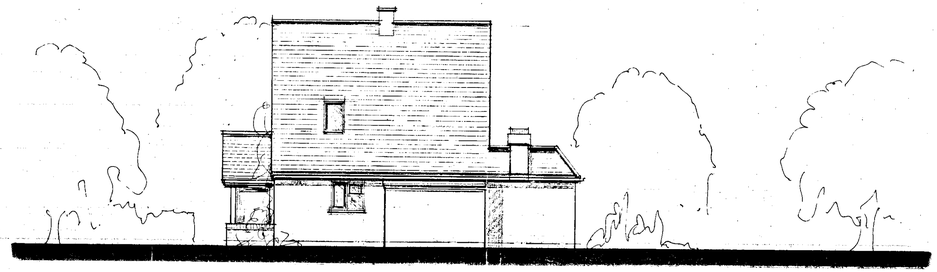


SOUTH ELEVATION



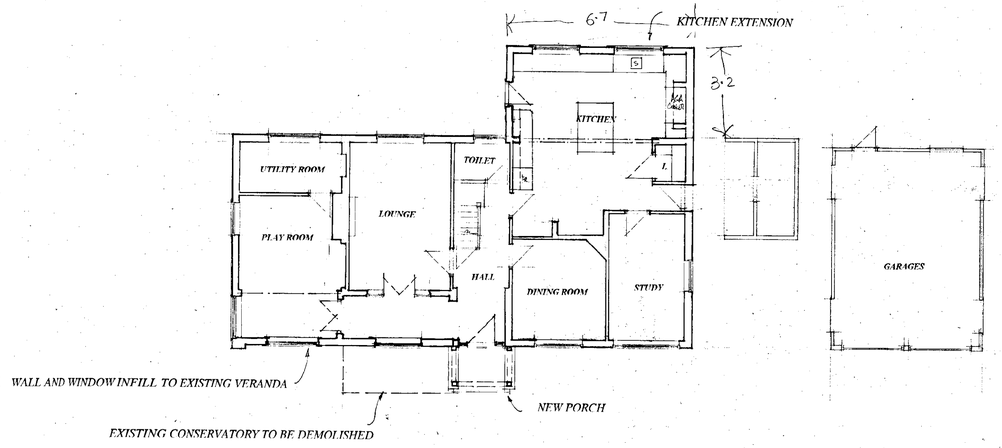
EAST ELEVATION



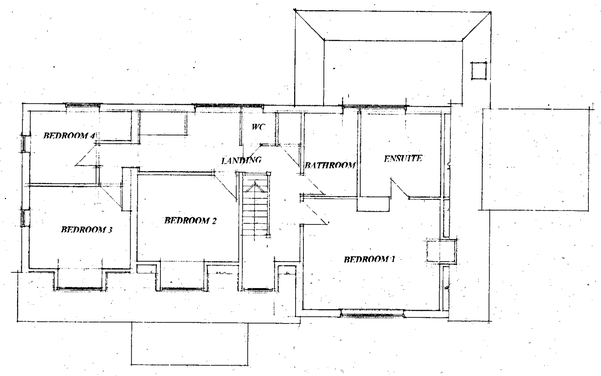
WEST ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

