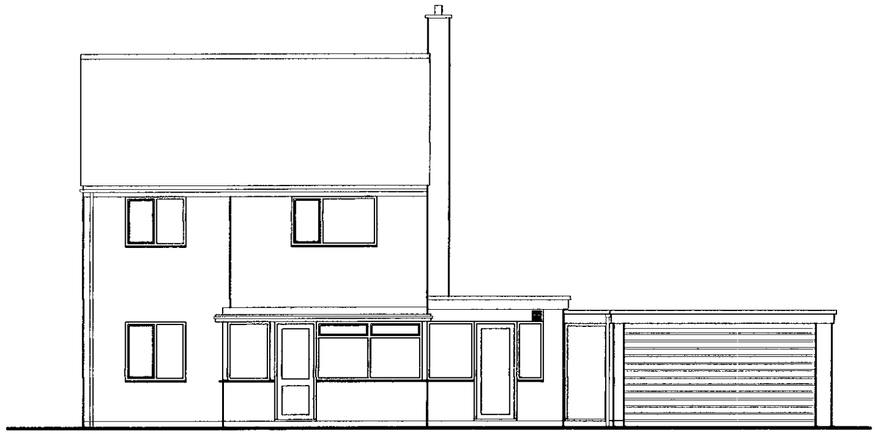

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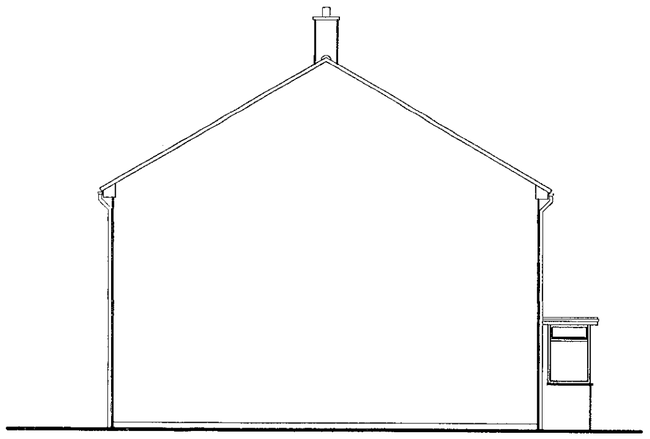

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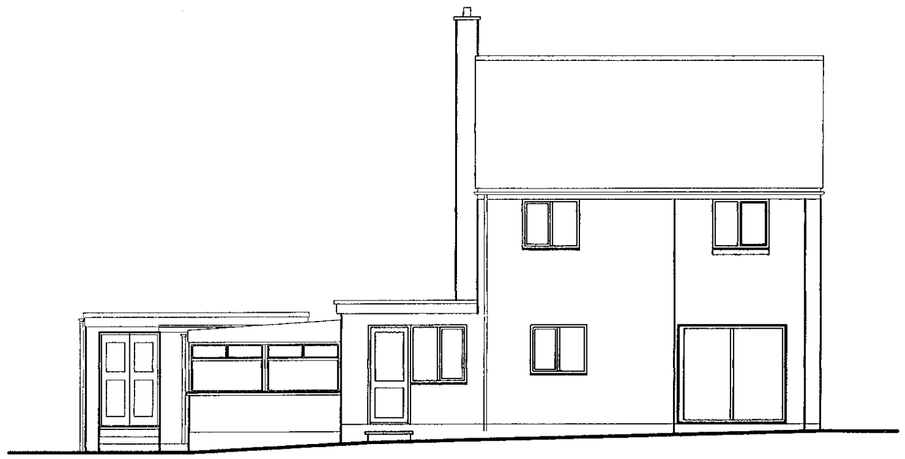

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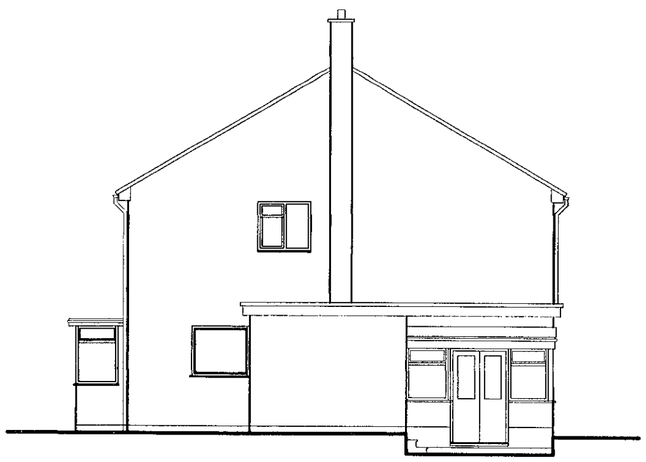

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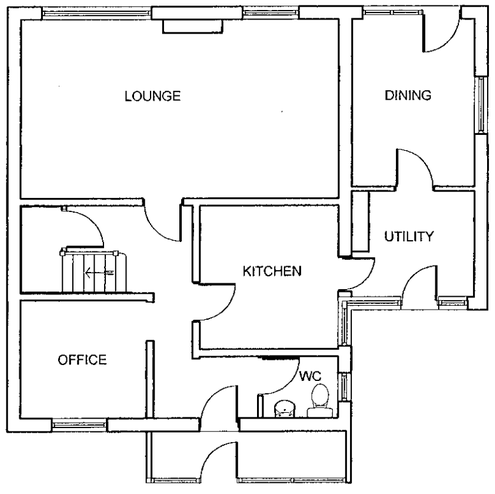
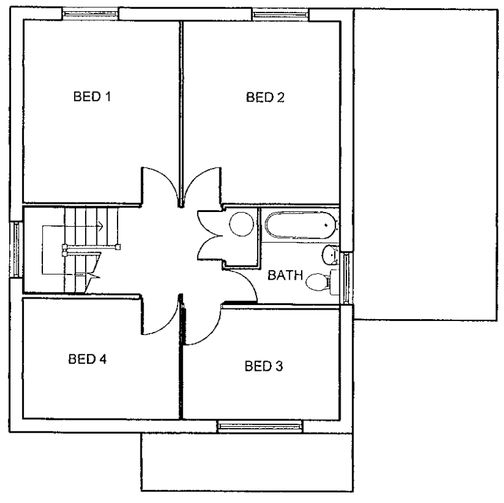
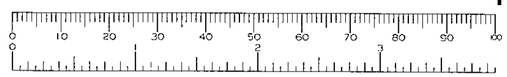


GROUND FLOOR PLAN



FIRST FLOOR PLAN



07. APR. 2000* 1180

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

22 BLAGROVE LANE,

WOKINGHAM

drawing title

EXISTING PLANS AND ELEVATIONS.

scales	
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date	
MARCH 00	
ref	rev
A00-070 01	
drawn	checked
R.P.S	

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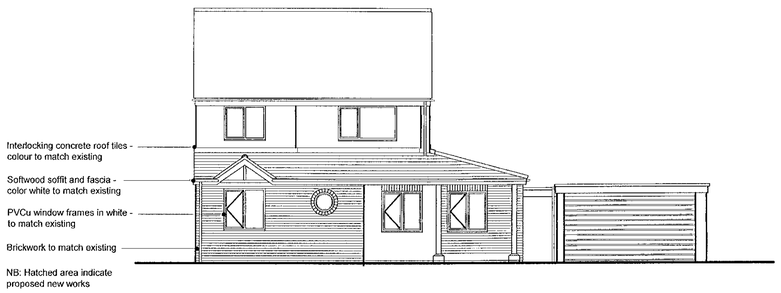

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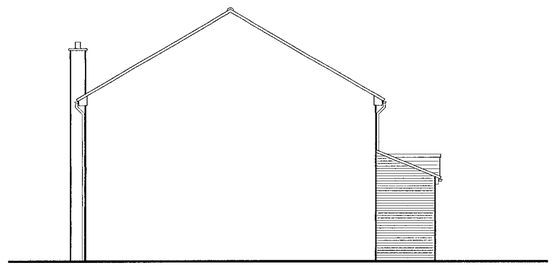

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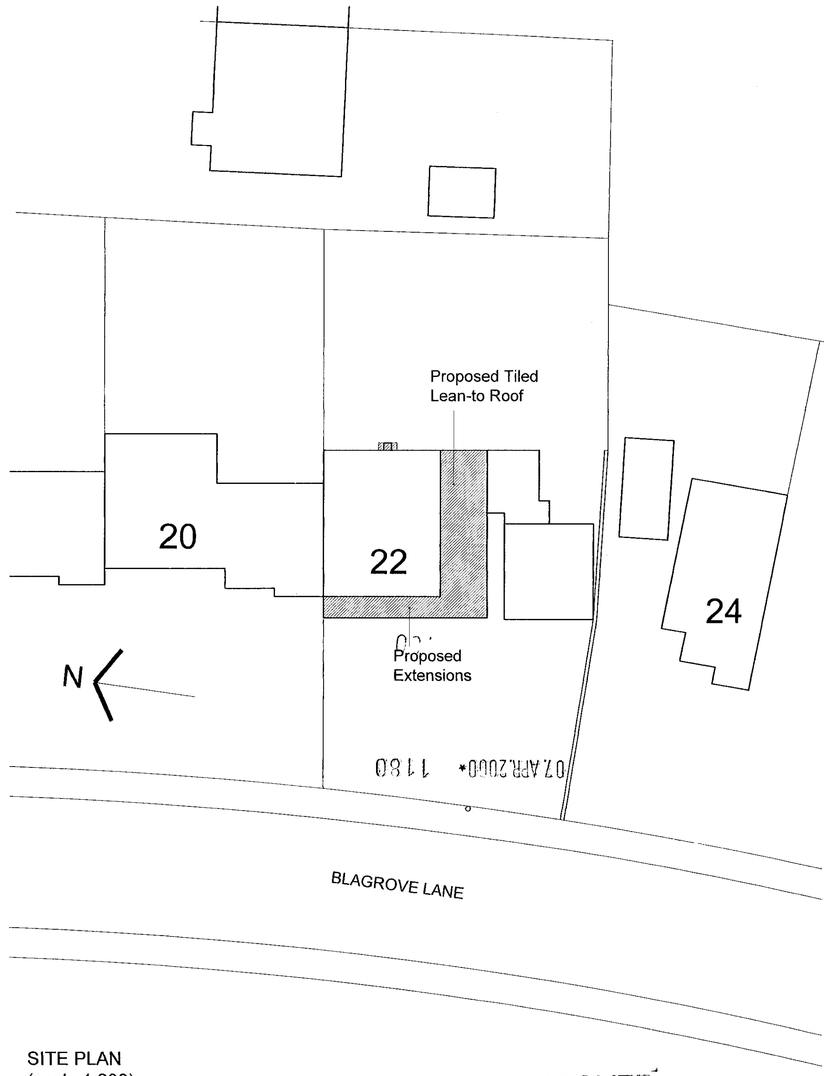
REAR ELEVATION



