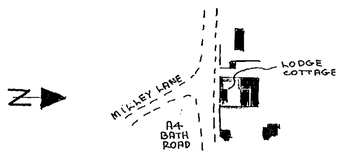
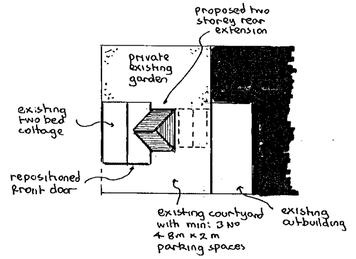


south elevation | east elevation | north elevation | west elevation

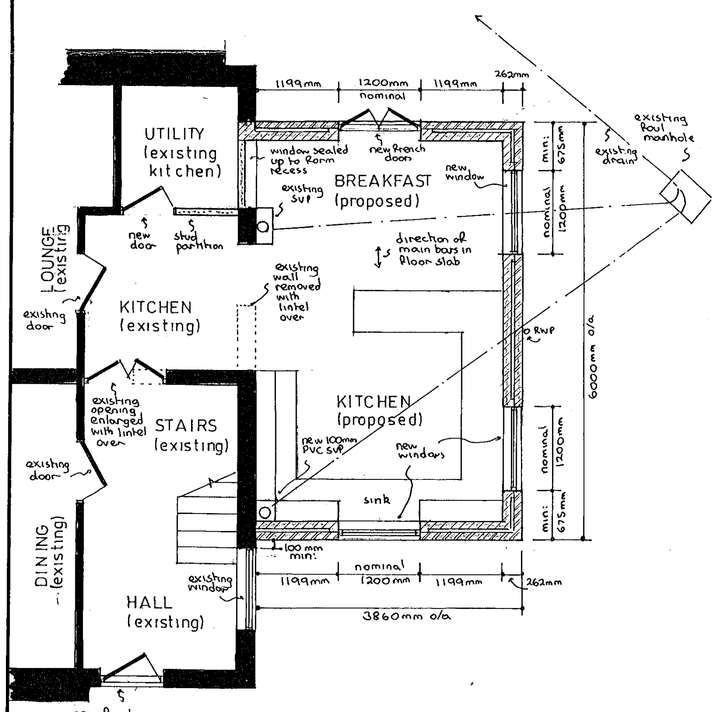
gross internal area of extension	=	39·41 m²
gross external area of extension	=	46·32 m²
gross external area of dwelling	=	115.90 m²
percentage increase in gross area	=	40%



