Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

Fire Detection & Warning System

Extend the maintained fire detection and alarm system to comply with a type L2 system in accordance with B.S. 5839: Part 1: 1988

Photo electric Smoke detector or heat detectors as shown on plan.

Remote detector indicator to relevant detectors for cupds, stores.

All areas to be covered by detectors except voids of less than 800mm in height.

Smoke Alarms to be fitted as recommendations B.S. 5588: Part 1: 1990 Appendix D

Emergency Lighting

Emergency lighting will be installed in the enlarged trading area in accordance with BS. 5266.

Exit Singage

Fire exit signs will be installed in accordance with BS.5499 Illuminated Emergency Exit pictograms to be provided in positions marked ' **E** ' on the plan.

Emergency Lighting to include all areas of over 60m²

Emergency Light

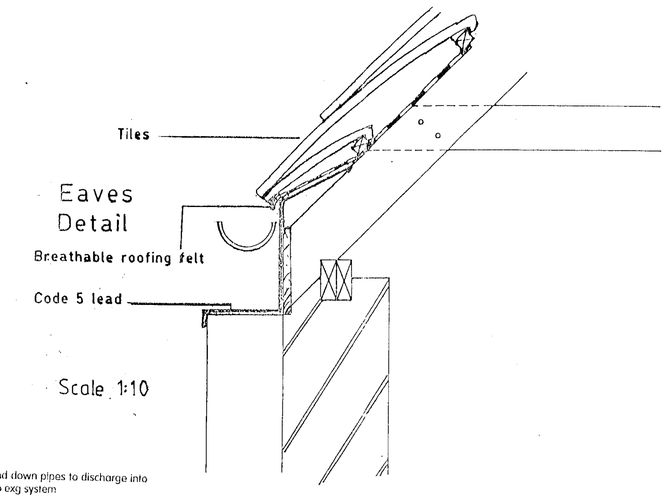
E — Emergency Light Exit Pictogram

(H) Heat Detector

(S) Smoke Detector

All external (final exit) fire escape doors on escape rotes marked ' **E** ' to have push pressure pad mechanism for easy opening.

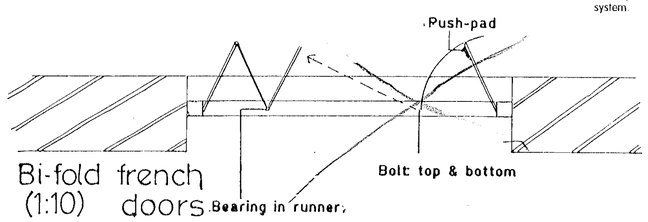
- Raise existing wastes and rwps at head height around internal gable end into new ceiling level and make good.
- Render and skirting all round except to boundary wall and associated piers
- re-route exhaust from PH incorporating new ventilation from disabled WC box in and take to roof level and through with ventilating tile



Surface Water Drainage

- New cast iron gutters and down pipes to discharge into new gulley and thence to exg system
- Allow for 2m dia and 1m depth, (but in anycase to a suitable porous subsoil). Soakaway to be min 4.5m from any structure, to include plastic pipe from gully to soakaway





French Doors

- New external bifold French doors as shown on plan. Trickle vent above door. New glazed doors to be fitted with safety glass. include Water bar rebated for water bar and rebated stiles to make opening pair
- New Bifold French doors are to be fitted with Toughened or laminated glass to BS6206:1981.
- Provide hit/miss trickle ventilator to bifold door to new bar area each habitable room. Trickle vents to be 8000mm²

Joinery & Finishes

- Fix new architraves linings door frames skirtings etc. to match existing. Decorate new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

Stairways

- Build new stained softwood stairs as shown on plan. Stairs to have minimum 250mm going and maximum 190mm rise. Min 50mm going to tapered treads. Tapered treads to have equal going measured from the centre. Min 2000mm headroom
- Fix handrail 900mm above pitch line. Newels ex 100mm² Balustrading handrail to be 900mm above floor level. Balusters to be vertical members min 30mm dia at 100mm c/s Constructed such that a sphere of 100mm would not pass through it. The balustrade not be easily climbable by children.

Disabled WC

- 75mm WC and 32mm basin wastes all with deep seal anti siphon traps (fit air admittance valves to over length waste pipes)
- Saniplus: New disabled WC: wastes to be pumped via to "Saniplus" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
- Mechanical ventilation is to be gang switch with light to provide over-run in disabled WC 10 - 15 Air changes per hour. Exhaust to discharge externally to pitched roof above.

Electrician

- All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

Foundations

- Pier foundations min 750mm below ground level, but in anycase to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor.

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand. 35mm Crown Polyfoam Plus insulation between blinded sub base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to avoid cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
- Three coats of Synthaprufe damp proof membrane to be dressed up the inner skin of blockwork to connect to any pitch polymer d.p.c. in walls, and covered with 50mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

- 225mm semi engineering piers as shown on plan with Pitch polymer dpc min 150mm above ground level. Vertical dpc to each external door and window jambs. Internal wall dpc as for external walls.

Plasterwork

- Plaster finish to solid walls to be 13mm two coat sand-cement with plaster skim over No expandamet metal lathing except where tiling over

Stud Walls

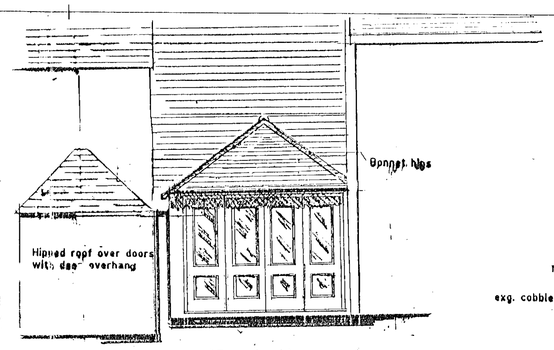
New 100mm Stud Wall with 12mm vapour check plasterboard ea. side and insulation within as detailed in spec

General

- Make good to external areas where disturbed by building works
- All structural dimensions must be checked on site and not scaled from this drawing.
- Notwithstanding any representation on the plan, all works are to comply with the Building Regulations, and to complete satisfaction of the Local Authority's inspector.

Central Heating System

- Extend existing central heating to new extension with thermostatic radiator valves or other equivalent form of sensing device, to control the output from the heating system.



rear elevation
1:50 proposed

Roof-Light

- New Lantern light 1900 x 900mm from Messr Rohlight with all necessary flashing to flat roof to manufacturer's details

Roof Tiling

- Breathable roofing felt with 38 x 25mm treated sw battens
- Sand faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from 1/2 round ridge tiles

Insulation

- Pitched roof insulation: GA2054 board [54mm] friction fitted between rafters
- Flat Roof insulation: warm deck roof :

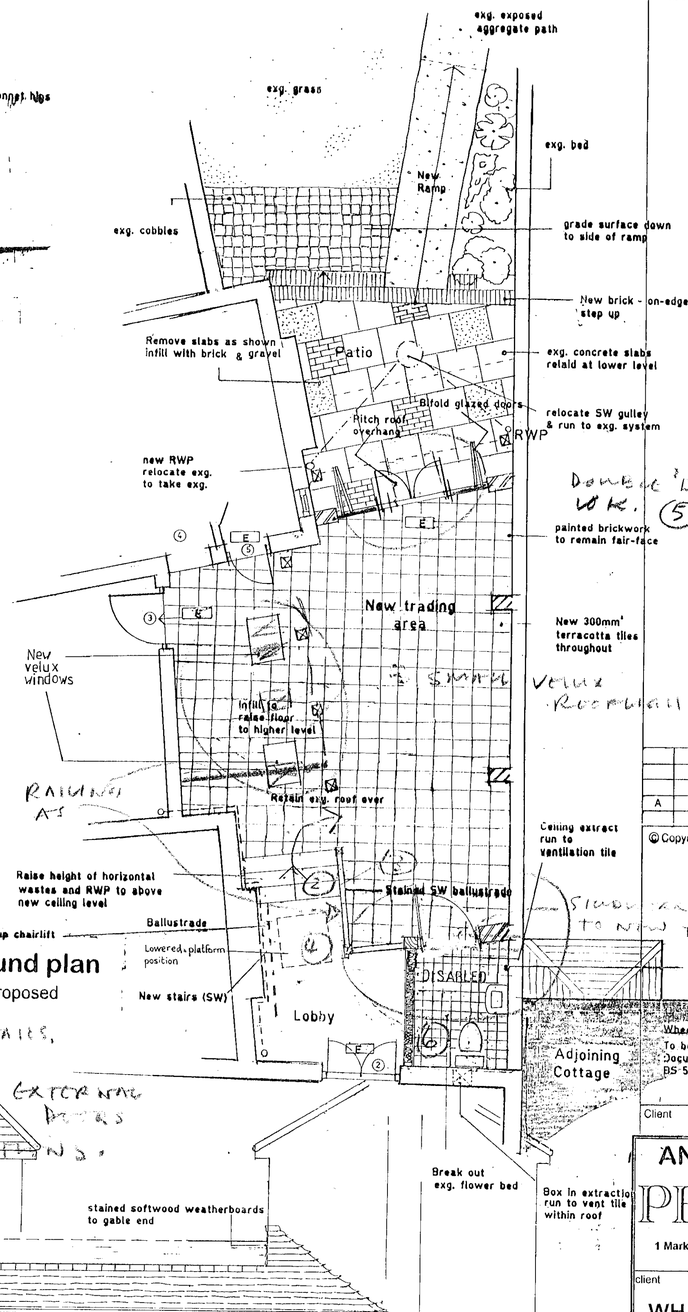
Leadwork

- Roof Code 5 lead to BS 1178 to roof, valley gutter and flashing with min 150mm upstand to abutment to main building.
- horizontal joints made with a 75mm lap

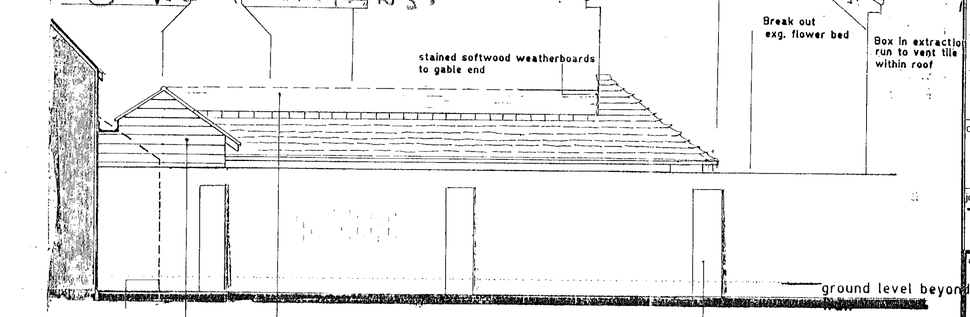
Ventilation

- Breathable roofing felt to pitched roof: warm deck to flat roof

(1) STRUCTURAL DETAILS OF ROOF
(2) STEPS
(3) BALUSTRADE
(4) CHAIRLIFT DETAILS
(5) JOINERY & EXTERNAL DOORS
(6) WC PARTITIONS



ground plan
1:50 proposed



side elevation
1:50 proposed

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

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Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: WH Brakspear & Sons Plc