SIDE ELEVATION



SITE PLAN
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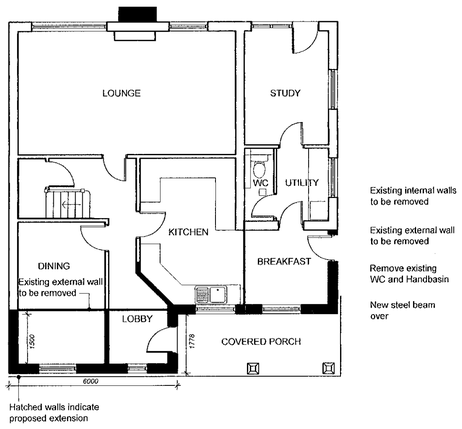
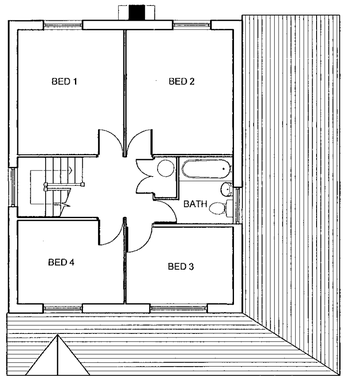


GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVED

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
22 BLAGROVE LANE,
WOKINGHAM APPROVED

drawing title
PROPOSED PLANS AND ELEVATIONS.

scales
1:100 & 1:200

date
MARCH 00

drawn	checked	ref		rev
R.P.S		A00-070	02	

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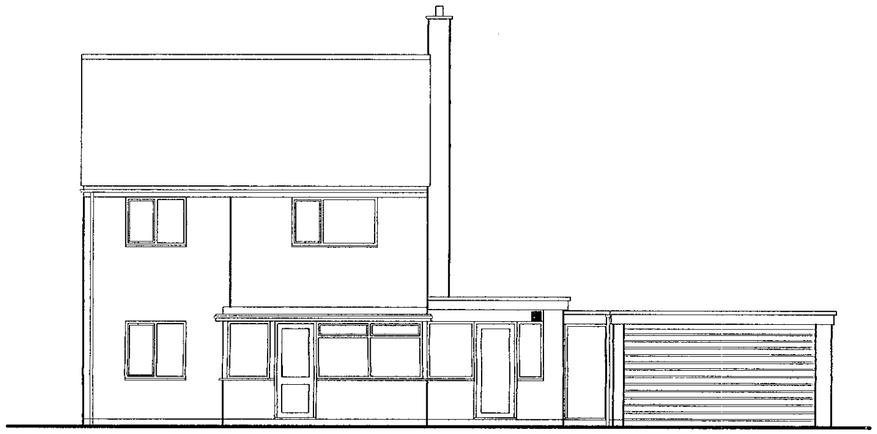

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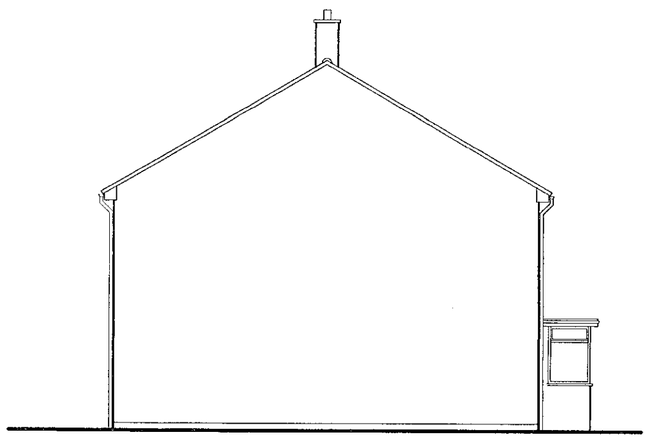

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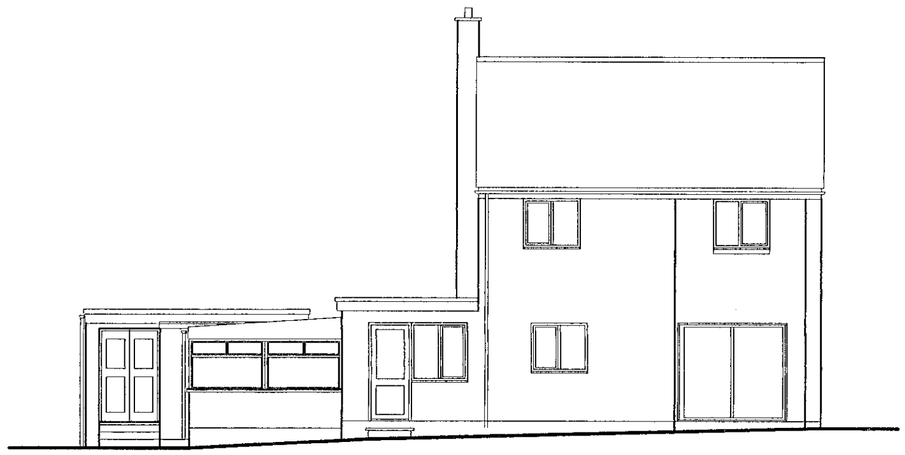

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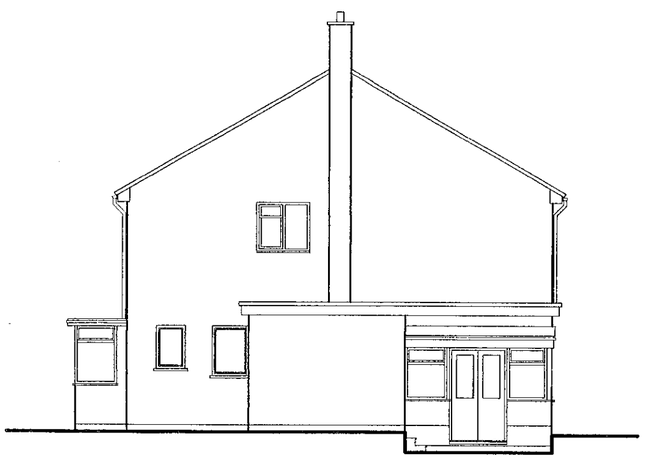

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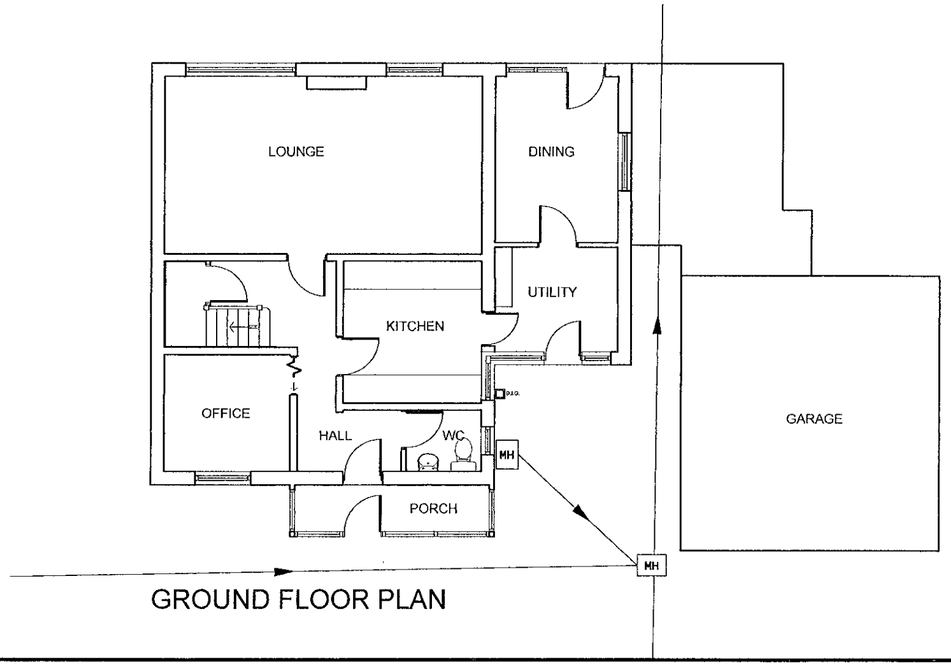
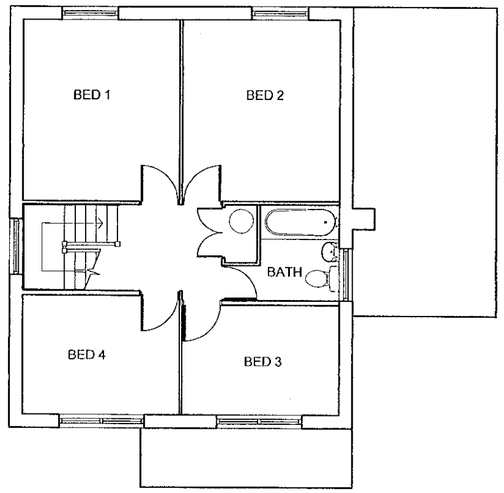


GROUND FLOOR PLAN



FIRST FLOOR PLAN



rev	date	details	drawn

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TBA	TBA	TBA

project title

22 BLAGROVE LANE,

WOKINGHAM

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EXISTING PLANS AND ELEVATIONS.

scales		
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MARCH 00		
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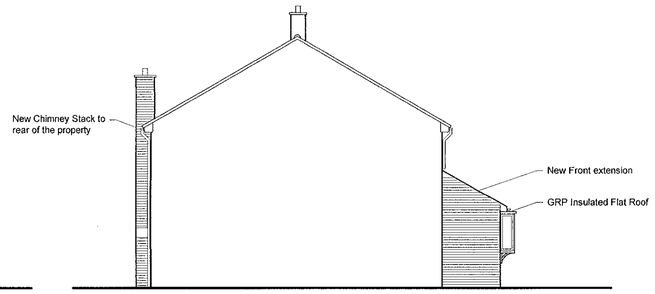
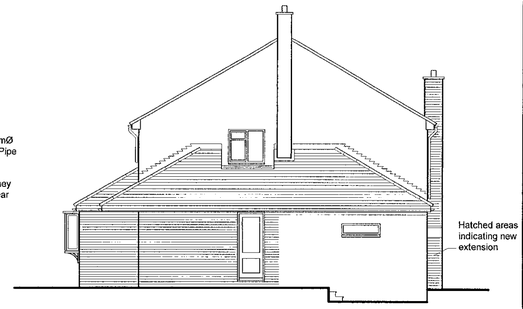


