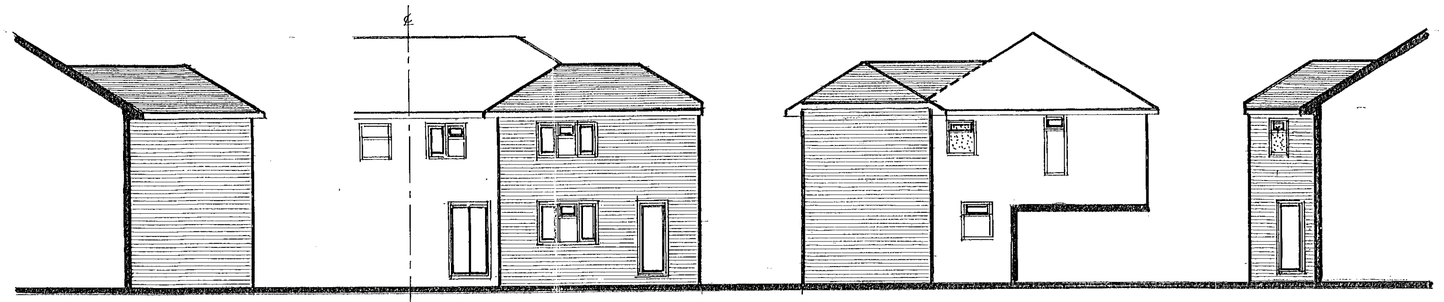
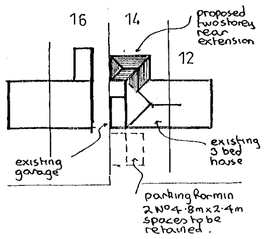
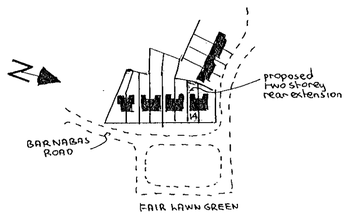


north elevation | west elevation | south elevation | east elevation



block plan 1:500



location plan 1:2500

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres, with 150mm x 50mm hip rafters, with 175mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

First Floor:- 18mm t&g flooring grade chipboard on 175mm x 50mm floor joists at 400mm centres, with central row of herringbone strutting and double joists under partitions and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where ceiling and floor 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 Ventrok or similar, 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.

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

Partitions:- Ground floor partition 100mm celcon blockwork on Full foundations. First floor partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vents in head, equivalent to 8000mm² to family room and bed.2 & master bedroom, with 4000mm² elsewhere. Any glass in window below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Ensuite and bathroom windows to remain obscure glazed.

Lintels:- I.G. lintels to kitchen steel box type over internal openings and M/S galvanised steel insulated lintels to external openings.

Dpc. & Flashings:- Dpc 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 and include mains controlled linked smoke detector on hall and landing ceilings.

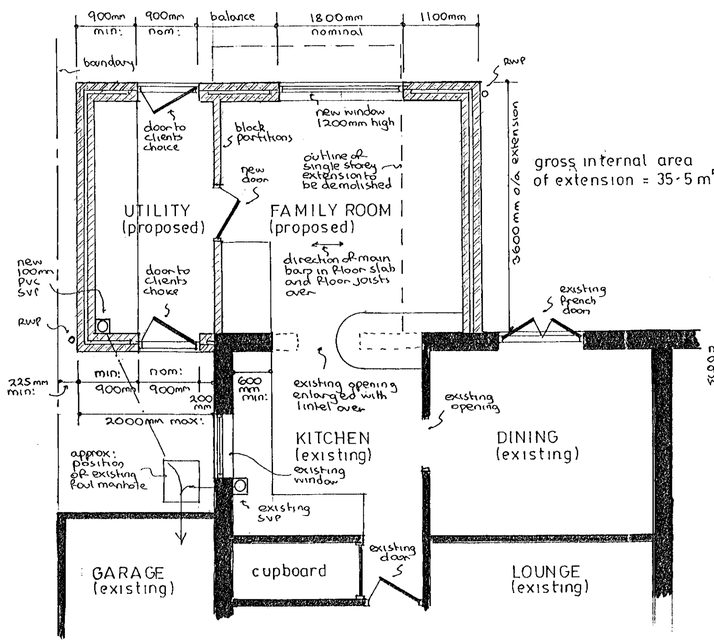
Ventilation:- Ensuite and bathroom to be fitted with extract fan (15 litres per second). Utility to be fitted with extract fan (30 litres per second). Kitchen to have either extract fan (60 litres per second) or cooker hood (30 litres per second). All discharging to open air.

