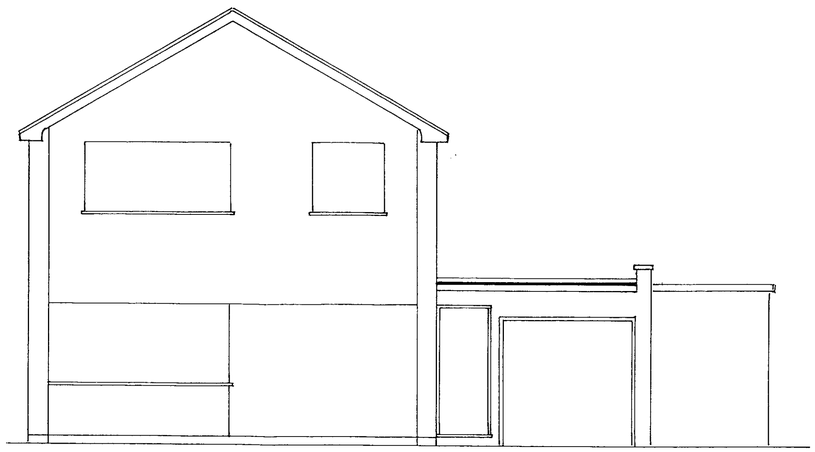
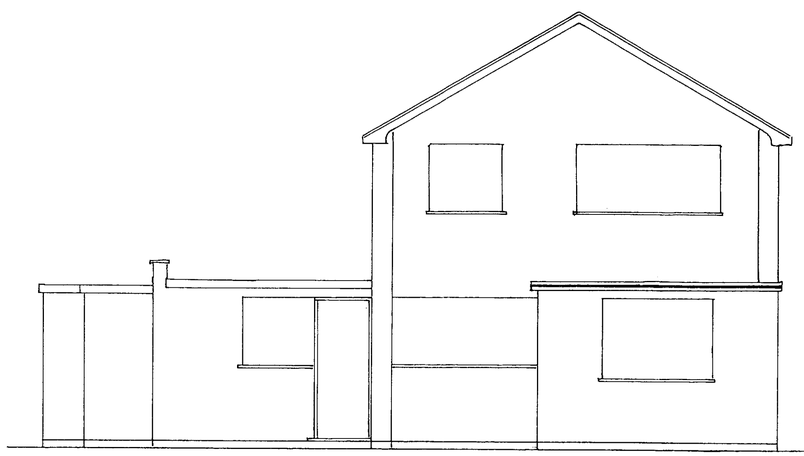


ex. front



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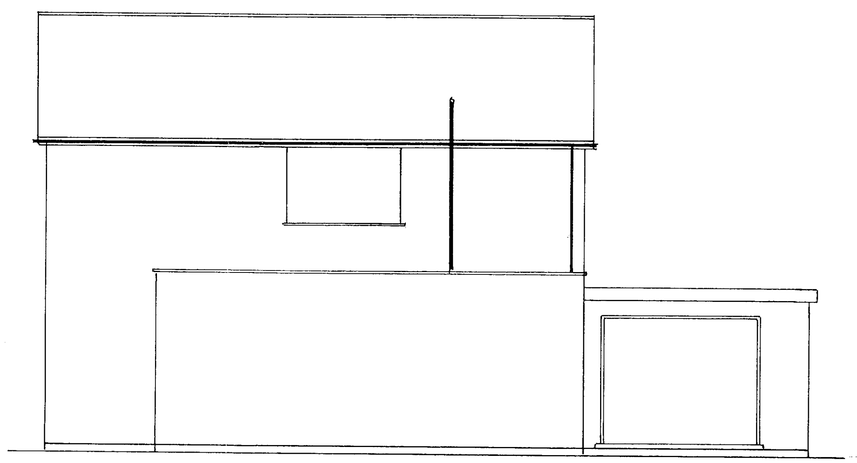

