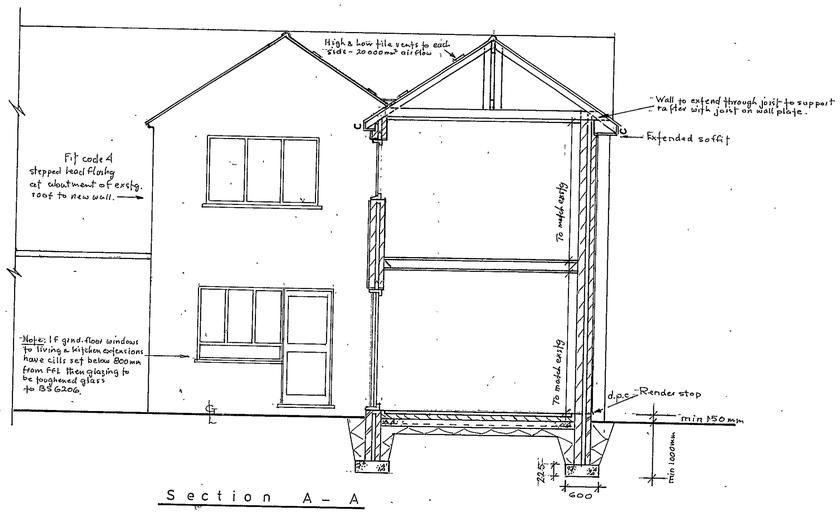
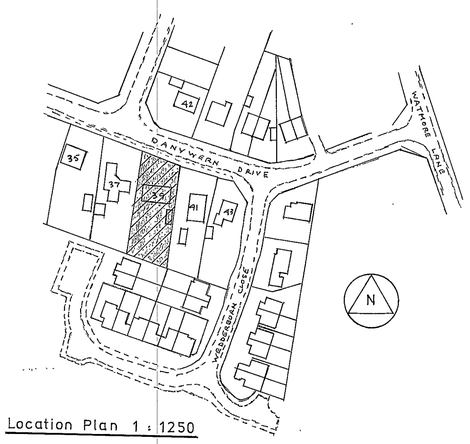
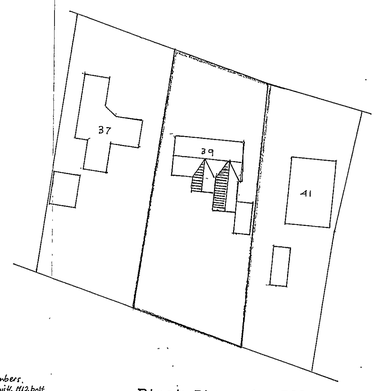


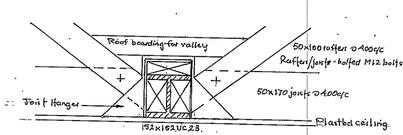
Section A – A



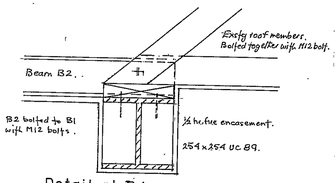
Location Plan 1 : 1250



Block Plan 1 : 500



Detail at B2



Detail at B1

Roof: Tiles, colour to match exstg, 25x38 sw battens, underside felt, 50x100 rafters @ 400c/c, 50x170 joists @ 400c/c, 38 x 200 ridge board, 50x100 hangers @ 1200c/c either side of central 50x150 binder. All connections bolted using M12 bolts. Bearing on 50x100 plate bedded & strapped @ 1200c/c using approved type gms vertical restraint anchors. At gable ends fit approved type gms horiz. restraint anchors @ 1200c/c to carry min 3No rafters & joists at both roof & ceiling levels. Joists infilled with 250mm thick (class) or approved insulation with ceiling of 12.5 duplex plasterbd. as fire finish. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure ventilation over insulation and roof insulation to be continued into cavity insulation. Fit high & low level tile vents in valley area @ each 20 000 mm² air flow. Open valley formed in code 4 lead sheet min 1.5m long on roof boarding & tilting fillets. At exstg. roof fit 38x200 layer boards. Exstg. roof to be strengthened if required. Gutter 112 h/v to new 68 d/pipes taken to new soakaways min 5m from bldg. via 100 ϕ pipework bedded in pea shingle & laid @ 1:60 gradient all in acc. with Part H of Bldg. Regs. 2000. Note: Ceiling insulation 100mm between joists & 150 mm laid across joists.

Windows Doors: D/glazed upvc construction fully weatherstripped with glazing to give U = 2.0 W/m²K. Fit 1 No. lintel over type H1/5 or 11/Hd having min. 150 end bearings & flexible d.p.c's. Units with head ventilators to give min. 8000 mm² air flow to living & Bedroom and min. 4000 mm² air flow to kitchen, utility and ensuite. Opng vents to living & bedroom 1 to give min. ½ of floor area of ventilation. Bedroom window to incorporate escape opening min. 500w x 1000h. clear opng. with cill of opng. max 1100mm above FFL. Ensuite window glazed in obscure glass. Doors/sidelight in toughened glass to BS 6206.

Ext. Walls: 100 Celcon Solar block, 50 cavity, 100 Solar block, 13 lightwt plaster. Outer blockwork waterproof rendered to match exstg in 2 coats min. 20mm thick with scraped or textured finish. Below d.p.c. in facing brick to match exstg. Cavities with 50mm kingspan or approved insulation carried into roof insulation and closed with Thermabate 75 close set around opngs. Fit brick/tor or approved bed reinforcement below window opngs. to reduce thermal shrinkage. Fit sf/steel wall ties: 900 horiz 450 vert c/c staggered. Double up ties around reveals. New blockwork tied to exstg. using approved type metal wall plates with vert. d.p.c. Build up to check with block manufacturers regarding necessity for movement joints. 'U' for walls 0.27 w/m²K.

