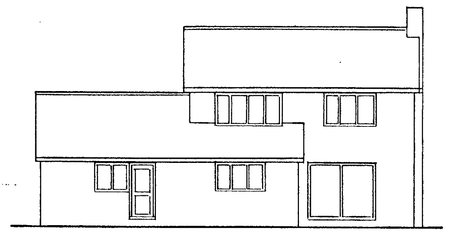


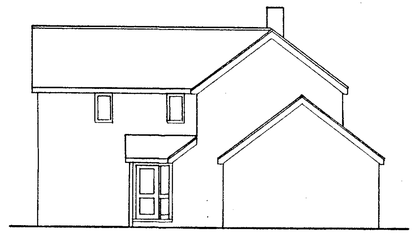
BLOCK PLAN 1:500



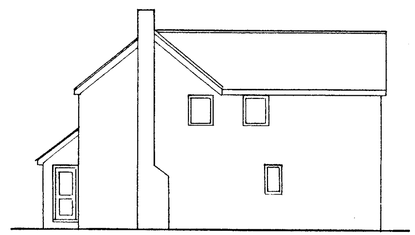
Existing Front (West) Elevation



Existing Rear (East) Elevation



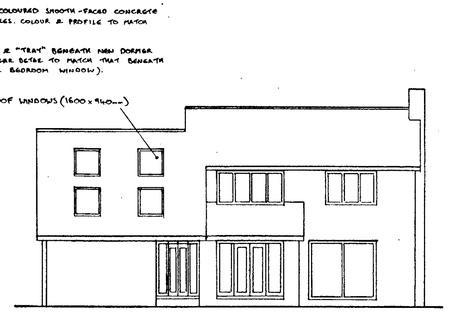
Existing Side (South) Elevation



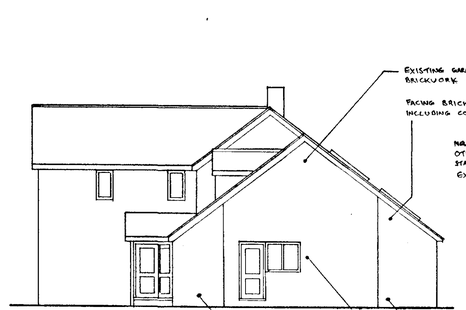
Existing Side (North) Elevation



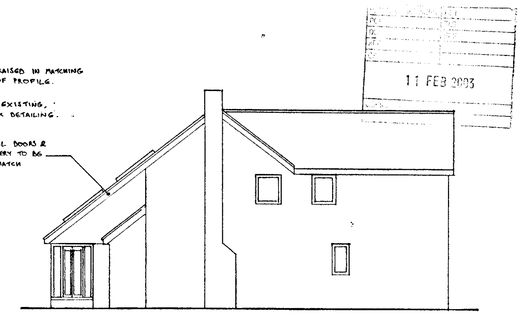
Proposed Front Elevation



Proposed Rear (East) Elevation



Proposed Side (South) Elevation



Proposed Side (North) Elevation

11 FEB 2003

PROJECT:
21 FOXBOROUGH, SWALLOWFIELD,
NEAR READING, BERKS.

PROPOSED EXTENSION AND ALTERATION WORKS

DRAWING:
ELEVATIONS — PLANNING DRAWING

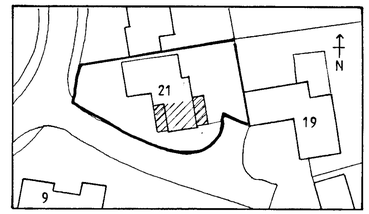
DATE:	SCALE:	DRAWING No	REVISION:
NOVEMBER 2001	1:100 OR SHOWN	H 269 / 06	B

REVISION B: JANUARY 2003
1. 2 No. SMALL DORMERS REPLACED WITH 1 LARGE DORMER ON FRONT ROOF SLOPE OF GARAGE. (NO OVERALL INCREASE IN VOLUME ABOVE ORIGINAL PROPOSALS).
2. WINDOW AND DOOR ADDED TO SIDE OF GARAGE.

REVISION A JUNE 2002
1. 2 No. OF THE PROPOSED VELUX WINDOWS ON THE REAR ROOF SLOPE HAVE BEEN OMITTED.
2. THE PROPOSED GROUND FLOOR WINDOW AT THE REAR OF THE EXTENSION HAS BEEN OMITTED.
3. EXISTING REAR KITCHEN DOOR OPENING TO BE BRICKED UP.
4. SEE DRAWING H269/05 FOR VARIOUS CHANGES TO THE CONSTRUCTION DETAILS (REVISION C OF DRAWING H269/05).



