812

813

325m

16

63

Nc

C

St Anthonys Cottage

Sc

Sc

Nc

Sc

Boot End

GROUND FLOOR EXTENSION

GROUND FLOOR EXTENSION

6

Nc

C

21.FEB.2001 * 3402

0 10 20 30 40 50 60 70 80 90 100

0 2 3

SUPERSEDED BY 1:500 REC 19/3/01

BOOT END, WELLINGTONIA AVE, FINCHAMPSTEAD

SITE PLAN 1/500

BLOCK PLAN

1:1250

SECTION AA

TYPICAL SECTION

ELE. Window 1

ELEVATION — Window 2 — Door 1 — Window 4 — Window 3 — Door 2

SEPTIC TANK

22mm

3.1

12

12

2 APR 1980

EXTERNAL DOORS

- Door no 1 - Remove existing door + frame. Build out one side in brick to accept new frame + door type - single door. Provide new opening from wrought ironwork. Note window in top half to be glazed above the fixing points + handles to be supplied by client.
- Door no 2 - Form new opening. Supply + fix new frame + hard wood door type 'Regency' size 2032 x 813 mm by Wrights Ironbridge above the fixing type lock, chained security lock + 2 no bars supplied by client. Door to be painted down + finished with 4 coats of gloss varnish.
- Door no 3 - Remove existing door + supply + fix door type Rebronza-Sit 1981 x 762 mm by Wrights Ironbridge above the fixing type double security locks, handles + letter to be supplied by client. Note for glazing to be used glass to be toughened glass - Rebronza glazing to be secured in putty (see details) NOTE existing door to remain

INTERNAL DOORS

Remove two existing doors + frames complete, ready for re use, except the door to be filled in w 4" framed openings, except for lobby door (no 4)
Door no 4 - supply + fix frame + door type SA 1981 x 838 mm - from Wrights Ironbridge supply + fix glazing for 15 no panes
Allow for supplying steel bolts for all internal doors + allow for fixing handles with suit latches cut to be supplied by client

WINDOWS

- Window no 1 Build out formerly ready to receive window formerly full height bay window. Door to be type SA 762 x 1981 mm reduced from wrights ironbridge supply and fix 15 no panes toughened clear glass + fix with putty to external (see details)
- Window no 2 Remove existing door + frame. Block up with common brick to tie in with existing internal joists from new cill leaving an opening ready to receive window see cill to allow, with adjacent cills. Supply and fix window type B 1360 635 wide x 1078 mm high from Georgian range by Crittall & Co. Supply + fix glazing from the fixing supplied ready supplied by client existing to be clear.
- Window no 3 - Block up existing opening with common brick, aligning with new joists. Supply + fix new cill + window with top of window aligned with top of door. Window to be B 1360 P 635 x 1078 from Georgian range by Crittall & Co. Supply + fix clear glazing
- Window no 4 - Remove existing window, making opening and fit new window type B 1360 P by Crittall & Co, as no 3

REMOVALS

- Remove all existing partitions shown hatched on plan, make good all floors + ceilings + wall finishes ready for decoration. Note some partitions remove whole.
- Take out all fireplaces carefully - refer to client. Knock out chimney centre to two storeys, formerly 2 no fireplaces. Form supporting new concrete lintel over. Plaster finish to match + form underside of lintel to line over all with coving to wall + ceiling.
- Remove timber floor + joists complete, ready for new concrete floor.
- Remove existing staircase + timber stairs, good with plaster finish.
- Remove all existing sanitary ware, cookers etc. store safely in cross passage below stairs and backup as necessary. Remove existing boiler + flue.
- Break out floor + excavate + fill existing porch floor to kitchen to new suspended timber floor level with new floor. Remove existing porch roof + walls + foundations complete. Cut back existing wall to 2 no level (see plan).