Int. Walls: 50 x 100 studs @ 400c/c on 50x100 head/sole plates with 50x100 noggings faced both sides with 12.5 plasterbd. skim & set and infilled with approved type insulation. Double up joists under first floor part'n walls.

First Floor: 18mm t & g. flooring on 50 x 195 joists @ 400c/c with ceiling of 12.5 plasterbd. as fire finish. Fit approved type horiz/vert. restraint anchors @ 1200c/c a.b.d. Note: See engineers note re: lateral restraint by joists to top of grnd. floor wall.

Grnd Floor: 65 t/c screed with lightwt anti-crack mesh, 500g. polythene vapour control layer, 100mm Celotex floor insulation with Celotex peri meter edging to screed. 1200g. vrsqueen d.p.m. lapped into d.p.c. 150mm concrete slab in 30N/mm² mix with A142 reinforcing mesh, 100 well consolidated hcore. Note: If exstg. floors are suspended type underfloor ventilation maintained by ducting via 100 ϕ pipework to airbricks to give opng. equivalent to 1500 mm²/m of wall length.

Founds: In 21N/mm² conc. mix taken down to level depth to suit sub-soil conditions (min 1000mm) all to Bldg. Insp. approval and to meet the requirements of the Bldg. Regs 1991 in all respects. Where taking additional loading exstg. founds to be exposed & if necessary underpinned. If within zone of influence of trees: founds to be designed in acc. with NHBC note 4.2 "Building near trees". Final depth to reflect soil type & pain of trees.

Drainage: New drainage in 110 ϕ Osmadrain or approved all laid & connected in acc. with manufacturers recommendations and in acc. with Part H of Bldg. Regs 2000. Wc outlet 100g. Shower waste 40 ϕ. Basin waste 32 ϕ. With 75 deep seal trap & combined overflow connected to 100 ϕ stub stack with air admittance valve fitted above basin level.

Smoke Detectors: To BS 5446: Part 1 installed to manufacturers recommendations. To be self-contained & inter-connected & permanently wired to separate fused circuit at D B. All wiring to I.E.E. regulations.

Heating: Exstg. c/heating extended.

Ventilation: Kitchen fitted mech. vent type Maxivent 150 (72 litres/sec) Ensuite fitted Selv Mini boovent (18 litres/sec) Ducted to outside via 110 or 150 ϕ pipework terminating in wall grille. For light, door or pull switch operation

Beams: All as per. engineer. Encased in 2 layers of 9.5 plasterbd. wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½ hr. fire rating.

General Notes

1: Notwithstanding the representation on this dwg. & dwg. No. P/696/1 all work to conform to current Bldg. Regulations & relevant British Standards and contractor to check & verify all dimensions & levels including site & spray levels, drain invert levels, outfalls & connections and where possible any underground services within the vicinity of the proposed works, prior to commencement. Any discrepancies to be notified to owner of property prior to commencement as no claims will be accepted for lack of information after work has started.

2. Contractor to pay close attention to the alleviation of thermal bridging and air leakage and Robust construction details must be strictly adhered to. Refer to: D.T.L.R. robust details for dwellings & similar buildings.

3. Contractor to note and include for all relevant operations under "General Information" on the structural engineers calculation sheets Ref: RH-01-10 dated Oct'02. and check that above details at B1 & B2 are viable.

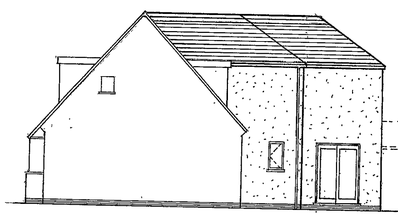
For elevations & plans see Dwg No P/696/1

AMENDED 08.NOV.2002

PROPOSED TWO STOREY REAR EXTENSION AT 39, DANYWERN DRIVE, WINNERSH - FOR P. BOND ESQ.,	
DRAWING No.	P / 696 / 2
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	OCT'02