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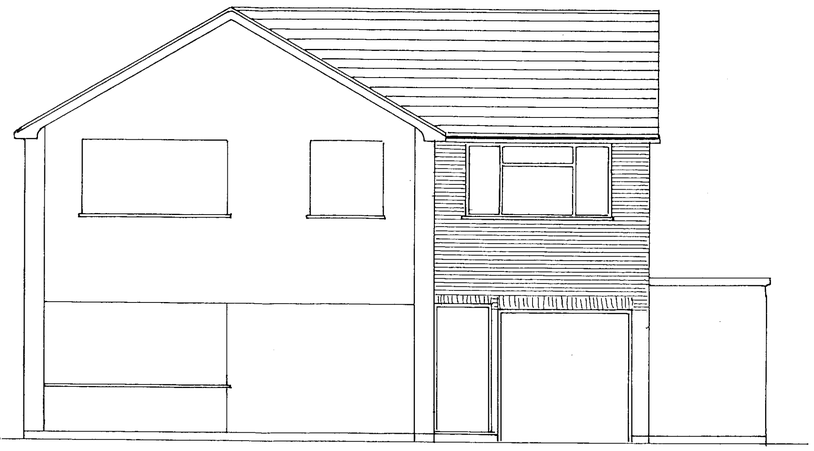
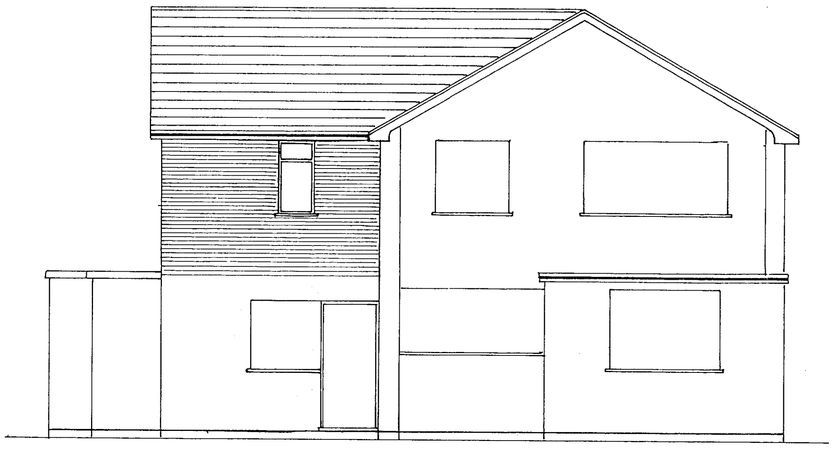


prop. front



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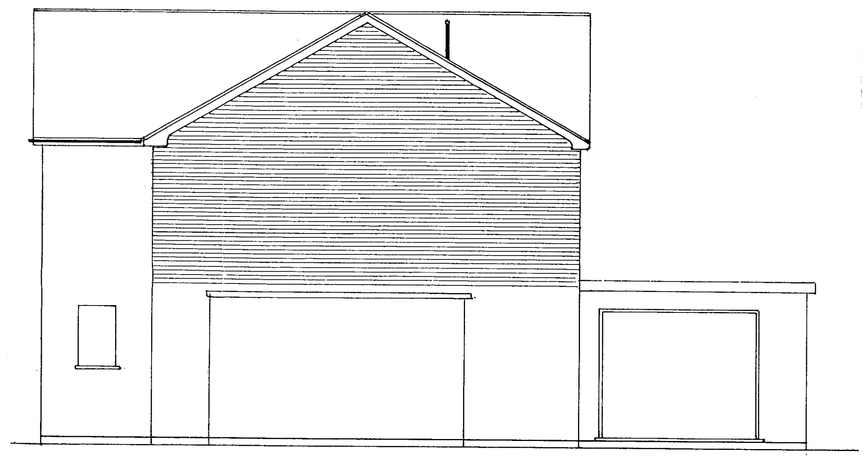

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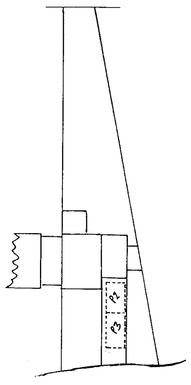

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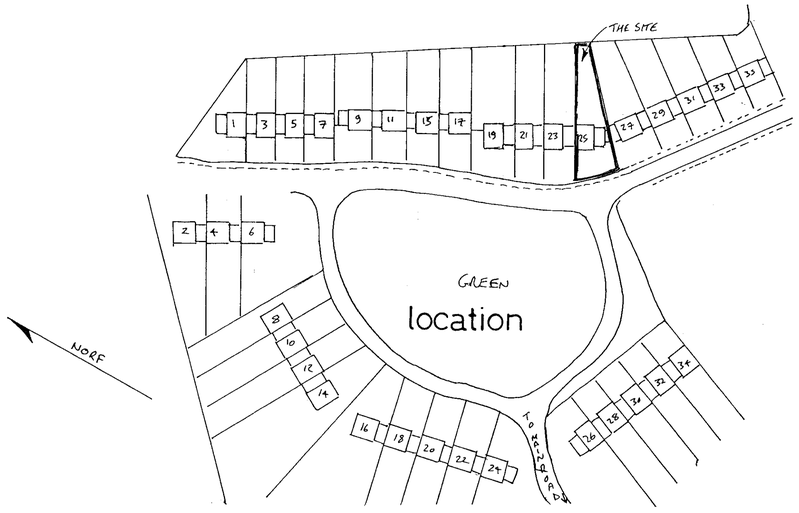

APPROVED

0 10 20 30 40 50 60 70 80 90 100

Proposed extension for Mr. & Mrs. Trott at
25, Springfield Park, Twyford, Berkshire.

