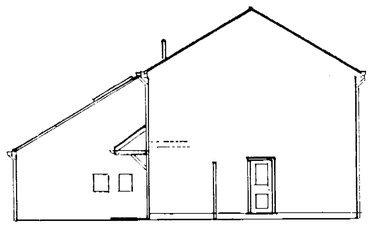
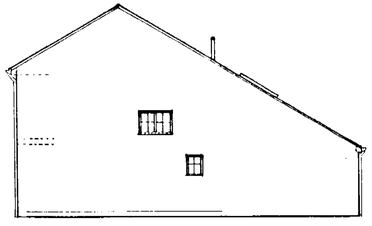


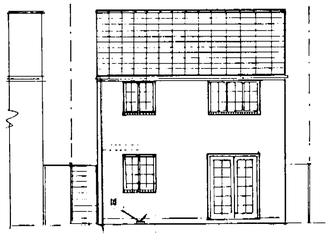
front elevation



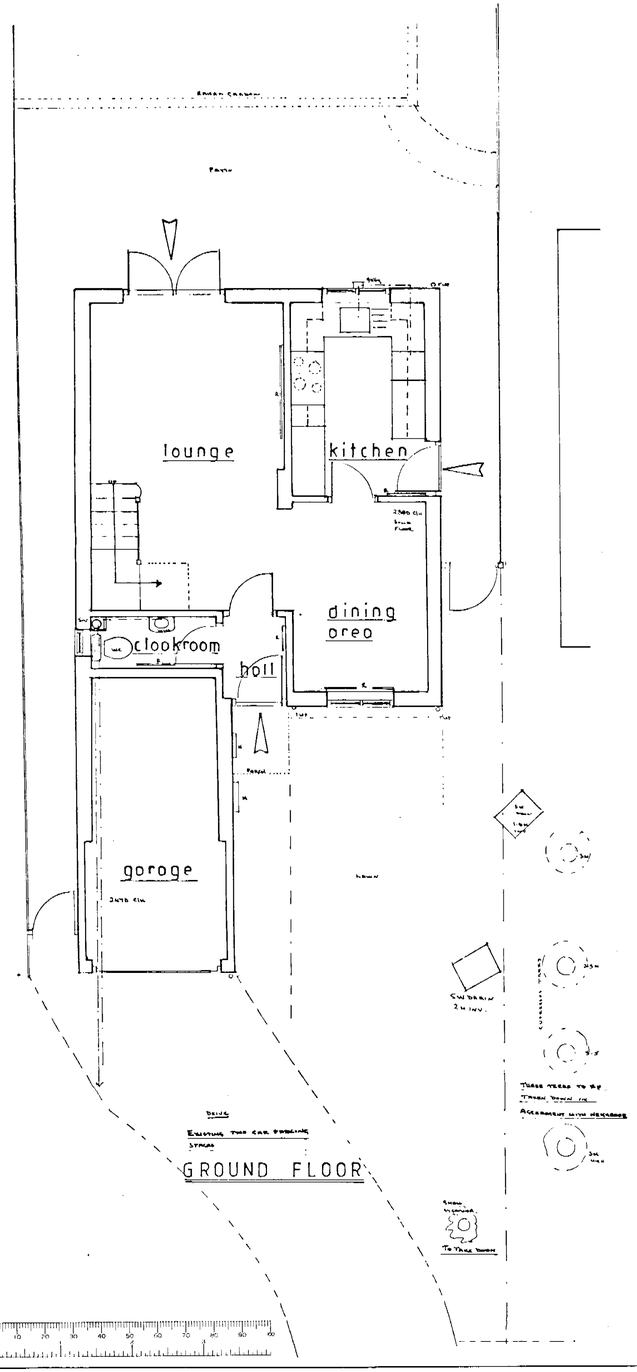
side elevation

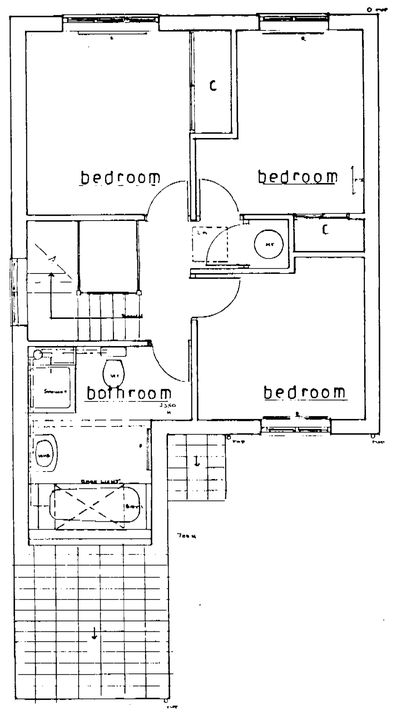


side elevation



rear elevation





EXISTING FLOOR AND ELEVATION PLANS.

