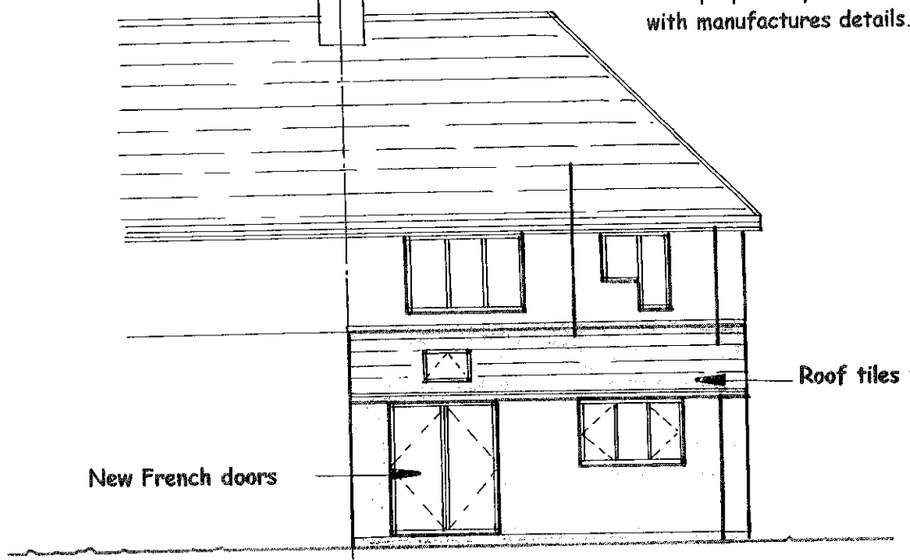
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITION OF THE EXISTING BUILDING BEFORE COMMENCEMENT OF WORK. EXISTING FLOOR AND CEILING LEVELS TO BE ESTABLISHED BEFORE COMMENCEMENT OF WORK.

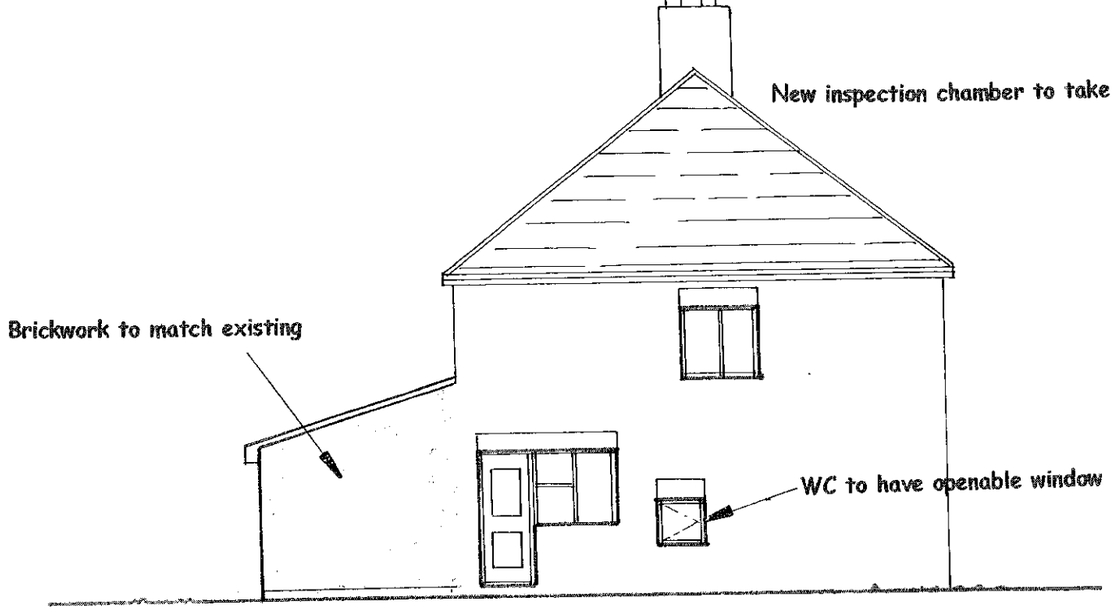
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**Windows**