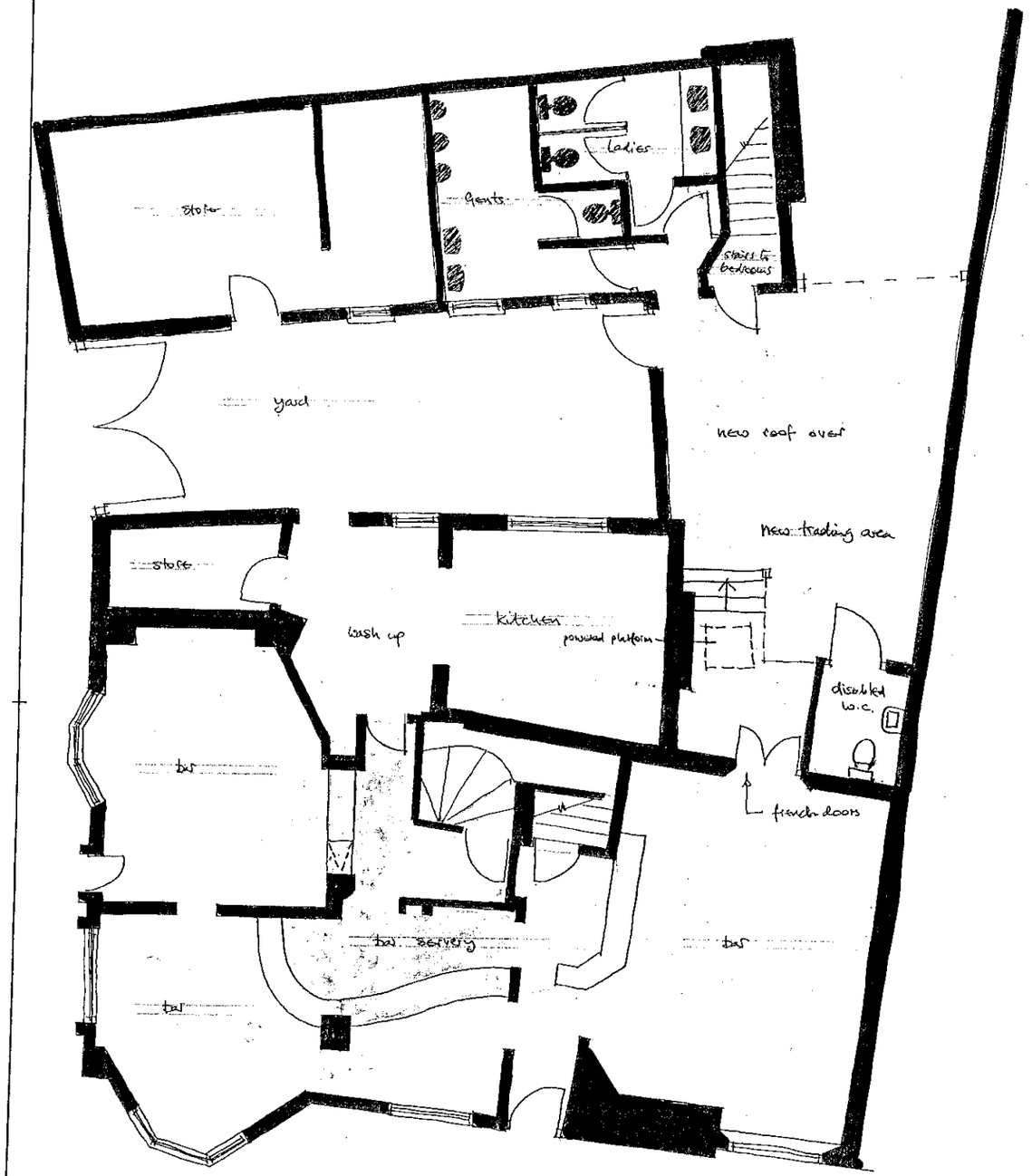
job title: The Bull PH - Wargrave

drawing title: Proposed Rear Extension

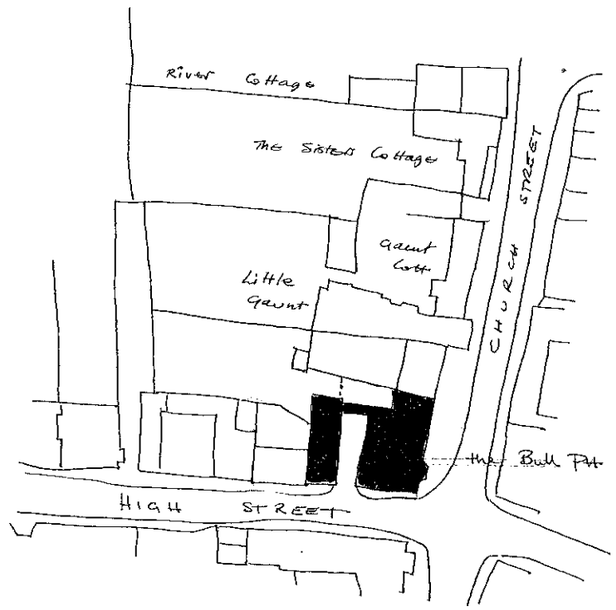
scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A rev J

A1

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT No 7311



ground floor plan



location/site plan 1/500

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

NOTES:

All dimensions must be checked on site and not scaled from this drawing

A		
	Date	Revisions

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W. H. Brakspear & Sons, P.L.C.

Job Title

THE BULL PUBLIC HOUSE
WARGRAVE

Drawing Title

proposed.

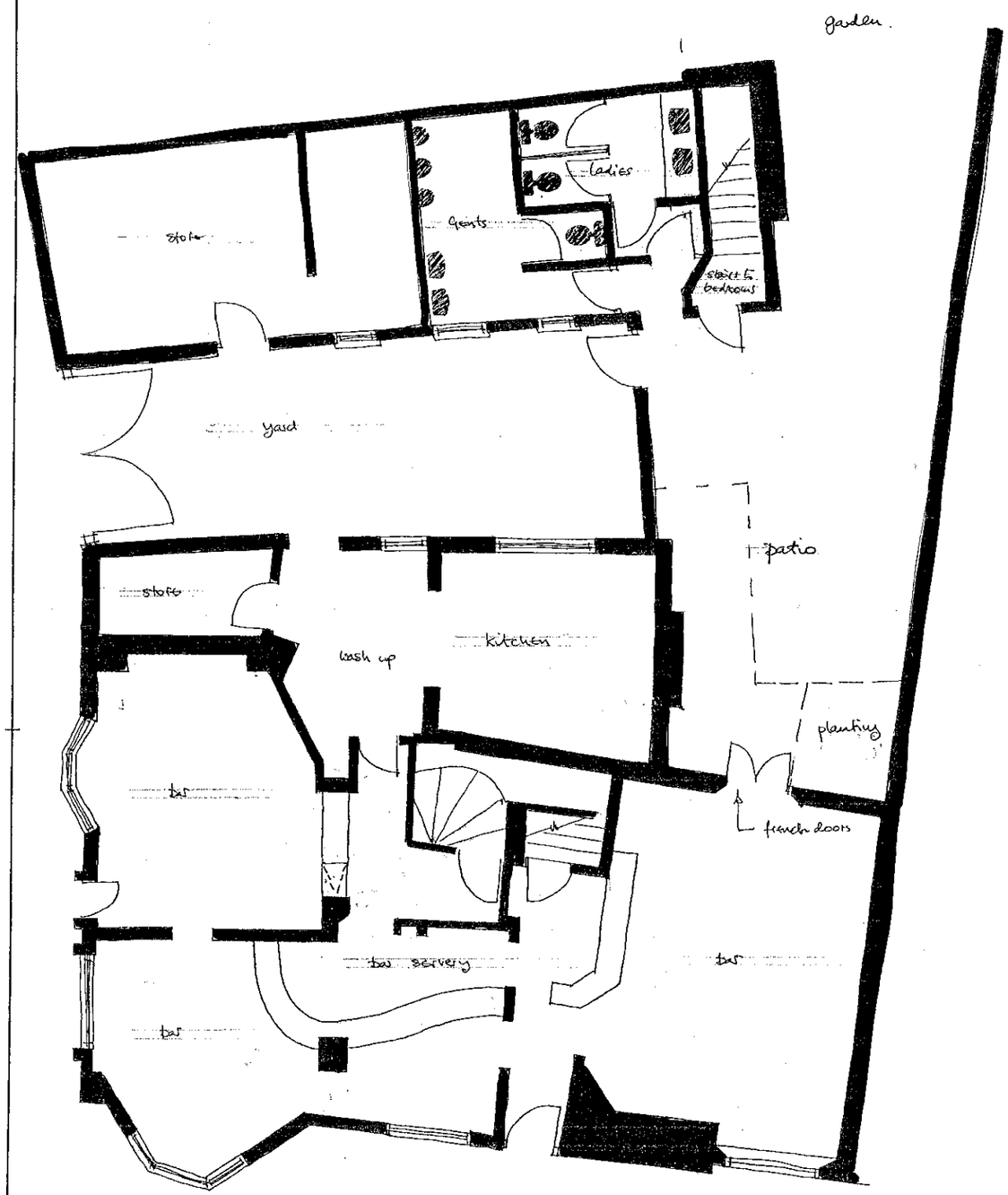
Scale 1:50

Date 24.07.00 | Drawn by APV

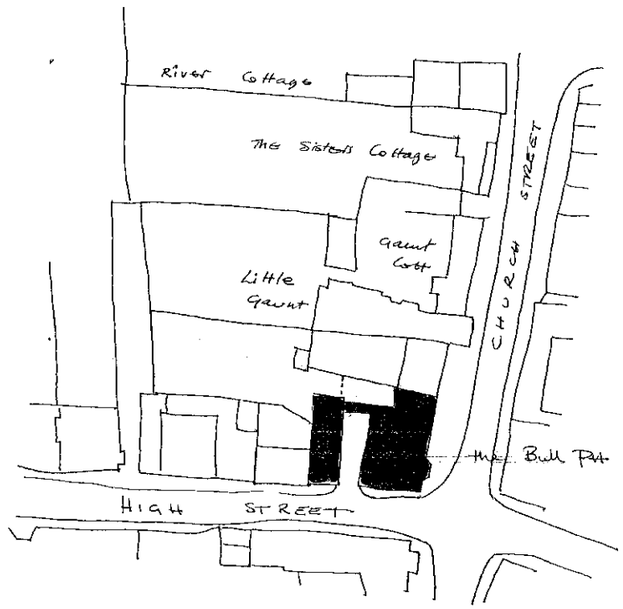
Drg. No. | Rev.

594 x 841mm A1

ARTWORKER 960168



ground floor plan



location/site plan 1/500

0 10 20 30 40 50 60 70 80 90 100
0 2 3

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© copyright

W. H. Brakspear & Sons, P.L.C.

Job Title
THE BULL PUBLIC HOUSE
WARGRAVE

Drawing Title
Existing.

Scale c 1:50

Date 24.07.00 | Drawn by AJV

Drg. No. | Rev.

ARTWORKER 98/1.5d

594 x 841mm A1

Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

Fire Detection & Warning System

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Emergency Lighting

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Exit Singage

Fire exit signs will be installed in accordance with BS 5499 Illuminated Emergency Exit pictograms to be provided in positions marked ' E ' on the plan.

Emergency Lighting to include all areas of over 60m²

Emergency Light

E — Emergency Light Exit Pictogram

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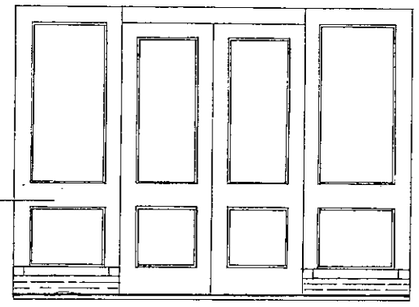
All external (final exit) fire escape doors on escape roles marked ' E ' to have push pressure pad mechanism for easy opening.