South Elevation

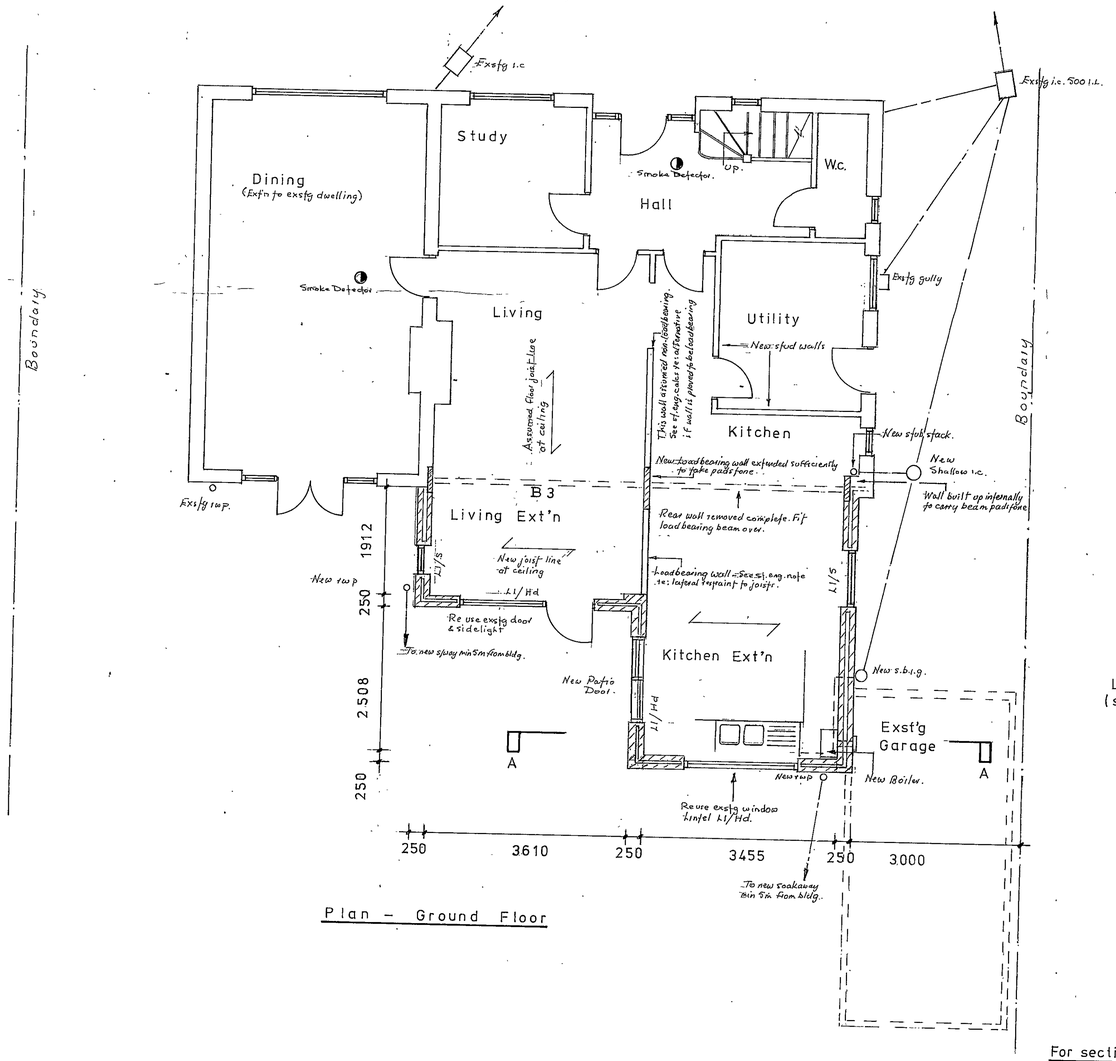


West Elevation

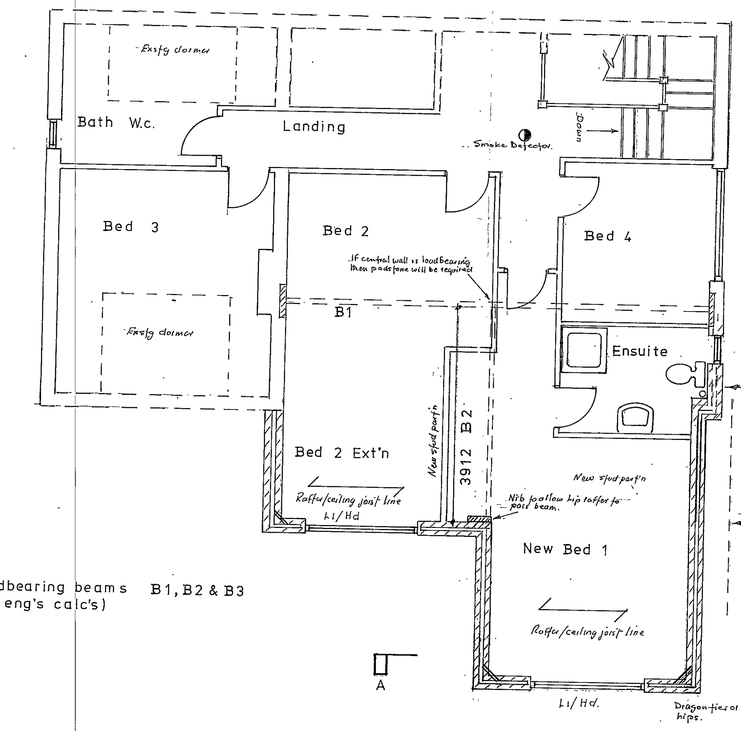


East Elevation

North Elevation Unchanged



Plan - Ground Floor



Loadbearing beams B1, B2 & B3
(see eng's calc's)

Plan - First Floor

REV 'B' in acc. with Planning request (Mr. P. Taylor) Kitchen/Bed ext'n set back 0.5m. Roofing now hipped. Window on West Elev'n 1st. Floor Bed 1 now omitted.

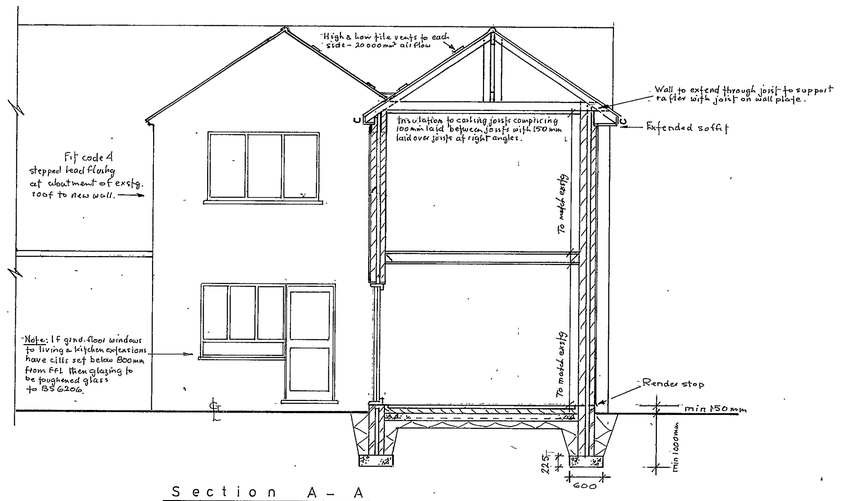
REV 'A' in acc. with Bldg. Control letter dated 20/11/02 Ref FX/2002/3654 - See dwg. No. P/696/2A.