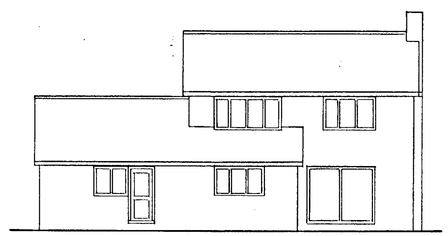
27 DEC 2001 5988



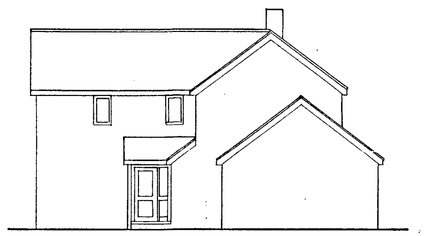
BLOCK PLAN 1:500



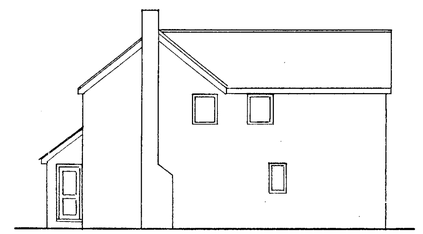
Existing Front (West) Elevation



Existing Rear (East) Elevation



Existing Side (South) Elevation



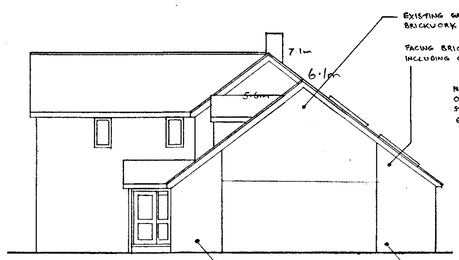
Existing Side (North) Elevation



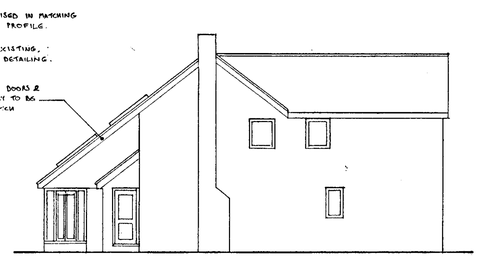
Proposed Front Elevation



Proposed Rear (East) Elevation



Proposed Side (South) Elevation



Proposed Side (North) Elevation

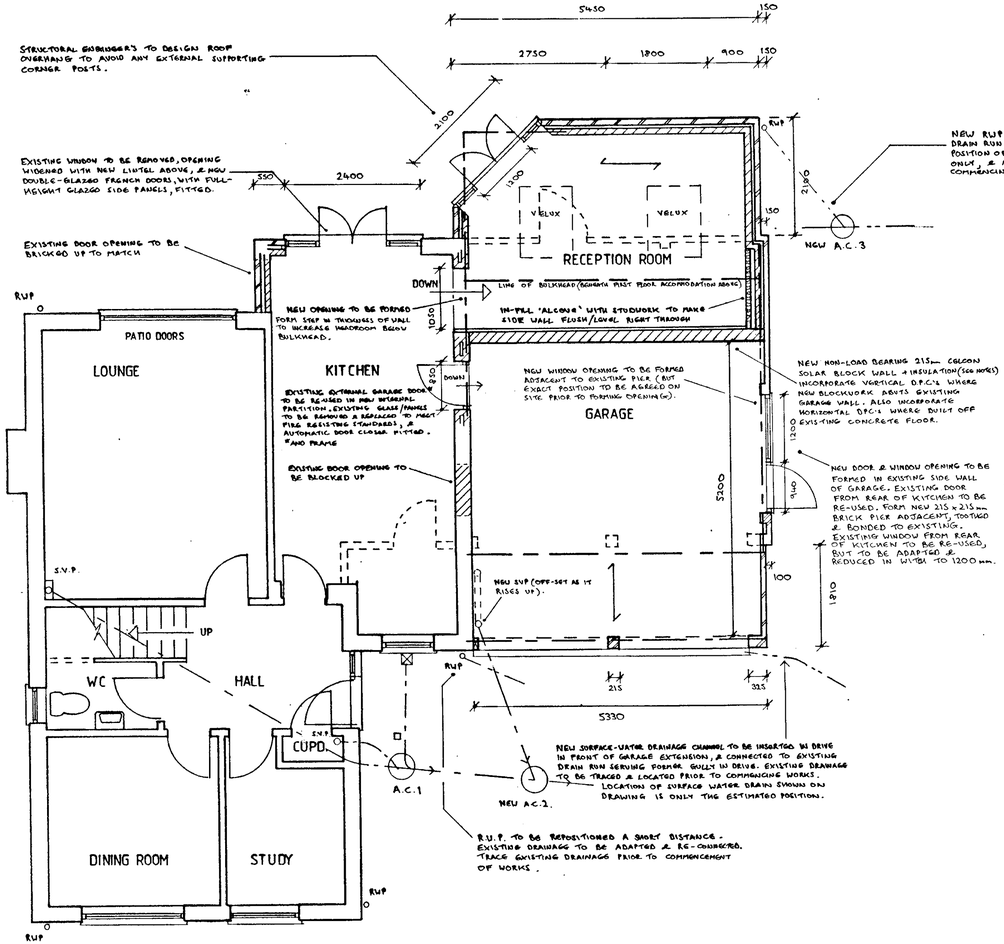
heights to bottom of Velux is 1.19m above finished floor level.

PROJECT:
21 FOXBOROUGH, SWALLOWFIELD,
NEAR READING, BERKS.

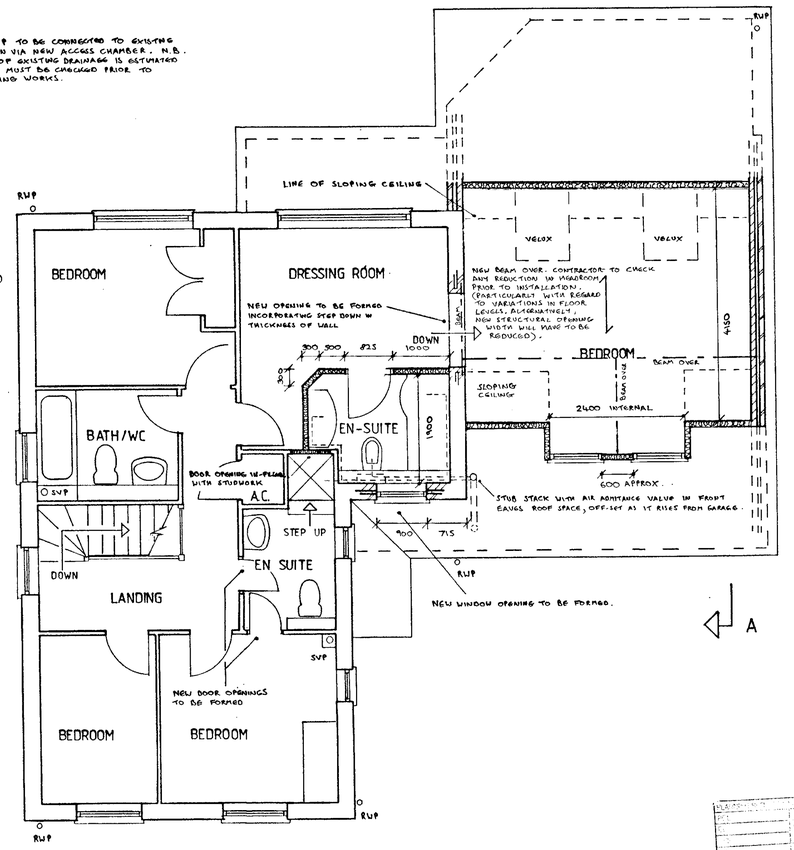
PROPOSED EXTENSION AND ALTERATION WORKS

DRAWING:
ELEVATIONS – PLANNING DRAWING

DATE:	SCALE:	DRAWING No.	REVISION:
NOVEMBER 2001	1:100 OR SHOWN	H 269 / 06	



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

Notes

FOUNDATIONS
CONCRETE DEEP STRIP FOUNDATIONS. 600mm WIDE x MIN 1000mm DEEP BELOW GROUND LEVEL, BUT FINAL (ACTUAL DEPTH TO BE TO THE APPROVAL OF THE BUILDING CONTROL OFFICER (B.C.O). CLASS C20 CONCRETE.

