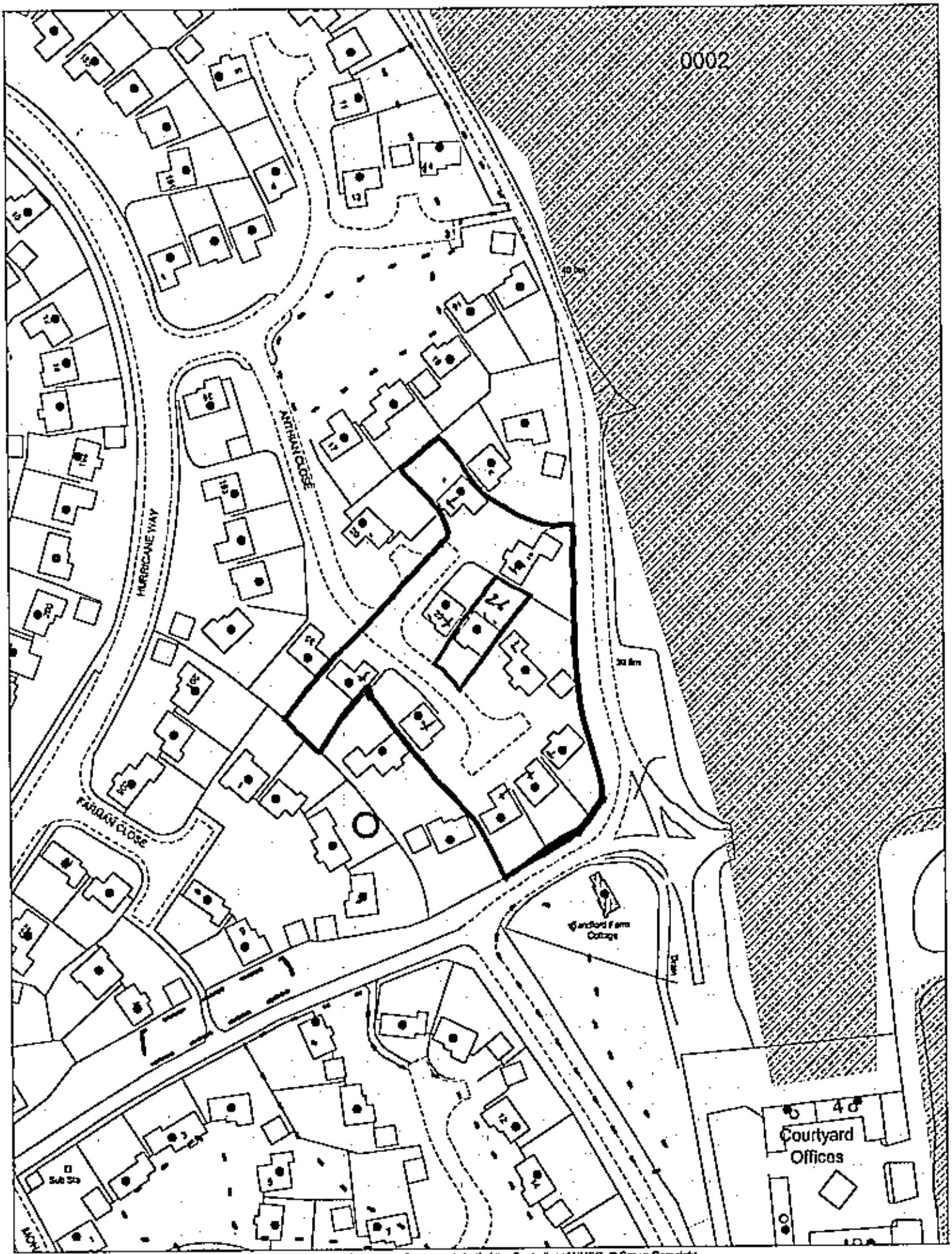
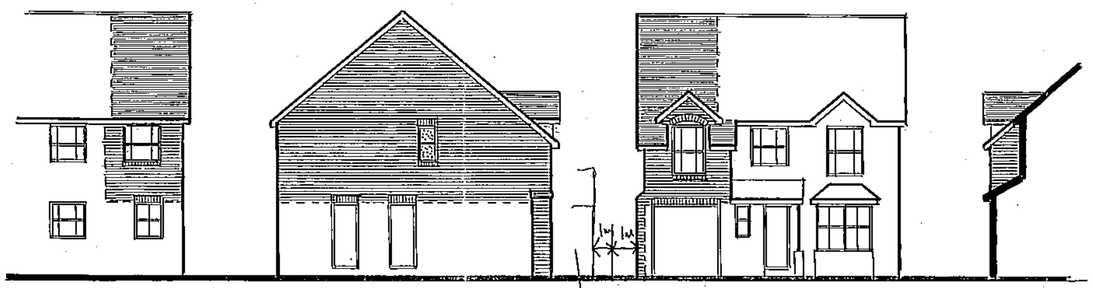