Rainwater:- 112mm gutters and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

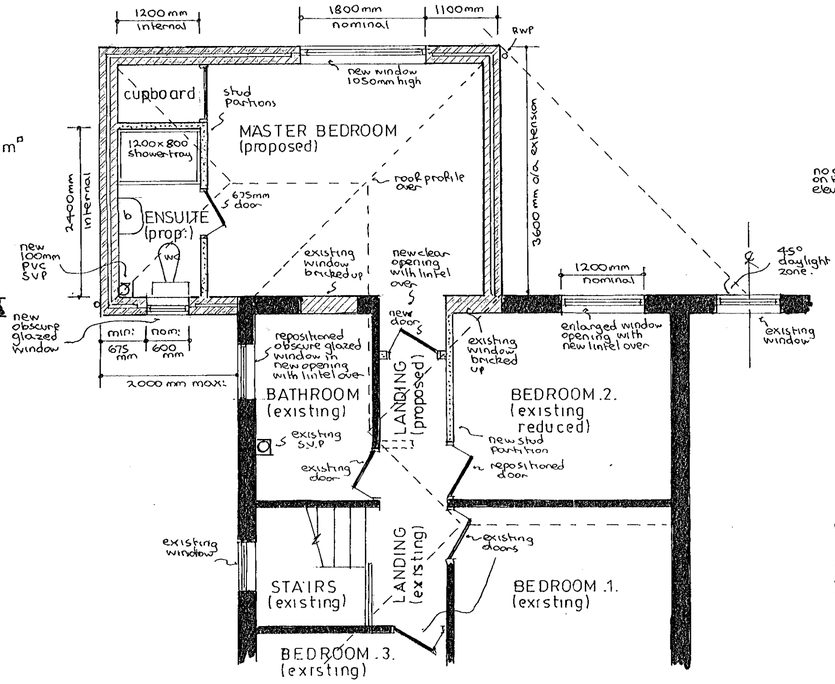
Foul drainage:- New ensuite equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating a min: 900mm above highest opening window. 100mm w.c waste, 40mm shower waste, 32mm basin waste. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded in pea shingle, set at 1in 40 min fall and provided with concrete lintels where pipes pass under walls.

Setting out:- Great care to be taken in setting out building adjacent to boundary to ensure that no part of proposed building including overhangs & roof, gutters or foundations project beyond legal boundary.