E. G. Designs of Ascot.

The Clockhouse 46 Fernbank Rd. Ascot Berks SL5 8HE
Tel/Fax. - 01344 882883. E Mail. egdesign@talk21.com

DRAWN : GEOFF. W. SPARROW. DWG. No. GWS/1758/00/1/a
SCALE: 1:50, 1:500, 1:1250. DATE: APRIL 2000.
TYPE : FOR LOCAL AUTHORITY SUBMISSION ONLY.
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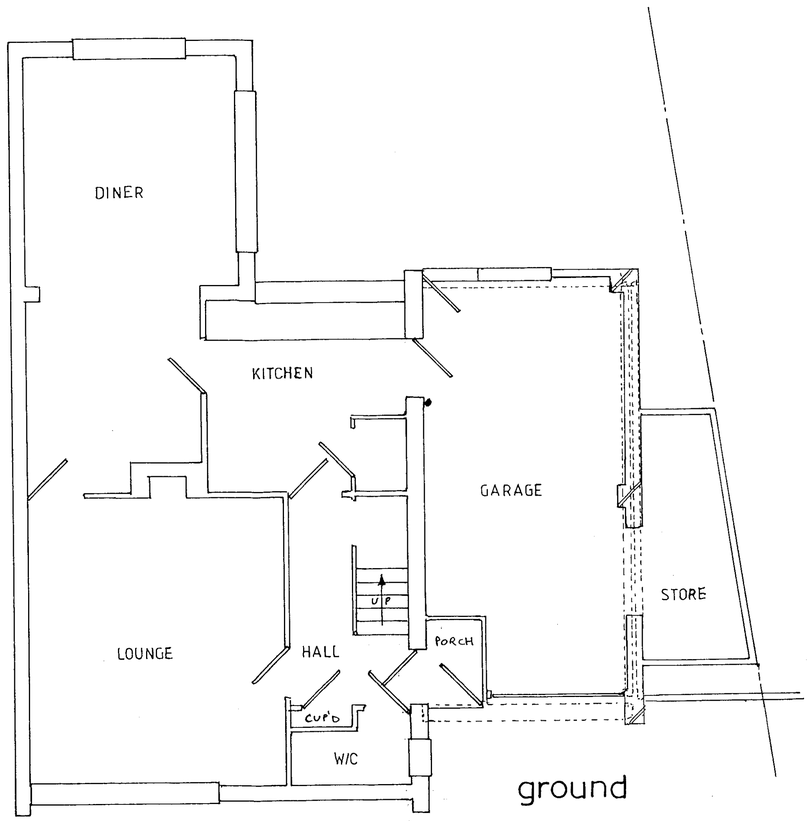
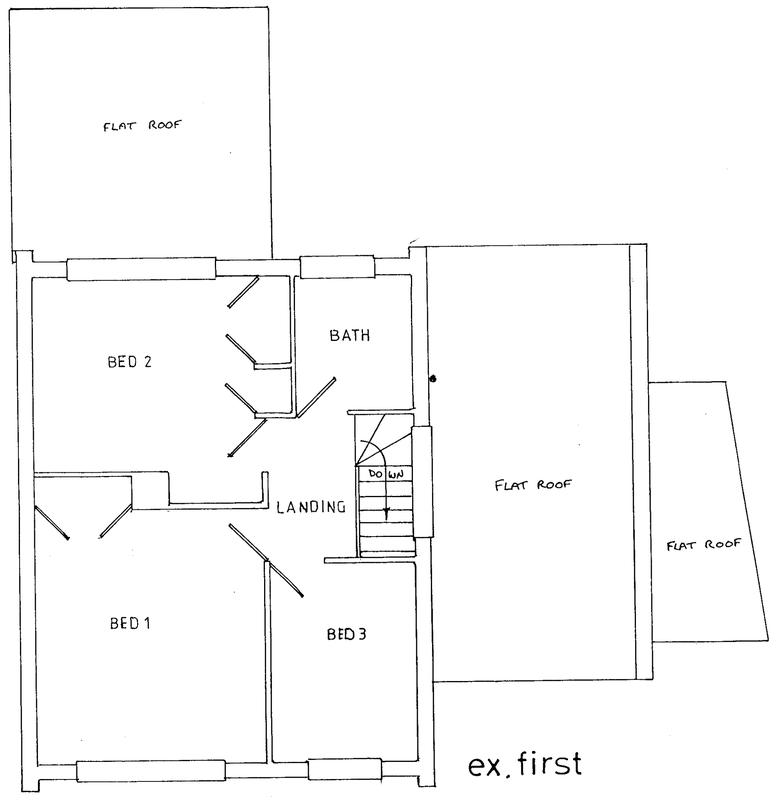
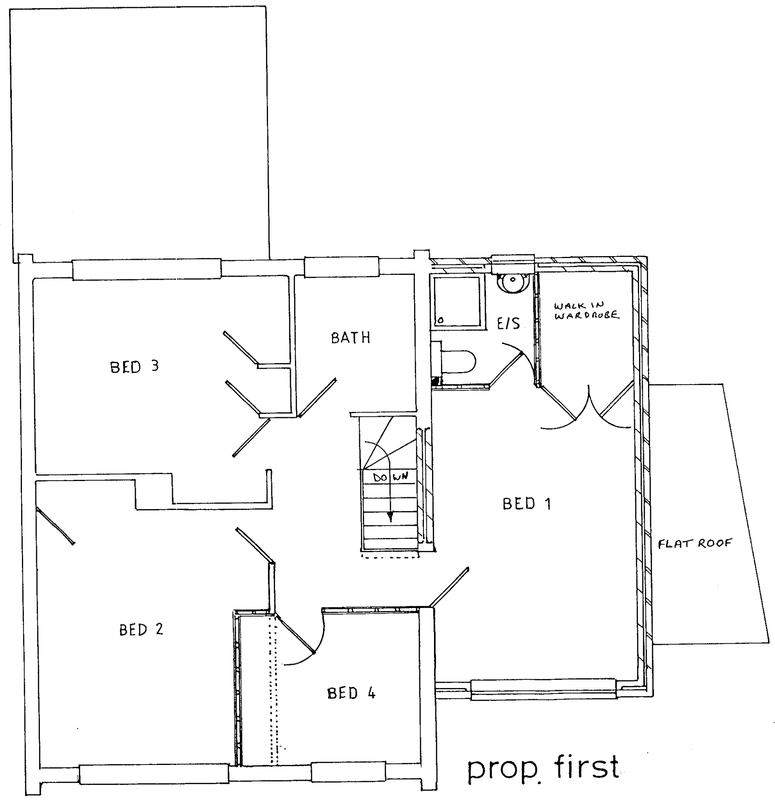


