

southwest

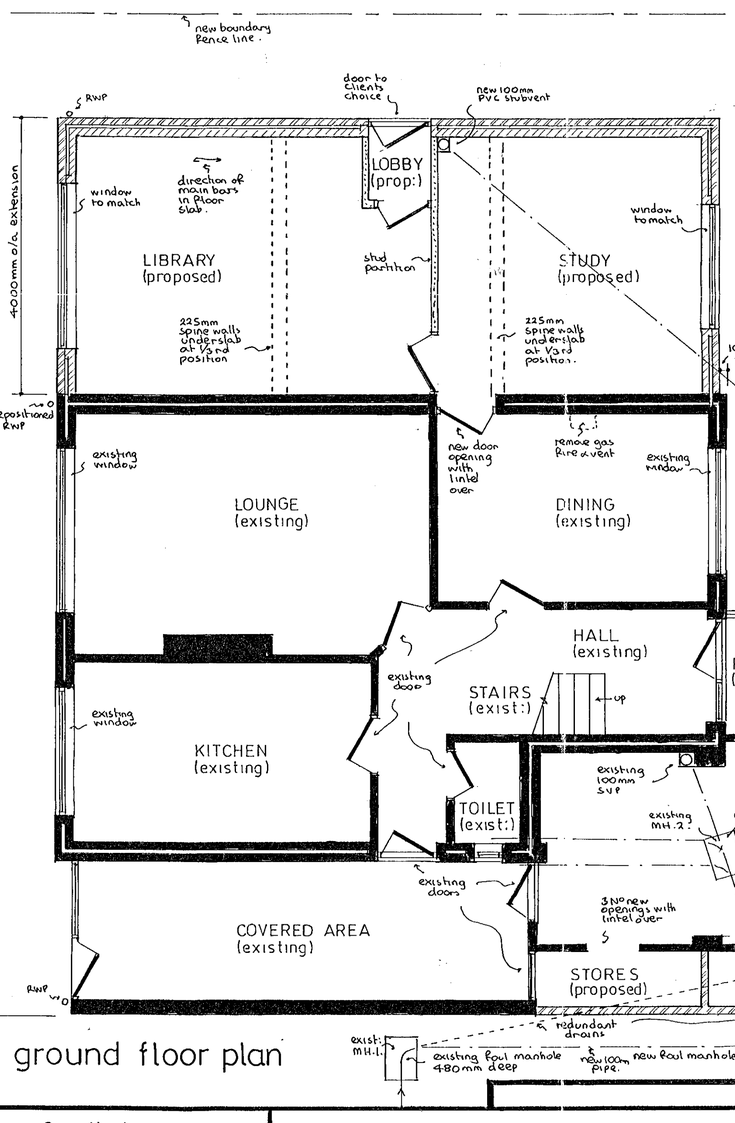
southeast elevation

northeast elevation

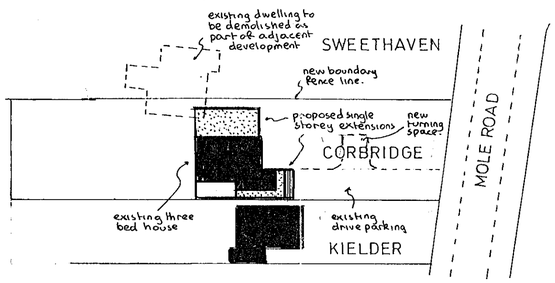
northwest elevation

gross internal area of extensions

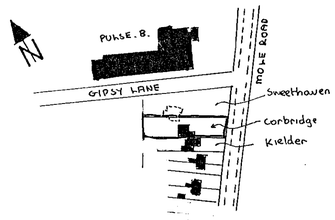
library/study	= 34 m²
garage/stores	= 13 m²
total	= 47. m²



