

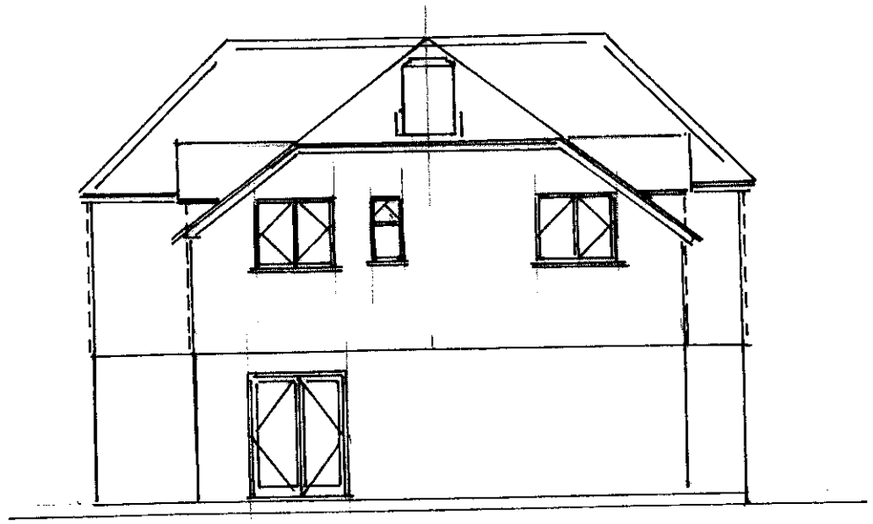

PLANNING SERVICES
HPT
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07 APR 2000
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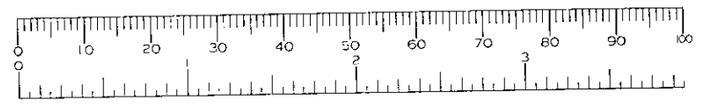
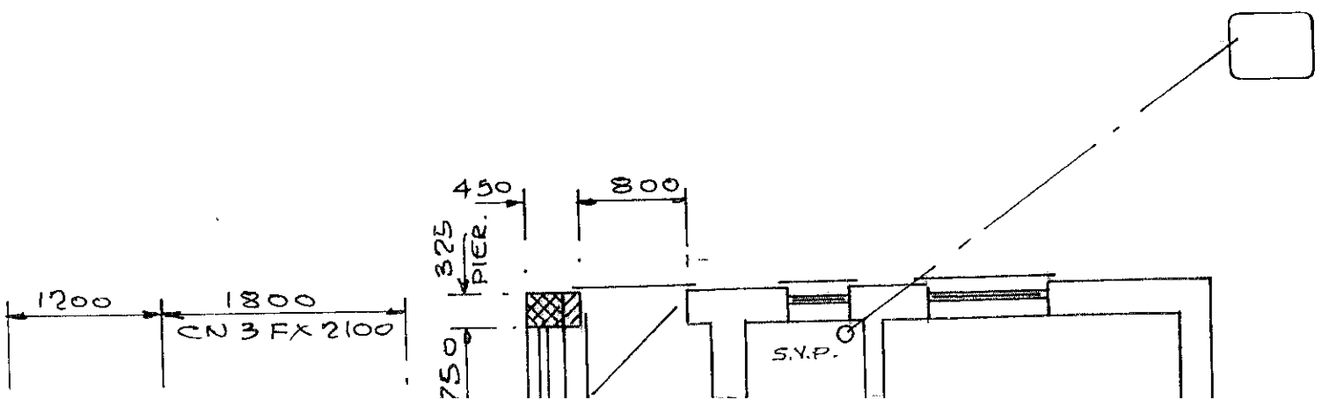


