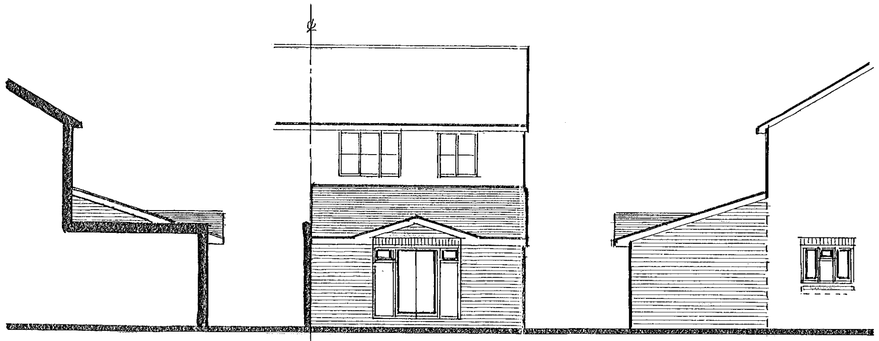
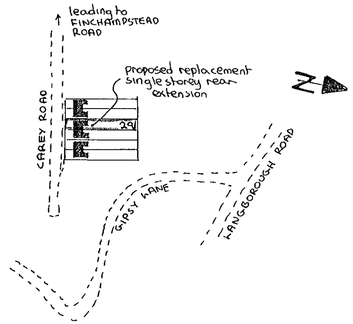


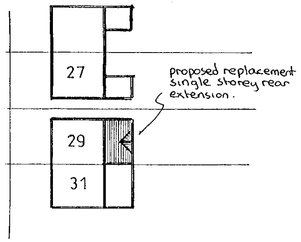
east elevation

north elevation

west elevation

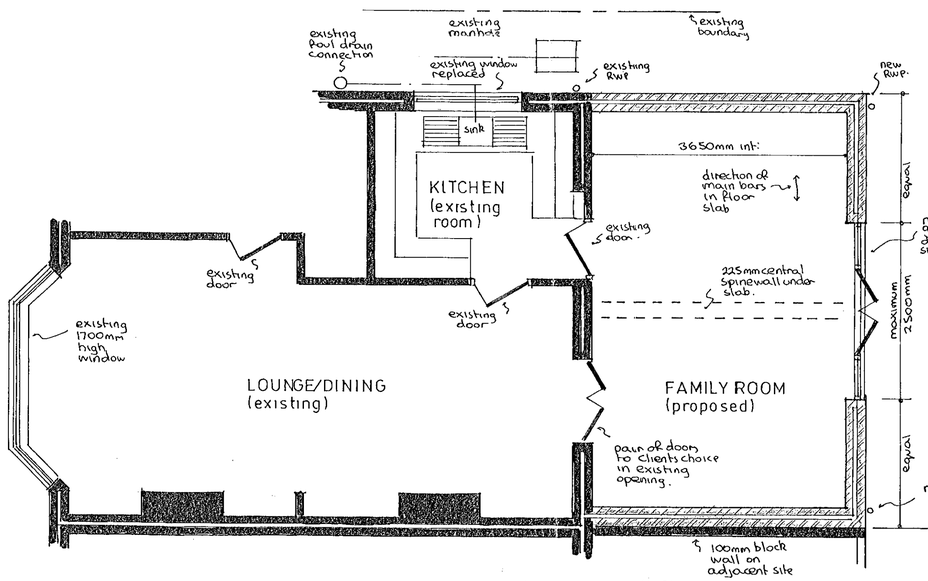


location plan 1:2500

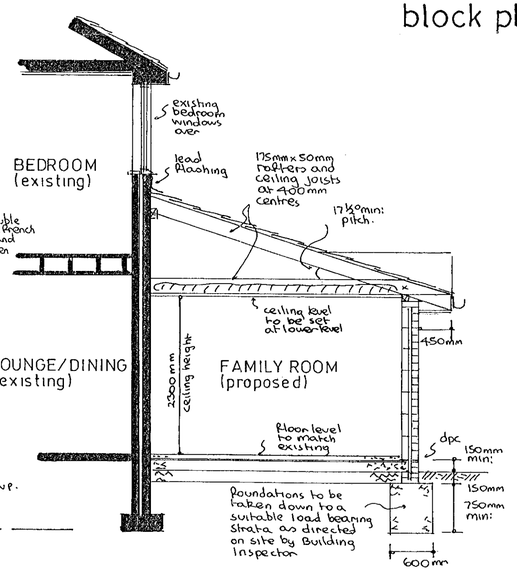


block plan 1:500

gross internal area of extension = 21 m²



part ground floor plan



typical section

notes:-

Roof:- Redland Stonewold concrete interlocking tiles in colour only to match existing roof tiles on Felt and battens on 175mm x 50mm rafters at 400mm centres pitched at 17½° with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be provided over central spine wall. Ventilation must be maintained to any existing hollow floors by using second quality drainpipes to link existing airbricks to new air bricks in external wall.

Walls:- 112mm external skin of facing brick to match existing and 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around all external door and window openings to be insulated.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 4000mm² opening to kitchen and 8000mm² opening to family room. Any glass in windows below 800mm or doors (including side screens) below 1500mm measured from floor level to be in laminated safety glass.

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

D.p.c.'s & flashings:- D.p.c to be 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:- Kitchen to have either cookerhood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Rain water:- 112mm gutter and 62mm downpipe discharging via back inlet gulley and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated a minimum of 5000mm from any building.

Foul drainage:- No new foul drainage is required only plumbing connection from kitchen to existing connection.

Party wall Act 1996:- As construction is taking place right on boundary client must reach agreement with adjoining owner in accordance with the procedure set out in the above Act. Copies can be obtained from "The DoE Publications Despatch Centre, Blackthorse Road, London. SE99 6TT tel 0181 691 9191".

09.FEB.2001 • 3345

APPROVED

PROPOSED EXTENSION at 29 CAREY ROAD, WOKINGHAM, BERKSHIRE for MRS. S. McKEAND.

Revisions:-

Drawing N°	AH/E/3113
Scales	1:50 & 100
Date	FEB 2001

ANDESIGN BUILDING PLANS

24/4/01