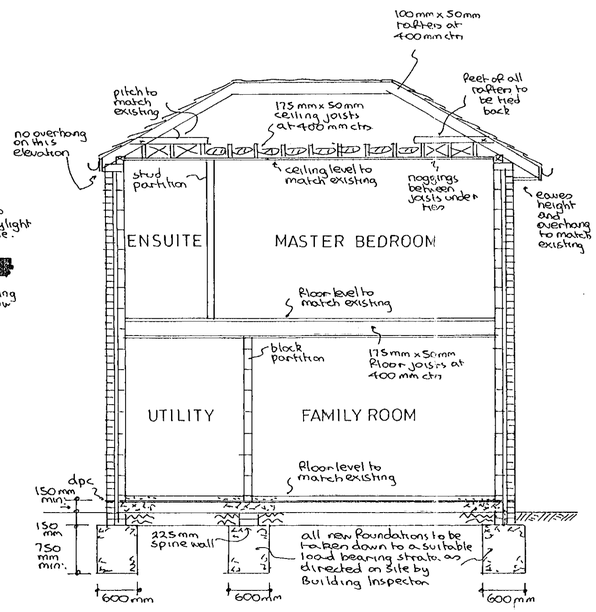
24.NOV.2000 2035



part ground floor plan



part first floor plan



typical section

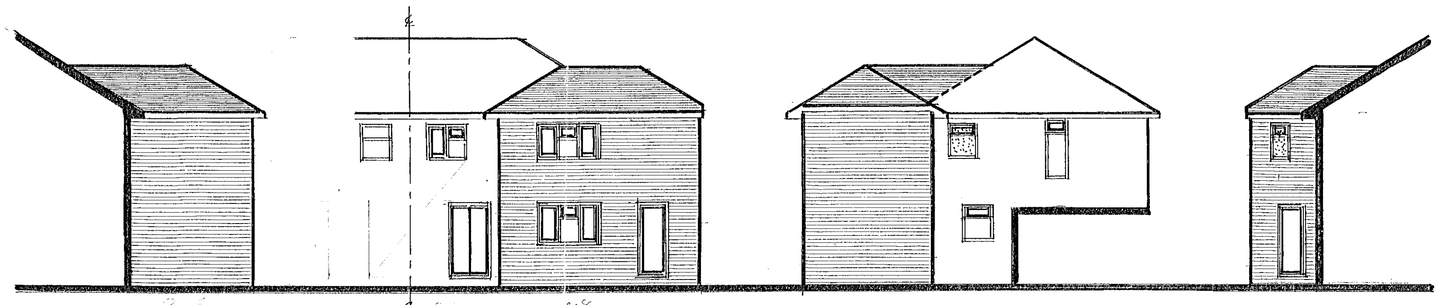


PROPOSED EXTENSION at 14 ST BARNABAS ROAD, SHINFIELD, BERKSHIRE for MR.& MRS. J. GILBERT.

