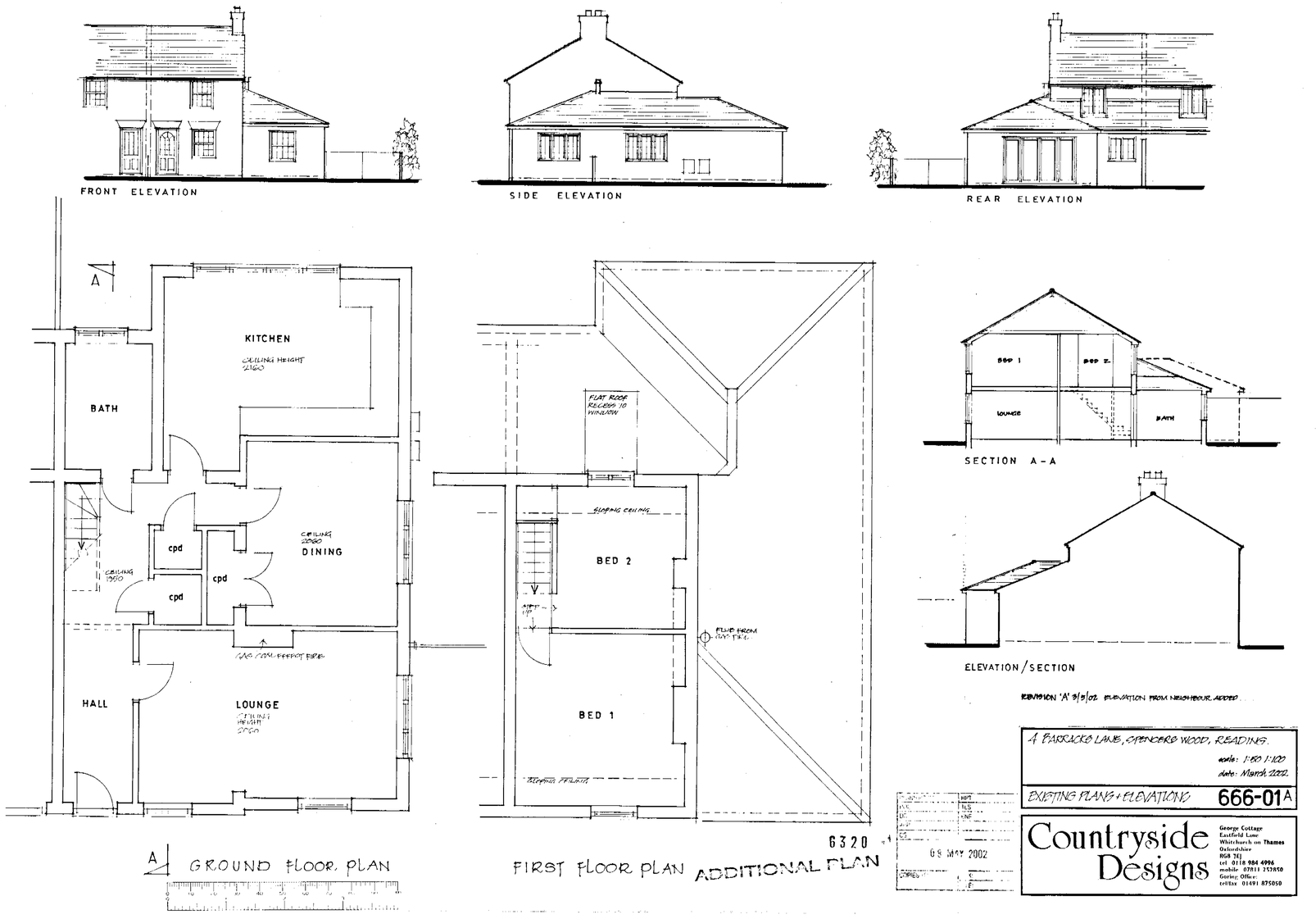
FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
A
KITCHEN
CEILING HEIGHT 2160
BATH
cpd
cpd
cpd
CEILING 2060
DINING
CEILING 1950
GAS COAL EFFECT FIRE
HALL
LOUNGE
CEILING HEIGHT 2060
A
GROUND FLOOR PLAN
FLAT ROOF RECESS TO WINDOW
SLOPING CEILING
BED 2
STEP UP
FLUE FROM GAS FIRE
BED 1
SLOPING CEILING
FIRST FLOOR PLAN
BED 1
BED 2
LOUNGE
BATH
SECTION A-A
ELEVATION / SECTION
REVISION 'A' 3/5/02 ELEVATION FROM NEIGHBOUR ADDED
6320
ADDITIONAL PLAN
08 MAY 2002
4 BARRACKS LANE, SPENCERS WOOD, READING.
scale: 1:50 1:100
date: March 2002.
EXISTING PLANS + ELEVATIONS
666-01A
Countryside Designs
George Cottage
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Oxfordshire
RG8 7EJ
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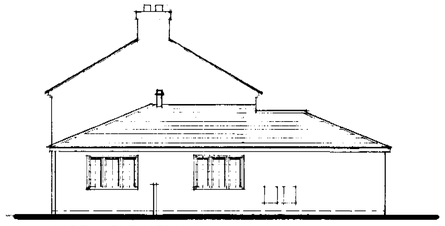
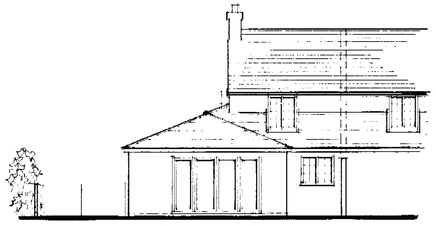
mobile 07811 257850
Goring Office:
tel/fax 01491 875050



