To defy R/H in new garden. Invert approx. 900 mm.

New foul drain in 100 mm p/c bedded & surrounded in pea shingle to 1:40 fall. Break into defy R/H and form connection with 3/4 bend & fine conc. benching.

Defy R/G

Rodding Access

DINING ROOM

KITCHEN

Prefmed upvc. S.V.P.

Harmer Trap.

SITTING ROOM

up

Boundary

Precast conc. lintels to both sides to defy drains where passing through walls.

T.V. 4000mm²

100mm Thermalite block partition

Shower Room floor in A/Hro. safety flooring or similar - fitted into sealing flange of Harmer outlet. 90 dia. floor spread to fall to outlet.

2 No 152x89x16 UB's

BEDSIT

350x110x150 dp concrete padstones

T.V. 4000mm²

68mm p/c trap

100mm p/c sas. drain laid 1:40 on pea shingle bed connected into adc. SD system.

PROPOSED GROUND FLOOR

68mm p/c trap

Existing I.C.

BATHROOM

BEDROOM

Defy S&VP

50 mm trask.

75mm deep seal traps. Shower on plinth with access panel. 110 mm bath, shower of dished earth, 32 mm basin waste.

40m high up-stand with air admittance valve.

wd

down

T.V. 4000mm²

New windows double glazed and fitted with draught seals. Trickle vents as indicated.

Mechanical Ventilation to Bathroom and Shower Room - min. 15 litres/sec. extractor mounted in external wall or ducted to outside air

Safety Glazing - Toughened safety glass to doors and side lights to BS 6206.

BEDROOM

BEDROOM

T.V. 4000mm

Risers positioned to mask junction between new & defy

PROPOSED FIRST FLOOR

Re-use defy tiling to defy garage to front elevation.

EAST

New brickwork to match defy as near as possible.

NORTH

Form valleys to defy roof with preformed grp valley troughs & cut tiling to suit.

New tiling to match defy. as near as possible to rear elevation.

SOUTH

WEST

New joists fixed to defy with BAT Speedy Mirror to resist restraint

Tile battens on breather membrane and 12 mm sheathing ply.

Joisting to match defy. floor.

75x47 defy. supports

2 No 147x47 timbers fixed to corner posts with heavy duty angle brackets.

2 layers 12.7 mm plasterbd including beam faces

SECTION THROUGH BAY 1/10.

152x89x16 UB. 150 mm end bearings into brickwork.

100x150 corres. parts. Anchor to brickwork with BAT frame cramp or similar.

2 No 100x47 timbers spiked to joist and bearing onto brickwork to support splay to bay.

To suit 1200 wide window unit.

FLOOR PLAN TO BAY. 1/20.

Existing I.C.

Existing I.C.

Infill walling tiling to existing on treated SG battens & dem-forced underfelt. Prefabricated Fink type trusses all to BS 5268 Manufacturer's details and calculations to be provided for L/A before commencement. 75x25 cross bracing as indicated

200 mm Rockwool insulation. 12.7 mm plasterbd & skim ceiling. 50x150 SDR joggins to support plasterbd joists

10 mm continuous vents to eaves

Stepped cavity tray linked to Code 4 flashing at abutment.

18mm t & g chip board flooring. 170x47 joists @ max 400 c/c.

Where floor joists are parallel to walls provide 38x6 mm galv. restraint straps at max 1800 c/c fixed across 3 No joists and built into wall. Solid timber bracing under straps.

Gable restraint as for main roof.

50 mm screed, 300 Synthaprufe lapped to dpc's, 125 mm concrete with A142 mesh. 50 mm E.P.S. insulation on polythene vapour check and sand blinding. Min. 150 mm selected fill. Break up defy. pavings & remove.

2 layers 12.7 mm plasterbd to exposed faces of beams to provide full 1/2 hr fire protection

Joists in rear section to follow span of defy. flat roof joists, positioned to level floor with defy.

Excavate to depth of existing foundations & main fill.

Upgrade floor - 300 Synthaprufe. 50 mm E.P.S. insulation. Cement/sand screed reinforced with A142 mesh to bring up to main floor level

SECTION AT A

IG 2 1/2 lintels min 150 mm end bearings

IG 2 1/2 lintels min 150 mm end bearings Cavity tray dpc wet

Gable Restraint - 38x6 mm galv. straps fixed across rafters at max 1200 c/c & built into wall. Solid timber bracing under straps.

