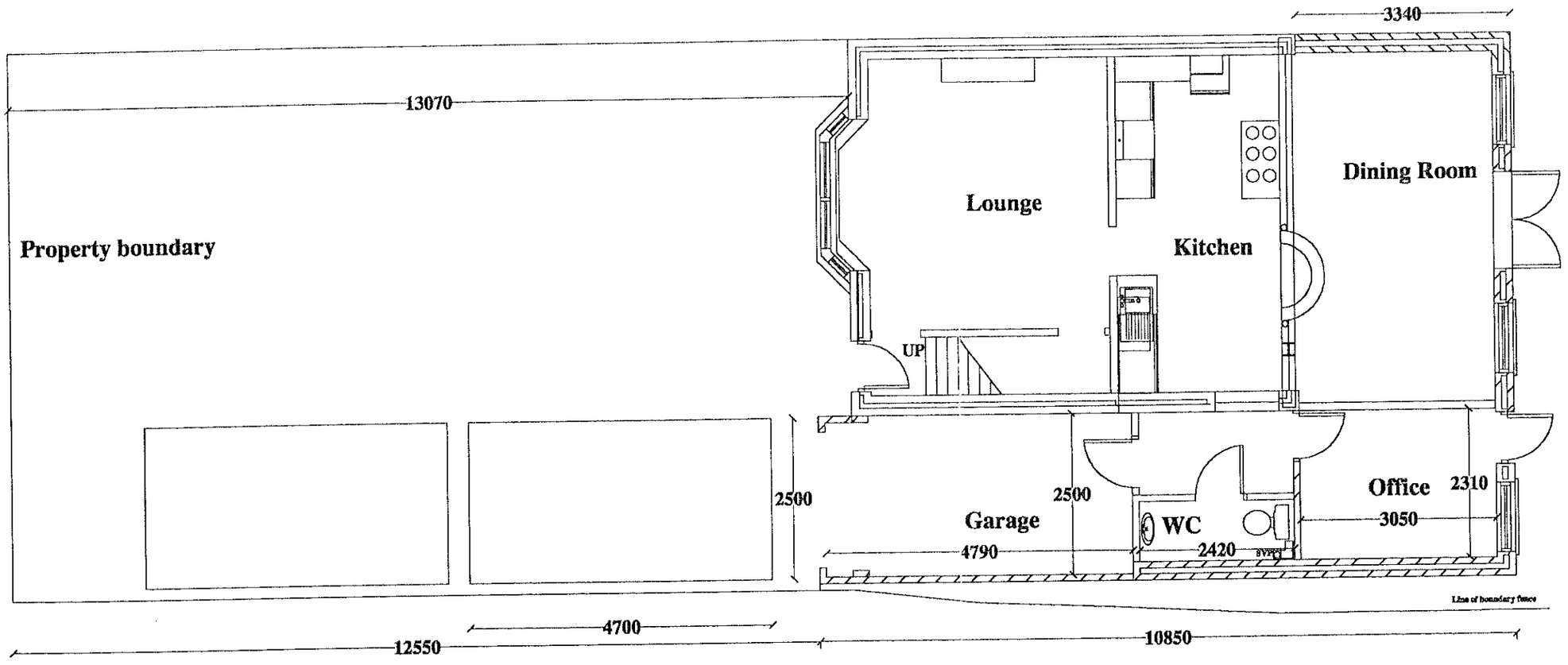


Proposed plan, showing two car spaces to the front of the property

PLANNING SERVICES DEPT
POL
DC
APP
CS
1818
REVISED PLAN

Rev	Date	Revision

Mr A S Cook
53 Donnington Road
Reading
RG1 5NE

Client
Mr & Mrs C Catt

Job Title
Proposed plan showing two car spaces

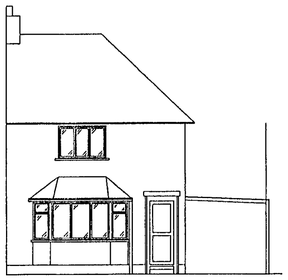
Drawing Title
21 Bramshill Close
Arborfield
Berkshire
RG2 9PT

