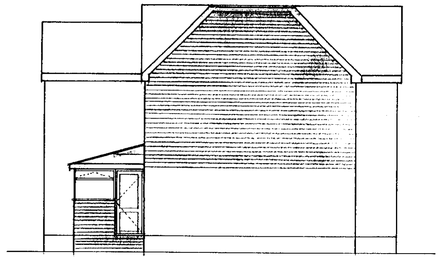


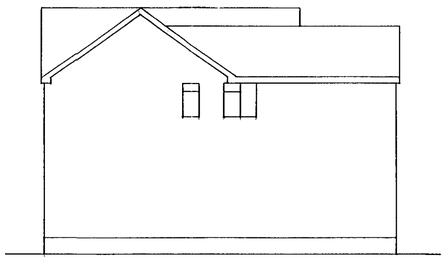
REAR ELEVATION



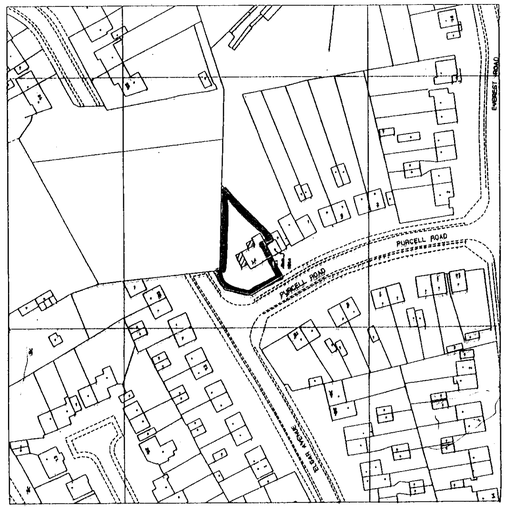
SIDE ELEVATION



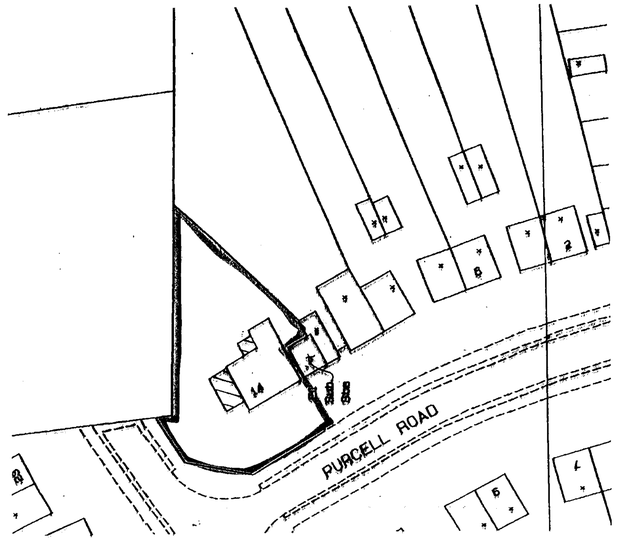
FRONT ELEVATION



SIDE ELEVATION



BLOCK PLAN

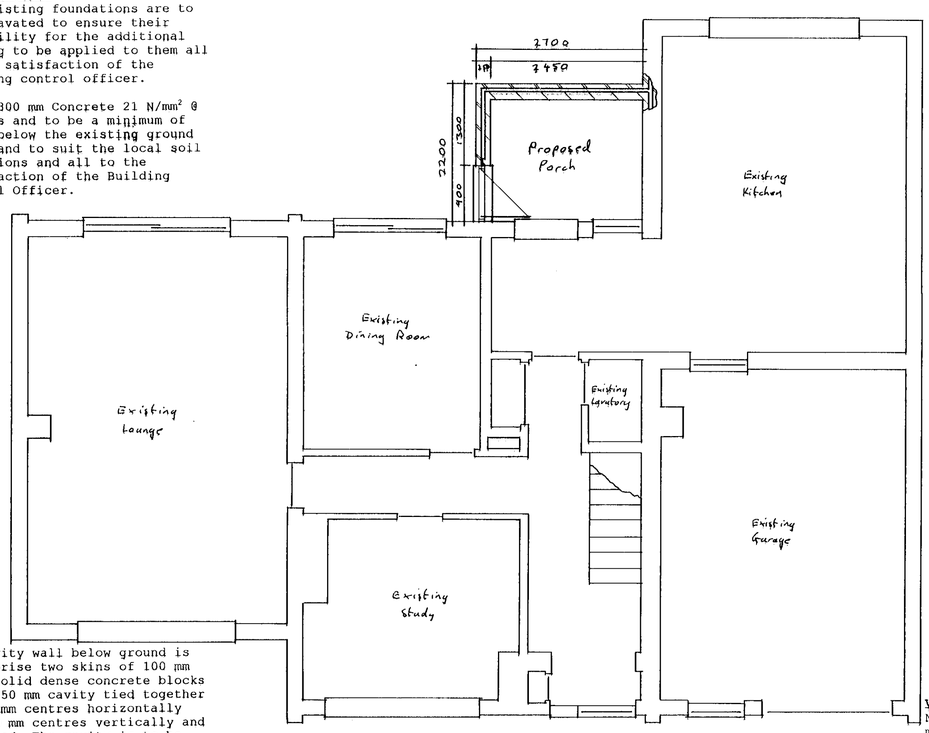


SITE PLAN

SUBSTRUCTURE.
The existing foundations are to be excavated to ensure their suitability for the additional loading to be applied to them all to the satisfaction of the building control officer.

600 x 300 mm Concrete 21 N/mm² @ 28 days and to be a minimum of 1,0 m below the existing ground level and to suit the local soil conditions and all to the satisfaction of the Building Control Officer.

The cavity wall below ground is to comprise two skins of 100 mm thick solid dense concrete blocks with a 50 mm cavity tied together at 900 mm centres horizontally and 450 mm centres vertically and staggered. The cavity is to be filled with lean mix concrete to ground level. The outer skin is to be finished with three courses of facing bricks below DPC level. Underside of foundation is to be taken down to at least the invert level of any adjacent drainage.



GROUND FLOOR PLAN

FLOOR SLABS.
150 mm Thick 28 N/mm² @ 28 days and supported off of the inner skin of the cavity wall and incorporating a single layer of B785 mesh reinforcement on and including 1200 gauge polythene damp proof membrane on blinded backfilling on 50 mm flooring grade polystyrene insulation. The slab is to receive a 50 mm thick screed. All to give a "U" value of 0.45 W/M²⁰C.

VENTILATION.
New habitable rooms are to have a minimum of 8000 mm² secured ventilation and controllable trickle ventilators to all windows with minimum of 1/20 of the floor area of opening area, of which part of the opening area is to be over 1.75 m above floor level.

CAVITY WALL CONSTRUCTION.
102 mm Facing bricks all to match existing with a 65 mm cavity filled with Rockwool batts and 100 mm lightweight Celcon blockwork and 13 mm two coat lightweight plaster with emulsion painted finish. All to give a "U" value of 0.45 W/M²⁰C.
