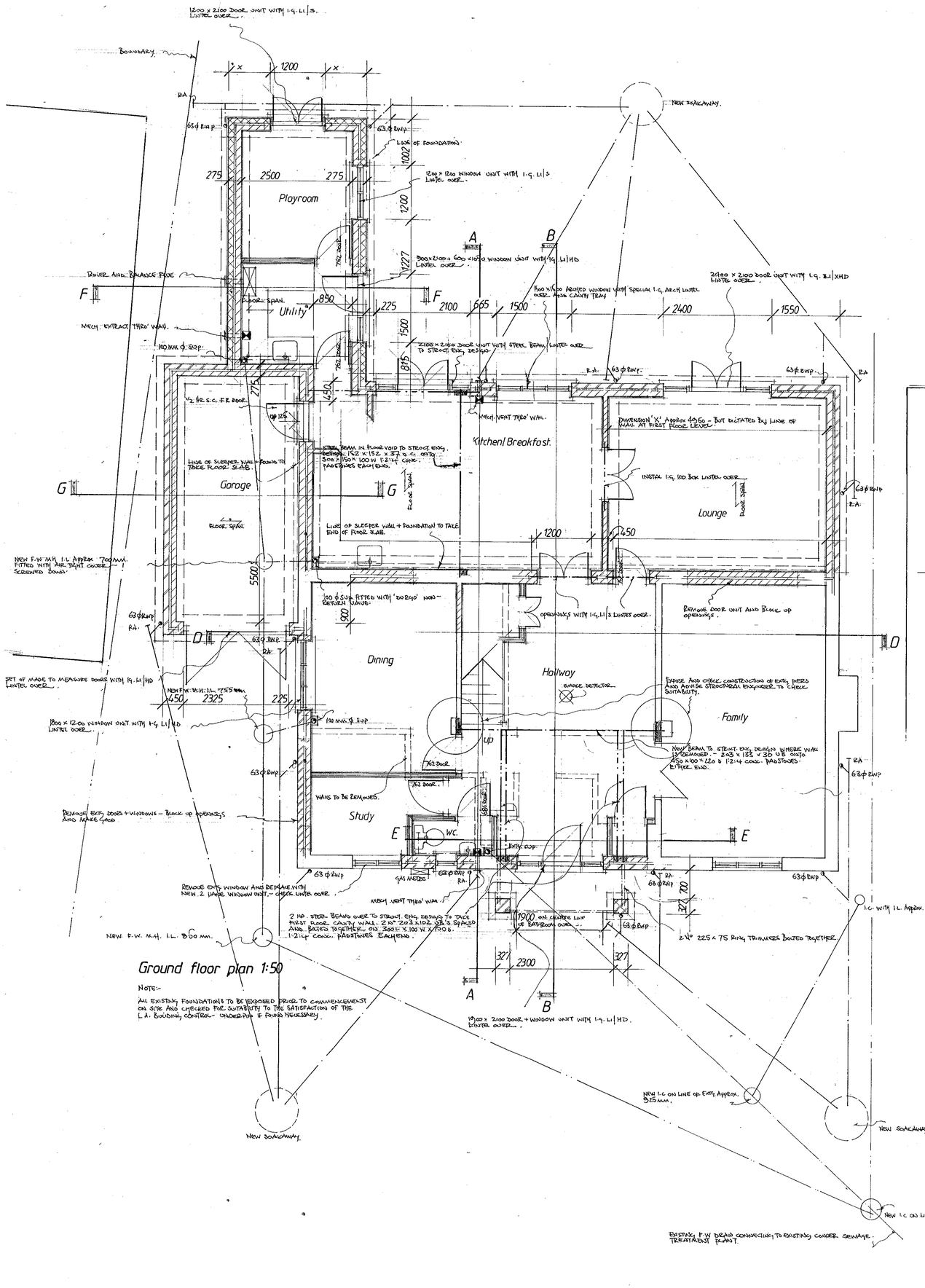


## Ground floor plan 1:50

NOTE:-

ALL EXISTING FOUNDATIONS TO BE EXPOSED PRIOR TO COMMENCEMENT ON SITE AND CHECKED FOR SUITABILITY TO THE SATISFACTION OF THE L.A. BUILDING CONTROL OFFICER PUT IF FOUND NECESSARY.

## First floor plan 1:50

2400 x 1200 WINDOW UNIT WITH 2 No 225 x 50 RWP TRIMMERS OVER. - BOLTED TOGETHER ON 100 x 100 CORNER POSTS.

PROPOSED MINOR AMENDMENT
RECEIVED 10/3/01
SEE RESPONSE 23/4/01

REV. C.- STRUCT. ENG. INFO ADDED.
REV. B.- P. RESS. INFO ADDED
REV. A - EXTENSION REDUCED

MARCH 2001.
MAY 2000
JANUARY 2000.

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Project:- EXTENSION:- 'Doles Ho', Doles Lane, WOKINGHAM.