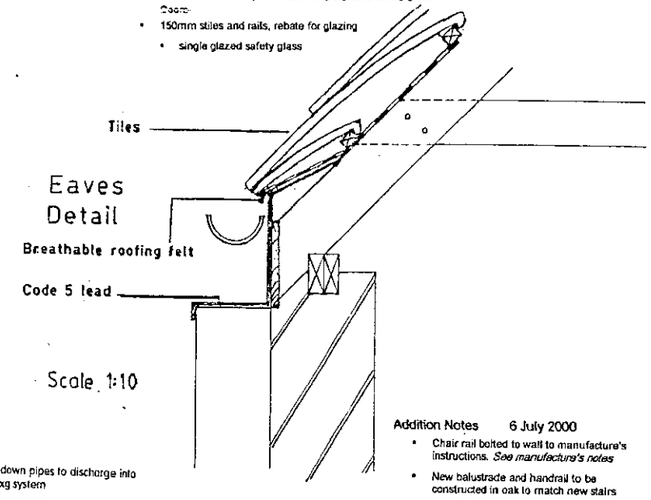
Fully Glazed French Doors *to End Elevation*

proposed joinery details 1:20

General
- Site measure prior to manufacture

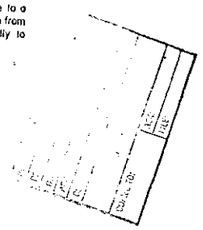
Frame
- 90 x 63mm frame with rebate for 44mm door
- Weather stripped frame
- New 150 x 50mm hardwood cill fitted with water bar
- Rebated side lights to take single glazed safety glass

Doors
- 150mm stiles and rails, rebate for glazing
- single glazed safety glass



Surface Water Drainage

- New cast iron gutters and down pipes to discharge into new gulley and thence to exg system
- Allow for 2m dia and 1m depth, (but in anycase to a suitable porous subsoil). Soakaway to be min 4.5m from any structure, to include plastic pipe from gully to soakaway



- Raise existing wastes and rwps at head height around internal gable end into new ceiling level and make good.
- Render and skirting all round except to boundary wall and associated piers
- re-route exhaust from PH incorporating new ventilation from disabled WC box in and take to roof level and through with ventilating tile

French Doors

- New external French doors as shown on plan trickle vent above door. New glazed doors to be fitted with safety glass. include Water bar rebated for water bar and rebated stiles to make opening pair
- New French doors are to be fitted with Toughened or laminated glass to BS6206:1981
- Provide hit/miss trickle ventilator to door to new bar area each habitable room. Trickle vents to be 8000mm²

Joinery & Finishes

- Fix new architraves linings door frames skirtings etc. to match existing. Decorate new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

Stairways

- Build new stained oak stairs as shown on plan. Stairs to have minimum 250mm going and maximum 190mm rise. Min 50mm going to tapered treads. Tapered treads to have equal going measured from the centre. Min 2000mm headroom
- Fix handrail 900mm above pitch line. Newels ex 100mm² Balustrading handrail to be 900mm above floor level. Balusters to be vertical members min mm dia at 100mm c/s Constructed such that a sphere of 100mm would not pass through it. The balustrade not be easily climbable by children.

Disabled WC

- 75mm WC and 32mm basin wastes all with deep seal anti siphon traps (Fit air admittance valves to over length waste pipes.)
- Saniplus; New disabled WC wastes to be pumped via to "Saniplus" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
- Mechanical ventilation is to be gang switch with light to provide over-run in disabled WC 10 - 15 Air changes per hour. Exhaust to discharge externally to pitched roof above.

Electrician

- All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

Foundations

- Pier foundations min 750mm below ground level, but in anycase to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand, 35mm Crown Polyfoam Plus insulation between blinded sub base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to avoid cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
- Three coats of Synthaprufe damp proof membrane to be dressed up the inner skin of blockwork to connect to any pitch polymer d.p.c. in walls, and covered with 50mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

- 225mm semi engineering piers as shown on plan with Pitch polymer dpc min 150mm above ground level. Vertical dpc to each external door and window jambs Internal wall dpc as for external walls

Plasterwork

- Plaster finish to solid walls to be 13mm two coat sand-cement with plaster skim over. No expanded metal lathing except where filing over

Stud Walls

New 100mm Stud Wall with 12mm vapour check ea. side and insulation within as detailed in spec

General

- Make good to external areas where disturbed by building works
- All structural dimensions must be checked on site and not scaled from this drawing.
- Notwithstanding any representation on the plan, all works are to comply with the Building Regulations, and to complete satisfaction of the Local Authority's inspector.

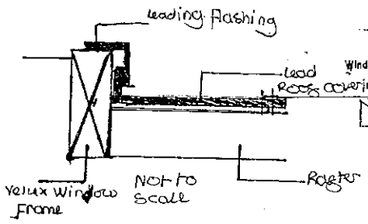
Central Heating System

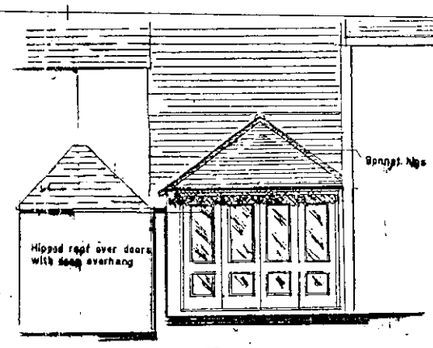
- Extend existing central heating to new extension with thermostatic radiator valves or other equivalent form of sensing device, to control the output from the heating system

Addition Notes 6 July 2000

- Chair rail bolted to wall to manufacture's instructions. *See manufacture's notes*
- New balustrade and handrail to be constructed in oak to match new stairs
- New 100mm stud wall to be faced on trading area with bead-and -butt stained sw boarding at 150mm centres. To wc side to be tiled in white 150mm² tiles to provide hygienic surface. Insulation within studding to be as per specification
- Door to Disabled WC to be FD30 stained and scribed each side to replicate ledged and framed door. Scribing to be random between 175mm and 75mm apart. Door and frame to be min 1000mm wide. Door furniture as per ADM of the Building Regulations
- No walls are to be plastered

Velux Windows
- 3no to trading area , 1no to disabled wc 550 x 980mm GHL top hung double glazed sw velux windows
- Flashing to be formed in lead as shown in manufactures details incl. apron. *See below* NB Do not use velux proprietary flashing which is aluminium and unsightly.





rear elevation
1:50 proposed

Roof Tiling

- Breathable roofing felt with 38 x 25mm treated sw battens
- Sand faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from Ironstone tiles.

Insulation

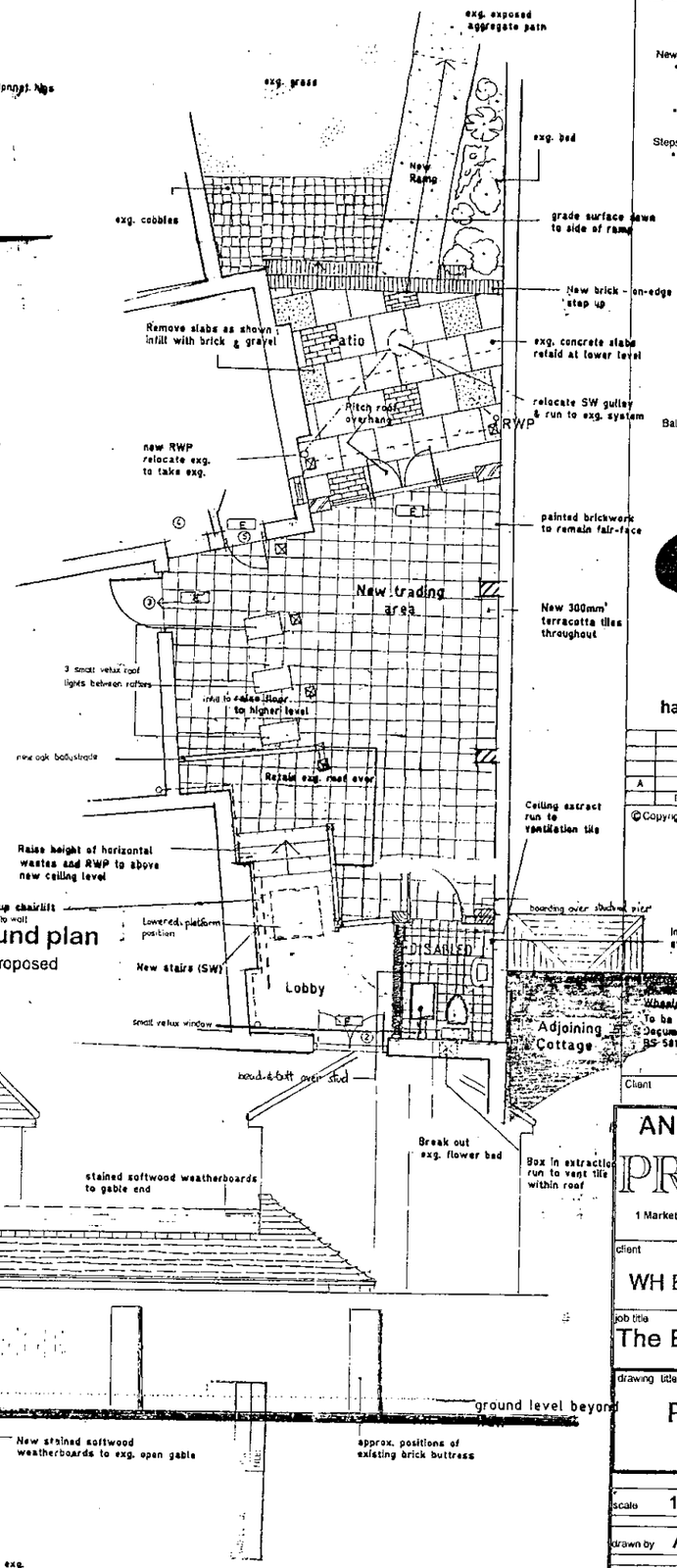
- Pitched roof insulation: GA2054 board (54mm) friction fitted between rafters
- Flat Roof insulation warm deck roof

Leadwork

- Roof Code 5 lead to BS 1178 to roof, valley gutter and flashing with min 150mm upstand to abutment to main building.
- horizontal joints made with a 75mm lap

Ventilation

- Breathable roofing felt to pitched roof warm deck to flat roof



ground plan
1:50 proposed

side elevation
1:50 proposed

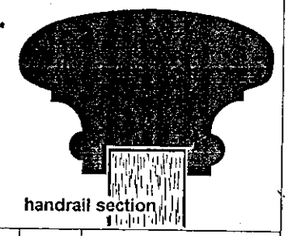
NOTES.

All dimensions must be checked on site and not scaled from this drawing.

New WC Partition:
- 150mm stained sw bead-and-but boarding over of 100mm studding / structural pier to trading area side.
- WC side to be tiled finish.

Steps
- Going and risers to be formed from 50mm oak with min 250mm tread and max 190mm riser