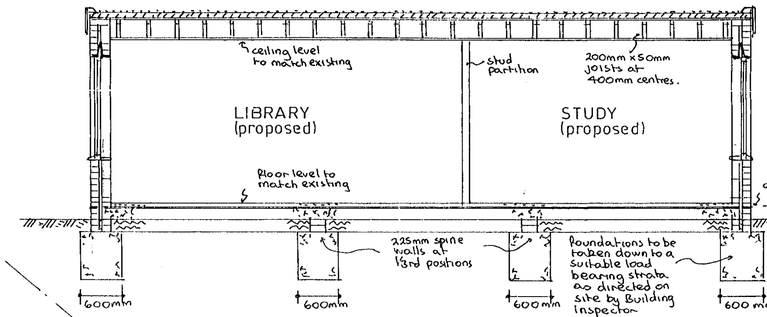
ground floor plan



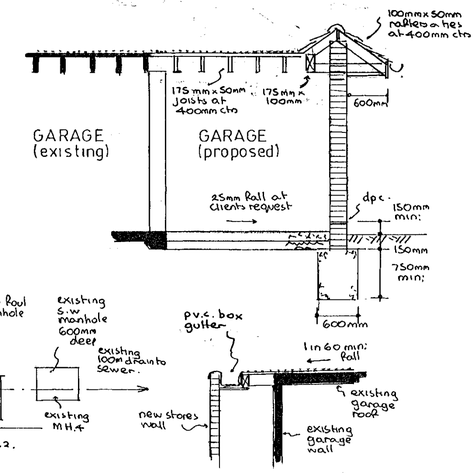
block plan 1:500

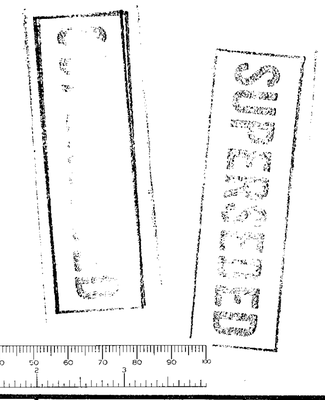


location plan 1:2500



typical sections





notes:-

library/study roof :- The roof is to be warm deck to avoid need for cross ventilation. Roof to be formed of three layer felt and chippings on 120 mm Rockwool hardrock insulation on vapour barrier on 18 mm exterior quality plywood on firrings to create min: 1in 60 fall on 200 mm x 50 mm joists at 400 mm centres and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Garage/stores roof :- Front section formed of tiles to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ties at 400mm centres. Over stores existing three layer felt roof to be extended. Use 175mm x 50mm joists at 400mm centres for new flat roof.

lateral restraint:- Where joists & ties run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

library/study floor :- selected floor finish on 65mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be used over spine wall. Ventilation to be maintained to existing hollow floors by using second quality drainpipes to link existing air-bricks to new air bricks in external wall.

Garage/stores floor :- 100 mm concrete slab on 150mm selected hardcore. Floor to fall 25mm at Clients request.

library/study walls :- 112mm external skin of facing bricks to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around external door and window openings to be insulated.

Garage walls :- Facing brick to match existing.

Partitions :- 100 mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors :- All new windows and replacements (as directed by Client) to be hardwood, double glazed and fitted with trickle vents in head to study and library equivalent to 8000mm² opening. As study is considered as an inner room, window must provide a minimum clear opening 850mm high x 500 mm wide as alternative fire escape. Any glass in windows below 800 mm or doors below 1500mm measured from floor level to be in laminated safety glass.

lintels:- I.G. lintels ltd galvanised steel lintels with type W/S insulated lintels to cavity walls.

Beam:- Garage beam to be formed of 1N° 152 x 89 x 16kg mild steel joist.

D.P.C & Flashings :- DP.C to be lead cored 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.

Rainwater:- 112 mm gutters and 62mm downpipes to discharge via back inlet gulley and 100mm u.p.v.c. underground drainpipe to either existing surface water drain (if available) or soakaway 1000 mm diameter x 2000 mm deep and situated min: 4500mm from any building. Boundary wall gutter over stores to be formed of p.v.c. box gutter on 19 mm external quality plywood set to min: 1 in 60 fall.

Foul drainage:- Any manholes on existing drains in garage/stores to be fitted with double sealed screwdown cover and frame. Any new foul drainage to be carried out in 100 mm u.p.v.c. underground drainpipe, bedded on pea shingle, set at min: 1in 40 fall and provided with concrete lintels where pipes pass under walls. Client to reach agreement with adjoining owner on adjustments to existing drains including access for construction purposes.

