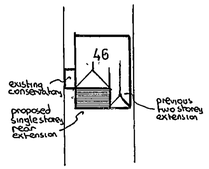
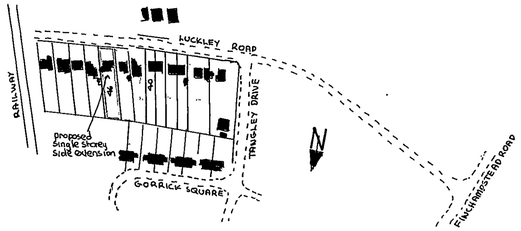


east elevation

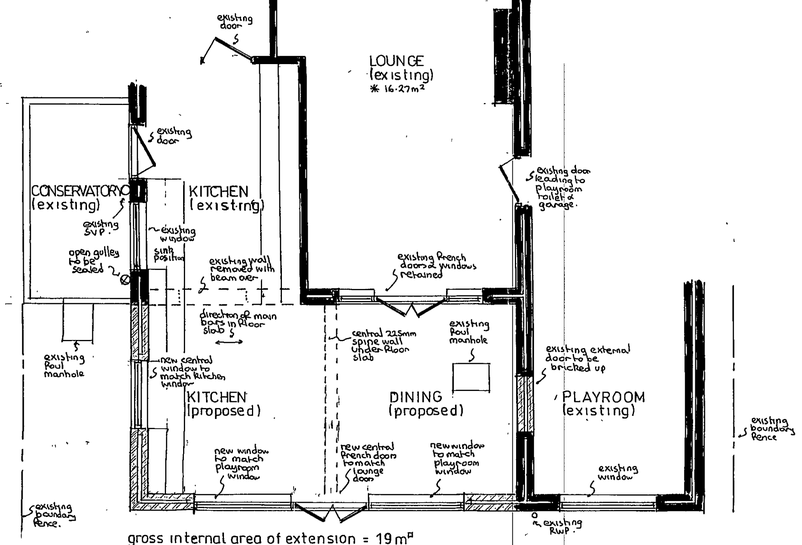
north elevation



block plan 1:500

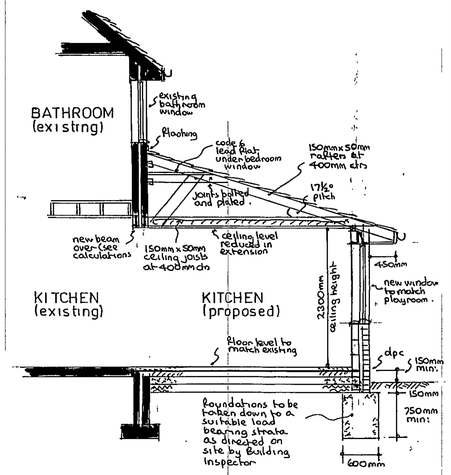


location plan 1:2500

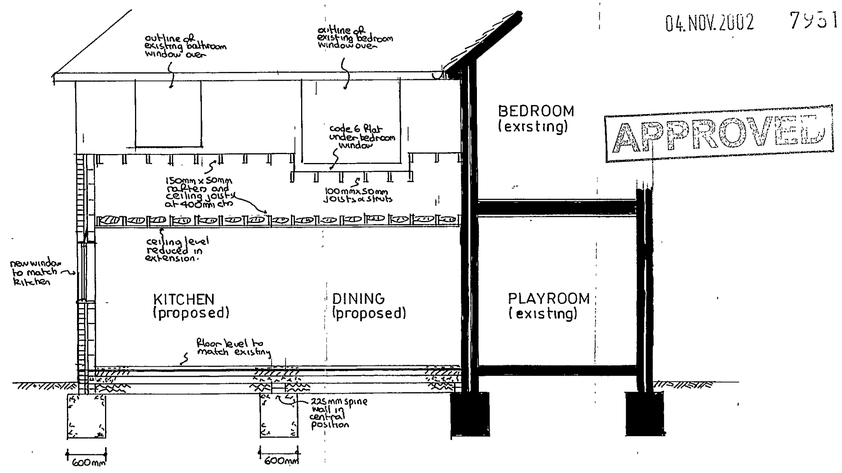


gross internal area of extension = 19m²

part ground floor plan



typical sections



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APPROVED

20/11/02

notes:-

Roof:- Redland Stonewold concrete interlocking tiles on felt and battens on 150mm x 50mm rafters pitched at 17½° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction with ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations - Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap. Code 6 lead flat under window.

Lateral restraint:- Where ceiling 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 sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges, reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be used over central spine wall.

Walls:- 103mm external skin of Fencing brick to match existing with 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster to receive selected decoration. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Windows / doors:- All new windows / french doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening for living and 4000mm² to kitchen. Any glass in window below 800mm or door (including adjoining windows) below 1500mm measured from floor level to be in laminated safety glass. Window to achieve 'U' value of 2.0W/m²K.

Lintels:- I.G. lintels Ltd type H/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.