Client:- Mr + Mrs Alexander

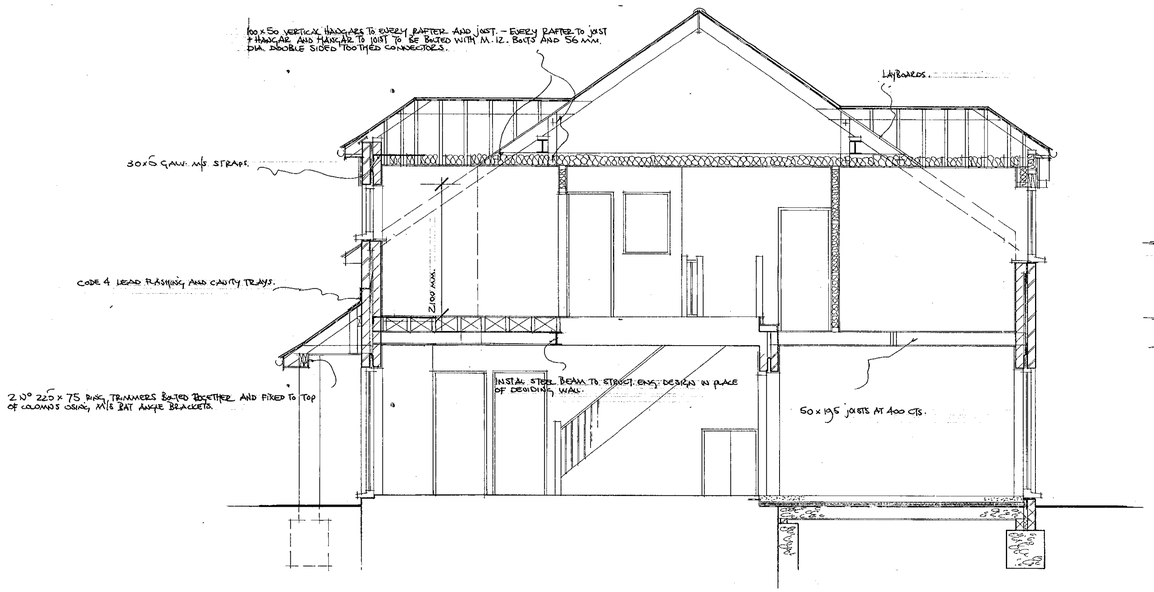
Drg. No. 5033/06 <. Description:- Proposed floor plans