08. JUN. 2000* 1705

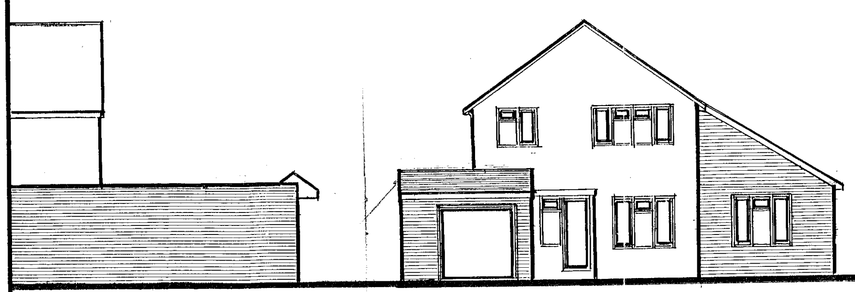
Planning Consultant
ROBIN BRADBEER

PROPOSED EXTENSIONS at CORBRIDGE, MOLE ROAD, SINDLESHAM, BERKS for MR. G.W.S. MORRIS.

Revisions:- 'A' 25/5/2000 General revisions at Clients request.

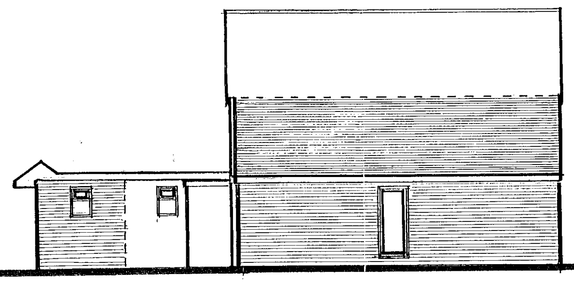
Drawing N° AH/E/2991A
Scales 1:50 & 100
Date MAY 2000

NDESIGN
BUILDING PLANS

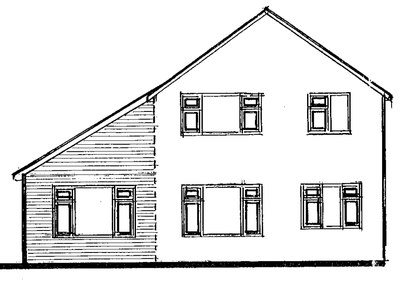


southwest

southeast elevation



northeast elevation



northwest elevation

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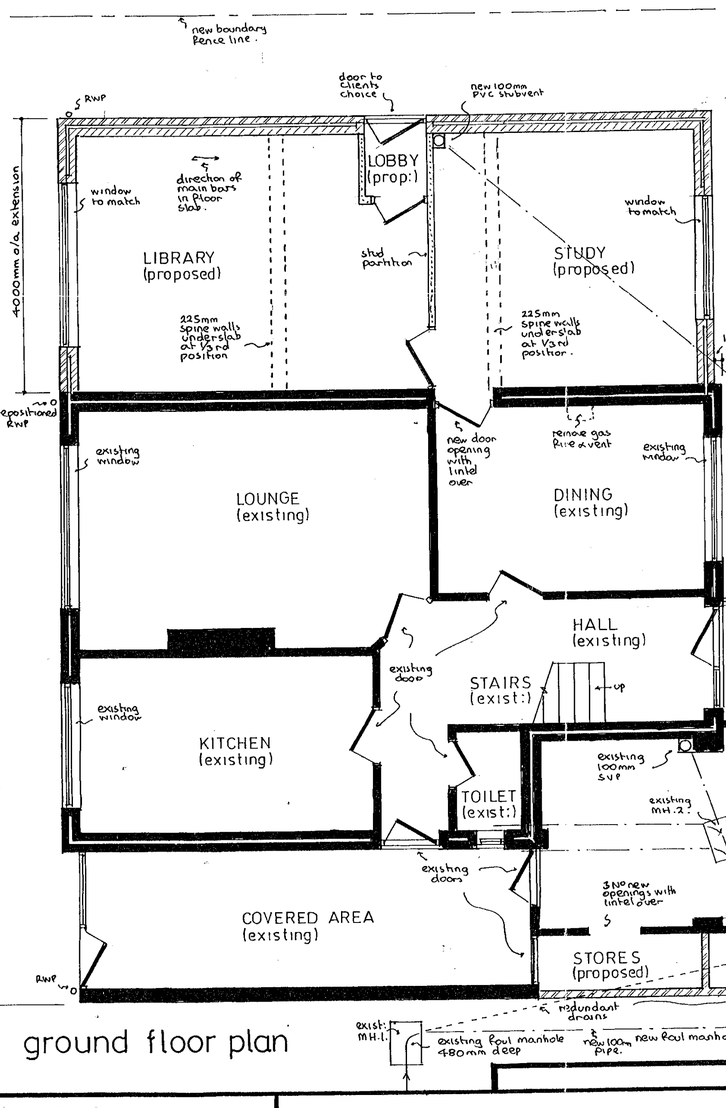
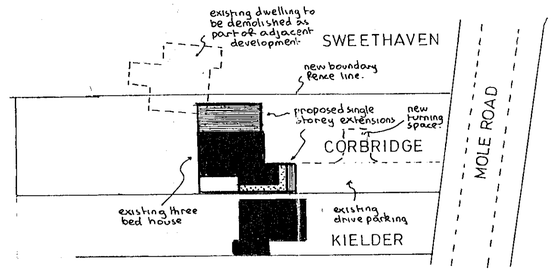
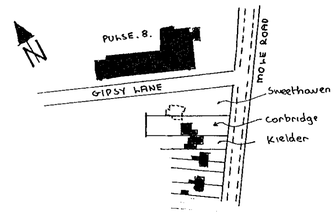