For section A-A & specification & block & location plans see Dwg No P/696/2A

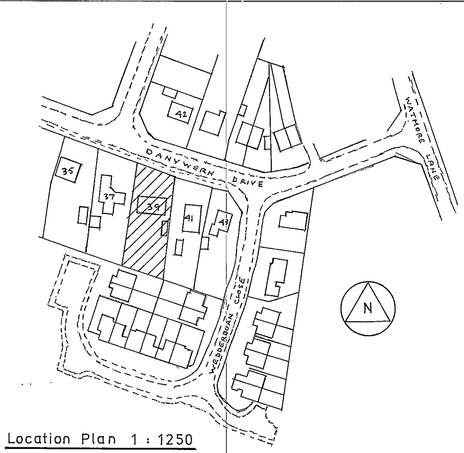
PROPOSED TWO STOREY REAR EXTENSION AT 39, DANYWERN DRIVE, WINNERSH, FOR P. BOND ESQ.,	
DRAWING No.	P/696/1~~A~~B
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	OCT '02

APPROVED
REVISED PLAN
7968

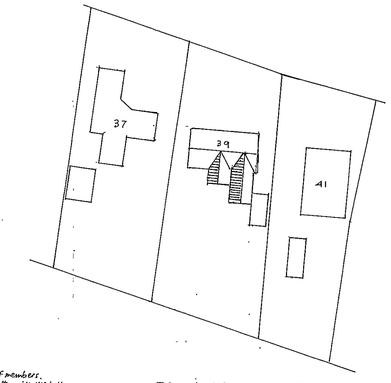
PLANNING SERVICES
POL
DC
ARP
CS
11 DEC 2002
COPIES TO



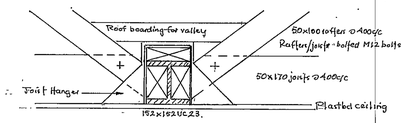
Section A - A



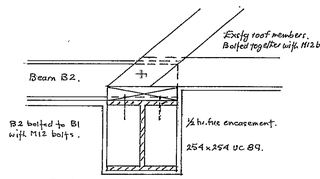
Location Plan 1 : 1250



Block Plan 1 : 500



Detail at B 2



Detail at B1

Roof: Tiles, colour to match exstg, 25x38 sw battens, undererable felt, 50x100 rafters @ 400c/c, 50x170 joists @ 400c/c, 38 x 200 ridge board, 50x100 hangers @ 1200c/c either side of central 50x150 binder. All connections bolted using M12 bolts. Bearing on 50x100 plate bedded & torped @ 1200c/c using approved type gms vertical restraint anchors. ~~At gable end fit approved type gms heavy restraint anchors @ 1200c/c to prevent~~ the rafters & joists at both roof & ceiling levels. Joists infilled with 250mm thick Isowool or approved insulation with ceiling of 12.5 duplex plasthbd. artex finish. Fascia/soffit in upvc with ventilation to give equivalent of continuous 10mm gap. Fit eaves vents to ensure ventilation over insulation and roof insulation to be continued into cavity insulation. Fit high & low level tile vents in valley area @ each 20 000 mm² airflow. Open valley formed in code 4 lead sheet max 1.5m long on roof boarding & tilting fillets. At exstg. roof fit 38x200 layer boards. Exstg. roof to be strengthened if reqrd. Gutter 112 h/s to new 68¢ d/pipes taken to new soakaways min 5m from bldg. via 100¢ pipework bedded in peastrings & laid @ 1:60 gradient all in acc. with Part H of Bldg. Regs. 2000. Note: Ceiling insulation 100mm between joists & 150mm laid across joists. Hip rafters 38x200.

See note from Sect A-A

Windows Doors: D/g glazed upvc construction fully weatherstripped with glazing to give U = 2.0 W/m²K. Fit 1/2 light over type h/s or 1/1 htd having min 150mm end bearings & flexible d.p.c's. Units with head ventilation to give min. 8000 mm² airflow to living & Bedrooms and min. 4000mm² airflow to kitchen, utility and ensuite. Openg vents to living & bedrooms to give min. 1/20th floor area of ventilation. Bedroom windows to incorporate escape opening min. 500W x 1000h. clear openg. with cill of openg. max 1100mm above FFL. Ensuite window glazed in obscure glass. Doors/sidelight in toughened glass to BS 6206.

Ext. Walls: 100 Celcon Solar block, 50 cavity, 100 Solar block, 13 lightwt plaster. Outer blockwork waterproof rendered to match exstg in 2 coats 20mm thick with scraped or textured finish. Below d.p.c. in facing brick to match exstg. Cavities with 50mm Isowool or approved insulation carried into roof insulation and closed with Thermabate 75 closers around openg. Fit bricktie or approved bed reinforcement below window openg. to reduce thermal shrinkage. Fit st/steel wall ties 900 horiz 450 vert c/c staggered. Double up ties around reveals. New blockwk tied to exstg. using approved type metal wall plates with vert. d.p.c. Builder to check with block manufacturer regarding necessity for movement joints. 'U' for walls 0.27W/m²K.

Int. Walls: 50 x 100 studs @ 400c/c on 50x100 head/sole plates with 50x100 noggings. Faced both sides with 12.5 plasthbd. skim 2 set and infilled with approved type insulation. Double up joists under first floor part'n walls.

First Floor: 18mm t & g. flooring on 50 x 195 joists @ 400c/c with ceiling of 12.5 plasthbd. artex finish. Fit solid strutting at mid-span. Fit approved type hoist/vert. restraint anchors @ 1200c/c a.b.d. Note: See engineers note re: lateral restraint by joists to top of grnd. floor wall.

