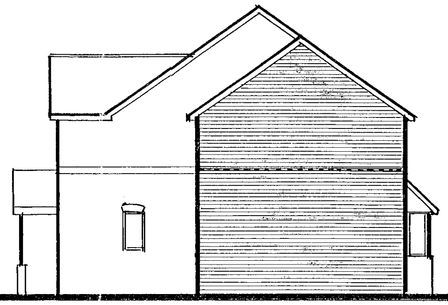


front elevation



side elevation



rear elevation

notes:-

Roof:- Tiling to match existing on felt and battens on gangnail roof trusses pitched to match existing and set at 600 mm centres, with 200mm fibreglass insulation between ceiling joists and ceiling of 12mm foil backed plasterboard and stipplecoat plaster to receive selected decorations. Roof trusses to be installed in strict accordance with selected manufacturers instructions, including full wind bracing etc. Full details of selected trusses to be made available to Building Inspector before work commences. Roof space to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level, equivalent to 10 mm continuous gap.

First Floor:- 18 mm flooring grade t & g chipboard on 225mm x 63 mm floor joists at 400 mm centres with two rows of herringbone strutting and 200mm fibreglass insulation between joists and garage ceiling of two layers of 9 mm plasterboard laid cross bonded as fire break. Allowance to be made for double joists under partitions.

Ground Floor:- Garage floor to be 100 mm concrete slab on 150mm selected hard core.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30 mm x 5 mm cross sectional area are to be provided, at 2000mm centres to anchor down all wall plates.

Walls:- 112 mm external skin of facing brick to match existing (including all brick detailing) and 50 mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster finish to receive selected decorations. Garage to be fairfaced brickwork. To avoid risk of cold bridging reveals around all new window openings to be insulated.

Partitions:- 100mm x 50 mm timber studding at 400 mm centres with 100mm fibreglass insulation between studding and faced with 9 mm plasterboard and stipplecoat plaster to receive selected decorations.

Windows/doors:- All new windows to be double glazed (obscure to shower and garage) with trickle vents in head equivalent to 8000mm² to master bedroom and 4000 mm² to shower. Because stairs discharge via lounge, shower window to provide min: clear opening 850mm high x 500 mm wide opening as alternative fire escape. Any glass in windows below 800mm and doors below 1500 mm measured from floor level to be in laminated safety glass.

lintels:- I. G. lintels ltd type H/S galvanised steel insulated lintels. Use heavy duty lintels over front & side of garage and box in plasterboard as described for garage ceiling.

Dpcs & flashings:- Dpc to be leadcored felt and flashings in code 4 lead including stepped flashing at junction of new roof and existing house wall.

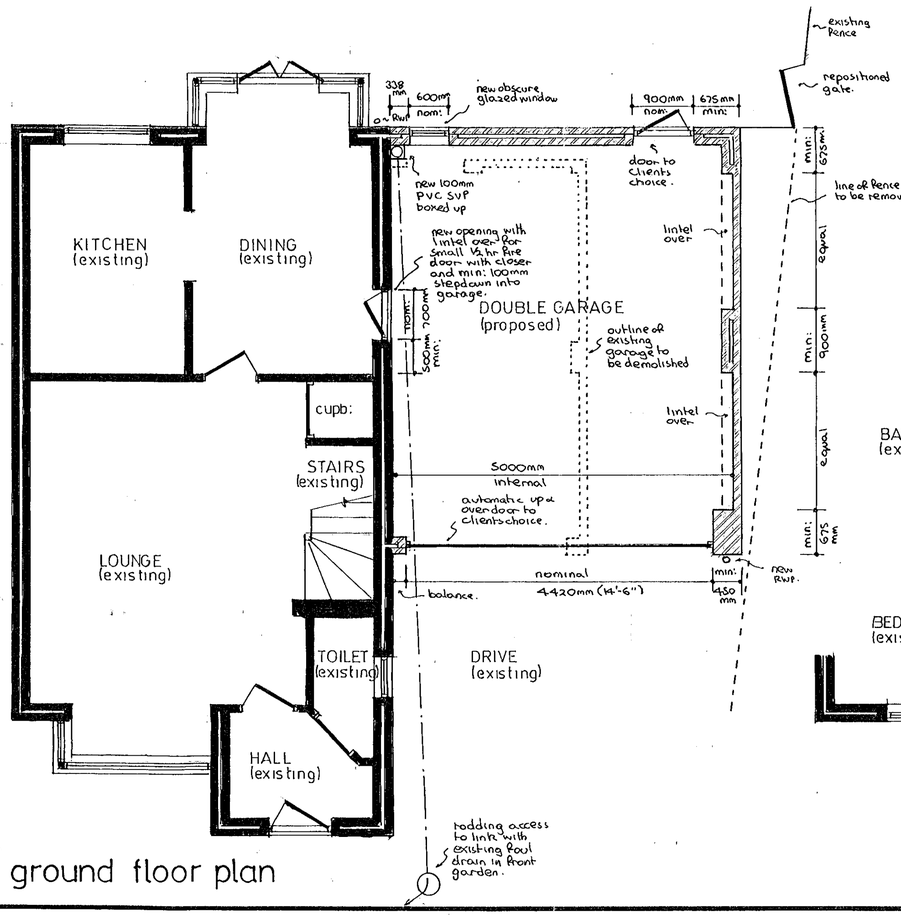
Handrail:- New section of handrail to be 900mm high with no openings larger than 100mm.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled smoke detectors linked on landing and lounge ceilings at bottom of stairs.

