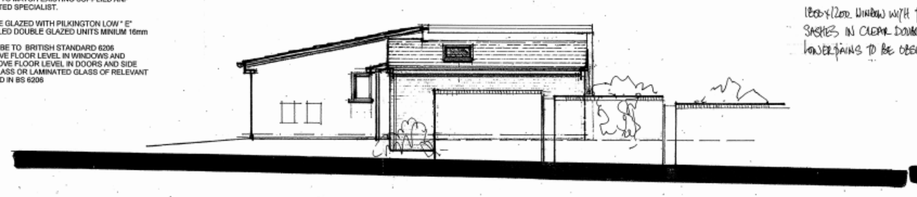
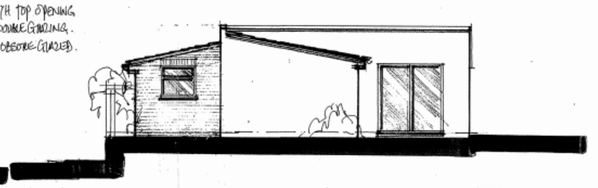


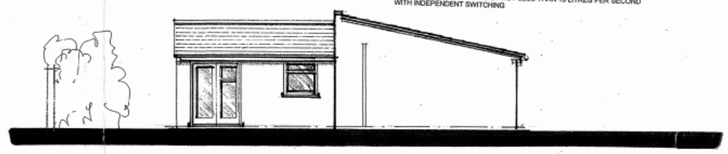
NORTH ELEVATION



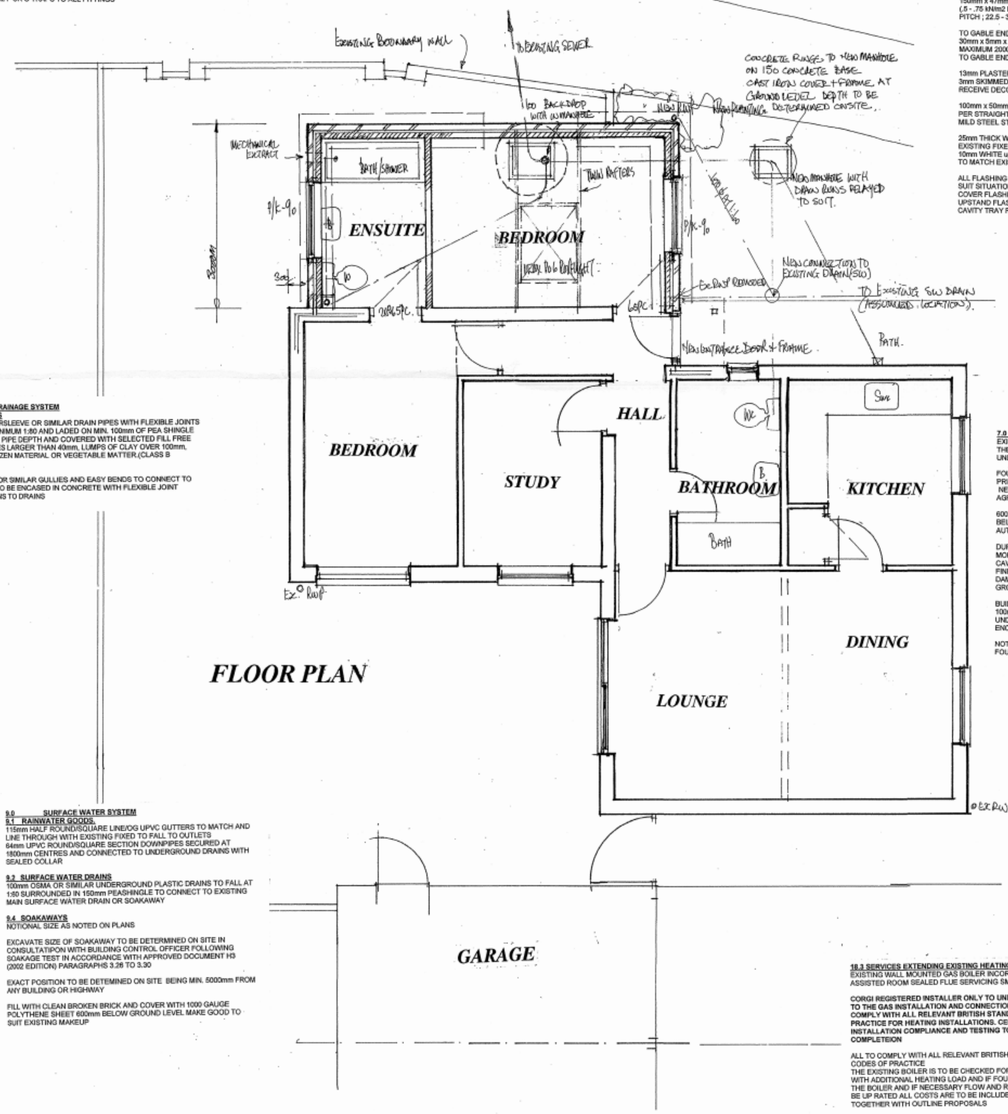
WEST ELEVATION



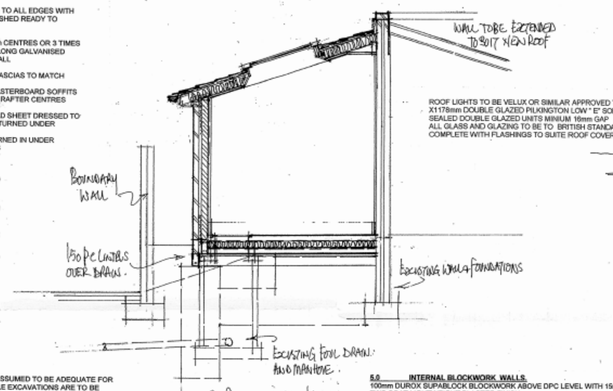
SOUTH ELEVATION

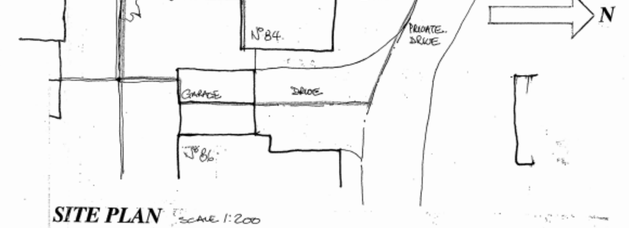


EAST ELEVATION



FLOOR PLAN

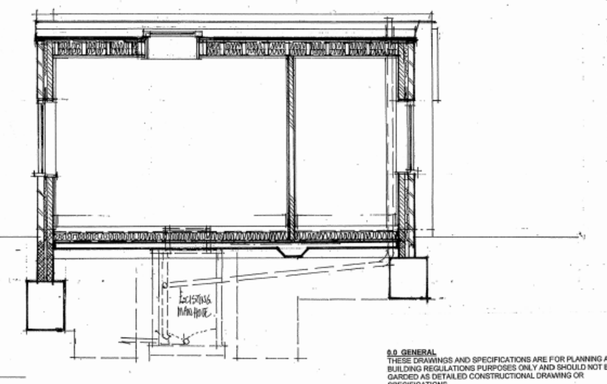




SITE PLAN scale 1:200



LOCATION PLAN scale 1:1250



8.3 ABOVE GROUND DRAINAGE
100mm DIAMETER SOIL AND VENT PIPES TAKEN UP ABOVE ANY ADJACENT WINDOWS BY 1000mm AND FITTED WITH VENTILATED TERMINATION CAP
CODE 4 LEAD FLASHING WHERE PIPES PASS THROUGH ROOF
SECONDARY VENTILATION PIPES AS INDICATED ON PLANS TO BE FITTED WITH NON-RETURNABLE AIR ADMITTANCE VALVES

100mm QUICK FIT ADAPTOR CONNECTION TO WCS max length 6.000 @ 1/6mm/m fall
40mm UPVC WASTE PIPES FROM BATH, SHOWER AND SINKS max length 3.000 @ min 18mm/m fall
32mm UPVC WASTE PIPES FROM HAND BASINS AND BIDET max length 1.700m @ min 18mm/m fall
50mm UPVC COMBINED WASTE PIPES WHERE USED WITH ANTI SIPHON TRAPS TO UNITS SERVED max length 4.000m @ min 18mm/m fall
75mm DEEP SEAL P OR S TRAPS TO ALL FITTINGS