Grnd Floor: 65 s/c screed with lightwt anti-crack mesh, 500g polythene vapour control layer, 100mm Celotex F100 insulation with Celotex pelmeter edging to screed, 1200g. Visqueen d.p.m. lapped into d.p.c. 150mm concrete slab in 30N/mm² mix with A142 reinforcing mesh, 100 well consolidated h/core. Note: If exstg. floors are suspended type underfloor ventilation maintained by ducting via 100¢ pipework to airbricks to give openg. equivalent to 1500mm²/m of wall length.

Founds: In 21N/mm² conc. mix taken down to requd. depth to suit sub-soil conditions (min 1000mm) all to Bldg. Insp. approval and to meet the requirements of the Bldg Regs 1991 in all respects. Where taking additional loading exstg. founds to be exposed & if necessary underpinned if within zone of influence of trees founds to be designed in acc. with NHBC note 4:2 "Building near trees". Final depth to reflect soil type & path of trees.

Drainage: New drainage in 110¢ Osmadrain or approved all laid & connected in acc. with manufacturers recommendations and in acc. with Part H of Bldg. Regs 2000. We outlet 100¢. Shower waste 40¢. Basin waste 32¢. With 75 deep seal trap & combined overflow connected to 100¢ stub stack with air admittance valve fitted above basin level.

Smoke Detectors: To BS 5446: Part 1 installed to manufacturers recommendations. To be self-contained & inter-connected & permanently wired to separate fused circuit at D.B. All wiring to I.E.E. regulations.

Heating: Exstg. c/heating extended.

Ventilation: Kitchen fitted mech. vent type Maxivent 150 (72 litres/sec). Ensuite fitted Selv Mini Inovent (18 litres/sec). Ducted to outside via 110 or 150¢ pipework terminating in wall grille. For light, door or pull switch operation. Utility fitted Maxivent 150 (72 litres/sec)

Beams: All as per engineer. Encased in 2 layers of 9.5 plasthbd. wired @ 100 c/c with 12.5 gypsum plaster set coat to give ½hr. fire rating.

Lighting: Kitchen fitted fluorescent tube in acc. with Part L1 of Bldg. Regs. 2000.

Boiler: Approved type wall hung, gas fired, balanced flue fitted by Corgi registered engineer with outlet min 200mm from any openg into bldg. All ~~to~~ in acc. with Part J of Bldg. Regs 2000

General Notes

1. Notwithstanding the representation on this dwg. & dwg. No. P/696/1 all work to conform to current Bldg. Regulations & relevant British Standards and contractor to check & verify all dimensions & levels including site & storey levels, drain invert levels, outfalls & connections and where possible any underground services within the vicinity of the proposed works, prior to commencement. Any discrepancies to be notified to owner of property prior to commencement as no claim will be accepted for lack of information after work has started.
2. Contractor to pay close attention to the alleviation of thermal bridging and air leakage and Robust construction details must be strictly adhered to. Refer to D.T.L.R. to best details for dwellings & similar buildings.
3. Contractor to note and include for all relevant operations under "General Information" on the structural engineers calculation sheets Ref: RH 01-10 dated Oct '02. and check that above details at B1 & B2 are viable.

'REV A' in acc. with Bldg. Control letter dated 20/11/02 Ref: FX/2002/3654
1/ Lintels in specification & now indicated on plans.
2/ Extract to Utility room now specified
3/ Boiler now specified and indicated on plan.
4/ Insulation to roof now specified between & over joists.
5/ Fluorescent lighting now specified to Kitchen.

For elevations & plans see Dwg No P/696/1B

APPROVED

7-968.1

REVISED PLAN

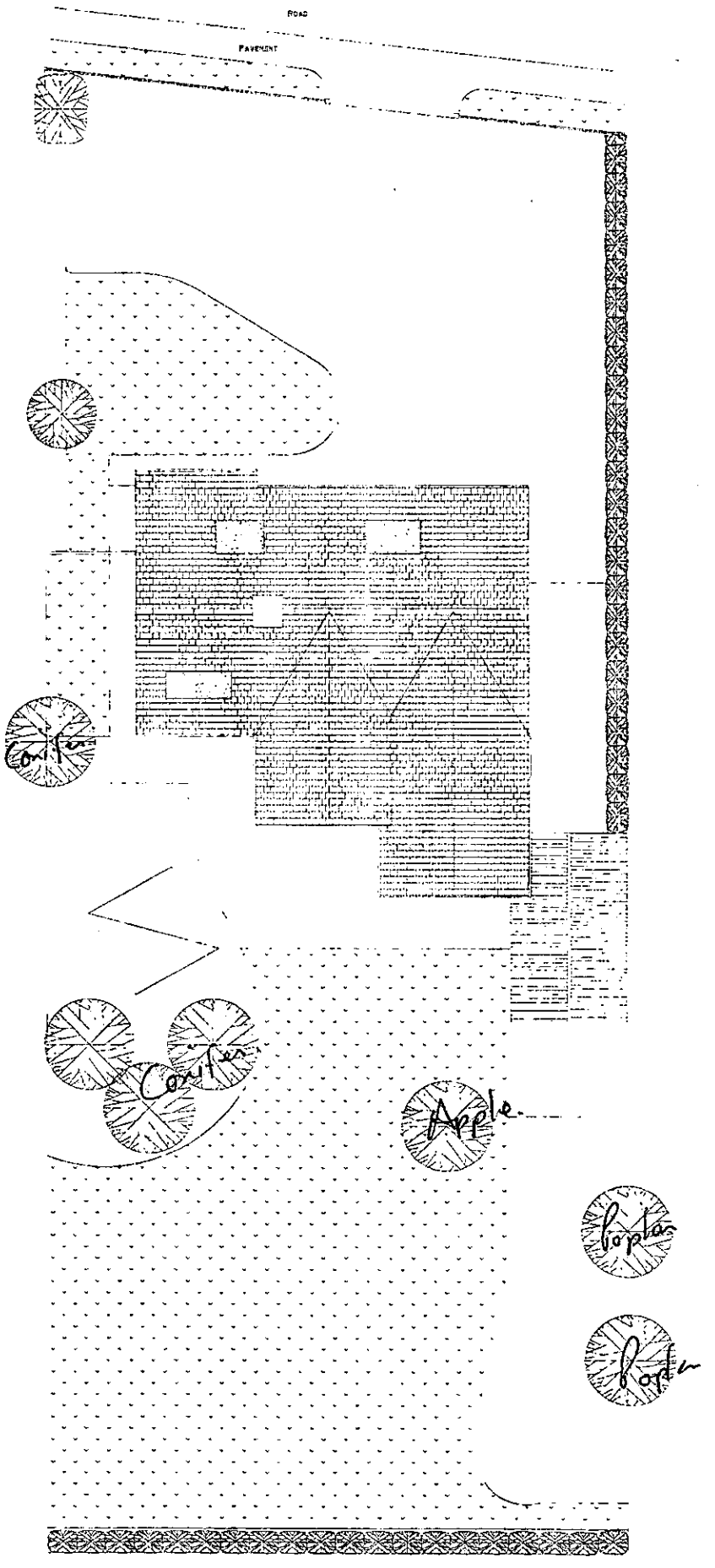
PROPOSED TWO STOREY REAR EXTENSION AT 39, DANYWERN DRIVE, WINNERSH FOR P. BOND ESQ.,

