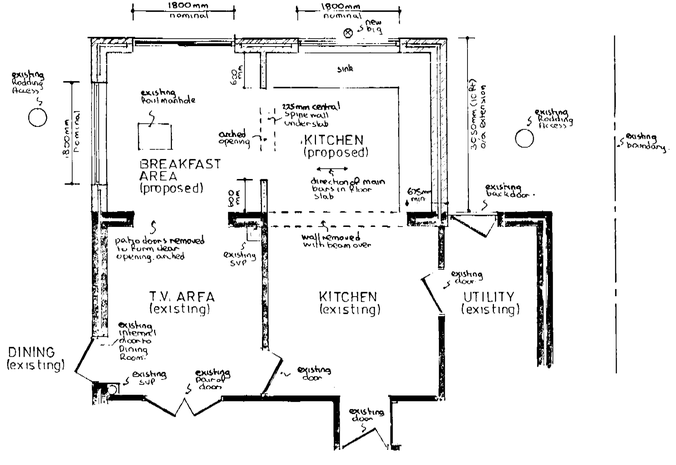
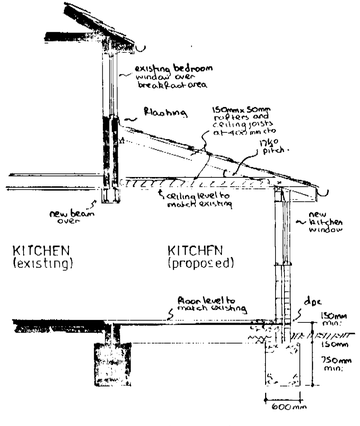


side elevation rear elevation side elevation

gross internal area of extension = 16·1 m²



part ground floor plan



typical section

notes:-

Roof:- Redland Stonewold concrete interlocking tiles in colour only to match existing on felt and battens on 150mm x 50mm rafters pitched at 17½° and set at 400mm centres with 150mm 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.

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 BS03 fabric reinforcement with 8mm 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 brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blocknork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around new external door and windows to be insulated.

Partition:- Between kitchen and breakfast area to be formed of 100mm x 50mm timber studding at 400mm centres and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- New windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening in breakfast area and 4000mm² in kitchen. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

D.p.c & 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 be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second) discharging to open air.

Beam:- In kitchen to be formed of 2 No 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 300 x 250 x 150mm deep concrete padstone each end. Beam is to be encased in double layer of plasterboard totalling 19mm and 7mm gypsum plaster as fire protection.

Rainwater:- 112mm gutter and 62mm downpipe discharging via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage:- Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. Existing manhole in breakfast area to be fitted with double sealed screwdown cover and frame.

PROPOSED EXTENSION at 41 KENSINGTON CLOSE, LOWER EARLEY, BERKSHIRE for MR & MRS. J.P. BARNARD

Revisions:-

Drawing No AH/E/3328
Scales 1:50 & 100
Date MARCH 2002

NDESIGN BUILDING PLANS