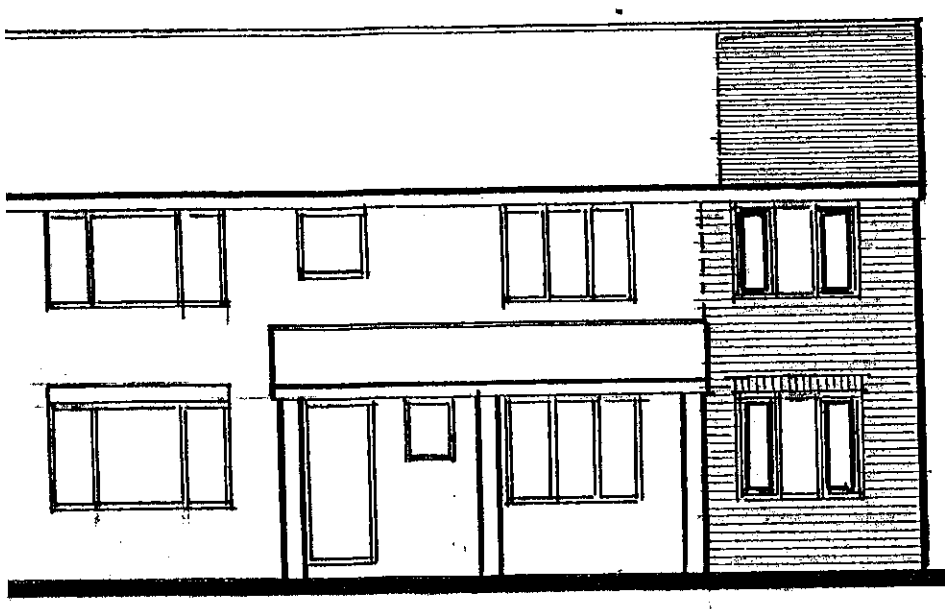
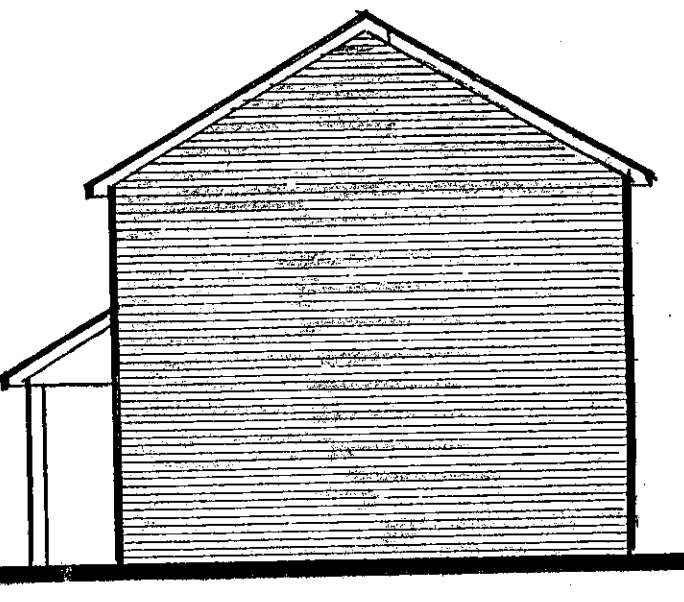
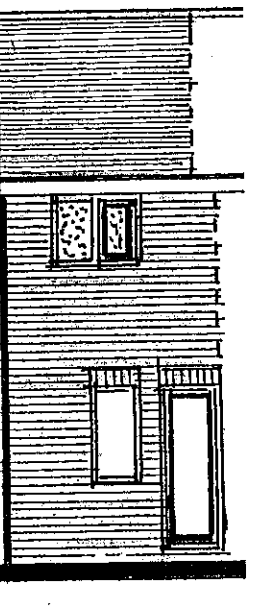