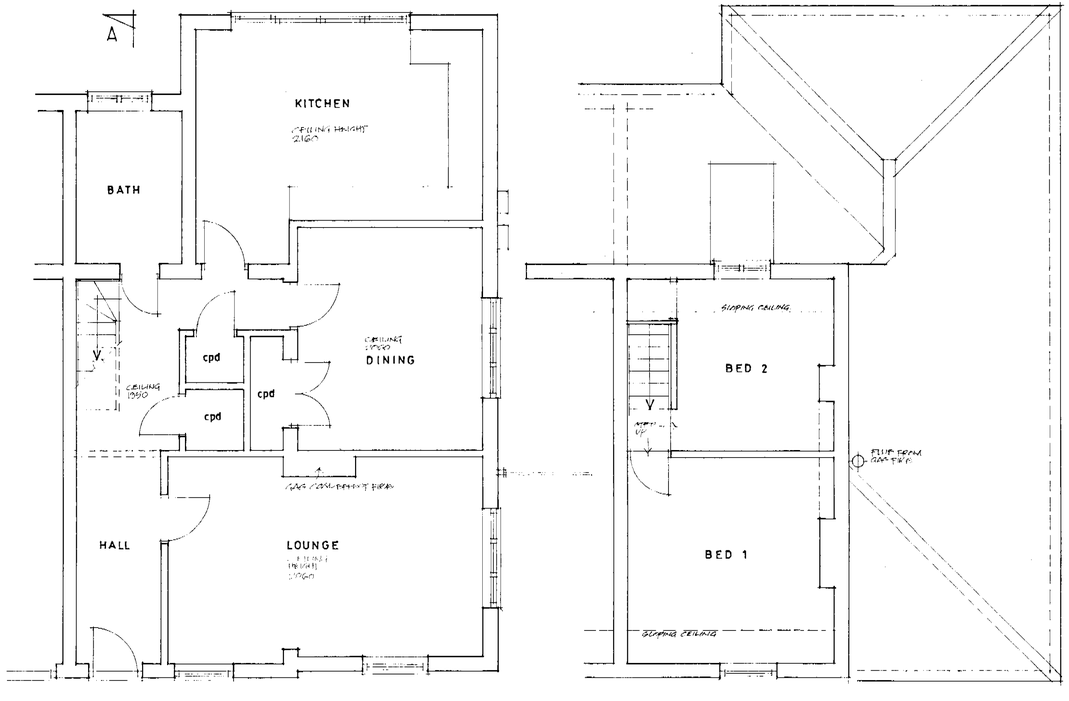
FRONT ELEVATION



SIDE ELEVATION

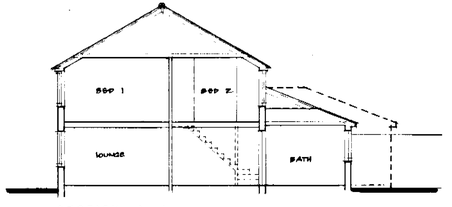


REAR ELEVATION




A GROUND FLOOR PLAN

FIRST FLOOR PLAN




SECTION A-A

Superseded

4 BARRACKS LANE, SPENCERS WOOD, READING.

scale: 1:50 1:100

date: March 2022

EXISTING PLANS + ELEVATIONS 666-01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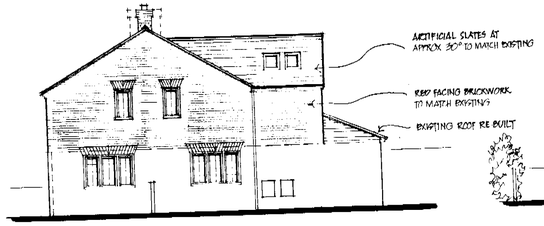