The cavity is to be held together with galvanised butterfly wall ties at maximum 900 mm centres horizontally and 450 mm centres vertically with additional wall ties at jambs and heads etc.
All cavities are to be closed with 30 mm Styrofoam, Thermabate or similar cavity closers and are to incorporate a damp proof course. All lintels are to be IG: L1/S with full insulation and 450 mm wide Hyload damp proof course cavity trays.
100 x 50 mm Treated softwood wall plates bedded in cement and sand 1:3 and held down to the blockwork with 30 x 5 x 1200 mm long galvanised mild steel wall plate straps at maximum 1200 mm centres.

FIRST FLOOR CONSTRUCTION.
18 mm Tongued and grooved chipboard flooring on 200 x 50 mm treated softwood floor joists @ 400 mm centres spanning a maximum of 4200 mm laid alongside of the existing ceiling joists but with a 5 mm gap to the underside of the joists to the existing plasterboard ceiling so as to ensure no floor loading is applied to the existing plaster-board. The joists are to be built in the new walls as work proceeds and fixed to the existing wall plate.

MAIN ROOF CONSTRUCTION
Concrete interlocking roof tiles all to match existing on 38 x 25 mm treated softwood battens at gauge to match existing on and including sarking felt.
100 x 50 mm treated softwood rafters @ 400 mm centres spanning a maximum 2100 mm at a pitch of 45 degrees.
175 x 50 mm treated softwood ceiling joists spanning a maximum of 4200 mm.
200 mm Rockwool fibreglass insulation quilt laid between the ceiling joists, with additional 50 mm of fibreglass insulation above the ceiling joists. Over the insulation above the cavity wall a proprietary roof ventilator is to be used to ensure a minimum of 50 mm ventilation from the eaves to the roof space. All to give a "U" value of 0.25 W/M²⁰C.
12.5 mm foil backed Duplex plasterboard to the underside of the ceilings and rafters.
150 x 25 mm treated softwood ridge board and ridge tiles all to match existing.
Proprietary eaves and ridge ventilators to give a minimum area equivalent to 10 mm continuous eaves slot and 5 mm abutment slot.

