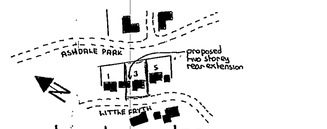
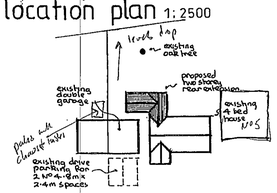


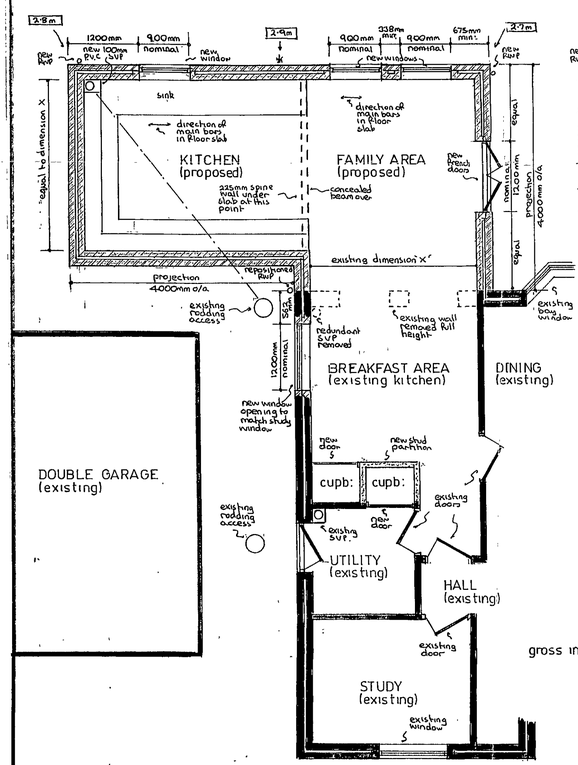
southeast elevation | northeast elevation | northwest elevation | southwest elevation



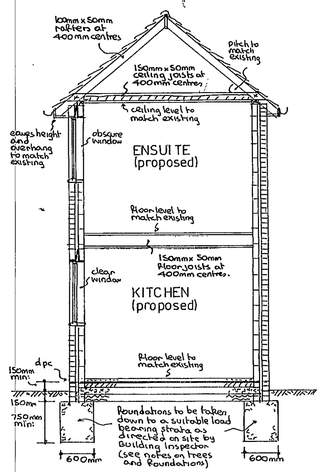
location plan 1:2500



block plan 1:500



part ground floor plan | part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set ct 400 mm centres with 150 mm valley rafter with 150mm x 50mm ceiling joists at 400 mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction and ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10 mm continuous gap.

First floor:- 18 mm t & g flooring grade chipboard on 150mm x 50 mm floor joists at 400 mm centres with central row of herringbone strutting, with double joists under partitions and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

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: 30mm x 5 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Ground floor:- selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool insulation rigid slab on Ventrot or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150 mm selected hardcore.

Walls:- 112 mm external skin of facing brick to match existing (including brick detailing) with 75mm cavity containing 75mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 10 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- All new partitions to be formed of 100mm x 50mm timber studding at 400 mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/doors to match existing but double glazed and fitted with trickle vents in head equivalent to 8000 mm² opening to master bedroom and family area with 4000 mm² elsewhere. Master bedroom window on south west elevation to provide min: 0.33 m² opening as alternative fire escape, with no dimension less than 450mm and set maximum 1100mm above floor level. Any glass in windows below 800mm or doors below 1500 mm measured from floor level to be in laminated safety glass. All windows to achieve 'U' value of 2.0 w/m²K.

Lintels:- I.G. lintels Ltd type W/S galvanised steel insulated lintels.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

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

Ventilation:- Kitchen to have either extract fan (60 litres per second) on cooker hood (30 litres per second). Bathroom and ensuite to each have extract fans (15 litres per second). All discharging to open air.

Rainwater:- 112 mm gutters and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to existing surface water drain (if available) or soakaway 1000mm diameter x 2000mm deep and situated min: 4500 mm from any building.

Foul drainage:- New ensuite equipment and kitchen sink to discharge via deep seal traps and waste to new 100mm PVC SVP terminating min: 900mm above highest opening windows. 100mm wc waste 50mm shower waste, 40 mm bath waste, 32mm basin waste. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set to min: 1 in 40 fall and protected with concrete lintels where pipes pass under walls.

