23.DEC.2002 8240



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control,Wokingham District Council.
2 January 2003

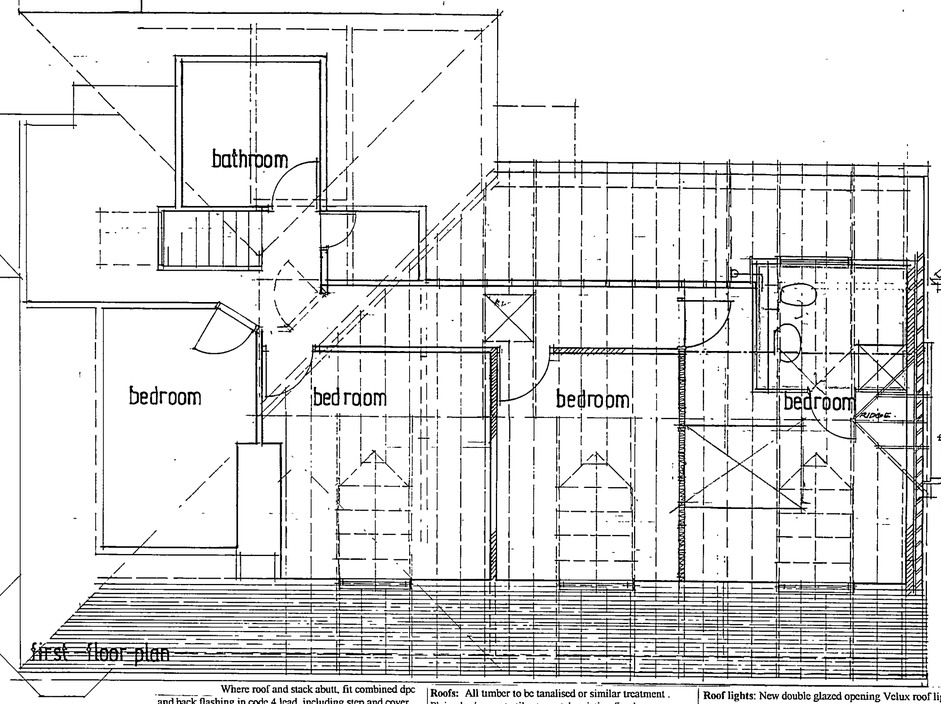
Scale: 1 : 1250

N
W E
S

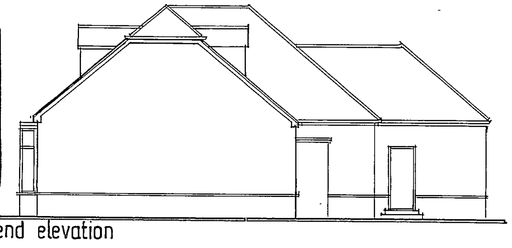
Building Regulation Notes:-

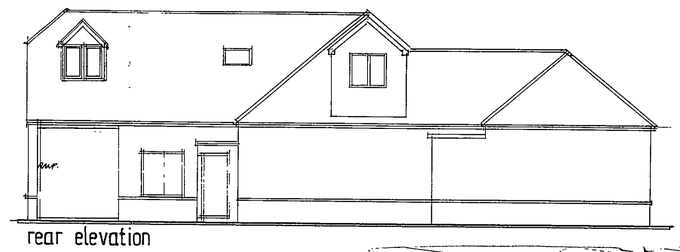
Foundations: 600x200 concrete strip, 1 metre below finished ground level, all subject to L.A. inspection and agreement, where new foundations are below level of existing, adjacent, allow for local underpinning as necessary, cavity filled with lean mix concrete to within 225 of damp proof course with top face sloping outwards. Provide concrete lintel over drain runs, where passing through foundation walls

