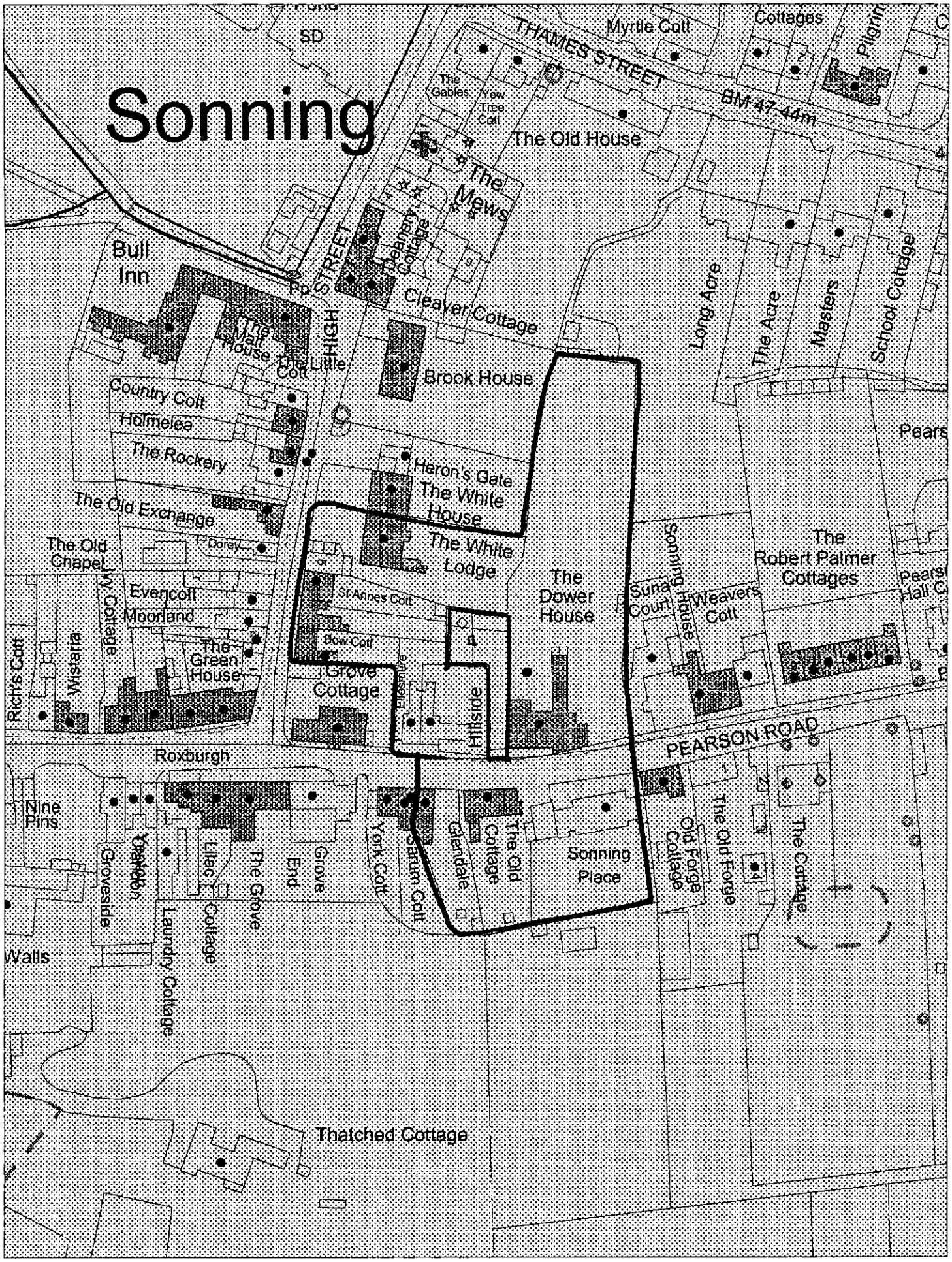
12 DEC 2002 S182



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

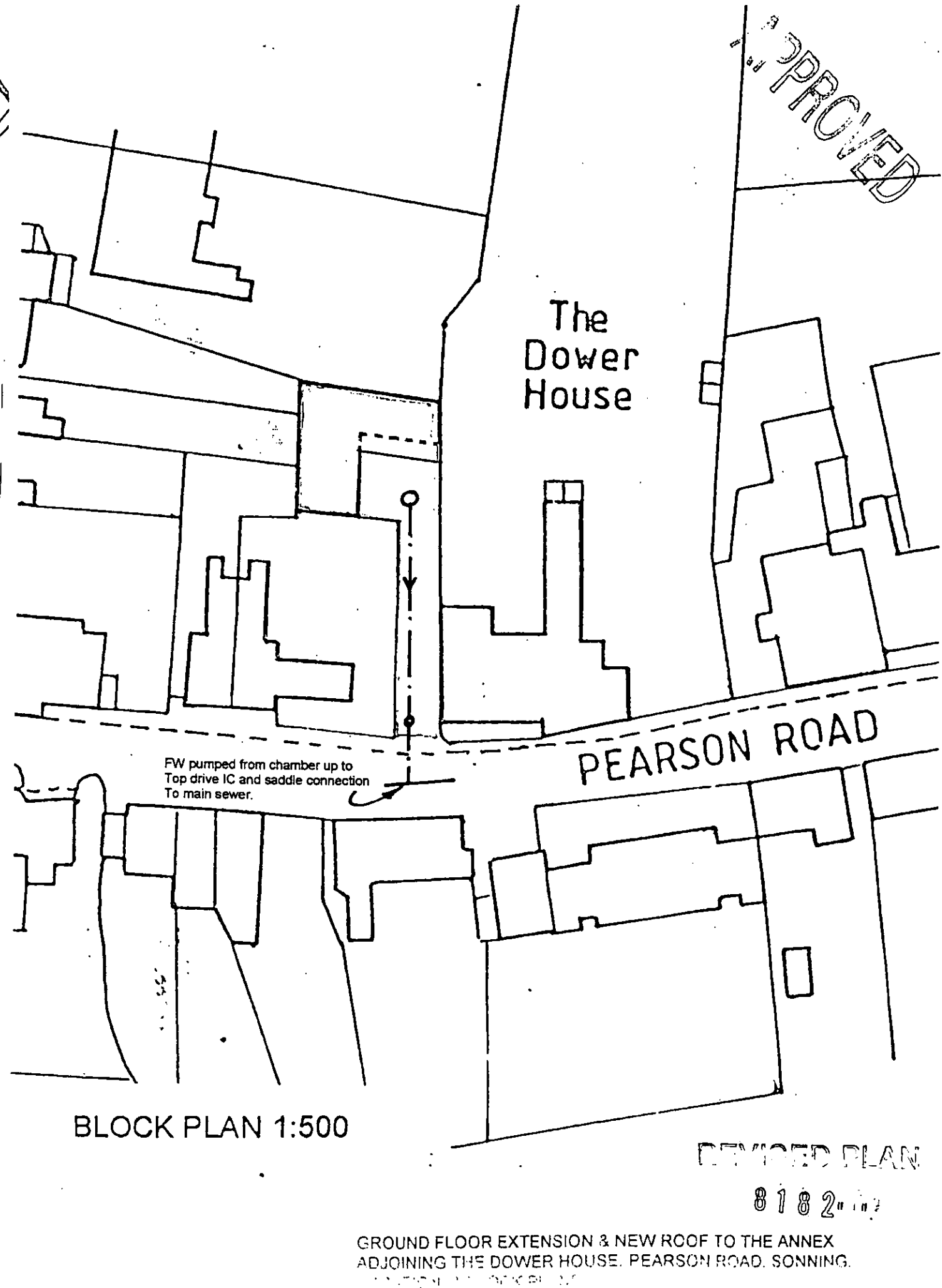
Development Control,Wokingham District Council.
17 December 2002