Ballustrading
- 90mm² newels with 25mm² stained spindles set at centres of 125mm so that a sphere of 100mm will not pass between.
- 54 x 82mm Handrail to be constructed of oak



handrail section

A		
	Date	Revisions

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Client

ANDREW FRENCH
1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

PROPOSED

client: WH Brakspear & Sons Plc

job title: The Bull PH - Wargrave

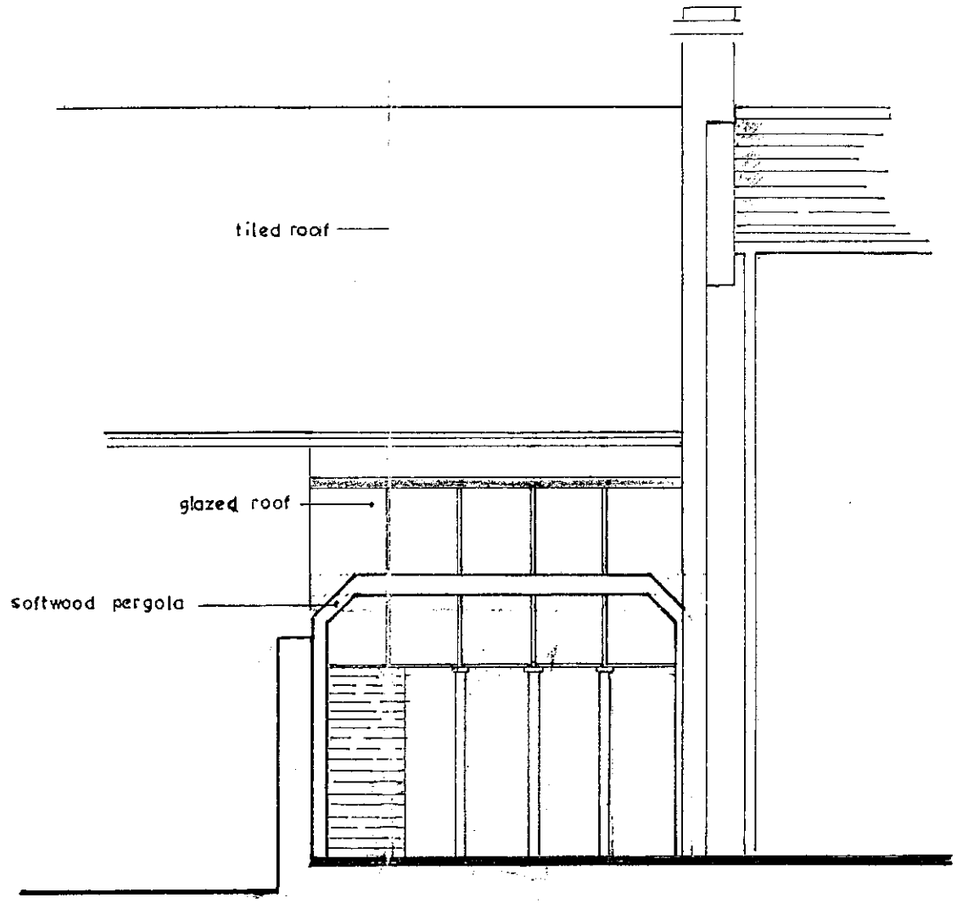
drawing title: Proposed Rear Extension

scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A 6

A1

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No. 7311

25 JAN 2000* 0453



rear elevation
existing

W. H. Brakspear & Sons, P.L.C.

APPROVED

Job Title

The Bull PH
Wargrave

Drawing Title

Existing Rear Elevation

Scale 1:50

Date JUNE 1999

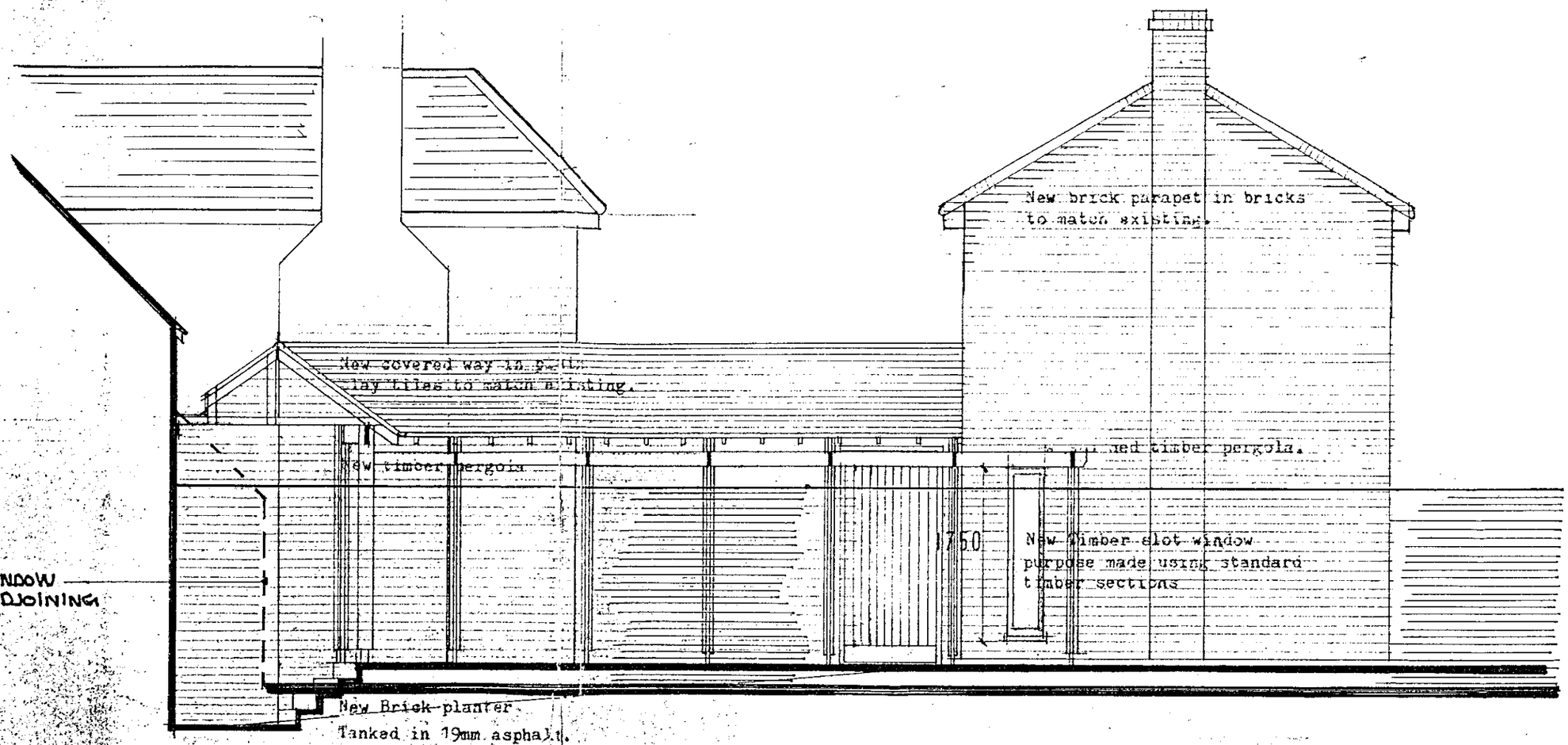
Drawn by MS

Drg. No. AGF.98.214.2

Rev.

594 x 841mm A1

25 JAN 2000* 0453



LINE OF WINDOW BAY FM ADJOINING COTTAGE

Side Elevation

existing 1:50

APPROVED

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

12/9/00

Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

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Remote detector indicator to relevant detectors for cupds, stores.

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Emergency Light

E — Emergency Light Exit Pictogram

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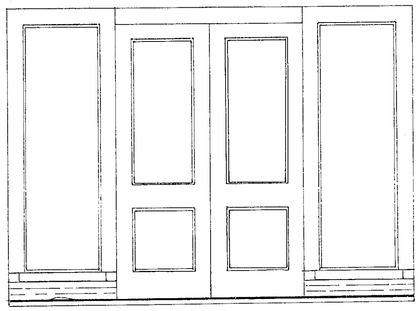

Fully Glazed French Doors *to End Elevation*

proposed joinery details 1:20

General
- Site measure prior to manufacture

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- New 150 x 50mm hardwood cill fitted with water bar
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Doors
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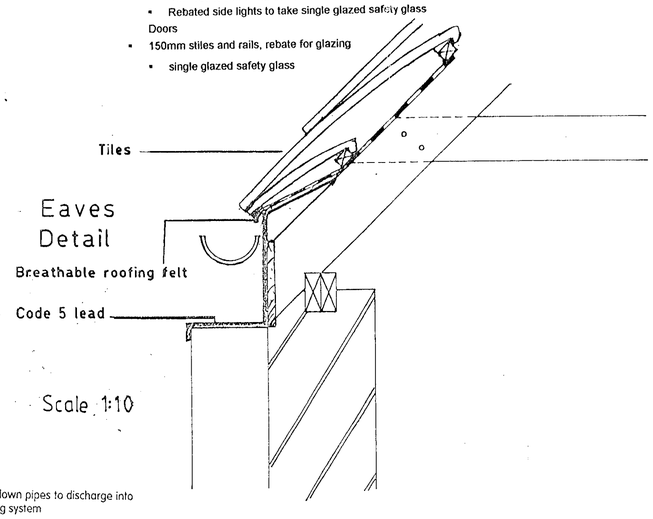

Surface Water Drainage

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Joinery & Finishes

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Foundations

- Pier foundations min 750mm below ground level, but in anycase to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand, 35mm Crown Polyfoam Plus insulation between blinded sub-base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to avoid cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
- Three coats of Synthaprufe damp proof membrane to be dressed up the inner skin of blockwork to connect to any pitch polymer d.p.c. in walls, and covered with 50mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

- 225mm semi engineering piers as shown on plan with Pitch polymer dpc min 150mm above ground level. Vertical dpc to each external door and window jambs. Internal wall dpc as for external walls.

Plasterwork

- Plaster finish to solid walls to be 13mm two coat sand-cement with plaster skim over No expandamet metal lathing except where tiling over

Stud Walls

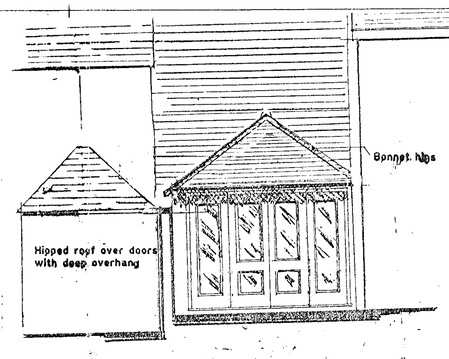
New 100mm Stud Wall with 12mm vapour check plasterboard ea. side and insulation within as detailed in spec

General

- Make good to external areas where disturbed by building works
- All structural dimensions must be checked on site and not scaled from this drawing.
- Notwithstanding any representation on the plan, all works are to comply with the Building Regulations, and to complete satisfaction of the Local Authority's inspector.

Central Heating System

- Extend existing central heating to new extension with thermostatic radiator valves or other equivalent form of sensing device, to control the output from the heating system.



rear elevation
1:50 proposed

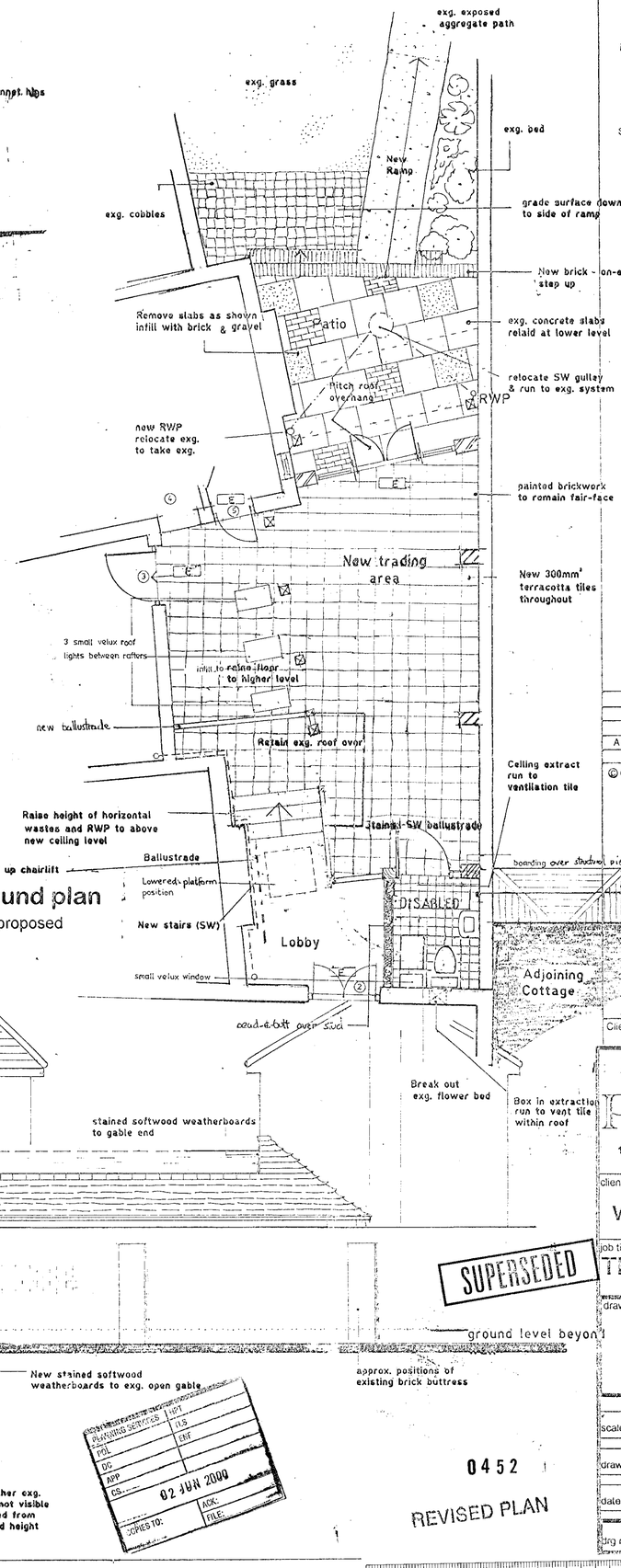
Roof-Light
- New Lantern light 1900 x 900mm from Messr Rchlight with all necessary flashing to flat roof to manufacturer's details

Roof Tiling
- Breathable roofing felt with 38 x 25mm treated sw battens
- Sand faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from 1/2 round ridge tiles.