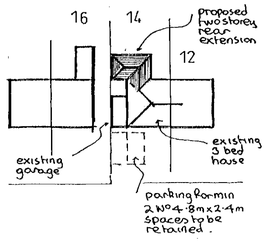
Revisions:-

Drawing No	AH/E/3084
Scales	1:50 & 100
Date	NOV 2000

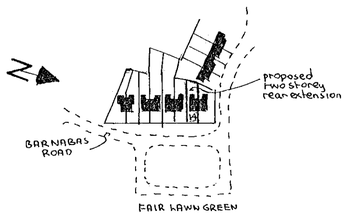
NDESIGN BUILDING PLANS



north elevation | west elevation | south elevation | east elevation



block plan 1:500



location plan 1:2500

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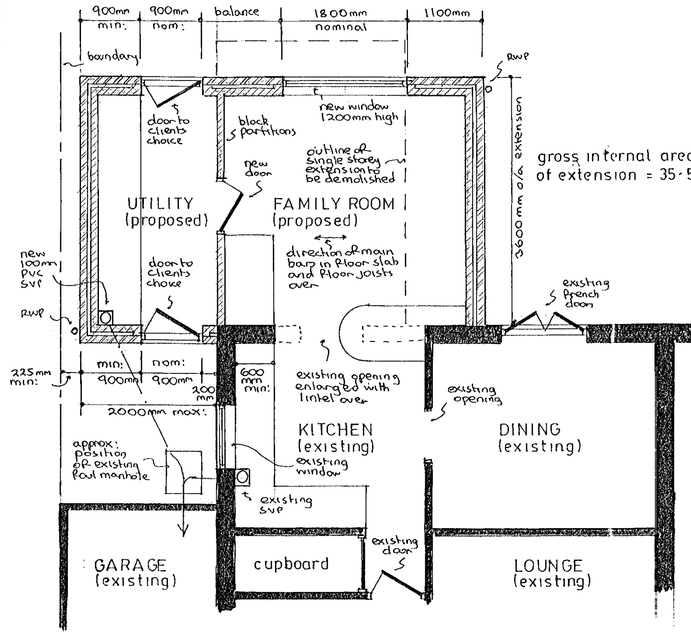
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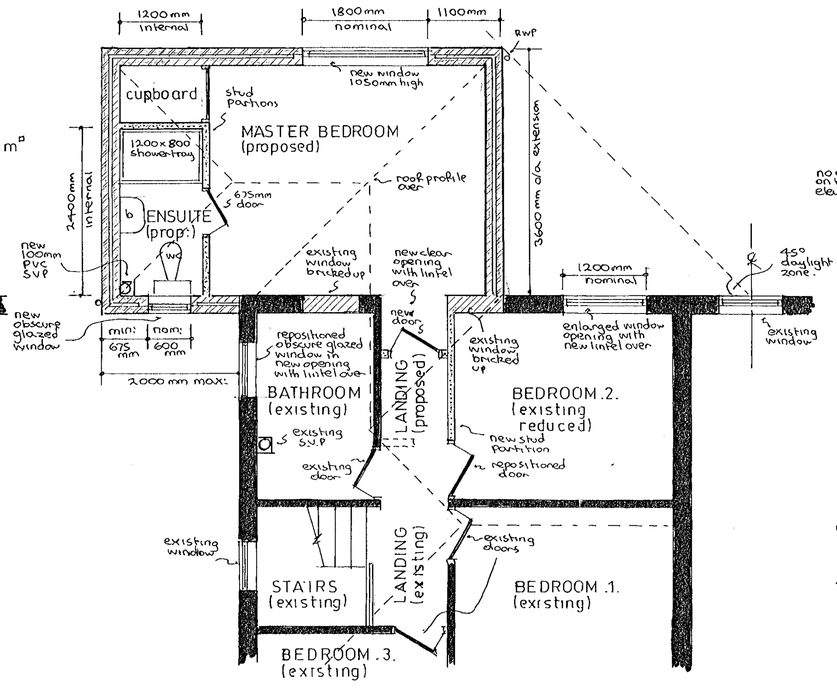
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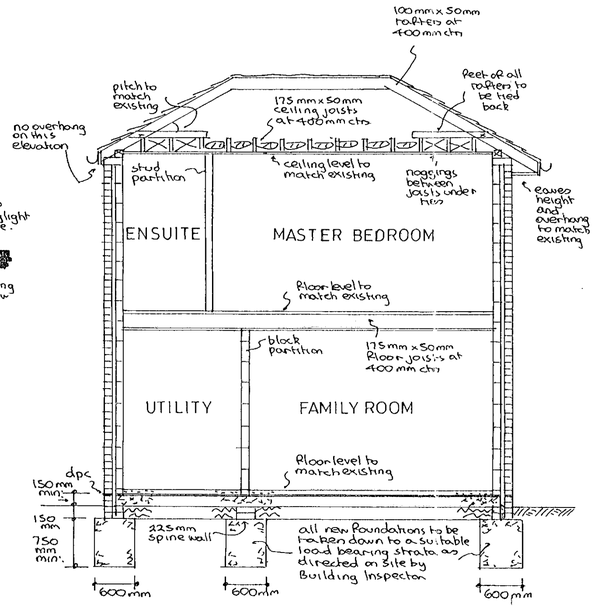
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part ground floor plan



part first floor plan



typical section

24.NOV.2000 2595

REFUSED

PROPOSED EXTENSION at 14 ST BARNABAS ROAD, SHINFIELD, BERKSHIRE for MR.& MRS. J. GILBERT.

Revisions:-

Drawing No	AH/E/3084
Scales	1:50 & 100
Date	NOV 2000

NDESIGN BUILDING PLANS