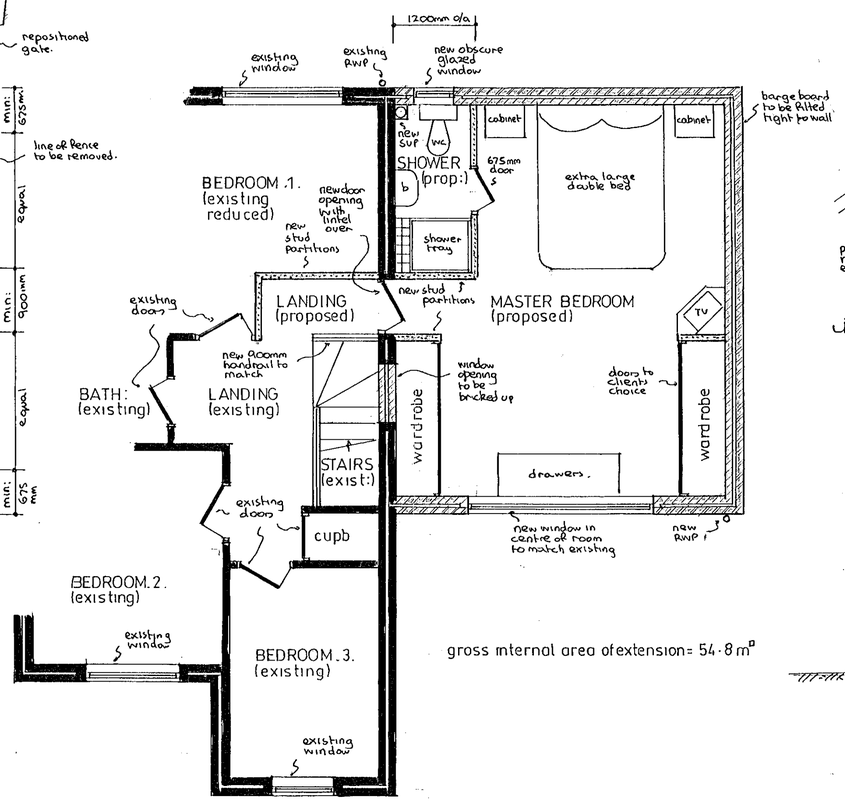
Ventilation:- Shower to be fitted with extract fan discharging to open air at rate of 15 litres per second.

Foul drainage:- New shower equipment to discharge via deep seal traps and wastes to 100 mm P.V.C SVP terminating min: 900 mm above highest opening window. 100 mm w.c. waste, 40 mm shower, 32 mm basin. All new foul drainage to be formed in 100 mm upvc underground drainpipe, bedded in pea shingle, set to min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Rainwater:- 112 mm gutters and 62 mm downpipes to match existing discharging via back inlet gullies and 100 mm upvc underground drainpipe to existing surface water drainage system.