EXTERNAL WALLS - REAR EXTENSION
275mm CAVITY WALL + INTERNAL WALL FINISHES.
EXTERNAL LEAF :- 102mm FACING BRICKWORK TO MATCH.
CAVITY:- 75mm ~~INCORPORATING 50mm THICK 'CELCON' HIGH PERFORMANCE INSULATION BOARD TO REDUCE CAVITY SIZE. EXTERNAL FACE OF BLOCKWORK INNER LEAF WITH SUITABLE CUTS.~~ (SEE REVISIONS)
CAVITY TIES:- STAINLESS STEEL, @ 450mm MAX CENTRES VERTICALLY, 900mm MAX CENTRES HORIZONTALLY, & STAGGERED. ADDITIONAL TIES TO BE PROVIDED AROUND ALL OPENINGS WITHIN 225mm OF THE SIDES OF THE OPENINGS AT 300mm MAX VERTICAL CENTRES. TIES TO BE EMBEDDED IN EACH LEAF A MIN OF 50mm.
CLOSING CAVITY:- 'THERMABATE' INSULATED CLOSERS, AROUND ALL DOOR & WINDOW OPENINGS. CLOSE TOP OF CAVITY WALLS WITH BLOCKS OR SLATES.
INNER LEAF:-
INNER LEAF:- 100mm THICK 'CELCON SOLAR' LIGHT-WEIGHT BLOCKWORK WITH 2-COAT LIGHT-WEIGHT GYPSUM PLASTER INTERNALLY.
OUTER & INNER LEAFS BELOW DPC LEVEL:- OUTER LEAF OF CLASS B ENGINEERING BRICKS. INNER LEAF OF 100mm 'CELCON STANDARD' BLOCKWORK. CAVITY TO BE FILLED BELOW GROUND LEVEL WITH FINE CONCRETE OR MORTAR, WITH THE TOP OF THE FILLING SLOPING OUTWARDS.
BONDING TO EXISTING STRUCTURE:- 'FRAMO' (OR SIMILAR) STAINLESS STEEL WALL EXTENSION PROFILES WITH MOVEMENT JOINTS.
LINTELS:- TO BE SUITABLE 'CATNIC' STEEL LINTELS, INSULATED, & WITH A MIN END BEARING OF 150mm AT EACH END.
CAVITY TRAYS:- INCORPORATE NEW PROPRIETARY STEPPED PRE-FORMED CAVITY TRAYS IN NEW & EXISTING CAVITY WALLS, WHERE TIGHT ABUT & RISE ABOVE NEW & ADAPTED ROOF SLOPES.
DAMP PROOF COURSE : DPC's TO BE PROVIDED IN INNER & OUTER LEAFS, & DPC IN OUTER LEAF TO BE MIN 150mm ABOVE EXTERNAL GROUND OR PAVING LEVELS. OVER-LAP NEW D.P.C.'S WITH EXISTING DPC.'S & NEW DAMP PROOF MEMBRANE (DPM).

GROUND FLOOR CONSTRUCTION
N.B. FINISHED FLOOR LEVEL TO BE SET BELOW EXISTING (SEE SECTION A-A), BUT TO MATCH IN GARAGE.
N.B. RECORD DRAWINGS FOR OTHER NEARBY HOUSES ON SITE SHOW THAT GROUND FLOOR, INCLUDING IN GARAGE, IS OF BEAM & BLOCK CONSTRUCTION.
NEW PRESTRESSED REINFORCED CONCRETE SUSPENDED BEAM & BLOCK FLOOR. CONDITIONAL APPROVAL SOUGHT FOR BUILDING REGULATION APPROVAL. FLOOR TO BE DESIGNED & MANUFACTURED BY SPECIALIST SUPPLIER TO SUIT FLOOR SPANS. CONTRACTOR TO SUBMIT DESIGN DETAILS & STRUCTURAL CALCULATIONS TO B.C.O. FOR APPROVAL PRIOR TO INSTALLATION.
ENDS OF FLOOR BEAMS TO BE SUPPORTED ON INNER BLOCKWORK LEAF OF CAVITY WALL, OR DIRECTLY ON CONCRETE FOUNDATIONS AS APPROPRIATE.
MAINTAIN 150mm MIN CLEARANCE BETWEEN UNDERSIDE OF CONCRETE FLOOR & GROUND BELOW. THEREFORE EXCAVATE GROUND LEVEL BENEATH NEW FLOORS AS NECESSARY.
INCORPORATE 215 x 66mm PVC-U TELESCOPIC SLEEVED AIR BRICKS IN WALLS AT 1-2m CENTRES.
1200g POLYTHENE DPM LAID OVER FLOOR. 65mm THICK ~~'SEARLSTEP' CONTINUOUS FLOOR INSULATION PANELS (COMPRISING 50mm INSULATION BONDED TO 15mm OSB 3 T&G CHIPBOARD PANELS)~~ SCREED OVER NEW BEAM & BLOCK FLOOR IN FRONT OF GARAGE WITH 65mm THICK FINE CONCRETE 'SCREED' (CHECK THICKNESS & SPEC. WITH SURVEYOR PRIOR TO SCREEDING).

FIRST FLOOR CONSTRUCTION
195 x 75mm SC/L PRE-TREATED SOFTWOOD FLOOR JOISTS AT 400mm MAX CENTRES. JOISTS TO BE CUTTED ON NEW STEEL BEAMS (DESIGNED BY STRUCTURAL ENGINEER - CONDITIONAL APPROVAL SOUGHT). PROVIDE SOLID PACKING BETWEEN ENDS OF JOISTS. FILL VOIDS WITH INSULATION QUILT PROVIDE STRUTTING AT MID-POINT, EITHER 38 x 38mm HERRINGBONE, OR 130 x 38mm SOLID.
19mm THICK FLOORING GRADE T & G CHIPBOARD. (N.B. FINISHED FLOOR LEVEL (F.F.L.) TO BE SET LOWER THAN EXISTING - SEE SECTION A-A).

