

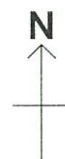


263 SHINFIELD ROAD
READING
RG2 8HF

OS MasterMap 1250/2500/10000 scale
Tuesday, August 22, 2023, ID: BW1-01121502
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 473380 E, 170065 N

©Crown Copyright Ordnance Survey. Licence no. 100041041

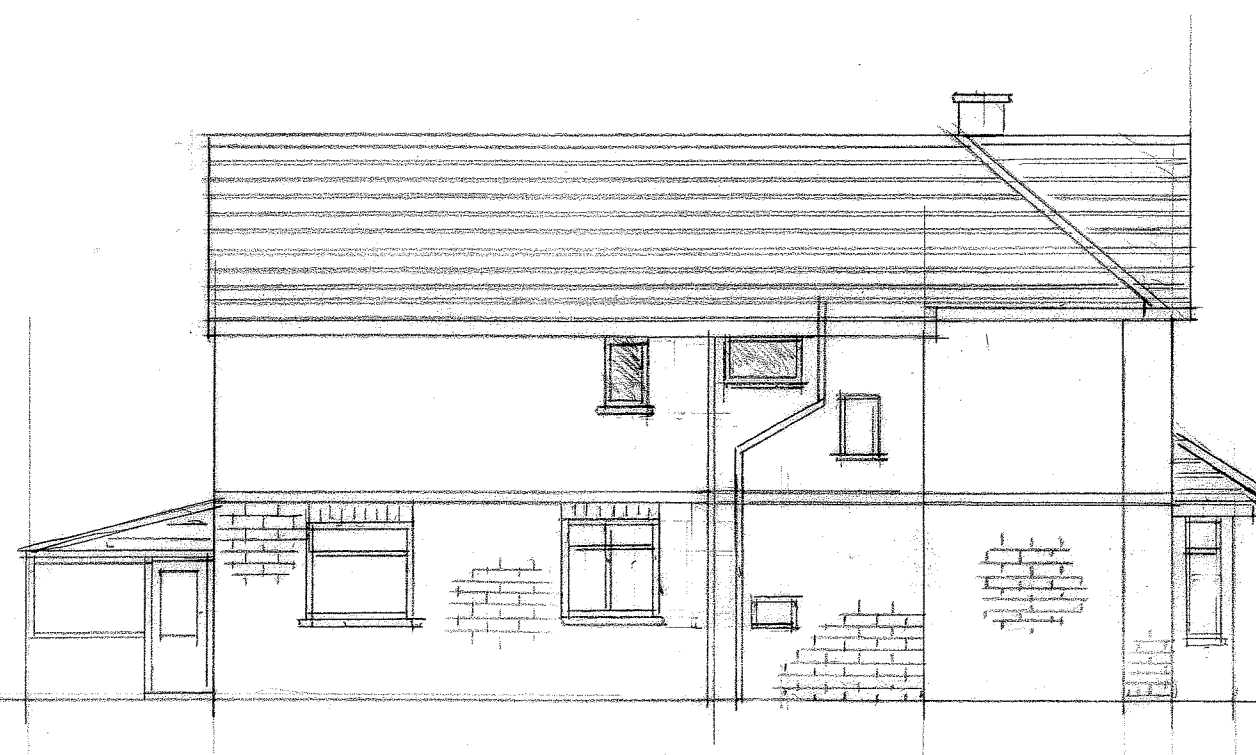


BLACKWELL'S
www.blackwellmapping.co.uk

TEL: 0114 268 7658
maps.sheffield@blackwell.co.uk



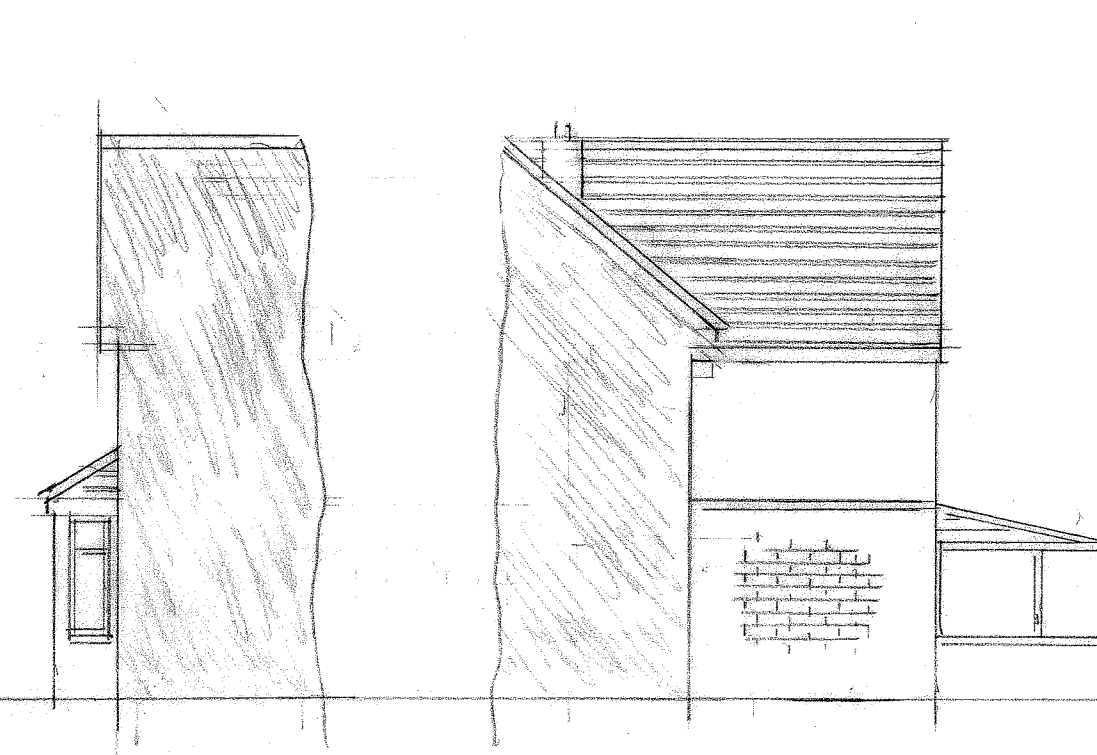
EXISTING FRONT VIEW
SCALE 1:100



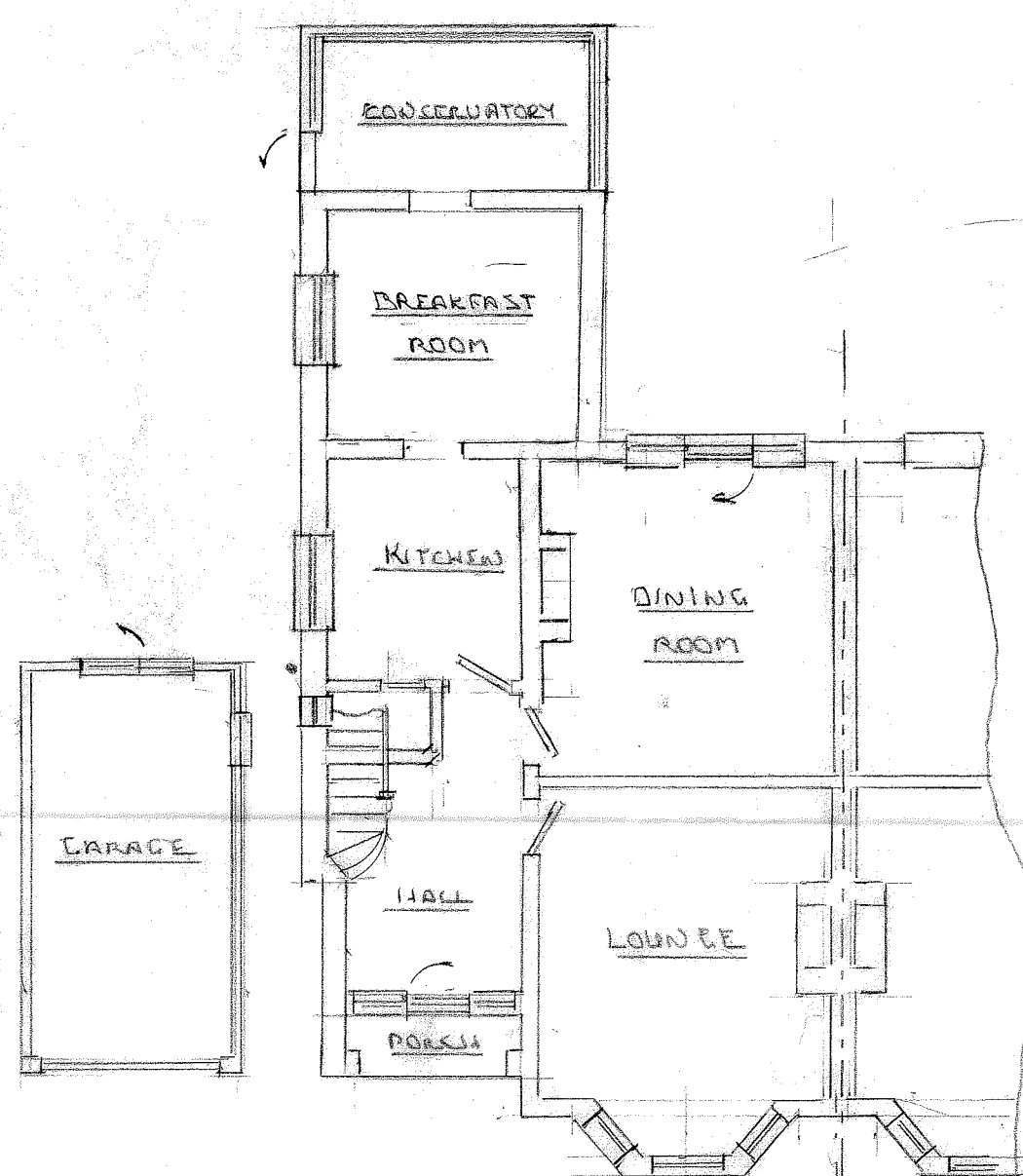
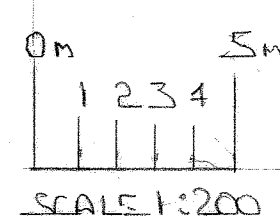
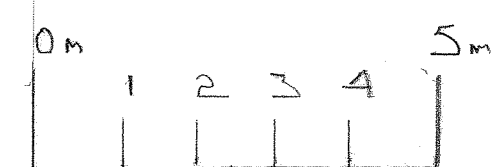
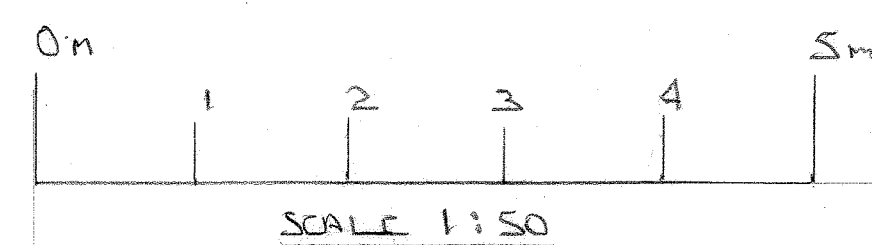
EXISTING NORTH FACING SIDE VIEW
SCALE 1:100
(GARAGE OMITTED)



EXISTING REAR VIEW
SCALE 1:100



EXISTING SOUTH FACING SIDE VIEW
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100

EXISTING
AREAS TO BE
DEMOLISHED



PROPOSED FRONT VIEW
SCALE 1:50



PROPOSED REAR VIEW
SCALE 1:50



PROPOSED NORTH FACING SIDE VIEW