Foundations/trees:- Because of proximity of oak tree and assuming high shrinkage ground conditions, allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

Beams:- (see calculations) All beams to each be formed of 1 No 152 x 89 x 16 kg mild steel joists with full bearing on 300mm x 100 mm x 150 mm deep concrete padstone each end. Floor beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster as fire protection, or equivalent.

APPROVE
07.NOV.2002 7962

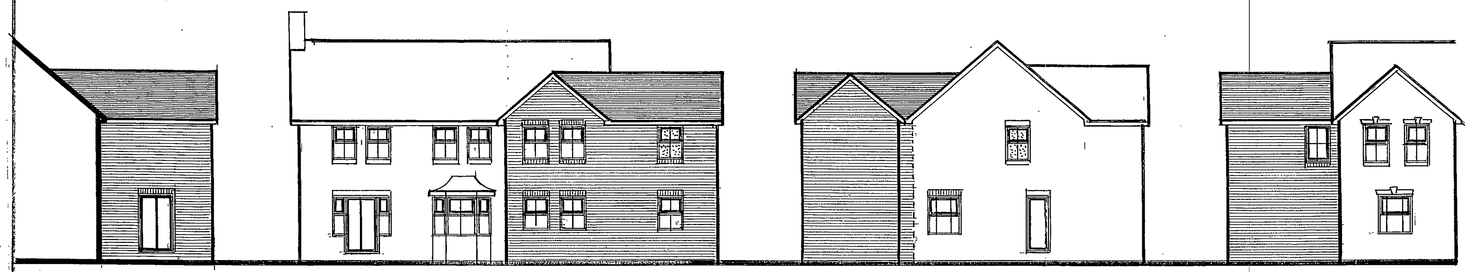
PROPOSED EXTENSION at 3 LITTLE FRYTH, FINCHAMPSTEAD, BERKSHIRE for MR & MRS. P.T. HOPWOOD.

Revisions:-

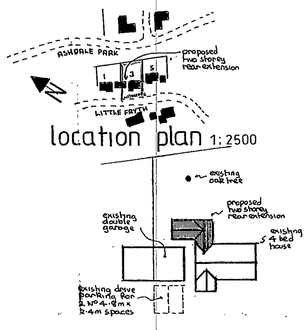
Drawing No	AH/E/3438
Scales	1:50 & 100
Date	OCT 2002