Walls: Cavity walls to be nom. 250mm thick, of 102mm facing brick outer leaf, 50mm cavity of full fill insulation batts and 100mm thermalite inner leaf. All walls constructed using 1:5 masonry mortar with stainless steel ties built in at 450mm ccs vertically and 900mm centres horizontally in staggered rows. Wall ties at openings to be no less than 300mm apart vert. and no more than 225mm from opening. All ext. walls running parallel to roof joists to be restrained at roof level using 1000x30x5 galv. ms. straps at 1200ccs and screwed to joists. DPC cavity tray flashing (hyload or visqueen) to be provided over all window/door openings and through cavity vents. Weep holes at 450ccs over openings. DPC in each leaf of new walls, min. 150mm above ground level. DPC to be lapped with floor DP membrane. Vertical DPC to be installed at all reveals outside insulation to rear face of frame. Ground floor partitions to be constructed of 100m blockwork 3.5N/mm and at first floor of 50x100 studding at 400 ccs with head and sole Plate with 12.5mm plasterboard.









Where roof and stack abutt, fit combined dpc and back flashing in code 4 lead, including step and cover flashing.

Floors: Ground floor of 65mm s/c screed (fibre reinforced) on 40mm jablite s d grade or similar on 1200g dpm on 125mm conc slab on 125mm well consolidated hardcore, dpm to be turned up edge of floor slab and lapped to dpc
First floor of 20mm moisture resistant flooring grade chipboard on 50x200 floor joists at 400ccs with centre row of herring bone strutting with 12.5mm plaster board and skim coat, ceiling finish
Floor joist, running parallel to line of stud partiuon over, is to be doubled up and bolted together.

Roofs: All timber to be tanalised or similar treatment . Plain clay/concrete tiles to match existing fixed on 38x25mm, s w battens on untearable roofing felt, lapped 150mm at all horizontal and vertical joints, on 50x150 rafters at 400mm ccs. Rafters birdsmouthed on to 50x100 s w wall plate solid bedded on inner leaf and anchored to wall using 30x5x1M long BAT straps, with bent over end, fixed at 1200ccs. Ceiling joists of 50x100 spanning onto walls and fixed to rafter ends, ~~supported with x binders at~~ . Lay 200mm fibre glass insulation quilt over ceiling of 12.5mm plasterboard with skim coat finish. Fix eaves vent providing continuous 10mm gap and ridge vent equal to continuous 5mm gap. Provide eaves trays to maintain 50mm air gap. Valleys formed using purpose made valley tiles or preformed fibreglass valleys, laid on two layers of 1 metre wide roofing felt on layboard. Provide roof access as 750x500 access hatch trimmed out as required.
Dormer roof of 50x100 rafters with 50mm Celotex R2 insulation fixed to 10mm external quality ply roof deck with 75x50 stud framing.

Roof lights: New double glazed opening Velux roof lights (or similar) with ventilated kerb. Allow for framing out to support roof lights as required. Fix stud frame from rafters to ceiling joists to allow fixing of plasterboard and fix 200mm insulation up sides of roof light framing

Lintels: to door and window openings in cavity walls are to be I G insulated lintels (or similar type to suit span and location), lintels to have min. 150mm end bearng with hyload cavity tray over with 150mm projection beyond lintel ends. Openings in internal blockwork to have I G internal lintels over or P C concrete.

Windows: and external glazed doors to have hermetically sealed double glazed units. Windows to have trickle vents equal to 8000mm with hit and miss shutters All opening vents to be draught proofed. Glazing to doors and side panels below 1500 from FFL to be in laminated glass or toughened to BS 6206. Glazing to windows below 800mm from FFL to be same. Apply insulation beneath the cillboard (min 0.25m.k/w) and to the soffit of all lintels.