SIDE ELEVATION



REAR ELEVATION



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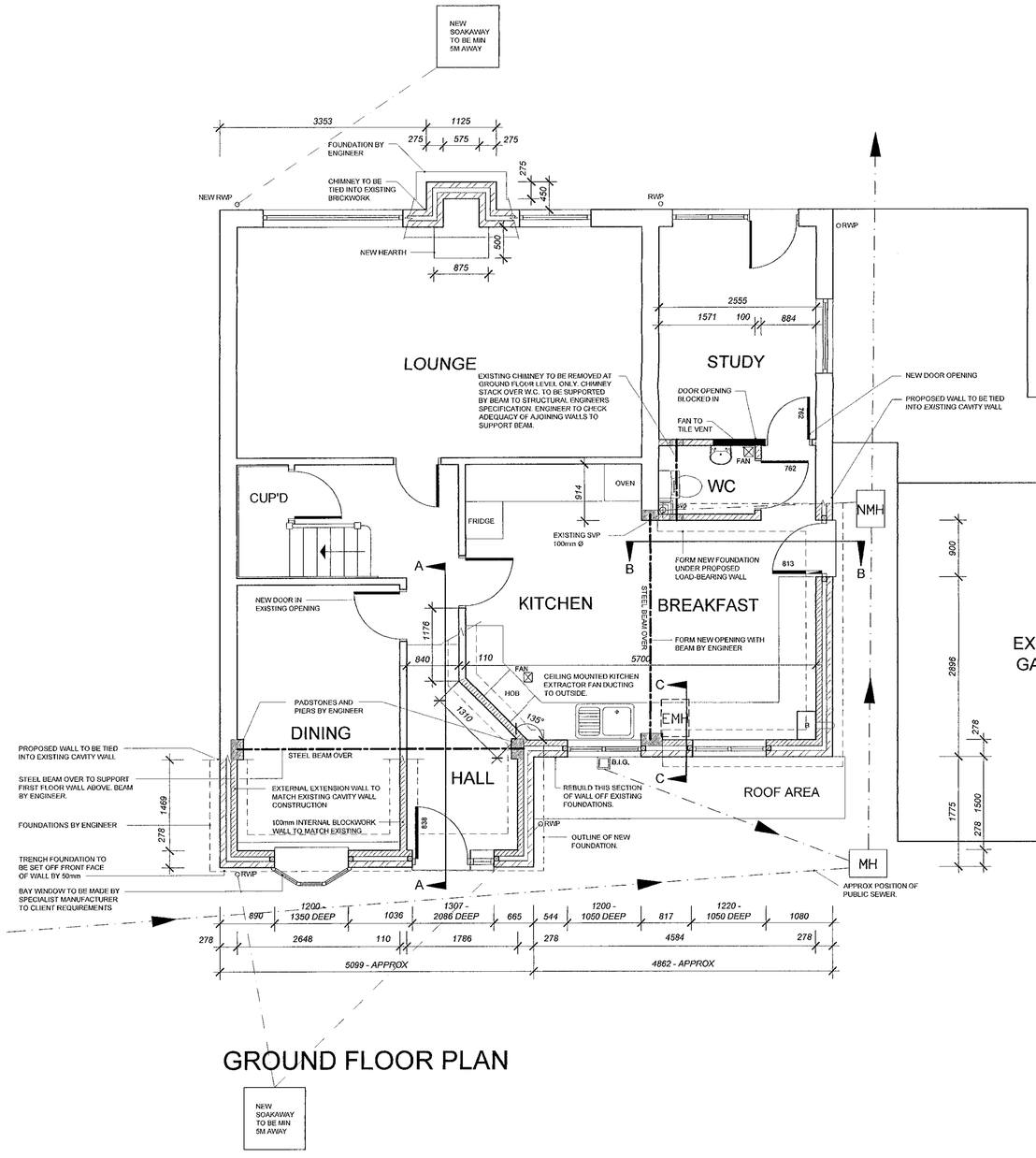
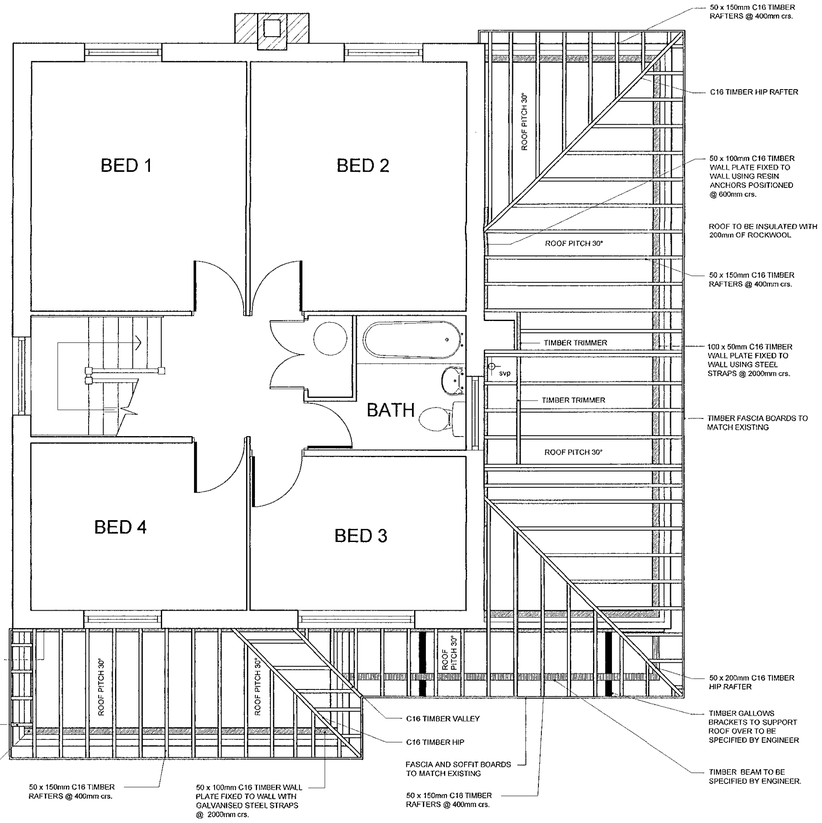


GROUND FLOOR PLAN

EMH EXISTING MANHOLE AND RUN IN NEW KITCHEN/BREAKFAST ROOM TO BE REMOVED AND FLOOR MADE GOOD.

NMH NEW MANHOLE

MH EXISTING MANHOLE



RAFTER LAYOUT

PLANNING SER.	NDT
BCL	RLS
BC	ENF
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CS	
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22 BLAGROVE LANE,
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drawing title

PROPOSED PLANS AND ELEVATIONS.

scales	
	1:100 & 1:200
date	MARCH 00
ref	A00-070 04
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rev

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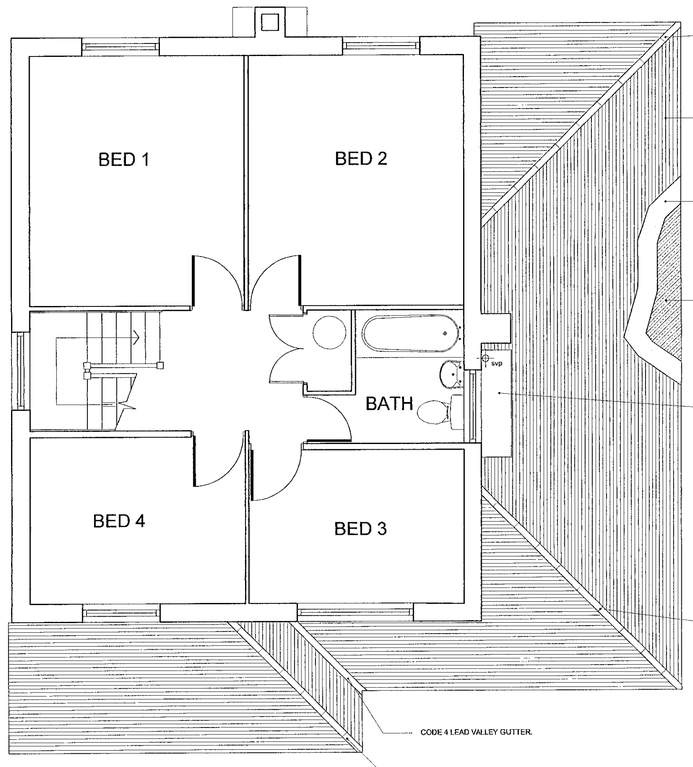
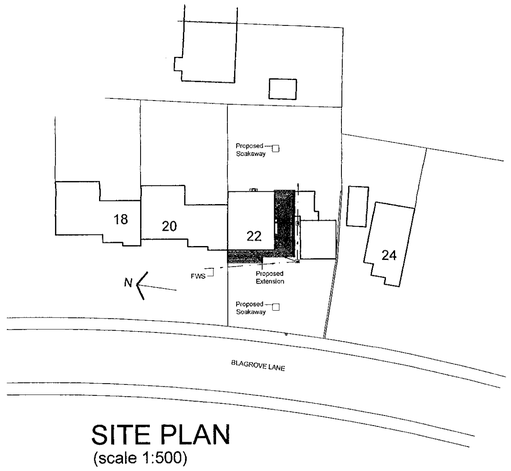


ROOF FLOOR PLAN



SITE PLAN
(scale 1:500)

GENERAL NOTES

THIS SPECIFICATION IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE EMPLOYED IN THIS PROJECT

GENERALLY ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, NHBC or ZURICH REQUIREMENTS, RELEVANT CODES OF PRACTICE and BRITISH STANDARDS.

FOUNDATIONS.
Gen1 Concrete trench foundation to a minimum depth of 1000mm (subject to conditions and engineer's details and specification). Where Public sewer drains could be affected foundations should be in accordance with Engineers and Thames Waters specification. (No driven piles to be used)

CAVITY WALLS BETWEEN FOUNDATION AND DPC.
a) External leaf of brickwork to BS 3921:1995 Class FL or FN. b) Inner leaf of aggregate concrete blocks to BS 6073:1991 (min 1500kg/m³ or 7N/mm²) or proprietary aerated blocks used strictly in accordance with manufacturers specification. c) Cavity filled to within 225mm of lowest dpc with lean mix. d) Mortar mix below ground 1:1:5 for aggregate blocks and 1:4 for aerated blocks but generally in accordance with manufacturers recommendations. e) Build in precast concrete lintels where services pass through the walls ensuring all gaps are sealed.

GROUND FLOOR. - CONC GROUND BEARING (TYPE B)
a) 75mm screed to BS8204:Part 1:1987 (1:1¼:3 cement:fine aggregate:coarse aggregate max 10mm) on 25mm Jablite expanded polystyrene insulation (flooring grade) on 150mm GEN 1 Ready mix concrete oversite (designed mix) or ST2 site mixed concrete by weight with 20mm aggregate, 75mm slump (260Kg cement class 42.5 or higher: 740Kg fine aggregate: 1120Kg coarse aggregat): on 1200g polythene dpm on 50mm sand blinding on 150mm consolidated hardcore or other approved fill. b) Depth of fill not to exceed 600mm.