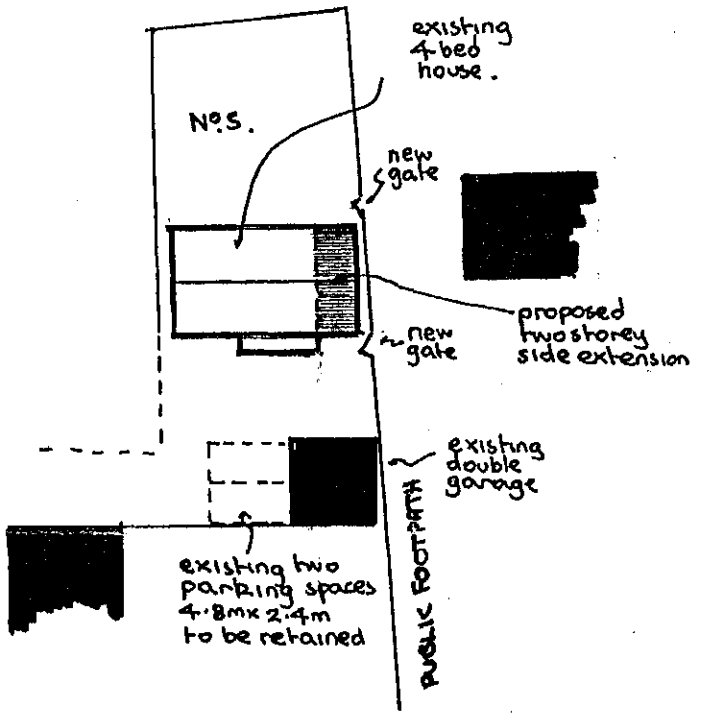
north elevation



west elevation



south e

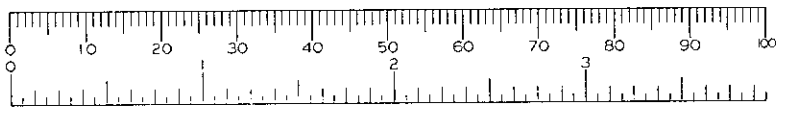


block plan 1:500

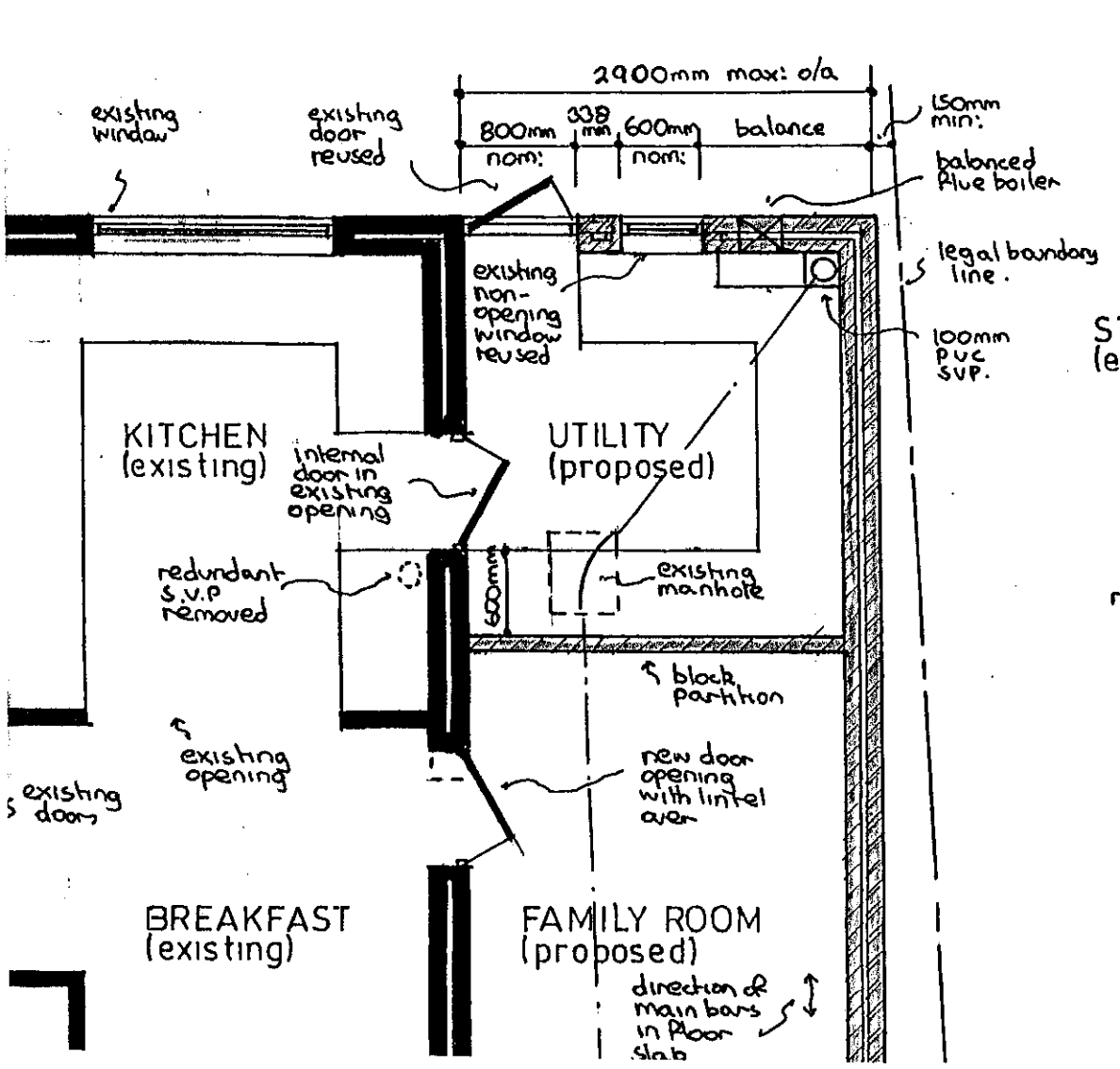
