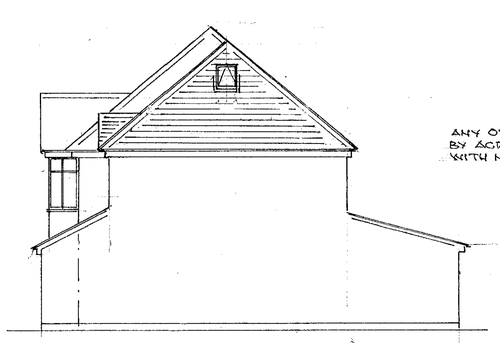
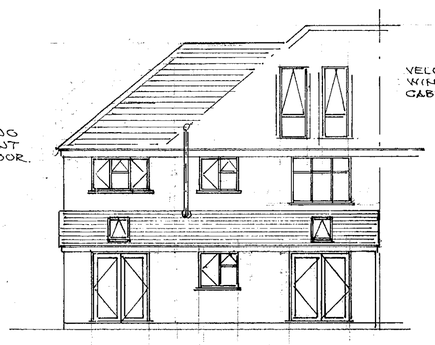


NEW FRONT



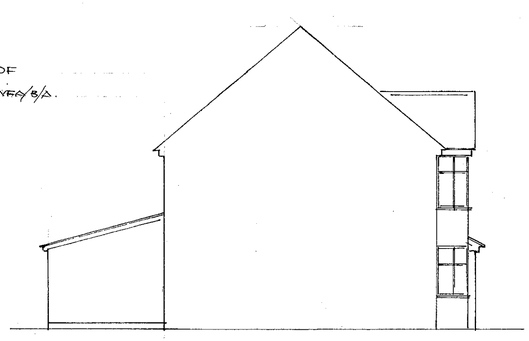
SIDE

ANY OVERHANG BY AGREEMENT WITH NEIGHBOUR.



REAR

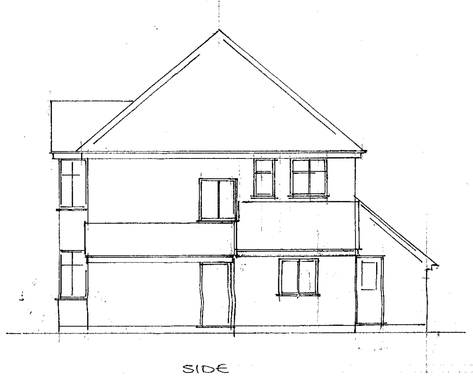
VELUX ROOF WINDOWS CABRIO OR VFA/S/A.