DPC'S - HORIZONTAL DAMP PROOF COURSES
a) Polyethylene to BS8515:1996 or bitumen BS6368:1983 to be used for horizontal dpc's. b) Horizontal dpc's at the base of walls to be placed min. 150mm above abutting ground surfaces and to be lapped and sealed to all floor damp proof membranes. c) Dpc's stepped where approriate with ground levels. d) Joints in horizontal dpc's where unavoidable to be lapped 100mm and sealed.

DPC'S - DAMP PROOFING AROUND WALL OPENINGS 1
a) Polyethylene to BS6515:1996 or bitumen BS6368:1983 to be used for dpc's around all wall openings b) Cavities to be closed at wall openings with insulated dpc's (Damcor, Thermabate or similar) ensuring that all door and window frames overlap the insulation and are fixed in accordance with manufacturers specifications. c) At head of openings provide insulated lintels with cavity tray dpc's above. Trays to be in one piece and to extend at least 25mm beyond outer face of cavity closer and to completely cover the lintel. Cavity trays should be fitted with stop ends. d) The total upstand of the tray should be at least 140mm with at least 100mm rise in the tray from the front of the cavity. e) The upstand part of the tray should be built into the inner leaf unless formed from polypropylene. f) Provide proprietary weepholes at max 450mm interval's (min 2 weepholes per opening) and to correspond with stop ends.

CAVITY WALLS - BRICK (TYPE B)
a) 102mm facing brickwork: 75mm cavity filled with Rockwool insulation batts: 100mm Thermalite Shield 2000 (4.0Nmm²) inner leaf. b) Stainless steel wall ties built in at max. 450mm vertical centres (300mm at jambs) and 900mm horizontal centres. c) All mortar 1:1:6 (Portland cement:lime:sand). d) Blocks finished with 13mm lightweight plaster applied in accordance with manufacturers specification.

INTERNAL BLOCK WALLS - PLASTERED (TYPE A)
a) 100mm concrete or aerated blockwork. b) All mortar 1:1:6. c) Blocks finished with 2 coat lightweight plaster finish.

STEEL BEAM PROTECTION - HALF HOUR PROTECTION
a) All steel beams except those supporting only parts of the roof structure or situated completely within the floor zone to have half hour fire protection. b) Fire protection unless stated otherwise to be provided by 2 layers of 12.5mm Gyproc wallboard on 44 x 44mm timber cradles and noggins with all joints staggered. Cradles to be spaced at 600mm centres and screwed together. c) Where the specification is altered approval by the Approved Inspector must be granted.

STRUCTURAL TIMBERS
a) Grade C16 or as indicated otherwise. b) Calculated imposed load as shown for respective building elements. c) Cross sectional dimensions to be finished sizes within tolerances of BS4471. d) Timbers Tanalised (or similar approved treatment). e) Softwood timber used within roof spaces in the following specified areas to be treated to prevent infestation by the House Longhorn Beetle (Hylotrupes bajulus L) f) Geographical areas affected - Bracknell Forest, Elmbridge, Guildford (other than the area of the former borough of Guildford), Hart (other than the area of the former urban district of Fleet), Runnymead, Spelthorne, Surrey Heath, Rushmoor, Waverley (other than the parishes of Godalming and Haslemere), Royal Borough of Windsor & Maidenhead (including the parishes of Old Windsor, Sunningdale and Sunninghill) and Woking. Contractor to check with Building Control in cases of doubt.

ROOF STRUCTURE - CUT TIMBERS
a) Structural timber grade C16. b) common rafters at 400mm centres: ceiling joists at 400mm centres. c) Timber wall plates bedded onto head of walls and secured by 30 x 5mm galvanised plate anchor straps at max. 2.0m centres. Straps to span 900mm of inner leaf. d) Lateral restraint to gable walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 2.0m centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3 No. joists or rafters and supported by solid noggins.

ROOF COVERING - INTERLOCKING TILES (TYPE A)
a) Concrete interlocking tiles on 38 x 50mm pre-treated softwood battens (50 x 25mm where rafters are spaced at 600mm centres). All perimeter tiles fixed with aluminium clips and all works to comply with BS 5534 Part 1 1997. b) Lap of tiles dependant on exposure and pitch of roof and to be in accordance with manufacturers specification. c) Hips covered with segmental hip tiles edge bedded onto the tiling with solid bedding at butt joints. Galvanised metal hip irons at the foot of each hip. d) Reinforced roofing felt underlay to BS 747 laid over the rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters.

PITCHED ROOF INSULATION - MONO PITCH (TYPE A)
a) 2no layers of 100mm Rockwool mineral fibre Rollbatt insulation laid at right angles to each other. b) Insulation not to obstruct eaves vents. PVCu ventilation trays to be fitted between rafters. c) Cross ventilation of roof space provided by 25mm continuous vents at eaves and 5mm continuous monovent or tile vents of equivalent ventilation. d) Fix wiring wherever possible above insulation and keep away from electrical equipment, install purpose made covers over recessed downlighters.

GLAZING
a) Ensure that all glazing within 800mm of floor level; within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. b) All safety glazing shall be marked. c) All new windows and doors to be provided with sealed unit double glazing.

FLASHINGS - APRON FLASHING
a) All abutments of mono pitched roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 150mm over roof tiles for roof pitches above 30°, 220mm above 20°, 290mm above 15°. c) Top edge of flashings recessed 25mm into mortar joints min. 75mm above roof level and secured with 25mm wide lead wedges and mortar. d) Lead to be in lengths no greater than 1500mm incorporating 100mm laps, coated with patination oil and fixed at 450mm centres with code 5 lead clips. e) Where appropriate link lead flashings with cavity tray dpc's f) All work in accordance with Lead Development Association details.

FLASHINGS - CHIMNEY FLASHING
a) All abutments of the roof slopes with chimney stacks weathered with Code 4 lead flashings incorporating stepped flashings and apron flashings, and, where required, back gutter (minimum 100mm wide with cover flashing) or ridge saddle. b) Flashings are to link with continuous horizontal tray dpcs within stack, coated with bitumen where in contact with cement. Provide 2no trays where the roof is steeply pitched ie where the difference in level between the upper and lower intersections is more than 450mm. Trays to have 25mm upstand at sides and rear of stack and 25mm over lap at front. Provide 25mm upstands with bossed corners up against the chimney liner. c) All exposed lead coated with patination oil. d) All work in accordance with Lead Development Association details.

CHIMNEY - MASONRY CHIMNEY
a) This specification is for a Class One chimney system suitable for all domestic fuels. b) The chimney must be built strictly in accordance with the drawings which have been prepared to accept standard manufacturers throat lintels and firebacks. Should the dimensions or design criteria vary in any way then consult RPS prior to commencing work on site. c) The notes below are of a general nature only and should be read in conjunction with the notes on the drawings. d) Hearth to be min. 125mm thick concrete or other non combustible material and to extend min. 150mm each side of, and 500mm in front of jambs. e) Blockwork in recesses and around flue to be min 100mm thick. Check with particular block manufacturer to ensure suitability. f) Stack lined with concrete liners to prEN1857 built off a concrete throat lintel. Size of flue indicated on the drawings with sockets uppermost and jointed with heat resistant silicone sealant. No bend in the flue should exceed 30° with the vertical. g) Fill gap between flue and chimney with weak mortar or vermiculite concrete. h) Stack built to a height not less than 2300mm horizontally from the roof pitch and at least 600mm above ridge. i) Stack to incorporate tray dpc's at point of contact with roof. j) Combustible material not be placed nearer than 40mm from the outer surface of the blockwork unless it is a floorboard, skirting, dado, picture rail, architrave or mantleshelf. k) Metal fixings in contact with combustible material to be not less than 50mm from flue. l) Room containing the fireplace to have permanent ventilation openings of not less 50% of the appliance throat opening area by the provision of air bricks fitted with metal louvered grilles direct to the external air. m) All flues to be tested prior to use. n) Terminate chimney with a chimney pot bedded a minimum of 125mm into the chimney (excluding any flaunching) or at least a quarter of its length. o) Unless drawing indicates otherwise fireplace recess to be fitted with fireback placed against corrugated cardboard expansion material and surrounded by insulating concrete infill. All gaps between fireback and fire surround sealed with non combustible sealant. p) Any corbelled brickwork to have a maximum projection of 25mm and the total of all projections should not exceed the thickness of the supporting wall below. q) If gas fire is installed within recess work to be undertaken by approved gas fitter and in accordance with current Gas regulations.

VENTILATION OF HABITABLE ROOMS
a) All rooms to have opening lights at least 1/20th of floor area and some part of the opening to be at least 1.75m above floor level. b) Windows to incorporate total area not less than 8000 sq.mm permanent ventilation openings per room (trickle vents).

VENTILATION OF KITCHEN (In addition to opening window or door).
a) EXTRACT VENTILATION:
Room to have mechanical extract ventilation capable of extracting at a rate of

1. not less than 30 litres per sec. where ventilator is incorporated within the cooker hood.
2. not less than 30 litres per sec where ventilator is located near the ceiling but within 300mm of the centreline of the space for the hood and is under humidistat control.
3. not less than 60 litres per sec elsewhere.

All mechanical ventilators to extract direct to external air.
and b). BACKGROUND VENTILATION:
Total area not less than 4000 sq.mm permanent ventilation openings per room (trickle vents).

VENTILATION OF ROOMS CONTAINING SANITARY FITTINGS (with no opening window).
a) Room to have mechanical ventilation capable of extracting at a rate of not less than 6 litres per sec. Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator should be controlled automatically via humidistat or manually by switch or via light switch.
b) Provide 10mm gap under the door for air inlet purposes.

THERMAL INSULATION - DWELLINGS
FOR SAP RATINGS OVER 60
a). Building to provide the following max U values - (Wm²K)
i). Exposed walls - 0.45
ii). Exposed floors and ground floors - 0.45
iii). Roofs - 0.25
iv). Semi-exposed walls and floors - 0.60
v). Flat roofs and scaled ceilings - 0.35
vi). Roofs over 70° - 0.45
vii). Windows, doors and rooflights - 3.3
b). Method of achieving required U values as specified for each element of construction.

HEATING - EXISTING SYSTEMS
a) Prior to the works commencing the contractor is to test the existing heating system to assess its suitability for extending to serve the new extension.

EXISTING DRAINS
a). Any existing disused drains to be grubbed up and sealed.

RAINWATER GOODS.
a) 110mm PVCu guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm PVCu down pipes in positions shown on drawings.