REVISED REAR ELEVATION

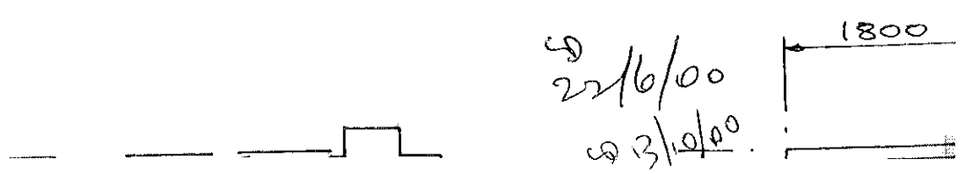
REVISED PLAN
0893

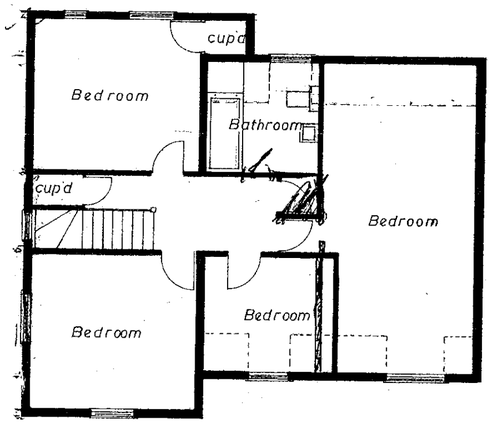


APPROVED

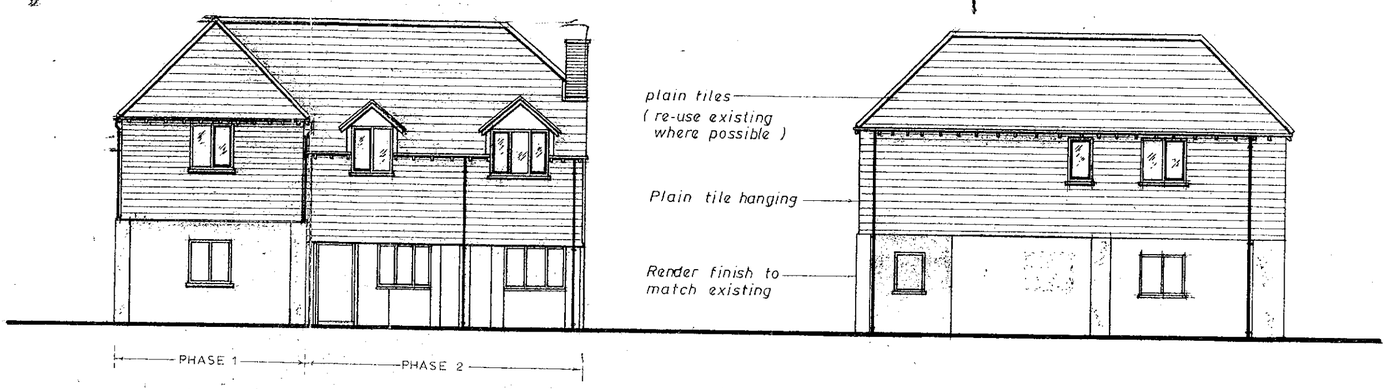
FIRE
CON
BE
PRO

22/6/00
13/10/00



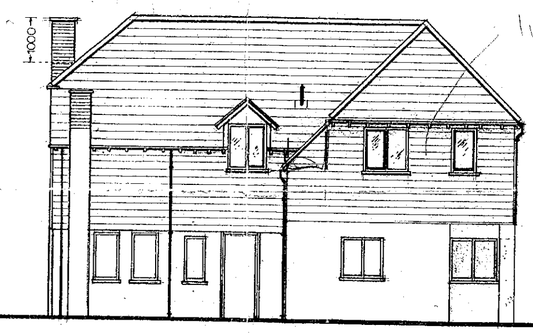


Proposed first floor

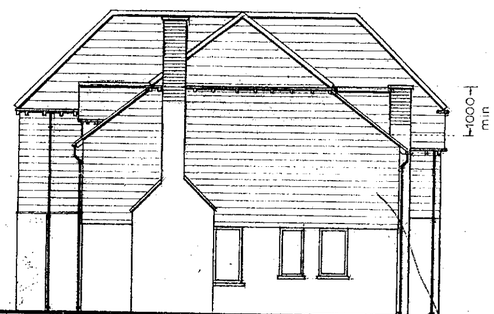


Proposed front

Proposed side

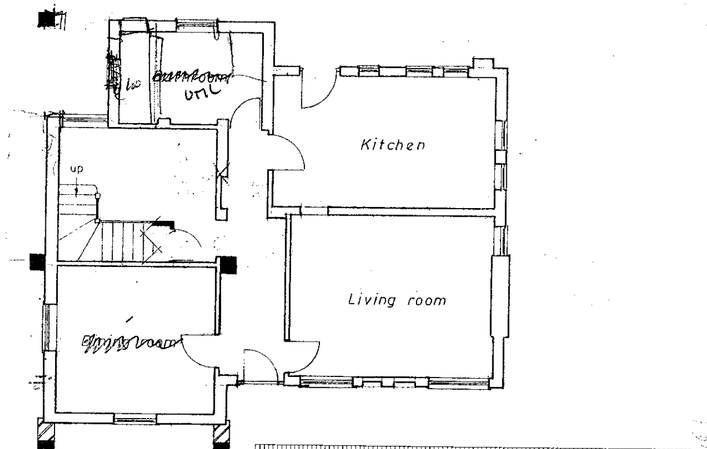


Proposed rear

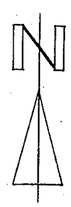


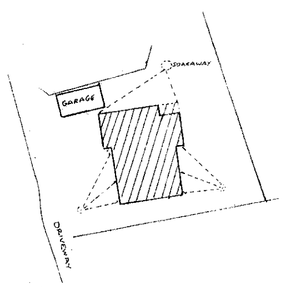