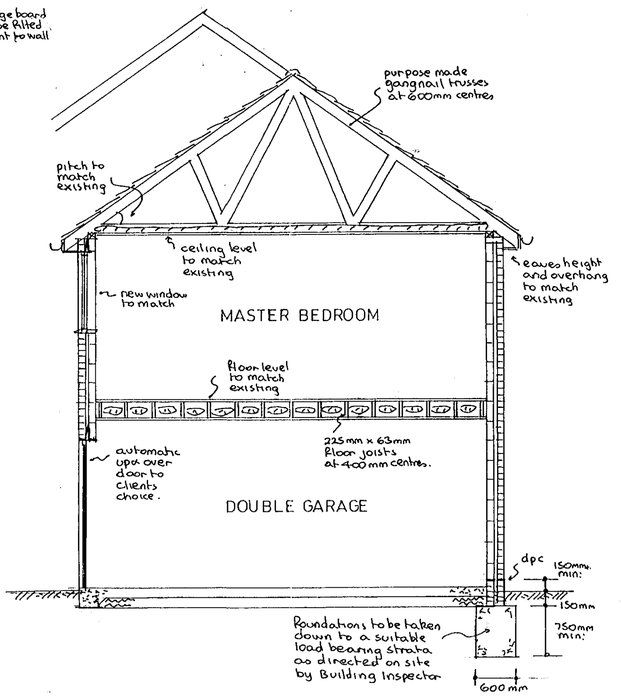


ground floor plan



part first floor plan

gross internal area of extension = 54·8 m²



typical section

30 JUN 2000 1871

REFUSED

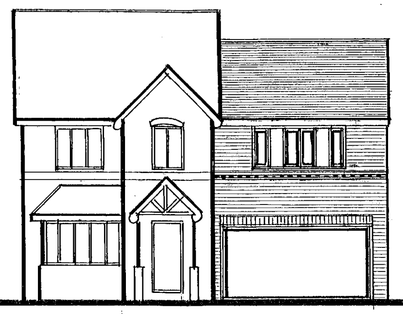
for block and location plans see ordnance survey sheets

PROPOSED EXTENSION at 9 SEVENOAKS DRIVE, SPENCERS WOOD, BERKSHIRE for MR & MRS. K. G. HARDING.

Revisions:-

Drawing N°	AH/E/3007
Scales	1:50 & 100
Date	JUNE 2000

ANDE SIGN BUILDING PLANS



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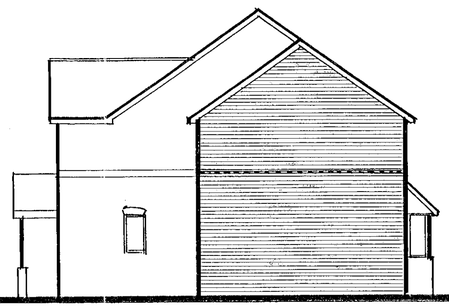