SCALE 1:50



PROPOSED SOUTH FACING SIDE VIEW
SCALE 1:50

MATERIALS
OUTSIDE WALLS - RED FACING BRICKS TO MATCH THE EXISTING - WHITE RENDERED BLOCKWORK ABOVE FEATURE LINE TO MATCH THE EXISTING
ROOF TILES - RED PANTILES TO SUIT PITCH ANGLES - CONFIRM ON SITE
WINDOWS AND DOORS - WHITE UPVC STYLED TO MATCH EXISTING
GUTTERS AND DOWN PIPES - BLACK UPVC

PROPOSAL
TO DEMOLISH AN EXISTING DETACHED PRE-FABRICATED GARAGE AND REAR CONSERVATORY - TO BUILD A SINGLE STOREY SIDE AND REAR EXTENSION

FOR
MR H. KHALIQ - 263 SHINFIELD RD.
WOKINGHAM - BERKSHIRE
RG2 8HF

STRUCTURAL BEAM 'A'
SEE THE GENERAL SPECIFICATION

FOR THE CAVITY WALL
SEE THE GENERAL SPECIFICATION

1180 x 1140 mm VELUX WINDOW

REMOVE EXISTING WINDOW
AND DEMOLISH EXISTING
OUTSIDE WALL TO FORM
OPENING SHOWN - FIT
STRUCTURAL BEAM 'A'
OVER OPENING - SEE THE
GENERAL SPECIFICATION

REMOVE EXISTING WINDOW
AND DEMOLISH EXISTING
OUTSIDE WALL TO FORM
OPENING SHOWN - FIT
STRUCTURAL BEAM 'C'
OVER OPENING - SEE THE
GENERAL SPECIFICATION