Insulation
- Pitched roof insulation: GA2054 board (54mm) friction fitted between rafters
- Flat Roof insulation: warm deck roof :

Leadwork
- Roof Code 5 lead to BS 1178 to roof, valley gutter. and flashing with min 150mm upstand to abutment to main building.
- horizontal joints made with a 75mm lap

Ventilation
- Breathable roofing felt to pitched roof: warm deck to flat roof



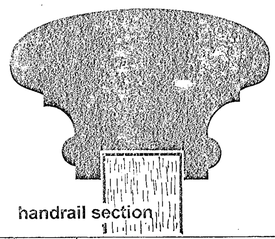
Wheelchair Accessible WC (disabled)
To be constructed in accordance with Approved Document M3 section 4.15 diagram 16 and to BS 5810: 1978.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

New WC Partition:
- 150mm stained sw bead-and-but boarding over of 100mm studding / structural pier to trading area side.
- WC side to be tiled finish.

Steps
- Going and risers to be formed from 50mm oak with min 250mm tread and max 190mm riser

Ballustading
- 90mm² newels with 25mm² stained softwood spindles set at centres of 125mm so that a sphere of 100mm will not pass between.
- 54 x 82mm Handrail to be of stained hardwood *from sustainable source*



A	Date	Revisions

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Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: WH Brakspear & Sons Plc

job title: The Bull PH - Wargrave

drawing title: Proposed Rear Extension

scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A rev 5

SUPERSEDED

0452

REVISED PLAN

PLANNING SERVICES — 02 JUN 2000 — COPIES TO: — ACK: — FILE:

A PRODUCT OF THE LINO RANGE - ARCHITECT CAT. No. 7311

A1

Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

- Raise existing wastes and rwps at head height around internal gable end into new ceiling level and make good.
- Render and skirting all round except to boundary wall and associated piers
- re-route exhaust from PH incorporating new ventilation from disabled WC box in and take to roof level and through with ventilating tile

Fire Detection & Warning System

Extend the maintained fire detection and alarm system to comply with a type L2 system in accordance with B.S. 5839: Part 1: 1988

Photo electric Smoke detector or heat detectors as shown on plan.

Remote detector indicator to relevant detectors for cupds, stores.

All areas to be covered by detectors except voids of less than 800mm in height.

Smoke Alarms to be fitted as recommendations B.S. 5588: Part 1: 1990 Appendix D

Emergency Lighting

Emergency lighting will be installed in the enlarged trading area in accordance with BS. 5266.

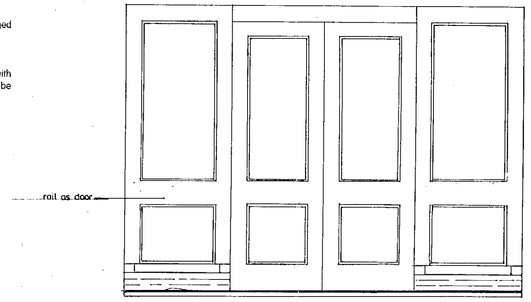
Exit Singage

Fire exit signs will be installed in accordance with BS.5499 Illuminated Emergency Exit pictograms to be provided in positions marked ' **E** ' on the plan.

Emergency Lighting to include all areas of over 60m²

- Emergency Light
- E — Emergency Light Exit Pictogram
- H — Heat Detector
- S — Smoke Detector

All external (final exit) fire escape doors on escape rotes marked ' **E** ' to have push pressure pad mechanism for easy opening.



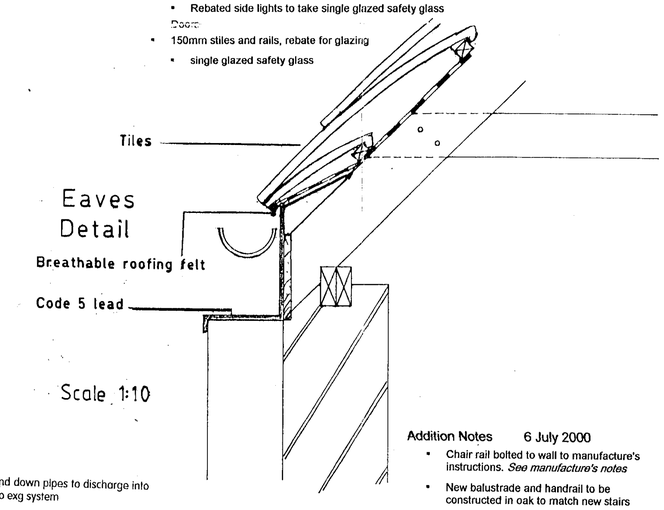
Fully Glazed French Doors *to End Elevation*

proposed joinery details 1:20

General
- Site measure prior to manufacture

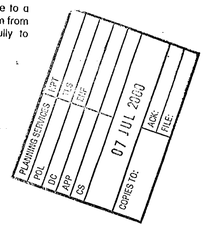
Frame
- 90 x 63mm frame with rebate for 44mm door
- Weather stripped frame
- New 150 x 50mm hardwood cill fitted with water bar
- Rebated side lights to take single glazed safety glass

Doors
- 150mm stiles and rails, rebate for glazing
- single glazed safety glass



Surface Water Drainage

- New cast iron gutters and down pipes to discharge into new gulley and thence to exg system
- Allow for 2m dia and 1m depth, (but in anycase to a suitable porous subsoil). Soakaway to be min 4.5m from any structure, to include plastic pipe from gully to soakaway



Addition Notes 6 July 2000

- Chair rail bolted to wall to manufacture's instructions. *See manufacture's notes*
- New balustrade and handrail to be constructed in oak to match new stairs
- New 100mm stud wall to be faced on trading area with bead-and -butt stained sw boarding at 150mm centres. To wc side to be tiled in white 150mm² tiles to provide hygienic surface. Insulation within studding to be as per specification
- Door to Disabled WC to be FD30 stained and scribed each side to replicate ledged and framed door. Scribing to be random between 175mm and 75mm apart. Door and frame to be min 1000mm wide. Door furniture as per ADM of the Building Regulations
- No walls are to be plastered

Velux Windows
- 3no to trading area , 1no to disabled wc 550 x 980mm GHL top hung double glazed sw velux windows
- Flashing to be formed in lead as shown in manufactures details incl. apron. *See below* NB Do not use velux proprietary flashing which is aluminium and unsightly.

French Doors

- New external French doors as shown on plan. Trickle vent above door. New glazed doors to be fitted with safety glass. include Water bar rebated for water bar and rebated stiles to make opening pair
- New French doors are to be fitted with Toughened or laminated glass to BS6206:1981.
- Provide hit/miss trickle ventilator to door to new bar area each habitable room. Trickle vents to be 8000mm²

Joinery & Finishes

- Fix new architraves linings door frames skirtings etc. to match existing. Decorate new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

Stairways

- Build new stained oak stairs as shown on plan. Stairs to have minimum 250mm going and maximum 190mm rise. Min 50mm going to tapered treads. Tapered treads to have equal going measured from the centre. Min 2000mm headroom
- Fix handrail 900mm above pitch line. Newels ex 100mm² Balustrading handrail to be 900mm above floor level. Balusters to be vertical members min mm dia at 100mm c/s Constructed such that a sphere of 100mm would not pass through it. The balustrade not be easily climbable by children.

Disabled WC

- 75mm WC and 32mm basin wastes all with deep seal anti siphon traps (Fit air admittance valves to over length waste pipes.)
- Saniplus: New disabled WC: wastes to be pumped via to "Saniplus" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
- Mechanical ventilation is to be gang switch with light to provide over-run in disabled WC 10 - 15 Air changes per hour. Exhaust to discharge externally to pitched roof above.

Electrician

- All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

Foundations

- Pier foundations min 750mm below ground level, but in anycase to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand, 35mm Crown Polyfoam Plus insulation between blinded sub-base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to avoid cold bridging 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
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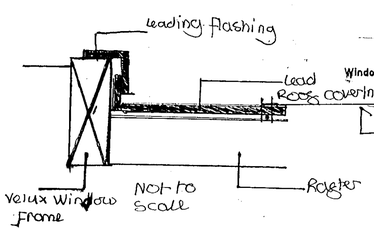
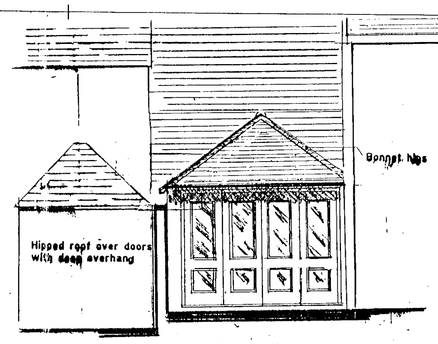




rear elevation
1:50 proposed

Roof Tiling

- Breathable roofing felt with 38 x 25mm treated sw battens
- Sand faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from bonnet hip tiles.

Insulation

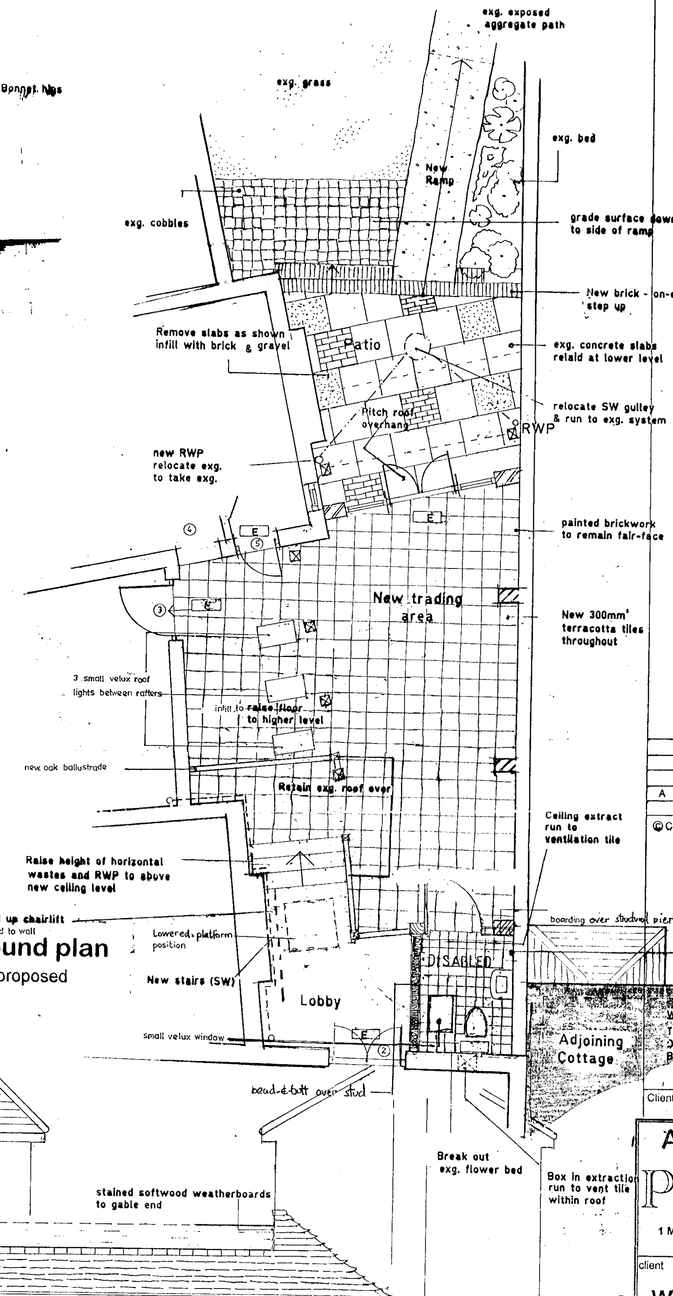
- Pitched roof insulation: GA2054 board (54mm) friction fitted between rafters
- Flat Roof insulation: warm deck roof :