Date:- October 1999 Scale:- 1:50

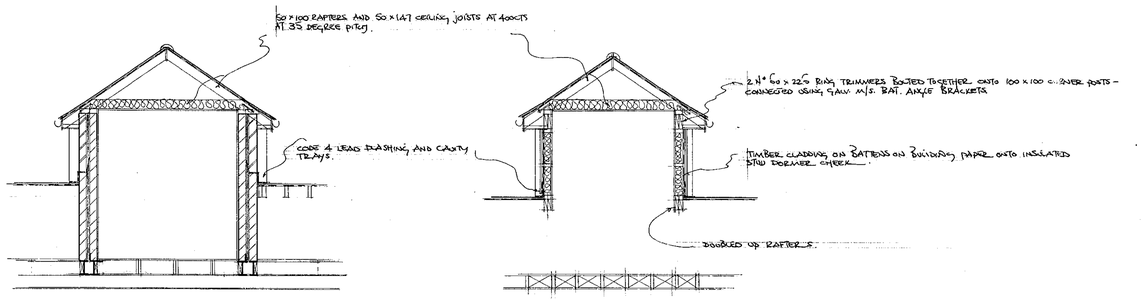
Drawn:- RTH

1 Holly Cottage, High Street, Crowthorne, Berkshire. RG11 7AE. Tel: Crowthorne (0344) 761727 / 778689

4th DIMENSION BUILDING DESIGN

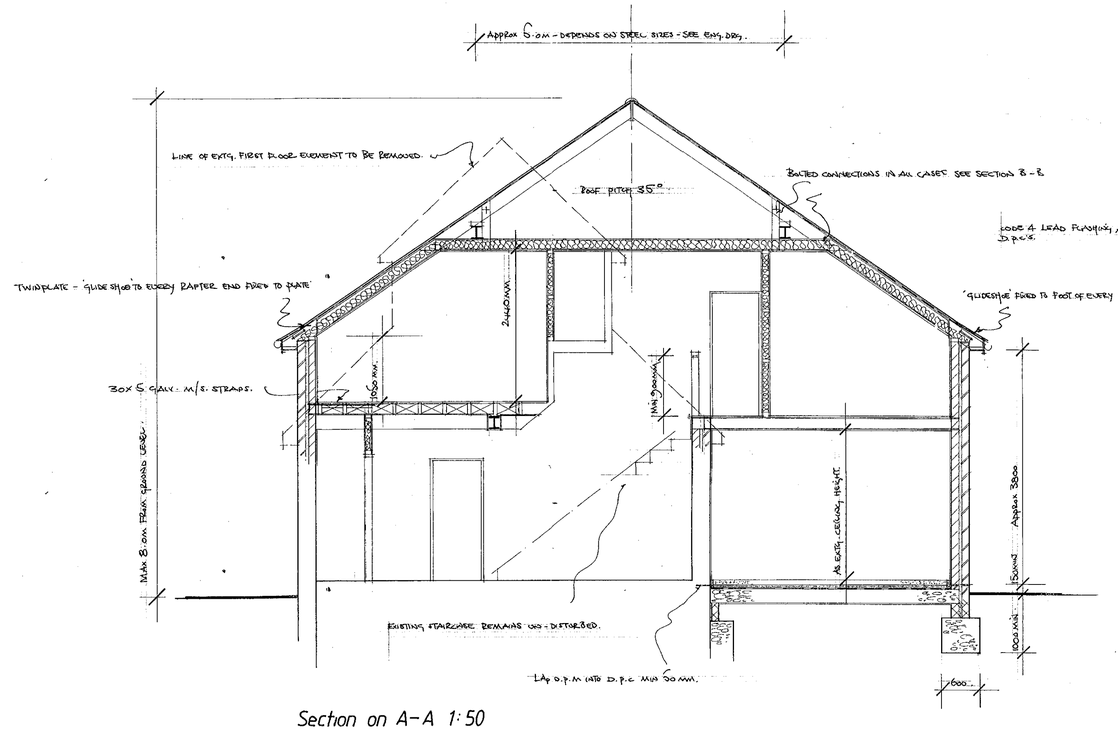



Section on B-B 1:50

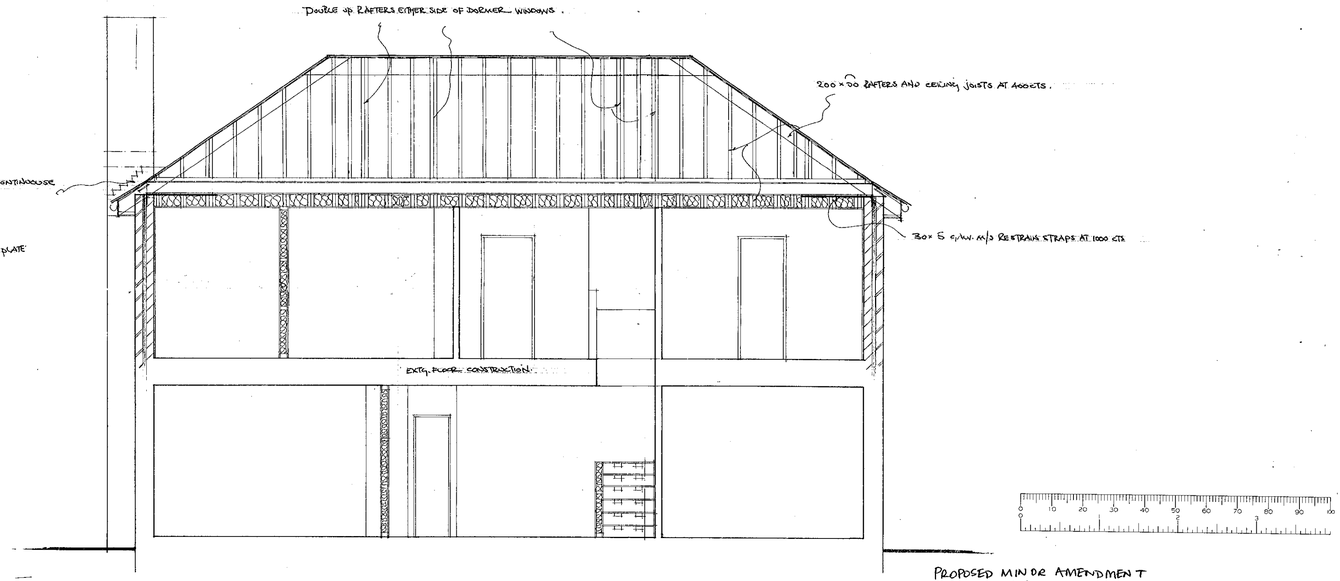



Section on E-E 1:50

Typical dormer section 1:50




Section on A-A 1:50




Section on D-D 1:50

PROPOSED MINOR AMENDMENT
RECEIVED 16/3/01
SEE RESPONSE 23/4/01

REV. A - ROOF CONSTRUCTION AMENDED MARCH 2001

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Project:- EXTENSION:- Doles H°, Doles Lane, WOKINGHAM.

Client:- Mr + Mrs Alexander

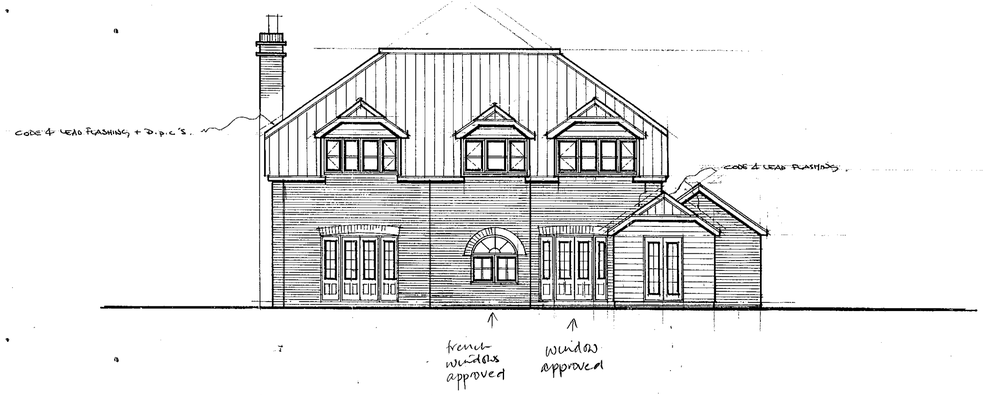
Drg. NO. 5033/08.A2 Description:- Sections

Date:- May 2000 Scale:- 1:50

Drawn:- RTH

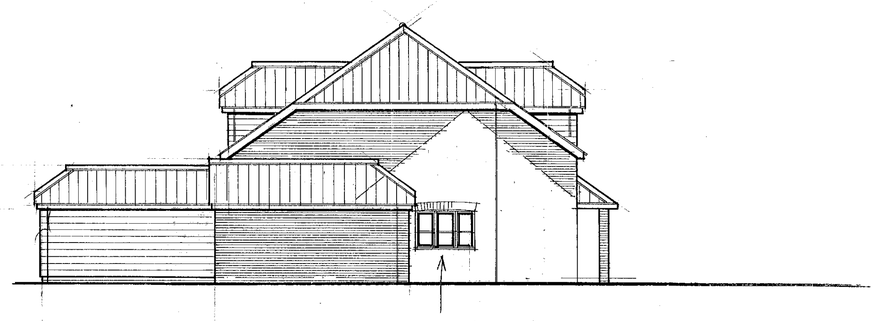
1 Holly Cottage, High Street, Crowthorne, Berkshire. RG11 7AE. Tel: Crowthorne (0344) 761727, 778981

DIMENSION BUILDING DESIGN

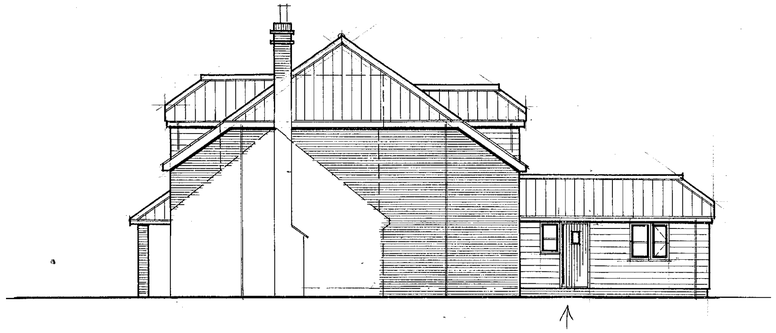



Rear elevation 1:100

both within kitchen/breakfast room on approved + revised layout




Side elevation 1:100




Side elevation 1:100

changed from store to playroom + utility.