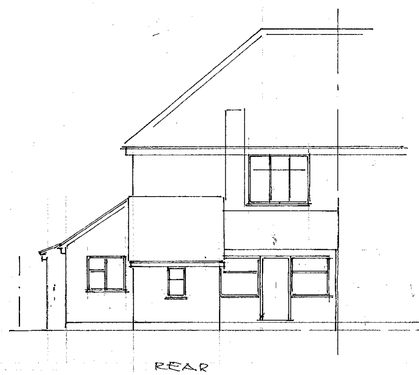
SIDE / SECTION



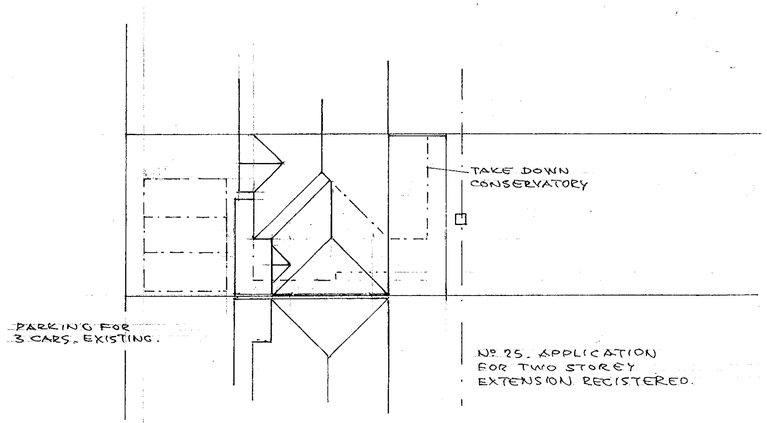
EXISTING FRONT



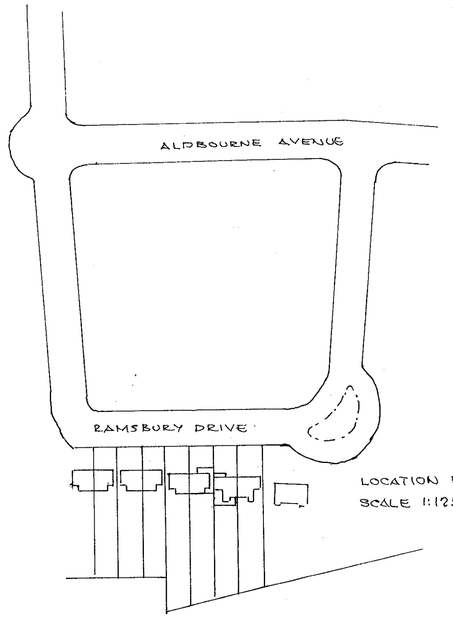
SIDE



REAR



SITE PLAN.
SCALE 1:200



LOCATION PLAN.
SCALE 1:1250

APPROVED

REVISED PLAN

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST. READING. RG 30 6AL. ©1189423696
DATE	8.1.01	CLIENT. MR. & MRS. WARREN 01189262547
		TITLE TWO STOREY SIDE, SINGLE REAR EXTN. & LOFT CONVERSION.
		LOCATION 23 RAMSBURY DRIVE, EARLEY. A
SCALE 1:100, 1:200, 1:1250		DRAWING No. PW 21003.

cp 17/8/01

MONO.DITCH ROOFS. WARM 15° PITCH MARLEY WESSEX ROOF TILES OVER 38×25 BATTENS, ONE LAYER ROOF FELT. INSULATING SARKING. 59㎜ CELOTEX DOUBLE 'R' WITH ALUM.ᴺ TAPE & CROSS LAID BATTENS TO JOINTS & STOP BATTENS AS TO CELOTEX INSTALLATION GUIDE. MANUFACTURED ROOF TRUSSES BY TRUSSTEC WITH CALCULATIONS SUPPLIED PRIOR TO INSTALLATION. 1000×30×5 RESTRAINT STRAPS AT 1200 CRS. PARᴸ TO JOISTS 12.5㎜ FOIL BACK PLASTER BOARD TOTAL INSULATION VALUE 0.35 W/㎡°C. ROOF WINDOWS AS FOR LOFT. BOT REF. BL44. 1170×730.

150 HIGH LEAD FLASHING & CAVITY TRAYS AT ALL WALL ABUTMENTS.

EXISTING ROOF MODIFICATIONS. EXISTING PLAIN TILES, BATTENS & FELT. 100×50 RAFTERS AT 400 CRS. TO HAVE 50 SQ PACKING TO U/SIDE CLOSE NAILED & GLUED TO HOUSE 59㎜ CELOTEX DOUBLE 'R' INSULATION WITH 50㎜ AIR GAP OVER & 12.5㎜ FOIL BACKED PLASTER BOARD TO GIVE 0.35 W/㎡°C 'U' VALUE. 150×50 CEILING TIES AT 400 CRS OVER 152×89×16# U.B.s ENCASED IN 2 LAYERS 9.5㎜ PLASTER BOARD. CEILING TO BE 12.5㎜ FOIL BACKED PLASTER BOARD WITH 216㎜ ROCKWOOL TO ALL VOIDS TO GIVE 0.25 W/㎡°C 'U' VALUE.