ground



ex. first



prop. first

Foundations:

Existing foundations to be exposed for inspection where taking additional loading, and :-
OPTION 1. Are found satisfactory and the new wall, is constructed straight onto the existing wall, either by corbelling the brickwork out from the 225mm to the required 250mm, or by placing a 10mm steel plate onto existing wall to spread the load.
OPTION 2. The existing to be Underpinned to 1M deep if found unsuitable, in 1M sections, and fully under the whole of the existing foundations, then the upper wall built as above.
OPTION 3. The existing wall is left without any additional loading, by the construction of three piers all with new foundations to the required standard, and with Catnic CN 8's spanning front to back onto new piers, and side to side from existing wall to new piers.
New foundations to be 850mm deep, 750mm long, 600mm wide, in a trench 1M deep or taken down to loadbearing soil. final width and depth to be determined on site according subsoil conditions, place 1:3:6 concrete foundations using 19mm aggregate, all to BS. 8004, depth to be to invert of any drain within 1M or a 45 degree line up from any over 1M away, and to depth of lowest main root growth of any adjacent shrubs.

Footings:

Provide fletton brick (facing brick where showing), laid in cement mortar 1:3, PVC. DPC. to be 150mm above ground level and lapped 100mm with it'self and DPM, make good internally with hardcore and 1:2:4 concrete, and soil externally.