NEW WORK

- Build new partitions as shown, types as plan, using reclaimed bricks bedded in cement mortar with perpend joints flush on face. Partitions with finishes both + plasterboard, fix new ceilings make up to match existing.
- Take out 1 no existing window formerly made back up to match existing common bond, strength with existing, make good and prepare for internal decorating, plaster finish internally.
- Supply + fix rooflight type SC61 by Velux with counterflashing clearly fit rooflight above new internal partitions between existing joists 3mm + finish, make good with plaster finish flush and evenly keep with new floorings. Supply floor tiling.
  Provide new flue for boiler, into existing chimney breast above fire new stub flue.
- Renew existing all fire sizes where possible, all new fireplaces to match existing.
- Where new partitions abut existing walls, all new surfaces to be painted, making good where damaged in the process.

NOTE: All work for which no tender is required as per schedule to be carried out by client.

PLUMBING

- Fit all the sanitary as per plan
- Repair existing manifold according to survey report by client which would include (allowance for)
- Connect 2 no new radiators at ground floor with cast iron covers, + new valves, + new 10mm copper water pipe connection to existing manifold as 3 (see survey report)
- Repair manifold no 3 according to survey report and redirect to new septic tank
- Run up existing septic tank and reconstruct + extend capacity, necessary to capacity to accommodate 3.76 capacity + new pipework in brick.
- Take new pipework from the new bathrooms + allow for kitchen sink (double unit + waste disposal). All pipe work in concrete floor to be cast in.
- All drainage to comply with local Authority regulations
- Install 2 no new radiators + no to take kitchen waste

* SEE DRAWING ABOVE

* SEE SANITARY WARE LIST TO BE APPROVED UNTIL INSTRUCTED BY CLIENT

SANITARY WARE

- Supply + fix 762 overall Supercast fireclay bath reinforced by Twyfords colour white with taps
- Supply + fix 3 no. straight front wash hand basins, colour white by Twyfords, with taps
- Supply + fix 3 no. Fleet no. 1 low flush close white by Armitage shanks
- Supply + fix 1 no. Fleet shower tray colour white 762 x 762 x 152 mm by Armitage shanks
- Supply + fix cross-tops to all sprays
- Supply + fix 1 no. 22mm BS-BP cylinder with 1 no. 45 coil

ELECTRICAL

- Supply + fix mechanical extract ventilators (2 no) for kitchen, as shown and provide terminals to observe on upper surface with suitable guard for ventilation to adjacent apartments to be through roof, using mains of 2 core PVC cable
- Connection to fluorescent as instructions.
  Note: Back and bathrooms to be ventilated externally.

(22 x 7.8) - (3.2 x 1.2) - (3.1 x 1.2)

171.6 - 7.56

= 164.04

13076

REVISIONS	
SCALE	1:50
DATE	JAN 80
CLIENT	MR+MRS HALL
JOB	E.o.H COTTAGES
TITLE	BUILDERS WORK
DRG NO	NH 1.01C

C 3 MARCH 1980 REPOSITION OF SEPTIC TANK, BLOCK PLAN ALTERED.

B 15 FEBRUARY 1980

A 30 JANUARY 1980

BR13076

27 MAY 1983

PLAN

Existing Dwelling

Patio

Covered link

Garage

Studio

Bedroom

Sitting Room

Study

2000mm

5900mm

21200 mm

EXTENSION

PLAN

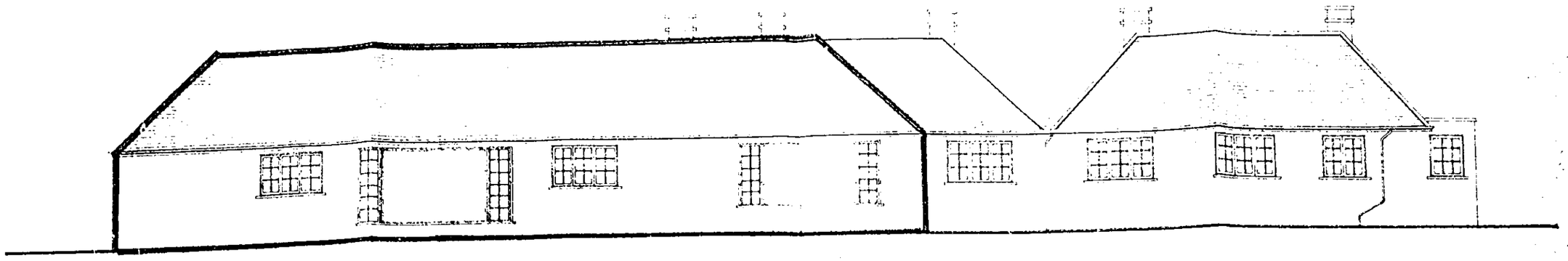
SINGLE STOREY EXTENSION AT 'BOOT END'
WELLINGTONIA AVENUE FINCHAMPSTEAD
FOR MR & MRS N.J.HALL.