FLOOR CONSTRUCTION. LOFT & EXTᴺ 21㎜ T & G. CHIPBOARD OVER 200×50 JOISTS AT 400 CRS WITH TWO LAYERS. 9.5㎜ PLASTER BOARD TO CEILINGS. & 150㎜ ROCKWOOL OVER GARAGE TO GIVE 0.45 W/㎡°C 'U' VALUE & MIN HALF HOUR FIRE RESISTANCE.

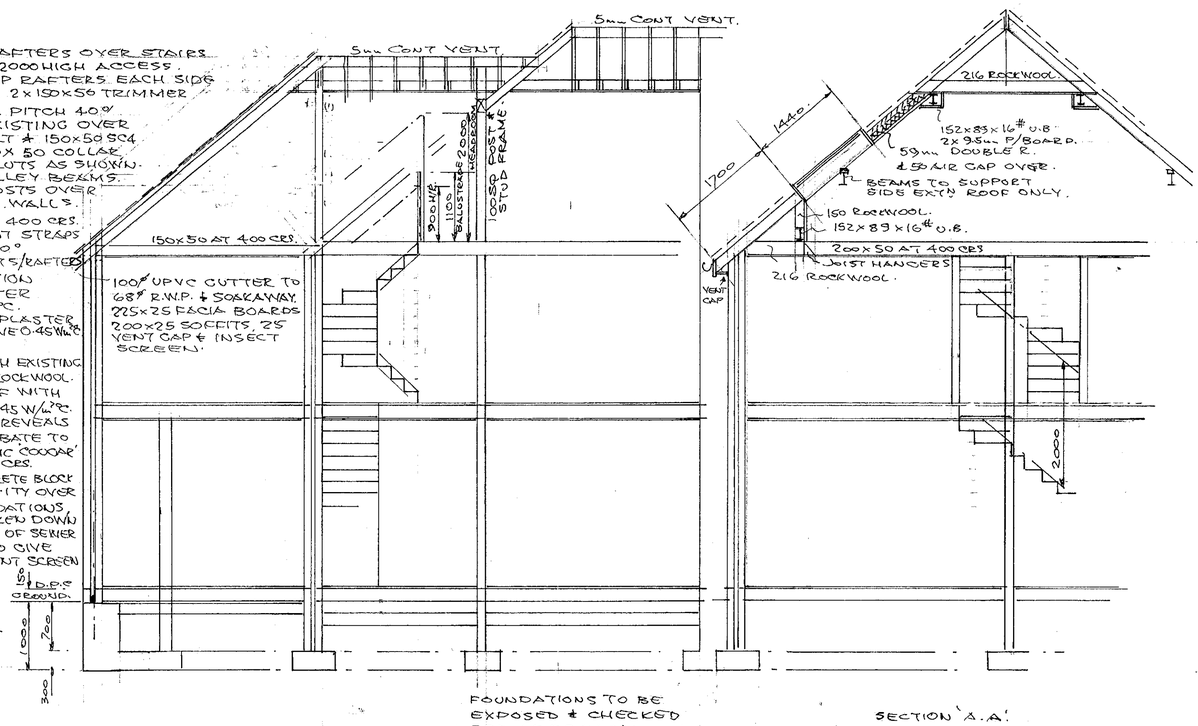
NEW STAIR CONSTRUCTION. 865 WIDE. 223×21 TREADS, 200×9 RISERS WITH MIN 50 GOING TO WINDERS, 2000 HEADROOM, 900 TO HANDRAILS, 1100 TO BALUSTRADES WITH MAX. 100 OPENINGS. U/SIDE PROTECT WITH TWO LAYERS 9.5㎜ PLASTER BOARD TO GIVE HALF HOUR FIRE RESISTANCE.
STUD WALLS 100×50 AT 400 CRS WITH 100SQ POSTS WHERE SHOWN, FULL FILL ROCKWOOL & 12.5㎜ PLASTER BOARD EACH SIDE, HALF HOUR FIRE RESISTANT. DOORS TO STAIRS & LANDING TO BE HALF HOUR FIRE RESISTANT FITTED WITH AUTOMATIC SELF CLOSERS

CUT OUT RAFTERS OVER STAIRS TO FORM 2000 HIGH ACCESS. DOUBLE UP RAFTERS EACH SIDE & INSTALL 2×150×50 TRIMMER.