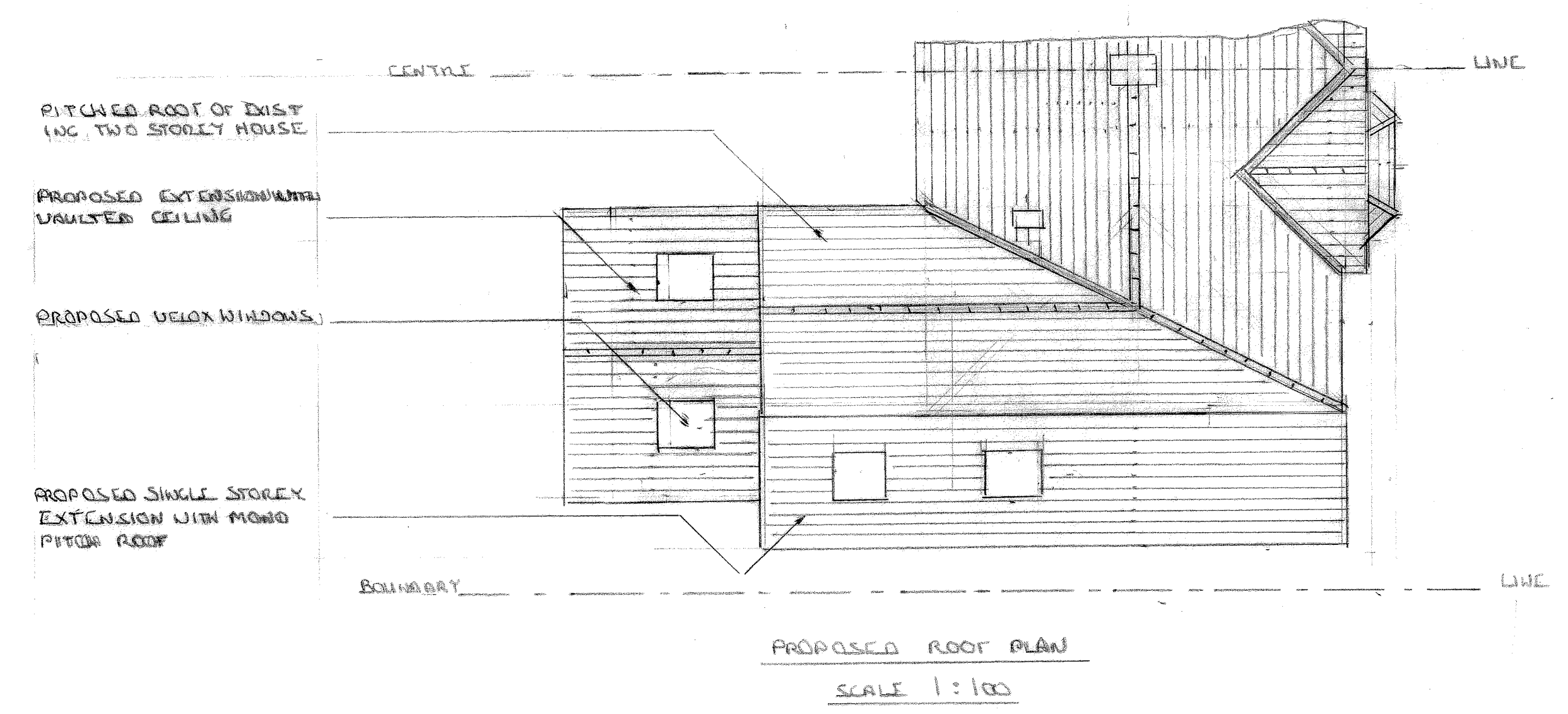
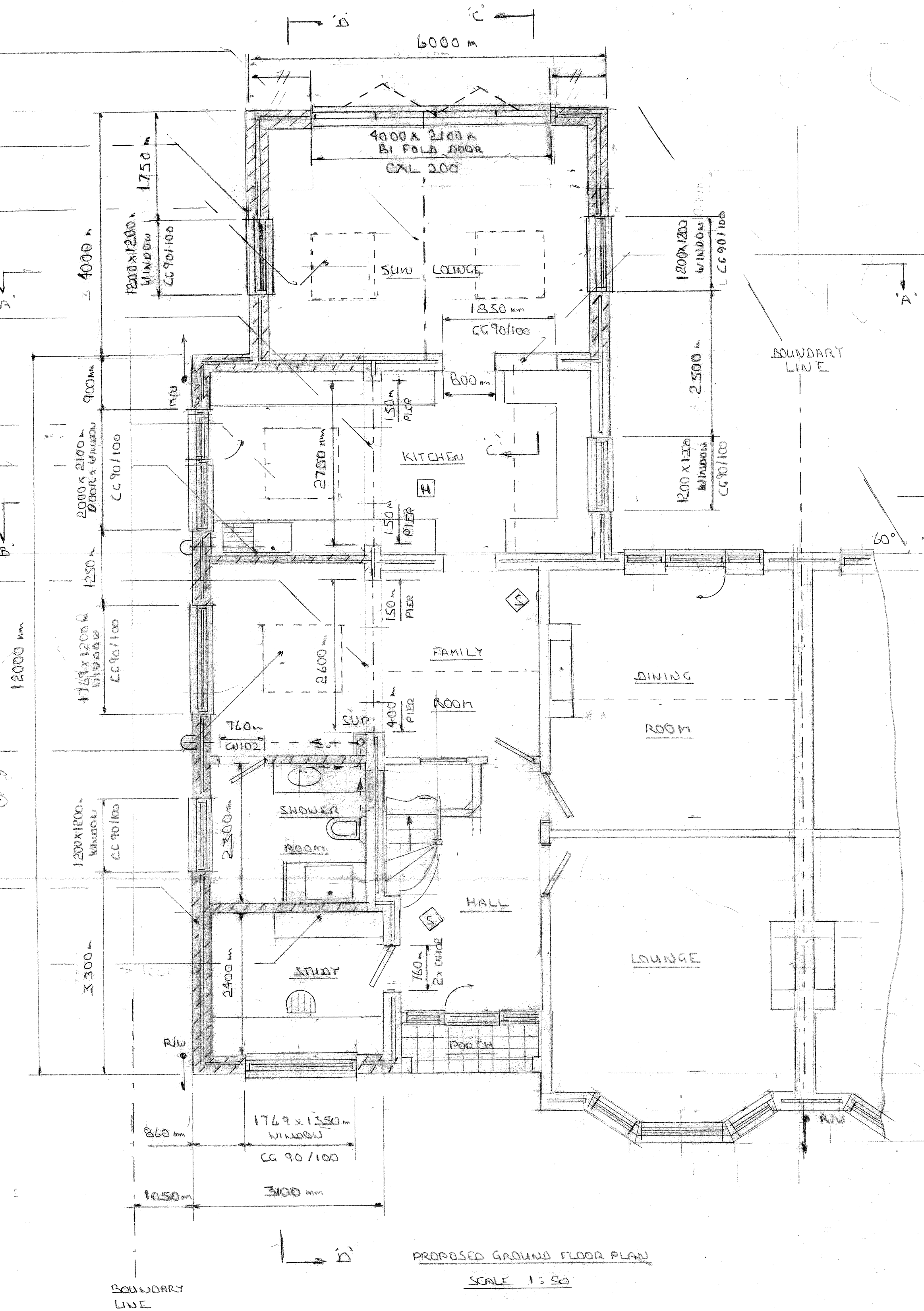
NEW BACK INLET
SHILLES

SHOWER SLOPE 20mm
ACROSS THIS
SIDE

FOR CAVITY WALL - SEE
THE GENERAL SPECIFICATION

INTERIOR WALLS FROM 100mm
BLOCKWORK

AREAS OF NEW CONSTRUCTION - HIGH-
LIGHTED IN BLUE

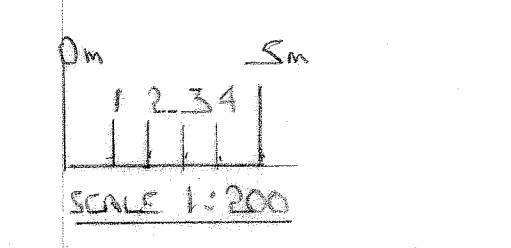
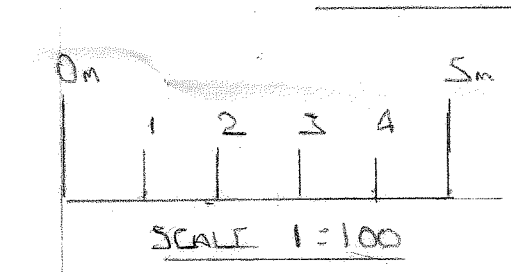
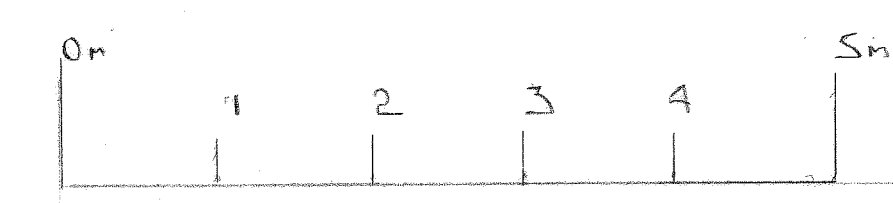