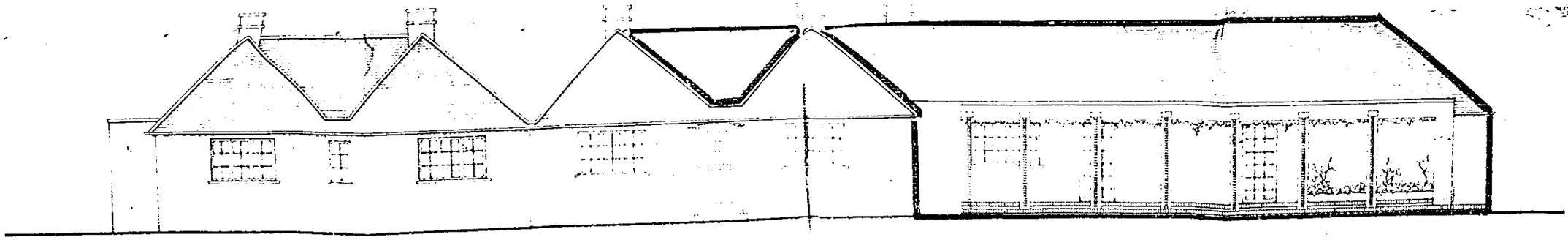
Scale 1:50
May 1983

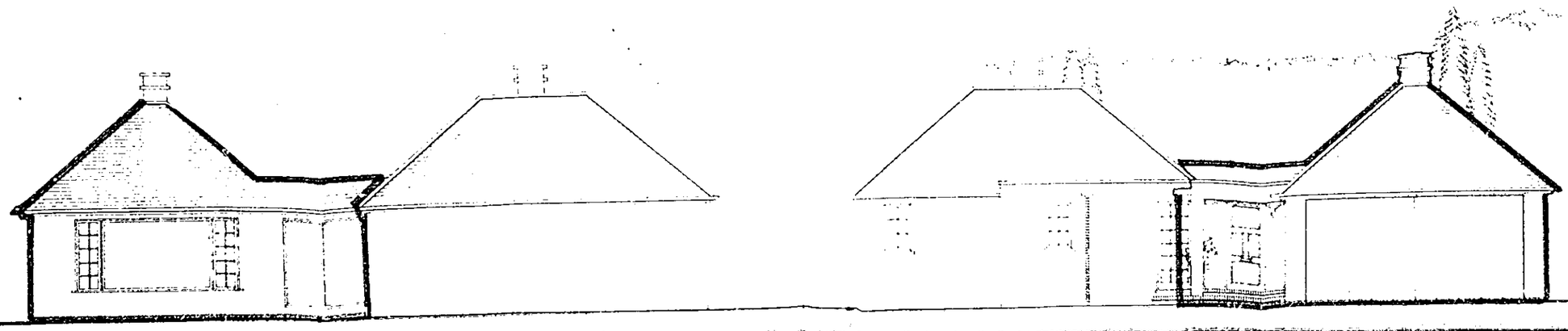
21.2 x (5.9+2)

21.2 x 7.9 = 167.48

15X 12X 10 Inches CMS Custom Microfilm Services ltd Centimetres 25 12X 15X 2X







10 Inches 25 Centimetres
15X 12X 12X 15X
CMS Custom Microfilm Services ltd

812

813

325m

Nc

C

St Anthonys Cottage

Sc

Sc

Nc

Sc

6/8 CARS

Boot End

2 CARS

GROUND FLOOR EXTENSION

GROUND FLOOR EXTENSION

Nc

C

0 10 20 30 40 50 60 70 80 90 100

0 2 3

REVISED PLAN

3402

BOOT END, WELLINGTONIA AVE, FINCHAMPSTEAD

SITE PLAN 1/500

REV. 'A'

