Existing inspection chamber.

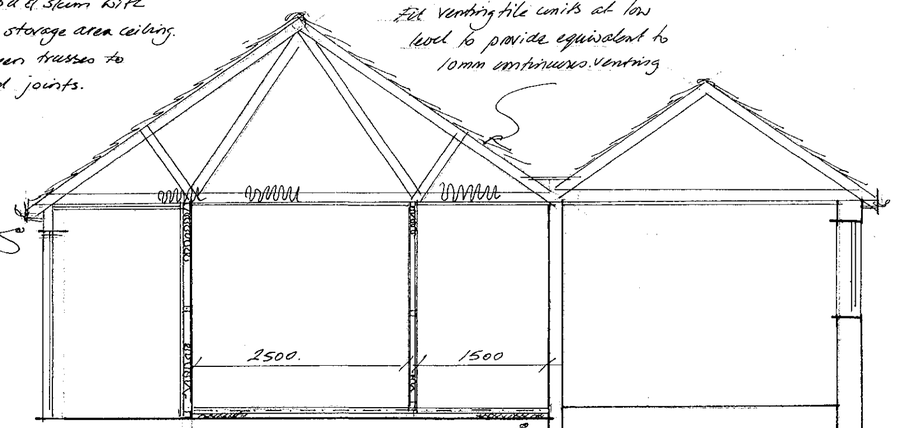
New 100mm pvc drain laid 1:40 bedded and surrounded with pea shingle.

200mm Rockwool insulation to ceiling area. 12.7mm plasterbd & skim with double layer to front storage area ceiling. 50x50 noggins between trusses to pick up plasterboard joints.

Fit Ventilating tile units at low level to provide equivalent to 10mm continuous venting

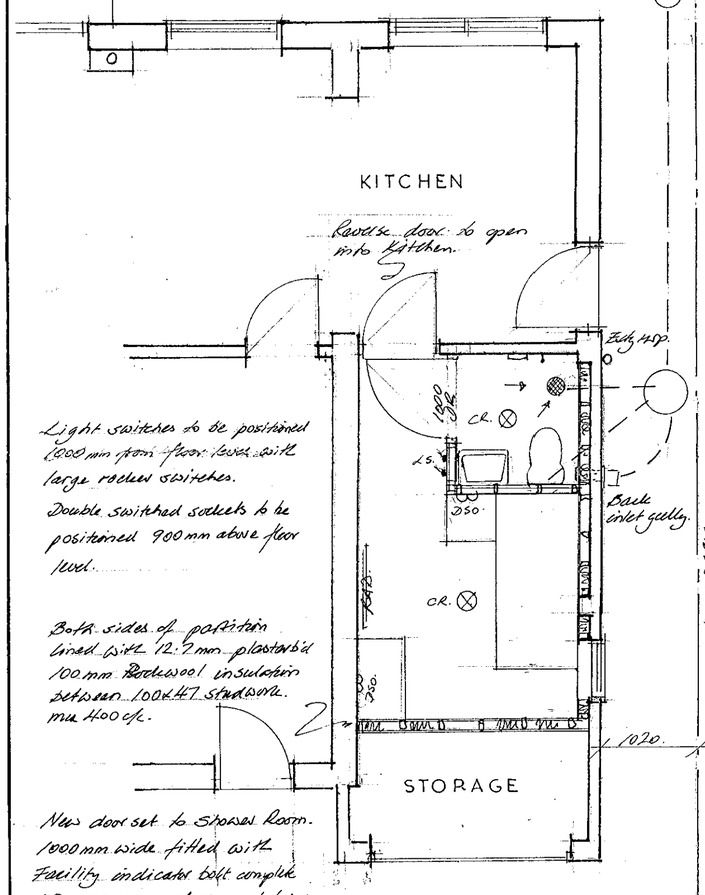
Fit 10mm continuous soffit vents to eaves

Rodding access.



3 cts Synthaprufe to exty. concrete floor. 50mm E.P.S. insulation. Screed to bring level with Kitchen floor reinforced with A142 anti-crack mesh.

SECTION AT A



Light switches to be positioned 1200 min from floor level with large rocker switches.

Double switched sockets to be positioned 900mm above floor level.

Both sides of partition lined with 12.7mm plasterbd 100mm Rockwool insulation between 100x47 studwork. min 400 c/c.