ROOF CONSTRUCTION
ALL NEW TIMBER (INCLUDING ROOFING BATTENS) TO BE PRE-TREATED WITH PRESERVATIVE.
WALL-PLATES :- 100 x 50mm, WHERE FIXED TO MASONRY WALLS TO BE SECURED WITH 900 x 30 x 5mm GALVANISED ANCHOR STRAPS AT 1.5m MAX CENTRES, PLUGGED & SCREWED TO BLOCKWORK. WHERE PLATES ARE FIXED TO STEEL BEAMS, SECURELY BOLT IN ACCORDANCE WITH ENGINEER'S SPECIFICATION
150mm x 50mm RAFTERS AT 400mm MAX CENTRES, BIRDS-MOUTHED ONTO PLATES. SECURE EITHER WITH SKEW-NAILING OR GALVANISED STEEL TRUSS CLIPS.
DOUBLE-UP ALL RAFTERS EITHER SIDE OF ALL DORMERS & VELUX ROOF WINDOWS.
100 x 50mm HIGH LEVEL HORIZONTAL CEILING TIES CLOSE-COUPLED TO RAFTERS.
100 x 50mm VERTICAL STUDS AS SHOWN ON SECTION A-A.
~~INCORPORATE HIGH PERFORMANCE RIGID INSULATION BOARDS BETWEEN ROOF RAFTERS TO GIVE A U-VALUE OF 0.35, BE 60mm THICK WOOD FIBRE 'HOMATHERM' OR SIMILAR BOARD, MAINTAIN~~ 50mm THICK CLEAR VENTILATION GAP BETWEEN UPPER SURFACE OF INSULATION & UNDERSIDE OF ROOF COVERINGS ABOVE ALL SLOPING CEILINGS. COUNTER-BATTEN WHERE NECESSARY. ~~INCORPORATE 100mm THICK QUILT ON REVERSE SIDE OF TIMBER STUD ADJOINING WALLS.~~
9.5mm FOIL-BACKED PLASTERBOARD WITH SMOOTH PLASTER SKIM (SEE REVISION C FOR NEW INSULATION REQUIREMENTS).

		11 FEB 2003
CONTRACTS		

DRAINAGE
IN MOST CASES THE BELOW GROUND FOUL & SURFACE WATER DRAINAGE SYSTEMS SHOWN ON THE PLANS ARE ESTIMATED APPROXIMATE POSITIONS ONLY. HOWEVER, IT IS ESSENTIAL THAT ALL EXISTING BELOW GROUND DRAINAGE IS TRACED & LOCATED PRIOR TO COMMENCEMENT OF WORKS. ALL NEW DRAINAGE WORKS TO BE CARRIED OUT TO THE SATISFACTION OF THE B.C.O
NO SIGNIFICANT/EXTENSIVE NEW BELOW GROUND DRAINAGE IS PROPOSED. WORKS MOSTLY RELATE TO ALTERING & ADAPTING THE EXISTING CONNECTIONS AS SHOWN ON THE ABOVE PLAN.
ALL NEW DRAINAGE WORK IN ACCORDANCE WITH THE FOLLOWING:-
NEW 100mm DIAMETER UNDERGROUND QUALITY PVC-U DRAINAGE PIPEWORK LAID TO A MIN FALL OF 1:40, CONNECTED TO EXISTING SYSTEMS. BED ALL NEW PIPEWORK IN 150mm PEA SHINGLE SURROUND. ANY NEW PIPEWORK UNDER BUILDING, OR WITH LESS THAN 300mm COVER OUTSIDE OF BUILDING TO BE ENCASED IN 150mm CONCRETE SURROUND. INCORPORATE VERTICAL CONSTRUCTION JOINTS IN ANY SURROUNDING CONCRETE AT ALL PIPE AND FITTING JOINTS USING 18mm THICK COMPRESSIBLE BOARD CUT TO PROFILE OF CONCRETE & PIPE.
IF & WHERE ANY DRAINS PASS THROUGH FOUNDATIONS, BRIDGE OVER WITH CONCRETE LINTELS WITH 150mm COMPRESSIBLE MATERIAL SURROUNDING PIPES.
ACCESS CHAMBERS/POINTS TO BE PROVIDED AT ALL CHANGES OF DIRECTION & JUNCTIONS. CHAMBERS TO BE EITHER PRE-FORMED UNDERGROUND QUALITY PVC-U, OR CONSTRUCTED WITH CLASS B ENGINEERING BRICKS. MINIMUM CHAMBER SIZES AS FOLLOWS:-

0-6m DEEP OR LESS	= 225 x 100mm	MIN INTERNAL SIZE	(ACCESS FITTING)
0-6m " "	= 190mm DIA.	" "	(INSPECTION CHAMBER)
1-0m " "	= 450mm x 450mm	" "	" OR 450mm DIA.
1-5m " "	= 1200 x 750mm	" "	", OR 1050mm DIA.
OVER 1-5m	= 1200 x 750mm	" "	", OR 1200mm DIA.
OVER 2-7m "	= 1200 x 840mm	" "	", OR 1200mm DIA.

ABOVE GROUND DRAINAGE PIPEWORK TO BE PVC-U & TO HAVE MIN FALL OF 1:40. ALL BENDS & JUNCTIONS TO HAVE RODDING/ACCESS POINTS.
SHOWERS/BATHS - 40mm Ø. MIN KIT SINKS - 40mm Ø MIN.
WASH BASINS - 32mm Ø. MIN
W.C's & S.V.P.'s - 100mm Ø. MIN.
IF WHERE SHOWER/BATH/BASIN WASTES ARE COMBINED - 50mm Ø MIN.

ROOF COVERINGS
REINFORCED BITUMINOUS UNDERFELT TO BS 747. 38 x 25mm PRE-TREATED SOFTWOOD BATTENS.
CONCRETE INTERLOCKING TILES TO MATCH EXISTING & TO BE SMOOTH-SURFACED THROUGH-COLOURED.
CODE 4 LEAD COVER FLASHINGS (& CODE 4 LEAD SOAKERS) TO BE PROVIDED AT ALL ABUTMENTS.
* WHERE NECESSARY/APPROPRIATE.
CODE 6 RECESSED LEAD TRAYS * TO BE FORMED BENEATH NEW DORMER WINDOWS (SIMILAR DETAIL TO THAT BENEATH REAR BEDROOM WINDOW). SUPPORT LEAD "TRAYS" ON 18mm EXTERIOR GRADE PLY, & INCORPORATE SHEATHING FELT BENEATH LEAD.
NEW IMAGINE TILES ON DORMERS: SMOOTH-SURFACED THROUGH-COLOURED PLAIN TILES, COLOUR TO MATCH NEW/EXISTING TILES ROOF TILES. REINFORCED BITUMINOUS UNDERFELT TO BS 747, LAPPED HORIZONTALLY.
BATTENS & COUNTER-BATTENS AS DESCRIBED ABOVE.