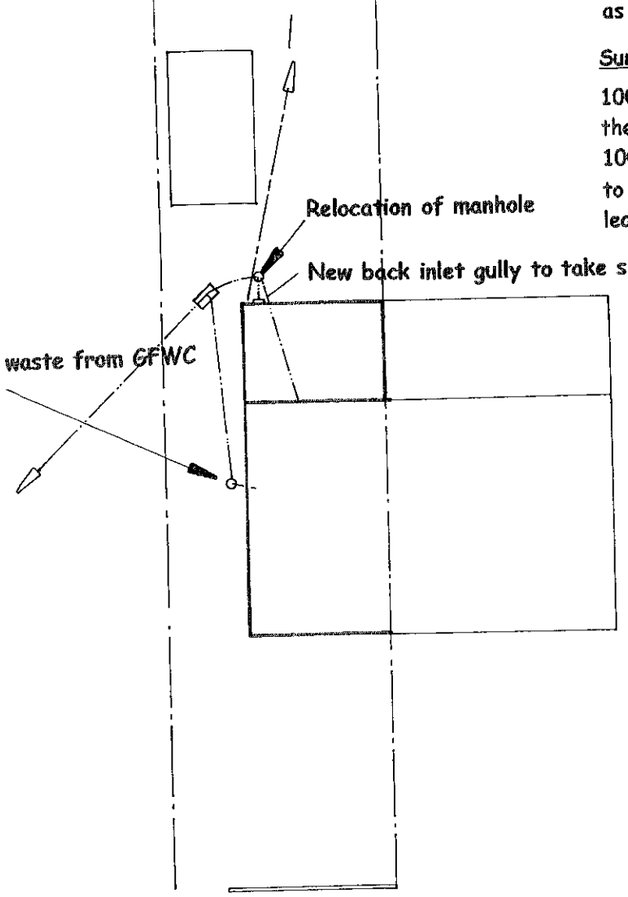
New sealed double glazed windows to be fitted with trickle ventilation equal to 8000mm$^2$. New study to have proprietary `Velux' roof light fitted in accordance with manufactures details.




PROPOSED REAR ELEVATION




PROPOSED SIDE ELEVATION




PROPOSED SITE PLAN

**Foul Drainage**

Existing cast iron SVP and associated waste pipes to be replaced with plastic and taken to the existing foul water connection. The existing foul manhole within the foot print of the extension to be relocated as detailed with new inspection chamber (maximum depth 600mm) with connection made good. New 38mm diameter sink waste taken to back inlet gully, via 100mm diameter plastic pipe work bedded in pea shingle and taken into new inspection chamber.

100mm diameter stub stack from new ground floor WC to betaken via inspection chamber into existing manhole as shown.

**Surface Water Drainage**

100mm half round gutters and 63mm down pipe taken to the existing surface water system where possible or via 100mm uPVC drainage pipe bedded in pea shingle and laid to a fall of 1:60 to a new soakaway 1m$^3$ positioned at least 5m from any building.

APPROVED

| Revision | Details | Date |
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Project:

# SINGLE STOREY EXTENSION AT 264 SHINFIELD ROAD READING

Title:

## PROPOSED ELEVATIONS & SITE PLAN

Client:

## MR & MRS ANDREW

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|---|---|
| Date: FEB 2001 | Drawing Number: 01/01/03 |
| Scale: 1:50 & 1:100 | Revision: |

