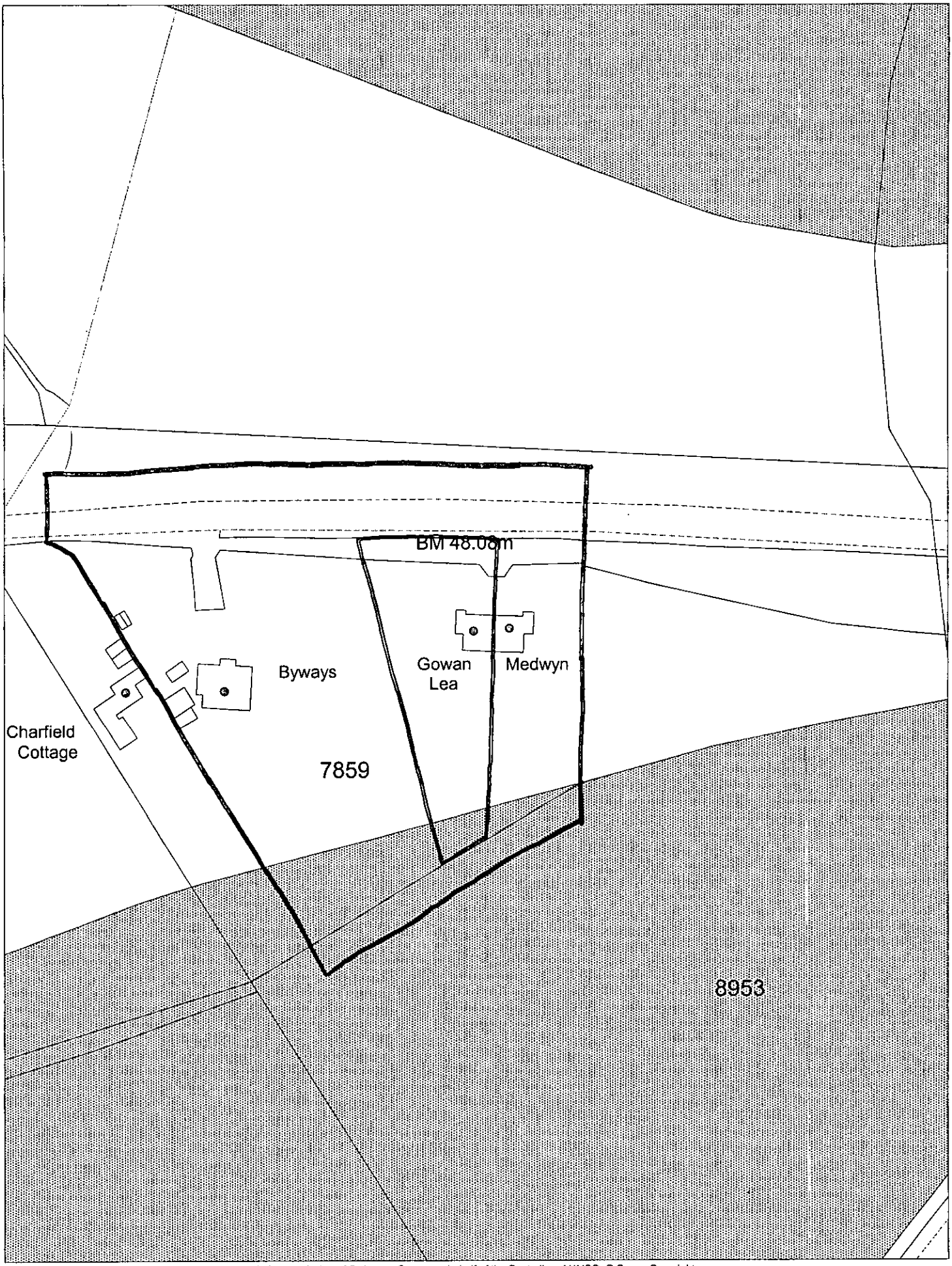
19 DEC 2002 8226



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Development Control,Wokingham District Council.
7 January 2003