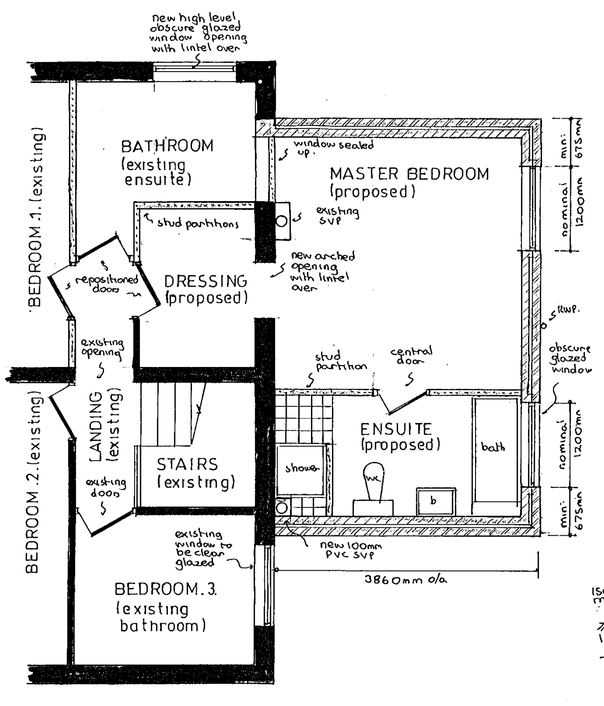
location plan



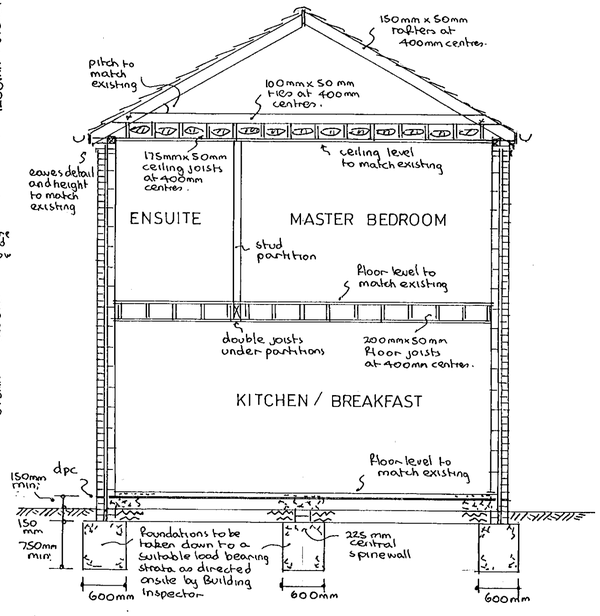
block plan



part ground floor plan



part first floor plan



typical section

notes:-

Roof :- Slate roof to match existing on felt and battens on 150mm x 50mm rafters pitched to match existing and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200 mm fibreglass insulation between joists and ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 200 x 50 hip rafter. Roof space to have permanent cross ventilation and this is to be achieved by combination of low level tile vents equivalent to 10 mm continuous gap.

First floor :- 18 mm t & g flooring grade chipboard on 200mm x 50mm floor joists at 400mm centres with central row of herringbone strutting with double joists under partitions with ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

lateral restraint :- Where ceiling and floor 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 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground floor :- Selected floor finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150 mm suspended floor slab supported on all edges and reinforced with B503 fabric reinforcement with 8 mm main bars at 100mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore. Top steel to be used over spine wall. Ventilation to be maintained to any existing hollow floors by using second quality drain-pipe to link existing air bricks to new air bricks in external wall.

Wall :- 112mm external skin of facing brick to match existing and 50 mm cavity containing 50mm Rockwool insulation batts and 100 mm internal skin of celcon or similar blockwork and 16mm 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 :- 100 mm x 50 mm timber studding at 400mm centres with 100mm fibreglass between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors :- All new windows to be double glazed and fitted with trickle vent in head equivalent to 8000mm² opening to master bedroom and 4000mm² to kitchen bath, ensuite. Any glass in windows below 800 mm or doors below 1500mm measured from floor level to be in laminated safety glass.

lintels :- I. G. lintels htd 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 :- Utility to be fitted with extract fan linked to light switch and discharging to open air at rate of 30 litres per second. Kitchen to either have cooker hood (30 litres per second) or extract fan (60 litres per second). Bath room and ensuite to have extract fan (15 litres per second) all discharging to open air.

Rainwater :- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000 mm deep and situated min: 4500 mm from any building.

Foul drainage :- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels over pipes where they pass under walls. Ensuite & kitchen equipment to discharge via deepseal traps and wastes to new 100 mm Pvc SVP terminating min: 900 mm above highest opening windows. 100mm w.c. wastes, 40 mm bath, shower, sink and 32mm basin waste.

DELEGATED

APPROVED

14.FEB.2000* 0580

PROPOSED EXTENSION at LODGE COTTAGE, BATH ROAD, HARE HATCH, BERKSHIRE for MR. E. SHEARING.

Revisions:- c' 10/2/2000 Redrawn at Planning Officers request.

Drawing Nº	AH/E/2867C
Scales	1:50 & 100
Date	AUG 1999

NDESIGN BUILDING PLANS

9/4/00