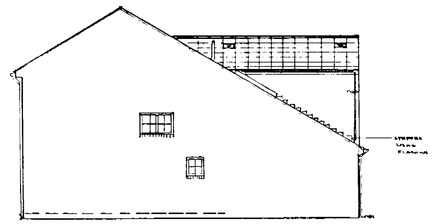
3, Swift Close,
Woosehill,
Wokingham,
Berkshire, RG41 3SF.

MR AND MRS EATON.

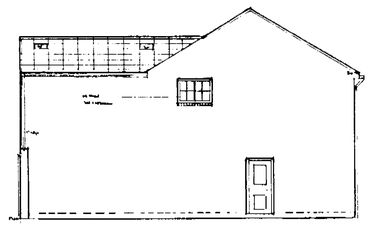
scale	drawing	date
1:50 1:100	1/5/18	May 2002



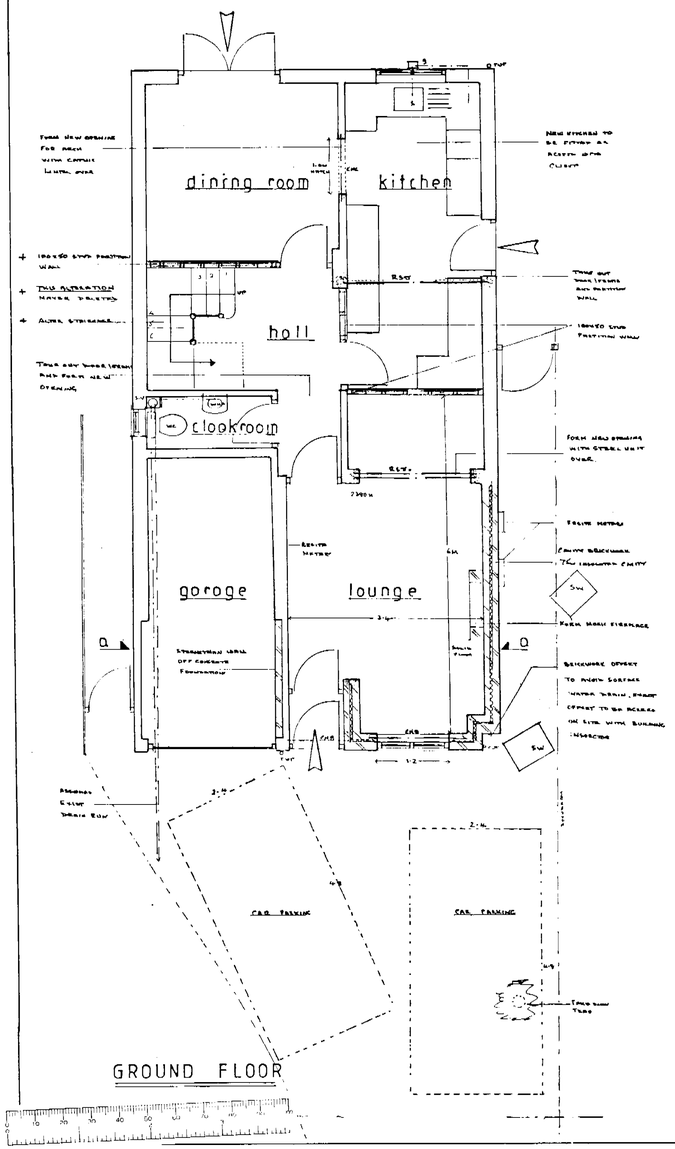
front elevation



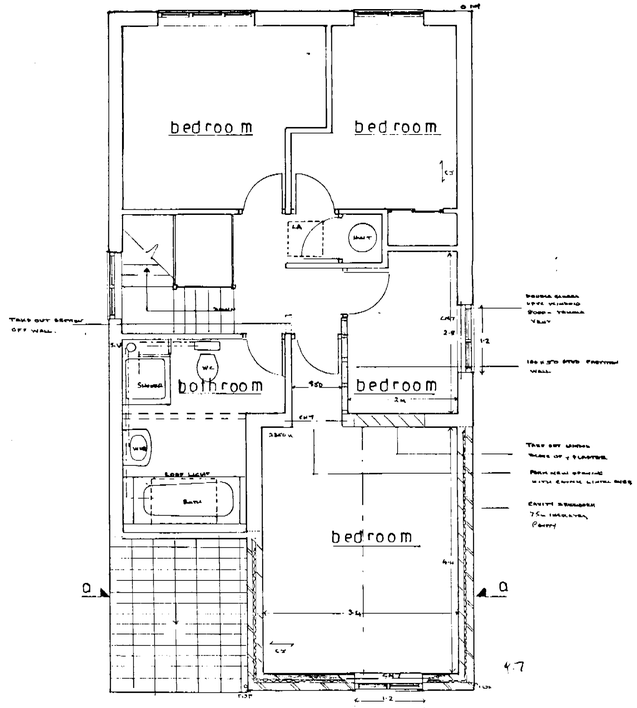
side elevation



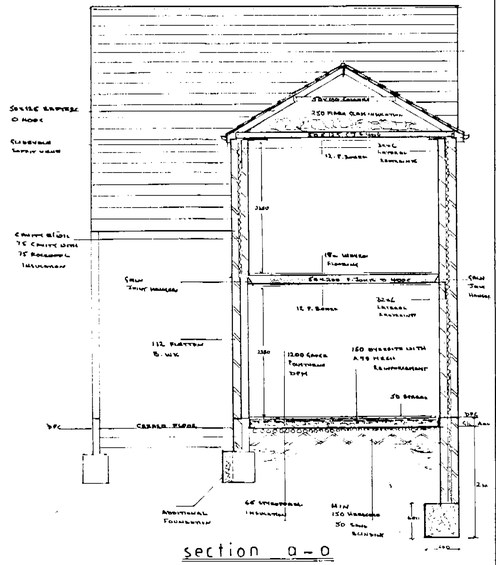
side elevation



GROUND FLOOR



FIRST FLOOR



section a-a

NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING.

IT IS THE OWNERS RESPONSIBILITY UNDER THE 1996 PARTY WALL ACT TO OBTAIN WRITTEN PERMISSION FROM THE OWNER OF NO 4 WHERE NEW FOUNDATIONS WILL BE WITHIN 3M OF THEIR BUILDING AND ALSO ADJACENT TO TREE UNDER CONSERVATION.

DETAILS FOR PLANNING

ROOF — GABLE ROOF 30° PITCH OF BROWN INTERLOCKING CONCRETE TILES INCLUDING VENT TILES.