NEW ROOF CONSTRUCTION. PITCH 40° PLAIN TILES TO MATCH EXISTING OVER 38×25 BATTENS, ROOF FELT & 150×50 SC4 RAFTERS AT 400 CRS. 200×50 COLLAR, PURLIN WITH 100×50 STRUTS AS SHOWN. 200×50 RIDGE, HIP & VALLEY BEAMS. 100 SQ RIDGE SUPPORT POSTS OVER WALL PLATES OF LOAD BRG. WALLS. CEILING JOISTS 150×50 AT 400 CRS. WITH 1000×30×5 RESTRAINT STRAPS PARᴸ TO JOISTS AND AT 90° WITH NOGGINS TO 3 JOISTS/RAFTERS. 216㎜ ROCKWALL INSULATION & 12.5 FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/㎡°C. 150 ROCKWOOL & 12.5 FOIL BACK PLASTER BOARD TO STUD WALLS TO GIVE 0.45 W/㎡°C.

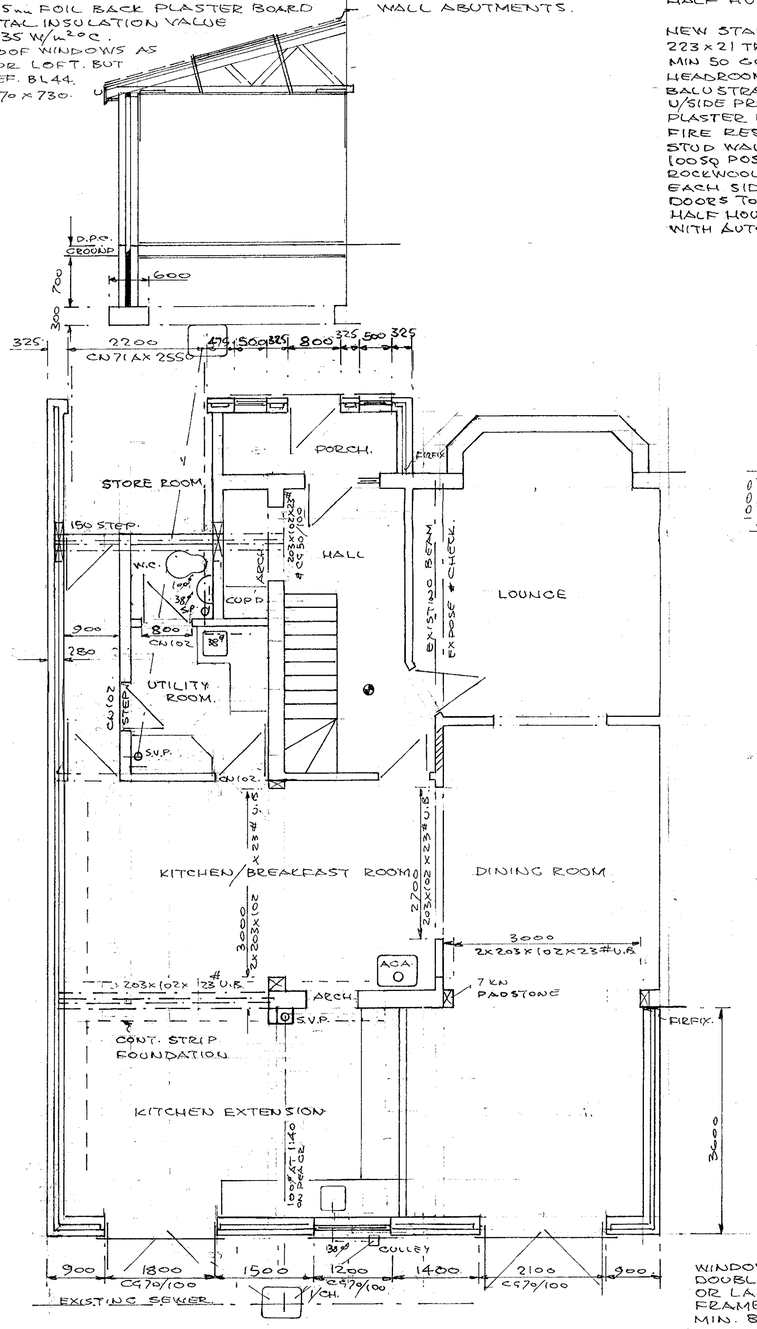
WALL CONSTRUCTION. BRICK OUTER LEAF TO MATCH EXISTING. 75㎜ CAVITY WITH FULL FILL ROCKWOOL. 100㎜ TURBO BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/㎡°C. CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC COOGAE. WALL TIES AT 450V & 900H. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER MIN. 600×300 STRIP FOUNDATIONS, MASS FILL AT BOUNDARY, TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50㎜ CAP ALL ROUND & RODENT SCREEN.