Scale: 1 : 1250

N W E S



LOCATION PLAN 1:2500



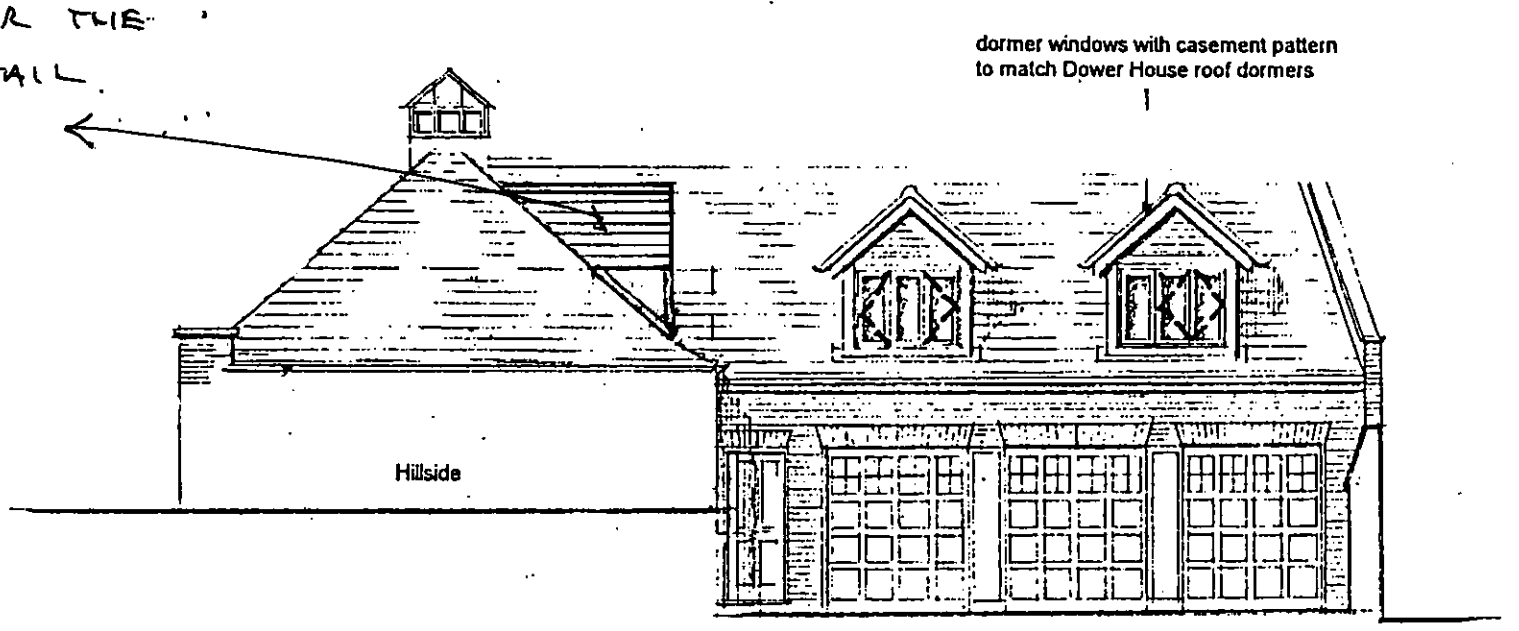
BLOCK PLAN 1:500

DEVISED PLAN

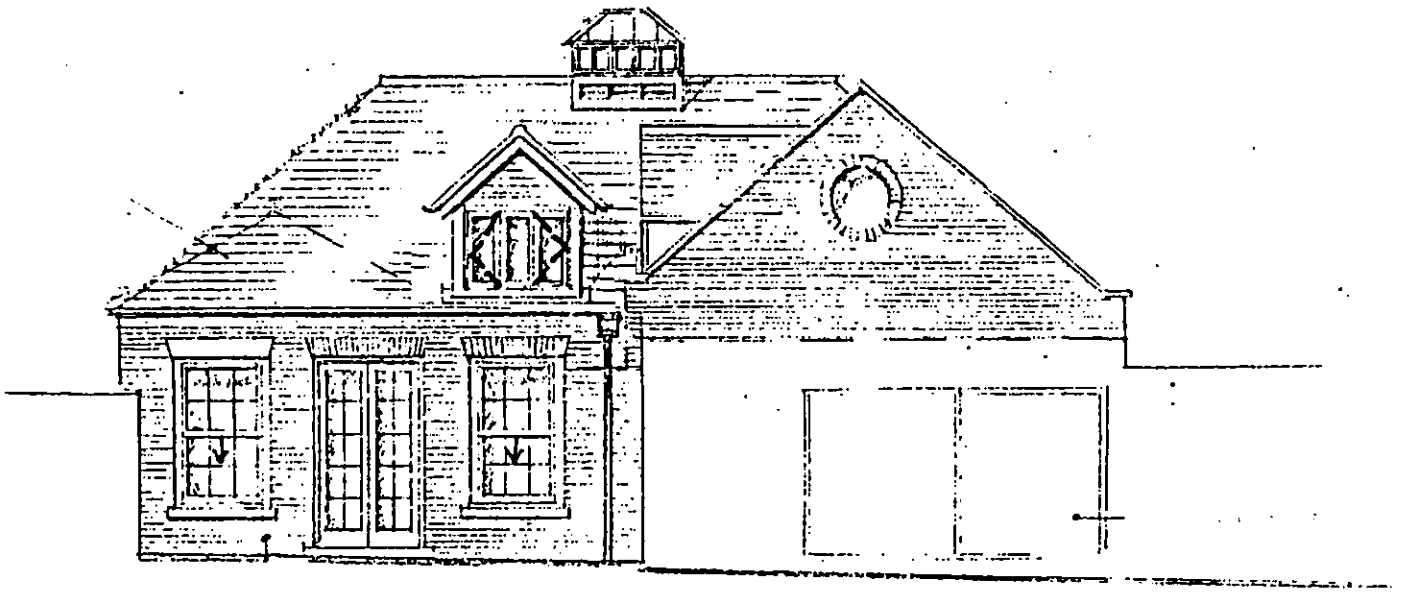
8182 sq ft

GROUND FLOOR EXTENSION & NEW ROOF TO THE ANNEX
ADJOINING THE DOWER HOUSE. PEARSON ROAD. SONNING.

NOTE: SOUTH VIEW OF DORMER THE SAME DETAIL.