ABOVE GROUND DRAINAGE
a) All pipework in PVCu with patent joint/seals. b) All fittings in polypropylene. c) Where indicated svp's to terminate in tile vents or taken through the roof slopes and fitted with appropriate lead flashing and seal. All other svp's above the ground floor to be fitted with an approved air admittance valve. d) SVP's generally to be positioned 900mm above window openings within 3000mm horizontally and fitted with durable cage. e) Stub stacks to terminate above level of highest waste trap connected to it. f) Wastes pipe sizes.
Svp and stub stack - 110mm dia.
WC branch pipes - 110mm dia. (min 9mm/m fall)
Basin & bidet (less than 1.7m run) - 32mm dia. (min fall from graph in H1).
Kitchen sink and bath (and basins & bidets with run exceeding 1.7m) up to 3m run - 40mm dia. (18-90mm/m fall)
Baths up to 3m run, kitchen sink and bath with run up to 4m - 50mm dia. (18-90mm/m fall)
All sanitaryware to have min. 75mm deep seal traps.
g) All sanitary pipework and building drainage to comply generally with BS 5572:1994 and Building Reg. Doc. H1. h) Where stack pipe passes through habitable room wrap pipe with 25mm mineral wool sound insulation

BELOW GROUND DRAINAGE - RIGID AS PUBLIC
a) These are general notes only and should be read in conjunction with the relevant drawing. b) Drains formed in PVCu pipework (BS 4660 & BS 5481) and bedded in suitable material to BS5955:Part 6:1980 Appendix A depending on subsoil conditions. c) All joints to be flexible. d) Pipes bridged through walls with rc lintels or sleeved, with min. 50mm clearance all round the pipe and masked with rigid sheet material to prevent the ingress of vermin or fill. e) Drains within 600mm of ground level in garden areas to be protected by 75mm thick paving slab. f) Drains within 900mm of ground level below private roads to be protected by reinforced concrete slab. g) Drains within 1000mm horizontally of foundations to be surrounded by concrete to at least the level of the underside of the foundation. Drains more than 1000mm horizontally of foundations to be surrounded by concrete to a level below the underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm. h) Where drains are encased in concrete provide 18mm compressible boards at pipe joints and protect joints by wrapping with polythene or tape. i) Manholes formed in polypropylene for inverts up to 1000mm or engineering brickwork or concrete rings as indicated on the drawings. j) Manhole covers to be double seal, screw-down type where located within a building. k) All underground drainage to generally comply with Building Reg. Doc. H2.

BELOW GROUND DRAINAGE - SOAKAWAYS
a) Prior to the works commencing the Contractor is to establish the permability of the subsoil to assess the suitability of soakaways as a means of surface water disposal. b) For small works the size of the soakaway will be dependant on advice from the Approved Inspector. In general provide a rubble filled soakaway with concrete cover with a minimum size of 1m x. c) For large works RPS will complete appropriate designs based upon percolation test results in accordance with BRE digest 365 provided by others. Test results must be provided prior to work commencing on site in case an alternative method of rainwater disposal is required. d) Generally all soakaways to be a min of 5000mm from any building.

PLANNING SERVICES	HPT
POL	ILS
DC	ENF
APP	
CS	

10 AUG 2009

COMMENTS:	ACK:
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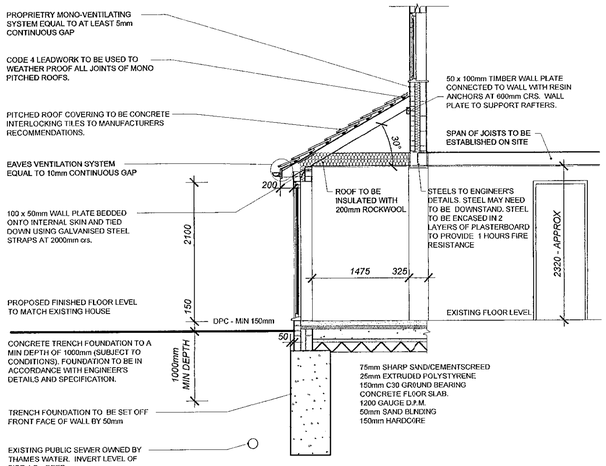
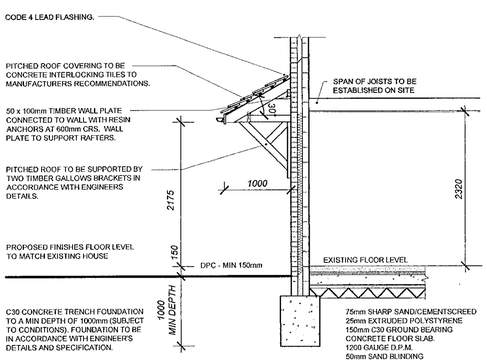


SECTION A-A



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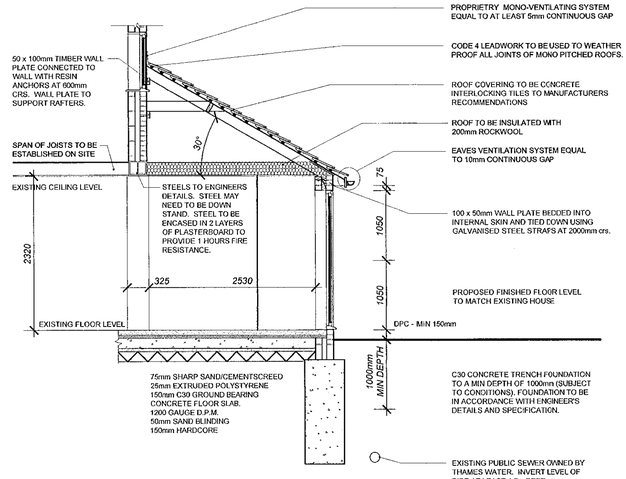

SECTION B-B



rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

22 BLAGROVE LANE,
WOKINGHAM

drawing title
SITE LAYOUT, SECTIONS AND SPECIFICATION.

scales: 1:50, 1:500
date: MARCH 00
drawn: LAM
checked:
ref: A00-070
05
rev:

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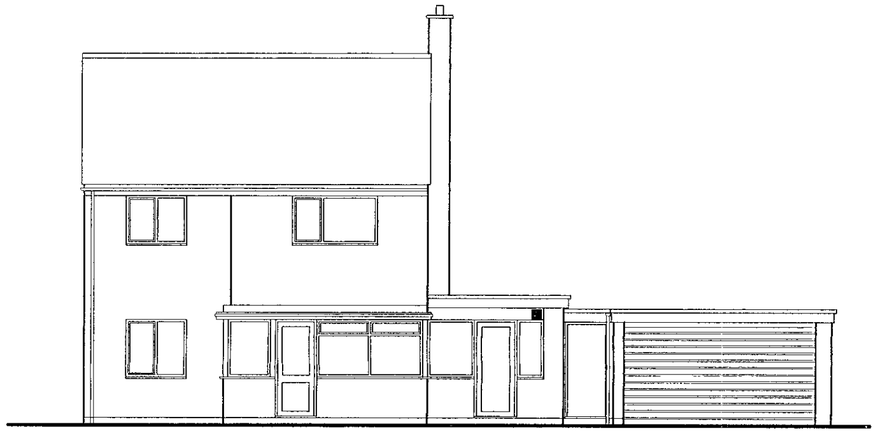
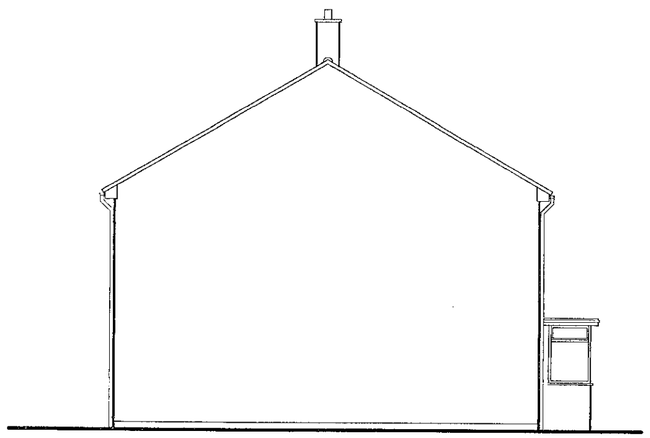


FRONT ELEVATION



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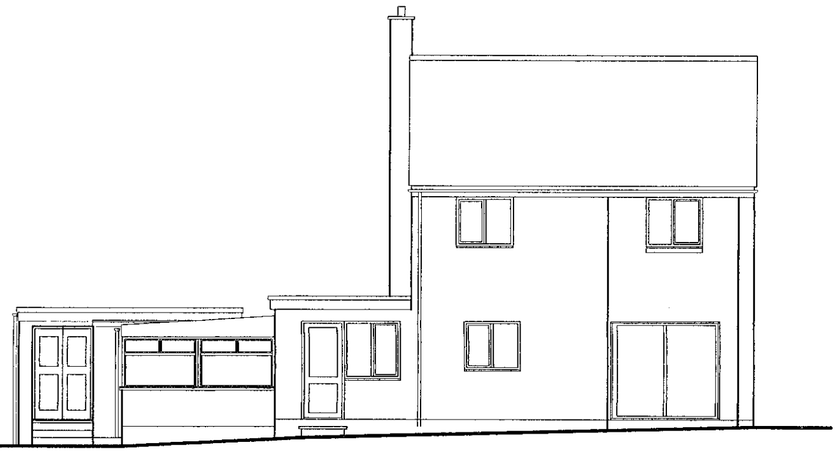
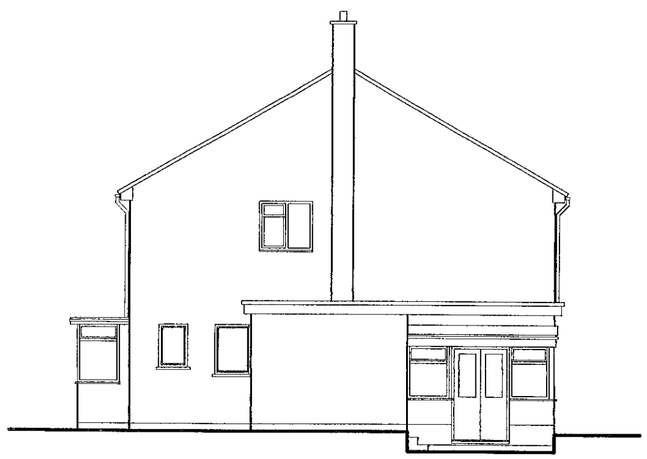