Front elevation. 1:100

no change to approved.

PROPOSED MINOR AMENDMENTS
RECEIVED 16/3/01
SEE RESPONSE 23/4/01

REV. C. WINDOW POSITIONS FROM S/S REAR EXTENSION POSITION AMENDED — MAR 2001
REV. B - WINDOW OPENINGS ADDED — MAY 2000
REV. A - EXTENSION REDUCED. — JANUARY 2000

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Project:- EXTENSION:- 'Doles Ho' Doles Lane, WOKINGHAM.

Client:- Mr + Mrs Alexander.

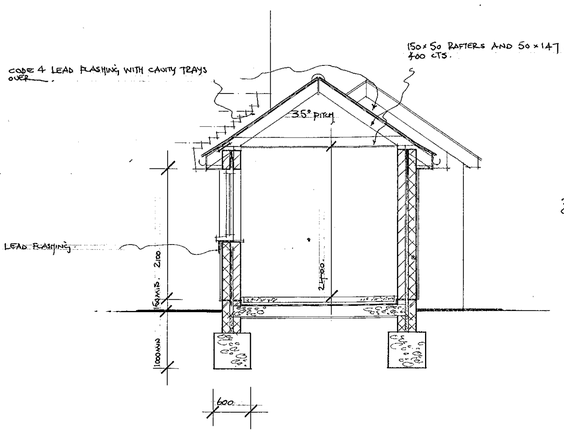
Drg. No. 5033/07c Description:- Proposed elevations.

Date:- October 1999 Scale:- 1:100

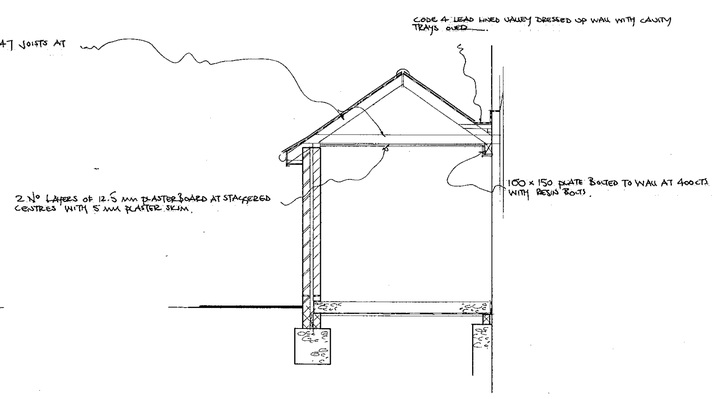
Drawn:- RTH

1 Holly Cottage, High Street, Crowthorne, Berkshire, RG11 7AE. Tel: Crowthorne (0344) 761727 / 778969

DIMENSION BUILDING DESIGN




Section on F-F 1:50




Section on G-G 1:50

**FOUNDATIONS:**
Concrete trench fill foundations, min. depth as shown on drawing but to final decision on site agreed with the Building Control Officer. Foundations to rest on suitable load bearing strata and fully comply with Building Regulations. Backfill foundations against existing house wall to min. depth of existing foundation - but to final decision to be made by Building Control Officer.
Foundations of existing property to be exposed prior to commencement on site to ascertain suitability - underpin where necessary to the satisfaction of the Building Control Officer. 100mm thick class 'A' dense concrete block or semi-engineering brickwork below d.p.c. level in all cases.
Lean mix cavity fill up to 225mm below d.p.c.
Pad foundations below piers to be to structural engineers design.

**D.P.C.s:**
Pitch free d.p.c. i.e. Xtra-Load elite d.p.c. or similar approved - min. 150mm above ground level and to be continuous with extg. 150mm d.p.c. to all cavity closers. D.p.c. to lap with d.p.m. min. 50mm to lap with existing d.p.m. min. 150mm.
Install cavity trays in positions shown strictly in accordance with manufacturer's instructions.

**GROUND FLOOR:**
Floor finish to line thro' with existing on min. 75mm lightly reinforced sand/cement screed on layer of building paper to BS 1521, Grade BIF on 50mm Jablite S.D. grade floor insulation laid strictly in accordance with manufacturer's specification on 1200 gauge polythene d.p.m. or 3 No. layers of Synthaprufe applied d.p.m. continuous below insulation and wrapped up edges and returned into d.p.c. min. 50mm on 150mm or 225mm insitu reinforced suspended concrete floor slab to structural engineer's design resting on sleeper walls and inner skin of external walls on 50mm sand/cement blinding on compacted subsoil. Remove all vegetation from below slab to the satisfaction of the Building Control Officer. Return insulation up sides of screed to prevent cold bridging.
Garage floor to be constructed of reinforced suspended slab to engineers design on continuous 1200 gauge polythene d.p.m wrapped up edges and returned into d.p.c..
Min difference in level of 100mm between the garage floor slab and the main house.

**EXTERNAL WALLS:**
100mm facing brickwork outerskin or 18mm t & g boarding on building paper on 25x38 sw battens on 100mm dense concrete class A blockwork outerskin, 75mm insulated cavity, 100mm lightweight insulating blockwork innerskin - 'Celcon' or similar finished with 13mm and skim coat. Cavity to be filled with 75mm Rockwool insulation batts and wall tie connectors installed strictly in accordance with manufacturer's specification to provide 'U' value of 0.4 w/m$^2$K. Provide m/s galv. wall ties at 900 spacing horizontally and 450mm spacing vertically, staggered formation to B.S. 1243 amended. Close all cavities at eaves. Provide proprietary cavity closes at jambs - 'Thermobait' or similar approved.
Cavities to be continuous with existing and closed at eaves. All new and existing brickwork and blockwork to be fully bonded with existing. Install precast reinforced concrete lintels to both skins where pipes pass through wall.