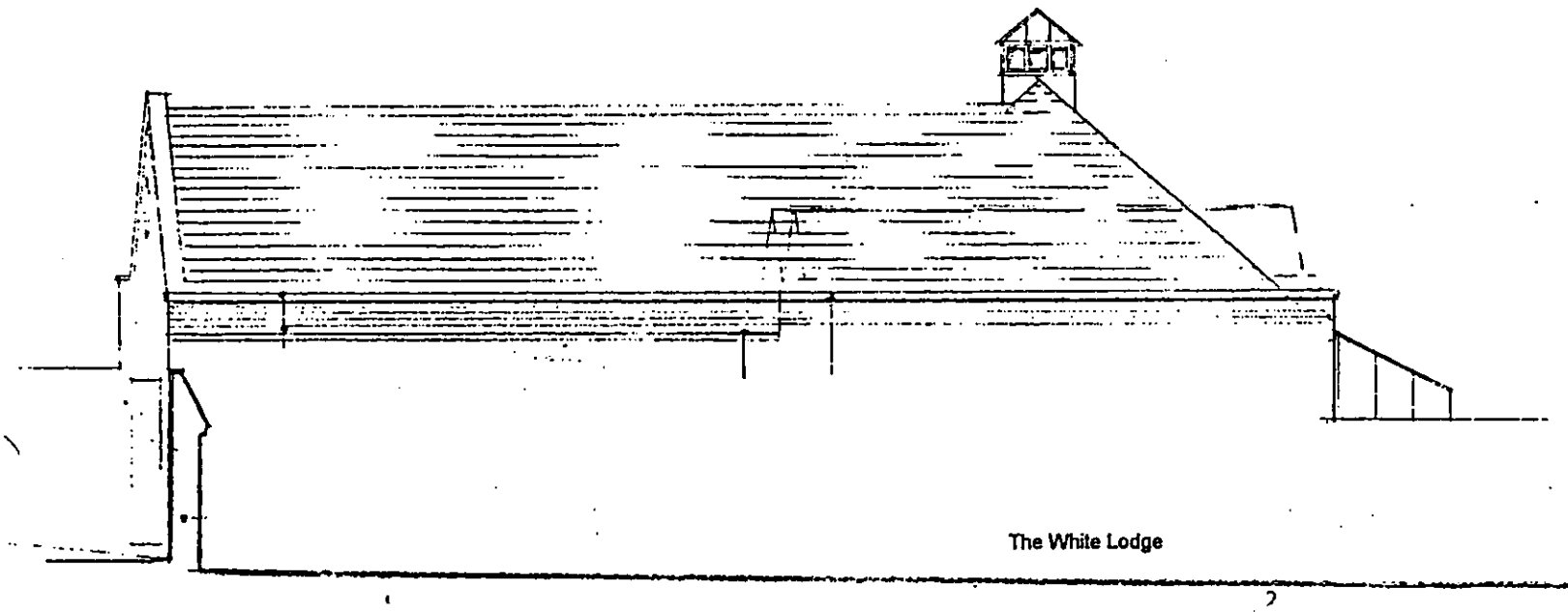


NORTH



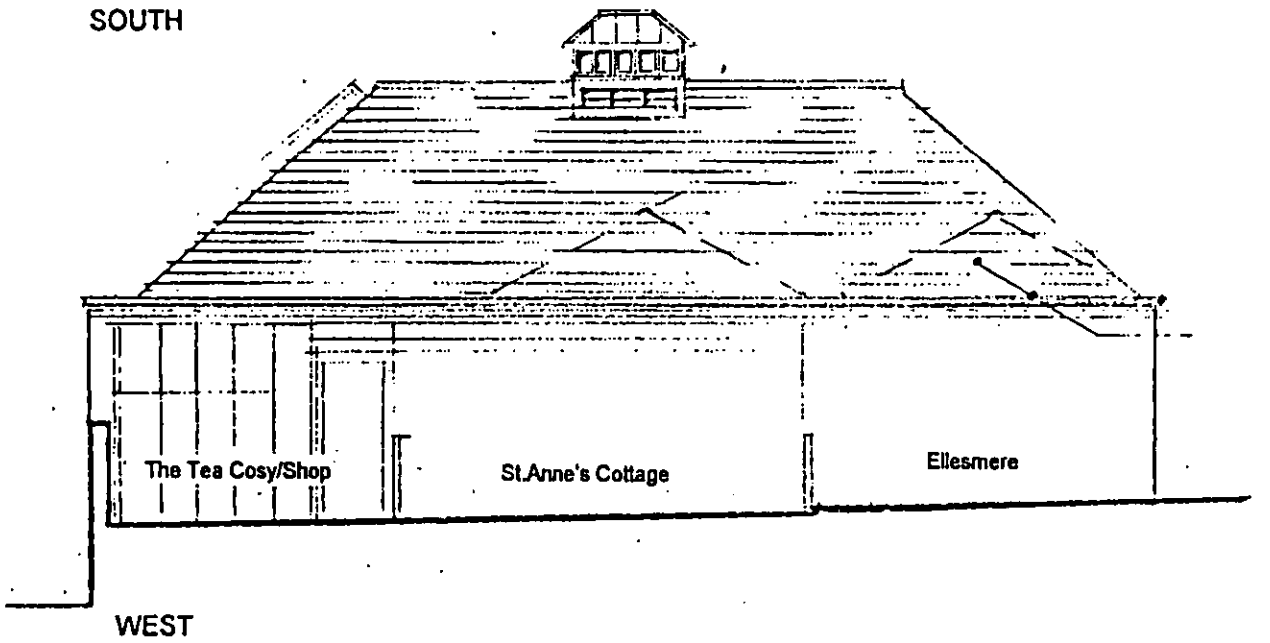
EAST

Dower House



SOUTH