Leadwork

- Roof Code 5 lead to BS 1178 to roof, valley gutter, and flashing with min 150mm upstand to abutment to main building.
- horizontal joints made with a 75mm lap

Ventilation

- Breathable roofing felt to pitched roof: warm deck to flat roof



ground plan
1:50 proposed

side elevation
1:50 proposed

APPROVED

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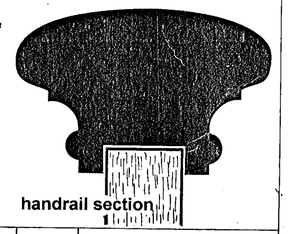
- 54 x 82mm Handrail to be constructed of oak



handrail section

A		
	Date	Revisions

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Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: WH Brakspear & Sons Plc

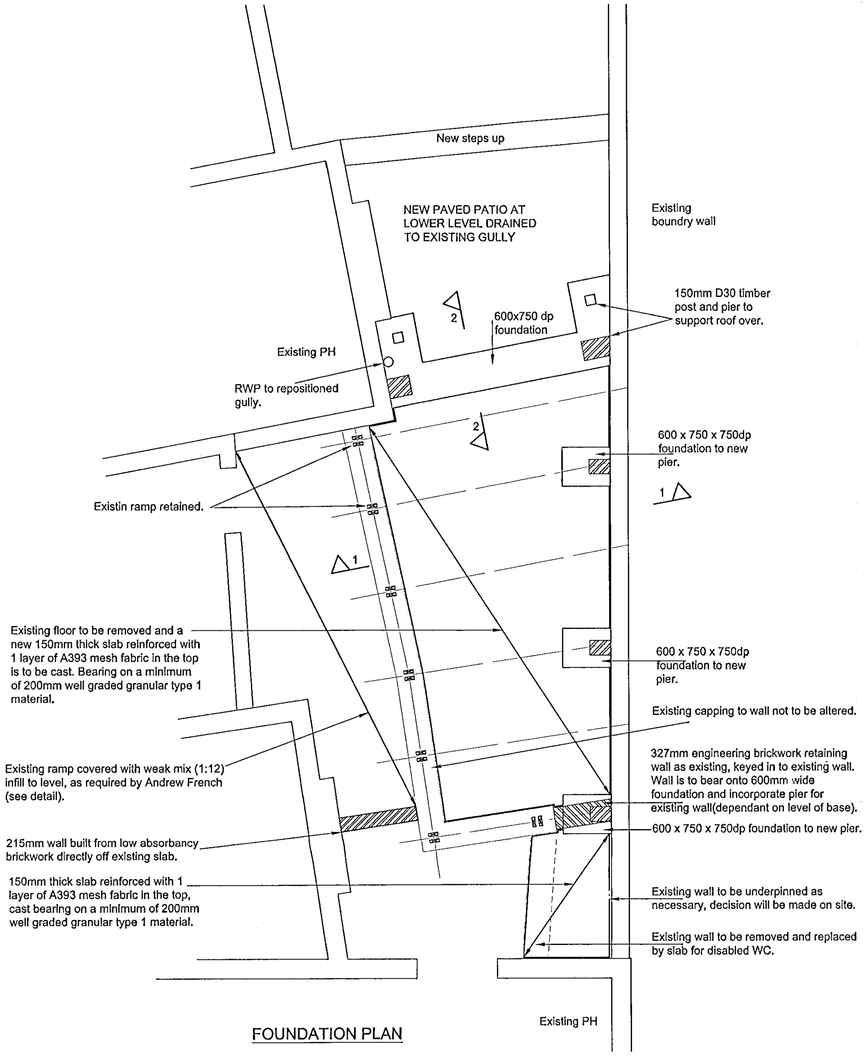
job title: The Bull PH - Wargrave

drawing title: Proposed Rear Extension

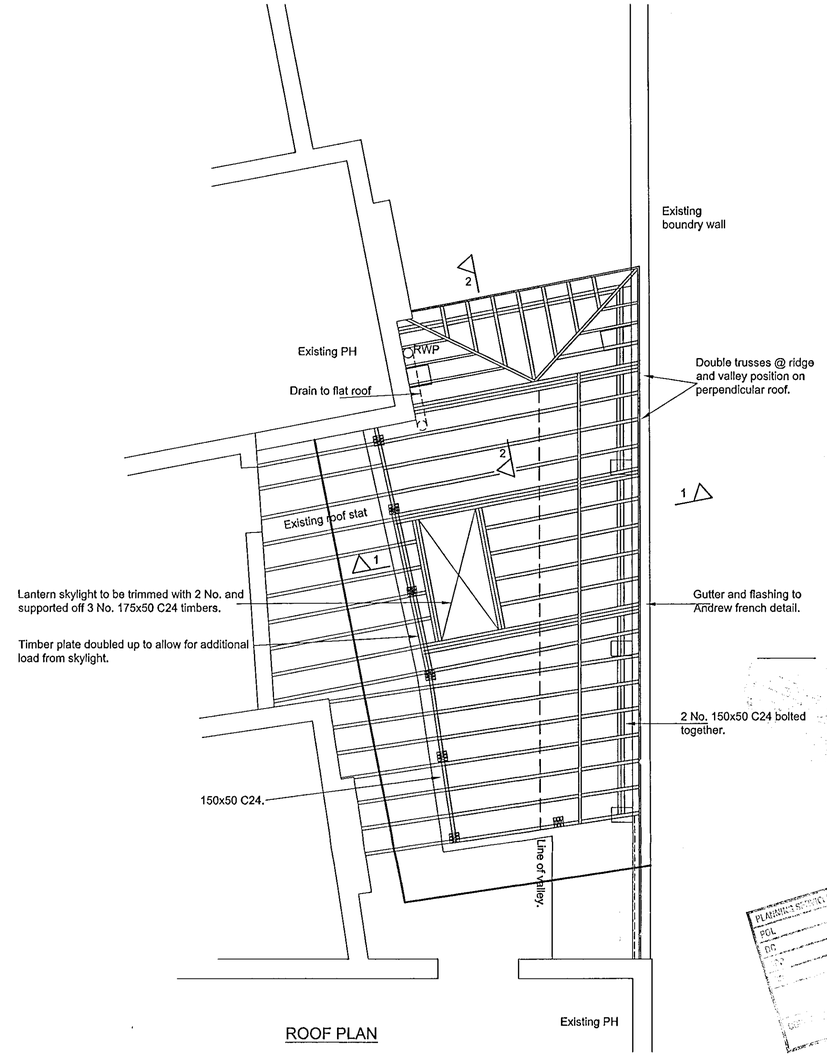
scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A 6

A PRODUCT OF THE UNO RANGE · ARCHITECT CAT No 7311

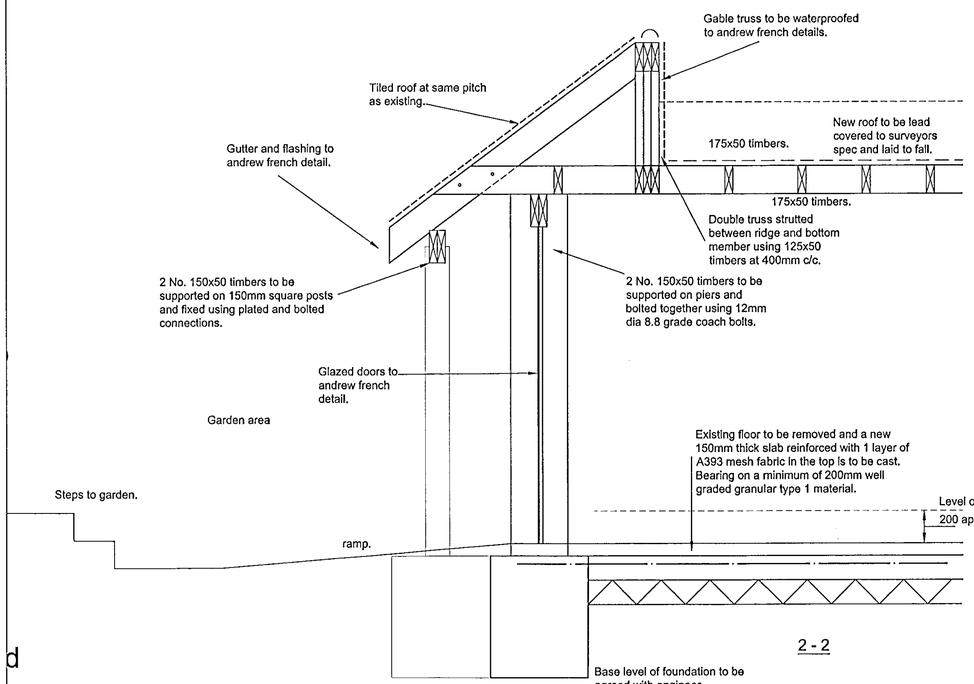
A1



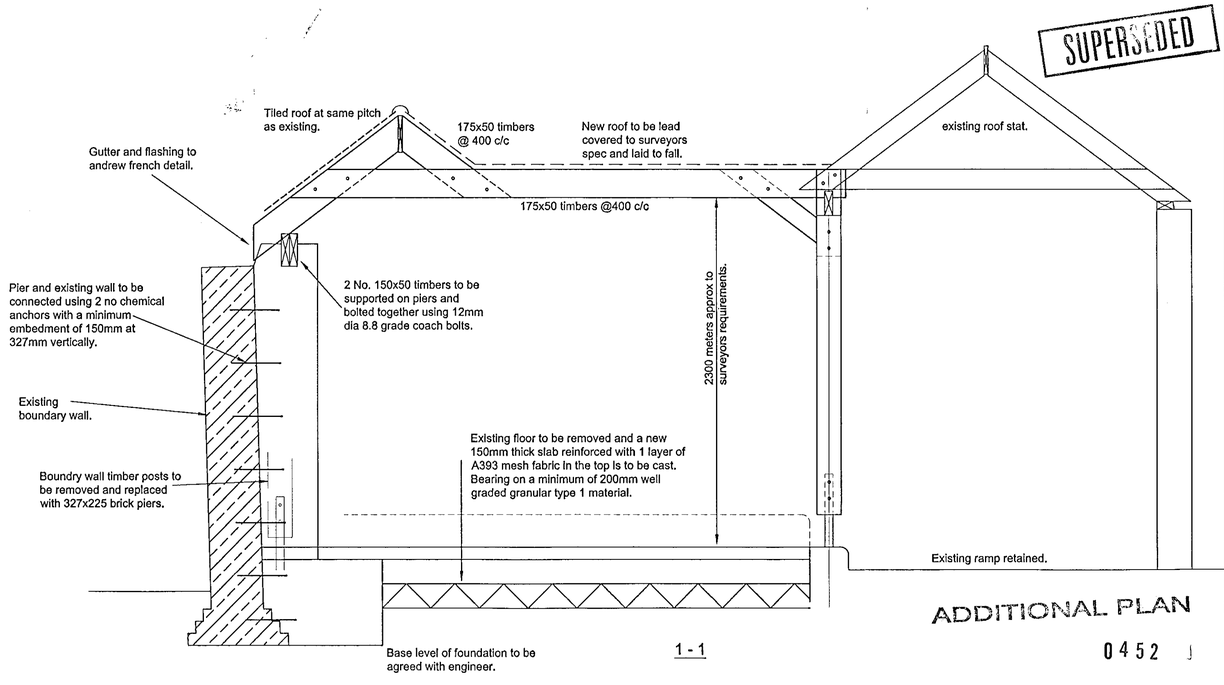
FOUNDATION PLAN



ROOF PLAN



2 - 2



1 - 1

ADDITIONAL PLAN

0452

SUPERSEDED

Notes:

1. This drawing is preliminary and subject to full design.

2. All timber is to be C24 grade and treated with an approved preservative prior to being delivered on site.

3. All bolted connections are to be achieved using 2 No. 12mm dia 8.8 grade bolts and 40mm dia tooth plate connectors and washers.

