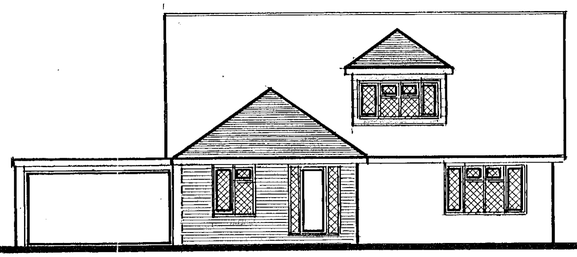
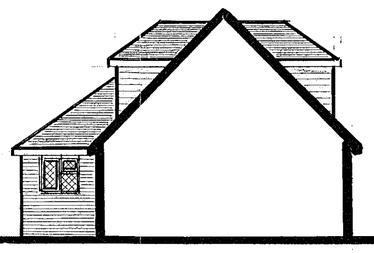


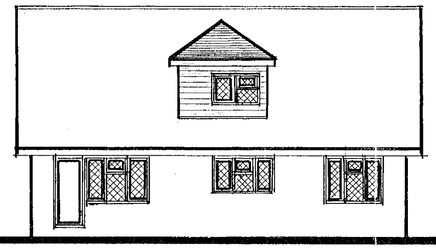
north elevation



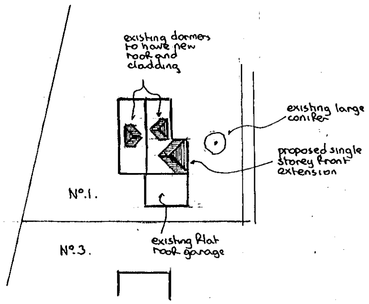
west elevation



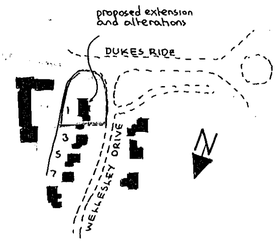
south elevation



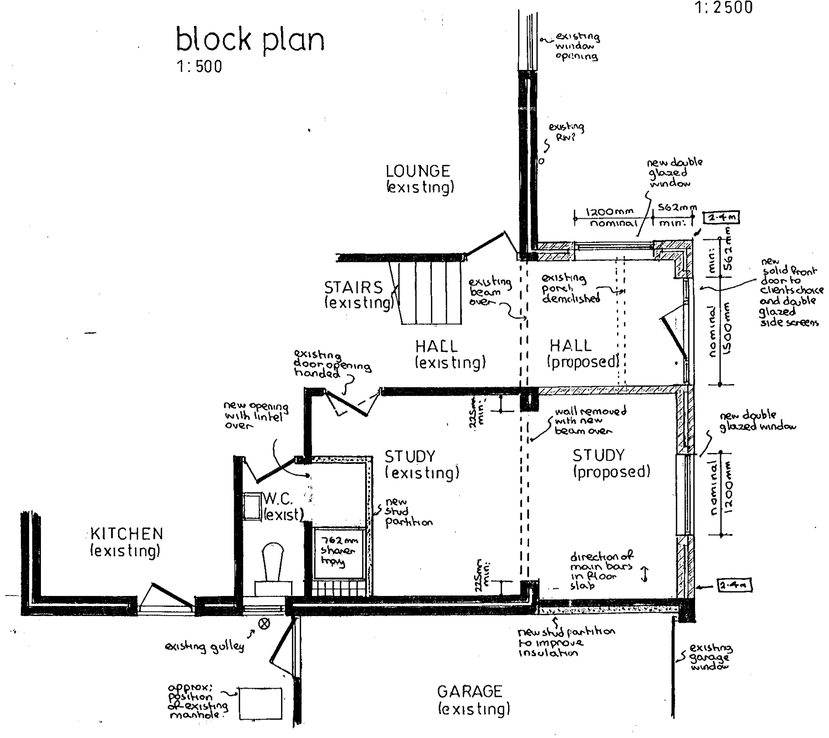
east elevation



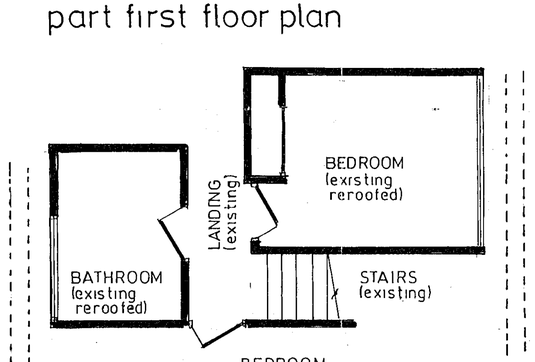
block plan
1:500

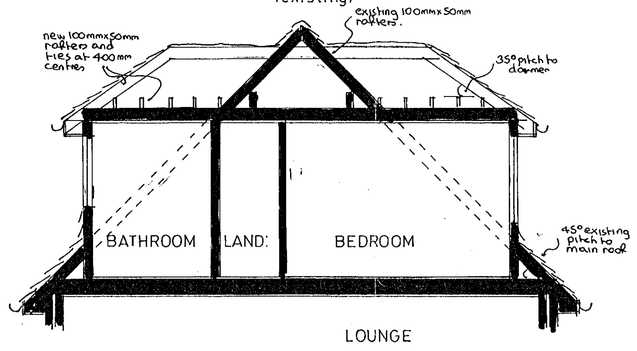


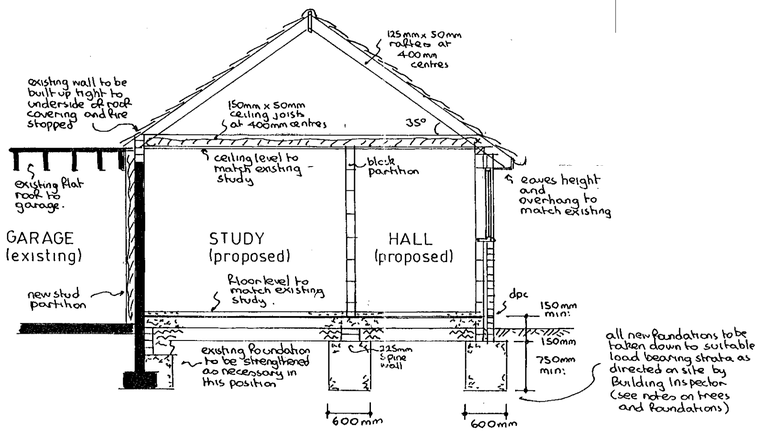
location plan
1:2500



part ground floor plan gross internal area of extension = 11 m²







typical sections

notes:-

Roof (extension):- Plain tiling to match existing on felt and battens on 125mm x 50mm rafters pitched at 35° 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 proprietary eaves vents equivalent to 10mm continuous gap. Hip rafter 175mm x 50mm.

Roof (dormer):- Plain tiling to match existing on felt and battens on 100mm x 50mm rafters pitched at 35° and set at 400mm centres with 100mm x 50mm ties at 400mm centres. Allowance to be made for improved insulation equivalent to 200mm fibreglass and cross ventilation as described above for extension roof. Hip rafter 150mm x 50mm.

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 vertrot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcing 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:-(extension) 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 15mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around any new external door and window openings to be insulated.

Cladding:-(dormer) Existing dormers to be clad in tile hanging to match existing roof tiles on felt and battens.