The White Lodge



WEST

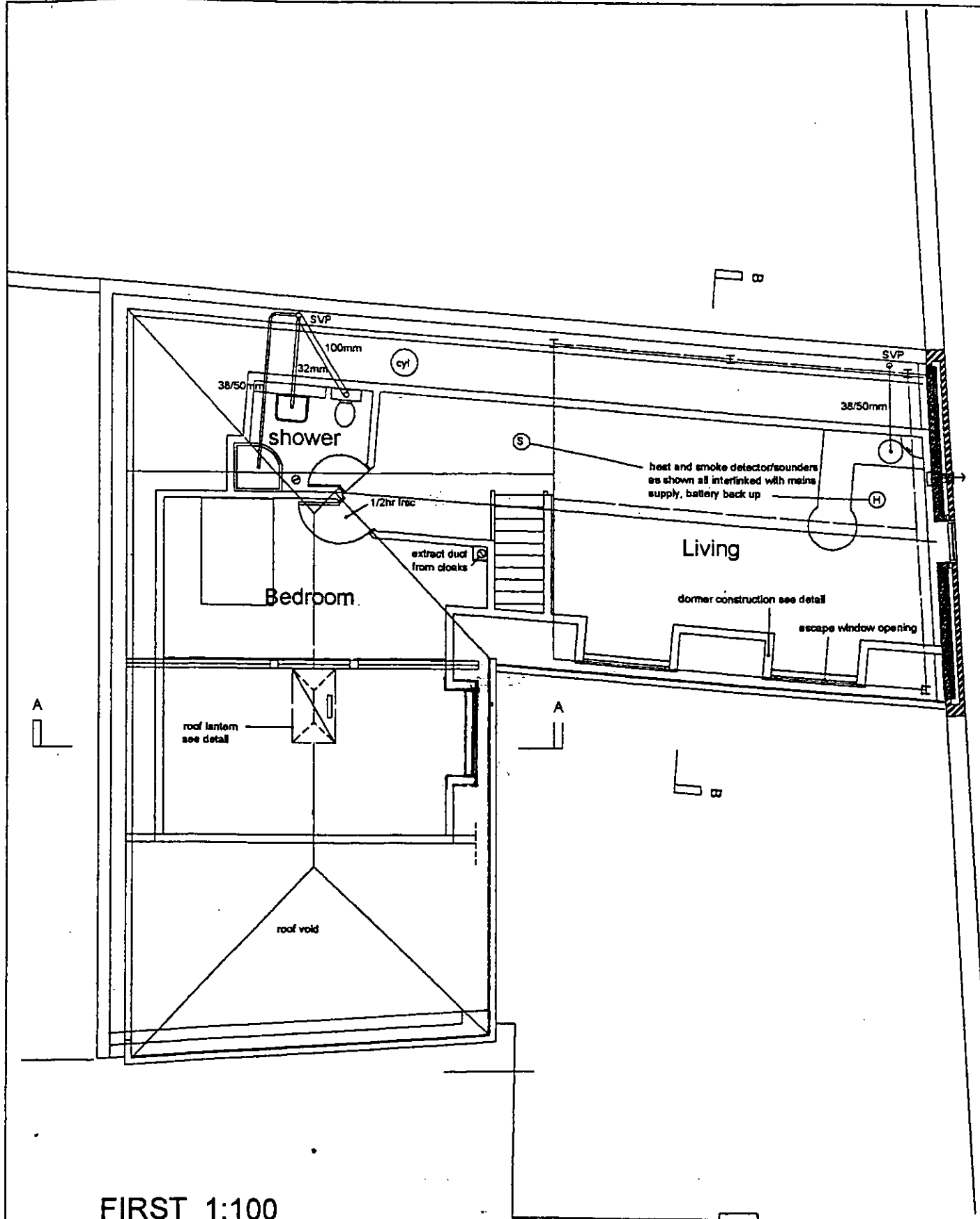
12.DEC.2001 8182

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