JACK RAFTERS 150 x 50 mm
AT 400mm CTRS

TO HELP WITH ILLUMINATION
TO KITCHEN FORM OPENING
SHOWN - G.B. DOORWAY
AND OPENING TO WORK
TOP HEIGHT

TURN WEATHERING UP BY
150mm CHANNEL INTO BLOCK
WORK AND SEAL - TURN OVER
TILES BY 150mm

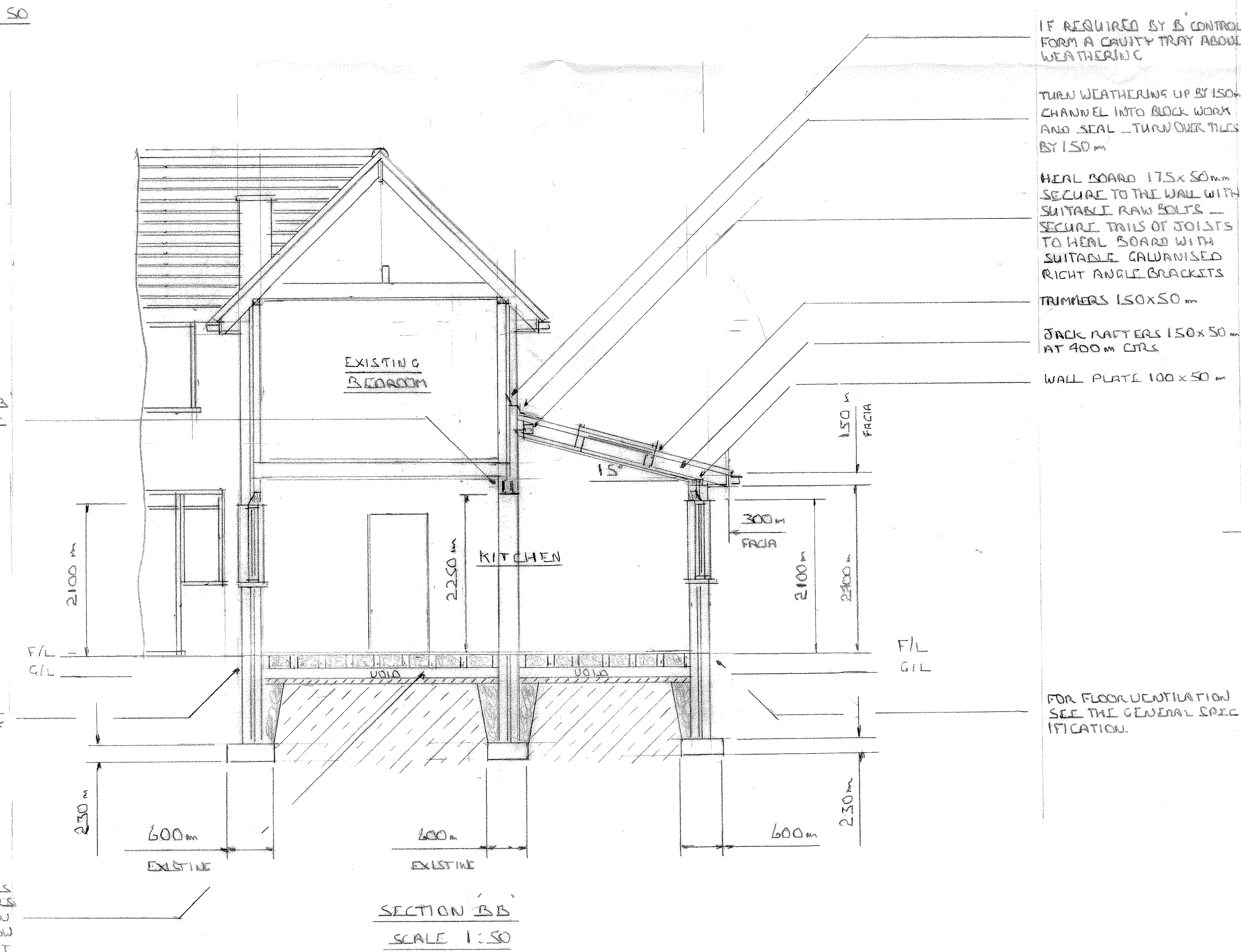
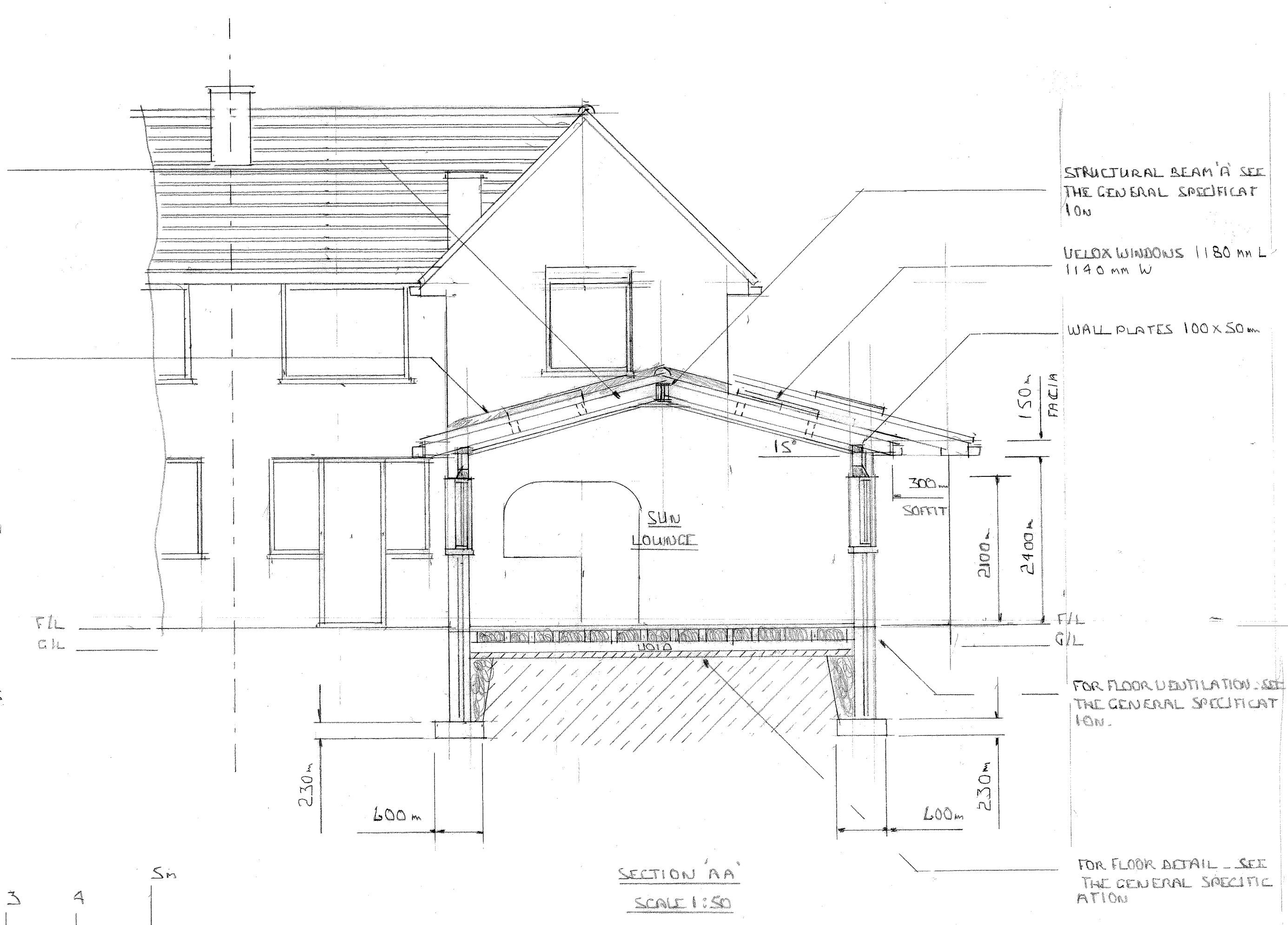
EXISTING BEAMS
ASSUMED TO SUPPORT FLOOR
LOADS