**INTERNAL WALLS:**
100 x 50mm stud partition at 400 cts with centre noggings fixed to sole and head plate securely anchored to floor and ceiling, lined both sides with 12.5mm plasterboard and skimmed. Infill studwork with 100mm glassfibre quilt insulation.
Piers to be constructed in accordance with structural engineers specification.

**JOINERY:**
All windows and doors to be standard 'Rugby Joinery'or similar approved joinery.to match existing Windows and doors to be fitted with factory sealed double glazed units - min. air gap 12mm. All windows, doors and loft hatch to have draught excluders fitted as standard - uncoloured obscure glass to all bathrooms and w.c.s. All opening lights to habitable rooms should provide min. 1/20th of floor area in ventilation.
All s.w. to be vacuum pressure impregnated to B.S. 4072 prior to being built in. All windows to habitable rooms to be fitted with trickle vents providing 8000mm$^2$ ventilation all other rooms to have trickle vents providing 4000mm$^2$ ventilation. Glazing to patio doors, french doors, front door and screen to be class 'B' toughened safety glass to comply with Test C of B.S. 6206 1981.
All timber to be treated against the House Longhorne Beetle.

**LINTELS:**
To be Catnic or I.G. pre-insulated galv. m/s lintels to manufacturer's span/load tables - min. 150mm end bearing. Install cavity trays over all I.G. lintels. Steel beams to engineer's detail design - paint all beams with 2 No. coats of red oxide prior to being built in and install on padstones to engineer's spec. Precast reinforced concrete plank lintels to manufacturer's design load tables to internal walls. Encase beams in floor space with 25mm Vermiculux to provide ½ hr. f.r.

**HEATING:**
Re-position existing boiler and balance flue into utility room. Extend existing wet heating system into new extension. All pipes in roof space and concealed areas to be lagged to provide 'K' value not exceeding 0.045 W/Mk and thickness equal to diameter of pipe to max. 40mm thick. All in accordance with B.S. 475 Part 5. Pipes to be ducted in accordance with local Water Board Regulations.
All radiators to be fitted with thermostatic valves.

**MECHANICAL VENTS:**
Kitchen: Provide mechanical vent extract thro wall or to ridge vent, providing 60 litres per second extract rate. Alternatively provide cooker hood providing exract rate of 30 litres per second thro wall. Both units must be operated manually and/or automatically by sensor or controller.

Utility Room: Provide mechanical vent with extract thro' wall or ceiling to ridge vent, providing 30 litres per second extract rate. Unit must operate manually and/or automatically by sensor or controller.

Bathrooms; Provide mechanical vent with extract thro wall or to ridge tile, providing 15 litres per second extract rate. Unit must operate manually and/or automatically by sensor or controller.

W.C.: Provide mechanical vent with extract thro' wall or ceiling to ridge vent providing extract rate of 6 litres per second. Unit must operate manually and/or automatically by sensor or controller.

Passive stack ventilation system may be used in all the above cases if so desired.

**SMOKE DETECTORS:**
Mains operated self-contained smoke alarm in accordance with B.S. 5440 Part 1 installed strictly in accordance with Building Regulations Part B1. All smoke alarms to be inter-connected and permanently wired to separate fused circuit at the distribution board, in accordance with IEE Wiring Regulations. All smoke detection systems to be fitted with battery back up.

**STAIRCASE:**
2 No equal risers of approx 112 mm and straight tread of 240mm. Newel post to be 100 x 100 square and handrail installed 900mm above nosing line. Balusters to be installed so that a 100mm dia sphere cannot pass through.
Main staircase to remain undisturbed.

**FIRST FLOOR:**
Main floor of existing building to remain undisturbed, however to steel beams that exist within the floor void are to be exposed and checked for suitability and replaced if found necessary to the satisfaction of the structural engineer.
18mm T&G flooring quality chipboard and 18mm wpb quality plywood deck to bathrooms to line through with existing ceiling on 50 x 195 floor joists at 400 cts cross braced at centre span lined to underside with 12.5mm duplex plasterboard and skim.
Where joists run parallel with brickwork install 30 x 5 galv. m/s straps at 1000 cts extending across min. 3 No. joists with solid nogging below straps.
Triple up joists beneath first floor partition . Double up floor joists beneath feet of bath.
Line underside of garage with 2No layers 12.5mm plasterboard with staggered centres finished with min 5mm plaster skim to provide ½ Hr fire resistance.

**S.W. DRAINAGE:**
100mm gutters to match existing to all new roofs connecting to 63mm dia.. r.w. downpipes to match existing connecting to new soakaways via 100mm dia. supersleve drain runs at min. fall 1:60 laid and surrounded in min. 150mm pea shingle except where cover is below 600mm - in these cases provide concrete bridging over.
Install rodding access at every change in direction.

Soakaway to be min. 1000mm dia. min. 1000mm deep below lowest invert of incoming pipes, filled with suitably selected hardcore and located no less than 5000mm from any building.
Cover soakaway with 200mm concrete capping so that top of cover is 200mm below ground level.

**F.W. DRAINAGE:**
Above ground:
Waste sizes as follows:

| | | |
|---|---|---|
| W.c. and s.v.p. | - | 100mm dia. |
| W.h.b: | - | 38mm dia. |
| Sink, bidet, bath & shower | - | 40mm dia. |
| Combined sinks | - | 40mm dia. |

All wastes are to be fitted with min. 75mm deep seal traps. Rodding accesses to be installed at every change in direction. All traps to be anti-vac traps. S.v.p.s to terminate at ridge vent tile or min. 900mm above eaves. Encase s.v.p. with 12mm plyboard exterior quality on s.w. framing and lagged with 50mm glass fibre quilt insulation.
S.v.p. to be fitted with anti-bird wire.