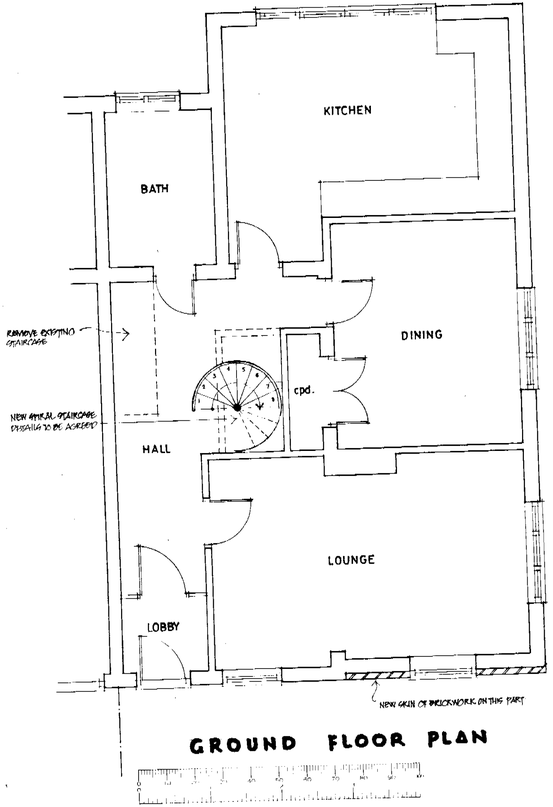
front elevation



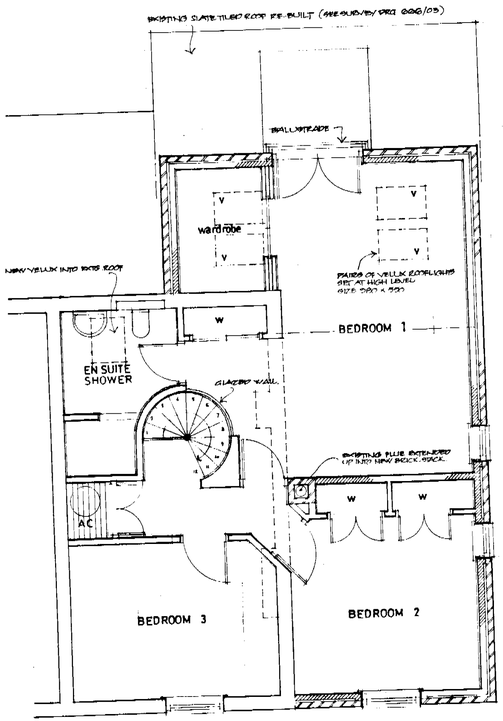

side elevation



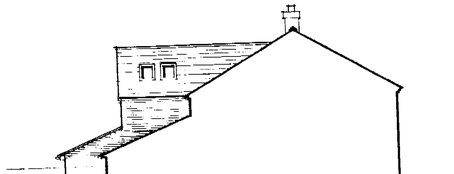

rear elevation




GROUND FLOOR PLAN




FIRST FLOOR PLAN



side elevation ( FROM NEIGHBOUR )

APPROVED

ADDITIONAL PLAN

6320

REVISION 'A' 3/5/02 SIDE ELEVATION FROM NEIGHBOURS SHOWN

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SURVEY AS EXISTING DRG NO 666/03