REAR ELEVATION



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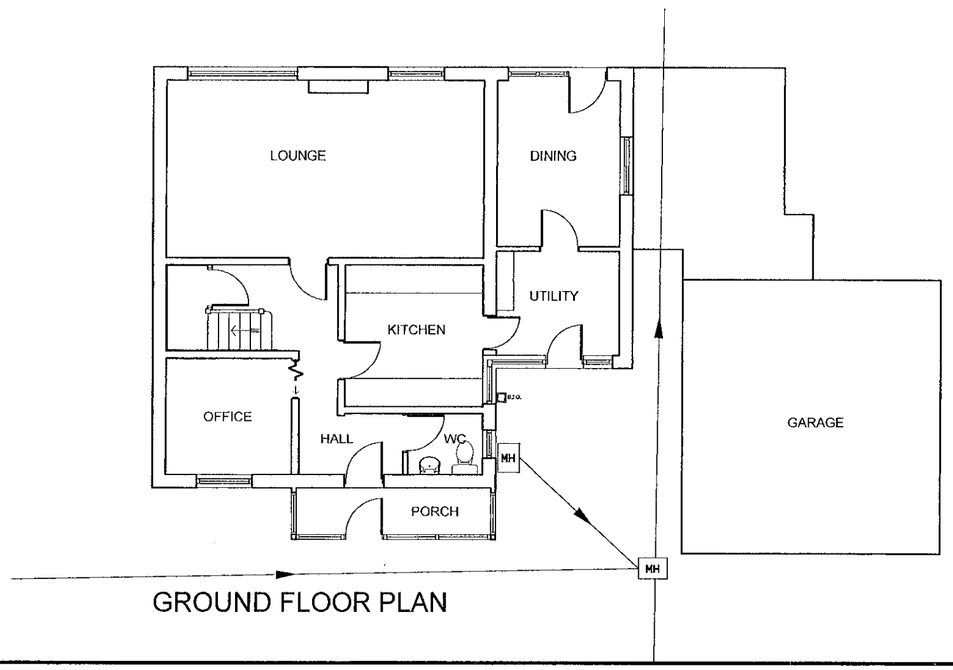
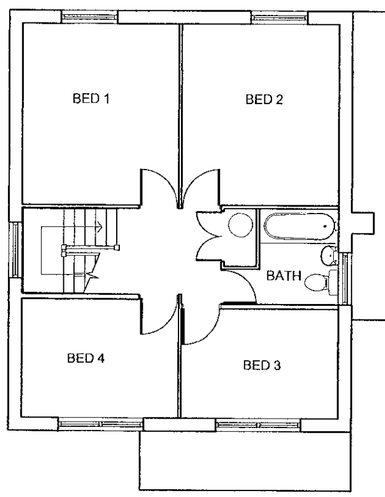
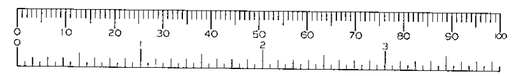


GROUND FLOOR PLAN



FIRST FLOOR PLAN



rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

22 BLAGROVE LANE, WOKINGHAM

drawing title

EXISTING PLANS AND ELEVATIONS.

scales: 1:100

date: MARCH 00

drawn: R.P.S

checked:

ref: A00-070 | 01 | rev

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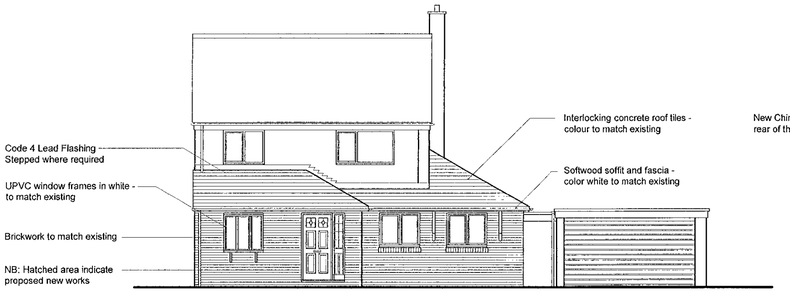
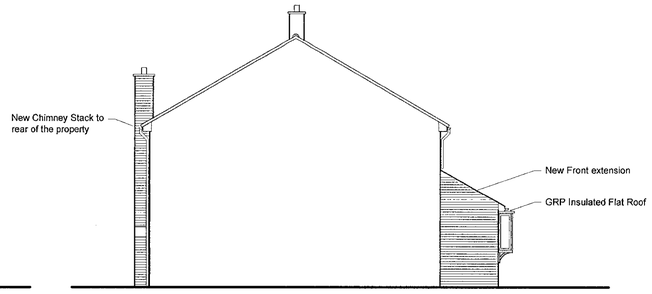


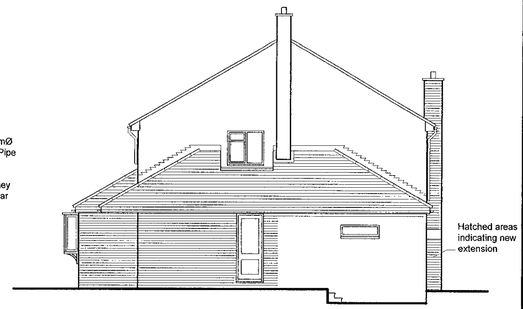
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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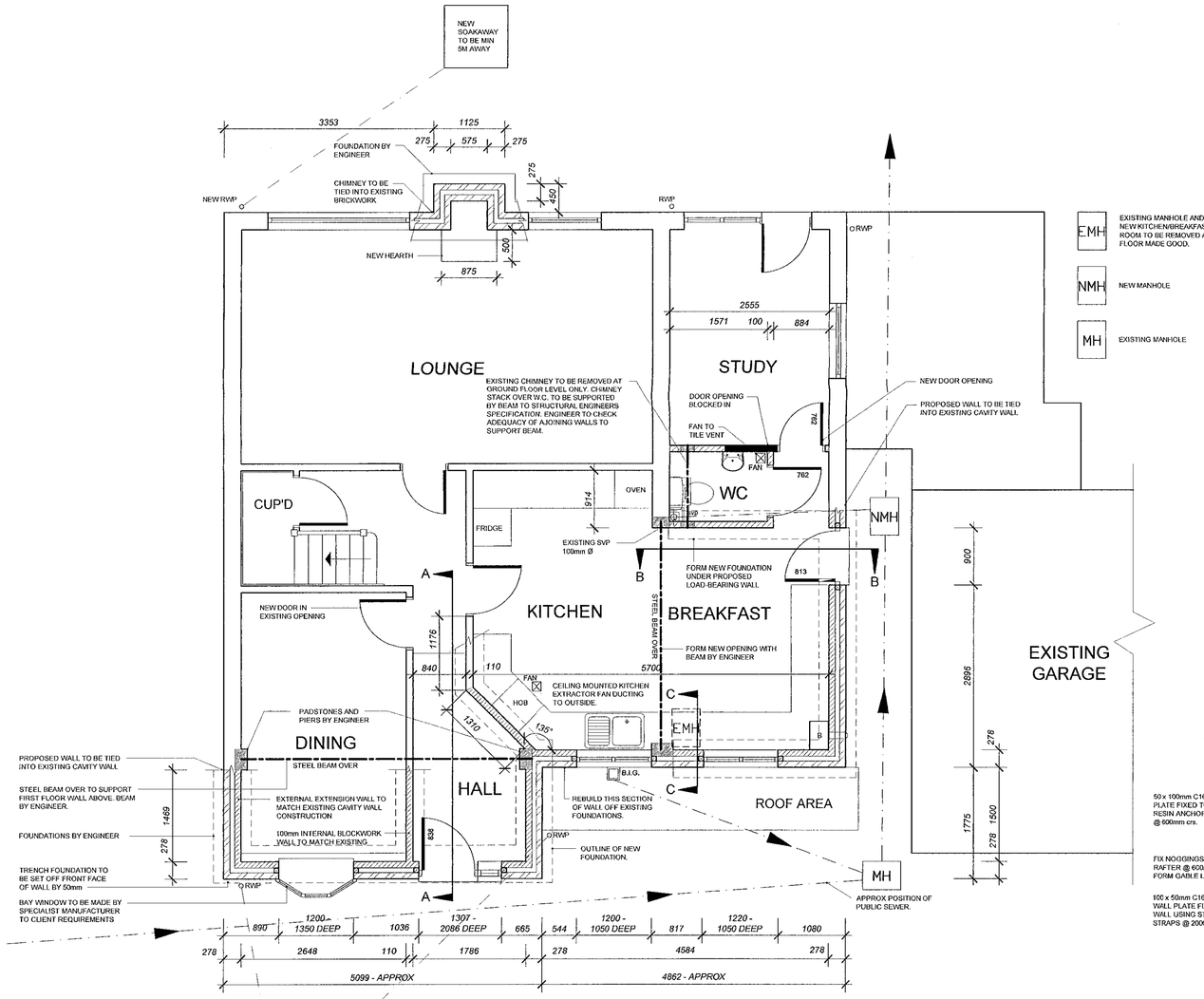
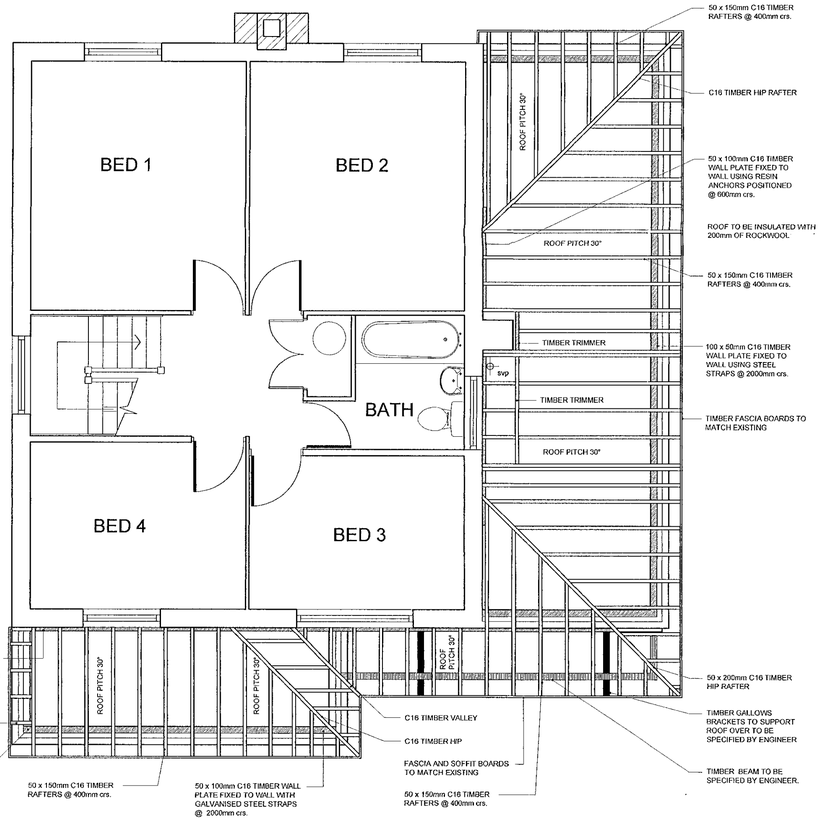


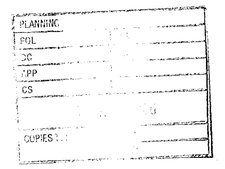
GROUND FLOOR PLAN

NEW SOAKAWAY TO BE MIN 5M AWAY



RAFTER LAYOUT





rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

22 BLAGROVE LANE,

WOKINGHAM

drawing title

PROPOSED PLANS AND ELEVATIONS.

