No 28 WARD

APPROVED

TWYFORD ROAD

BM 55·14m

54·9m

Farm Cottages

Track

Pond

CAR PARK

PHASE 2

PHASE 1

Cantley

Pond

CANTLEY HOUSE HOTEL

Allow 1m to far edge of car parking

NB:
EXISTING PARKING-54 SPACES

15 No ADDITIONAL SPACES

4·8m x 2·4m each space

56·4m

BM 56·74m

MATTHEWSGREEN ROAD

57·6m

El Sub Sta

57·0m

60·0m

MILTON ROAD

The Lodge

BM 62·54m

61·15m

MARTINS DRIVE

MARTINS DRIVE

TITLE: CANTLEY HOUSE HOTEL
WOKINGHAM

DATE MARCH 1998 REV A OCT'98

DWG TITLE: SITE PLAN

SCALE : 1:500@A1/A3

APPROVED

24/7/09

Foul water:

100 dia upvc soil pipe to wc, 38mm waste to whb
with deep seal traps, all connected to new svp taken up 900mm
above highest window opening and fitted with a wire cage to top. "Decktite" or similar flashing
where passing through roof structure.
100mm soil pipe to fall below floor and run
100mm drain laid 1:40 in 150mm pea shingle and connect to existing foul water system.
Make good.

New manholes to be constructed of 215mm class B engineering bricks in English bond in cement/sand mortar 1:3 treated with water proofer with flush joints on 150mm concrete base 1:2:4. Bed cover and frame directly on to top of brickwork.
Main drain run in open half round channel with branch bends discharging into the main channel in the direction of flow. Channel and branch bends bedded in concrete. Benching as required with smooth finish.

Building contractor must visit the site and discuss in detail the following points:

1. Heating - new and existing
2. Radiator positions
3. Electrics – new and existing
4. Internal and external decoration
5. Wall, floor and ceiling finishes
6. Window and door types
7. Fitting of any sanitary ware
8. Tiling to the above
9. Moving of any meters
10. Clearance of all materials from site

Brickwork to match existing
Upvc double glazed windows to match existing
Roof tiling to match existing

Heating:

The existing heating system is to be extended into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size.

Existing wall to be repainted or rebuilt where necessary.
If walls to be knocked down then rebuild in cavity work a bd.
Construct new roof over entire area.

Construct 100x50 stud walls all round existing with 100mm glass fibre insulation between studs and 1200 guage polythene to outside & 12.5 plasterboard & skim inside.

GENTS WC
LADIES WC
DISABLED WC

(EXISTING STORAGE BUILDING)

PROPOSED TOILET AREA 6480

Block up doors

Existing storage building

5100

Install internal 826 wide door

New cavity walls for proposed bedroom expansion

Make to be mixed down

Access through

EXISTING GARDEN WALL

PROPOSED RESTAURANT AREA

Remove walls shown dotted

1No 203x102x19 UB

B7&S 150 conc

B7&S 150 conc

foundation

1No 203x102x19 UB

Block UP door

EXISTING TOILET BLOCK TO BE REMOVED

KITCHEN AREA

RESTAURANT

AREA TO BE CLEARED FOR PHASE I & PHASE II OF PROPOSED BEDROOM EXTENSIONS

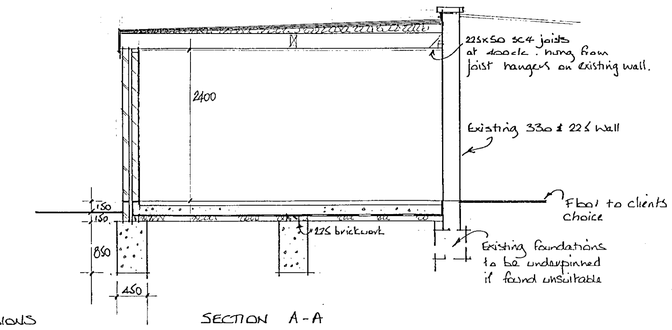
MILITARY RESTAURANT

ENTRANCE FROM COURTYARD

Garden Wall
New flat roof over
Brickwork to match
obscure Glass
Brick to match
EXISTING GARDEN WALL

SIDE ELEVATION

Garden Wall
obscure glass
EXISTING WALL



SECTION A-A

All roof timbers tanalised or similar

Excavation:

Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill concrete foundations at least 450mm wide and taken up to 150mm from GL. Any drains found to be suitably lintolled over. All excavations to be taken down below any root level.
Concrete mix to foundations to be grade 20, 20N/sq.mm at 28 days, 20mm max aggregate, 220kg/cu.m min cement content.
If necessary, existing foundations exposed and checked for suitability of sustaining new loads imposed. If unsuitable, underpinning to take place.

Ground Floor:

50mm sand and cement screed onto 150mm conc with B785 mesh onto 1200 guage polythene onto 50mm floor insulation onto compacted subbase. Dpm and dpc to form complete membrane. Steel mesh to have 50mm cover to bottom of concrete.
Steel mesh to span as shown onto inside skin of new walls and onto central foundation, with 225mm brickwork to central foundation as support to steel mesh. New floor to level through with existing. Existing floor to be inspected. If found unsuitable, new floor to spec as above must be constructed.

Walls:

Face brickwork to match with 50 cavity filled with rockwool wall batt or similar
100 mm thermalite inner skin with 13 mm plaster finish.
Blockwork to be 3.5 N/sq.mm unless indicated otherwise set in 1:1:6 mortar.
Walls below ground to be semi engineering brick work or dense blockwork set in 1:3 mortar.
Wall ties to be 450c/c vertically and 900c/c horizontally, doubled at reveals, all to BS 1243. Pvc dpc min 150mm above GL. Dpc and dpm to form continuous membrane. Insulated cavity closures. Catnic lintels or similar, all to be insulated.
100 x 50 wall plate bedded in cm and strapped to walls.
New stud walls to be constructed as shown along side existing solid walls. Existing walls to be repaired where necessary or demolished where required.
30 x 5 ms straps at 2mc/c secured over 3 no joists at first floor and ceiling joist level and turned down the blockwork face of the cavity.

Surface water:

Guttering to match existing where possible and taken to down pipe as shown.
100mm dia drain to connect to existing sw system or to a soakaway min 4.5m from buildings and boundaries if no sw system is found. Inspection required.

Flat roof:

13mm stone chippings hot bonded to 3No layer built-up felt flat roofing to BS747 onto 50mm Celotex Double R (TD2050) onto firrings laid to fall 1:60 onto 225 x50 sw sc4 joists at 400c/c with 12.5mm plasterboard and skim finish to match existing.
Noggins mid - span to be 175 x 50. Insure a mastic sealant is used between the top of the joists or noggins and underside of the Celotex boards in order to maintain a vapour barrier.

Glazing :

All new units to be double glazed. Safety glass to BS6206 to all doors. Safety glass To all windows where glazing is 800mm above the finished floor level.

Ventilation:

Trickle vents to top of window frames to allow 8000mm sq additional Ventilation. Automatic vent to wc with no window. Vent operated with light switch and give 3 a/c per hour.

Notes:
All dimensions must be checked on site and not scaled from this drawing.

APPROVED

A		
	Date	Revisions

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APPROVED
02.JUN.2000* 1657

Client: CANTLEY HOUSE HOTEL

Job Title: The RESTAURANT CANTLEY HOTEL WOKINGHAM

Drawing Title: SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS TO FORM NEW TOILET AREA

Scale: 1:50 1:100

Date: March 00 | Drawn by: hen

Drg. No.: C1806 | Rev.:

(ARCH.)

594 x 841mm A1

CD 24/7/00