14.0 LIGHTING EFFICIENCY
WALL/ CEILING MOUNTED COMPACT FLUORESCENT LAMPS LOCATED IN LOCATIONS AS IDENTIFIED ON PLANS AS "CFL"

15.0 FIRE PRECAUTIONS
SMOKE DETECTION SYSTEM
DOMESTIC MAINS AND BATTERY POWERED (1 hr Backup) INTERLINKED SMOKE ALARM SYSTEM FITTED AT CEILING LEVEL IN COMMON AREAS ON EACH FLOOR TO BS5839 PART 6.
LOCATED ON PLANS AS "SD"

8.0 FOUL DRAINAGE SYSTEM
FOUL DRAINS
100mm SUPERSLEEVE OR SIMILAR DRAIN PIPES WITH FLEXIBLE JOINTS TO FALL A MINIMUM 1:80 AND LADED ON MIN. 100mm OF PEA SHINGLE TO HALF THE PIPE DEPTH AND COVERED WITH SELECTED FILL FREE FROM STONES LARGER THAN 40mm, LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL OR VEGETABLE MATTER.(CLASS B BEDDING).

HEPWORTH OR SIMILAR GULLIES AND EASY BENDS TO CONNECT TO SOIL PIPES TO BE ENCASED IN CONCRETE WITH FLEXIBLE JOINT CONNECTIONS TO DRAINS

9.0 SURFACE WATER SYSTEM
9.1 RAINWATER GOODS.
115mm HALF ROUND/SQUARE LINE/OG UPVC GUTTERS TO MATCH AND LINE THROUGH WITH EXISTING FIXED TO FALL TO OUTLETS
64mm UPVC ROUND/SQUARE SECTION DOWNPIPES SECURED AT 1800mm CENTRES AND CONNECTED TO UNDERGROUND DRAINS WITH SEALED COLLAR

9.2 SURFACE WATER DRAINS
100mm OSMA OR SIMILAR UNDERGROUND PLASTIC DRAINS TO FALL AT 1:60 SURROUNDED IN 150mm PEASHINGLE TO CONNECT TO EXISTING MAIN SURFACE WATER DRAIN OR SOAKAWAY

9.4 SOAKAWAYS
NOTIONAL SIZE AS NOTED ON PLANS

EXCAVATE SIZE OF SOAKAWAY TO BE DETERMINED ON SITE IN CONSULTATIPON WITH BUILDING CONTROL OFFICER FOLLOWING SOAKAGE TEST IN ACCORDANCE WITH APPROVED DOCUMENT H3 (2002 EDITION) PARAGRAPHS 3.28 TO 3.30

EXACT POSITION TO BE DETEMINED ON SITE BEING MIN. 5000mm FROM ANY BUILDING OR HIGHWAY

FILL WITH CLEAN BROKEN BRICK AND COVER WITH 1000 GAUGE POLYTHENE SHEET 600mm BELOW GROUND LEVEL MAKE GOOD TO SUIT EXISTING MAKEUP

4.0 WIDOWS & GLAZING
WIDOWS TO BE WHITE UPVC TO MATCH EXISTING SUPPLIED ANF INSTALLED BY FENSA REGISTED SPECIALIST.

ALL WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON LOW " E" (emr0.5) SOFT COATING, SEALED DOUBLE GLAZED UNITS MINIUM 16mm GAP
ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206
GLAZING BELOW 800mm ABOVE FLOOR LEVEL IN WINDOWS AND GLAZING BELOW 1500mm ABOVE FLOOR LEVEL IN DOORS AND SIDE PANELS TO BE ANNEALED GLASS OR LAMINATED GLASS OF RELEVANT THICKNESS TO SIZE DETAILED IN BS 6206

17.0 ELECTRICAL SERVICES
ELECTRICAL SERVICES APPROVED DOCUMENT "P1"
ALL NEW ELECTRICAL WORK IS TO BE DESIGNED,INSTALL, INSPECTED AND TESTED IN ACCORDANCE WITH BS7671 (I.E.E WIRING REGULATIONS 16TH EDITION) THE WORKS IS TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON WITH A CERTIFICATE OF COMPLIANCE (IEE 16TH EDITION, DESIGN INSTALLATION AND TEST WARRANTEE) PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF WORKS

1800 x 1200 WINDOW WITH TOP OPENING SASHES IN CLEAR DOUBLE GLAZING. LOWER PANS TO BE OBSCURE GLAZED.