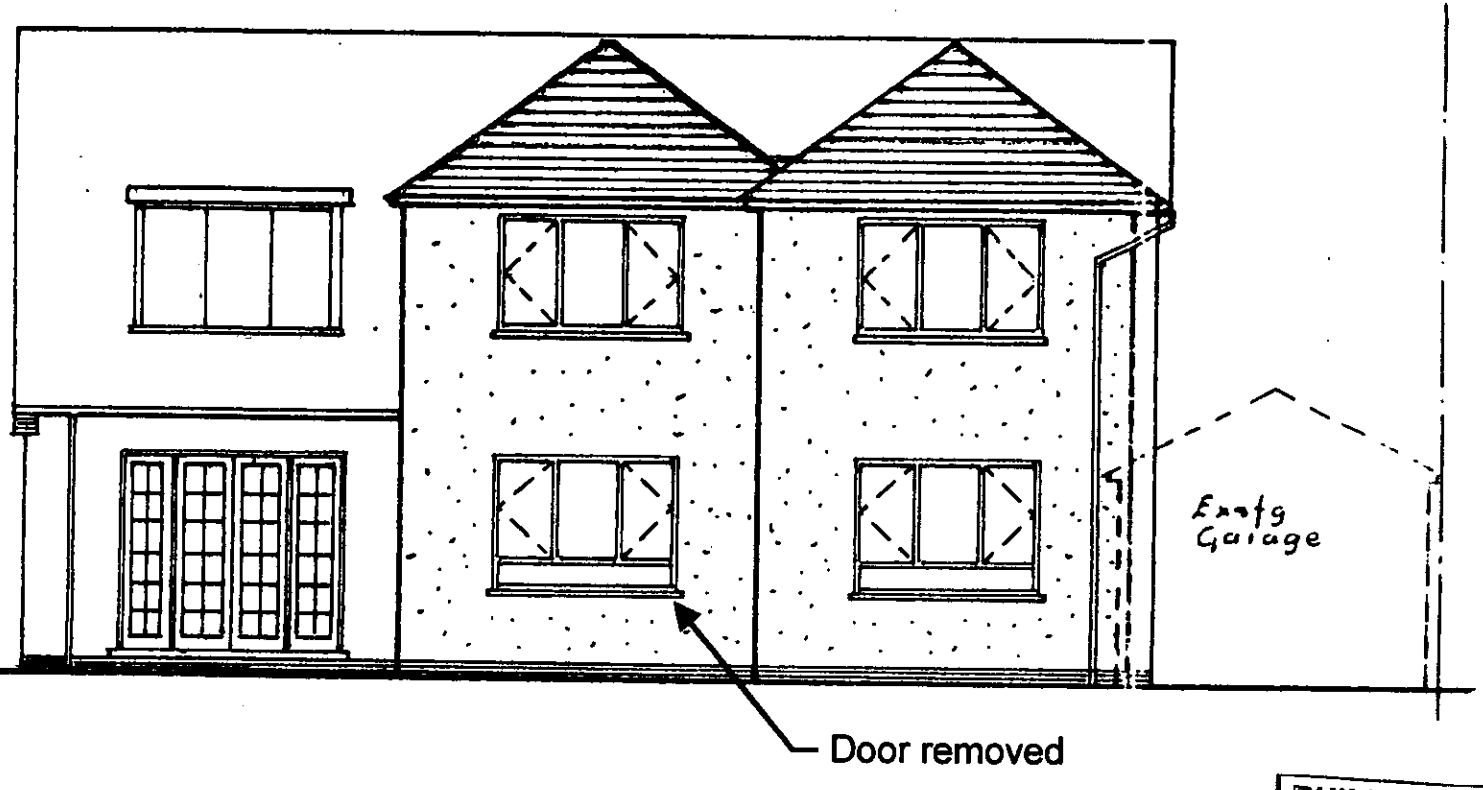
DRAWING No.	P/696/2A
SCALE	1 : 100 & 1 : 50
DRAWN	R.F.H.
DATE	OCT '02