28/9/01

Received 10/3/01

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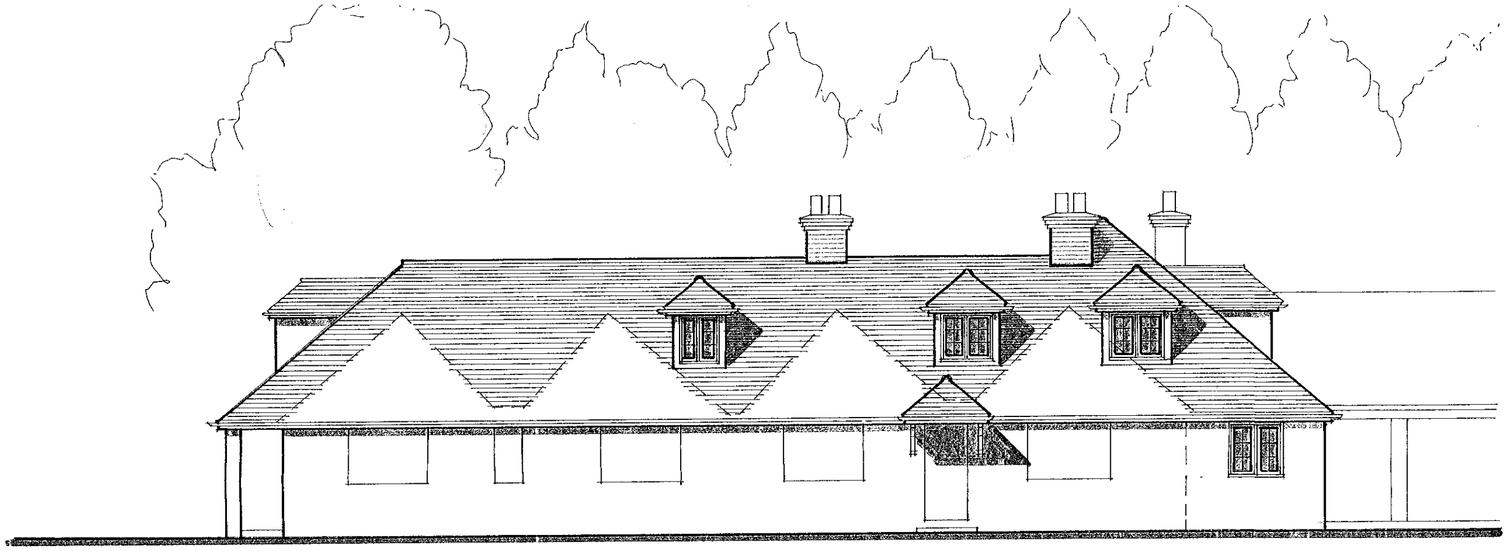
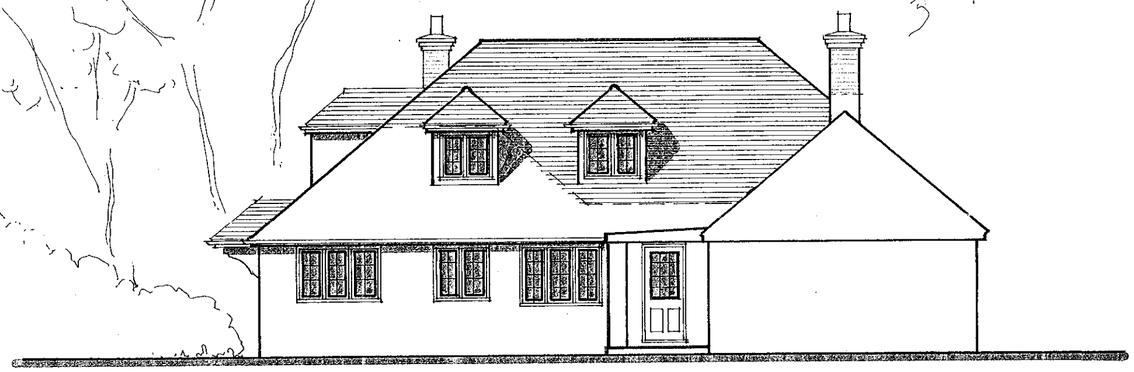
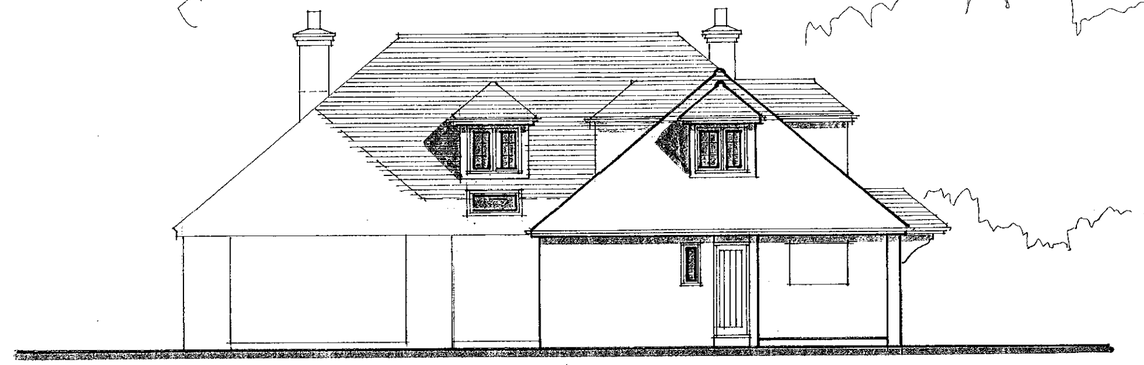