Proposed side

10.MAR2000* 0893



Proposed ground floor



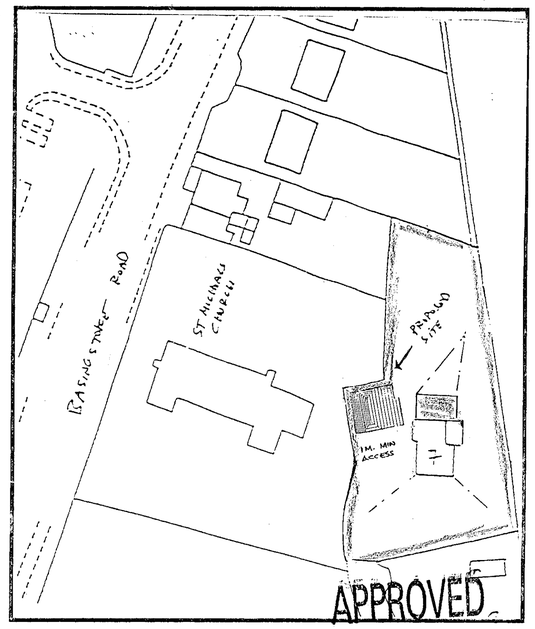


Site plan
(1:500)

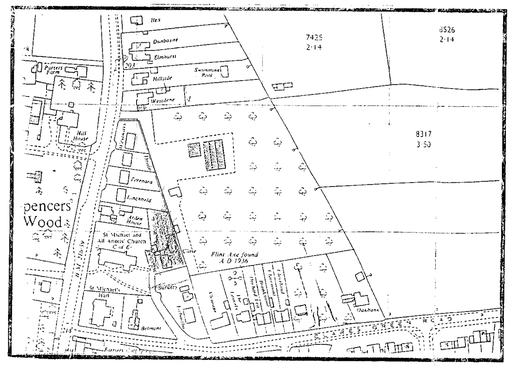
DRAWING No 2563/87/2B 6	PROJECT EXISTING FLOOR PLANS & ELEVATIONS Second storey extension at Clares Cottage , 7. Clares Green Road , Spencers Wood.	REVISIONS	DATE / LETTER
SCALES 1:100	CLIENT Mr & Mrs. K. White.	rear dormer removed	12.10.87 / B
DATE 19.6.87 / DRAWN BY M.S.H.	TITLE Proposed plans.		