Windows/doors:- Any new doors to be double glazed and fitted with trickle vent to head of study window equivalent to 8000mm² opening. Any glass in windows below 800mm and doors below 1500mm measured from floor level.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

Lintels:- I.G. lintels htd type H/S galvanised steel insulated lintels.

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

Ventilation:- New shower to be fitted with extract fan to discharge to open air at rate of 15 litres per second.

Partitions:- Between hall/study to be formed of 100mm celcon blockwork on Pull foundations. Shower partition to be formed of 100mm x 50mm timber studding with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

Rainwater:- 112mm gutters to match existing discharging via existing 62mm RWP's.

Foul drainage:- No new foul drainage is required but allowance to be made for 40mm shower waste to discharge to existing gulley.

Beam:- New beam over study to be formed of 1N° 152 x 89 x 16 kg mild steel joist with full bearing on 150 x 250 x 150mm deep concrete padstone each end. Beam to be encased in two layers of plasterboard, totalling 19mm with 7mm gypsum plaster finish as fire protection.

Existing structure:- Any parts of existing structure which are to be subjected to additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

Trees and foundations:- Assuming high shrinkage ground conditions and because of proximity of existing tree, allowance to be made for additional foundation depths as shown in ⟍⟋ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector based on actual site conditions.

06.JAN.2000* 0519

APPROVED

PROPOSED EXTENSION and ALTERATIONS at 1 WELLESLEY DRIVE, CROWTHORNE, BERKS for MR.M.L.STENNING.	Revisions:- 'A' 30/12/99 Drawing completed.	Drawing N° AH/E/2923 A Scales 1:50 & 100 Date DEC 1999	NDESIGN BUILDING PLANS

CD 24/2/00