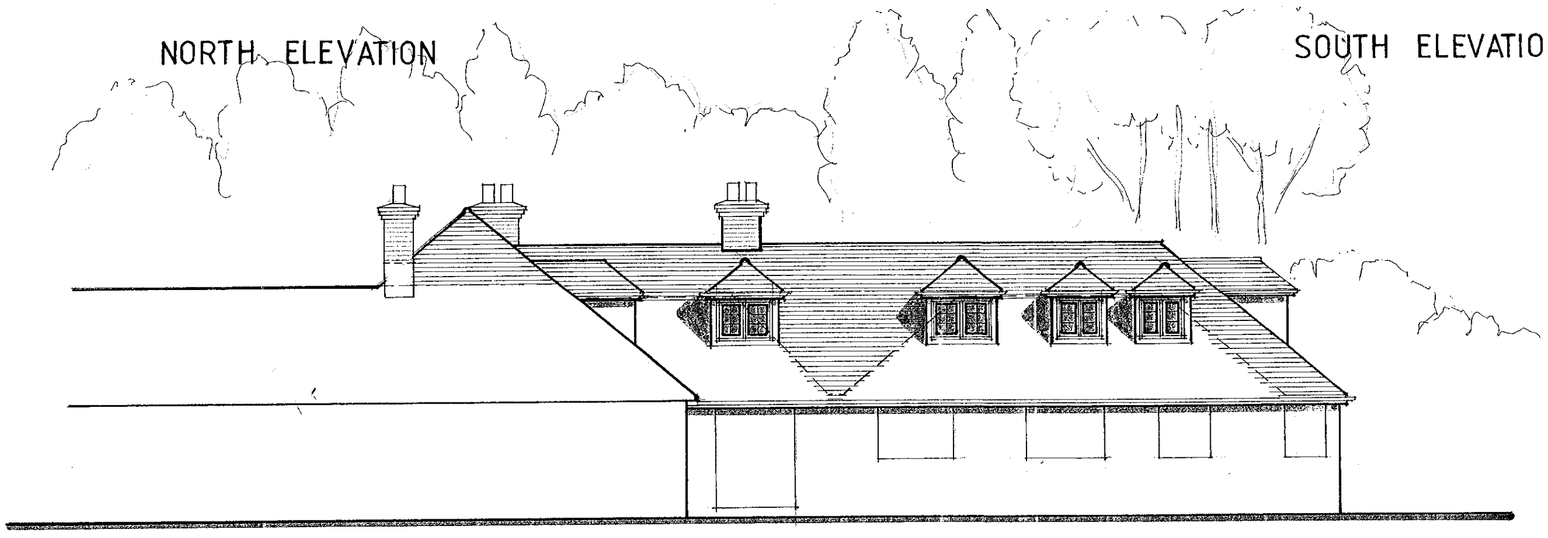
EAST ELEVATION



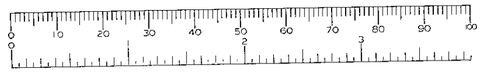
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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A - FEB 01 - WEST FACING DORMERS ADDED TO SOUTH ELEVATION.