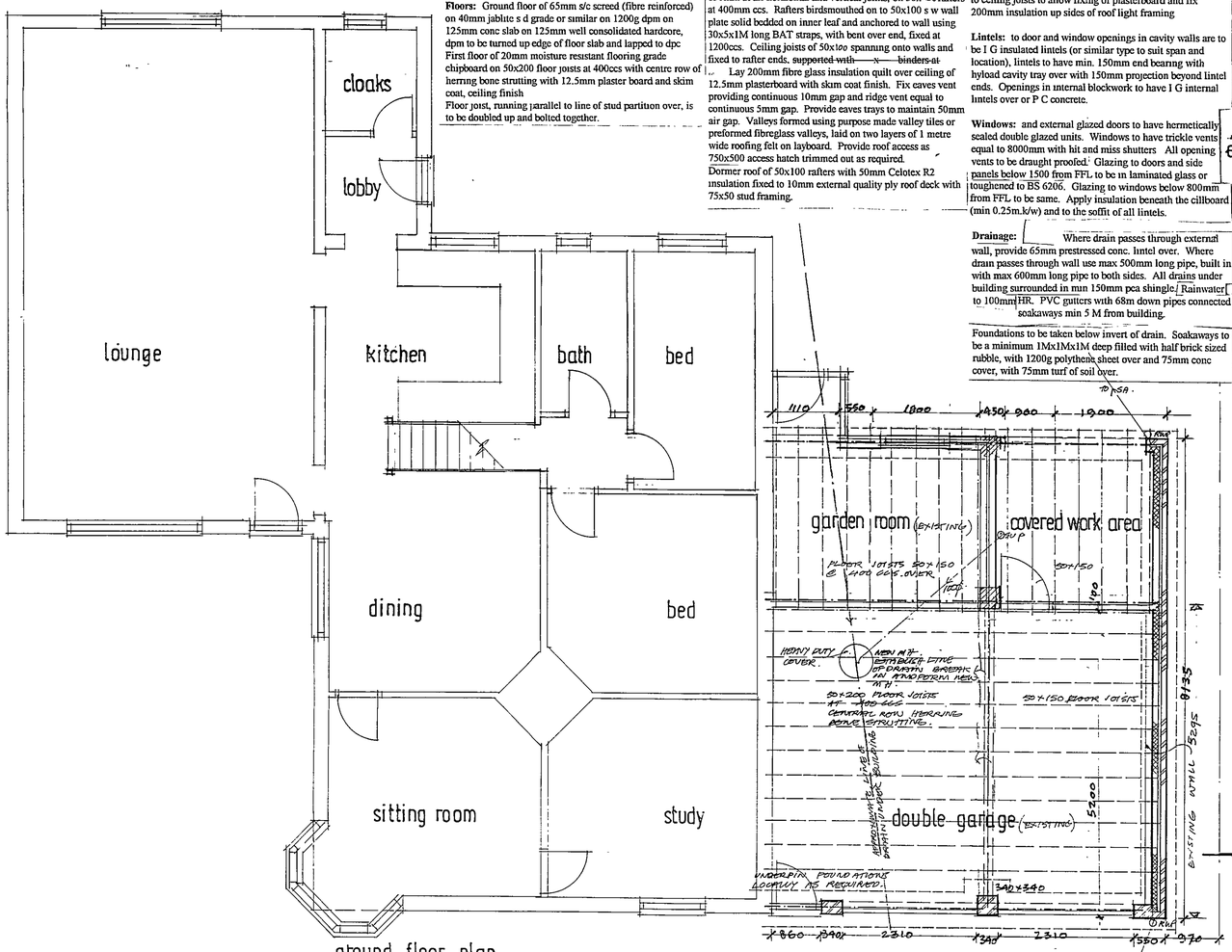
Drainage: Where drain passes through external wall, provide 65mm prestressed conc. lintel over. Where drain passes through wall use max 500mm long pipe, built in with max 600mm long pipe to both sides. All drains under building surrounded in mn 150mm pea shingle. Rainwater to 100mm HR. PVC gutters with 68m down pipes connected to soakaways min 5 M from building.