FOR STRUCTURAL BEAM 'B'
SEE THE GENERAL SPECIFICATION

FOR FLOOR VENTILATION -
SEE THE GENERAL SPECIFICATION

THE EXISTING FLOOR IN THIS
AREA IS SOLID AND APPEARS
TO BE IN POOR CONDITION -
TO MAINTAIN AIRFLOW
THROUGH THE BUILDING IT
IS ADVISED THAT THIS BE
LAID AS A SUSPENDED FLOOR



PLAN POSITION OF
EXISTING PRE CAST CON
CRETE GARAGE - TO BE
DEMOLISHED HATCHED
IN RED

OFF ROAD PARK
ING

REAR CONSERVATORY
TO BE DEMOLISHED HATCHED
IN RED

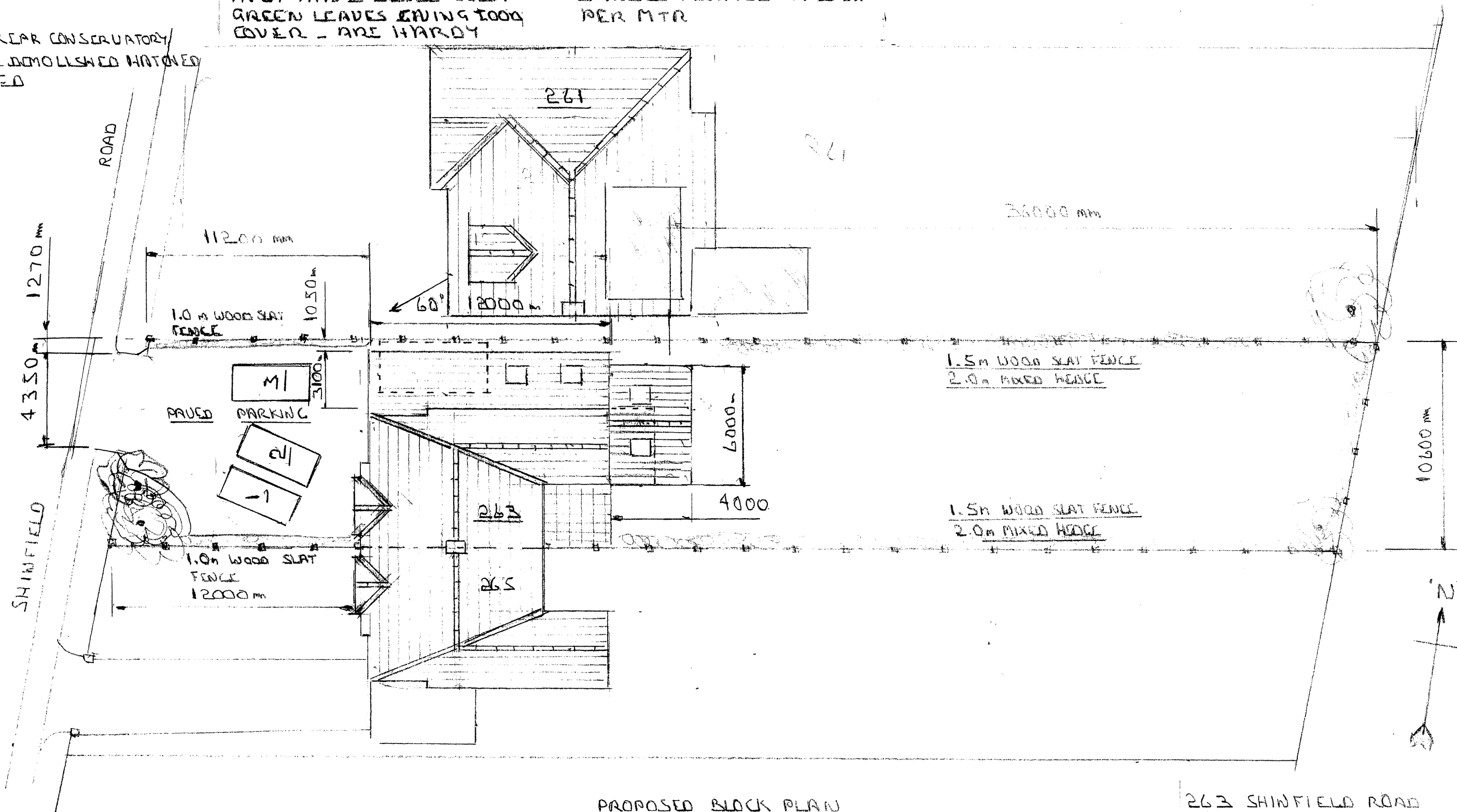
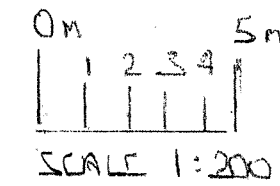
SUGGESTED SHRUBS FOR THE FRONT CORNER PLOT

2 OFF "CORNUS ALBA
AREA" - PLANTED 2 M
APART - THEIR CHARACT
ERISTICS ARE AS FOLLOWS -
HEIGHT AND SPREAD 1.5
TO 2.5 MTRS IN 5-10 YRS -
THEY HAVE DENSE GOLD /
GREEN LEAVES GIVING GOOD
COVER - ARE HARDY