PROPOSED FIRST FLOOR EXTENSION
4 BARRACKS LANE, SPENCER'S WOOD, READING

scale 1:50 1:100
date 3-3-02

FLOOR PLANS + ELEVATIONS 666-04A

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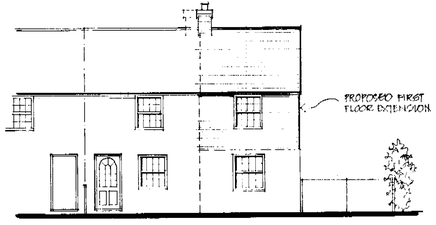
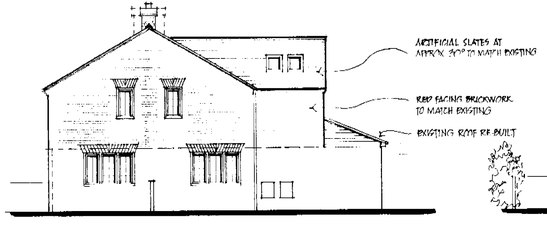
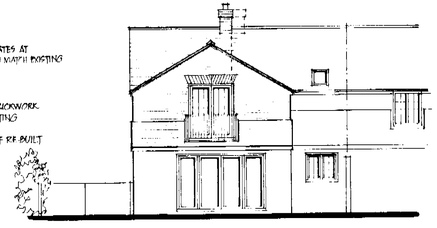
9/11/02



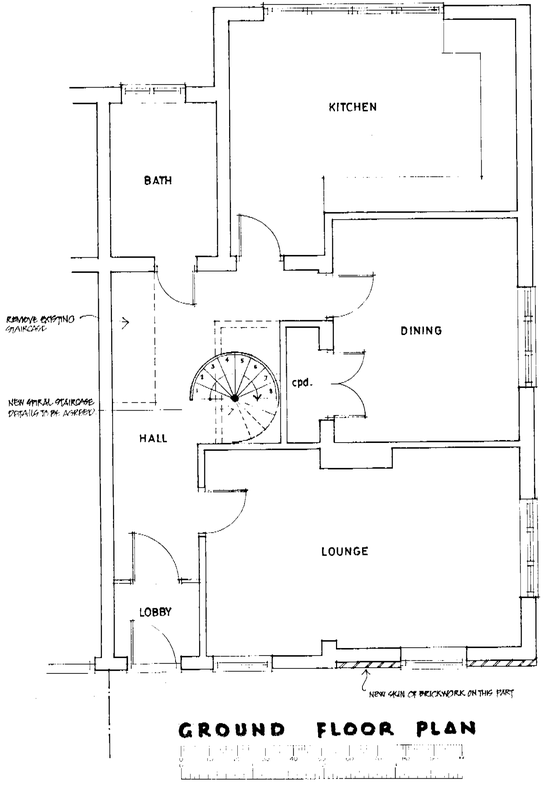

front elevation



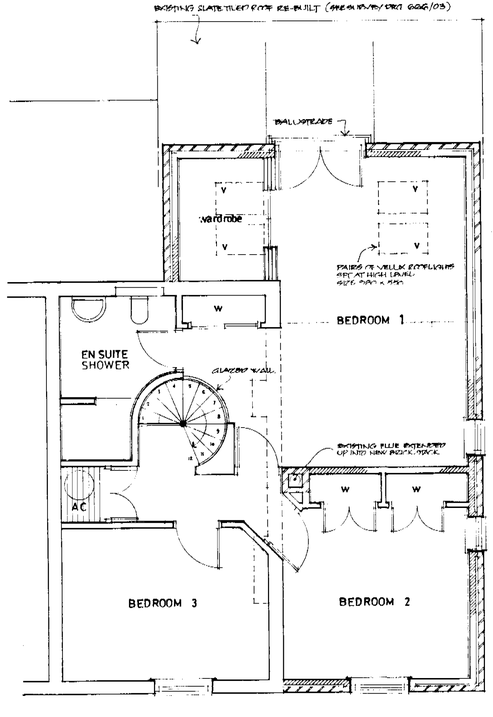

side elevation



rear elevation




GROUND FLOOR PLAN




FIRST FLOOR PLAN

Superseded

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SURVEY AS EXISTING DWG NO: 666/01B

PROPOSED FIRST FLOOR EXTENSION
4 BARRACKS LANE, SPENCERS WOOD, READING.