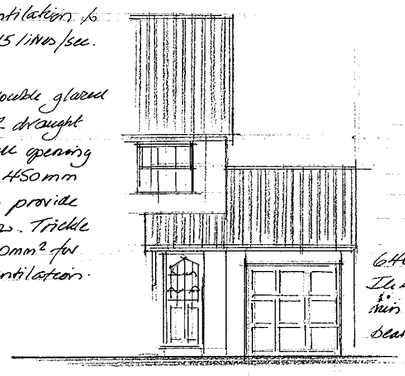
New door set to Shower Room. 1000mm wide fitted with Facility indicator bolt complete with emergency release and lever furniture.

PROPOSED PLAN

Shower Room - All to safety tread flooring and skirtings all joints welded. Fully tiled walls in 150x150 white glazed tiling.
Harmer trapped outlet in floor
Allow for supply and fixing of 3 No grab rails positions to be agreed.
Hand basin on wall brackets and taps fitted with Novaturn handles or similar approved.
Shower unit - electric instantaneous with anti-scald operation as Mira or similar approved with flexible hose and slide bar.
Extend central heating and provide new radiator to sustain temperature of 75°.
75mm deep seal trap to basin - 32mm pvc waste to new back inlet gully.
450 diameter pvc inspection chamber on concrete base. Plug unused branch connections.
Bridge over new drain connections using precast conc. Lintels to leave min 50mm gap around pipes.

Mechanical ventilation to shower min 15 litres/sec.

New windows double glazed and fitted with draught seals with full opening casement min 450mm clear width to provide escape windows. Trickle vent min 4000mm² for background ventilation.



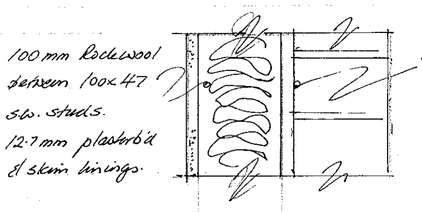
SOUTH

12.7mm plasterboard & skim bedroom side

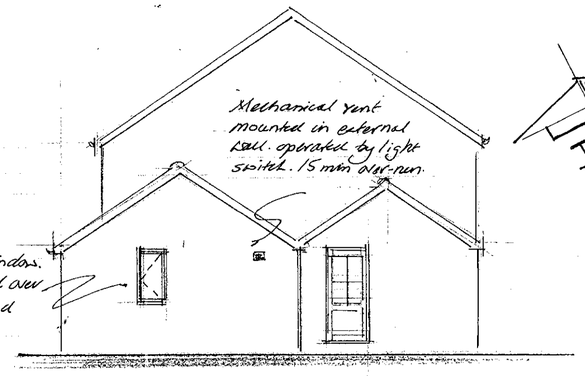
50mm Rockwool cavity batts between 50x50 framing.

18mm marine ply linings on shower room side.

SHOWER ROOM PARTITION.

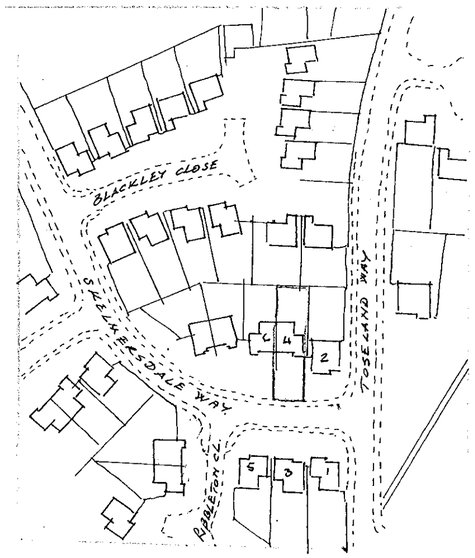


UPGRADE TO BUTA EXTERNAL WALL

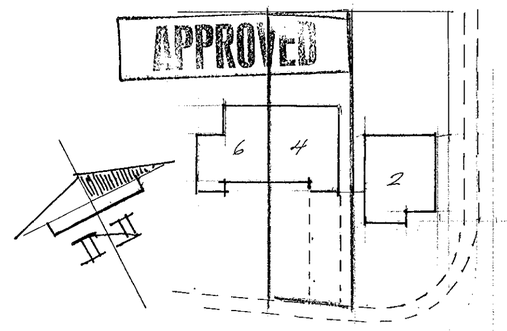


640 x 1200 window. Lintel to be limited over min 150mm end bearings.

EAST



LOCATION 1/1250



BLOCK PLAN 1/500

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4, SKELMERSDALE WAY, LOWER EARLEY, READING

GARAGE CONVERSION TO PROVIDE GROUND FLOOR FACITIES FOR DISABLED USE

SCALES - 1/50 & 1/100

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CHARTERED SURVEYOR
Tel. 0118 9882883

client Mr & Mrs G. Williams

February 2001

PBC/1671

CD 11/5/01