AND ARE READILY AVAIL
ABLE AT GARDEN CTRS

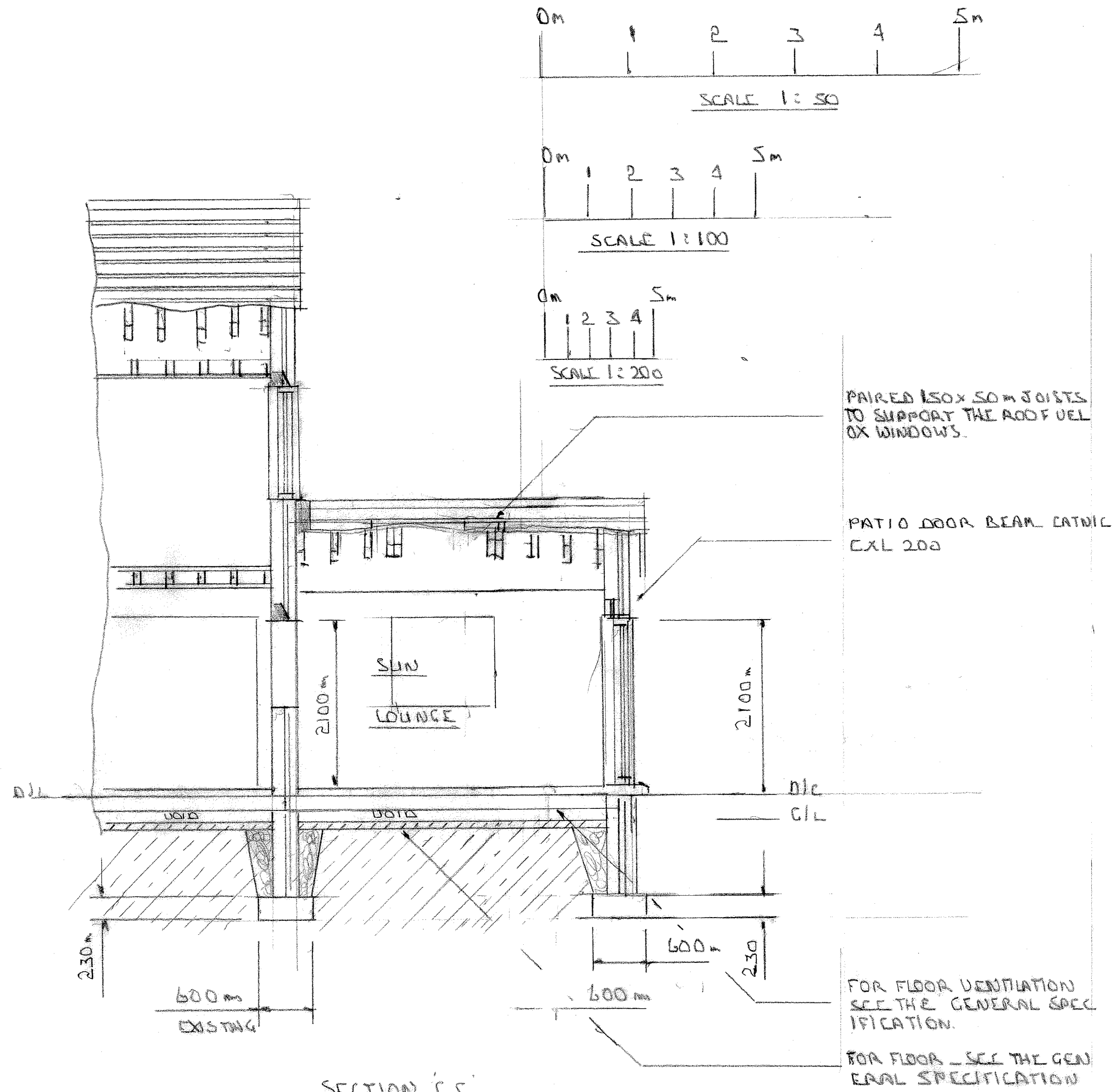
HEDGING FOR BORDERS

BIRD FRIENDLY NATIVE
HEDGING COMPRISING BLA
CKTHORN - QUICKTHORN -
HORNBEAM - COMMON ALDER
- HAZEL - DOG ROSE - COMMON
DOGWOOD - BIRDCHEENY AND
SPINDLE PLANTED AT 3 OFF
PER MTR



PROPOSED BLOCK PLAN
SCALE 1:200

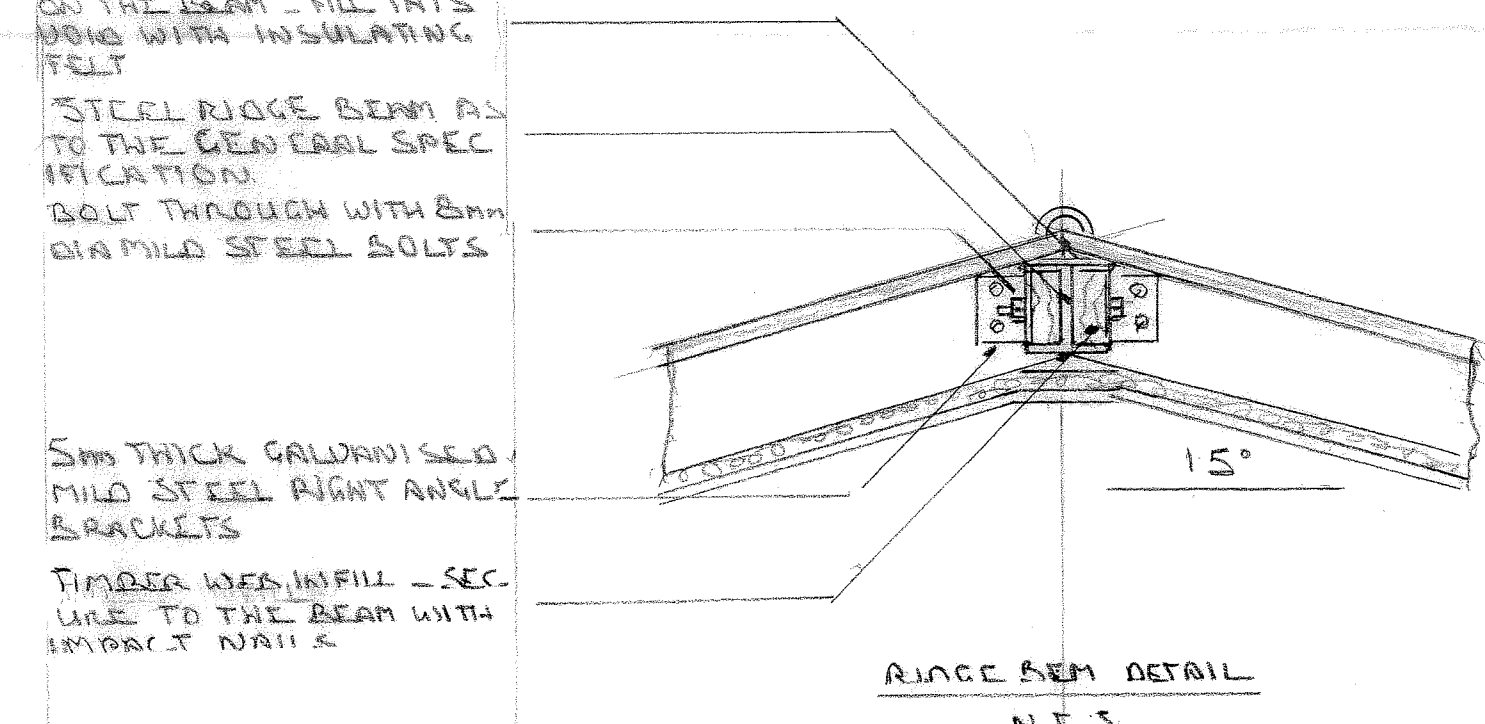
263 SHINFIELD ROAD
SHEET 3 OF 4 ISS 2



SECTION C-C
SCALE 1:50

TO AVOID COLD BRIDGING ON THE BEAM - FILL THIS VOID WITH INSULATING FELT
STEEL ROOF BEAM AS TO THE GENERAL SPECIFICATION
BOLT THROUGH WITH 8mm DIA MILD STEEL BOLTS

5mm THICK GALVANISED MILD STEEL RIGHT ANGLE BRACKETS
TIMBER WEAR INFILL - SECURE TO THE BEAM WITH IMPACT NAILS



RIDGE BEAM DETAIL
N.T.S.

PAIRED 150x50mm JOISTS TO SUPPORT THE ROOF OVER WINDOWS.

PATIO DOOR BEAM CATNIC CXL 200

FOR FLOOR VENTILATION SEE THE GENERAL SPECIFICATION
FOR FLOOR - SEE THE GENERAL SPECIFICATION

WEATHERING FROM NO. 4 LEAD FLASHING TURN UP AT 150mm CHANNEL INTO WALL AND SEAL - TURN OVER TILES AND SEAL - IF REQUIRED BUILD IN A CAVITY TRAY