ROOF VENTILATION
REDLAND ROOFING SYSTEMS LTD. VENTILATION PRODUCTS TO PROVIDE CONTINUOUS VENTILATION:-
(i) REDMENT CONTINUOUS EAVES VENTILATORS.
(ii) REDLAND RENOVENT RIDGE VENTS AT LEAST EQUAL TO A CONTINUOUS STRIP 5mm WIDE.
MAINTAIN MIN 50mm VENTILATION GAP BETWEEN INSULATION & ROOF COVERINGS. USE COUNTER-BATTENS WHERE NECESSARY.

RAINWATER PIPEWORK
NEW BROWN PVC-U GUTTERS & DOWNPIPES TO MATCH EXISTING. NEW GUTTERING TO BE CONNECTED INTO EXISTING GUTTERING WHERE APPROPRIATE. NEW & ADAPTED RAINWATER DOWNPIPES AS SHOWN ON PLAN.

RAPID & BACKGROUND ROOM VENTILATION
ALL NEW ROOMS - PROVIDE AIR BRICK TO WALL OR TRICKLE VENTILATORS IN WINDOWS TO PROVIDE BACKGROUND VENTILATION OF 5000mm², OPENING WINDOWS TO BE MIN 1/20th OF FLOOR AREA.
EXTRACTOR FAN TO BE FITTED IN NEW EN-SUITE BATHROOM TO GIVE MIN EXTRACT RATE OF 15 LITRES/SECOND.

GLAZING
ALL WINDOWS & EXTERNAL DOORS TO BE DOUBLE-GLAZED.
ALL GLASS IN ALL 'CRITICAL LOCATIONS' AS DEFINED IN BUILDING REGULATIONS APPROVED DOCUMENT PART N, TO BE TOUGHENED SAFETY GLASS COMPLYING WITH B.S. 6206 : 1981.
OPENING CASEMENTS IN THE BEDROOM TO HAVE A MINIMUM 750 x 460mm SIZE.

STRUCTURAL STEELWORK/FIRE PROTECTION
CONDITIONAL APPROVAL SOUGHT FOR STEELWORK DESIGN. STEEL BEAMS TO BE DESIGNED & SPECIFIED (INC BEARINGS) BY STRUCTURAL ENGINEER, & COPIES OF STRUCTURAL CALCULATIONS TO BE PROVIDED TO B.C.O. PRIOR TO COMMENCEMENT OF WORKS. ALL NEW STEEL BEAMS TO BE ENCASED WITH 12.5mm PLASTERBOARD TO GIVE ½ HOUR FIRE PROTECTION.

REVISION C - JUNE 2002
1. CAVITY WALL INSULATION TO BE REVISED TO 48mm PARTIAL FILL (IN 75mm CAVITY) CELOTEX CW2048 INSULATION, RETAINED AGAINST INNER LEAF, TO GIVE MIN 'U' VALUE OF 0.35.
2. PROPOSED TIMBER FLOOR OVER GARAGE SHOULD HAVE A MIN 'U' VALUE OF 0.25. THIS IS ACHIEVED WITH THE VOIDS BETWEEN THE FLOOR JOISTS BEING INSULATED WITH 200mm THICK 'ROCKWOOL ROLLBATTS' INSULATION QUILT - SEE SPECIFICATION.
3. ROOF INSULATION ABOVE SLOPING CEILINGS & WITHIN VERTICAL ARMAIR STUD WALLS BELOW (ALL AT FIRST FLOOR LEVEL) TO BE REVISED TO ACHIEVE A MIN 'U' VALUE OF 0.2 AS FOLLOWS :- CELOTEX "DOUBLE R GA2000" & "DOUBLE R IR2000" INSULATION BOARDS. 90mm THICK BOARDS FIXED BETWEEN RAFTERS, & 29mm THICK BOARDS FIXED ON THE UNDERSIDE OF THE RAFTERS.
4. THE INSULATION TO THE ROOF SPACE OF NEW PITCHED ROOF TO BE REVISED AS FOLLOWS: ROCKWOOL ROLLBATTS INSULATION, 350mm TOTAL THICKNESS, MADE UP OF 2 LAYERS OF 150 + 100mm, LAID PERPENDICULAR TO EACH OTHER AT CEILING LEVEL. THIS GIVES A 'U' VALUE OF 0.114.
5. SPECIFICATION OF FLOOR INSULATION W GROUND FLOOR REAR EXTENSION TO BE VARIED AS FOLLOWS:- 'KINGSPAN' RAIL LIMITED 'JABLITE TABFLOOR' INSULATION, 100mm THICK, WITH 18mm THICK FLOORING-GRADE CHIPBOARD ABOVE. THE FLOOR WILL HAVE A 'U' VALUE OF AT LEAST 0.25.
6. CONSTRUCTION & INSULATION OF NON LOAD-BEARING DIVIDING WALL BETWEEN REAR RECEPTION ROOM EXTENSION & GARAGE VARIED AS FOLLOWS TO ACHIEVE 'U' VALUE OF 0.35: 215mm THICK 'CELCON SOLAR' BLOCKWORK, WITH 30mm 'THERMAL BOARD SUPER R' INTERNAL LINING, & 16mm RENDER COAT ON GARAGE SIDE OF WALL.
7. NEW DOUBLE-GLAZED TIMBER WINDOWS SHOULD HAVE A MAX AVERAGE 'U' VALUE OF 2.0, EG. MAGNET LIMITED "STATESMAN PLUS".
8. TOTAL AREA OF EXTERNAL OPENINGS NOT TO EXCEED 25% OF TOTAL COMBINED INTERNAL FLOOR AREA - THEREFORE 2 No. NEW VELUX ROOF WINDOWS & PROPOSED WINDOW AT REAR OF G/F EXTENSION OMITTED. EXISTING KITCHEN DOOR OPENING TO BE BRICKED UP.
9. CONDITIONAL APPROVAL REQUESTED FOR STRUCTURAL ENGINEERS DESIGN/CALCULATIONS.