5 Orecy close

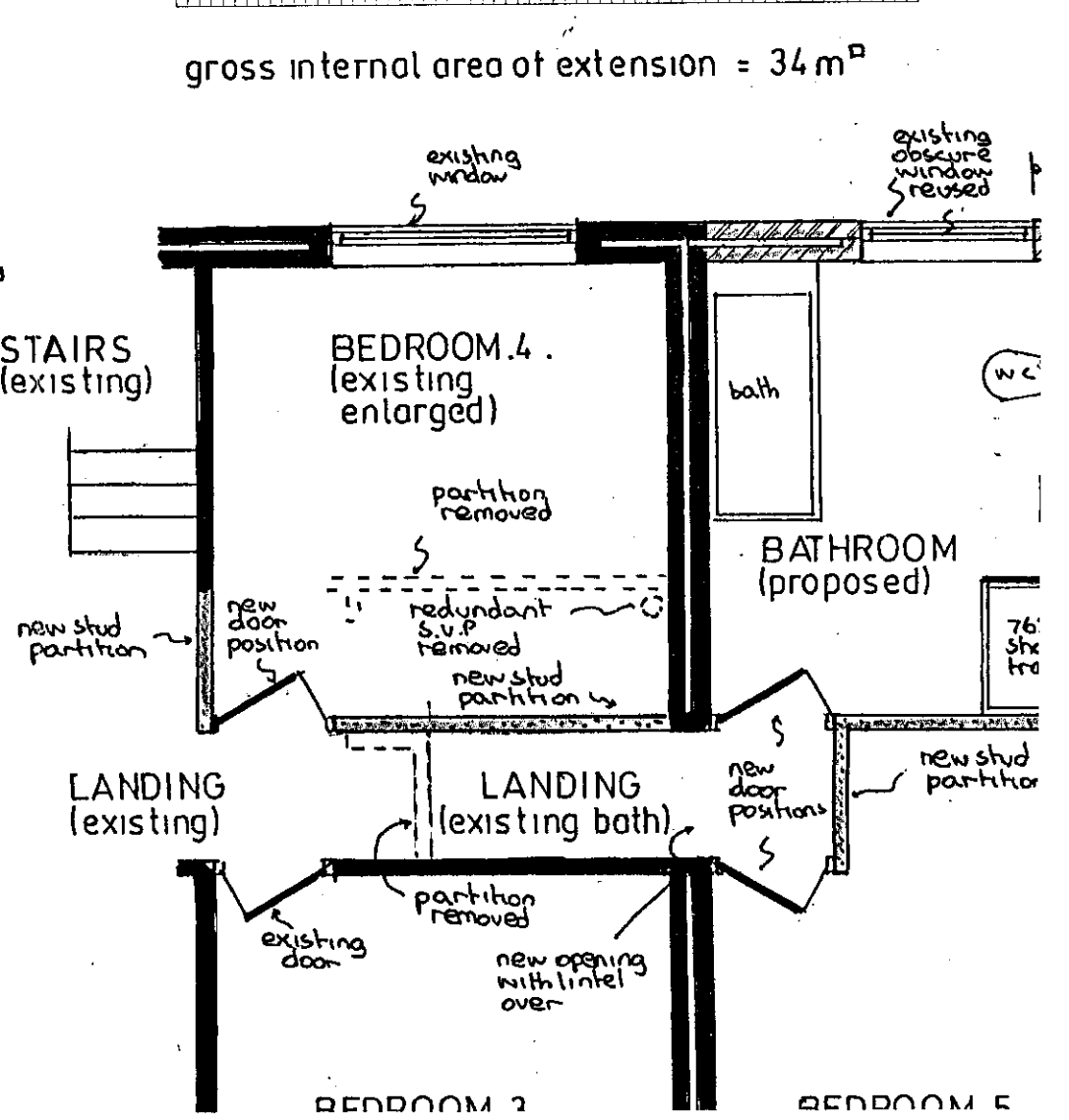
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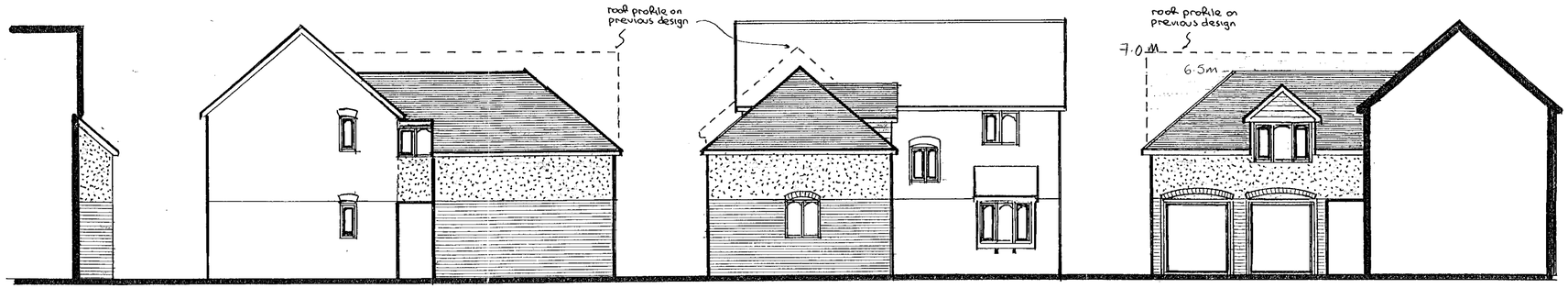
C/A on 28/7/2000.