4. Concrete is to be grade FND3 for foundations and RC35 for the reinforced concrete slab.

Rev	Description	Checked	Date
A	Extent of floor and roof pitch revised, sky light added.		25-1-00

Dimensions to be verified on site
Figured dimensions to take preference to those scaled.
Any areas indicated on this drawing are for guidance only.
No responsibility is taken for their accuracy.

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Tel 0118 979 9244 Fax 0118 979 9245

Project

THE BULL WARGRAVE

Consultant

KRA Consulting Engineers

Drawing Title

PRELIMINARY PROPOSALS

Drawing No	Revision
2292\-\GA\01	A

Scale	Date
1:50	13-12-99

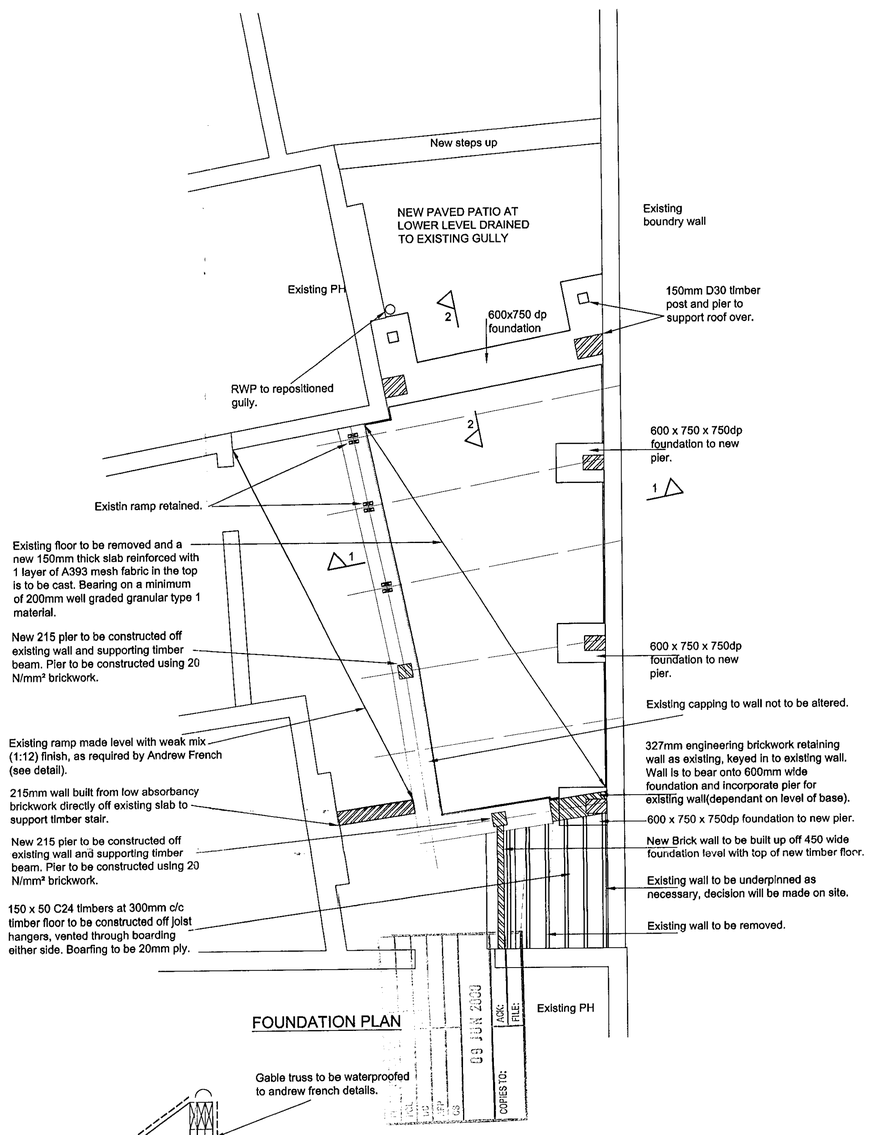
Computer File	Project No
Ga01.dwg	2292

Drawn By	Checked by
MAB	

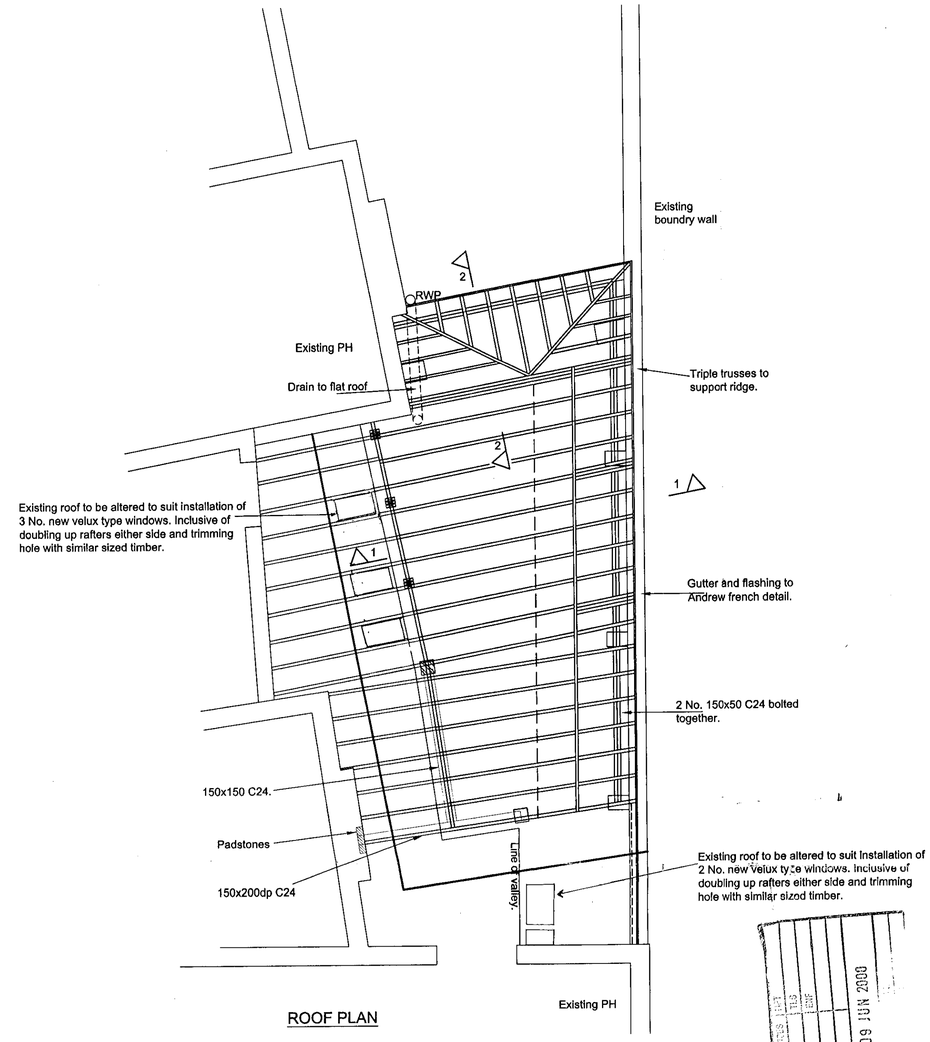
Co-ordinated By	Approved By
MGD	

Client

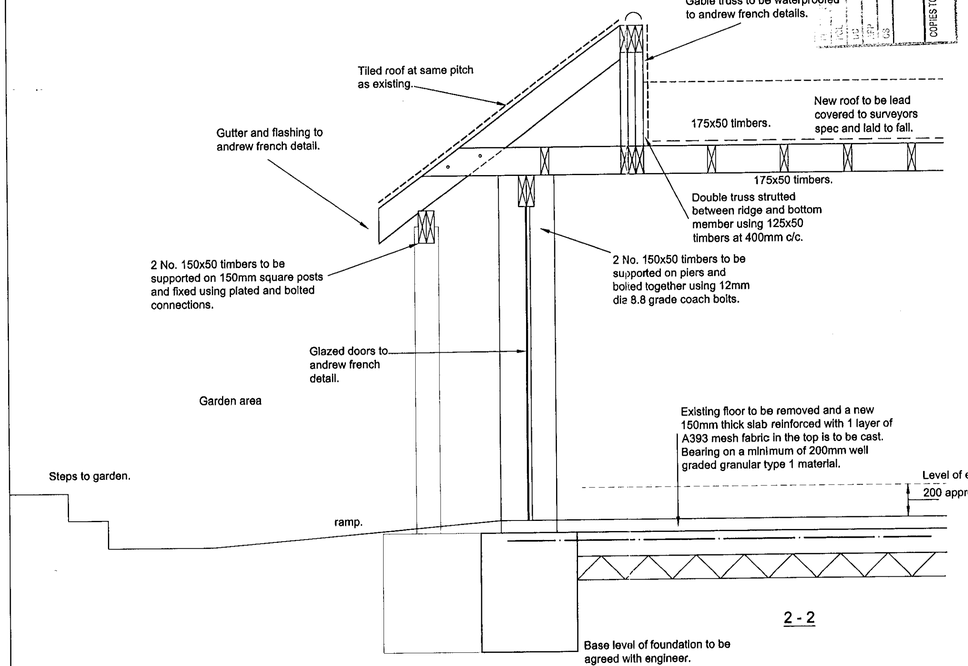
WH Brakspear & Sons Plc



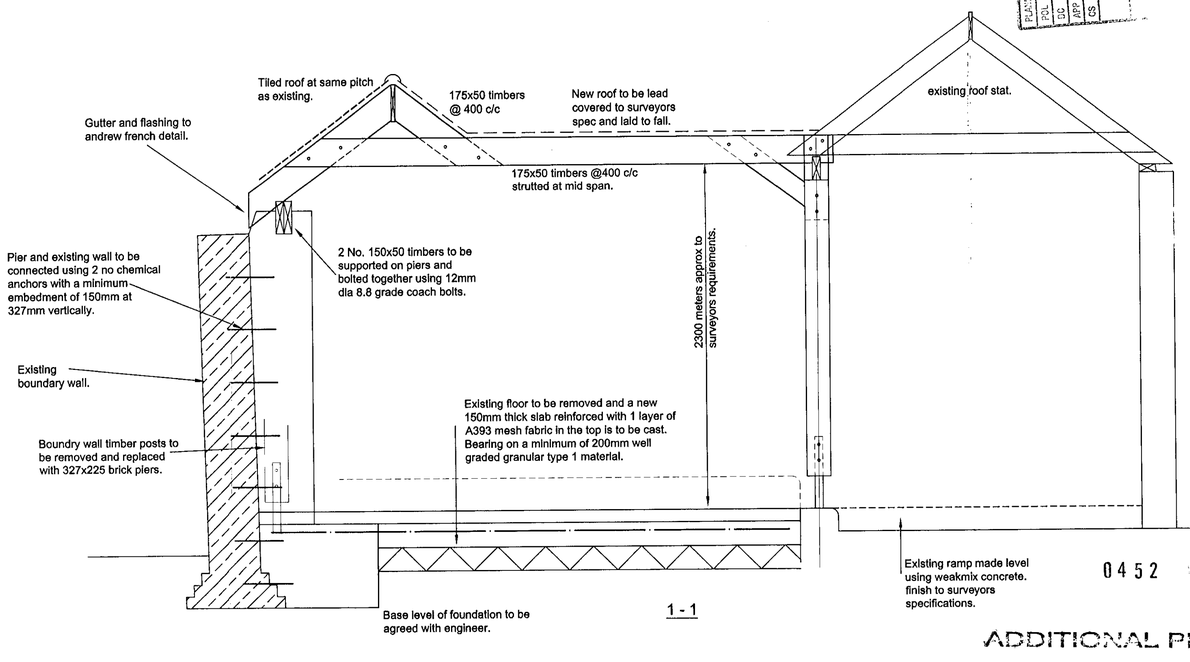
FOUNDATION PLAN



ROOF PLAN



2 - 2



1 - 1

0452

ADDITIONAL PLAN

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2. All timber is to be C24 grade and treated with an approved preservative prior to being delivered on site.
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4. Concrete is to be grade FND3 for foundations and RC35 for the reinforced concrete slab.