scale 1:50 1:100
DATE 3·3·02

FLOOR PLANS + ELEVATIONS 666-04

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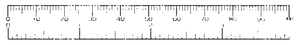
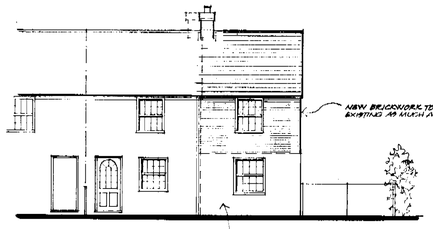
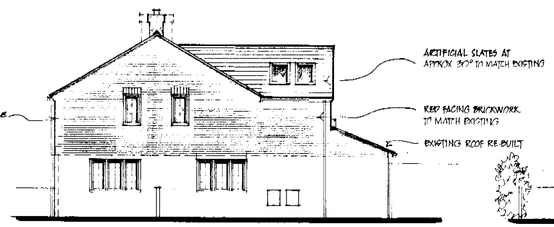


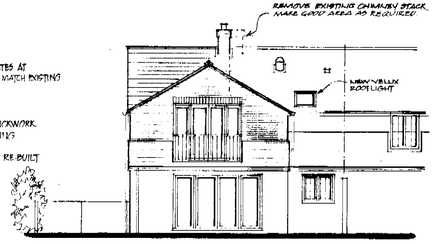



front elevation

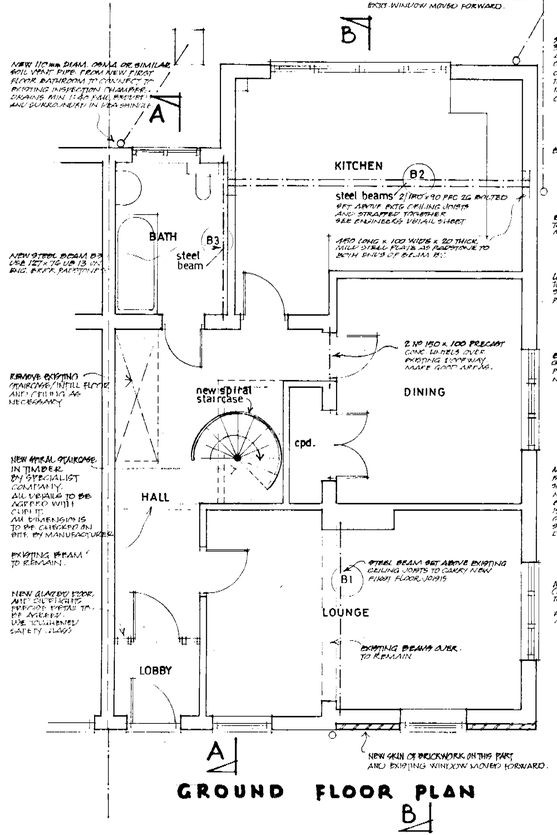
NOTE: EXTRA SKIN OF FACING BRICK TO THIS SECTION OF EXISTING WALL ONLY. EXTRA CONC. FOUNDATION IF REQ'D. EXIST. WINDOW MOVED FORWARD.