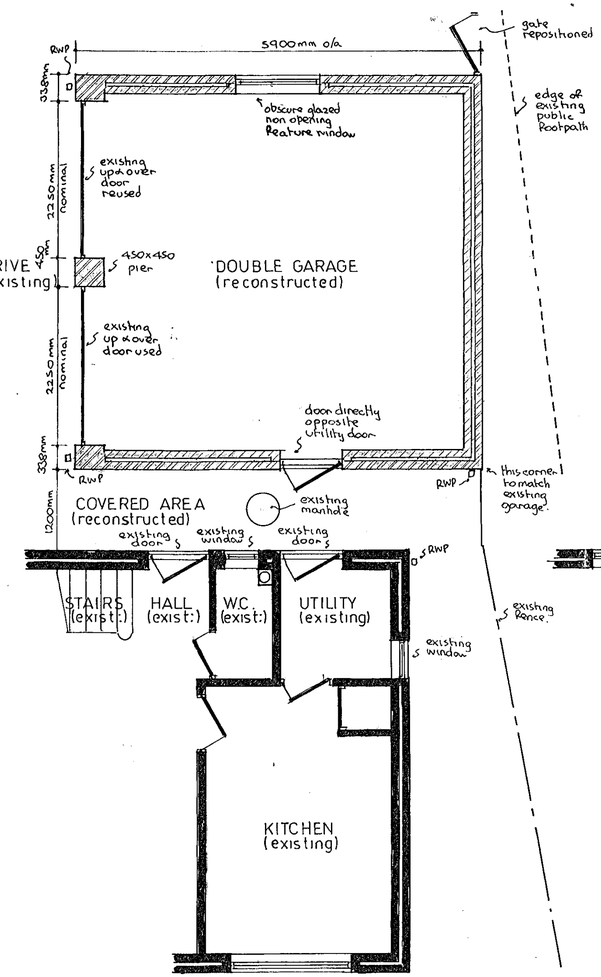
gross internal area of extension = 34m²



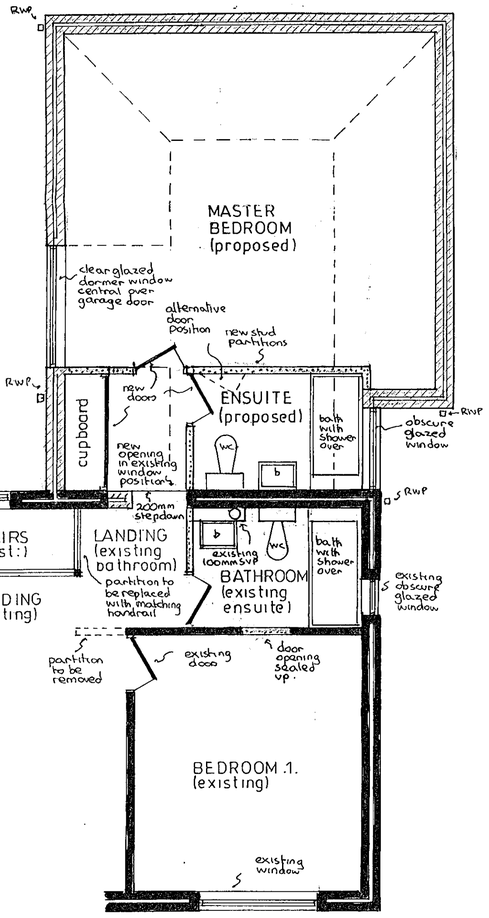




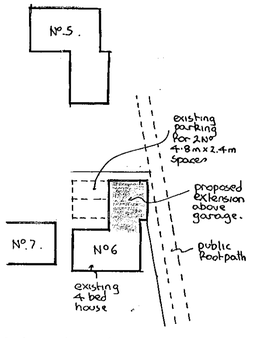
south east elevation north elevation west elevation



part ground floor plan

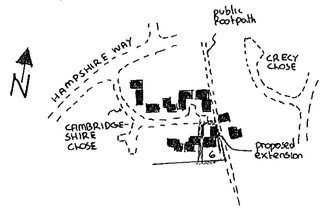


part first floor plan

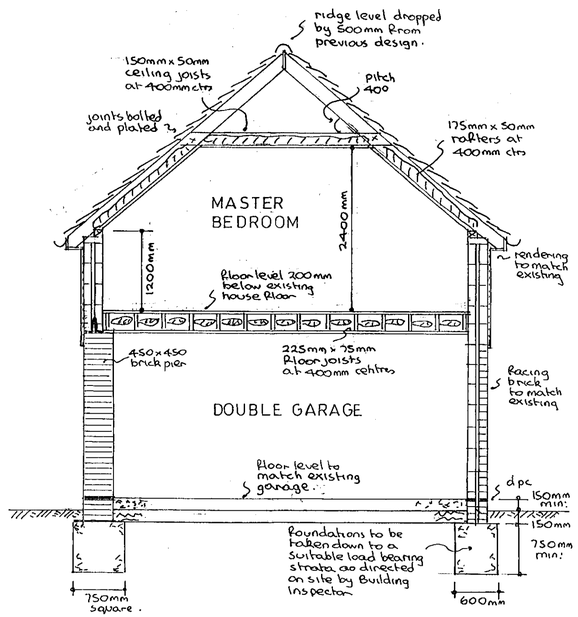


block plan 1:500

gross internal area of extension /garage = 61.56 m²



location plan 1:2500



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 175mm x 50mm rafters pitched at 40° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling position use min: 59mm celotex double 'R' rigid slab insulation between rafters to maintain min: 50mm air gap. Use 100mm x 50mm rafters to dormer roof. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap. 225mm x 50mm hip rafters.

First floor:- 18mm t&g flooring grade chipboard on 225mm x 75mm floor joists at 400mm centres with two rows of herringbone strutting, with 200mm fibreglass insulation between joists and ceiling of two layers of 9mm masterboard, laid cross bonded as fire break.

Restored restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 1000mm centres to anchor down all wall plates.

Ground floor:- Garage slab 100mm concrete slab on 150mm selected hardcore.

Walls:- lower section to be formed of 112mm external skin of facing brick to match existing with 50mm cavity and 100mm internal skin of celcon blockwork finished in Rough Face in garage. Upper section to be formed of 20mm cement and sand water-proof rendering finished to match existing on 100mm external skin of celcon blockwork with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around first floor window openings to be insulated.

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

Dormer cladding:- Tile hanging to match colour of roof tiles on felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Windows:- All new windows to be double glazed, obscure to north and east elevations and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom and 4000mm² to ensuite. Any glass in windows below 800mm on doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type H1/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:- Bath & ensuite to have extract fan discharging to open air at rate of 15 litres per second.

Handrail:- Replacement section to match existing.

Foul drainage:- Bath & ensuite equipment to discharge via deep seal traps and wastes to existing 100mm PVC SVP terminating min: 900mm above highest opening window. 120mm W.C waste, 40mm bath and 32mm basin waste.

Rainwater:- 112mm gutters to match existing, discharging via new and existing RWPs (62mm) and back inlet gullies and 100mm uPVC underground drainpipe to existing surface water drain.

15 JAN 2001 * 3172

PROPOSED EXTENSION and ALTERATIONS at 6 CAMBRIDGESHIRE CLOSE, WOKINGHAM, BERKS for MR & MRS. B.J. HADLEY.

Revisions:- 'A' 25/8/2000 General revisions at clients request. 'B' 9/1/2001 Roof height & profile amended following Planning refusal.

Drawing No	AH/E/3026 B
Scales	1:50 & 100
Date	JULY 2000

NDESIGN BUILDING PLANS