17 DEC 2001 • 5510

APPROVED

Proposal
KITCHEN EXTENSION

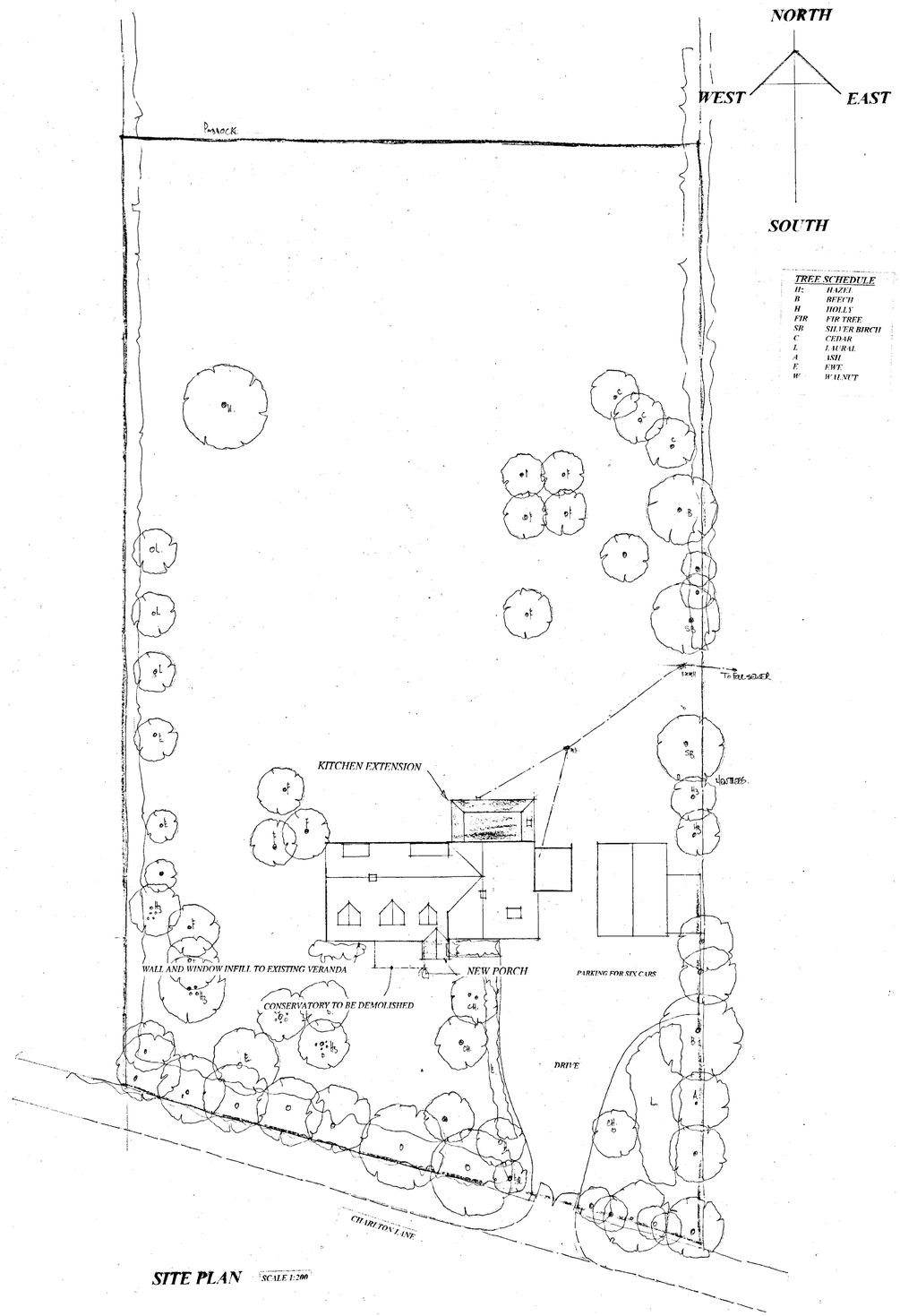
Drawing
PLANNING PROPOSALS

Site
CHARLTONS, CHARLTON LANE, SWALLOWFIELD, BERKSHIRE.

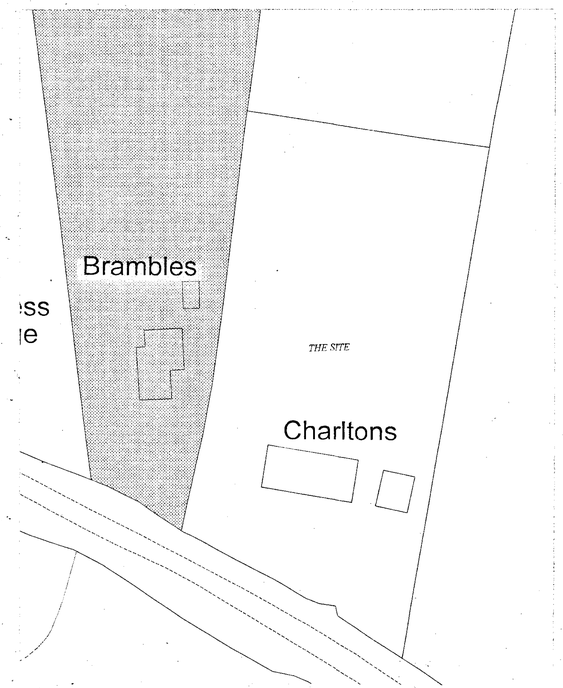
Date July 01 Scale 1:100 Drawing No D 547-07A