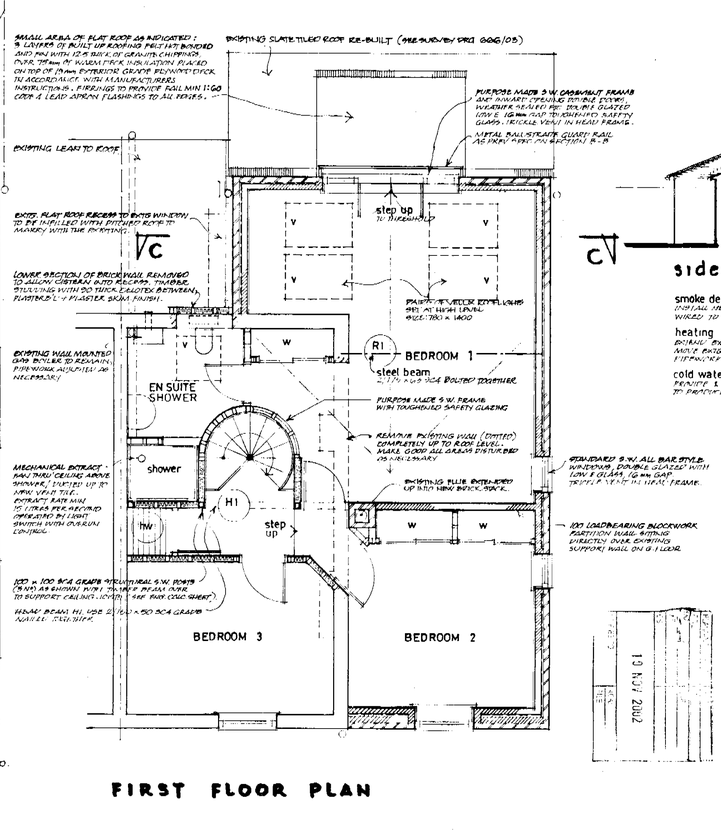



side elevation



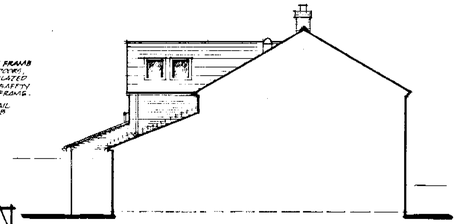

rear elevation









side elevation ( FROM NEIGHBOUR )

**smoke detection**
INSTALL NEW SMOKE DETECTION SYSTEM TO HALL & LANDING CEILING AREAS HARD WIRED TO MAINS ELECTRIC WITH BATTERY BACK UP

**heating**
EXTEND EXISTING CENTRAL HEATING SYSTEM TO NEW RADIATORS (POSITIONS TO BE AGREED). MAKE GOOD HOT WATER STORAGE CYLINDER UP TO FIRST FLOOR, EXTEND & ADJUST EXIST. PIPEWORK AS NECESSARY. FORM AIRING CUPBOARD WITH SLATTED SHELVING.

**cold water tank**
REMOVE & REPLACE LARGER C.W. STORAGE TANK AND RAISE TO A HIGHER LEVEL TO PRODUCE BETTER PRESSURE FOR SHOWER.

REVISION 'A' 3/5/02 SIDE ELEVATION FROM NEIGHBOUR SHOWN
REVISION 'B' 17/10/02 STAIRCASE AREA, AIRING, EN-SUITE ADJUSTED. BUILDING REGS NOTES, DOUBLE DOOR FRAME ENLARGED TO HOUSE 9'0" HEAD DR., VELUX POSITION BALANCED.
REVISION 'C' 18/11/02 METAL BALUSTRADE TO BEDROOM REPOSITIONED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SURVEY NO EXISTING DRG NO 666/01A

PROPOSED FIRST FLOOR EXTENSION
4 BARRACKS LANE, SPENCERS WOOD, READING.
scale 1:50 1:100
Date 3-3-02

FLOOR PLANS + ELEVATIONS 666-04C

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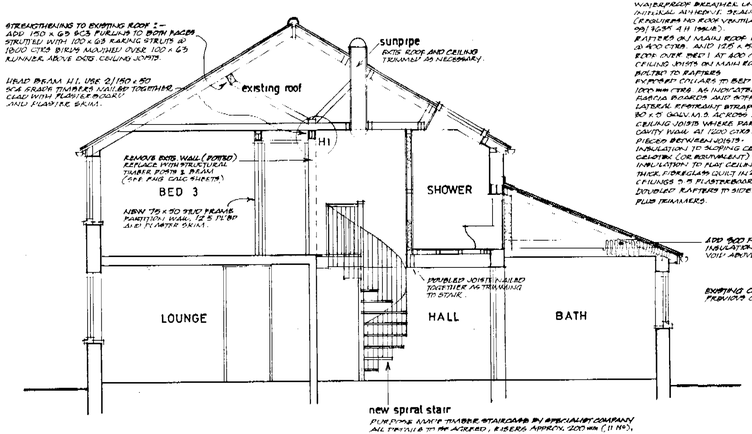



SECTION A - A

new spiral stair

PURPOSE MADE TIMBER STAIRCASE BY SPECIALIST COMPANY. ALL TREADS TO BE OF ASH OR OAK. RISERS APPROX. 200 mm (7 1/2 in). GOING APPROX. 250 mm WITH TREAD MIN. 150 mm AT CENTRE POINT. FINISH MARK AS*. STAIRWELL AREA ALL TRIMMED WITH DOUBLE JOISTS BOLTED TOGETHER. HANDRAILS MIN. 900 HIGH. BALUSTRADE WITH GAPS OF NO MORE THAN 100 mm. HEADROOM MIN. 2000 mm. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE MANUFACTURE. (OVERALL SPAN OF FLIGHT INTENDED TO BE MAX. 1600 mm).

new roof area

ROOF PITCH APPROX 30° TO MATCH AND MARRY WITH THE EXISTING : USING ARTIFICIAL SLATES OVER TREATED 6" W. BATTENS OVER TYVEK SUPRO PLUS WATERPROOF BREATHER UNDERLAY WITH INTEGRAL ADHESIVE SEALING TAPE FOR JOINTING (ENSURING NO RISK VENTILATION) BBA CERT. 99/3054 A H 1996).