Scale: 1 : 1250

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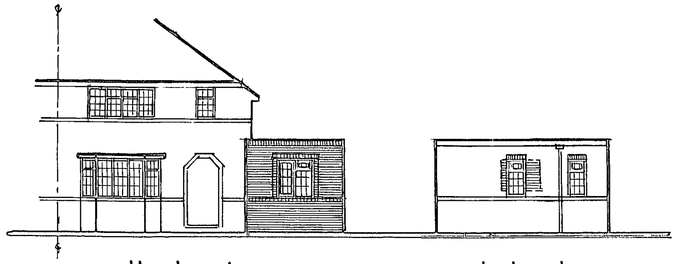
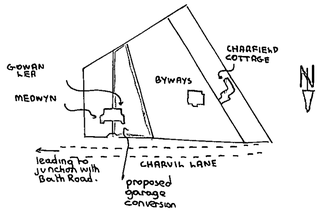
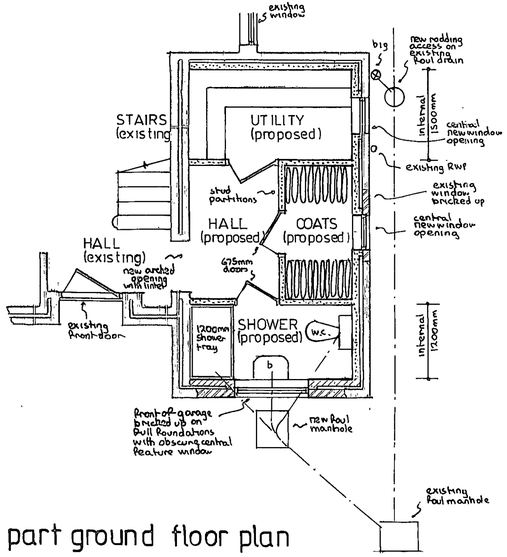


north elevation

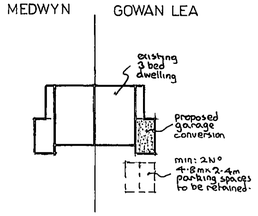
west elevation



location plan 1:2500



part ground floor plan



block plan 1:500

notes:-

Roof:- Existing roof to be inspected and any defective timbers to be replaced. Roof is to be changed to a warmdeck roof by application of three layer felt, high performance system on 80mm Celotex Roofle R, rigid slab insulation set between 1 in 60 fall on existing boarding. A ceiling is to be inserted in 9mm foil backed plasterboard (12mm if joists are at 600mm ctrs) and skimcoat plaster to receive selected decorations. As this is a warmdeck roof no cross ventilation is required.

Floor:- Existing floor to be raised to match existing hall by application of selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on Ventrofit or similar d.p.m on existing prepared concrete slab.

Walls:- 103mm external skin of facing brick to match existing (including all brick detailing) with 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. Wall to be set on Bull Roundations, taken down to a suitable load bearing strata as directed on site by Building Inspector. To avoid risk of cold bridging reveals around all new window openings to be insulated. Allowance to be made for reconstruction of defective brick parapet.

Partitions:- All partitions to be formed of 100mm x 50mm timber studding at 400mm centres. Adjacent to south & west wall, felt is to be used adjacent to existing half brick wall, with 100mm celotex rigid slab insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. All other partitions to have 100mm Fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows:- All new windows to match existing, double glazed and fitted with trickle vents in head equivalent to 4000mm² opening. All windows to achieve a 'U' value of 2.0 w/m²K. Shower window to remain obscure glazed. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels:- I.G.Ltd lintels type H1/S galvanised steel insulated lintels.

Dpc & Flashings:- Dpc in leadcored felt and flashings in code 4 lead.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Shower to have extract fan (15 litres per second), Utility to have extract fan (30 litres per second) all discharging to open air.

Foul drainage:- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1in 40 fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm shower, 32mm basin.

APPROVED

19.DEC.2002 8226

PROPOSED GARAGE CONVERSION at GOWAN LEA, CHARVIL LANE, SONNING, BERKSHIRE for MR & MRS. J. SCIVYER.

Revisions:-

Drawing No	AH/E/3463
Scales	1:50 & 100
Date	DEC 2002

NDESIGN BUILDING PLANS

14/1/03