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT Mr & Mrs A. Shearer

JOB Boot End, Wellingtonia Ave, Finchampstead

DRG PROPOSED ELEVATIONS

SCALE 1/100 DRAWN DATE feb 01

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG45 6LZ
01344 · 777143

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 946 1242

1669/02 A

D 28/9/01

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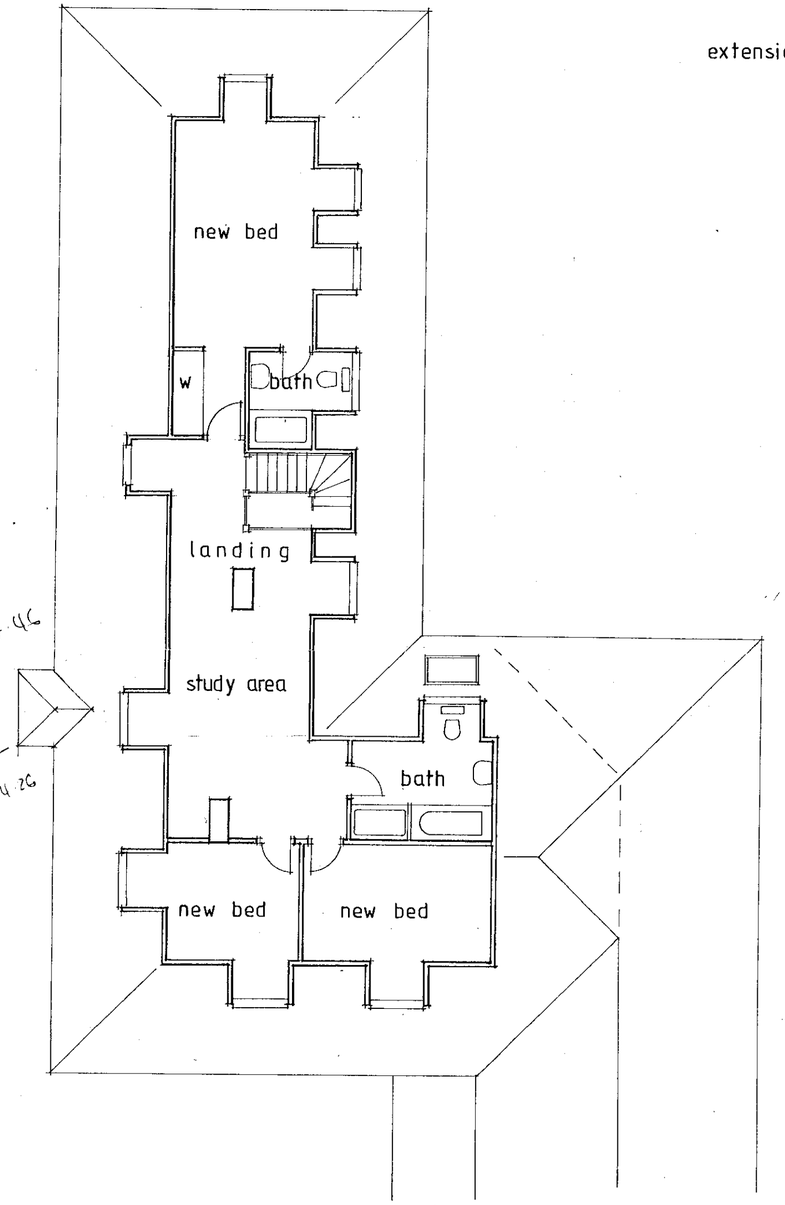
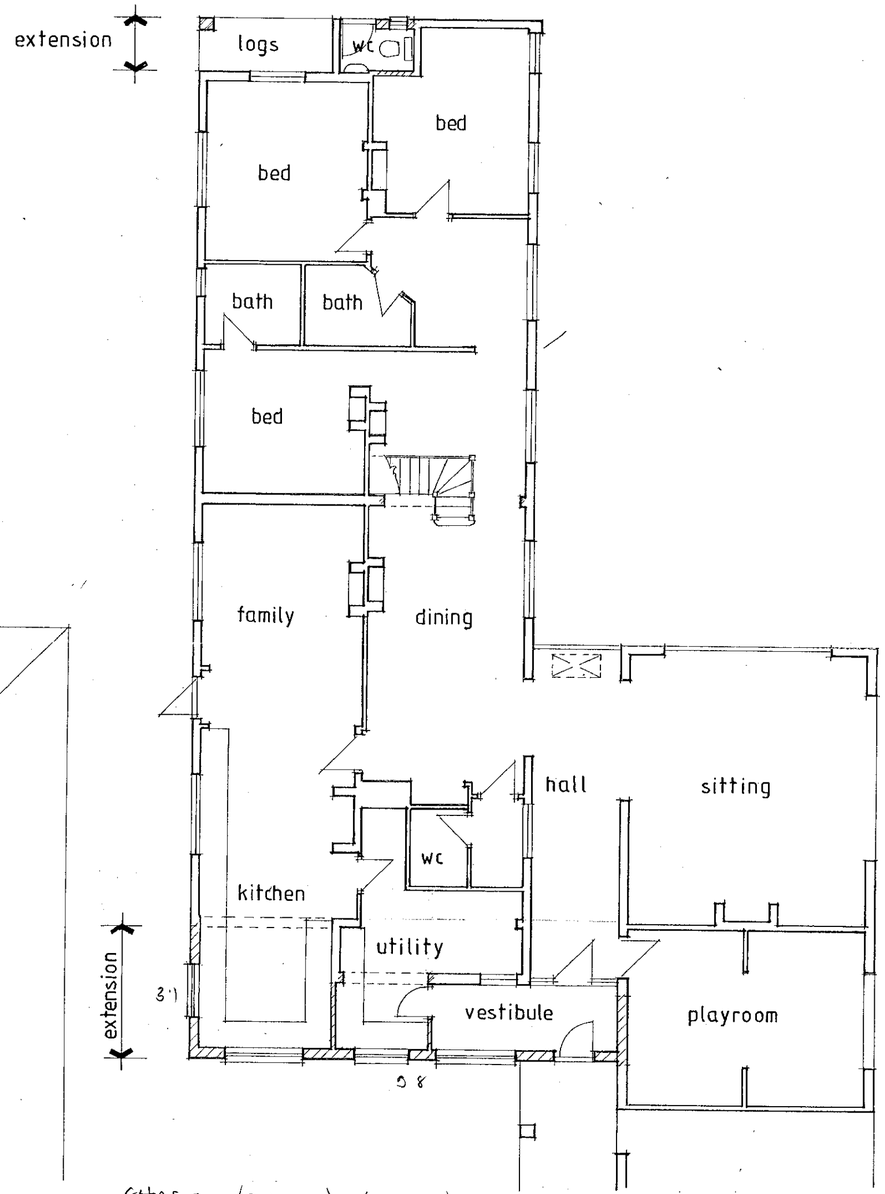


Dormers:
2x (1.3x1) = 2.6
6x (1.5x1) = 9
3x (1.1x1) = 3.3
(stairs) (1.9x1) = 1.9
16.8

bed/sauna/study/bath = 14.1 x 3.4 = 47.94
2 beds + bath = 7.6 x 5.2 = 39.52
87.46

87.46 + 16.8 = 104.26

NEW FIRST FLOOR IN ROOF SPACE



Extns = (9.8x3.1) - (6.5x1.4) = 21.28
+ 3x1.2 = 3.6
24.88

GROUND FLOOR

21.FEB.2001 3402

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT Mr & Mrs A. Shearer

JOB Boot End, Wellingtonia Ave, Finchampstead

DRG ROOF ALTERATIONS + NEW ACCOMMODATION

SCALE 1/100 DRAWN DATE feb 01

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG45 6LZ
01344 · 777143

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 946 1242

1669/01

28/9/01

TPR 151