PLANNING OFFICER HPT
POE TL
BC CNF
APP
CS
11 DEC 2002
COPIES

9/11/03

ALL TREES TO BE RETAINED





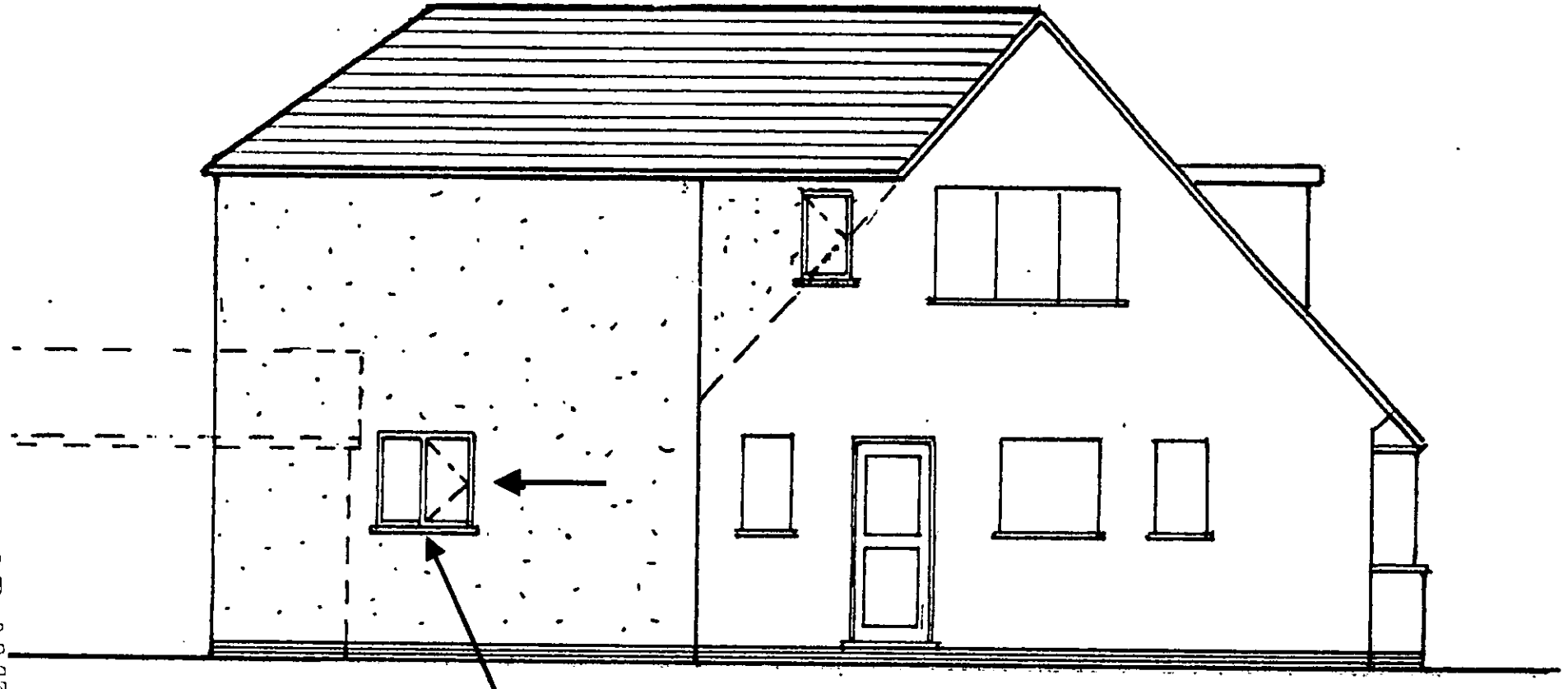
MINOR AMENDMENTS

1

South Elevation

BUILDING CONTROL
-0 1 JUL
FX/2002/3654

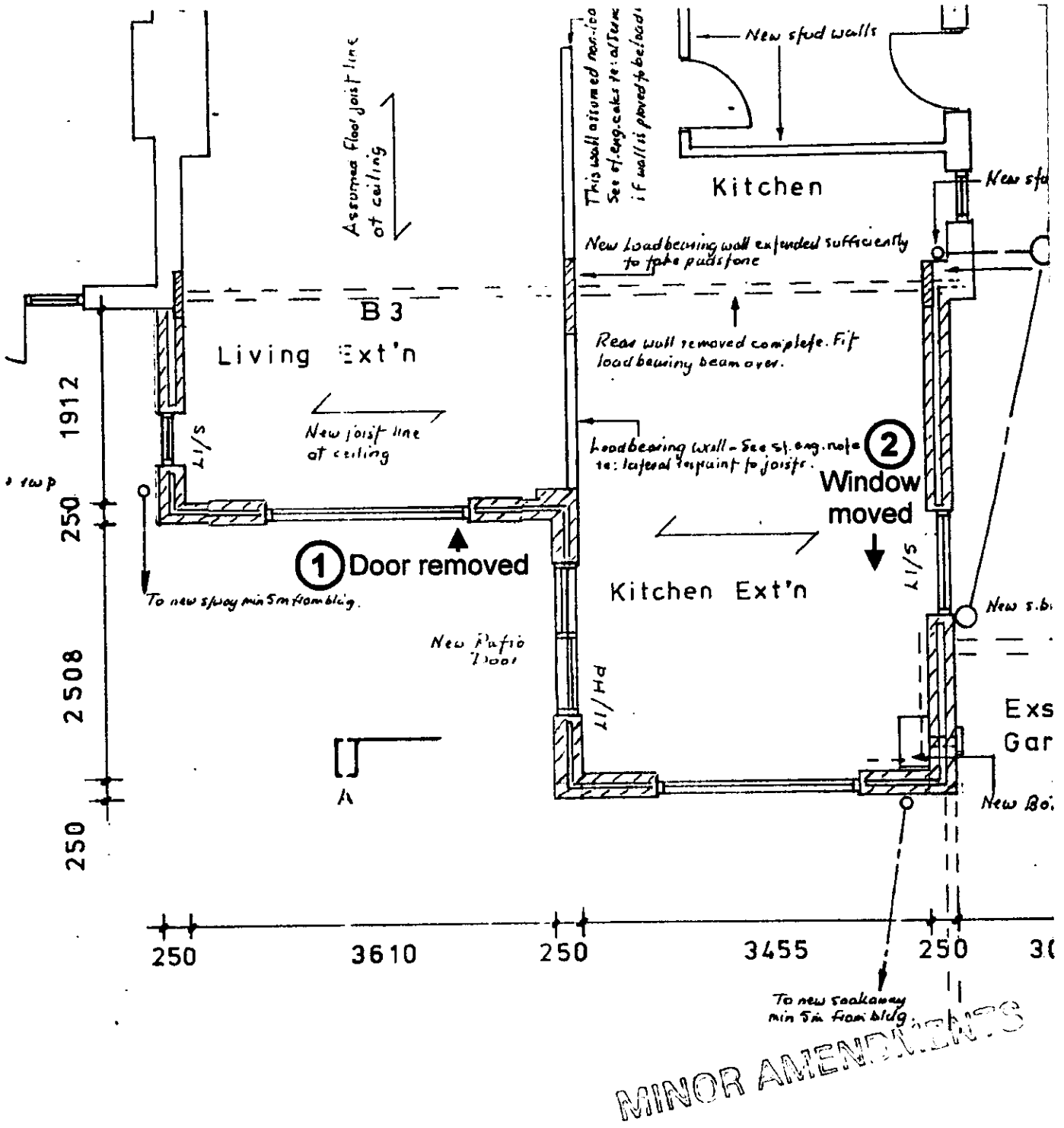
REVISED PLAN



2

East Elevation

BUILDING CONTROL
01 JUL 2003