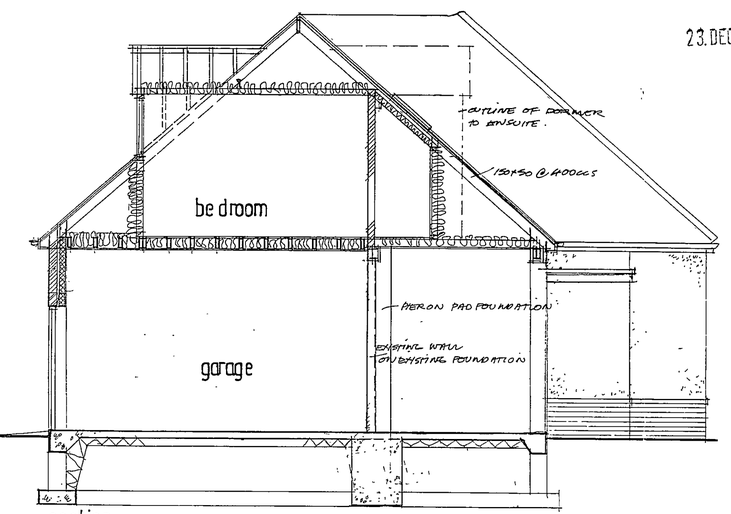
Foundations to be taken below invert of drain. Soakaways to be a minimum 1Mx1Mx1M deep filled with half brick sized rubble, with 1200g polythene sheet over and 75mm conc cover, with 75mm turf of soil over.

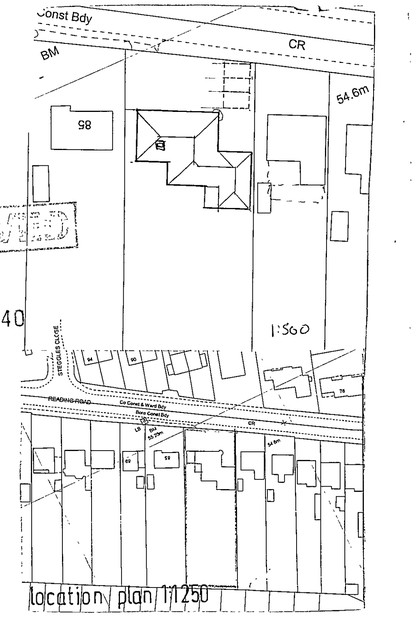
Finishes: Plastering, ceilings formed with 95mm tapered plaster board with taped and filled joints, finished with 3mm board finish skim coat plaster. Walls, finished with s/c with plaster skim coat finish. Stud work finished with 12.5 plaster board and 3mm board finish skim coat plaster.

Painting: All joinery, skirtings, architraves, doors and windows to be prepared, knotted, stopped and primed and painted with 2 u/c 1 gloss. New walls and ceilings to have 2 coats emulsion on sealer coat.

Electrical: 30 amp power ring main and 5 amp lighting circuits to provide points as required by client.
Fit mains operated smoke alarm to Ground and 1st Floors.