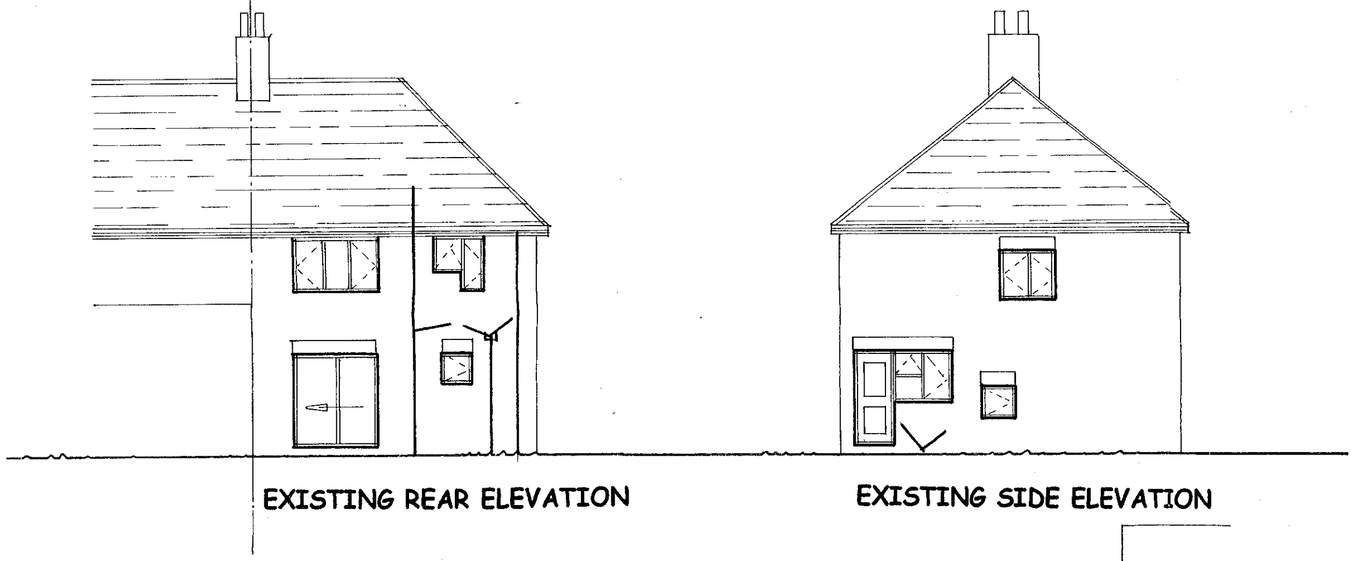
01.MAR2001 • 3478

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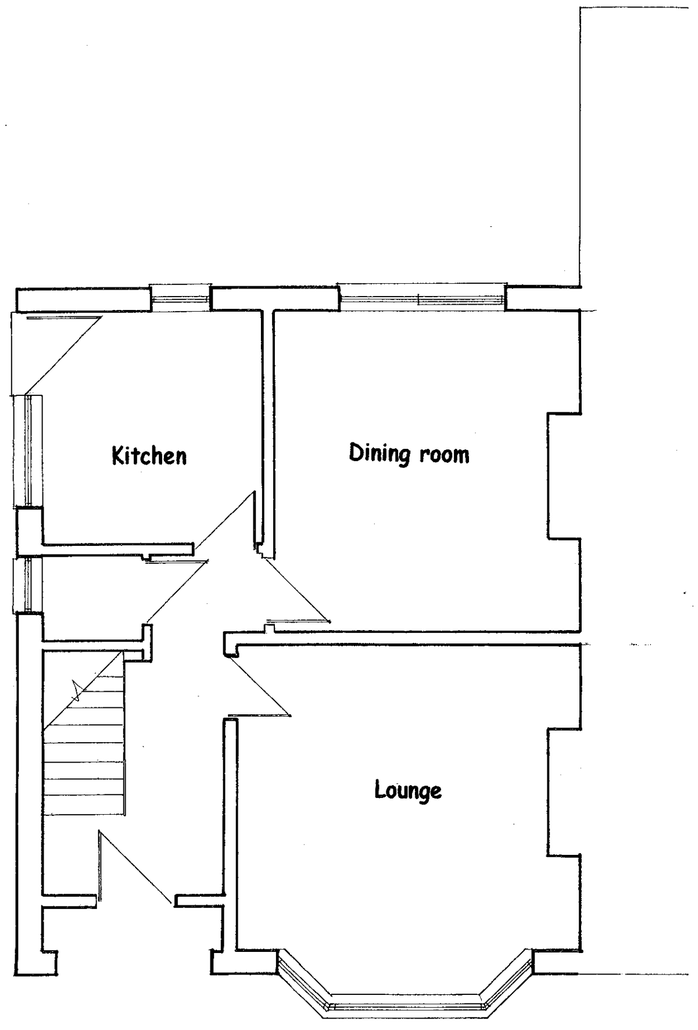
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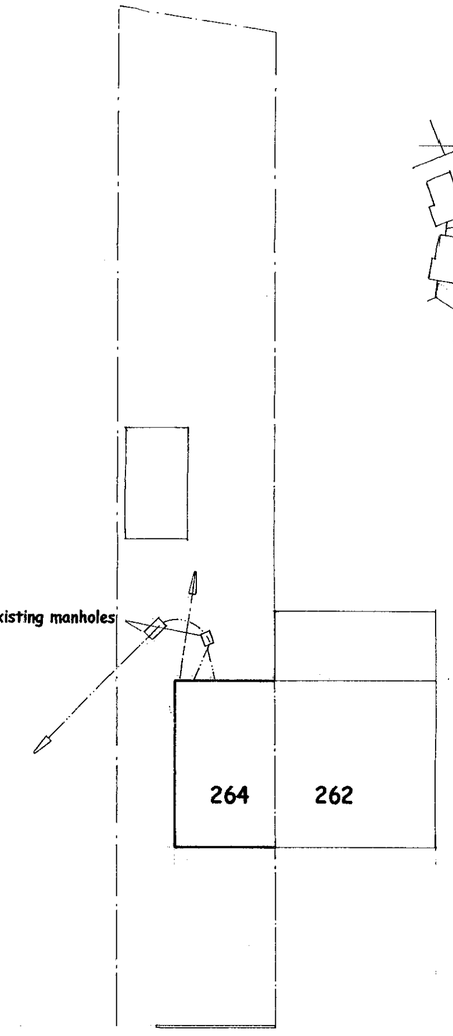