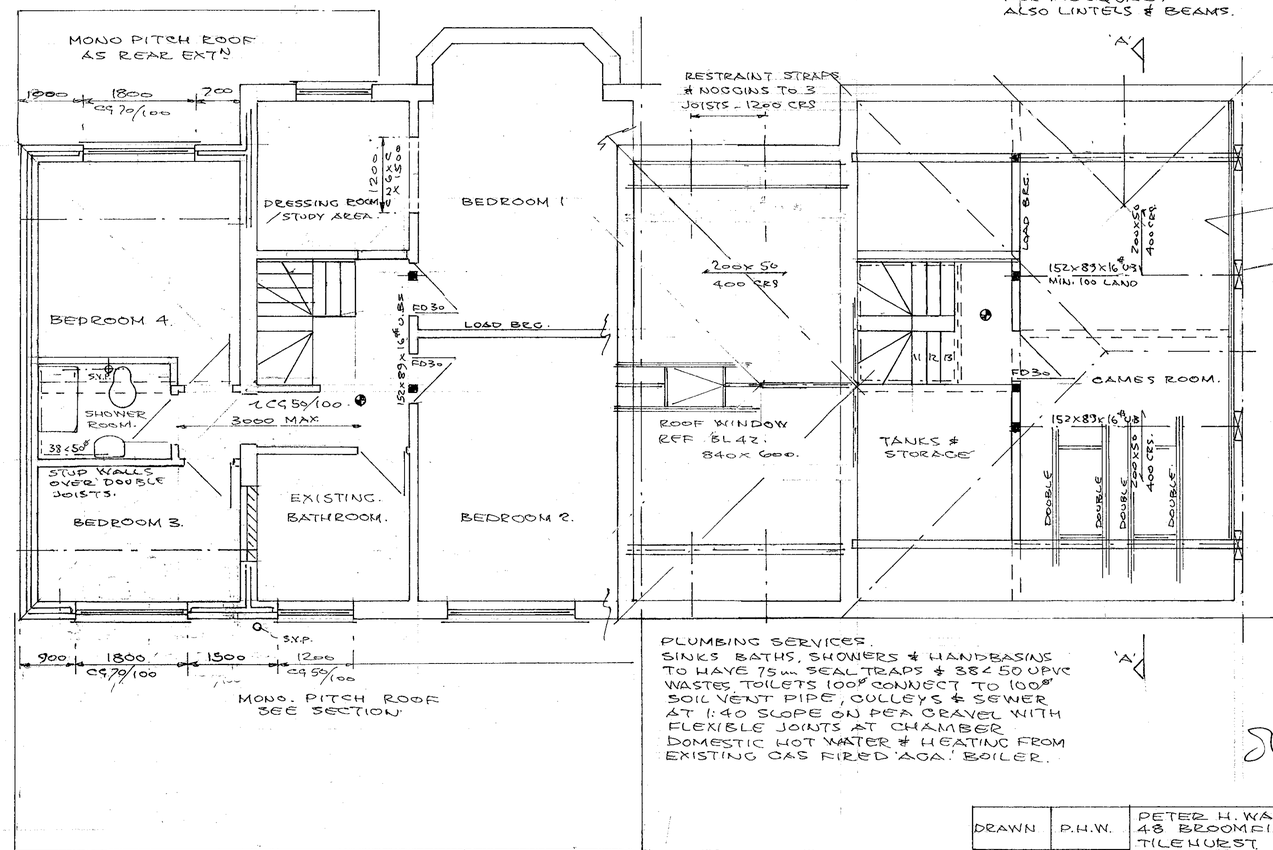
EXTᴺ FLOOR CONSTRUCTION 38㎜ SCREED OVER 150㎜ CONCRETE, 500g VAPOUR SCREEN, 50㎜ POLYSTYRENE (NOT TO GARAGE) 1200g DAMP PROOF MEMBRANE, 12㎜ SAND BLINDING & 150㎜ SELECTED HARDCORE. AIR BRICKS CONNECT TO OUTSIDE WALLS WITH 100ᶲ UPVC PIPES SET INTO HARDCORE.