ELEVATIONS

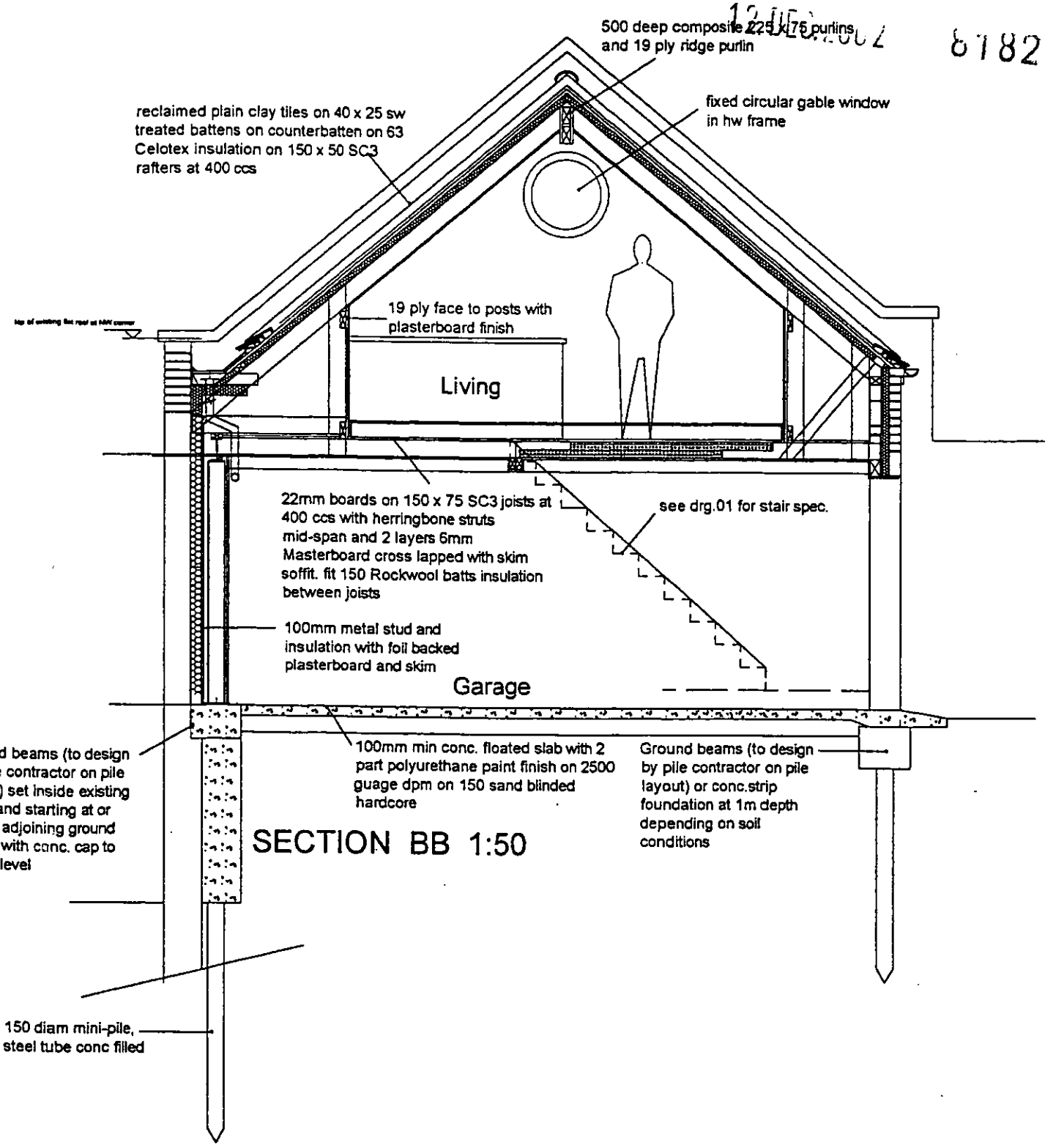
drg.no. 301/2
scale. 1:100
date. 10.5.01