Porch Roof Construction.
This is a proprietary aluminum and twin walled polycarbonate sheeting all similar to that on a conservatory roof.

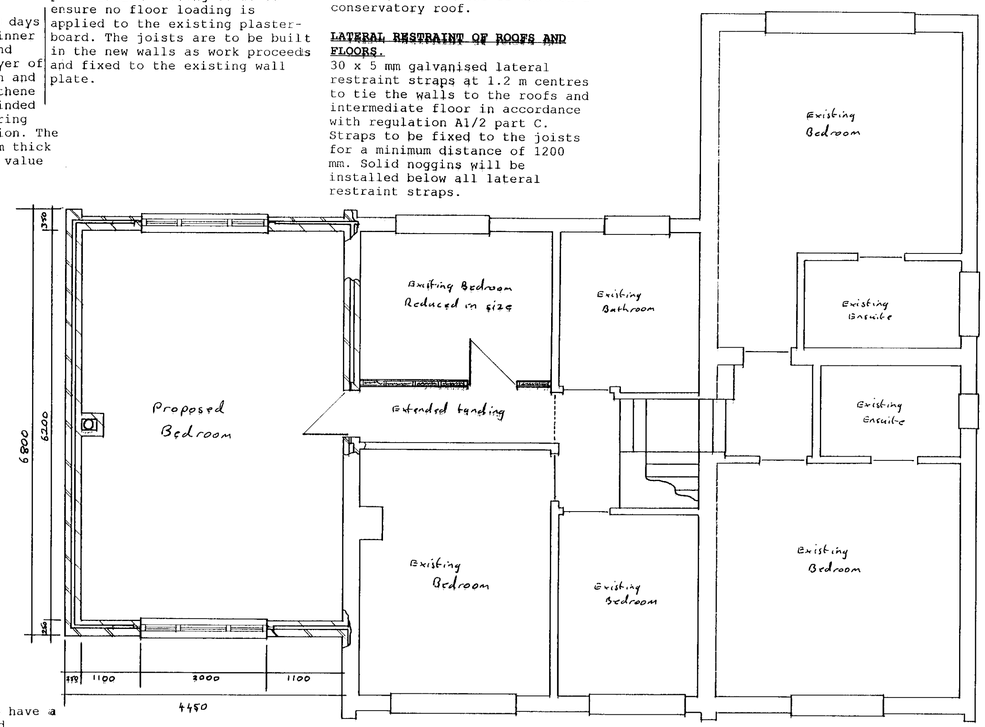
LATERAL RESTRAINT OF ROOFS AND FLOORS.
30 x 5 mm galvanised lateral restraint straps at 1.2 m centres to tie the walls to the roofs and intermediate floor in accordance with regulation A1/2 part C. Straps to be fixed to the joists for a minimum distance of 1200 mm. Solid noggins will be installed below all lateral restraint straps.

FASCIAS AND SOFFITS.
150 x 38 mm Prepared and treated softwood with groove for 6 mm exterior quality plywood including 50 x 25 mm batten fixed to the wall and complete with continuous soffit ventilator.

RAINWATER GOODS.
125 mm Black UPVC gutters and 65 mm down pipes all to match existing and connected to the existing below ground drainage system, or to new soakaway's at least 5.0 m from any building.

GLAZING.
All new windows are to be UPVC double glazed with 10 year kite marked guaranteed units including thermal breaks. Glass to doors to be toughened and all to comply with Part N of the Building Regulations. All windows and doors are to be fully draught stripped.

HEATING AND DRAINAGE.
All new pipework etc is to be fully insulated in accordance with section J and L of the building regulations. New balanced flue boiler to feed gas fired central heating via radiators, flue position to comply with sections 3.7 and 3.8 of document J in the Building Regulations.