3.0 BRICK/BLOCK CAVITY WALLS.
103mm FACING BRICKWORK IN 1.1.6 CEMENT LIME SAND MORTAR TO MATCH EXISTING

85mm CAVITIES COMPLETE WITH STAINLESS STEEL WALL TIES AT 750mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY ALTERNATIVELY STAGGERED
WALL TIES AT 225mm CENTRES VERTICALLY ADJACENT TO WINDOW AND DOOR OPENINGS WITH INSULATED CAVITY CLOSER / DPM.

85mm ROCKWOOL RIDGED INSULATION BATTS BUILD INTO CAVITY AS WORK PROCEEDS AGREMENT CERTIFICATE NO. 79/696

INSTALL GALVANISED MILD STEEL LINTELS OVER OPENINGS AS REFERENCE NUMBERS ON PLANS WITH MINIMUM 150mm END BEARING AND CAVITY DPC OVER. RETURN CILLS IN BRICK/BLOCKWORK OVER CAVITY AND INCORPORATING DPC
LINTELS AS MANUFACTURED "KEYSTONE LINTELS LTD".
WWW.KEYSTONELINTELS.CO.UK

100mm DUROX SUPABLOCK OR SIMILAR INSULATING BLOCKWORK INNER SKIN TO CAVITY WALLS
13mm TWO COAT LIGHTWEIGHT PLASTER FINISH WITH ANGLE BEADS TO ALL EXTERNAL CORNERS

DOORS, IRONMONGERY DOOR FRAMES, DOOR LINNGS, ARCHITRAVES, COVINGS, AND WINDOWS TO MATCH EXISTING

10.0 ROOM VENTILATION
10.1 HABITABLE ROOMS.
RAPID VENTILATION OF ALL HABITABLE ROOMS TO BE ACHIEVED WITH OPENING WINDOWS MIN 1/20TH OF FLOOR AREA OF ROOM
TOP OPENING SASHES LOCATED 1750mm ABOVE FLOOR LEVEL
BACKGROUND VENTILATION TO BE PROVIDED WITH TRICKLE VENTILATOR IN HEAD SECTION OF WINDOW GIVING MINIMUM 8000 sq.mm CONTROLLABLE OPENING

10.3 BATHROOM VENTILATION.
AIREDALE OR SIMILAR MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND WITH INDEPENDENT SWITCHING

7.0 SUBSTRUCTURE.
EXISTING FOUNDATIONS HAVE BEEN ASSUMED TO BE ADEQUATE FOR THE PROPOSALS HOWEVER TRIAL HOLE EXCAVATIONS ARE TO BE UNDERTAKEN BY THE APPOINTED BUILDER AND THE EXISTING

FOUNDATIONS VERIFIED BY THE BUILDING CONTROL DEPARTMENT PRIOR TO COMMENCEMENT OF WORKS
NEW FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF FOUL DRAIN AS AGREED ON SITE BY BUILDING CONTROL OFFICER

600mm x 750mm GRADE C20 MASS CONCRETE FOOTINGS 1000mm BELOW GROUND LEVEL ON SUITABLE LOADBEARING SOIL TO LOCAL AUTHORITY APPROVAL

DUROX OR SIMILAR UNDERGROUND BLOCKWORK IN 4:1 SAND CEMENT MORTAR TO ALL WALLS BELOW GROUND LEVEL
CAVITIES TO BE FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE FINISHED 150mm BELOW DPC LEVEL
DAMP PROOF COURSE TO BE LAID MIN. 150mm ABOVE ADJACENT GROUND LEVEL