RAFTERS ON MAIN ROOF 100 x 50 sc4 GRADE @ 400 CTRS AND 125 x 50 sc3 GRADE ON REAR ROOF OVER BAY 1 AT 400 CTRS.

CEILING JOISTS ON MAIN ROOF 150 x 50 sc3 GRADE BOLTED TO RAFTERS

EXPOSED COLLARS TO BAY 1 (SAW) AT APPROX 1000 mm CTRS AS INDICATED ON PLAN. 6 x 0.5 mm FASCIA BOARDS AND SOFFITS TO SUIT.

LATERAL RESTRAINT STRAPS AT GABLE END WALLS 30 x 5 GALV. M.S. ACROSS 3 RAFTERS AND CEILING JOISTS WHERE PARALLEL CRANKED INTO CAVITY WALL AT 1200 CTRS WITH BRICK NOGGING PIECES BETWEEN JOISTS.

INSULATION : TO SLOPING CEILINGS 50 mm THICK CELOTEX (OR EQUIVALENT) BETWEEN RAFTERS.

INSULATION : TO FLAT CEILING AREAS 300 mm THICK FIBREGLASS QUILT IN 2 LAYERS OF 140 EACH.

CEILINGS 9.5 PLASTERBOARD & PLASTER SKIM.

DOUBLED RAFTERS TO SIDES OF VELUX ROOFLIGHTS PLUS TRIMMERS.

VELUX ROOFLIGHTS TO BOTH SIDES OF NEW BAY. ROOF SIZE PER SCHEDULE TBC & MEGD WITH SUITABLE FLASHINGS

NEW 350 DIAM MONODRAUGHT SUNPIPE INSTALLED THROUGH THE EXISTING ROOF WITH ALL NECESSARY FLASHINGS

EXTRACT FAN VAN TILE FROM SHOWER ROOM.

NEW VELUX ROOFLIGHT (STANDARD) SIZE REF. SCN 780 x 980 mm TO INCLUDE FLASHINGS TO MANUFACTURERS RECOMMENDATIONS

EXTG EAVES AND EXTERNAL WALL

EXTG LEAD TO ROOF TO REMAIN INSTALLED AS REQUIRED UP TO EDGE OF NEW EXTENSION WALL. CODE 4 STEPPED LEAD FLASHING TO NEW WALL ABUTMENT

EXISTING PARTY WALL.

STEEL BEAM BY UBP - 127 x 76 UB 13 TO SUPPORT EXTERNAL WALL BRICKWORK. ALL ENGINEERING BRICK PAINTWORK.

3 NO BOLTED TIMBER COLLARS IN PAIRS SIZE EX 175 x 63 AT APPROX 1000 CTRS. BOLTED TO RAFTERS M16 BOLTS.

BED 1

KITCHEN

BATH

EXISTING CEILING JOISTS STRAPPED TO NEW STEEL BEAM - SEE SECTION B-B AND ENGINEERED DETAIL SHEET.

SECTION C - C

new walls to first floor extension

EXTERNAL WALLS COMPRISING OF 100 OUTER SKIN OF FACING BRICK TO MATCH EXISTING AS MUCH AS POSSIBLE. 65 mm CAVITY TO INCLUDE 65 mm THICKNESS OF CELOTEX INSULATION BATTS, 100 mm THICK CELCON (OR EQUIV.) STANDARD INSULATION BLOCK INNER SKIN WITH 2 COAT LIGHTWEIGHT PLASTER (PLASTER 13 mm THK).

STAINLESS STEEL WALL TIES AT 300 x 450 STAGGERED CENTRES.

CAVITY TRAY THRU REAR WALL OF BAY 1 AT JUNCTION WITH ROOF ABOVE KITCHEN.

1/2 GALV. STEEL INSULATED LINTELS WITH 150 TEAR OVER, MIN. END BEARINGS OF MIN. 150 mm.