FIRST FLOOR PLAN

Notes:
[redacted]

REVISED PLAN

1023

03 JUL 2000

COPIES TO:

A	28/6/00	Top of Roof lowered
	Date	Revisions

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APPROVED

Client
MR GRIMSHAW

Job Title
FIRST FLOOR EXTENSION TO GIVE ADDITIONAL BEDROOM AND GROUND FLOOR REAR PORCH EXTENSION AT 14 PURCELL ROAD, CROWTHORNE

Drawing Title
PLANS AND ELEVATIONS

Scale 1:50 1:100 1:1250 AND 1:2500

Date MARCH 2000 | Drawn by A.P.GRIMSHAW

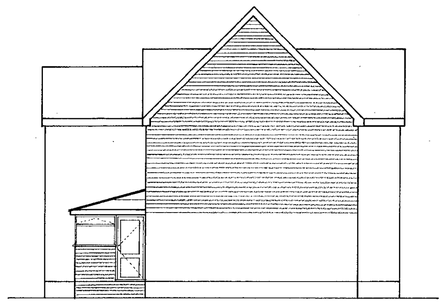
Drg. No. 00/21/01 | Rev. A

[ARCH.]

A1



REAR ELEVATION



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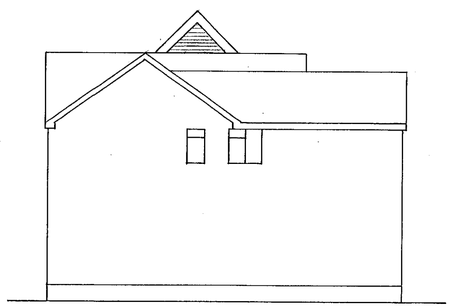
FRONT ELEVATION



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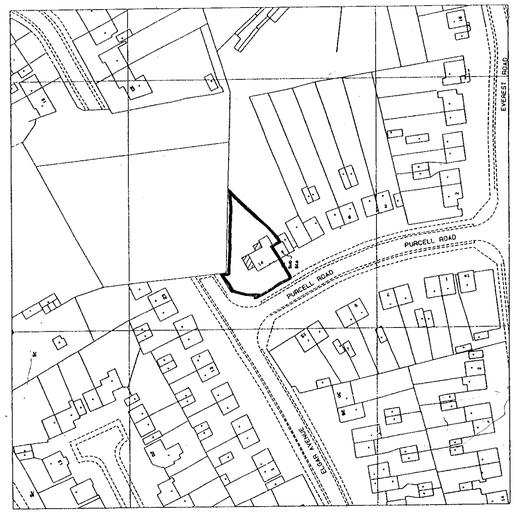

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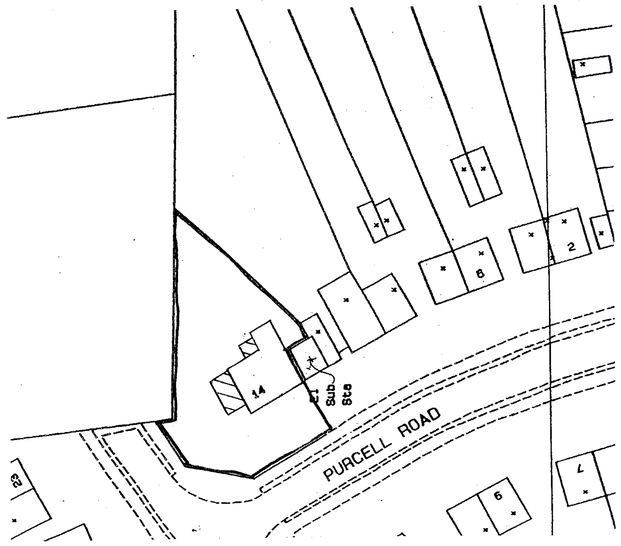