side elevation



rear elevation

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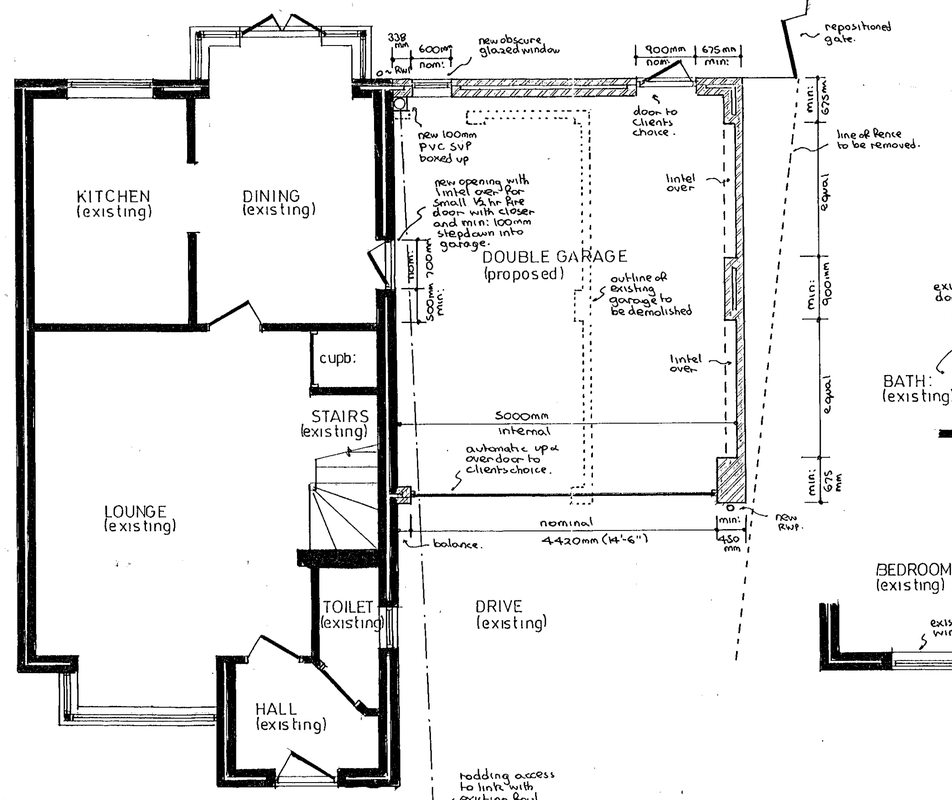
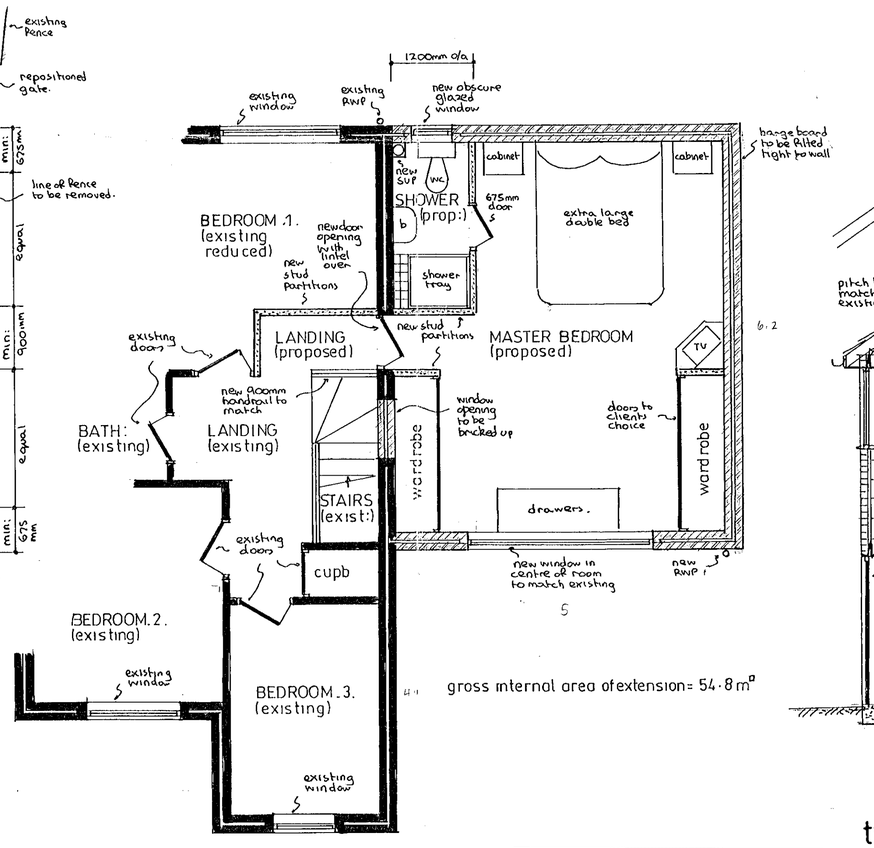


ground floor plan



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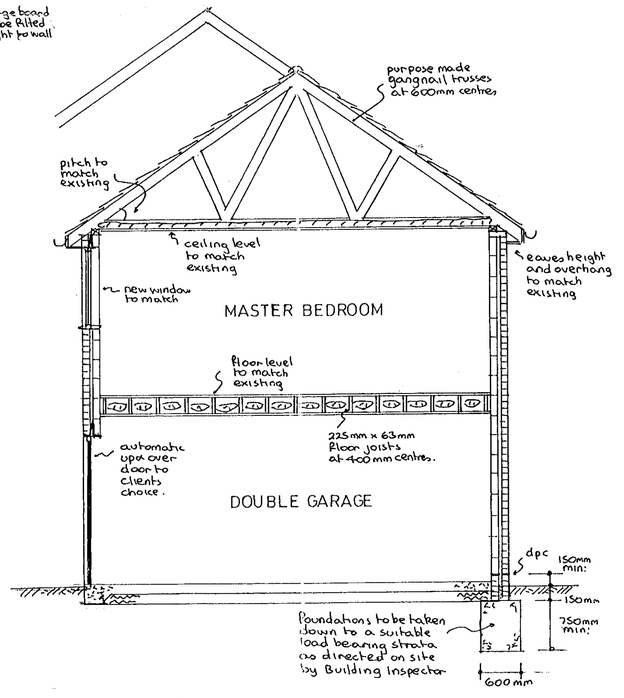

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