C A ASSOCIATES
building design services

18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869 330

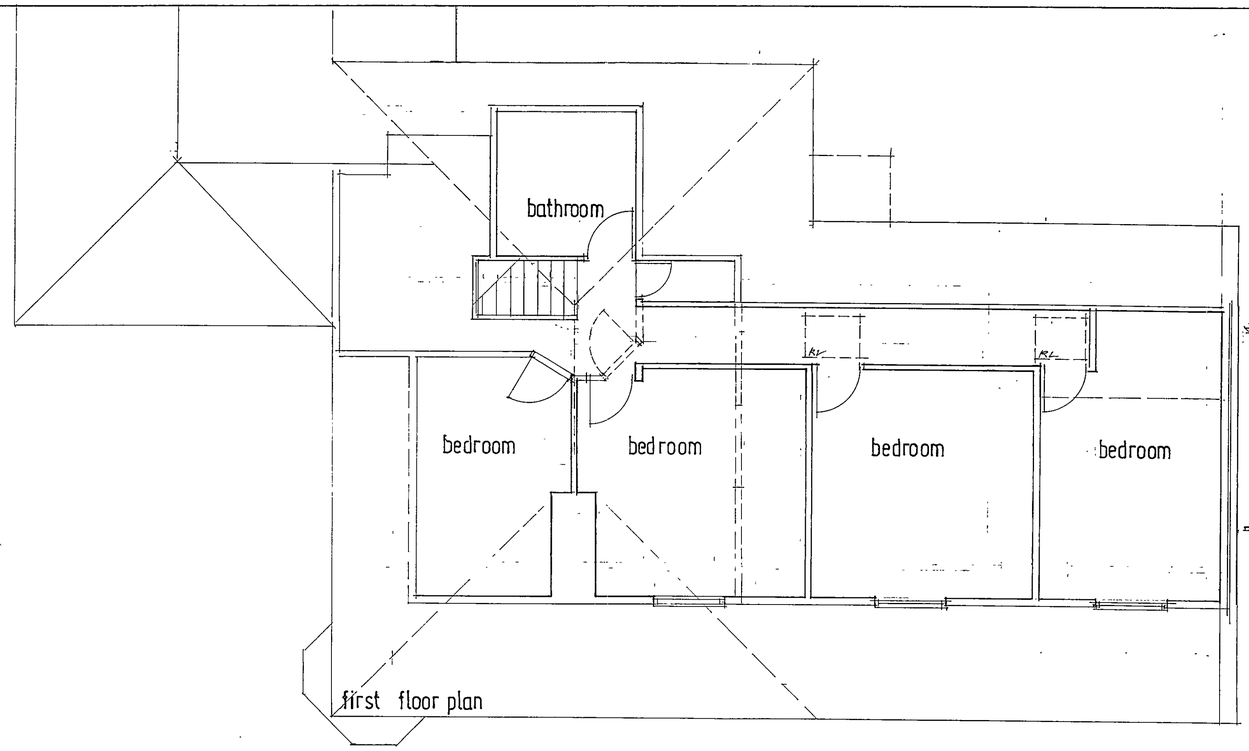
client: Mr/Mrs Williams 83 Reading Road, Woodley.

drawn: cg
date: feb 2000

job: ~~First floor extension over garage to form two bedrooms~~ ENSUITE TO END BEDROOM WITH DORMER.