Walls:

Provide 100mm brick to match existing property for outer skin, cavity filled with 50mm Rockwool batts, inner skin 100mm Thermalite sheild blocks light weight plastered, wall ties 5 per M², doubled at eaves and reveals, close cavities in these situations with insulating DPC closers, block bond to existing or use Furfix profiles.
Build walls off of Catnic CN 8 lintels, laid over existing wall, flash from 150mm up new wall over and onto existing flat roof to existing annexe with code 4 lead, cut in at top and made good.
FIRST FLOOR PARTITIONS.
75 X 50mm studs at 400mm c/c fully braced & faced each side with 12.5mm plasterboard & set coat of plaster, built off of double joists.

Lintels:

Expose existing lintels and replace with relevant Catnic's if found unsuitable, including internal ones, Catnic CN7 or 8 lintels in cavity walls, reinforced concrete lintels over any drains, and over doorways in loadbearing walls, wrap internal steel lintels in 2 x 9.5mm plasterboard & set coat of plaster.

First Floor:

22mm Grade 2 or 3 tongue and grooved chipboard, on 200 X 50mm joists at 600mm c/c, doubled under partitions, ceiling to be 2 layers of 9.5mm plasterboard with staggered joints, and 75mm Jablite between joists, 30 X 5mm lateral restraint straps at 2M c/c, solid strutting at c/c span.

Pitched Roof:

Tiles to match existing, on 50 X 25mm Tanalised battens on slaters felt on 100 x 38mm rafters at 600mm c/c. with 200 x 75mm purlin at mid span, 100 x 50mm ceiling joists with 225 x 75mm SC4 binders at 2100 c/c, 150 X 25mm timber facia with ply soffit containing 25mm continuous fly proof air gap, bed 100 X 50mm wall plate in 1:3 cement mortar and strap at 2M c/c, 30 x 5mm lateral support straps at 2M c/c, ceiling to be 200mm fibreglass insulation over 12.5mm foil backed plaster board and set coat of plaster or Artex finish, ridge to be 175 X 25 mm, code 5 lead to vallies on 175 x 25mm valley boards, cut rafters onto same size layboards.

Foul Drains:

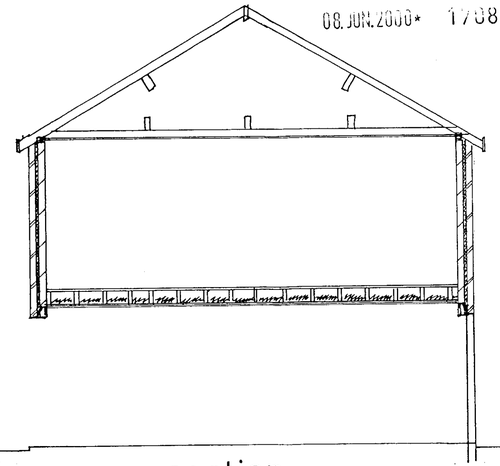
38mm shower, 32mm basin wastes both with 75mm traps and discharging to 50mm trunk waste, and enter existing 110mm SVP at 90 degrees to 110mm branch to W/C, join and clip all pipes to manufacturers requirements, all falls 1:40 min. provide rodding access at changes of direction.

Surface Water Drains:

100mm half round UPVC eaves gutter, 65mm RWP fixed in accordance with manufacturers requirements with necessary clips brackets and fittings, run to existing ground floor RWP'S and existing first floor gutter, if existing system is inadequate, then run into 110mm UPVC drains fall 1:40 bed and surround in pea shingle, to 1M cube rubble filled concrete capped soakaways, 5M away from house.

General:

Make good all disturbed surfaces including landscaping.
Electrical circuits for required new fittings to comply with latest AEI regulations, and extended from existing.
Plumbing & heating circuits required for new fittings to be extended from existing.
All windows to provide a twentieth of the floor area as ventilation, be double glazed, have trickle vents 8000mm² for habitable rooms and 4000mm² for baths kitchens etc., and anything less than 1.5M from the floor in doors and sidelights, 800mm in windows, to be saftey glazed, all windows, doors loft hatches etc. to be draft excluded, and pipes in floors and roofs lagged.
Service ducts to be sealed to ceilings, floors and walls.
All fittings and fixtures to clients requirements.
Shower room to have 30 l/sec mechanical ventilation with 20min. overrun switched with room light, ducted to external air.
All roof timbers are to be Tanalised



section



APPROVED

08. JUN. 2000* 1758

Proposed extension for Mr. & Mrs. Trott at
25, Springfield Park, Twyford, Berkshire.

E. G. Designs of Ascot.

The Clockhouse 46 Fernbank Rd. Ascot Berks SL5 8HE
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