BUILD IN TO WALL THERE DRAINS OR SERVICES PASSED THROUGH 100mm x 65mm OR 100mm x 140mm PRESTRESSED CONCRETE LINTELS UNDER EACH SKIN WITH MINIMUM 100mm END BEARING
ENCASE PIPES OR SERVICES IN SOFT SAND WHERE PASSING THROUGH

NOTWITHSTANDING REPRESENTATIONS ON THIS DRAWING FOUNDATIONS TO COMPLY WITH THE BUILDING ACT WILL BE PROVIDED

1.2 VAULTED WARM PITCHED ROOF

CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

32mm x 19mm SOFTWOOD TILE BATTENS TO SUIT PITCH OF TILES USED WHERE RAFTERS ARE AT 450mm
50mm x 25mm COUNTER BATTENS FIXED WITH TWISTED WIRE NAILS INTO RAFTER

TYVEK SOLID VAPOUR PERMIABLE ROOF LINING SYSTEM (DuPONT ENGINEERING PRODUCTS 01276 678770) OR SIMILAR,COMPLETE WITH EAVE/GUTTER PLASTIC FLASHING. AGREMENT CERTIFICATE NO 94/3054 LAYED AND FIXED TO MANUFACTURERS INSTRUCTIONS

150mm (2 X 75mm) CELOTEX TUFF-R GA3000Z BETWEEN RAFTERS
150mm x 47mm RAFTERS AT 400mm cts.
(.5 - 75 kN/m2 LOADING)
PITCH ; 22.5 - 30 deg. MAXIMUM SPAN 3570mm

TO GABLE END ROOFS PROVIDE;
30mm x 5mm x 1800mm LONG GALVANISED MILD STEEL STRAPS AT MAXIMUM 2000mm CENTRES TO SECURE RAFTERS AND CEILING JOIST TO GABLE END WALL, FIXED TO MIN 3NO. RAFTERS AND CEILING JOISTS

13mm PLASTERBOARD FIXED AT 400mm CENTRES TO ALL EDGES WITH 3mm SKIMMED FINISHING COAT OF PLASTER, FINISHED READY TO RECEIVE DECORATIONS

100mm x 50mm WALLPLATES SECURED AT 2000mm CENTRES OR 3 TIMES PER STRAIGHT RUN WITH 30mm x 5mm x 1500mm LONG GALVANISED MILD STEEL STRAPS 3 TIMES SCREW FIXED TO WALL

25mm THICK WHITE UPVC OR 25mm SOFTWOOD FASCIAS TO MATCH EXISTING FIXED TO ENDS OF RAFTERS.
10mm WHITE upvc OR EXTERNAL QUALITY PLY/ MASTERBOARD SOFFITS TO MATCH EXISTING ON SOFTWOOD BATTENS AT RAFTER CENTRES

ALL FLASHING AND VALLIES TO BE IN CODE 4 LEAD SHEET DRESSED TO SUIT SITUATION WITH MINIMUM 150mm UPSTAND TURNED UNDER COVER FLASHING OR SADDLE
UPSTAND FLASHINGS TO BE 150mm HIGH AND TURNED IN UNDER CAVITY TRAY FLASHING WHERE ABUTTING WALLS

ROOF LIGHTS TO BE VELUX OR SIMILAR APPROVED TYPE GGL P06 - 942 X1178mm DOUBLE GLAZED PILKINGTON LOW " E" SOFT COATING, SEALED DOUBLE GLAZED UNITS MINIUM 16mm GAP
ALL GLASS AND GLAZING TO BE TO BRITISH STANDARD 6206, COMPLETE WITH FLASHINGS TO SUITE ROOF COVERING.

5.0 INTERNAL BLOCKWORK WALLS.
100mm DUROX SUPABLOCK BLOCKWORK ABOVE DPC LEVEL WITH 15mm TWO COAT LIGHTWEIGHT PLASTER FINISH

6.1 SOLID GROUND BEARING FLOOR CONSTRUCTION.
75 mm SHARP SAND AND CEMENT SCREED WITH CHICKEN WIRE MESH REINFORCEMENT IN THE BOTTOM OF THE SCREED
1000 GAUGE POLYTHENE SEPERATING LAYER