Glen Beard CHARTERED ARCHITECT

Studio Gate, Pearson Road, Sonning, Berkshire RG4 0UL Tel 0118 5[illegible]



FIRST 1:100



SECTION BB 1:50

6182

Project: DOWER HOUSE ANNEX 1ST FLOOR PLAN & SECTION BB	Client: Mrs.J.Middlemiss	drg.no. 02-1-02 scale: 1/100,1/50 date: 09.04.02 drawn: GB	Glen Beard ARCHITECT Studio Gate, Pearson Road, Sonning, Berkshire. RG4 6UL. Tel: 0118 9272712

12.DEC.2002 8182

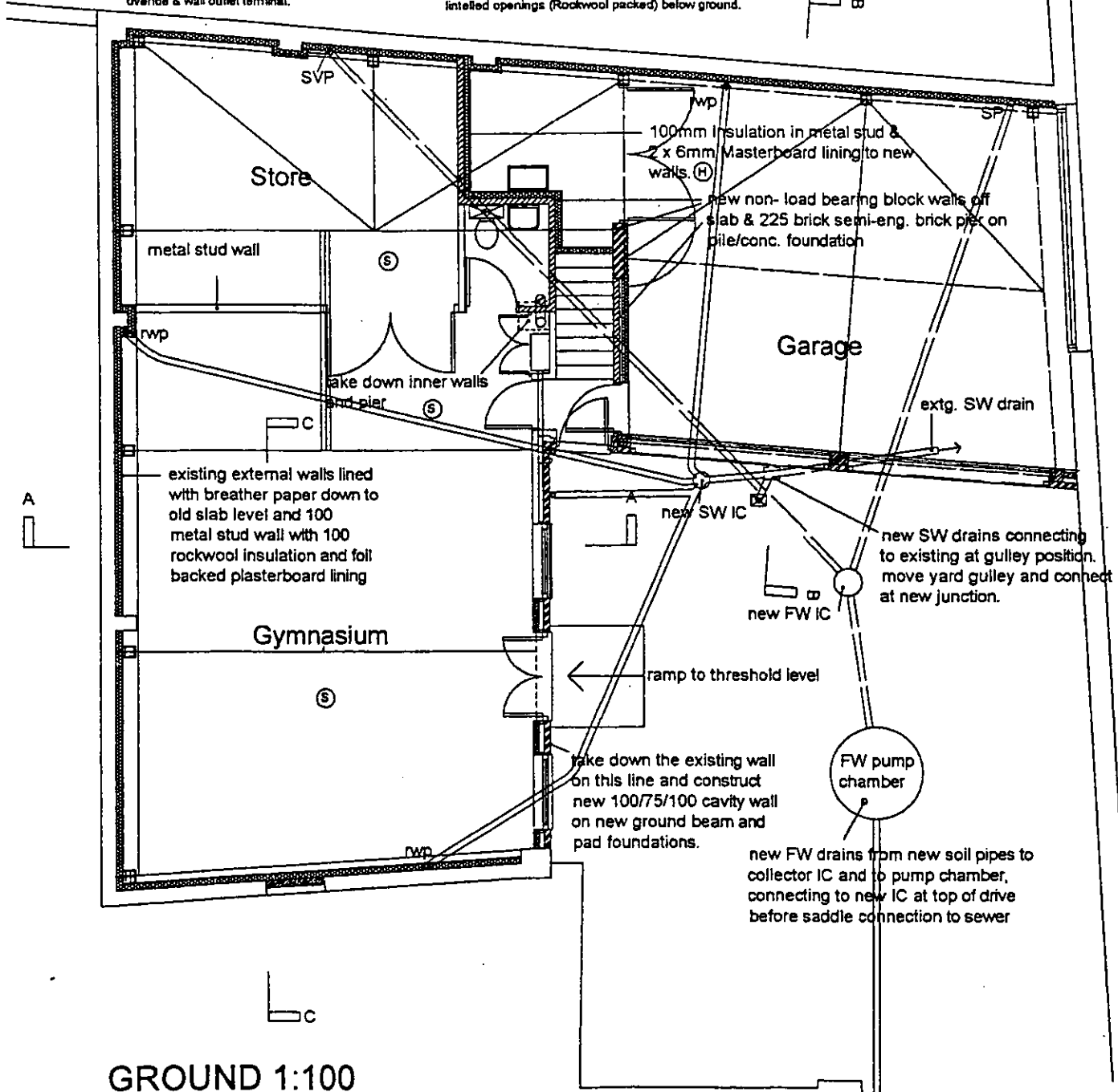
CAVITY WALL
100 facing brick + 75 Rockwool batts + 100 Celcon/Durox block
s/steel wall ties at 900 horizontal ccs, 450 vertical ccs
staggered, 225 vertical ccs at openings.
lining, 12mm plasterboard on dabs, skimmed.