CLOSE ENDS OF CAVITY WALLS WITH INSULATED CAVITY CLOSERS.

(IT IS ASSUMED THAT THE EXISTING FOUNDATIONS ARE ADEQUATE TO CARRY THE EXTRA FLOOR EXTENSION AND THEY ARE TO BE EXPOSED FOR INSPECTION BEFORE STARTING WORK).

EXISTING FLUE FROM GAS FIRE IN LOUNGE TO BE EXTENDED UP FROM PRESENT SINGLE STOREY ROOF IN BRICKWORK STACK AS SHOWN. CODE 4 LEAD FLASHINGS AS NECESSARY.

P1

R1

B2

3 NO BOLTED TIMBER COLLARS. SIX 175 x 63 AT APPROX 1000 CTRS. BOLTED TO RAFTERS. M16 BOLTS.

PURPOSE MADE 6 W. DOUBLE DOORS 2400 WIDE OVER ALL FRAME. TO INCLUDE CROSSHATCHED FIT. DOORS OPENING IN.

GALV. METAL RAILINGS 1100 HIGH TO TOP RAIL ALONG FRONT FLAT ROOF AREA FIXED TO FACE BRICK AND SIDE SHEERS OF ROOF RECESS.

PURPOSE MADE 6 W. WINDOW TO MATCH EXISTING ALL BAR STYLE DOUBLE GLAZED WITH LOW E COATING - 16 mm GAP. FILLS PERMANENT TROCKLE VENT IN FRAME HEAD 9000 mm².

EXISTING GROUND FLOOR CAVITY WALL EXTENDED UP AS NEAT FLOOR LEVEL FACE WITH FACING BRICK MATCHING TO MATCH TO LINE FLUSH WITH ORIGINAL FRONT WALL OF HOUSE

EXISTING WINDOW MOVED FORWARD NEW LG GALV STEEL LINTEL IF REQUIRED FILL TO 2 NO GALV M.S. ANGLE WITH 1.5m TRAVERSE. MAKE GOOD PLASTER ETC AS REQD.

EXTRA SKIN OF FACING BRICK TO SIDE FACE OF FRONT WALL, PLASTERED - SHALL BE BUILT UP FROM THE ON SITE EXCAVATIONS

100 LOADBEARING BLOCK WALL PLASTERED BOTH INSIDE

BED 2

W

NEW FIRST FLOOR JOISTS 175 x 50 SC3 GRADE @ 400 CTS. C. WITH 2 NO. HERRING BONE STRUTTING

R1

NEW BEAM R1 UNDER 2 / 175 x 63 SC4 GRADE TIMBER WITH MITZ LOCH BOLTS @ 800 CTRS.

BED 1

PURPOSE MADE CURVED 6 W. FRAME WITH TOUGHENED SAFETY GLASS. (SEE 1 : 1 PLAN).

B2

STEEL BEAM B1 POSITIONED JUNCTION POSITIVELY CEILING JOISTS TO CARRY NEW FIRST FLOOR JOISTS SEE FLOOR PLAN & END CASE DETAIL

LOUNGE

NEW 150 x 50 SC4 JOISTS TO FLOOR AT 400 CTS WITH 2 NO. HERRING BONE STRUTTING

DINING

KITCHEN

EXISTING CEILING JOISTS STRAPPED TO NEW STEEL BEAM (SEE ENGINEERS DETAIL SHEET)

SECTION B - B

BEAMS (TO BE READ WITH ENGINEERS STRUCT. CALC / DETAILS).

B1 125 x 65 PFC 15 (ENGINEERING BRICK PAINTWORK).

B2 2 no. 180 x 90 PFC 26 bolted (450 x 100 x 20 M. STEEL PLATES).

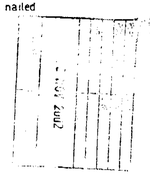
B3 127 x 76 UB 13 (ENGINEERING BRICK PAINTWORK).

P1 150 x 63 sc3 (PURLIN STRUTTED 100 x 63 @ 1800 CTRS)

R1 2 no. 175 x 63 sc4 bolted

H1 2 no. 150 x 50 sc4 nailed

REV.'A' 15-11-02 METAL RAILING POSITION AMENDED.




PROPOSED FIRST FLOOR EXTENSION

4 Barracks Lane, Spencers Wood, Reading, Berks.

scale 1:50

date 17-10-02

SECTIONS A, B, C, 666-06A

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