WALLS — RED FACING BRICKWORK TO MATCH EXISTING CONSTRUCTION 75m INSULATION CAVITY INNER SKIN OF 100m CELCON BLOCK.

WINDOWS — DOUBLE GLAZED UPVC CASEMENT WINDOWS TO MATCH WITH GLAZING BARS. TRICKLE VENTS AND LOW EMMISIVITY GLAZING (LOW-E-GLASS)

DOORS — EXT DOOR UPVC PANNELED WITH GLAZING INT DOORS TO MATCH EXISTING

RAINWATER — PVC GUTTERING & DOWNPIPES TO EXISTING SURFACE WATER DRAINS (NOTE EXTENSION AT GROUND LEVEL TO BE BUILT OVER SURFACE WATER DRAIN)

TREES — EXISTING SMALL SYCAMOR TREE TO BE TAKEN DOWN

CAR PARKING — CUPRESSUS TREES ON NO 4 PLOT TO BE TAKEN DOWN EXISTING CAR PARKING AREA TO BE ENLARGED TO ACCOMODATE TWO CAR PARKING SPACES 4.5x2.4m

SUBJECT TO PLANNING CONSENT A FULL PLAN BUILDING REGULATION TO BE MADE TOGETHER WITH STRUCTURAL CALCULATIONS.

APPROVED

W.B.C. 6895

Proposed two storey front extension and internal alterations.

3, Swift Close,
Woosehill,
Wokingham,
Berkshire, RG41 3SF.