Date	Drawn by:
September 2000	ASC

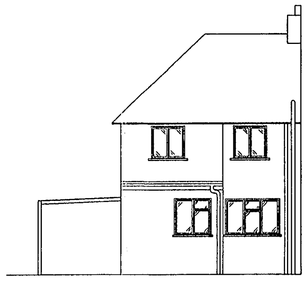
Scale: **Not to scale**

Drawing No: **21Bram/01/02**

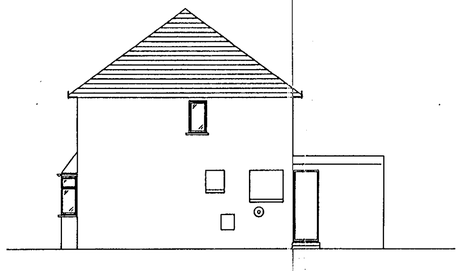
Rev:

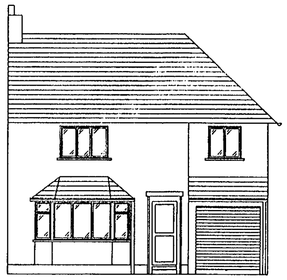


Existing Front Elevation



Existing Rear Elevation



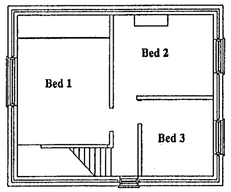


Proposed Front Elevation

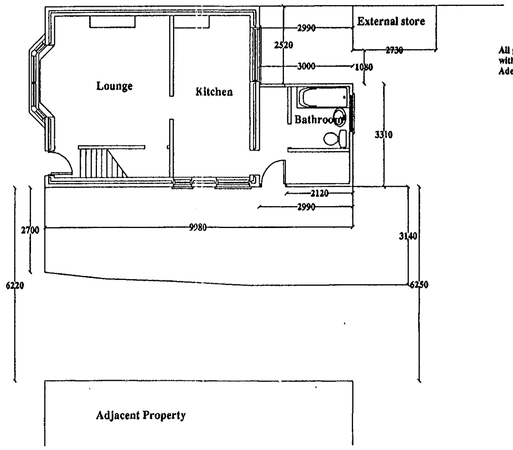


Proposed Rear Elevation

Existing Ground Floor Plan

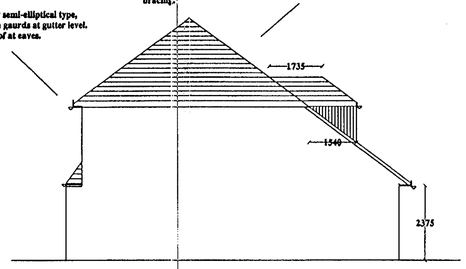


Existing First floor Plan



All gutters are to be 115mm high capacity semi-elliptical type, with 68mm downpipes with plastic baloon gaurds at gutter level. Adequate ventilation to be provided to roof at eaves.

Remove the existing roof tiles from the rear elevation and include on the extended front elevation. Replace the hipped tiles to the proposed position.
The line of the existing hip roof is to be extended to the proposed extension. It is to be constructed of traditional cut timbers to match existing. 50 x 100mm timber treated rafters and joists at 350mm centres to be included. Allow for adequate bracing.



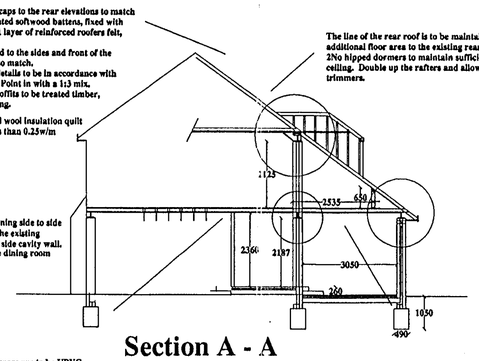
Proposed side elevation

Provide for tiles and ridge caps to the rear elevations to match existing, on 38 x 25mm treated softwood battens, fixed with 63mm clout nails through 1 layer of reinforced roofers felt, lapped and sealed.
Hanging tiles to be provided to the sides and front of the proposed dormers, colour to match.
Allow for code 3 & 4 lead details to be in accordance with current British standards. Point in with a 1:3 mix.
Fascias, bargeboards and soffits to be treated timber, constructed to match existing.

