Proposed roof to be constructed of Forticrete 'Gemini' roof tiles on 25 treated battens on underlay felt on proprietary roof trusses @ 600 crs. max. trusses to be @ 17½° pitch. trusses to be subject to conditional approval & calculations to be provided when manufacturer appointed.

150 mineral insulation to be laid between ceiling joists. Ceiling to be 9.5 p/b & skim.

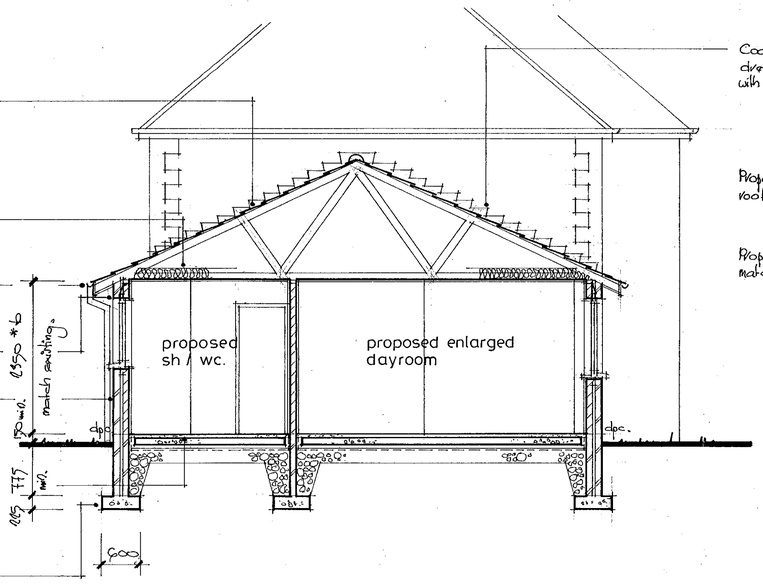
100 ϕ hr. pvc guttering on 25 painted fascia & soffits. Note soffits to have Cathic or equal continuous ventilator strips to provide cross ventilation.

Cathic Cougar CG 50/100 lintels over all new openings.

External walls constructed of single skin facing brickwork to match existing, 50 cavity with Rockwool full fill insulation & 100 thermalite block inner skin finished with ½ coat plasterwork.

75 s/c screed (reinforced), on 100 concrete overlite on 1200 g. polythene dpm on 50 Jablite insulation on 50 sand blinding on min. 150 well consolidated hardcore.

Mass concrete foundations min. 1000 below finished ground level & onto suitable sub-strata all to local authority Building Control approval.



PROPOSED CROSS SECTION 'A-A'

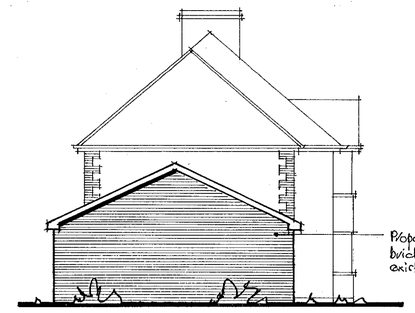
Code 4 stepped lead flashing dressed up behind new render with dpc cavity tray over.

Proposed Forticrete 'Gemini' roof tiles.

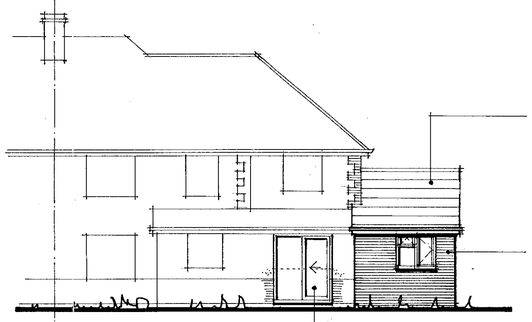
Proposed facing brickwork to match existing.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Proposed surface water drainage of 100 ϕ Supersleeve or equal, bedded & surrounded in min. 150 pea shingle. Drainage to discharge to new soakaway min. 5000 from any Building.

100 ϕ stub stack to drain wc & whb. Whb to be connected via 32 ϕ upvc waste with 75 deep seal trap. Shower to connect to back inlet gulley via 38 ϕ upvc waste with 75 deep seal trap.

Shwc to be mechanically ventilated to external air at min. rate of 6 liter/second, & to have background ventilation via controllable ventilator within window frame to provide min. 4000 mm².