GLAZING
4/12/4 double glazing with low E glass.
All glazing to ground floor to be toughened/laminated.
hardwood window frames to have double seal casements/sashes
and 8000 sq.mm trickle vent facility with 2 position locking catches.
(metal or upvc frames to have isolation thermal barrier section.

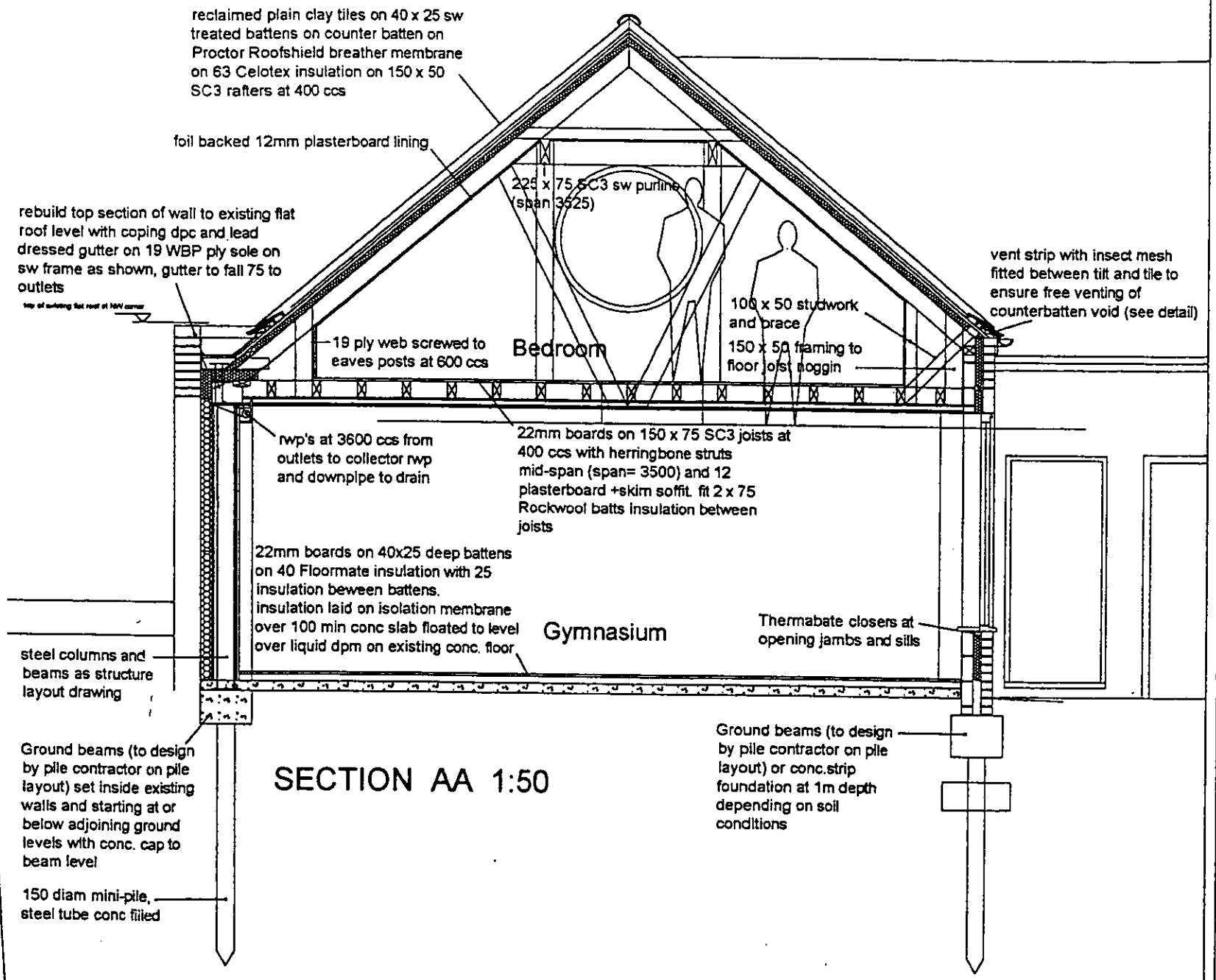
EXTRACT FANS
Ground Floor WC - Nuaire TOPS PIR (25 l/sec.) with humidistat overide and roof tile terminal.
First Floor Shower - Nuaire TOPS PIR (25 l/sec.) with duct outlet and roof tile terminal
First Floor Galley - Nuaire OPUS Kitchen ((74 l/sec.) with humidistat overide & wall outlet terminal.