FX/2002/3654



Plan - Ground Floor

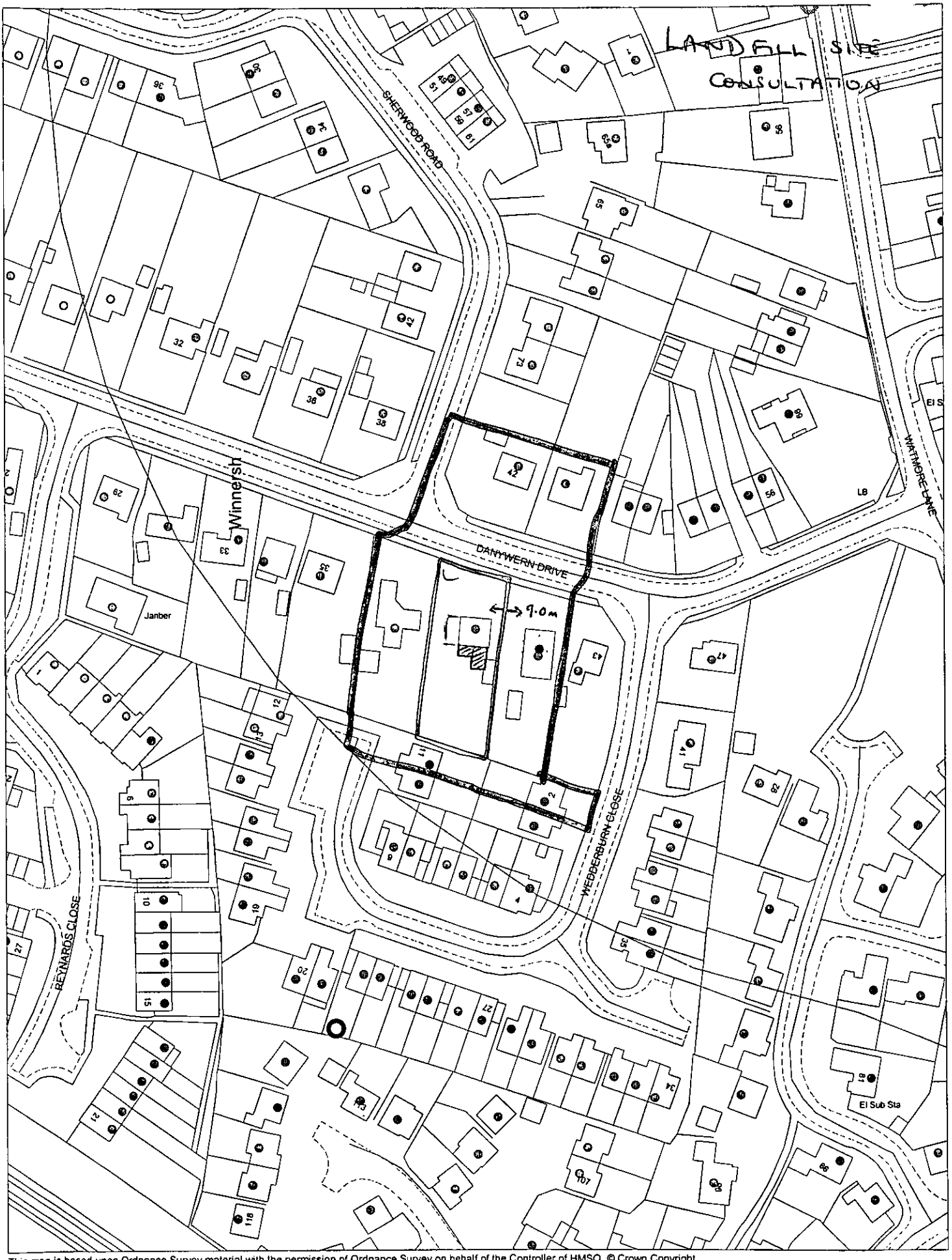
3

BUILDING CONTROL
01 JUL 2003
Ex/20021654

REVISED PLAN

08. NOV. 2002 7968

Clarendon Close Landfill Site



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,Wokingham District Council.
13 November 2002

Scale: 1 : 1250

N
W E
S