Cavity Walls - 112 mm facing brick, 50 mm Rockwool cavity batts, 100 mm Thermalite Shield blocks. All internal walls plastered. 3/5 ball ties at 900 c/c horizontally & 450 c/c vertically and staggered. Close cavity around openings using proprietary thermal closers eg. Thermabate.

Remove defy. gable down to f.f. level. Fix new outer skin to defy. using BAT frame ties plugged and screwed to defy brickwork. Centre on/for cavity wall ties.

Insert Rockwool cavity batts to/for new wall.

Excavate to side of existing foundations & widen by mass filling to min 100 mm beyond face with face. (Assume min. 2.0 m deep)

SECTION AT B

Defy M/H

Proposed 1/f extension

New flat roof light bays to replace defy dorm windows

Single storey extension

Widen driveway to min 4.8 m.

BLOCK PLAN 1/500

SPITFIRE WAY

GOSHEN PARK

SHACKLETON WAY

LOCATION 1/1250

NOTE - ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE, ROOF PITCHES ETC.

REGARDLESS OF THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL SUIT SUBSOIL CONDITIONS ENCOUNTERED AND SHALL MEET ALL REQUIREMENTS OF THE BUILDING REGULATIONS TO THE SATISFACTION OF THE L/A.

ALL ELECTRICAL, HEATING AND GENERAL FINISHING REQUIREMENTS TO BE AGREED WITH CLIENT.

PROVIDE MAINS OPERATED SMOKE DETECTION TO BS IN POSITIONS MARKED SD COMPLETE WITH BATTERY BACKUP AND FULLY INTERCONNECTED.

rev	date

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

18 DEC 2000 3051

client
Mr & Mrs P. Day

project
PROPOSED FIRST FLOOR EXTENSION & GROUND FLOOR CONVERSION & EXTENSION TO PROVIDE DISABLED ACCOMMODATION

address
48 SHACKLETON WAY
WOODLEY, READING

scales 1/50 & 1/100

date November 2000 drawn by

drwg no PBC/1651 rev

To ashy M/H in rear garden invert approx 900mm.

New foul drain in 100 mm p/c bedded & surrounded in pea shingle to 1:40 fall. Discharge into ashy M/H and form connection with 3/4 bend & fine conc. benching.

Ashy step

Rodding Access

DINING ROOM

KITCHEN

SITTING ROOM

up

Proposed upvc F.C.

Hunter trap.

1000mm sliding door

75mm Thermalite block partition

Precast conc. kerbs to bed shims to bridge drains when passing through cases.

Shower floor/floors in Altro safety flooring or similar jointed into sealing flange of Hunter outlet. Disk floor screed to fall to outlet.

2 No 152x89x16 UBS. 350x100x150 dp conc. padstones.

BEDSIT

T.V. 4600mm²

1000 3ltr

Excavate & extend foundation & build cavity wall to u/s of ashy. at ext Bay all as for new walls.

PROPOSED GROUND FLOOR

100mm p/c 5in. drain laid 1:40 on pea shingle bed connected into exist 5in system.

Comm p/c trap

Existing I.C.

1000

1200

1:12

100mm edging in pavours

New joist fitted to ashy with BAT Speedy Mirror to dbl joist restraint

Tile battens on breather membrane. and 12mm sheathing ply.

Joisting to match ashy. floor.

2 No 147x47 timbers fixed to corner posts with heavy duty angle brackets.

DELETE

75x47 ashy supports

2 layers 12.7mm plasterb'd including beam faces

SECTION THROUGH BAY

1/10

Cut out walling in small sections and insert stepped cavity tray linked to Code 4 lead stepped flashing

200 mm Rockwool insulation. 12.7mm plasterb'd & skim ceiling. 50x150 5in. noggins to support plasterb'd joists

10mm continuous vents to eaves

New mono-pitch roof including flashing & cavity trays to porch abutment. 122x47 rafters & ceiling joists. M10 bolted connections. 300mm Rockwool insulation

10mm continuous Soffit Vents

50mm screed, 3cts Syntapave pp. laid to dpc's, 125mm concrete with A142 mesh. 50mm Z.P.S. insulation on polythene vapour check and sand blinding. Min. 150mm selected fill. Break fill up ashy pavings & strave.

Excavate to depth of existing foundation & mass fill.

Interlocking tiling as existing on treated 5in. battens & dem'd underfelt. Prefabricated Fink type trusses set to BS 5268. Manufacturer's details and calculations to be provided for L/A before commencement. 75x25 cross bracing as indicated.

Eaves/Gable Mar Sol Mono Vent. with Code 4 lead cover flashing linked to cavity trays to sides of window & horizontal dpc under cill.