ANDESIGN BUILDING PLANS

AD 7/11/03

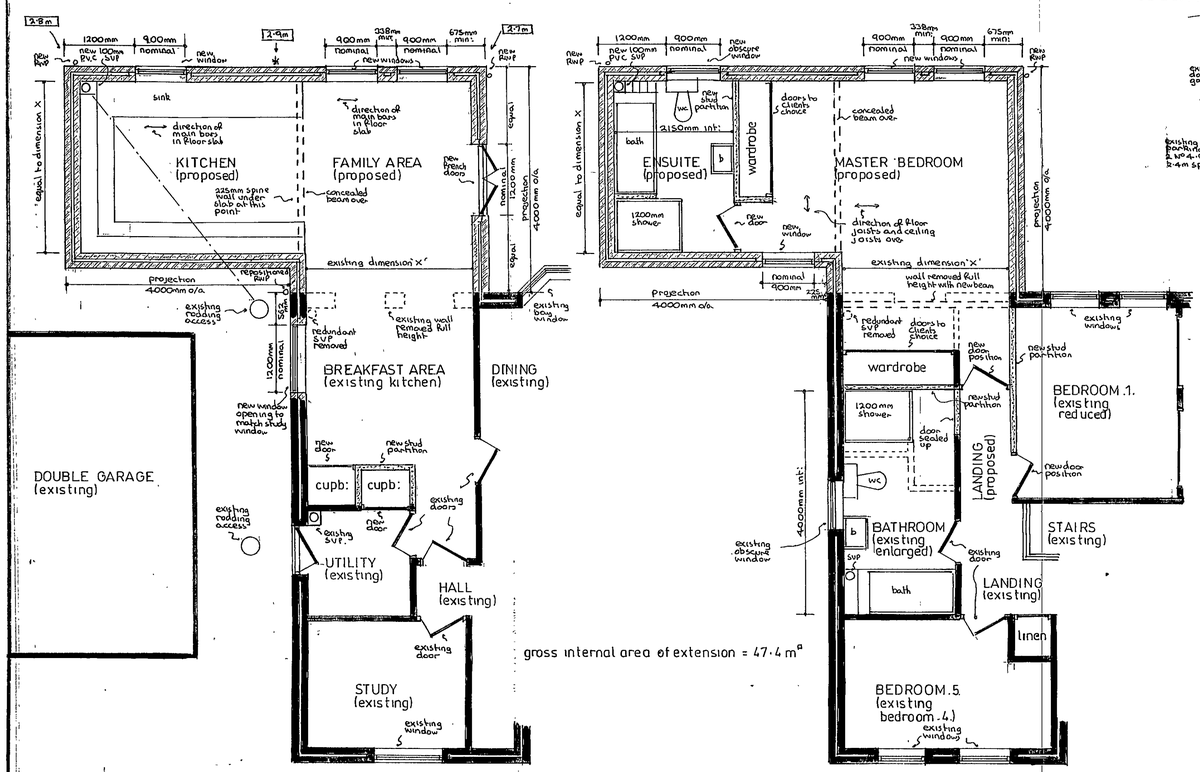


southeast elevation | northeast elevation | northwest elevation | southwest elevation



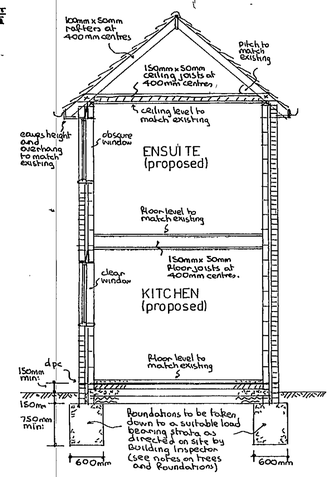
location plan 1:2500

block plan 1:500



gross internal area of extension = 47.4 m²

part ground floor plan | part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 150 mm valley rafter with 150mm x 50mm ceiling joists at 400 mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction and ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10 mm continuous gap.

First Floor:- 18 mm t+g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joists under partitions and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

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: 30mm x 5 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Ground Floor:- selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool insulation rigid slab on Ventrot or similar dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with A785 fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150 mm selected hardcore.

Walls:- 112 mm external skin of facing brick to match existing (including brick detailing) with 75mm cavity containing 75mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- All new partitions to be formed of 100mm x 50mm timber studding at 400 mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/doors to match existing but double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to masterbedroom and family room with 4000mm² elsewhere. Master bedroom window on south west elevation to provide min: 0.33m² opening as alternative fire escape, with no dimension less than 450mm and set maximum 1100mm above floor level. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. All windows to achieve 'U' value of 2.0 w/m²K.

lintels:- I.G. lintels Ltd type W/S galvanised steel insulated lintels.

D.p.c. & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

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

Ventilation:- Kitchen to have either extract fan (60 litres per second) or cooker hood (30 litres per second). Bathroom and ensuite to each have extract fans (15 litres per second). All discharging to open air.

Rainwater:- 112 mm gutters and 62mm downpipes to discharge via back inlet gullies and 100mm UPVC underground drainpipe to existing surface water drain (if available) or soakaway 1000mm diameter x 2000mm deep and situated min: 4500 mm from any building.

Foul drainage:- New ensuite equipment and kitchen sink to discharge via deep seal traps and waste to new 100mm PVC SVP terminating min: 900mm above highest opening windows. 100mm wc waste 50mm shower waste, 40mm bath waste, 32mm basin waste. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set to min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Foundations/trees:- Because of proximity of oak tree and assuming high shrinkage ground conditions, allowance to be made for additional foundation depths as shown in ▭ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

Beams:- (see calculations) All beams to each be formed of 1 no 152 x 89 x 16 kg mild steel joists with full bearing on 300mm x 100 mm x 150mm deep concrete padstone each end. Floor beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster as fire protection, or equivalent.