100mm CELOTEX TUFF-R GA3000Z INSULATION BOARD

LAYER BUILDING PAPER
THREE COATS OF "SYNTHAPRUFE" OR SIMILAR COLD BITUMEN APPLIED DAMP PROOF MEMBRANE DRESSED UP ALL WALLS MIN. 150mm
OR
1000 GAUGE POLYTHENE DAMP PROOF MEMBRANE WITH ALL JOINTS DOUBLE LAPPED MINIMUM 150mm AND DRESSED UP SIDES OF OVERSITE SLAB AND BEDDED IN WITH D.P.C

100mm GRADE C20 OVERSITE CONCRETE SLAB

A142 MESH REINFORCEMENT TO WHOLE OF SLAB WITH MINIMUM 25mm BOTTOM COVER

25mm SAND BED
150mm WELL CONSOLIDATED HARDCORE OR STONE REJECT BASE

18.3 SERVICES EXTENDING EXISTING HEATING SYSTEM
EXISTING WALL MOUNTED GAS BOILER INCORPORATING FAN ASSISTED ROOM SEALED FLUE SERVICING SMALL BORE RADIATORS.

CORGI REGISTERED INSTALLER ONLY TO UNDERTAKE ANY WORKS TO THE GAS INSTALLATION AND CONNECTIONS
COMPLY WITH ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE FOR HEATING INSTALLATIONS. CERTIFVCATE OF INSTALLATION COMPLIANCE AND TESTING TO BE ISSUED UPON COMPLETEION

ALL TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE
THE EXISTING BOILER IS TO BE CHECKED FOR ADEQUACY TO COPE WITH ADDITIONAL HEATING LOAD AND IF FOUND TO BE INADEQUATE THE BOILER AND IF NECESSARY FLOW AND RETURN PIPE WORK TO BE UP RATED ALL COSTS ARE TO BE INCLUDED WITH TENDER TOGETHER WITH OUTLINE PROPOSALS

18.4 SERVICES, EXTENDING EXISTING HOT & COLD WATER SYSTEMS
MODIFY AND ADAPT EXISTING PIPEWORK TO SUPPLY ADDIQUATE HOT AND COLD WATER SUPPLIES TO ALL NEW FITTINGS AND FIXTURES IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS

6.0 GENERAL
THESE DRAWINGS AND SPECIFICATIONS ARE FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY AND SHOULD NOT BE RE-GARDED AS DETAILED CONSTRUCTIONAL DRAWING OR SPECIFICATIONS

THIS DRAWING, DETAILS AND SPECIFICATIONS ARE THE COPYWRITE OF COLIN DAWSON AND ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

NOTWITHSTANDING THE REPRESENTATIONS AND SPECIFICATIONSON THIS DRAWING, CONSTRUCTIONAL DETAILS TO BE DETERMINED ON SITE TO MATCH AND LINE THROUGH WITH EXISTING CONSTRUCTION.

UNLESS OTHERWISE SPECIFIED MATERIALS, COMPONENTS, FITTINGS AND STANDARDS OF WORK ARE TO MATCH THAT OF THE EXISTING BUILDING

BUILDER IS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND VERIFY ANY DISCREPANCIES WITH THE APPROPRIATE AUTHORITY

THE PROPOSALS AFFECT THE ADJOINING PROPERTY REQUIRING NOTIFICATION UNDER THE PARTY WALL ACT 1996 TO THE ADJOINING OWNER/LESSEES.

ALL STRUCTURAL TIMBER TO BE STRENGTH CLASS 3 UNLESS OTHERWISE SHOWN, AS DEFINED IN THE BUILDING ACT 1995.
ALL TIMBER TO BE TANALISED OR SIMILAR PRESSURE IMPREGNATED WITH PRESERVATIVE BEFORE DELIVERY TO SITE.

DO NOT SCALE

ORIGINAL SIZE OF DRAWING A1

MINOR AMENDMENTS
E-7068

Proposal PROPOSED EXTENSION.
Drawing PLANNING PROPOSALS
Site 84 HURST PARK ROAD TWYFORD READING BERKSHIRE

Date 13 June, 2002 *Scale* 1:50.& 1:100 *Drawing No* D 661-01E

Case Officer
Planning
19 DEC 2007
Copies
Replied

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