EXISTING REAR ELEVATION

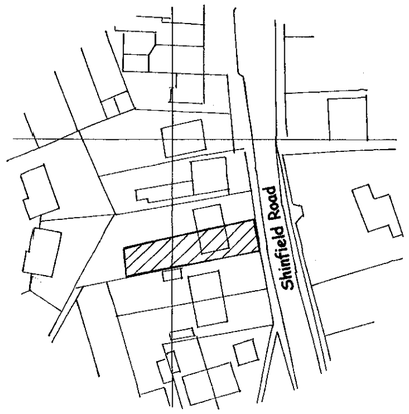
EXISTING SIDE ELEVATION




EXISTING GROUND FLOOR PLAN




EXISTING SITE PLAN




| Revision | Details | Date |
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Project:

SINGLE STOREY EXTENSION AT 264 SHINFIELD ROAD READING

Title:

EXISTING FLOOR PLANS & ELEVATIONS

Client:

MR & MRS ANDREW

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|---|---|
| Date: FEB 2001 | Drawing Number: 01/01/01 |
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## FOUNDATIONS

Foundations to be 600 x 225mm (minimum) thick for external cavity walls. Concrete to be 1:3:6 mix, minimum strength at 28 days of 15 KN/m$^2$. Final depth and size of foundations to suit the subsoil conditions encountered, but not less than 1m below ground level and below the invert of any adjacent drain. The existing foul and surface water drainage which run through the foundations to be bridged with pre-cast concrete lintels maintaining a minimum 50mm clearance to the pipe.

The recommendations of NHBC guidance note 3 to be taken into account regarding the building near trees. Foundations to be loaded symmetrically about the centre line of the wall. Walls below ground to be built in dense concrete blocks with the cavities filled with lean mix concrete up to 150mm below DPC level.

## EXTERNAL WALLS

All cavity walls to be tied together with galvanised steel Butterfly wall ties to BS1243 and built in accordance with CP111 at 900mm centres horizontally and 450mm vertically.