07. NOV. 2002 7962

APPROVED

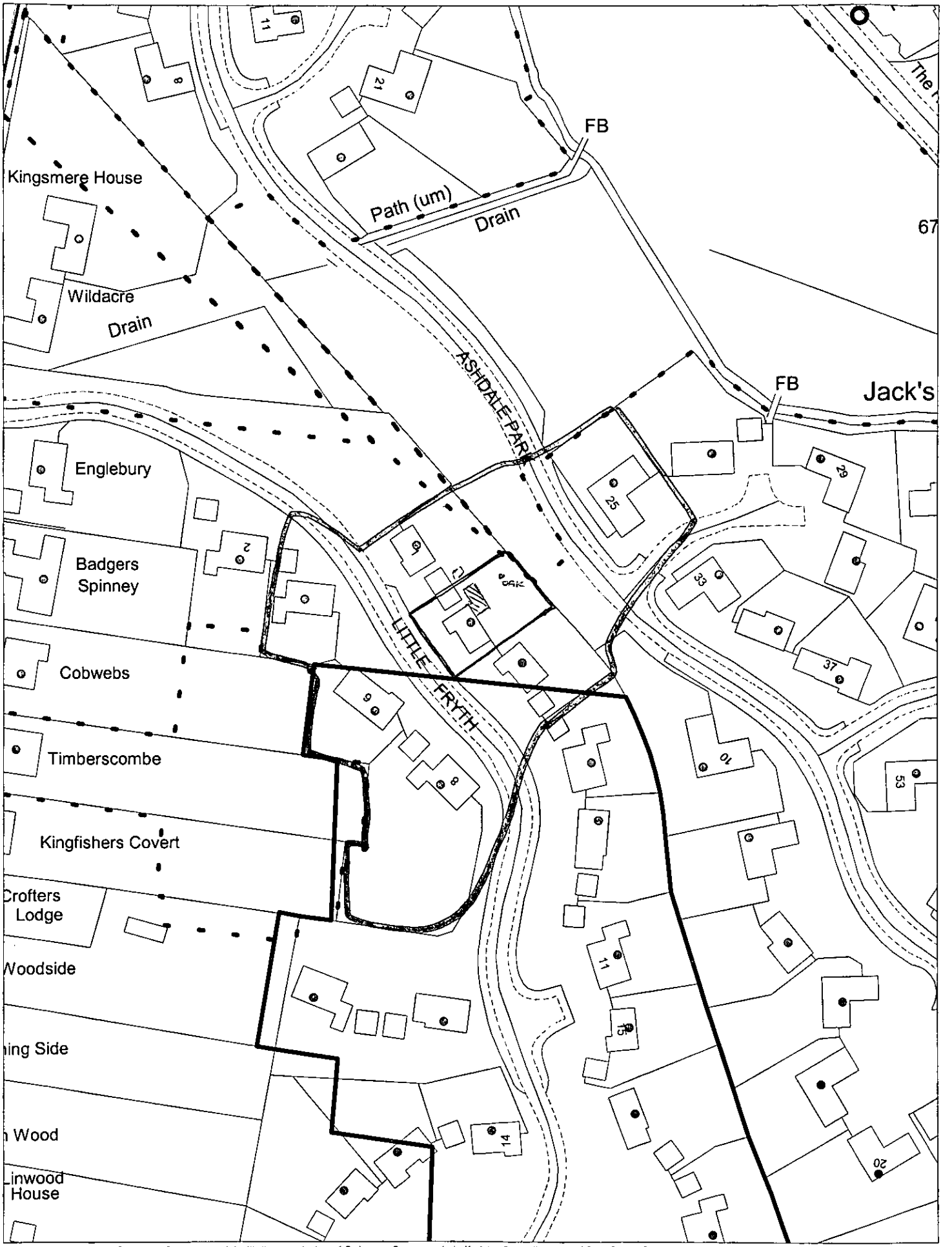
PROPOSED EXTENSION at 3 LITTLE FRYTH; FINCHAMPSTEAD, BERKSHIRE for MR & MRS. P.T. HOPWOOD.

Revisions:-

Drawing Nº	AH/E/3438
Scales	1:50 & 100
Date	OCT 2002

ANDESIGN BUILDING PLANS

07.NOV.2002 7962



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.
11 November 2002

Scale: 1 : 1250

N
W E
S