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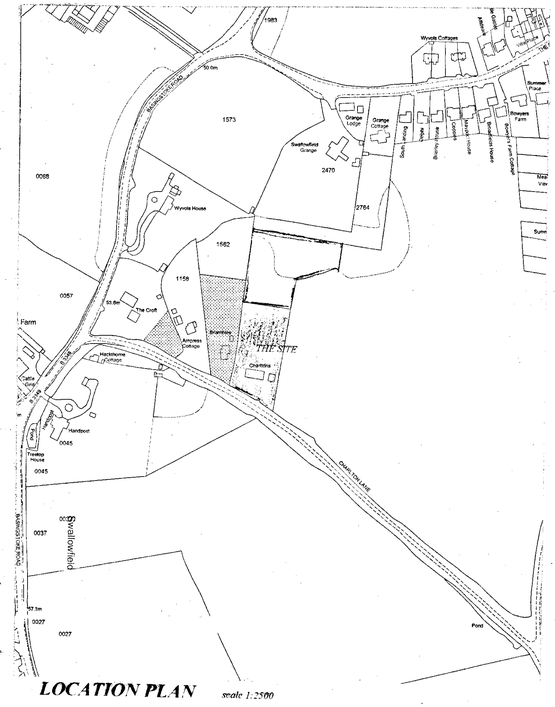
D 26/3/02



SITE PLAN SCALE 1:200



SITE PLAN scale 1:500



LOCATION PLAN scale 1:2500

12 DEC 2001 5810

APPROVED

Proposal
KITCHEN EXTENSION

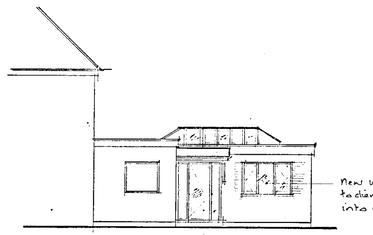
Drawing
SITE & LOCATION PLANS

Site
CHARLTONS, CHARLTON LANE, SWALLOWFIELD, BERKSHIRE.