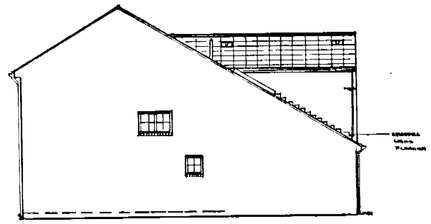
MR AND MRS EATON.

scale	drawing	date
1:50 1:100	2/6/18	June 2002

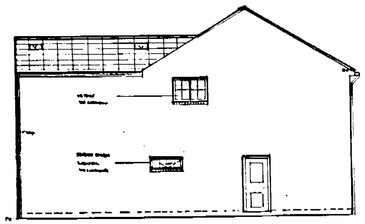
SD 30/8/02



front elevation



side elevation



side elevation

NOTES

OPENINGS

Take out front bedroom window, block up opening and plaster. Take out front lounge window, reduce 450mm plot, form opening and support over with 2 No 102x102x10mm bolted together steel 150 bearing on padstones as details. Take out kitchen door and support over with 203x102x10.5mm bearing on padstones as details. All new structure to be clad in two layers of 12.7mm B.seam and new backing and plaster to provide min ½ hour fire protection
Form 2 No new openings in ground wall, 1 for bedroom window and one for front lounge window with Catnic steel lintels over
Take out two small section of wall at first floor level assumed to be non load bearing. If this is not the case, provide support over.
Take out existing door and frame from wall and form opening
Form new opening in front wall to new bedroom with Catnic lintel over

STUD WALLS

Construct new 100x50 timber studs as shown with sole, head plate and intermediate noggins. Line studwork with 12mm B.seam Insulation quilting, fix 12mm B.seam to both sides. Form joists and double up joists + bolt together under first floor stud walls where applicable.

NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING

IT IS THE OWNERS RESPONSIBILITY UNDER THE 1996 PARTY WALL ACT TO SERVICE ADJOINING OWNERS NOTICE IF ANY PART OF THE FOUNDATIONS OF THE NEW WORK ARE WITHIN 3m OF THEIR BUILDING AND ALSO NOTICE OF ANY PENETRATION TO THEIR WALL (OPPOSITE TOWN)

MAIN ELEVATION

ROOF :-

Construct new gable end pitched roof, in matching brown interlocking Concrete Tiles 20° Pitch, including vent tiles - 50x25 treated battens on reinforced roofing felt - 50x25 rafters @ 400c.c - 25x225 ridge board, soft key boards for roofing - 50x100 Collars to alternative pairs of rafters 50x175 Ceiling joists @ 400c.c. - 10m Beam and 140m Truss plate connection to all rafter/joist intersections - 250m fibre glass insulation 100m laid between ceiling joists and 150m laid over - 9.5mm gypsum plasterboard Ceiling (skim finish (or eqv) with galvanised vents in soffit for cross flow ventilation in roof void. Ceilings of 12m P.Board Joints Scrimmed and set.

WALLS :-

Construct new cavity brick walls in mid gauging brickwork to match. 112 brickwork - 75m cavity wall - 75m Rockwool insulation - 100m Celcon blocks inner skin. Dense blockwork or cavity fill brickwork below dpc 112 Gutting brickwork to thickness of opening wall as Concrete foundations. Stainless steel wall ties @ 6 to m². R.C lintels to bridge any openings which pass behind main walls. Provided Patent Steel lintels to door/window openings with 150 bearings. New blues to be toothbonded to existing structure. New walls to be weathered and set in Cement plaster. Built in 32x6 mild Steel lateral restraining straps to Ceiling joists - floor joists to bond to brickwalls @ 800c.c. Where new flanks wall meets existing tiled roof over opening, cut back tiles, form roofing felt up wall and provide stepped flashings in Code 4 Lead
NOTE - SEE DETAIL OF OVERHANG AND SUPPORT ARRANGEMENT

D.P.C. :-

Lodcore dpc to BS 743 min 150 above ground level - take to door/window openings and other cavities closed. To eliminate cold bridging fit Thermabate Cavity closers.

FOUNDATIONS :-

Concrete strip foundations, 4 brick fill footing work flooded against inspection chamber. Depth to invert level of drainage within 1.0m Concrete trenching below new wall thickness. Size + depth of foundations to suit site conditions and be agreed with local authority building inspector.