ground floor plan



block plan 1:500



location plan 1:2500

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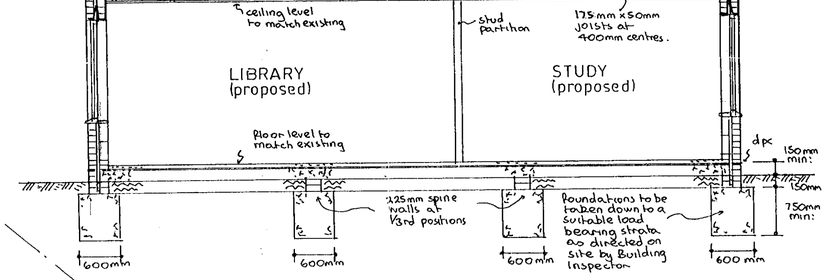

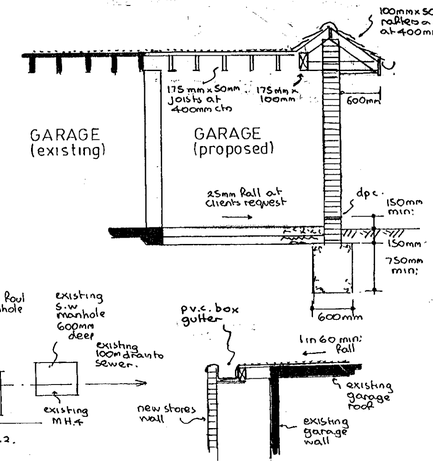

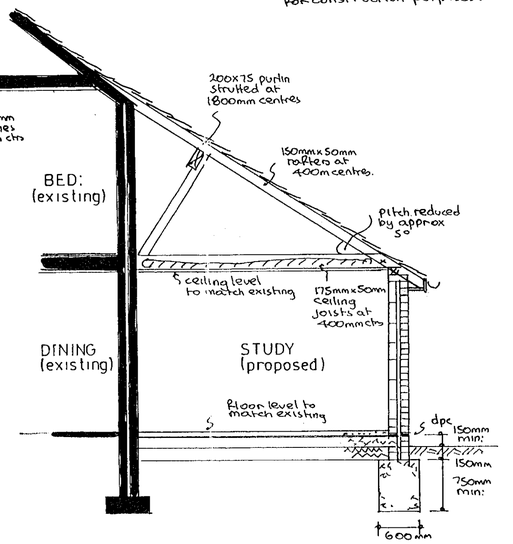

notes:-

library/study roof:- Tiling to match existing on felt and battens on 150mm x 50mm rafters and 175mm x 50mm ceiling joists all set at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm.

Garage/stores roof:- Front section formed of tiles to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 100mm x 50mm ties at 400mm centres. Over stores existing three layer felt roof to be extended. Use 175mm x 50mm joists at 400mm centres for new flat roof.

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Rpc & Flashings:- Rpc to be lead cored felt and flashings in code 4 lead.

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REVISED PLAN
F/2000/1705
13 AUG 2000
COPIES TO: ACK: FILE:

Planning Consultant	ROBIN BRADBEER

PROPOSED EXTENSIONS at CORBRIDGE, MOLE ROAD, SINDLESHAM, BERKS for MR.G.W.S.MORRIS.

Revisions:- 'A' 25/5/2000 General revisions at Client's request. 'B' 4/8/2000 Library/study roof changed at Planning Officers request.

Drawing N°	AH/E/2991 B
Scales	1:50 & 100
Date	MAY 2000

NDESIGN BUILDING PLANS

13/10/00