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

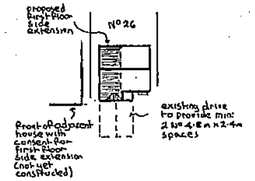
Development Control Section, Environmental Services, Wokingham District Council.

22 July 2002

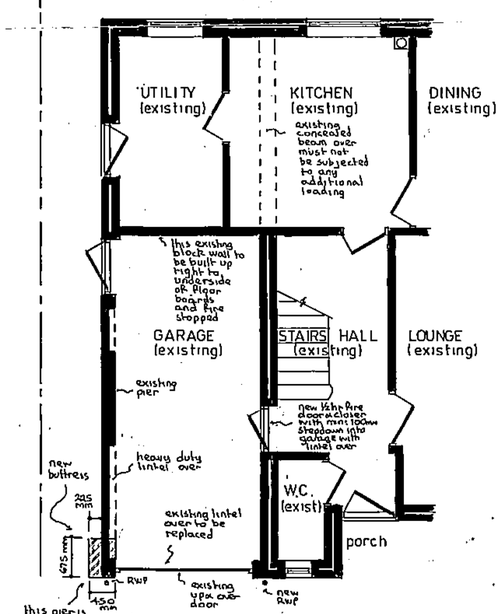
Scale: 1 : 1250



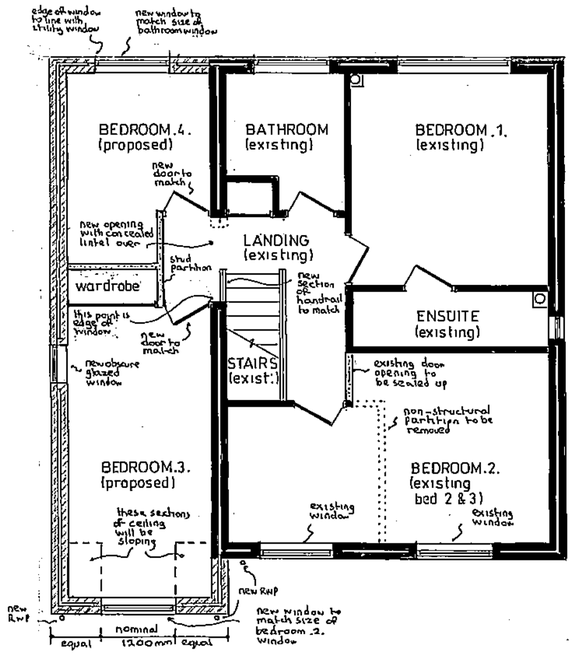
rear elevation side elevation front elevation side