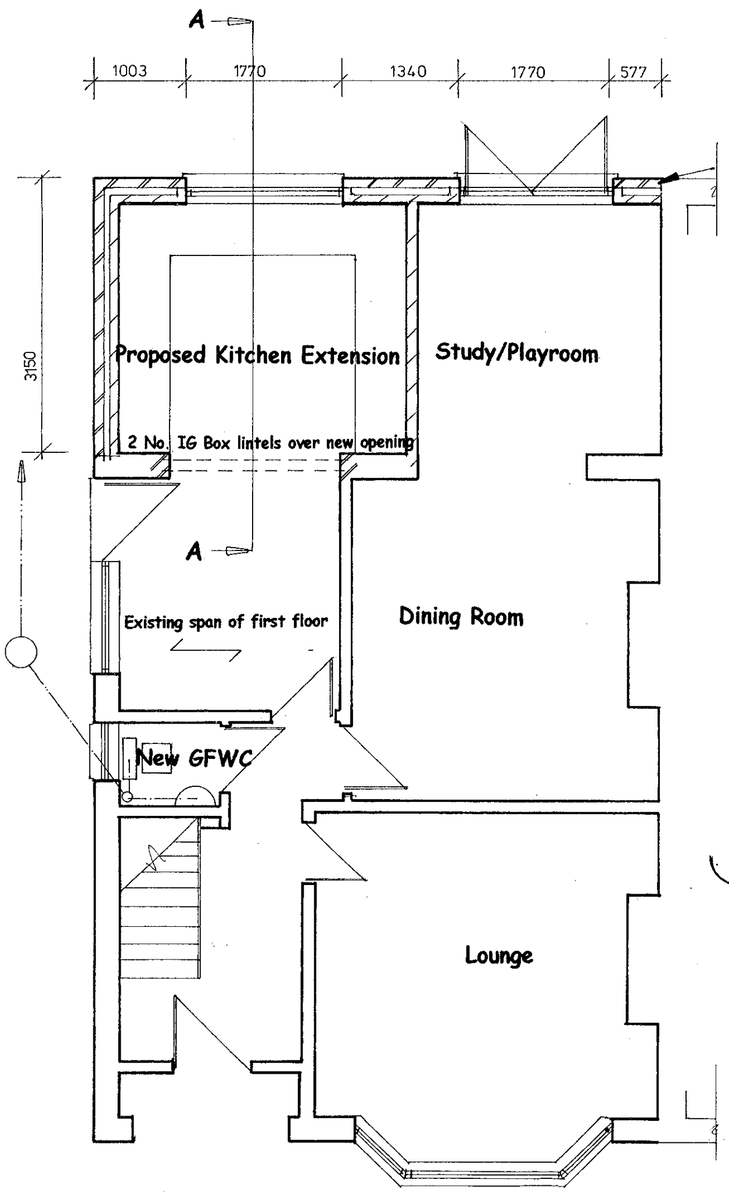
External load bearing walls above DPC level to be 102mm face brickwork to match the existing building as far as possible, 50mm `Dritherm' cavity wall insulation and 100mm `Thermalite' or similar block work. New cavity walls to be fixed to existing structure using `Furfix' profiles or similar installed in accordance with the manufacture's instructions.

All cavities to be closed at eaves level and around doors and windows using an insulated closer such as `Thermabate' or similar to prevent cold bridging. DPC to be located at least 150mm above external ground level with external. New external rear wall to fix to neighbours wall as described above.

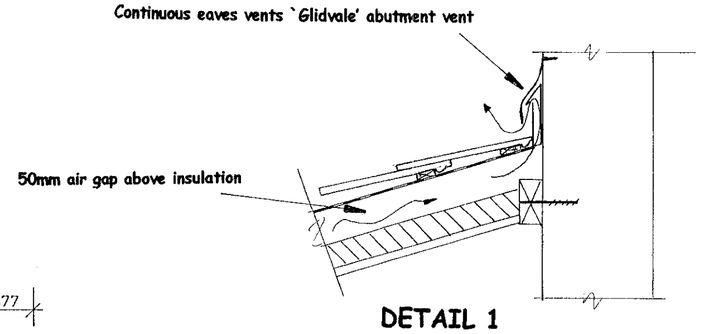
Code 4 lead flashing and cavity tray to be used where the roof abuts the existing building.

## Ventilation

New kitchen to be fitted with Cooker hood achieving a minimum extraction rate of 30 l/s.