FLOOR :-

(SOLID)

All floors to be same level as existing
Min 50m Sand (cement screed) - 150m oversite concrete with A98 reinforcing mesh, min 25m top cover - 65m Celotex insulation on building paper 1200 gauge polythene sheet d.p.m lapped to dpc. Min 150 consolidated hardcore blinded with 50m sand

(TIMBER)

12m T+G Flooring or 19m Warerer flooring - 50x200 floor joists @ 400c.c c/c galv joist hangers - Ceiling below of 12m P.Board joints scrimmed and set

DRAINAGE

All new existing drainage - No alteration to Foul Drains 100m UPVC Surface water drains all to existing
All drainage to be agreed with Local Authority Inspector.

PLUMBING

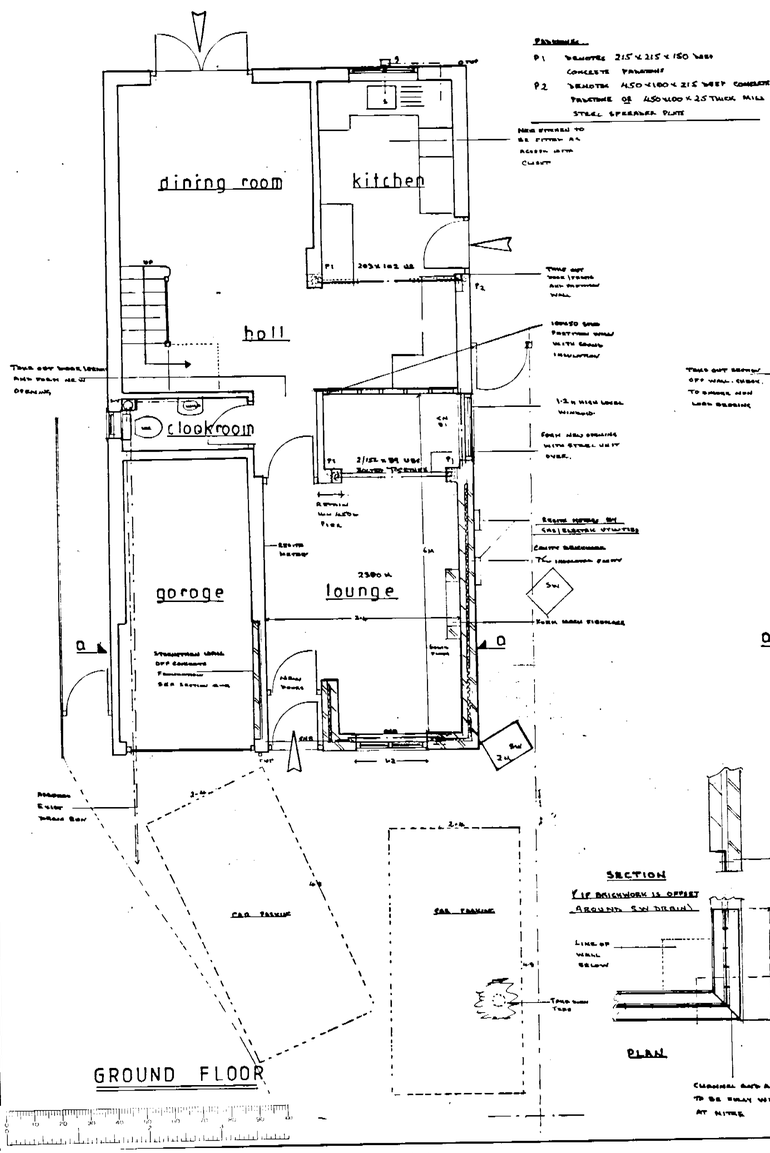
All new plumbing, to be in accordance with CP 3004 - All new supplies to be run in copper - Supply and fit new radiator to Study bedroom, Lounge, Kitchen
Supply and fit new half round 100m PVC gutterings and 75m rainwater pipes.