REVISION A: DECEMBER 2001
1. SIZE & NUMBER OF VELUX ROOF WINDOWS CHANGED. 2. POSITION OF INTERNAL DOOR INTO GARAGE CHANGED. 3. FRONT GARAGE EXTENSION - SIDE WALL TO BE SET IN 100mm FROM EXISTING SIDE WALL. 4. SIZE/POSITION OF REAR WALL OF PROPOSED FIRST FLOOR BEDROOM EXTENSION ALTERED.

REVISION B: MARCH 2002.
1. FURTHER INFORMATION ADDED TO DEVELOP PLANNING DRAWING UP TO WORKING DRAWING/BUILDING REGULATION STAGE.
2. ALTERATIONS TO PROPOSED EN-SUITE BATHROOM.

REVISION C: JUNE 2002
SEE NOTES AT BOTTOM LEFT HAND CORNER OF THIS DRAWING. IMPORTANT CHANGES HAVE BEEN MADE TO THE THERMAL INSULATION.

REVISION D: JANUARY 2003 - SEE BELOW

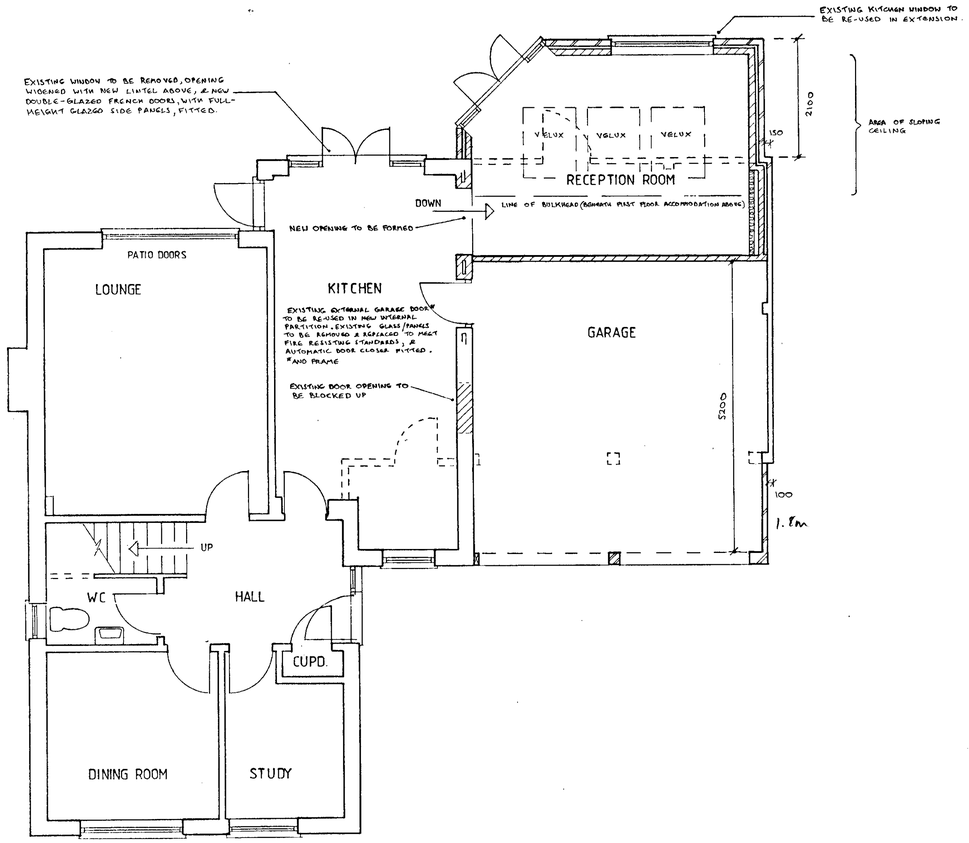
REVISION D: JANUARY 2003.
1. 2 No. SMALL DORMERS REPLACED WITH 1 LARGE DORMER ON FRONT ROOF SLOPE OF GARAGE. (NO OVERALL INCREASE IN VOLUME ABOVE ORIGINAL PROPOSALS) *
2. WINDOW & DOOR ADDED AT SIDE OF GARAGE.
3. *2 No ADDITIONAL BEAMS INSERTED AT ROOF LEVEL TO SUPPORT (REVISED) DORMER ROOF CONSTRUCTION), (& 1 No NEW LINTEL REVISED TO NEW BEAM OVER NEW OPENING BETWEEN EXISTING BUILDING AND EXTENSION AT FIRST FLOOR LEVEL).

PROJECT:
21 FOXBOROUGH, SWALLOWFIELD, NEAR READING, BERKS.