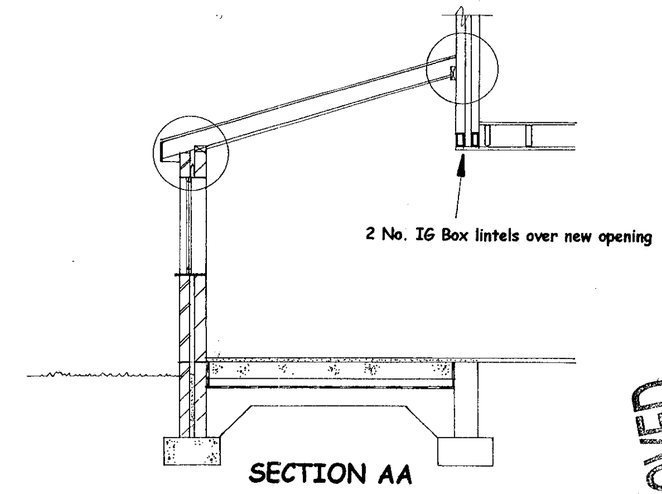



PROPOSED GROUND FLOOR PLAN

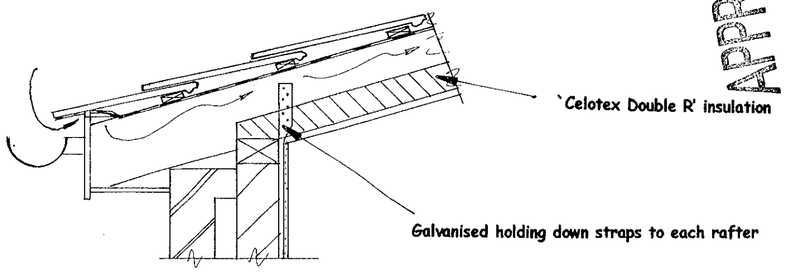



DETAIL 1

New external wall to abut neighbours wall, fixed using `Furfix' profiles




SECTION AA




DETAIL 2

## Lintels & Beams

All lintels to be by IG Lintels Ltd. with a minimum of 150mm end bearing, installed in accordance with manufacture's instructions. Install 2 no. IG Box lintels over new opening in to the new kitchen, minimum 150mm end bearing.

New internal steel lintels to be encased in 2 layers of 12.5 mm plasterboard to achieve ½ hours fire resistance.

## ROOF

Clay roofing tiles to match existing as far as possible and fixed in accordance with manufacture's recommendations, on 38 x 19mm treated softwood battens (all work to comply with BS5534) on un-tearble sarking felt.

Rafters to be 150 x 50mm SC3 grade at 450mm centres. 100 x 50mm SW wall plate fixed to external walls with holding down straps at max. 1.5m centre. 100 x 50mm SW wall plate fixed to existing building with T16 bolts at 600mm centres to take birds mouth of new rafters. Each rafter to be fixed to new external wall at its foot with twisted holding down straps. All timbers to be vacuum impregnated with preservative to BS 5268 Part 5.

Underside of rafters to be finished with 12.5mm foil-backed plasterboard with plaster skim or Artex finish.

Insulation to roof to consist of 50mm `Celotex Double R' insulation board laid between rafters. 50mm minimum air gap to be maintained between insulation and roof covering. Roof to be ventilated using proprietary continuous eaves vents and using `Glidvale' abutment vent adjacent existing building.

## Ground Floor

65 mm sand / cement screed, on 150mm thick ground bearing floor slab on 500g polythene slip membrane, 50mm polystyrene insulation 1200g polythene DPM lapped with DPC, laid on 50mm sand blinding, on 150mm of well compacted hard-core. Excavate existing topsoil to a minimum depth of 150mm and remove all contaminated soil, back fill with clean suitable hard-core. Where the extension blocks existing under floor ventilation, additional 100mm diameter plastic pipe work to be laid within the hardcore, connected to cranked ventilators and air brick and into the existing sub floor void. *Note: Use a fully suspended floor slab designed in accordance with NHBC guidance note 6 and to Local Authorities requirements should filled ground exceed 600mm in depth.*

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| Revision | Details | Date |
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Project:

**SINGLE STOREY EXTENSION AT 264 SHINFIELD ROAD READING**

Title:

**PROPOSED PLANS, SECTION & DETAILS**

Client:

**MR & MRS ANDREW**

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| Date: FEB 2001 | Drawing Number: 01/01/02 |
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