Include for 200mm mineral wool insulation quilt to acheive a u value not less than 0.25w/m

63 x 97 floor joists spanning side to side hung with hangers off the existing and proposed extended side cavity wall. 50 x147mm joists above dining room

The line of the rear roof is to be maintained to incorparate additional floor area to the existing rear bedrooms. Construct 2No hipped dormers to maintain sufficient clearance to the ceiling. Double up the rafters and allow for adequate trimmers.



Section A - A

Windows and French doors to dining room are to be UPVC double glazed units, sizes to fit openings. Casements with easi-clean hinges and lockable fasteners and restrictors, with integral trickle vents.
6mm laminated safety glass to external doors.

Ceilings and boxing to steel work to be 12.5mm plasterboard, joints taped and filled. The partition to the bathroom and WC to be tiled with 80mm insulation quilt, and lined with 12mmplywood on inner face.
Sloping ceilings to comorise 50mm air gap under roofing felt, then 100mm mineral quilt insulation quilt on 500g dpm on 35mm a/a insulated plasterboard.

Notes

All dimensions and setting out to be checked on site prior to commencement particularly with regards to the existing structure, roof and pitches.

The drawings have been prepared to comply with the Building Regulations 1999 and subsequent amnendments to date.

Not withstanding the representations on the this drawing foundations shall suit subsoil conditions encountered and shall meet all requirements.
All works to be carried out in accordance with the Party Wall Act 1998.

The existing rear extension to the property is to be demolished and cart away, including all internal fixtures, fittings, and substructure.

External leafs of external walls below the damp proof course and to a minimum of 100mm below ground level shall be constructed in Class B engineering bricks, laid stretcher bond in a 1:3 mixto BS 5628: part 3 1985. Internal skin, external below brickwork and internal walls shall be constructed in minimum 7 n/mm2 blockwork, laid stretcher bond using 1:1/4:3 1/4 cemeantlimesand mortar.
The horizontal damp proof course shall be an approved pitch polymer/bitumen polymer type, bed in a 1:3 mix cement mortar at a minimum height of 150mm above groud level. The inner dpc shall be well lapped with the dpm.

Provide for a prefabricated 150mm structural depth precast concrete beam and block floor, with beams at 520mm centres, reduce to suit internal garage block wall. Apply a cement slurry to seal and set the blocks. A 1200g polythene damp proof membrane shall then be laid over the whole area. Joints to be lapped and tapped, and stepped to form cavity tray. Ensure adequate ventilation below floor utilising cranked ventilators.
50mm rigid floor insulation slabs to be laidover the membrane, including 25mm perimeter insulation and butt jointed. Lay building paper over the insulation and a 75mm mesh reinforced screed. Adjust French door to obtain level threshold.

External walls shall consist of 102.5mm facing brick work laid stretch bond using 1:1:6 mortar. A nominal 88mm cavity with 100mm medium density blocks to piers and all walls. High density blocks to party walls with 50mm cavity. All joints to be full and flush pointed. Cavity skins to be tied together at 675mm centres horizontally and 450mm vertically, with wall

38mm thick insulation batts to be built into the cavity, fixed against the outer face of the inner leaf.
Cavities to be closed at jambs and cills with a sectional former.
Include for weep holes at 450mm centres.
Allow for expansion joints, in accordance with BS 5628 : Part 3 :1985
External cavity to be closed at eaves, and all openings avoiding cold bridges.

High density blockwork to party wall with 50mm cavity

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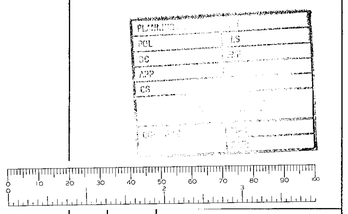
REVISED PLAN



	Date	Revision
A	28/09/00	Side and rear extension to be increased in size, to utilise redundant area of garden. All additional information noted on the drawing.