Below ground:
S.v.p. and b.i.g.s to connect to new m.h.s via 100mm Hepworth Supersleve v.c. piping and flexible joints laid and surrounded in min. 150mm pea shingle min. fall 1:60. Lintel over pipes with precast reinforced lintels where they pass through walls - both skins. Provide 9mm w.b.p. exterior quality plywood below g.l. masking opening around drains. New m.h. to be u.p.v.c. preformed units surrounded in concrete fitted with medium duty frame and cover. Finally connect at new m.h. on line of existing f.w. drain at invert level.

**ROOF:**
Plain tiles on 38 x 25mm treated s.w. battens on untearable roofing felt to B.S 747 on 200 x 50 rafters @ 400 cts with 200 x 50 upper collar ties on 75 x 100 wall plate anchored to wall @ 1000 cts with 30 x 5 galv. m/s straps extending 1200mm down inner face of wall. All junctions of rafters to collars and 100x50 vertical hangars to be bolted with M.12 bolts and. 56mm dia. double sided toothed connectors. Main roof to have 2 No. steel purlins installed to engineer's spec. with 75 x 100 s.w. plate bolted to top flange
. Double up rafters either side of dormer windows
Infill ceiling joists with 150mm glass fibre quilt insulation with a further 50mm of glass fibre quilt insulation laid across joists in opposite direction. Sloping rafters to have 150mm glass fibre quilt insulation between maintaining 50mm free air gap over for cross ventilation. Ceilings to be lined with 12.5mm 'Duplex' plasterboard and skim.
Roof to garage and store and dormers to be constructed as per the section drawings with the timber sizes as stated.
Install 25mm thk fascia to rafter feet and 6mm w.p.b. exterior quality plywood soffit. Install 'Glidevale' continuous eaves ventilator system to soffit. Install vent boards or similar between rafters at eaves to ensure continuous cross ventilation. Where rafters run parallel to gable wall or existing wall install 30 x 5 m/s galv. straps at 1000 cts extending across min. 3 No. rafters.

Install Marley dry ridge ventilation system ensuring continuous 5mm ventilation for full length of ridge. Install thro' roof ventilators where shown on elevations to assist cross ventilation. Where new roof abuts a new wall, dress over tiles with code 4 lead and up wall min. 150mm or stepped flashing and return into brickwork. Install cavity trays over leadwork in existing wall.
Valley to be formed from code 4 lead extending up under roofing felt min. 300mm and supported on 12.5mm w.p.b. exterior quality plywood decking to falls on s.w. framing.
Ensure clear gap of valley of min. 250mm.

PROPOSED MINOR AMENDMENTS
RECEIVED 16/3/01
SEE LETTER 23/4/01

Rev. A - ROOF SPEC AMENDED MARCH 2001

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Project:- EXTENSION:- Doles H°, Doles Lane, WOKINGHAM.

Client:- Mr + Mrs Alexander.

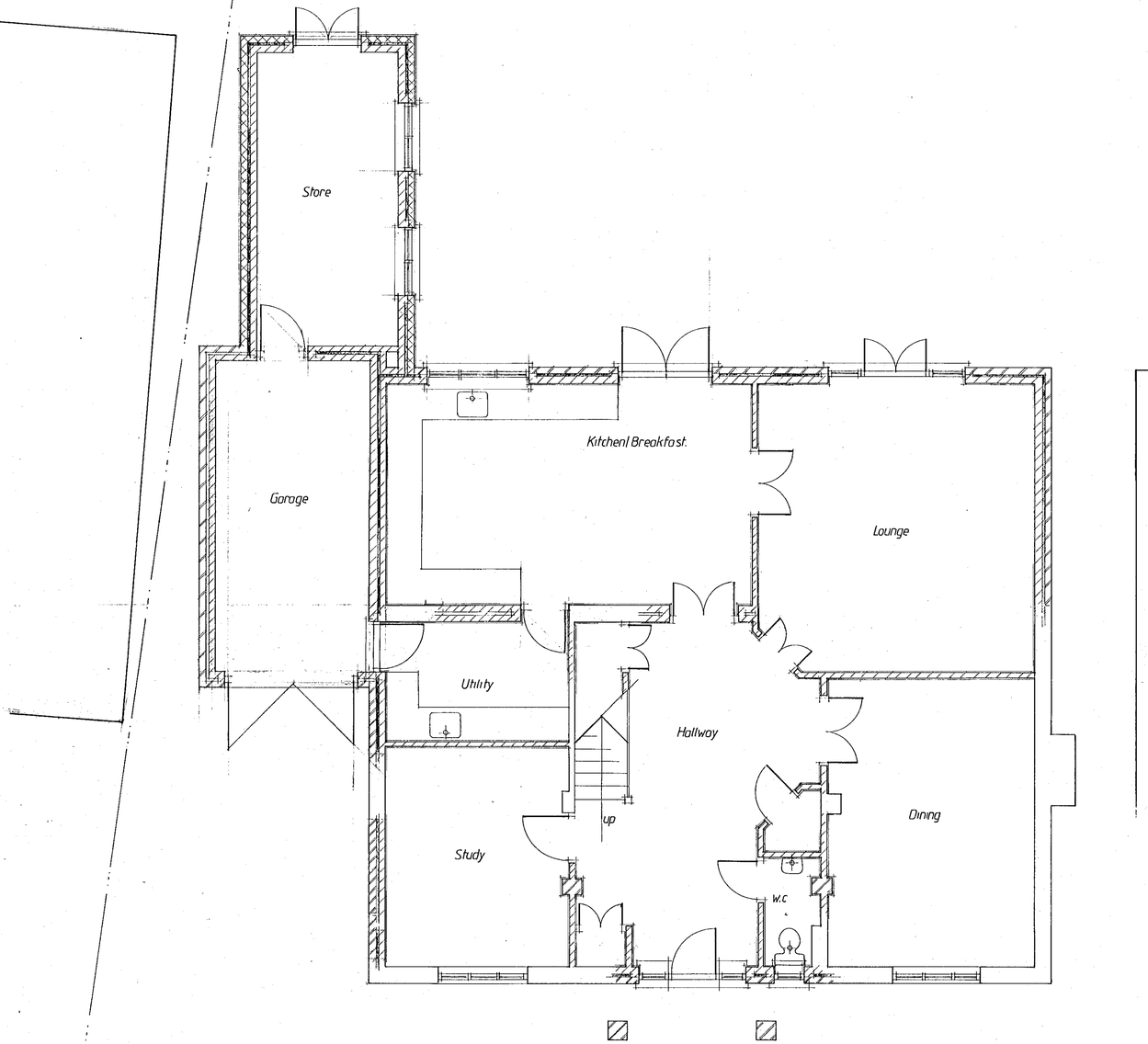
Drg. N°. 5033/09A Description:- Sections + notes