18mm t & g chip board flooring. 170x47 joists @ max 400 c/c.

2 layers 12.7mm plasterb'd to exposed faces of beams to provide full 1/2hr fire protection

Joists in rear section to reduce span of ashy flat roof joists, positioned to level floor with ashy.

Upgrade floor. 3cts Syntapave. 50mm Z.P.S. insulation. Cement/sand screed reinforced with A142 mesh to bring up to main floor level

SECTION AT A

T.V. 4000mm²

50mm insul.

Bdy S&VP

BATHROOM

BEDROOM

wd

down

BEDROOM

BED ROOM

T.V. 4000mm²

T.V. 3000mm²

75mm deep S/st trays. Shower on plinth with access panel. 410mm bath, shower & bidet over, 32mm beam insul.

1.0m high upstand with air admittance valve.

New windows double glazed and fitted with draught seals. Trickle vents as indicated.

Mechanical Ventilation to Bathroom and Shower Room - min 15 litres/sec extraction mounted in external wall or ducted to outside air

Safety Glazing - Toughened safety glass to doors and side lights to BS 6206.

PROPOSED FIRST FLOOR

152x89x16 UB. 150mm end bearings into brickwork.

100x150 conc. posts. Anchor to brickwork with BAT frame cramp or similar.

To suit 1200 wide bin's unit.

2 No 100x47 timbers spiked to joist and bearing onto brickwork to support splay to bay.

Floor Plan to Bay 1/20

Gable Restraint - 32x6mm galv. straps fixed across rafters at max 1250 c/c & built into wall. Solid timber bracing under straps.

Cavity Walls - 1/2 mm facing brick. 50mm Rockwool cavity batts, 100mm Thermalite Shield blk. All internal walls plastered. 3/5 ball ties at 900 c/c horizontally & 450 c/c vertically and staggered. Close cavity around openings using proprietary thermal closers eg. Thermabate.

Remove ashy gable down to 1st. level. Tie new cavity skin to ashy. using BAT frame ties plugged and screwed to ashy brickwork. Centre as for cavity wall o/c.

Insert Rockwool cavity bats as for new wall.

T.C. 1/E to L/E brickwork min 150mm end bearings

T.C. 1/S to brickwork min 150 mm end bearings Cavity tray dpc as 1

Where floor joists are parallel to walls provide 38x6mm galv. restraint straps at max 1800 c/c fixed across 3 No joists and built into wall. Solid timber bracing under straps.

Excavate to side of existing foundation & widen by mass filling to min 100mm beyond new wall face. (Assume min 2.0m deep)

SECTION AT B

Re-use ashy tiling removed from ashy garage for front elevation.

New walling below ashy dried Bay

EAST

New brickwork to match ashy. as near as possible.

NORTH

Form valleys to ashy roof with preformed grp valley troughs & cut tiling to suit.

New tiling to match ashy. as near as possible to rear elevation.

SOUTH

WEST

Ashy M/H.

Proposed 1/f extension.

New fixed light Bay to replace ashy dried window

Single storey extension

Widen driveway to min 4.8m.

BLOCK PLAN 1/500

0 10 20 30 40 50 60 70 80 90 100

SPITFIRE WAY

SHACKLETON WAY

CONRAD WAY

48

C.P.

LOCATION 1/1250

NOTE - ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE, ROOF PITCHES ETC.

REGARDLESS OF THE REPRESENTATIONS ON THIS DRAWING FOUNDATIONS SHALL SUIT SUBSOIL CONDITIONS ENCOUNTERED AND SHALL MEET ALL REQUIREMENTS OF THE BUILDING REGULATIONS TO THE SATISFACTION OF THE L/A.

ALL ELECTRICAL, HEATING AND GENERAL FINISHING REQUIREMENTS TO BE AGREED WITH CLIENT.

PROVIDE MAINS OPERATED SMOKE DETECTION TO BS 5446 IN POSITIONS MARKED (SD) COMPLETE WITH BATTERY BACKUP AND FULLY INTERCONNECTED.

REVISED PLAN
3051 1

rev	date	
B	Nov 01	Altered for planning.
A	Jan 01	Minor alterations for discharge etc.

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

APPROVED

client
Mr & Mrs P. Day

project
PROPOSED FIRST FLOOR EXTENSION & GROUND FLOOR CONVERSION & EXTENSION TO PROVIDE DISABLED ACCOMMODATION

address
48, SHACKLETON WAY
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scales
1/50 & 1/100

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November 2000

drawn by

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PBC/1651

rev
B

CD 23/4/01