scale: 1:50 – 1:100 rev:
no CA01:403

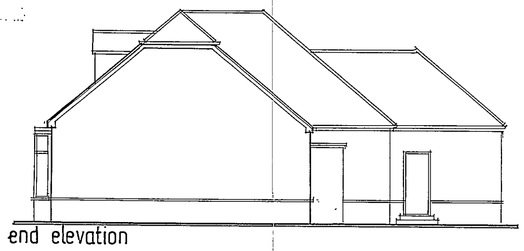
CD 17/9/03



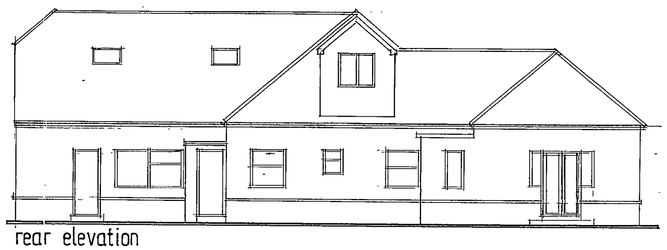
first floor plan



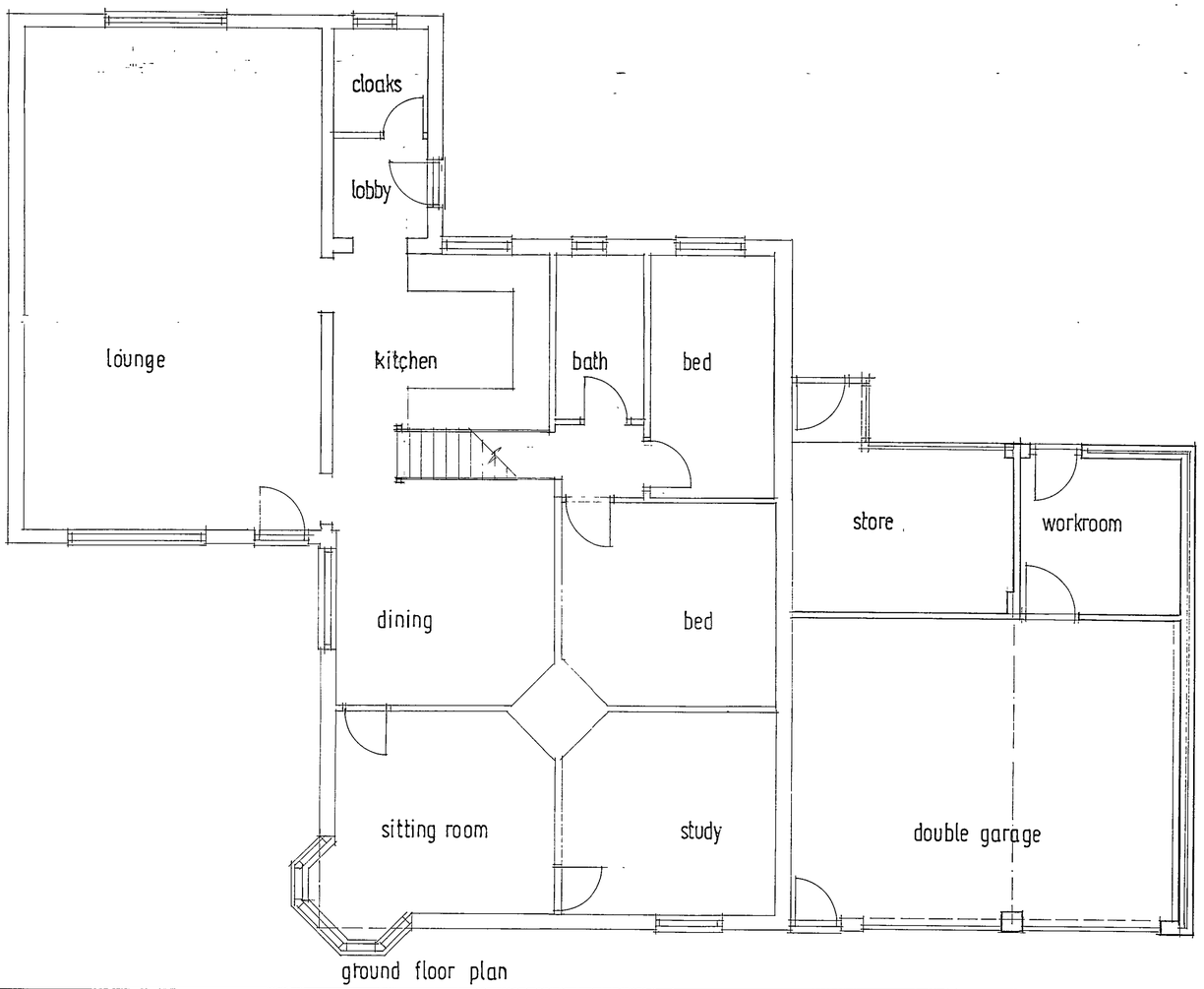
front elevation



end elevation

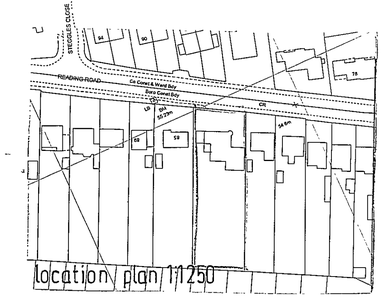


rear elevation



ground floor plan

site plan 1:500



location plan 1:1250

APPROVED

DELEGATED

13 MAR 2001 * 3542

C A ASSOCIATES
building design services
18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869 330

client: Mr Mrs Williams , 83 Reading Road , Woodley.

drawn: cg

date: feb 2000

job: First floor extension over garage to form two bedrooms

scale: 1:50 - 1:100 rev:

no CA01-403