Date:- June 2000 Scale:- 1:50

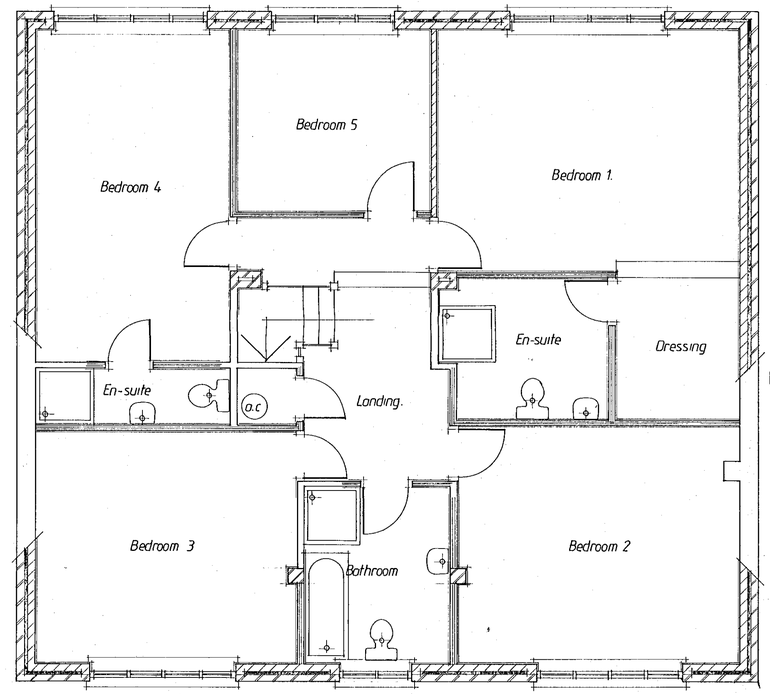
Drawn:- RTH

1 Holly Cottage, High Street, Crowthorne, Berkshire. RG11 7AE. Tel: Crowthorne (0344) 761727 / 778989

4th DIMENSION BUILDING DESIGN




Ground floor plan 1:50




First floor plan 1:50

07.FEB.2000* 0546

APPROVED

REV. A - Extension Reduced January 2000

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Project:- EXTENSION:- 'Doles H°', Doles Lane, WOKINGHAM.

Client:- Mr + Mrs Alexander

Drg. No. 5033/06 A Description:- Proposed floor plans

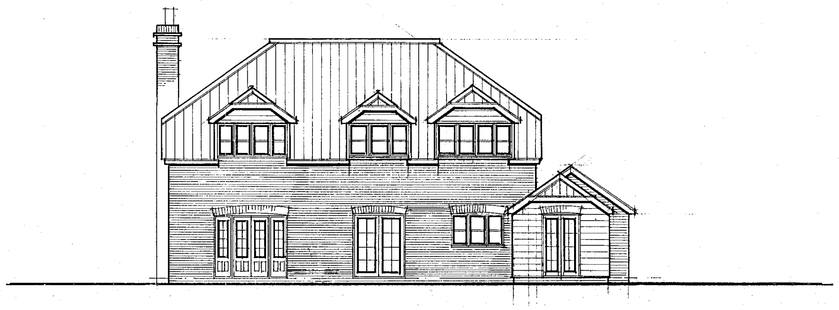
Date:- October 1999 Scale:- 1:50

Drawn:- RTH

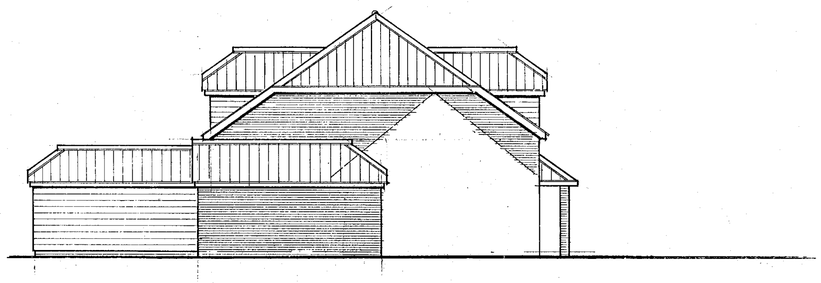
PLANNING DEPARTMENT APPROVED

1 Holly Cottage, High Street, Crowthorne, Berkshire, RG11 7AE. Tel: Crowthorne (0344) 761727 / 778989

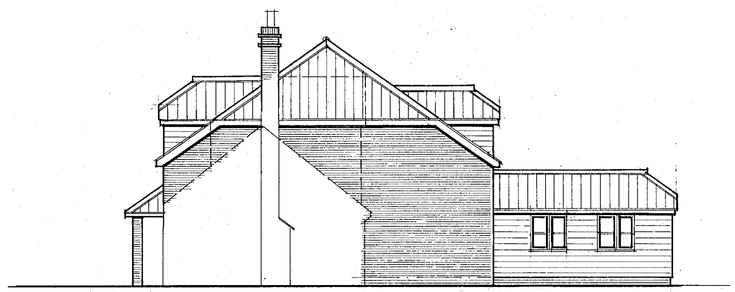
4th DIMENSION BUILDING DESIGN



Rear elevation 1:100
(NE)



Side elevation 1:100
(SE)



Side elevation 1:100
(NW)



Front elevation. 1:100
(SW)

APPROVED

Rev. A - Extension Reduced. January 2000

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Project:- EXTENSION:- Doles Hº, Doles Lane, WOKINGHAM.