APPROVED

Mr A S Cook
53 Donnington Road
Reading
RG1 5NE

Client
Mr & Mrs C Catt

Job Title
Proposed side and rear extension to provide new and extended bedrooms & bathroom to the first floor.
Single garage, WC and dining room to ground floor.

Drawing Title
21 Bramshill Close
Arborfield
Berkshire
RG2 9PT

Date	Drawn by:
May 2000	ASC

Scale 1:100 / 1:50

Drawing No 21Bram/01/00 | Rev A

D 29/11/00.

A

A

Bedroom
Bedroom
Bedroom
Bedroom
Bathroom
DOWN
150 deep conc lintel over door opening
Internal doors to be solid flush ply faced lipped on 2 edges type, set in a softwood frame with 50mm architraves.
Non loadbearing 1st floor partitions: 63 x 38mm CLN studwork at 600mm with noggings at mid height, and where required for fittings. finish with 12.7mm plasterboard.
Timber upper floors to be of stressed grade joists 440c/c with noggings at third span, supported off joist hangers at walls and steel beams where spanning into rear elevation.
18mm T&G chipboard for floor, moisture resistant to bathroom.
Proposed rafters and purlins to side extension to be 50 x150mm and 75 x 225mm respectively
Double up on floor joists under bath
Overhaul existing electrics. All works to be carried out by an approved electrical sub-contractor fully in accordance with the current edition of the IEE Regs.
supply new distribution board with meb & elb protection. Cables to be twin core and earth. PVC covered and PVC sheathed.
1.5mm cables for lighting and 2.5mm cables for power circuits.
All hot and cold water is to be fed through copper pipework with capillary fitings; valves and controls.
Bathroom suite to be agreed. Allow for electric instantaneous shower.

Proposed first floor plan

A

A

Kitchen layout indicative, to be agreed on site.
Lounge
Kitchen
Dining Room
UP
Remove existing window and provide for new door opening. Brick up existing windows. Remove vents
2No 130 steps to utility room
2No 130 steps into dining room allow for ballistrades from wall to wall to segregate kitchen and dining area, maintaining an open plan
Ground floor wall to garage to be 100mm concrete blockwork built off foundations to to form load bearing wall.
Steel profile lintels to be provided.
Finish to be hardwall plaster and skim.
Provide for a new combination water and heating system to be installed in accordance with the manufacturers instructions.
Final position to be agreed. Pressed steel radiator locations to be agreed.
Garage
WC
Office
Ceilings to the garage to be lined with fire lux or equivalent to acheive 30 mins fire rating
Skirtings to be 25 x 75mm softwood with pencil details
Utilise Catnic CTG 150 Lintel to support cavity wall to first floor Loading to support 10-11 tonnes. Separate DPC to be used over lintel. Allow for 150mm end bearings either side.
Internal door to the garage to be a 30min fire door with Briton or other approved self closing device.
Provide for single garage door 2100 x 2160mm
Line of boundary fence
New private underground drainage is to be supplied, and incorporated to existing services, super strength clayware with flexible joints. Pipes to be layed on and surrounded with a 100mm layer of pea gravel. Provide for a medium duty cast iron manhole.
Precast lintels to both skins where passing through walls
Soil pipes to be 100mm internal diameter, terminated 2m above the highest connection, with an approved air valve. alow for suitable flashing and tile detail to roof. Box all SVP with 19mm plaster board on 38mm frame.
All wastes to be plastic, 40mm internal dia for sinks, 32mm for basins and showers with 76mm deep traps to all appliances.
Where wastes exceed 2.4m allow for anti-syphon traps.

Proposed ground floor plan

1818

REVISED PLAN



Proposed Rear Elevation of properties
20 & 21 Bramshill Close

APPROVED

	Date	Revision

Mr A S Cook
53 Donnington Road
Reading
RG1 5NE

Client
Mr & Mrs C Catt

Job Title
Proposed rear elevation to show both 20 & 21 Bramshill Close

Drawing Title
21 Bramshill Close
Arborfield
Berkshire
RG2 9PT

Date	Drawn by:
September 2000	ASC

Scale Not to scale

Drawing No	Rev
21Bram/01/01	

29/11/00.