D Alterations to Velux Windows 07-06-00

Rev	Description	Date
C	Proposed roof and associated support revised and disabled toilet configuration altered to suit architects drawings.	05-06-00
B	Ramp detail altered to include mass concrete.	07-02-00
A	Extent of floor and roof pitch revised, sky light added.	25-1-00

Dimensions to be verified on site
Figured dimensions to take preference to those scaled.
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Consulting Engineers Suite 5 Market House 19-21 Market Place Wokingham Berkshire RG40 1AP
Tel 0118 978 9344 Fax 0118 978 9246

Project
THE BULL
WARGRAVE

APPROVED

Consultant
KRA
Consulting Engineers

Drawing Title
PRELIMINARY PROPOSALS

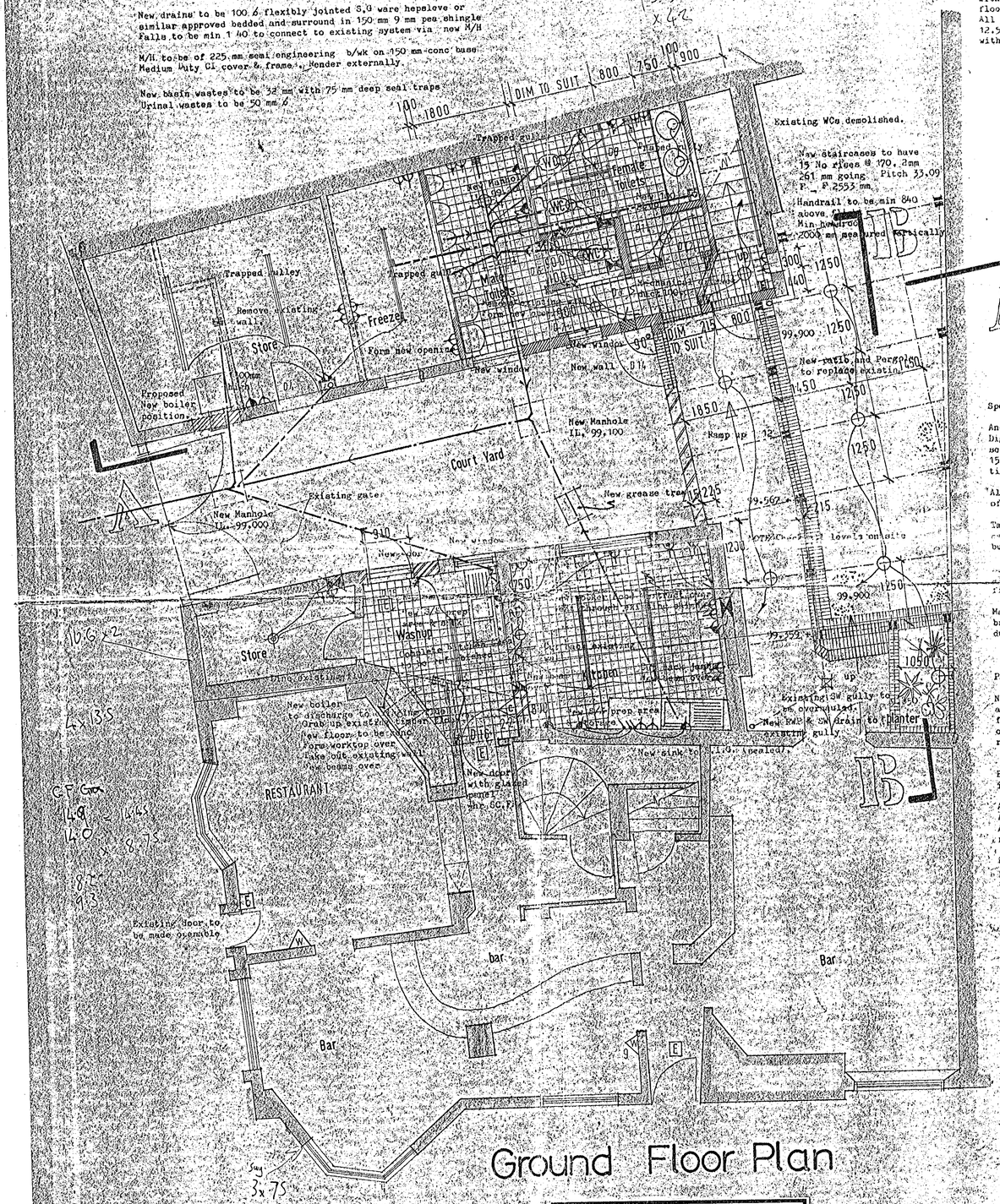
Drawing No	Revision
2292\-\GA\01	D
Scale 1:50	Date 13-12-99
Computer File Ge01.dwg	Project No 2292
Drawn By MAB	Checked by MD
Co-ordinated By MGD	Approved By

Client
WH Brakspear & Sons Plc

New drains to be 100 ø flexibly jointed S.G ware hepsleve or similar approved bedded and surround in 150 mm 9 mm pea shingle Falls to be min 1 40 to connect to existing system via new M/H

M/H to be of 225 mm semi engineering b/wk on 150 mm conc base Medium Duty CI cover & frame. Render externally.

New basin wastes to be 32 mm with 75 mm deep seal traps Urinal wastes to be 50 mm ø



Ground Floor Plan

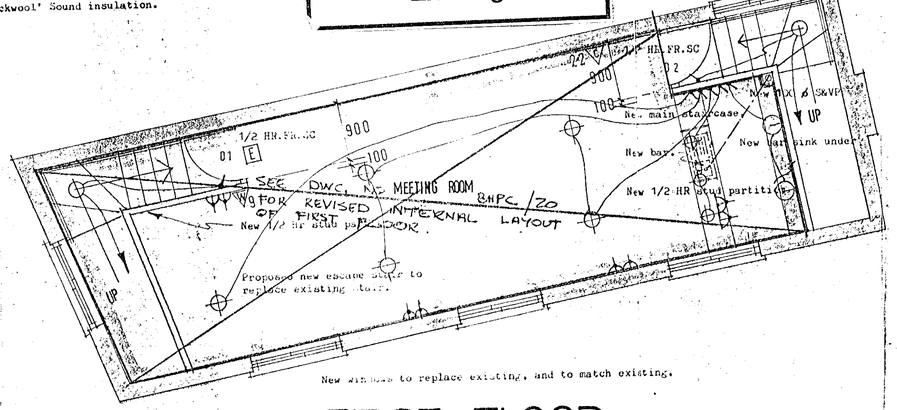
drawing title
Existing

Specififcation.....

Ancillary Buildings First floor,
New 225x50 sw joists on Galvanised ms joist hangers at 400 crs with 16mm T & G boarding and 12.5mm plasterboard to ground floor ceiling
All partitions to first floor to be 100mm timber stud and 12.5mm plasterboard to achieve 1/2 hr fire resisting. to be filled with 100mm dense 'Rockwool' Sound insulation.

drawing title
Existing

New window to replace existing



New windows to replace existing, and to match existing.

FIRST FLOOR

Specification.....

Ancillary Building, Ground floor
Dig out and remove existing ground floor fill with compacted selected fill and sand blinded, new 1200g Visqueen dpm, with 150mm 20Nmm A142 Mesh reinforced slab., with 150x150 Quarry tile floor. To achieve an ffl of min 150mm above ground level.

All new internal partitions to non load bearing and to be built off slab reinforced with two layers of mesh .

Take down and remove existing staircase and replace with two new timber staircases to comply to BS585 and all relevant building regulations, and codes of practices.

[illegible] to be 100mm hepsleve in selected fill.

Manholes to be on 150mm concrete base with 225mm engineering brick walls. Medium duty covers to court yard, recessed medium duty double sealed covers to internal manholes.

Patio,

New 112mm facing brick screen wall with 225mm piers at centres as shown on plan, in facing bricks to match existing, on bituminous felt dpc on concrete footings. Note not withstanding any representations on the drawings, all concrete foundations shall comply in every respect with the Local Authorities Requirements and recomendations.

Brick planter to be in 225mm Facing brick to match existing to be internally tanked with 19mm Bitumen with weep holes to detail.

All new surface water to connect into existing.
All new external timbers to be tanalised and stained.
All new soil drains to be constructed in accordance with all relevant Codes of Practice and Building Regulations.

Existing 5" system to be completely overhauled. All defective parts to be replaced. New RWPS & Gullies to connect to existing system.

General, Main Building and Ancillary Building

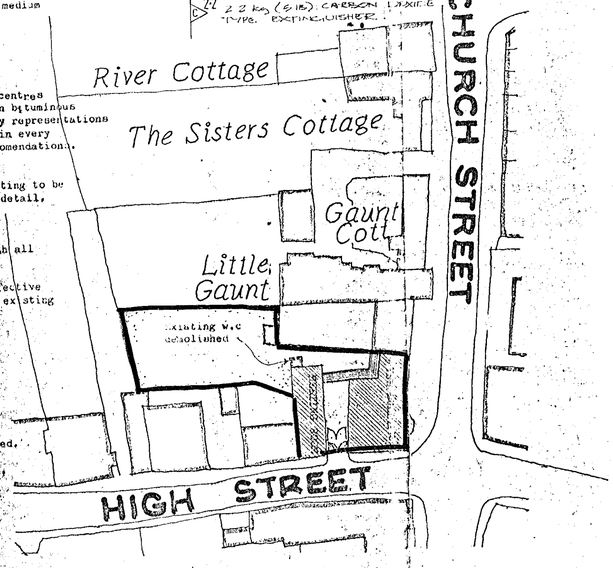
All existing walls to be chemically injected with an approved DPC.

All existing roof timbers to be treated against rot and infestation and any substandard timbers to replaced.

Existing roofs to be insulated with 100mm mineral wool.

ELECTRICAL & FIRE EQUIPMENT LEGEND.

- 15 AMP DOUBLE SWITCHED SOCKET OUTLET MOUNTED HEIGHT 300 ABOVE F.F.L. UNLESS OTHERWISE NOTED
- SWITCHED FUSED SPUR OUTLET AMPERAGE AN NECESSARY.
- PENDANT LIGHT WITH CEILING ROSE
- WALL MOUNTED LIGHT FITTING.
- FUSED SPUR OUTLET SWITCHED ELSEWHERE.
- SWITCH.
- 9 LTR (2 GAL) WATER TYPE EXTINGUISHER.
- 2.2 kg (5 lb) CARBON DIOXIDE TYPE EXTINGUISHER.
- E 125 ILLUMINATED EXIT SIGN. 125MM HIGH LETTERS.
- TWO WAY SWITCH.
- EXTRACT FAN 3 AC/h OR SWITCHED 20 MIN OVERUN TO LIGHTS.



Location / Site Plan 1/500

drawing title
Existing

APPROVED

APPROVED

client
WH Brakspear & Sons Plc

job title
The Bull PH - Wargrave

drawing title
Existing