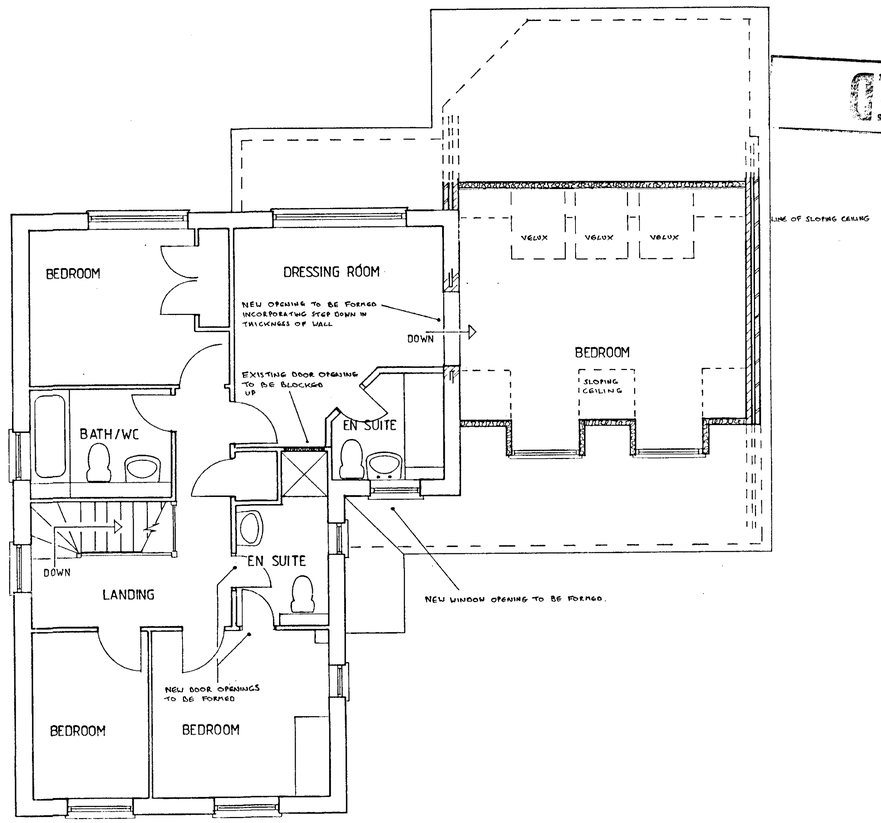
PROPOSED EXTENSION & ALTERATION WORKS

DRAWING:
PROPOSED FLOOR PLANS

DATE:	SCALE:	DRAWING No.	REVISION:
NOVEMBER 2001	AS SHOWN	H269/ 05	D



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

APPROVED

27 DEC 2001* 5568

REVISION A: DECEMBER 2001.
1. SIZE & NUMBER OF VELUX ROOF WINDOWS CHANGED. 2. POSITION OF INTERNAL DOOR INTO GARAGE CHANGED. 3. FRONT GARAGE EXTENSION - SIDE WALL TO BE SET IN 100mm FROM EXISTING SIDE WALL. 4. SIZE/POSITION OF REAR WALL OF PROPOSED FIRST FLOOR BEDROOM EXTENSION ALTERED.

PROJECT:
21 FOXBOROUGH, SWALLOWFIELD,
NEAR READING, BERKS.

PROPOSED EXTENSION & ALTERATION WORKS

DRAWING:
PROPOSED FLOOR PLANS - PLANNING DRAWING

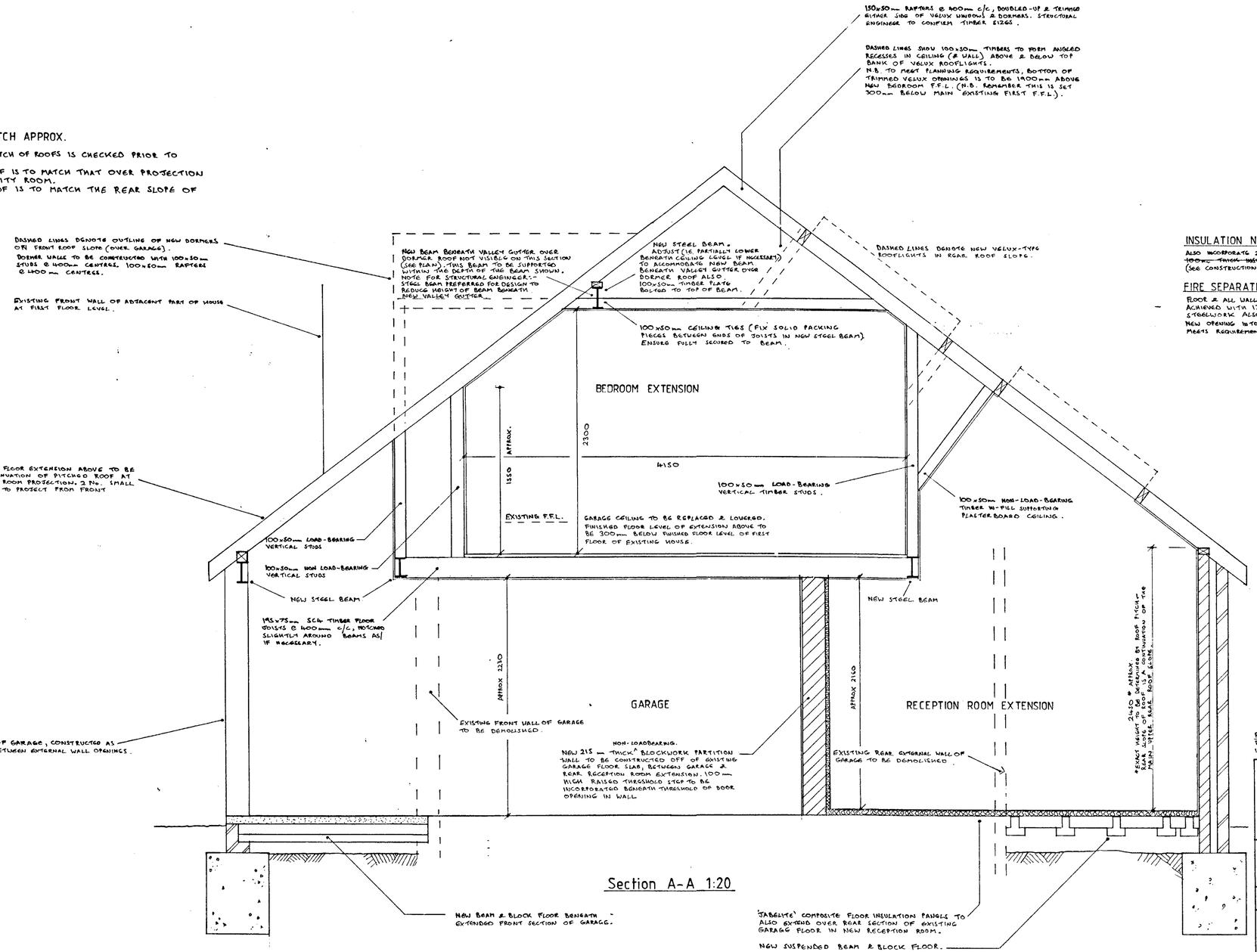
DATE:	SCALE:	DRAWING No.	REVISION:
NOVEMBER 2001	AS SHOWN	H269/ 05	A

12/4/02

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

37.5° PITCH APPROX.

IT IS ESSENTIAL THAT PITCH OF ROOFS IS CHECKED PRIOR TO COMMENCING WORKS.
FRONT SLOPE OF ROOF IS TO MATCH THAT OVER PROJECTION AT FRONT OF UTILITY ROOM.
REAR SLOPE OF ROOF IS TO MATCH THE REAR SLOPE OF THE MAIN ROOF.



Section A-A 1:20

INSULATION NOT SHOWN FOR CLARITY.

ALSO INCORPORATE 200mm THICK INSULATION QUILT BETWEEN FLOOR JOISTS OVER GARAGE, ~~& ALL 190mm THICK INSULATION QUILT BETWEEN STUDS OF TIMBER FRAME WALLS~~. (SEE CONSTRUCTION NOTES ON DRAWING H269/05 FOR OTHER INSULATION REQUIREMENTS).