scales	
1:100 & 1:200	
date	
MARCH 00	
ref	rev
A00-070	04

drawn	checked
LAM	

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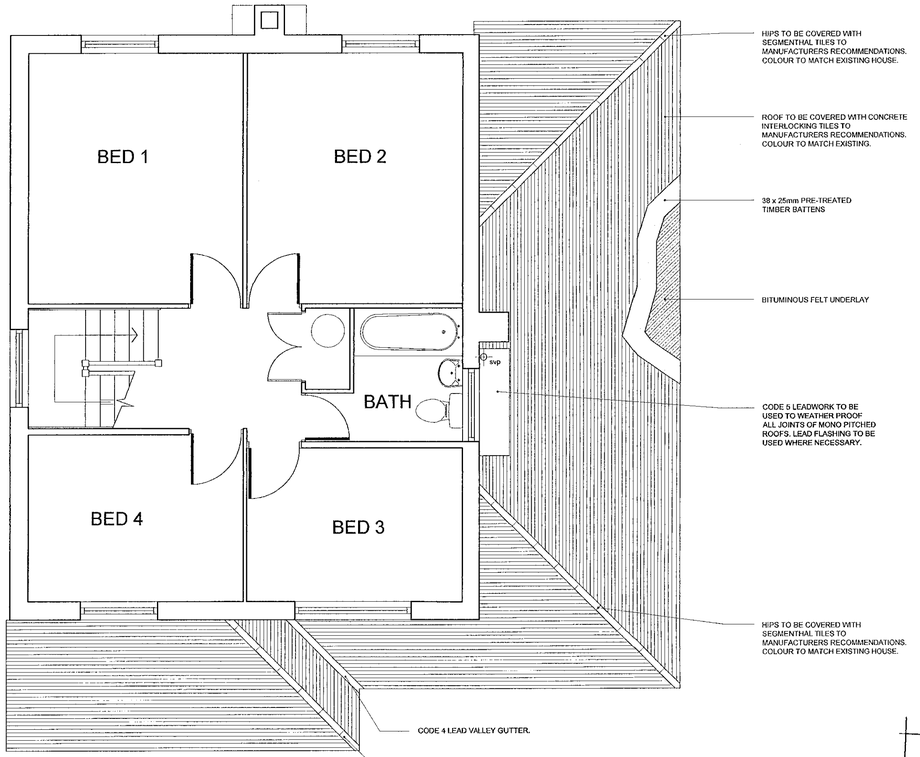
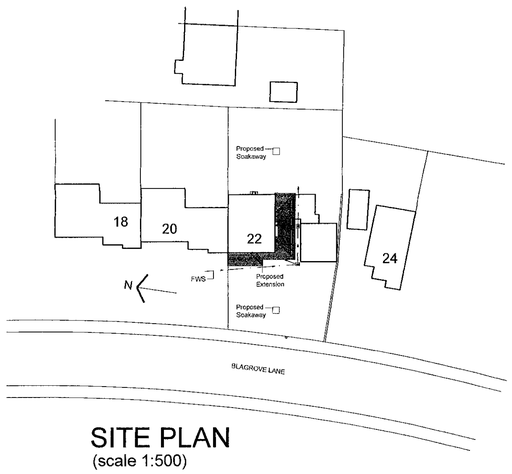


ROOF FLOOR PLAN



SITE PLAN
(scale 1:500)

GENERAL NOTES

THIS SPECIFICATION IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE EMPLOYED IN THIS PROJECT

GENERALLY ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, NHBC or ZURICH REQUIREMENTS, RELEVANT CODES OF PRACTICE and BRITISH STANDARDS.

FOUNDATIONS.
Gen1 Concrete trench foundation to a minimum depth of 1000mm (subject to conditions and engineer's details and specification). Where Public sewer drains could be effected foundations should be in accordance with Engineers and Thames Waters specification. (No driven piles to be used)

CAVITY WALLS BETWEEN FOUNDATION AND DPC.
a) External leaf of brickwork to BS 3921:1985 Class FL or FN. b) Inner leaf of aggregate concrete blocks to BS 6073:1991 (min 1500kg/m 3 or 7N/mm2) or proprietary aerated blocks used strictly in accordance with manufacturers specification. c) Cavity filled to within 225mm of lowest dpc with lean mix. d) Mortar mix below ground 1:1:5 for aggregate blocks and 1:4 for aerated blocks but generally in accordance with manufacturers recommendations. e) Build in precast concrete lintels where services pass through the walls ensuring all gaps are sealed.

GROUND FLOOR. - CONC GROUND BEARING (TYPE B)
a) 75mm screed to BS8204:Part 1:1987 (1:1½:3 cement:fine aggregate:coarse aggregate max 10mm) on 25mm Jablite expanded polystyrene insulation (flooring grade) on 150mm GEN 1 Ready mix concrete oversite (designed mix) or ST2 site mixed concrete by weight with 20mm aggregate, 75mm slump (360Kg cement class 42.5 or higher: 740Kg fine aggregate: 1120Kg coarse aggregat): on 1200g polythene dpm on 50mm sand blinding on 150mm consolidated hardcore or other approved fill. b) Depth of fill not to exceed 600mm.

DPC'S - HORIZONTAL DAMP PROOF COURSES
a) Polyethylene to BS8515:1996 or bitumen BS6398:1983 to be used for horizontal dpc's. b) Horizontal dpc's at the base of walls to be placed min. 150mm above abutting ground surfaces and to be lapped and sealed to all floor damp proof membranes. c) Dpc's stepped where approriate with ground levels. d) Joints in horizontal dpc's where unavoidable to be lapped 100mm and sealed.

DPC'S - DAMP PROOFING AROUND WALL OPENINGS 1
a) Polyethylene to BS8515:1996 or bitumen BS6398:1983 to be used for dpc's around all wall openings b) Cavities to be closed at wall openings with insulated dpc's (Damcor, Thermabate or similar) ensuring that all door and window frames overlap the insulation and are fixed in accordance with manufacturers specifications. c) At head of openings provide insulated lintels with cavity tray dpc's above. Trays to be in one piece and to extend at least 25mm beyond outer face of cavity closer and to completely cover the lintel. Cavity trays should be fitted with stop ends. d) The total upstand of the tray should be at least 140mm with at least 100mm rise in the tray from the front of the cavity. e) The upstand part of the tray should be built into the inner leaf unless formed from polypropylene. f) Provide proprietary weepholes at max 450mm intervals (min 2 weepholes per opening) and to correspond with stop ends.

CAVITY WALLS - BRICK (TYPE B)
a) 102mm facing brickwork: 75mm cavity filled with Rockwool insulation batts: 100mm Thermalite Shield 2000 (4.0N/mm2) inner leaf. b) Stainless steel wall ties built in at max. 450mm vertical centres (300mm at jambs) and 900mm horizontal centres. c) All mortar 1:1:6 (Portland cement:lime:sand). d) Blocks finished with 13mm lightweight plaster applied in accordance with manufacturers specification.

INTERNAL BLOCK WALLS - PLASTERED (TYPE A)
a) 100mm concrete or aerated blockwork. b) All mortar 1:1:6. c) Blocks finished with 2 coat lightweight plaster finish.

STEEL BEAM PROTECTION - HALF HOUR PROTECTION
a) All steel beams except those supporting only parts of the roof structure or situated completely within the floor zone to have half hour fire protection. b) Fire protection unless stated otherwise to be provided by 2 layers of 12.5mm Gyproc wallboard on 44 x 44mm timber cradles and noggins with all joints staggered. Cradles to be spaced at 600mm centres and screwed together. c) Where the specification is altered approval by the Approved Inspector must be granted.

STRUCTURAL TIMBERS
a) Grade C16 or as indicated otherwise. b) Calculated imposed load as shown for respective building elements. c) Cross sectional dimensions to be finished sizes within tolerances of BS4471. d) Timbers Tanalised (or similar approved treatment). e) Softwood timber used within roof spaces in the following specified areas to be treated to prevent infestation by the House Longhorn Beetle (Hylotrupes bajulus L) f) Geographical areas affected - Bracknell Forest, Elmbridge, Guildford (other than the area of the former borough of Guildford), Hart (other than the area of the former urban district of Fleet), Runnymead, Spelthorne, Surrey Heath, Rushmoor, Waverley (other than the parishes of Godalming and Haslemere), Royal Borough of Windsor & Maidenhead (including the parishes of Old Windsor, Sunningdale and Sunninghill) and Woking. Contractor to check with Building Control in cases of doubt.

ROOF STRUCTURE - CUT TIMBERS
a) Structural timber grade C16. b) common rafters at 400mm centres: ceiling joists at 400mm centres. c) Timber wall plates bedded onto head of walls and secured by 30 x 5mm galvanised plate anchor straps at max. 2.0m centres. Straps to span 900mm of inner leaf. d) Lateral restraint to gable walls provided by 30 x 5mm Catnic galvanised m.s. straps at max. 2.0m centres fixed at ceiling level and up gable slopes. Straps fixed across min. 3 No. joists or rafters and supported by solid noggins.

ROOF COVERING - INTERLOCKING TILES (TYPE A)
a) Concrete interlocking tiles on 38 x 50mm pre-treated softwood battens (50 x 25mm where rafters are spacod at 600mm centres). All perimeter tiles fixed with aluminium clips and all works to comply with BS 5534 Part 1 1997. b) Lap of tiles dependant on exposure and pitch of roof and to be in accordance with manufacturers specification. c) Hips covered with segmental hip tiles edge bedded onto the tiling with solid bedding at butt joints. Galvanised metal hip irons at the foot of each hip. d) Reinforced roofing felt underlay to BS 747 laid over the rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters.

PITCHED ROOF INSULATION - MONO PITCH (TYPE A)
a) 2no layers of 100mm Rockwool mineral fibre Rollbatt insulation laid at right angles to each other. b) Insulation not to obstruct eaves vents. PVCu ventilation trays to be fitted between rafters. c) Cross ventilation of roof space provided by 25mm continuous vents at eaves and 5mm continuous monovent or tile vents of equivalent ventilation. d) Fix wiring wherever possible above insulation and keep away from electrical equipment, install purpose made covers over recessed downlighters.

GLAZING.
a) Ensure that all glazing within 800mm of floor level; within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. b) All safety glazing shall be marked. c) All new windows and doors to be provided with sealed unit double glazing.

FLASHINGS - APRON FLASHING
a) All abutments of mono pitched roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 150mm over roof tiles for roof pitches above 30°, 220mm above 20°, 290mm above 15°. c) Top edge of flashings recessed 25mm into mortar joints min. 75mm above roof level and secured with 25mm wide lead wedges and mortar. d) Lead to be in lengths no greater than 1500mm incorporating 100mm laps, coated with patination oil and fixed at 450mm centres with code 5 lead clips. e) Where appropriate link lead flashings with cavity tray dpc's f) All work in accordance with Lead Development Association details.