FOUNDATIONS TO BE EXPOSED & CHECKED FOR ADEQUACY ALSO LINTELS & BEAMS.

SECTION 'A.A'





PARTY WALL TO HAVE TWO LAYERS PLASTER BOARD TOTAL 30㎜ THICK
7 KN. CONCRETE PAD STONES TO SUPPORT STEEL BEAMS 450×225×100 THK.

ROOF WINDOWS. EGRESS. BOLTON & PAUL REF. BSK45 1440 H × 730 W., DOUBLE GLAZE WITH TOUGHENED GLASS IN TIMBER FRAME WITH ALUMᴺ OUTER SHEAR, FLASHING & TRICKLE VENTS ETC. ALTERNATIVE. VELUX TYPE CABRIO OR VFA/B/E WITH DETAILS SUPPLIED PRIOR TO INSTALLATION. DOUBLE RAFTERS EACH SIDE & TRIMMERS.

WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & MIN. 850×550 (0.33M²) OPENERS.

MAINS WIRED & INTERCONNECTED SMOKE ALARMS WHERE SHOWN

VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC. (KITCHEN) 30 LITRES PER SEC. (UTILITY ROOM) 15 LITRES PER SEC. (BATHROOM, SHOWER & W.C.) WITH 15 MIN. OVERRUN LINK TO LIGHT SWITCH. FOR INNER ROOMS.

PLUMBING SERVICES. SINKS BATHS, SHOWERS & HANDBASINS TO HAVE 75㎜ SEAL TRAPS & 38 < 50 UPVC WASTES. TOILETS 100ᶲ CONNECT TO 100ᶲ SOIL VENT PIPE, GULLEYS & SEWER AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBER. DOMESTIC HOT WATER & HEATING FROM EXISTING GAS FIRED 'AGA' BOILER.

Supercended
REVISED PLAN

PLANNING APPLICATION No. 41382
POL
DO GM
DFE
DS
20 MAR 2001
COPIES TO: ACA: FILE:

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD, TILEHURST. READING. RG 30 6AL 0118 9423696
DATE	5.1.2001	CLIENT MR. & MRS. WARREN 0118 9262547.
		TITLE TWO STOREY SIDE & SINGLE REAR WITH LOFT CONVERSION.
		LOCATION. 23 RAMSBURY DRIVE, EARLEY.
SCALE 1:50		DRAWING Nº PW 21003 SHT 2 OF 2. A