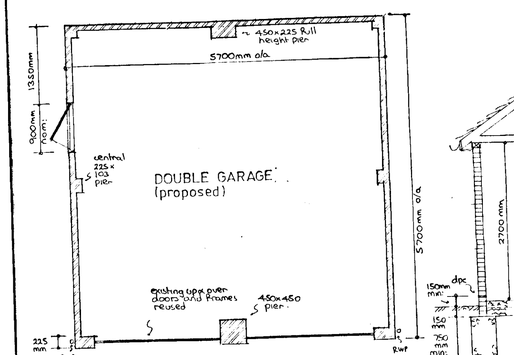
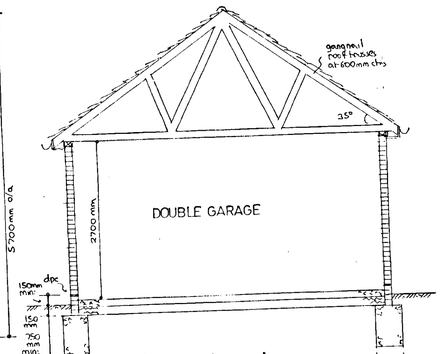
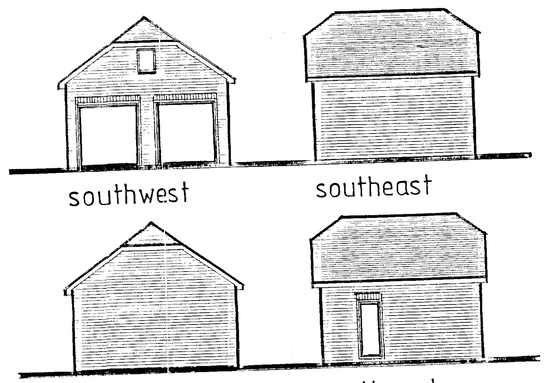