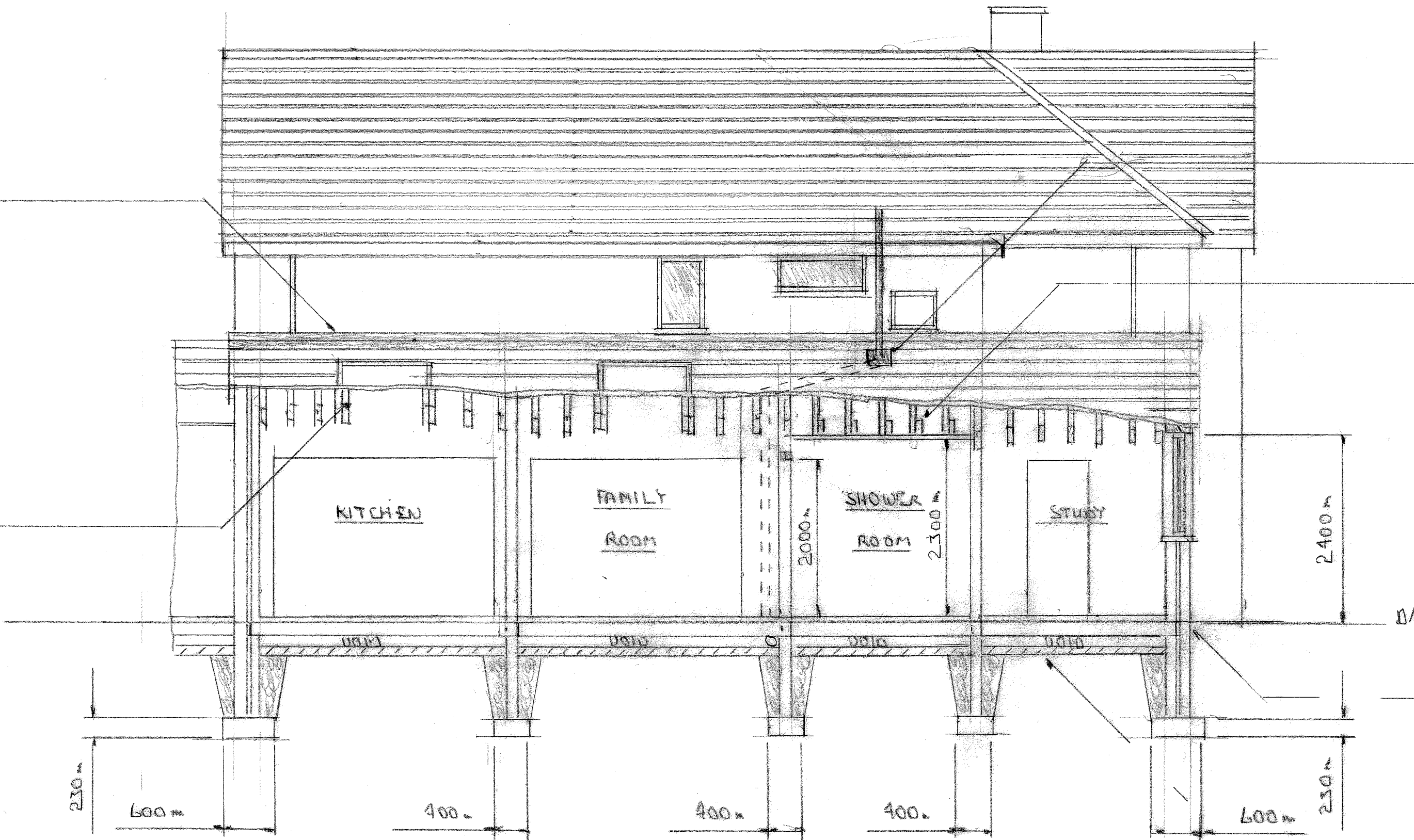
PAIRED 150x50mm JOISTS TO SUPPORT VELUX WINDOWS

FOR CAVITY WALL INSULATION SEE THE GENERAL SPECIFICATION

25mm THICK CELOTEX GA 4000 INSULATION BOARD AGAINST THE WALL TO THE THICKNESS OF SCAFFOLD AND FLOOR INSULATION
100mm THICK CELOTEX GA 4000 INSULATION BOARD - THIS IS TO ACHIEVE A U VALUE OF 0.18 W/M²K
7.5mm THICK SCAFFOLD OVER A 1200 GAUGE POLYTHENE VAPOR BARRIER
1200mm GAUGE POLYTHENE VAPOR BARRIER - TURN UP AGAINST WALL
100mm THICK THERMAURITE TURBO BLOCKS
BISON HD FLOOR BEAMS
50mm THICK LOOSE MIX CEMENT
LOOSE MIX CEMENT INFILL

ALTERNATIVE BEAM AND BLOCK FLOOR

GENERAL SPECIFICATION



SECTION D-D
SCALE 1:50

MODIFY WINDOW LAYOUT ON THIS FIRST FLOOR PLAN TO ACHIEVE THE MODIFIED LAYOUT SHOWN

SEAL EXISTING SUP THROUGH ROOF WITH NO. 4 LEAD FLASHING

CEILING JOISTS 100x50mm AT 400mm CTRS - CEILING IN SHOWER ROOM TO CONCEAL EXISTING SOIL DRAIN PIPE

FOR FLOOR VENTILATION SEE THE GENERAL SPECIFICATION

FOR NEW FLOORS - SEE THE GENERAL SPECIFICATION

LENGTH 3000mm - BEAM SECTION TO BE PAIRED 178x102x19 U.B.s - THIS BEAM TO BEAR ON 270x200x150mm CONCRETE PADSTONES AT EACH END

(BEAM C) SPAN OF OPENING 2400mm - CONFIRM ON SITE - INSTALLED LENGTH 2900mm - BEAM SECTION TO BE 152x89x16 U.B.s - THIS BEAM TO BEAR ON 270x200x150mm CONCRETE PADSTONES AT EACH END
PAINT ALL BEAMS WITH TWO COATS OF RED OXIDE - BOLT PAIRED BEAMS TOGETHER WITH 12mm DIA MILD STEEL BOLTS AND GAS BARREL SPACERS AT 400mm CTRS - COVER UNDERSLUNG BEAMS IN TWO LAYERS OF 12.5mm THICK PLS TERSBOARD WITH THE JOINTS STAGGERED

FIRE PROTECTION - MAINS WIRED SMOKE OR HEAT DETECTORS INTERLINKED WITH A SEPARATE SWITCH BOX AND BATTERY BACK UP ARE TO BE FITTED AS SHOWN BY (S) OR (H) ON THE FLOOR PLAN - ANY DOWN LIGHTS FITTED SHOULD HAVE 1/2 HR FIRE RESISTANT HOODS

ENERGY EFFICIENT LIGHTING - IN AREAS OF NEW CONSTRUCTION 75% OF NEW FITTINGS ARE TO BE ENERGY EFFICIENT - ANY EXTERNAL LIGHTS SHOULD BE ENERGY EFFICIENT - WHEN LIGHTS ARE FITTED WITH A P.I.R. THEY SHOULD BE FITTED WITH DAY LIGHT SENSORS

STRUCTURAL BEAMS - (BRIDGE BEAM 'A') SPAN OF OPENING 2700mm - CONFIRM ON SITE - INSTALLED LENGTH 2900mm - BEAM SECTION TO BE A SINGLE 152x89x16 U.B. - THIS BEAM TO BEAR ON 400x100x150mm CONCRETE PADSTONES AT EACH END
(BEAM 'B') SPAN OF OPENING 2700mm - CONFIRM ON SITE - INSTALLED LENGTH 2900mm - BEAM SECTION TO BE A SINGLE 152x89x16 U.B. - THIS BEAM TO BEAR ON 400x100x150mm CONCRETE PADSTONES AT EACH END

RAINWATER - 100mm DIA BLACK UPVC GUTTERS AND 75mm BLACK UPVC DOWN PIPES WITH OUTFALL TO SOAKWAYS AT 5m FROM THE BUILDING LINE - ALL NEW AND EXISTING SOAKWAYS MUST COMPLY WITH BRE DICESY 365 AND MUST PASS A PERCOLATION TEST ON SITE - ANY NEW SOAKWAYS MUST BE CONTAINED IN PROPRIETARY PLASTIC CRATES

ELECTRICAL SAFETY - ALL NEW ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART 'P' ELECTRICAL SAFETY AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON QUALIFIED TO DO SO - PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH - THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

RADIATOR VALVES - ALL NEW RADIATORS SHOULD BE FITTED WITH THERMOSTATIC RADIATOR VALVES

FOUNDATIONS - CONCRETE STRIP FOUNDATIONS TO THE DIMENSIONS SHOWN AND TO A DEPTH TO SUIT SOIL CONDITIONS - PROBE ON SITE - AND TO BE BELOW THE INVERT LEVEL OF THE DRAINS - ANY EXISTING FOUNDATIONS THAT ARE REQUIRED TO CARRY ADDITIONAL LOAD ARE TO BE EXPOSED TO ESTABLISH FITNESS