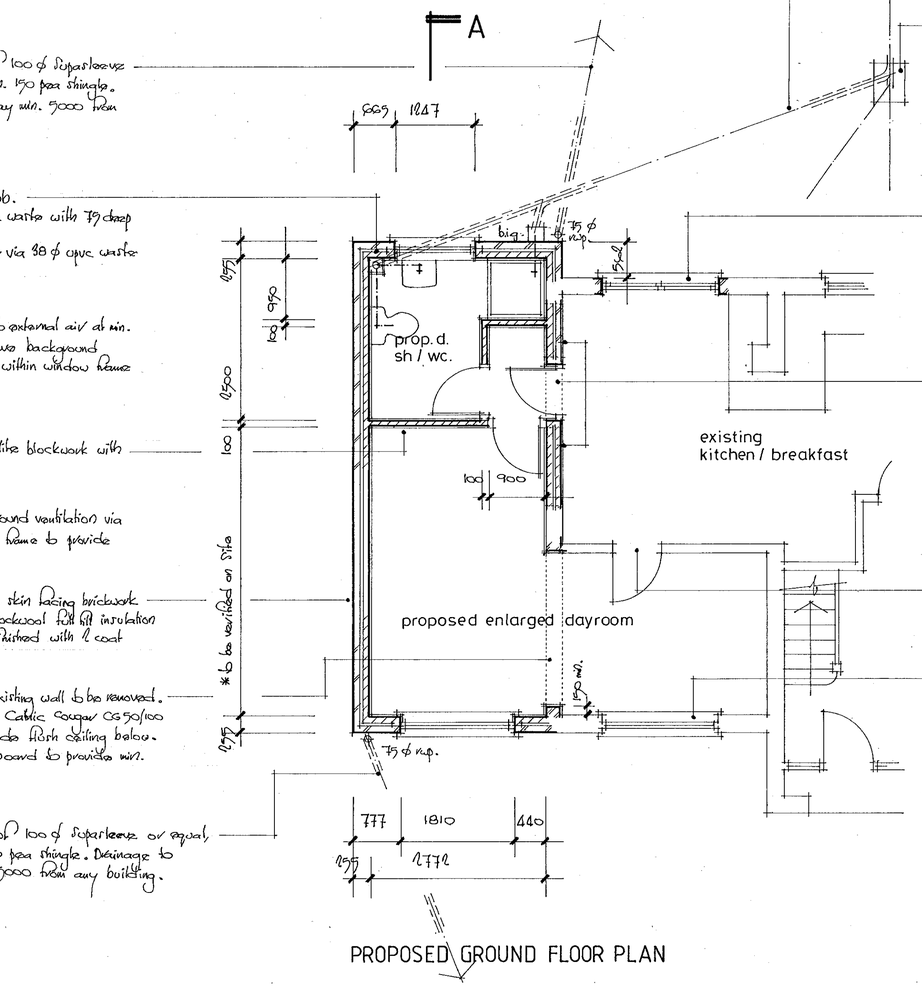
Internal partitions to be 100 thermalite blockwork with ½ coat plaster finish to both sides.

Enlarged dayroom to have background ventilation via controllable ventilators within window frame to provide min. 8000 mm².

External walls constructed of single skin facing brickwork to match existing, 50 cavity with Rockwool full fill insulation & 100 thermalite block inner skin finished with ½ coat plasterwork.

Dotted lines indicate extent of existing wall to be removed. Opening over to be supported with Cathic Cougar CG 50/100 lintel within depth of floor to provide flush ceiling below. Up lintel to be clad with Masterboard to provide min. ½ hour fire protection.

Proposed surface water drainage of 100 ϕ Supersleeve or equal, bedded & surrounded in min. 150 pea shingle. Drainage to discharge to new soakaway min 5000 from any building.



PROPOSED GROUND FLOOR PLAN

Proposed foul drainage of 100 ϕ Supersleeve or equal bedded & surrounded in min. 150 concrete.

Existing foul drainage manhole to be modified to receive new connection.

Existing window to be removed & opening adjusted to receive new upvc double glazed patio door. Note glass to be safety glazing.

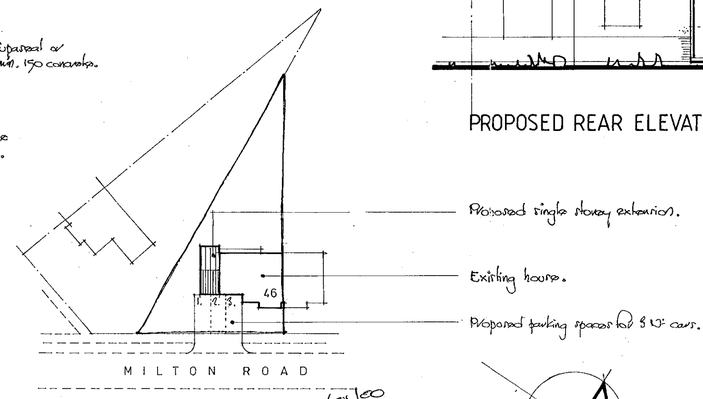
Existing door & window to be removed & openings blocked in. New opening to be formed to receive int. qual. door & frame. Opening over to be supported with 75 deep pce prestressed lintels.

Culver Lane.

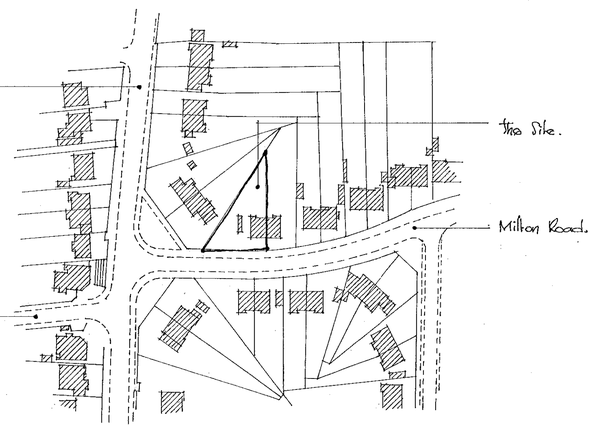
Existing doorway to remain.

Existing window to remain.

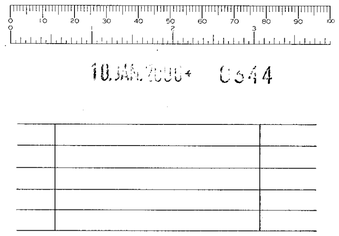
Palmerstone Road.



PROPOSED SITE PLAN
scale 1:500



PROPOSED LOCATION PLAN
scale 1:1250



10 JAN 2000 C344

PROPOSED CHANGE OF USE FROM GARAGE TO RESIDENTIAL AT

46 MILTON ROAD EARLEY READING

FOR MR & MRS HUSSAIN

David Shanly Design & Build
The Studio
17 Abingdon Drive
Caversham Park Village
Reading Berkshire RG4 6SE
tel / fax 0118 954 5381

PROPOSED PLANS, ELEVATIONS & SECTION

APPROVED

1:50 1:100 | JAN '00

731 / 100