STAIRCASE
width 900 to outside strings
11 risers at 205 , overall 2255 rise.
10 goings at 228 overall 2280 going.
handrail at 900 above pitch line with F.floor guarding at 1050 height
nosings 25mm projection over solid risers.
soffit lined with 75mm Rockwool and 2 x 6mm Masterboard cross lined .

DRAINAGE
FW wastes: basin 32mm deep seal trapped/ shower/sink 38/50 with outlet access deep trap.
(at combination of basin/shower/bath waste increase diam. to 50mm.
WCs 100 waste to SVP. anti vac cap at F.floor galley SP
Drains:
100 diam. Osma system with preformed ICs. pipes class B bedding
to 1/60 fall to IC with 150 conc. casing over 1/2 diam. bed.
All to IC , dual pump chamber > road level drive IC > saddle connection to sewer.
SW Drains:
As FW (1/80 min fall) but to new IC and connection to existing SW drain.
ALL drains cased in 150mm conc. under drive area & through lintelled openings (Rockwool packed) below ground.



GROUND 1:100



SECTION AA 1:50

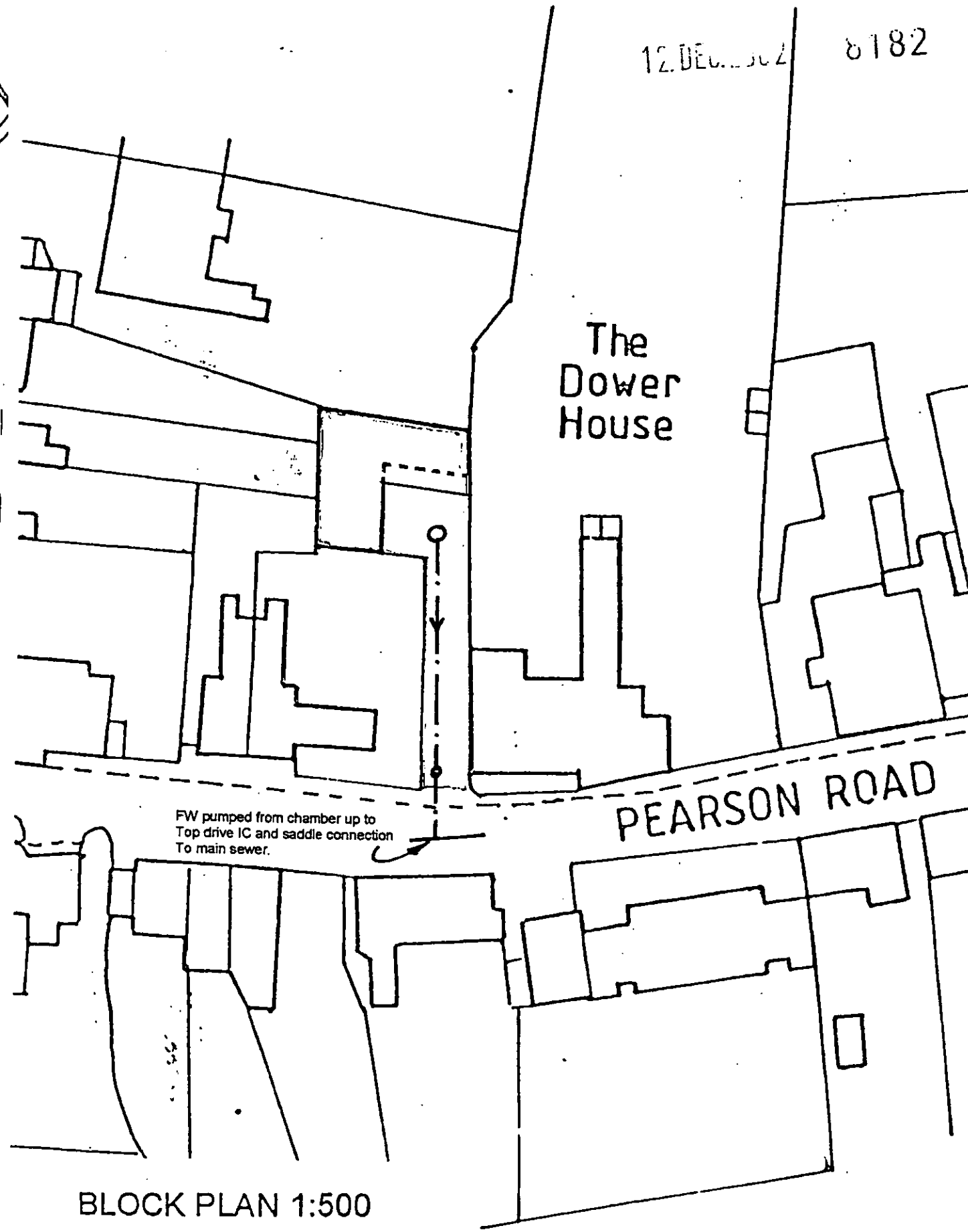
Project:	DOWER HOUSE ANNEX GROUND PLAN & SECTION AA
Client	Mrs.J.Middlemiss
drg.no.	02-1-01
scale:	1/100,1/50
date:	09.04.02
drawn:	GB

Glen Beard ARCHITECT
Studio Gate, Pearson Road, Sonning, Berkshire. RG4 6UL. Tel: 0118 9272712

12.DEC...02 8182



LOCATION PLAN 1:2500



BLOCK PLAN 1:500

GROUND FLOOR EXTENSION & NEW ROOF TO THE ANNEX
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.