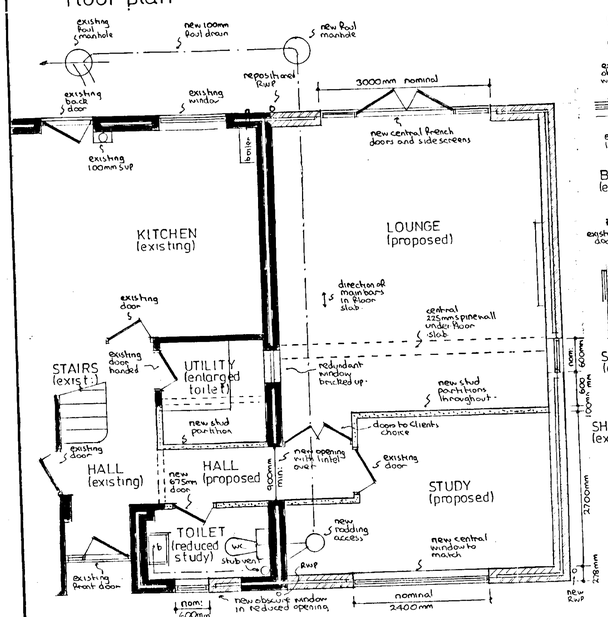


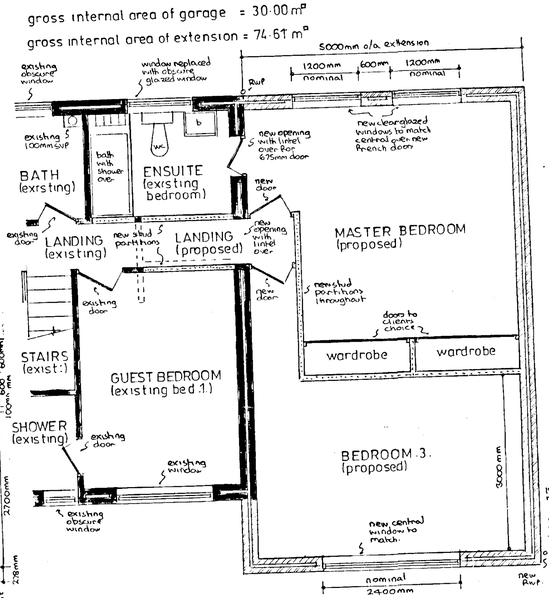


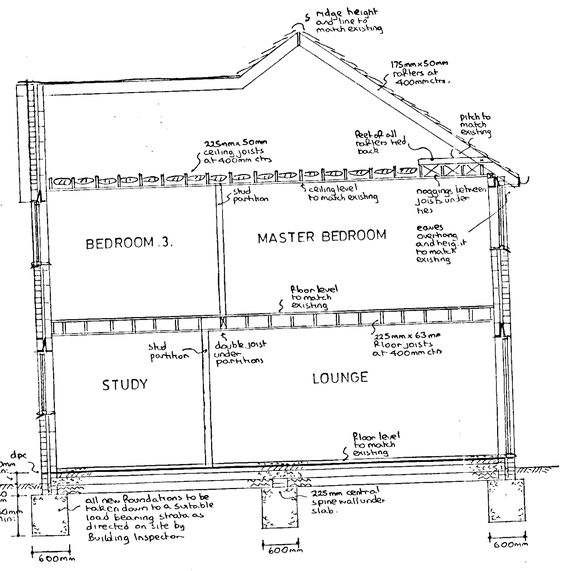


gross internal area of garage = 30.00 m²

gross internal area of extension = 74.61 m²







based on approved planning drawings by ELSPETH BEARD for location plan see 1:500 site plan

09 NOV 2002

notes:- EXTENSION

Roof:- Tiling to match existing on Felt and battens on 175 mm x 50 mm rafters pitched to match existing and set at 400mm centres and 225 x 50 mm hip rafter with 225 mm x 50 mm ceiling joists at 400mm centres with 100mm R.brieglass insulation between joists and 150mm R.brieglass insulation over joists in opposite direction with ceiling of 9mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

First Floor:- 18 mm t+g Flooring grade chipboard on 225 mm x 63 mm Floor joists at 400mm centres with double row of herringbone strutting, with double joist under partitions and ceiling of 12.5 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 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sections, 1 metre long are to be provided at 2000mm centres to anchor down all wall plates.

Ground Floor:- Selected Floor Finish on 65mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on Ventrel on similar d.p.m on 200mm suspended concrete floor slab, supported on all sides and reinforced with A193 Fabric reinforcement with 12 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be used over central spine wall.

Walls:- 103 mm external skin of Facing brick to match existing with 75mm cavity containing 75 mm Rockwool insulation batts and 100 mm internal skin of Celcon 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 400 mm centres with 100 mm R.brieglass insulation between studding and faced with 9.5 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows and external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to lounge, study, master bedroom and bedroom 3 with 4000mm² to obscure glazed toilet and ensuite windows. All windows to achieve 2.0 w/m²k. Any glass in windows below 800mm or doors including side screens below 1500 mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. Hinkels 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 smoke detectors on hall and landing ceilings.

Ventilation:- Utility to be fitted with extract fan (30 litres per second). Ensuite to be fitted with extract fan (15 litres per second). All to discharge to open air.

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

Foul drainage:- Ensuite equipment to discharge via deep seal traps and wastes to existing 100 mm PVC SVP terminating min: 900 mm above highest opening window. Utility equipment to utilise existing toilet connection. All new foul drainage to be carried out in 100 mm upvc underground drainpipe bedded on pea shingle, set at 1 in 40 min: Roll and provided with concrete lintels where pipes pass under walls. W.C. waste 100 mm, bath 40 mm basins 32 mm. Rodding access to have double sealed screwdown cover and frame.

Meters:- Allowance to be made for relocation of existing proprietary gas and electric meter boxes.

GARAGE (not subject to building regulations)

Roof:- Tiling to match existing on Felt and battens on gangnail roof trusses pitched at 35° and set at 600mm centres.

Lateral restraint:- As described above

Floor:- 100mm concrete slab on 150mm selected hardcore

Walls:- 103 mm skin of Facing brick to match existing with piers as shown

Lintels:- I.G. Hinkels Ltd galvanised steel

D.P.C & Flashings:- As described above

Electrics:- As described above

Rainwater:- As described above.

PROPOSED EXTENSION and GARAGE at 29 WOODWARD CLOSE, WINNERSH, BERKSHIRE for MR & MRS. A. BURNS.

Revisions:- 'A' 5/11/2002 Lounge & study window amended at clients request.

Drawing No AH/E/3440A
Scales 1:50 & 100
Date NOV 2002

ANDESIGN BUILDING PLANS