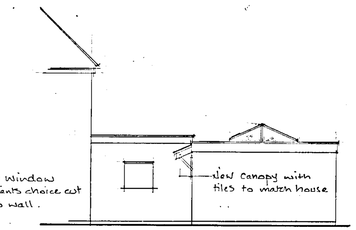
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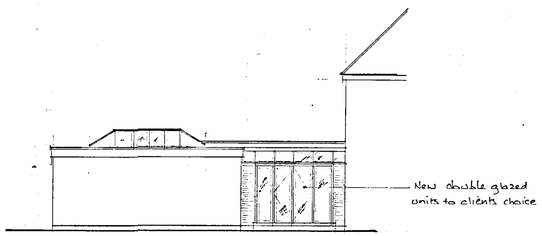
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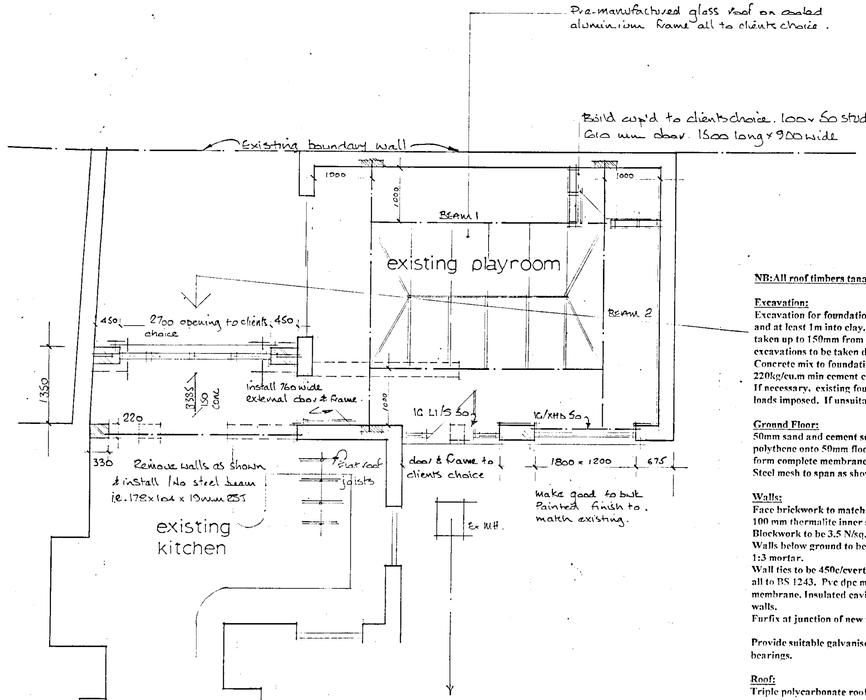
side elevation

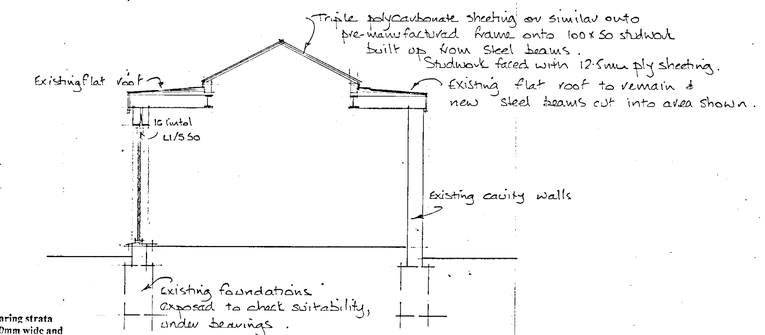


front elevation



side elevation





NB: 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 conc in 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 B385 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 wall.

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. 100 x 50 wall plate bedded in cm and strapped to walls.
Furfix at junction of new walls with existing.

Provide suitable galvanised steel lintels, IG or similar, all to be insulated with 150mm min bearings.

Roof:
Triple polycarbonate roofing to new area, constructed below the soffit area. Structural timber to be grade C16 except where indicated.

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
5m from buildings and boundaries if no sw system is found. Inspection required.

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

Ventilation:
Trickle vents to top of window frames to allow 8000mm sq additional Ventilation.

Steel beams:
All steel beams clad in 2No 9.5 mm plasterboard and 7mm skim finish.
Structural steel to be grade 43, blast cleaned and treated with two coats zinc phosphate primer.
All double steel beams to be bolted together with 12 dia bolts plus barrel spacers at 600c/c.
Steelwork beam connections to be 15mm thick welded end plates plus 4No 16 dia bolts or 2No
90 x 90 x 6 web cleats per leg. Welds to be 6mm fillet full profile throughout and bolts to be grade 4.6.

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

NB
Neighbour to be advised of the Party Wall Act and give written permission for joining onto the existing wall and making good to flat roof around parapet wall and flat roof.

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.

U value trade off:

Remove existing single glazed door and window and extend as shown. Insulate new floor as shown. New double glazing installed as shown.

Install double glazed windows to kitchen area. Install 200mm insulation to existing roof void of house.

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

08.JAN.2002 5645

A		
	Date	Revisions

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Client
Wendy Newall

Job Title
91 Arbury Lane
WINNERSH
RG41 5JE

Drawing Title
side extension and internal alterations

Scale 1 / 50 1/ 100

Date nov 01 Drawn by hen

Drg. No. N /952 Rev.

594 x 841mm A1