FLASHINGS - CHIMNEY FLASHING
a) All abutments of the roof slopes with chimney stacks weathered with Code 4 lead flashings incorporating stepped flashings and apron flashings, and, where required, back gutter (minimum 100mm wide with cover flashing) or ridge saddle. b) Flashings are to link with continuous horizontal tray dpcs within stack, coated with bitumen where in contact with cement. Provide 2no trays where the roof is steeply pitched ie where the difference in level between the upper and lower intersections is more than 450mm. Trays to have 25mm upstand at sides and rear of stack and 25mm over lap at front. Provide 25mm upstands with bossed corners up against the chimney liner. c) All exposed lead coated with patination oil. d) All work in accordance with Lead Development Association details.

CHIMNEY - MASONRY CHIMNEY
a) This specification is for a Class One chimney system suitable for all domestic fuels. b) The chimney must be built strictly in accordance with the drawings which have been prepared to accept standard manufacturers throat lintels and firebacks. Should the dimensions or design criteria vary in any way then consult RPS prior to commencing work on site. c) The notes below are of a general nature only and should be read in conjunction with the notes on the drawings. d) Hearth to be min. 125mm thick concrete or other non combustible material and to extend min. 150mm each side of, and 500mm in front of jambs. e) Blockwork in recesses and around flue to be min 100mm thick. Check with particular block manufacturer to ensure suitability. f) Stack lined with concrete liners to prEN1657 built off a concrete throat lintel. Size of flue indicated on the drawings with sockets uppermost and jointed with heat resistant silicone sealant. No bend in the flue should exceed 30° with the vertical. g) Fill gap between flue and chimney with weak mortar or vermiculite concrete. h) Stack built to a height not less than 2300mm horizontally from the roof pitch and at least 600mm above ridge. i) Stack to incorporate tray dpc's at point of contact with roof. j) Combustible material not be placed nearer than 40mm from the outer surface of the blockwork unless it is a floorboard , skirting, dado, picture rail, architrave or mantleshelf. k) Metal fixings in contact with combustible material to be not less than 50mm from flue. l) Room containing the fireplace to have permanent ventilation openings of not less 50 % of the appliance throat opening area by the provision of air bricks fitted with metal louvered grilles direct to the external air. m) All flues to be tested prior to use. n) Terminate chimney with a chimney pot bedded a minimum of 125mm into the chimney (excluding any flaunching) or at least a quarter of its length. o) Unless drawing indicates otherwise fireplace recess to be fitted with fireback placed against corrugated cardboard expansion material and surrounded by insulating concrete infill. All gaps between fireback and fire surround sealed with non combustible sealant. p) Any corbelled brickwork to have a maximum projection of 25mm and the total of all projections should not exceed the thickness of the supporting wall below. q) If gas fire is installed within recess work to be underfaken by approved gas fitter and in accordance with current Gas regulations.

VENTILATION OF HABITABLE ROOMS
a) All rooms to have opening lights at least 1/20th of floor area and some part of the opening to be at least 1.75m above floor level. b) Windows to incoporate total area not less than 8000 sq.mm permanent ventilation openings per room (trickle vents).

VENTILATION OF KITCHEN (In addition to opening window or door).
a) EXTRACT VENTILATION:
Room to have mechanical extract ventilation capable of extracting at a rate of

1. not less than 30 litres per sec. where ventilator is incorporated within the cooker hood.
2. not less than 30 litres per sec where ventilator is located near the ceiling but within 300mm of the centreline of the space for the hood and is under humidistat control.
3. not less than 60 litres per sec elsewhere.
All mechanical ventilators to extract direct to external air.
and b). BACKGROUND VENTILATION:
Total area not less than 4000 sq.mm permanent ventilation openings per room (trickle vents).

VENTILATION OF ROOMS CONTAINING SANITARY FITTINGS (with no opening window).
a) Room to have mechanical ventilation capable of extracting at a rate of not less than 6 litres per sec. Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator should be controlled automatically via humidistat or manually by switch or via light switch.
b) Provide 10mm gap under the door for air inlet purposes.

THERMAL INSULATION - DWELLINGS
FOR SAP RATINGS OVER 60
a). Building to provide the following max U values - (W/m2K)
i). Exposed walls - 0.45
ii). Exposed floors and ground floors - 0.45
iii). Roofs - 0.25
iv). Semi-exposed walls and floors - 0.60
v). Flat roofs and sealed ceilings - 0.35
vi). Roofs over 70° - 0.45
vii). Windows, doors and rooflights - 3.3
b). Method of achieving required U values as specified for each element of construction.

HEATING - EXISTING SYSTEMS
a) Prior to the works commencing the contractor is to test the existing heating system to assess its suitability for extending to serve the new extension.

EXISTING DRAINS
a). Any existing disused drains to be grubbed up and sealed.

RAINWATER GOODS.
a) 110mm PVCu guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm PVCu down pipes in positions shown on drawings.

ABOVE GROUND DRAINAGE
a) All pipework in PVCu with patent joint/seals. b) All fittings in polypropylene. c) Where indicated svp's to terminate in tile vents or taken through the roof slopes and fitted with appropriate lead flashing and seal. All other svp's above the ground floor to be fitted with an approved air admittance valve. d) SVP's generally to be positioned 900mm above window openings within 3000mm horizontally and fitted with durable cage. e) Stub stacks to terminate above level of highest waste trap connected to it. f) Waste pipe sizes:
Svp and stub stack - 110mm dia.
WC branch pipes - 110mm dia. (min 9mm/m fall)
Basin & bidet (less than 1.7m run). - 32mm dia. (min fall from graph in H1).
Kitchen sink and bath (and basins & bidets with run exceeding 1.7m) up to 3m run - 40mm dia. (18-90mm/m fall)
Baths up to 3m run, kitchen sink and bath with run up to 4m - 50mm dia. (18-90mm/m fall)
All sanitaryware to have min. 75mm deep seal traps.
g) All sanitary pipework and building drainage to comply generally with BS 5572:1994 and Building Reg. Doc. H1. h) Where stack pipe passes through habitable room wrap pipe with 25mm mineral wool sound insulation.

BELOW GROUND DRAINAGE - RIGID AS PUBLIC
a) Those are general notes only and should be read in conjunction with the relevant drawing. b) Drains formed in PVCu pipework (BS 4660 & BS 5481) and bedded in suitable material to BS5955:Part 6:1980 Appendix A depending on subsoil conditions. c) All joints to be flexible. d) Pipes bridged through walls with rc lintels or sleeved, with min. 50mm clearance all round the pipe and masked with rigid sheet material to prevent the ingress of vermin or fill. e) Drains within 600mm of ground level in garden areas to be protected by 75mm thick paving slab. f) Drains within 900mm of ground level below private roads to be protected by reinforced concrete slab. g) Drains within 1000mm horizontally of foundations to be surrounded by concrete to at least the level of the underside of the foundation. Drains more than 1000mm horizontally of foundations to be surrounded by concrete to a level below the underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm. h) Where drains are encased in concrete provide 18mm compressible boards at pipe joints and protect joints by wrapping with polythene or tape. i) Manholes formed in polypropylene for inverts up to 1000mm or engineering brickwork or concrete rings as indicated on the drawings. j) Manhole covers to be double seal, screw-down type where located within a building. k) All underground drainage to generally comply with Building Reg. Doc. H2.

BELOW GROUND DRAINAGE - SOAKAWAYS
a) Prior to the works commencing the Contractor is to establish the permability of the subsoil to assess the suitability of soakaways as a means of surface water disposal. b) For small works the size of the soakaway will be dependant on advice from the Approved Inspector. In general provide a rubble filled soakaway with concrete cover with a minimum size of 1m x. c) For large works RPS will complete appropriate designs based upon percolation test results in accordance with BRE digest 365 provided by others. Test results must be provided prior to work commencing on site in case an alternative method of rainwater disposal is required. d) Generally all soakaways to be a min of 5000mm from any building.

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10 AUG 2010
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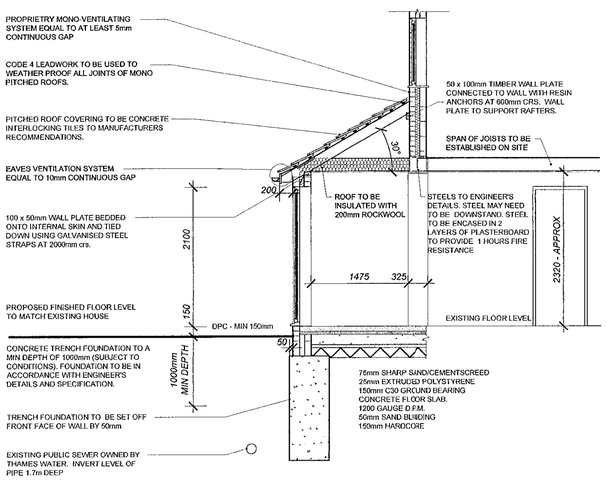
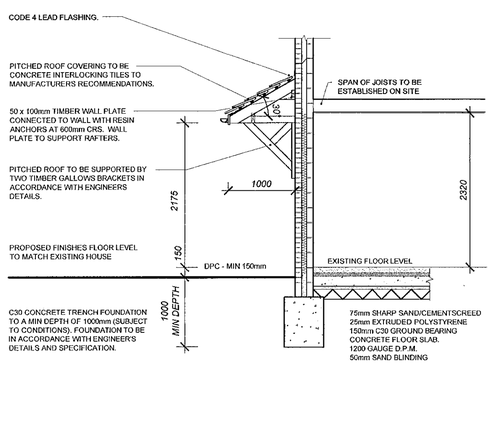


SECTION A-A



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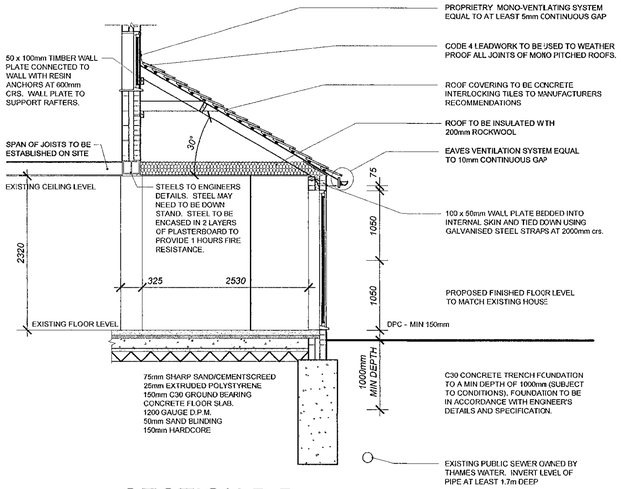
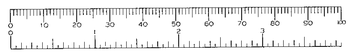


SECTION B-B



rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title

22 BLAGROVE LANE,
WOKINGHAM

drawing title

SITE LAYOUT, SECTIONS AND SPECIFICATION.

scales: 1:50, 1:500
date: MARCH 00
drawn: LAM
checked:
ref: A00-070
rev: 05

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