OUTSIDE WALLS - LOWER COURSES FROM 105mm RED FRAME BRICKS TO MATCH THE EXISTING - 100mm CAVITY - 90mm THICK CELOTEX THERMO CLASS CAVITY 21 - 100mm THICK THERMAURITE TURBO BLOCKS - FIT WALL TIES AT 450mm CTRS HORIZONTALLY AND VERTICALLY - FINISH ON THE INSIDE WITH 13mm THICK LIGHT WEIGHT PLASTER - THIS TO ACHIEVE A U VALUE OF 0.18 W/M²K - INSERT A BRICK FEATURE LINE TO MATCH THE EXISTING - UPPER COURSES - THROWN SIDE SLUIT TO BE FROM 100mm THICK MEDIUM DENSE BLOCK WORK FINISHED ON THE OUTSIDE FACE WITH 50mm THICK WATERPROOF CEMENT RENDER PAINTED WITH WHITE SNOW GEM - OTHERWISE AS ABOVE

INTERIOR WALLS - 100mm THICK CELCON BLOCKS OR 100mm THICK STUD WALLS AS TO DRAWING DETAIL - STUD WALLS TO BE FROM 75x50mm TIMBER FRAMEWORK COVERED ON EITHER SIDE WITH 12.5mm THICK PLASTERBOARD WITH THE VOID FILLED WITH 75mm THICK ROCK WOOL SOUND PROOFING FELT.

FLOORS - THE EXISTING PROPERTY HAS A TIMBER SUSPENDED FLOOR - TO MAINTAIN VENTILATION A SUSPENDED TIMBER FLOOR IS SPECIFIED FOR THE EXTENSIONS (i.e. 150x50mm TIMBER JOISTS AT 400mm CTRS - INSERT 150mm THICK CELOTEX XR 4000 BETWEEN THE JOISTS SUSPENDED ON SUITABLE CLIPS - COVER THE OVERSITE WITH 50mm THICK LOOSE MIX CEMENT OVER A 1200 GAUGE DAMP PROOF MEMBRANE - FLOOR BOARDS TO BE 20mm THICK TONGUED AND GROUED TIMBER - THIS TO ACHIEVE A U VALUE OF 0.18 W/M²K

STRUCTURAL TIMBERS - PRE TREATED SEC3 GRADE TIMBERS TO SECTIONS SHOWN

ROOFING - DARK RED REDLAND GROVEBURY OR SIMILAR - SUITABLE FOR A PITCH ANGLE OF 15° - LAY OVER A SUITABLE BREATHER MEMBRANE AND SECURE ON 32x25mm BATTENS

CEILING - 12.5mm THICK FOIL BACKED PLASTERBOARD

DAPS - HORIZONTAL AND VERTICAL DAPS TO BE BUILT INTO ALL NEW OUTSIDE WALL OPENINGS

DAMP COURSE - BITUMINOUS FELT STRIPS

WALL STRAPS - STRAP THE WALL PLATES TO THE WALLS AT 1.2m CTRS - STRAP THE ROOF TO THE WALLS WITH CATNIC STRAPS ACROSS THE GABLE ENDS AT 1.2m CTRS

LINTELS - CATNIC PRE INSULATED LINTELS AS TO THE DRAWING DETAIL AND TO OVER SPAN WALL OPENINGS BY 150mm EITHER SIDE AND TO BEAR ON SUITABLE CONCRETE PADSTONES

WINDOWS AND DOORS - PROPRIETARY WHITE UPVC WINDOWS AND DOORS STYLED TO MATCH THE EXISTING AND TO THE DIMENSIONS SHOWN - ALL NEW GLAZING IS TO CONFORM TO THE FOLLOWING - 5mm SAFETY GLASS TO BE USED IN DOOR GLAZING BELOW 1500mm FROM FLOOR LEVEL AND IN WINDOW GLAZING BELOW 800mm FROM FLOOR LEVEL - IN ADDITION DOUBLE GLAZED WINDOWS SHOULD BE EITHER WITH A 16mm AIR GAP AND A SOFT LOW'E COATING OR WITH A 12mm AIR GAP ARGON FILLED AND WITH A SOFT LOW'E COATING - ANY GLAZED PANELS THAT ARE SITUATED WITHIN 300mm OF A DOOR OPENING AND AT 1500mm ABOVE FLOOR LEVEL ARE TO BE OF SAFETY GLASS - ALL NEW WINDOWS ARE TO BE FITTED WITH TRICKLE VENTS

INSULATION - (CAVITY WALLS) THESE TO BE INSULATED AS TO THE WALL SPECIFICATION AND ARE TO ACHIEVE U VALUES OF 0.18 W/M²K (FLOORS) THESE TO BE INSULATED AS TO THE FLOOR SPECIFICATION AND ARE TO ACHIEVE U VALUES OF 0.18 W/M²K - THE ROOFS ARE TO BE INSULATED WITH 100mm THICK CELOTEX GA 4000

ATED WITH 100mm THICK CELOTEX GA 4000 BETWEEN THE JACK RAFTERS AND 60mm THICK CELOTEX GA 4000 UNDER THE JACK RAFTERS - FINISH WITH 12.5mm THICK PLASTERBOARD - THIS TO ACHIEVE A U VALUE OF 0.15 W/M²K - ALL NEW DOUBLE GLAZED WINDOWS AND DOORS ARE TO ACHIEVE U VALUES OF 1.4 W/M²K - THE MANUFACTURER TO CONFIRM THIS - FIT ALL NEW CAVITY OPENINGS WITH INSULATED CAVITY CLOSERS - THERE IS TO BE A CONTINUOUS LINK BETWEEN FLOOR WALL AND ROOF INSULATION.

VENTILATION - ALL NEW HABITABLE ROOMS ARE TO HAVE FIXED BACKGROUND VENTILATION OF 8000mm² - IN ADDITION THE KITCHEN SHOULD HAVE MECHANICAL EXTRACTION CAPABLE OF 60 LTRS/SEC EXTRACTION - THE SHOWER ROOM IS TO HAVE MECHANICAL EXTRACTION CAPABLE OF 30 LTRS/SEC EXTRACTION - ALL MECHANICAL EXTRACTION IS TO BE VENTED TO FRESH AIR

WASTE WATER - SEE BLOCK / FLOOR PLAN

FOR THE DRAIN LAYOUT - NEW DRAIN RUNS ARE TO BE FROM 100mm DIA FLEX JOINTED UPVC PIPE WORK BEDDED IN PEA SHINGLE WITH A MINIMUM FALL OF 1:50 - BRIDGE DRAIN RUNS THROUGH WALLS WITH REINFORCED CONCRETE UNITS - COVER SHALLOW DRAIN RUNS WITH PAVING SLABS LAID OVER THE TRENCHES

TOILET OUTLETS - 100mm DIA UPVC PIPE WORK AND FITTINGS WITH A 75mm 'U' BEND

SINK OUTLETS - 38mm DIA UPVC PIPE WORK AND FITTINGS WITH A 75mm 'U' BEND

BASIN OUTLETS - 32mm DIA UPVC PIPE WORK AND FITTINGS WITH A 75mm 'U' BEND

SHOWER OUTLETS - 38mm DIA UPVC PIPE WORK AND FITTINGS WITH A 75mm 'U' BEND

AND FITTINGS WITH A 75mm 'U' BEND

AND FITTINGS WITH A 75mm 'U' BEND

AND FITTINGS WITH A 75mm 'U' BEND

AND FITTINGS WITH A 75mm 'U' BEND