Client:- Mr + Mrs Alexander.

Drg. NO: 5033 / 07 A Description:- Proposed elevations.

Date:- October 1999 Scale:- 1:100

Drawn:- RTH

FOR PLANNING PURPOSES ONLY

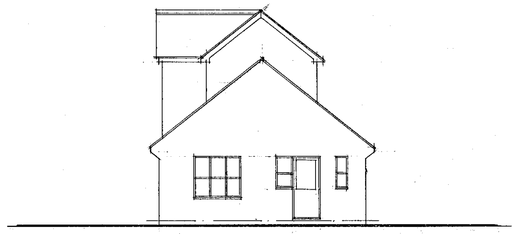
1 Holly Cottage, High Street, Crowthorne, Berkshire. RG11 7AE. Tel: Crowthorne (0344) 761727 / 778999

4th DIMENSION BUILDING DESIGN

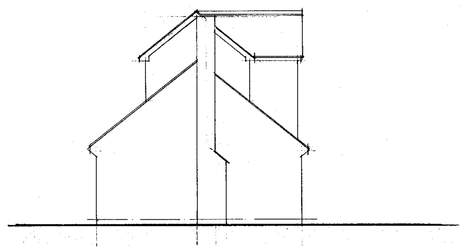
16/600



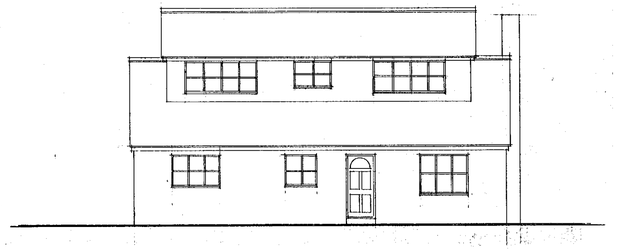
REAR ELEVATION 1:100
(NE)



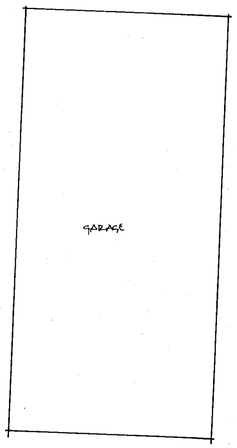
SIDE ELEVATION 1:100.
(SE)

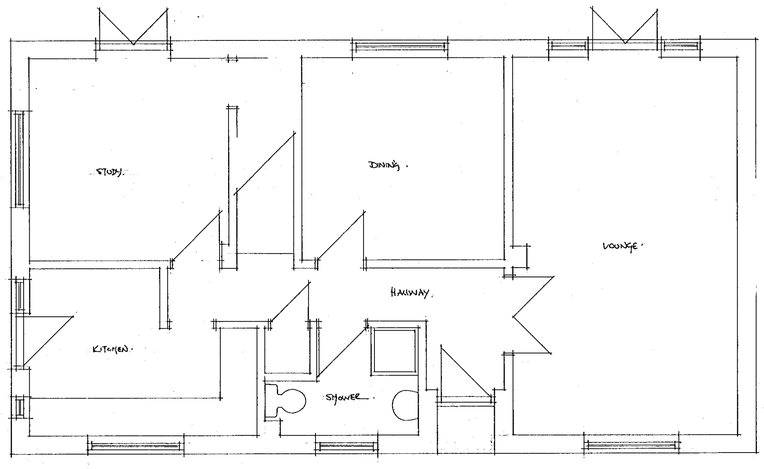


SIDE ELEVATION 1:100.
(NW)

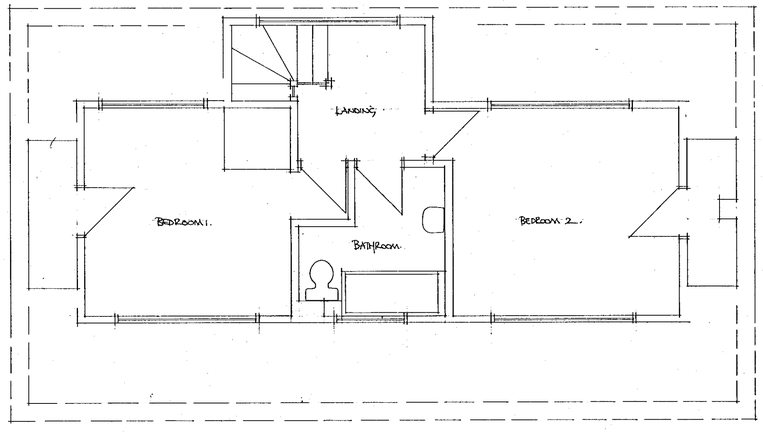


FRONT ELEVATION 1:100.
(SW)



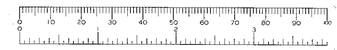




GROUND FLOOR PLAN 1:50.




FIRST FLOOR PLAN 1:50.

07 FEB 2038* C546




DOVES HOUSES' DOVES CAVE, WORKINGTON
FOR:- MR. + MRS. ALEXANDER
5033/01 - EXISTING FLOOR PLANS AND ELEVATIONS. 1:50 1:100
FEBRUARY 2007

PLANNING