ELECTRICAL

All new electrical installations to comply with NICEIC Regulations - Provide new lighting and power points as specified by client

WINDOWS / DOORS

New double glazed UPVC casement windows with trickle ventilation 8000m² to Living and bedroom areas. New windows with glazing bars to match - Sealed units with internal pane having of low emmissivity glass known as Low E glass
Bedroom windows to provide means of escape, One opening to be 500x850 and hinged to allow 450 opening
Glazed doors to be toughened safety glazing to BS 6206



PROPOSALS

P1 REMOVE 215x215x150 high CONCRETE PAVEMENT

P2 REMOVE 450x1800x215 deep CONCRETE PAVEMENT OR 450x600x25 THICK MILD STEEL SPREADER PLATE

NEW STEPHEAD TO BE FITTED AS ACCESS WITH CLOSER

TAKE OUT WALL STRUCTURE AND REMOVING WALL

100@10 SAND PARTITION WALL WITH SOUND INSULATION

1.2m HIGH LOCAL WORKTOP

FORM NEW OPENING WITH STEEL LINTEL OVER.

REMOVE RADIATOR AND ALTER PIPES

REMOVE METER BY GAS/ELECTRIC UTILITIES

CAVITY BARRIERS TO INSULATION CAVITY

NEW DOORS

FORM NEW FIREPLACE

STRUCTURAL WALL OFF CONCRETE FOUNDATION SEE SECTION A-A

NEW DOORS

SECTION A-A

SECTION

FIX BRICKWORK IS OFFSET AROUND 5m DRAIN

152 x 89 CHANNEL WITH 150x100x8 mm ANGLE BOLTED 300m c/c

TAILGRASS DISTANCE OF STEEL CHANNEL AND ANGLE TO BE ATLEAST 2.5 TIMES X

DRAIN X OVERHANG

TREE TREE

CHANNEL AND ANGLE TO BE FIXED WELDED AT SITE

TAKE OUT WALL OF BEDROOM 1 DOOR TO MAKING NEW LOAD BEARING

TAKE OUT SECTION OF WALL - CUTTING TO MAKING NEW LOAD BEARING

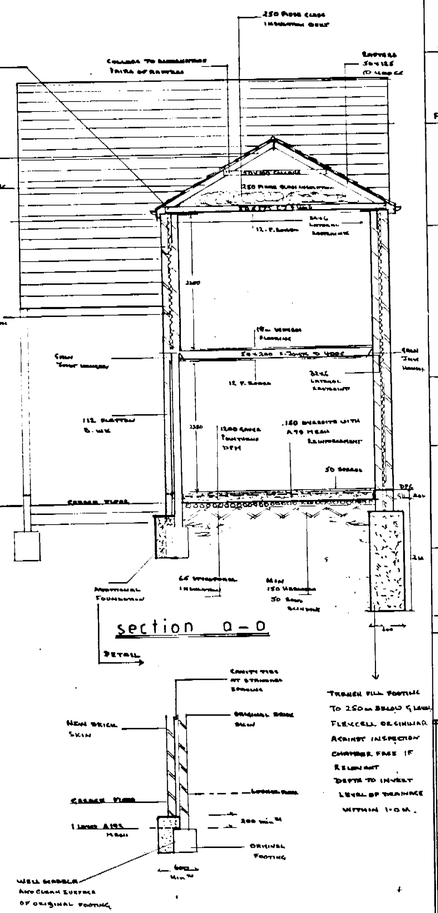
TAKE OUT LOWER SECTION OF FLOOR

NEW DOOR OPENING WITH CATNIC LINTEL OVER

CAVITY BARRIERS TO INSULATION CAVITY

NOTES

JOINERY	Supply and fit new internal doors/frames to match existing, architraves and matching linear (moulded) Supply and fit new skirting boards to match
KITCHEN	New Kitchen to be specified by client and Layout/design agreed
GENERAL	Contractor to discuss with client extent of decorations to be undertaken, wall tiling and what floor finishes are required - Construction of timber fireplace to be agreed
EXTERNAL	Existing pavement trees to be taken down Front shall tree to be replaced and front garden landscaped to provide minimum Two car parking spaces 4.9m x 2.4m standard dimensions



NOTE :- EXISTING FOOTINGS MAY NEED TO BE UNDERPINNED TO GREATER DEPTH - INVESTIGATE ON SITE AT TIME OF CONSTRUCTION AND AGREE WITH BUILDING INSPECTOR.

Proposed two storey front extension and internal alterations.

3, Swift Close (AMMENDED
Woosehill, October 2002)
Wokingham,
Berkshire, RG41 3SF.

MR AND MRS EATON.

scale	drawing	date
1:50 1:100	2/6/18	June 2002