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Rainwater:- 112mm gutter to discharge via existing RWP.

Foul drainage:- No new foul drainage is required but allowance to be made for b.i.g in conservatory to be sealed, concrete lintels to be provided where pipes pass under walls and manhole in dining area to be fitted with double sealed, screwdown cover and frame.

Existing structure:- Any parts of existing building which are to be subjected to any additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

Beam (see calculations):- Beam to be formed of 2 No 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with bull bearing on 450mm x 100mm x 150mm deep concrete padstone at conservatory end and 225mm x 250mm x 150mm deep concrete padstone at other end. Beam to be encased in two layers of plasterboard totalling 19mm with 7mm gypsum plaster finish to provide fire protection.

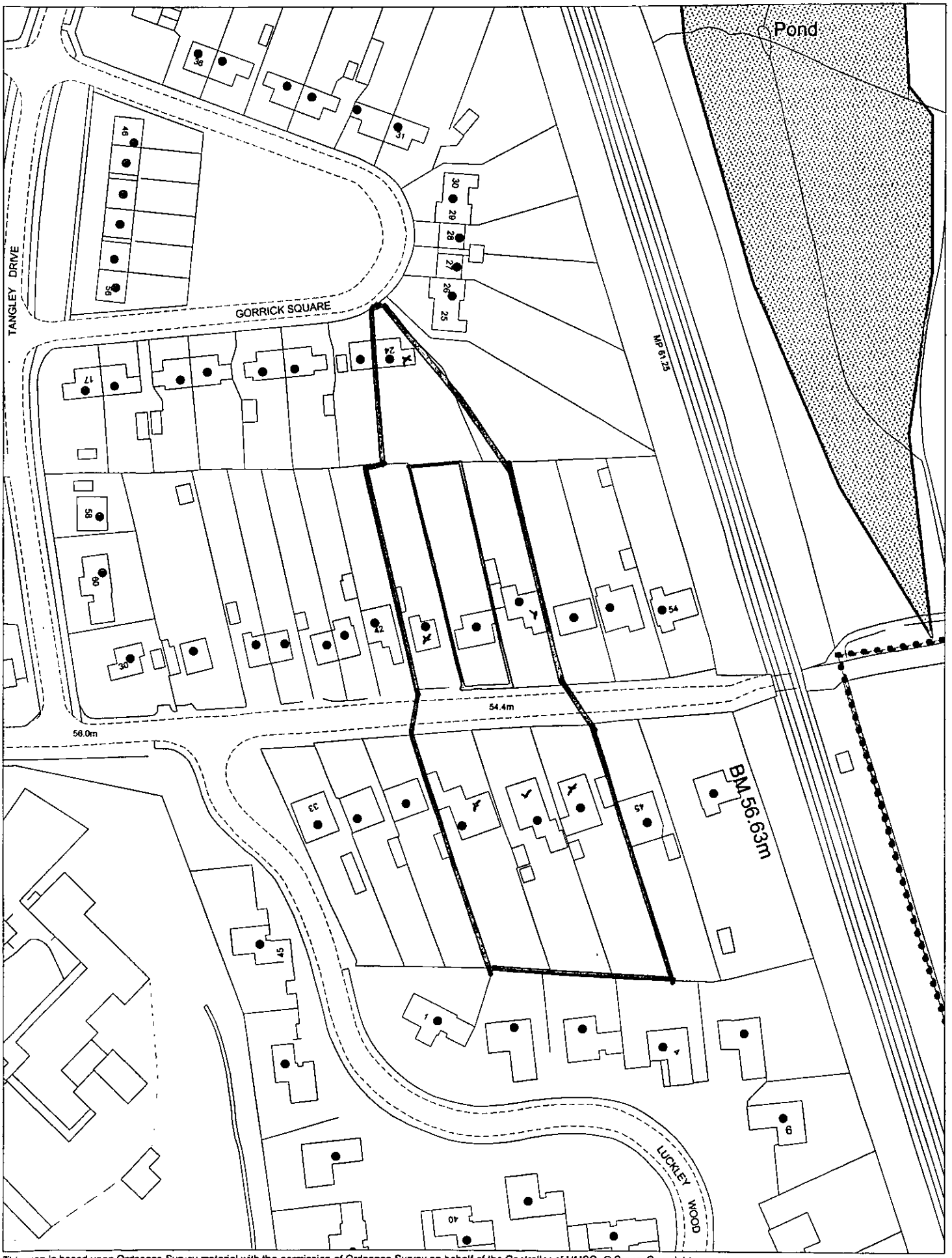
PROPOSED EXTENSION at 46 LUCKLEY ROAD, WOKINGHAM, BERKSHIRE for MR & MRS. J.A. PARFETT.

Revisions:-

Drawing No	AH/E/3432
Scales	1:50 & 100
Date	OCT 2002

NDESIGN BUILDING PLANS

04.NOV.2002 7951



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Development Control,Wokingham District Council.
8 November 2002

Scale: 1 : 1250

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