NOTES
1. [redacted]
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The contractor must verify all dimensions on site before work commences

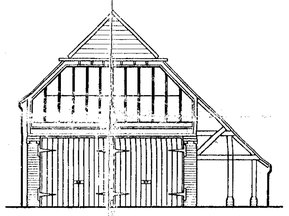
BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants
Windward House , Hollow Lane , Shinfield , Reading RG2 9AB Tel: (0734)



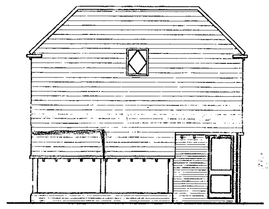
BLOCK PLAN
SCALE 1:500



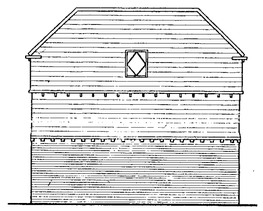
LOCATION PLAN
SCALE 1:2500



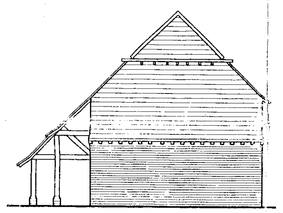
FRONT ELEVATION



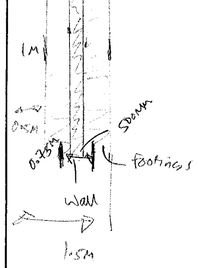
SIDE ELEVATION

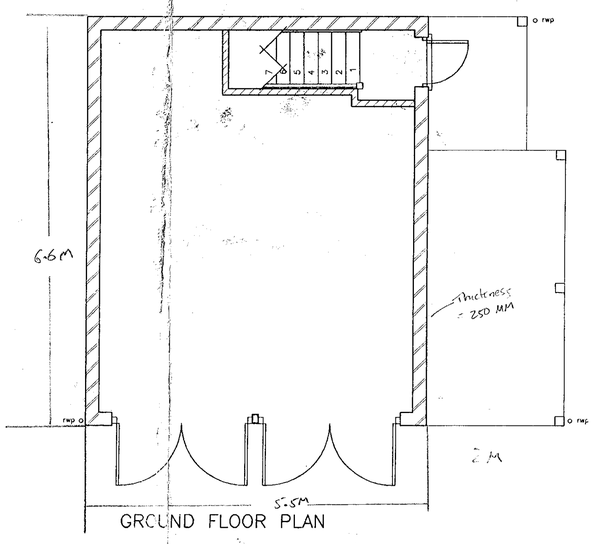


SIDE ELEVATION

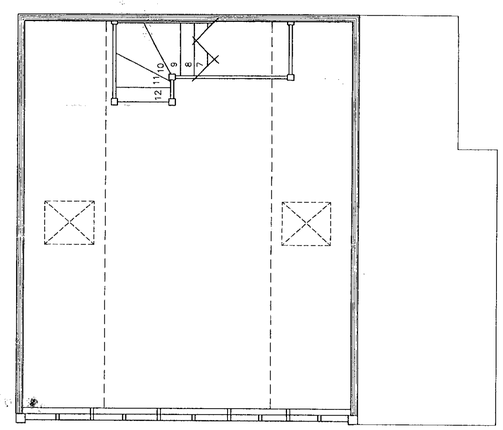


REAR ELEVATION





GROUND FLOOR PLAN



FIRST FLOOR PLAN

10.MAR2000* 0893

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
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- Structural & Condition Surveys
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- Building Insurance Claims
- Schedules of Dilapidations
- Project Management
- Professional advice on all Types of Building

Windward House,
Hollow Lane,
Shinfield,
Reading,
Berkshire RG2 9AB.