FIRE SEPARATION

FLOOR & ALL WALLS BETWEEN GARAGE & HOUSE TO HAVE 30 MINUTES FIRE RESISTANCE, ACHIEVED WITH 12.5mm THICK PLASTERBOARD WITH PLASTER SKIM. ALL SUPPORTING STEELWORK ALSO TO BE ENCASED WITH 12.5mm PLASTERBOARD. NEW OPENING INTO GARAGE TO BE FITTED WITH FD30 FIRE DOOR, & DOOR OPENING MEETS REQUIREMENT OF BEING AT LEAST 100mm ABOVE GARAGE FLOOR LEVEL.

REVISION A: MARCH 2002
1. FURTHER INFORMATION ADDED TO DEVELOP DRAFT DRAWING UP TO WORKING DRAWING/BUILDING REGULATION STAGE.

REVISION B: JUNE 2002
1. CONSTRUCTION & INSULATION OF NON LOAD-BEARING BLOCK WALL (DIVIDING GARAGE FROM EXTENSION) TO BE VARIED AS FOLLOWS:- 215mm THICK 'CELCON SOLAR' BLOCKWORK WITH INTERNAL LINING OF 30mm 'THERMAL BOARD SUPER R' , & 16mm RENDER COAT ON GARAGE SIDE.
2. SEE DRAWING H269/05 (REVISION C) FOR OTHER IMPORTANT CONSTRUCTION CHANGES, PARTICULARLY RELATING TO INSULATION.

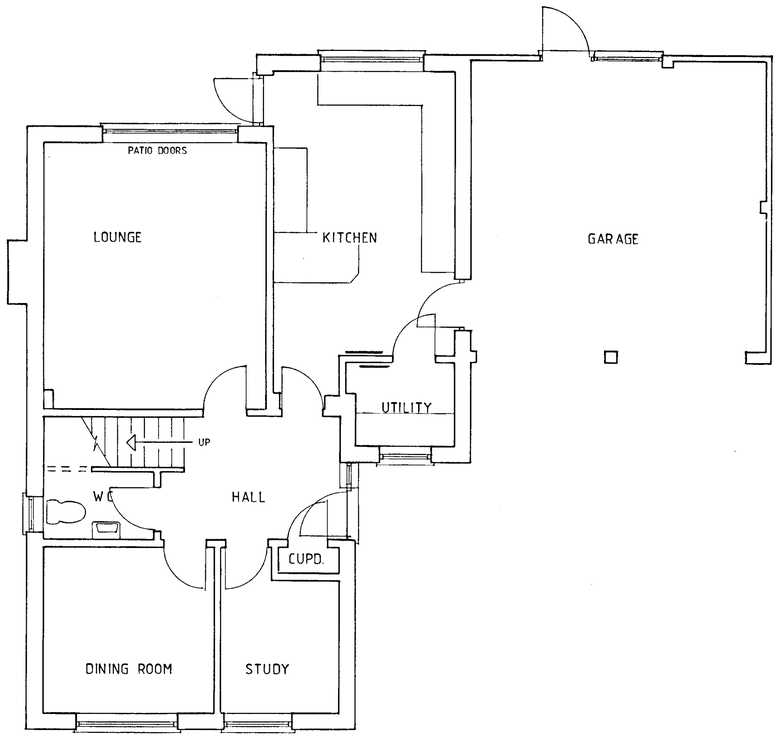
REVISION C: JAN 2003. 2 SMALL DORMERS REPLACED WITH 1 LARGE DORMER ON FRONT ROOF SLOPE OF GARAGE. THIS REQUIRES 2 No. ADDITIONAL BEAMS TO BE INSERTED AT ROOF LEVEL TO SUPPORT NEW DORMER ROOF.

PROJECT:
21 FOXBOROUGH, SWALLOWFIELD,
NEAR READING, BERKS.
PROPOSED EXTENSION & ALTERATION WORKS

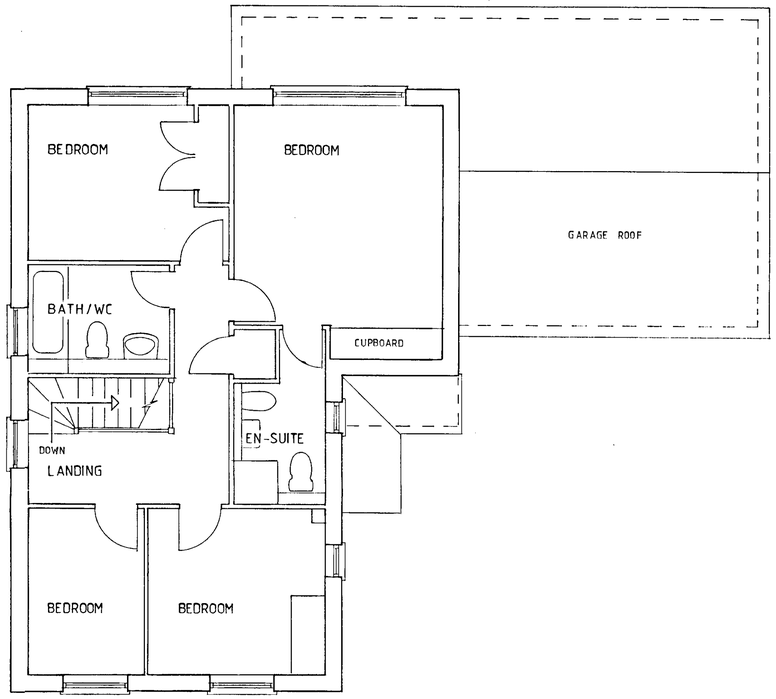
DRAWING:
ELEVATIONS AND SECTIONS

DATE:	SCALE:	DRAWING No.	REVISION:
NOVEMBER 2001	AS SHOWN	H269/03	C

11 FEB 2003

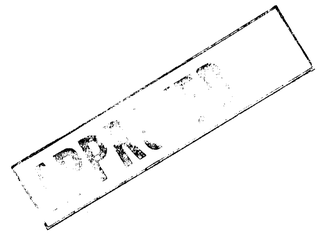


Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

27.DEC.2001 5588



PROJECT:
21 FOXBOROUGH, SWALLOWFIELD,
NEAR READING, BERKS.
PROPOSED EXTENSION AND ALTERATION WORKS

DRAWING:
EXISTING FLOOR PLANS

DATE:	SCALE:	DRAWING No.	REVISION:
OCTOBER 2001	AS SHOWN	H269/01	