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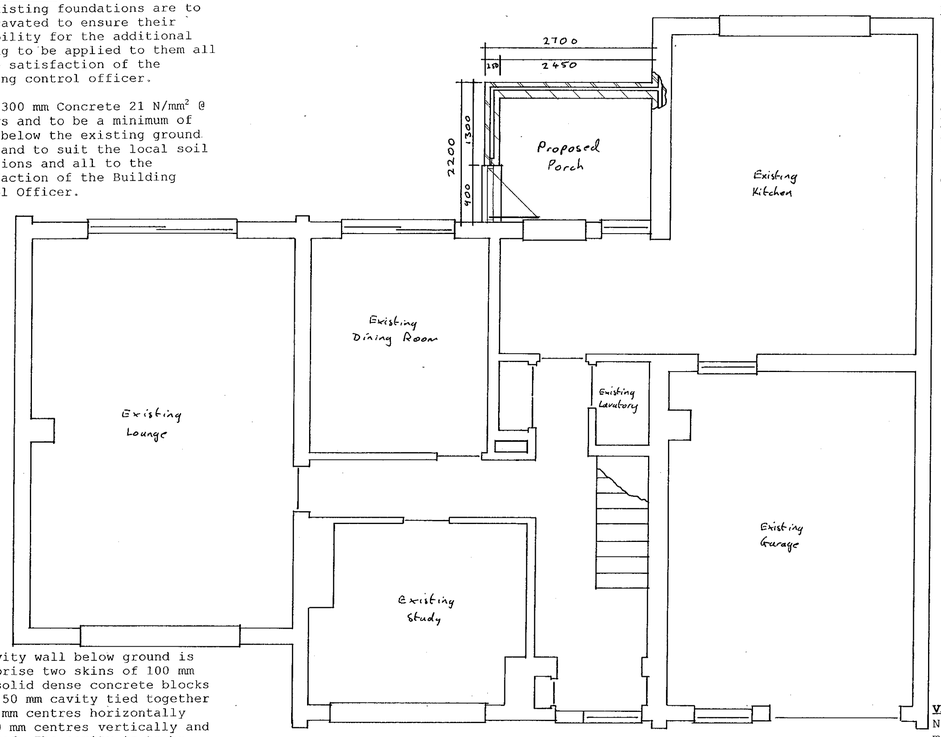

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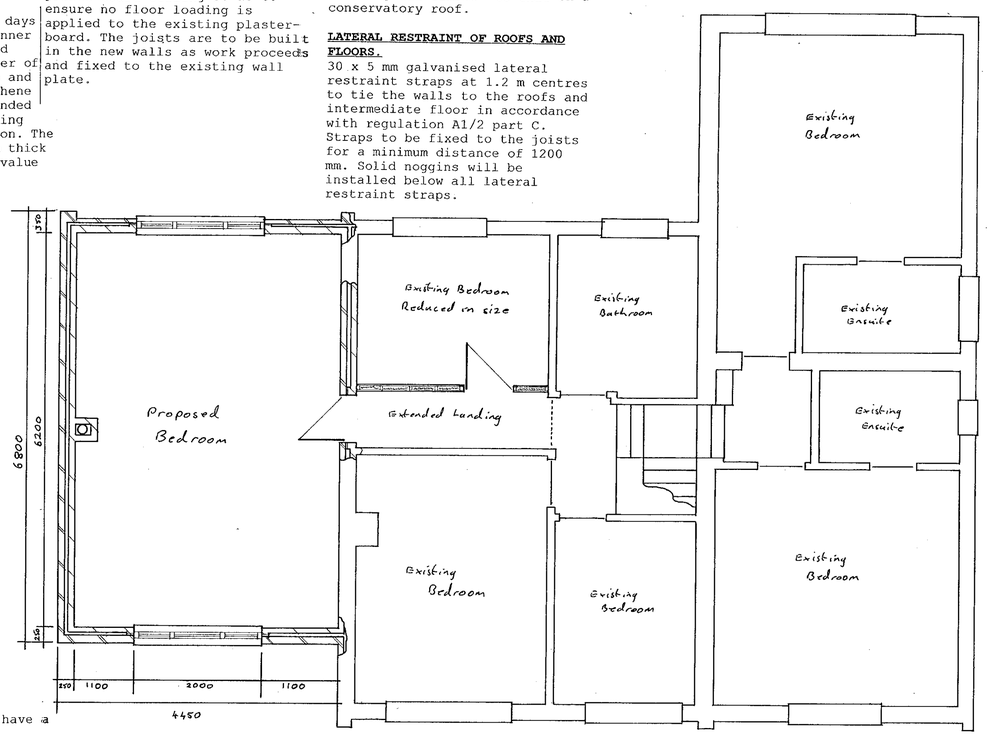

FIRST FLOOR PLAN

Notes:
[redacted]

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	Date	Revisions

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SUPERSEDED

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MR GRIMSHAW

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Drg. No. 00/21/01 | Rev.

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594 x 841mm A1