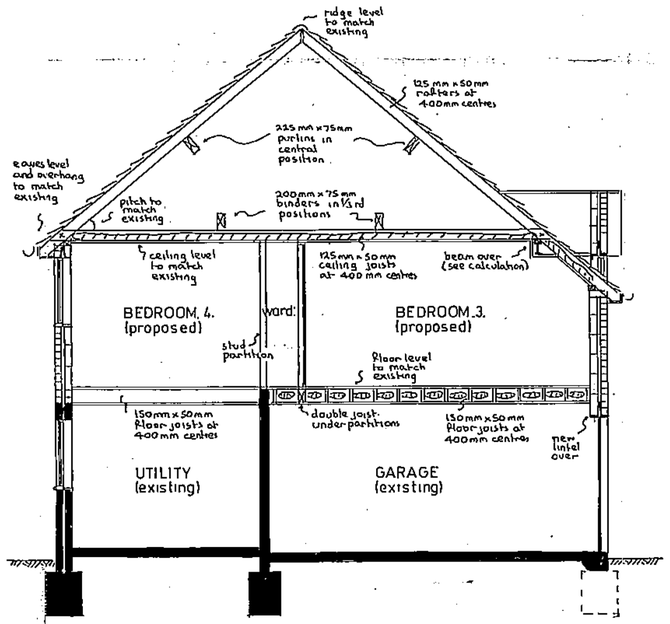
block plan 1:500



part ground floor plan



first floor plan



typical section

gross internal area of extension = 19·55 m²

notes:-

Roof:- Tiling to match existing on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists set at 400mm centres with 150mm fibreglass insulation between joists and 100 mm fibreglass insulation over joists in opposite direction with ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions use 81mm celotex double 'd' rigid slab insulation between rafters to maintain 50mm air gap with rafters packed out as necessary. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents, equivalent to 10mm continuous gap on rear elevation, 25mm on front elevation and 5mm as ridge vents.

First floor:- 18 mm t+g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joists under partitions, and utility/kitchen ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Over garage 150mm fibreglass insulation to be placed between joists and ceiling of two layers of 9mm plasterboard, laid cross bonded as fire break.

Lateral restraint :- Where floor/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: 20mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Walls:- 103mm external stair of facing brick to match existing with 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of celcon blockwork with 16mm plaster finish to receive selected decorations. Where wall is over existing wall, 50 mm cavity can be maintained by using internal lining of 40mm Gyproc thermal board or similar. To avoid risk of cold bridging reveals around all new windows to be insulated.

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:- All new windows to be double glazed, obscure to side window and fitted with trickle vents in head equivalent to 8000mm² opening for each bedroom. Any glass in windows below 800mm measured from floor level to be in laminated safety glass. Bedroom windows to have unobstructed opening of at least 0.33m² and at least 450mm in any dimension and set max: 1100mm above floor level as alternative fire escape. For ventilation purposes total opening sections of windows must be equivalent to min: 1/20 th of floor area of each bedroom. New windows must achieve 'U' value of 2·0 w/m²K.

Lintels:- I.G. lintels ltd galvanised steel. Type H/HD (heavy duty) over side of garage. Type L1/S insulated over external openings. 100mm box lintels over new opening on landing.

Dpc & flashings:- Dpc 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 including mains controlled linked smoke detectors on hall and landing ceilings.

Rainwater:- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to existing surface water drain.

Beam (see calculations):- Beam to be formed of 152 x 89 mm x 16kg mid steel joist with full bearing on 225 mm x 100mm x 130mm deep concrete padstone each end.

DELEGATED

17.JUL.2002 7057

APPROVED

for location plan see ordnance survey extract
based on design constructed on 187 HURRICANE WAY, WOODLEY.

PROPOSED EXTENSION at 26 ANTHIAN CLOSE, WOODLEY, BERKSHIRE for MR & MRS. S. JACKSON.

Revisions:- 'A' 9/7/2002 General alterations at clients request

Drawing N°	AH/E/3384 A
Scales	1:50 & 100
Date	JULY 2002

NDESIGN BUILDING PLANS

9/7/02