Tel: 0118 988 4477
Fax: 0118 988 5268

Project

New garage/workshop at:
7 CLARES GREEN ROAD
SPENCERS WOOD
READING, BERKS

Drawing title

PLANS AND ELEVATIONS

Client

MR. & MRS. A WHITE

Date	Scale	
11.05.99	1:50 & 1:100	
Drawn by	**Drawing number**	**Rev**
ADH	4854:99:1	B

General notes

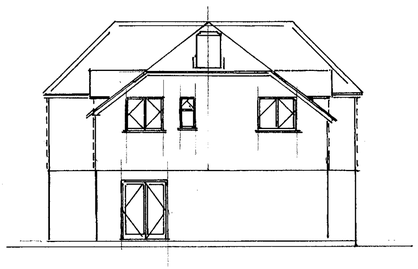
1. Dimensions to be checked on site before any work is put in hand or pre-fabricated.
2. All dimensions in millimetres. (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The drawing and design is copyright of this practice.©

Revisions

Ref	Date	Description
A	22.07.99	Changes to clients request
B	25.10.99	Height and position amended

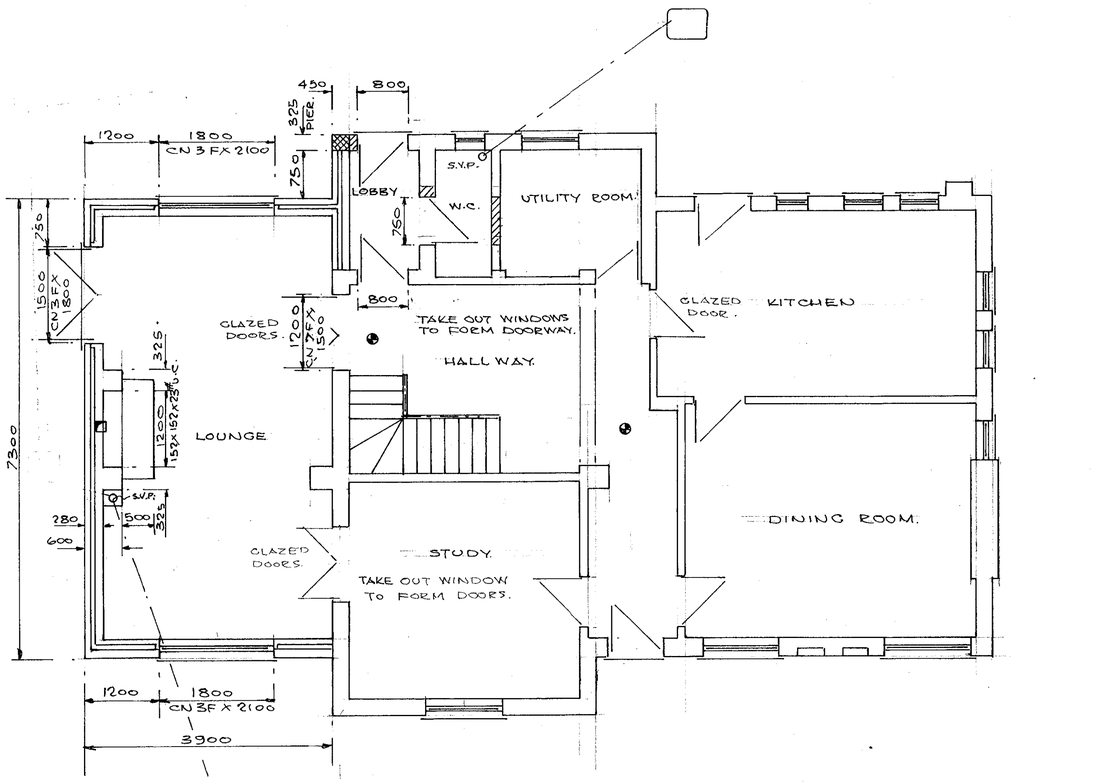
0 10 20 30 40 50 60 70 80 90 100





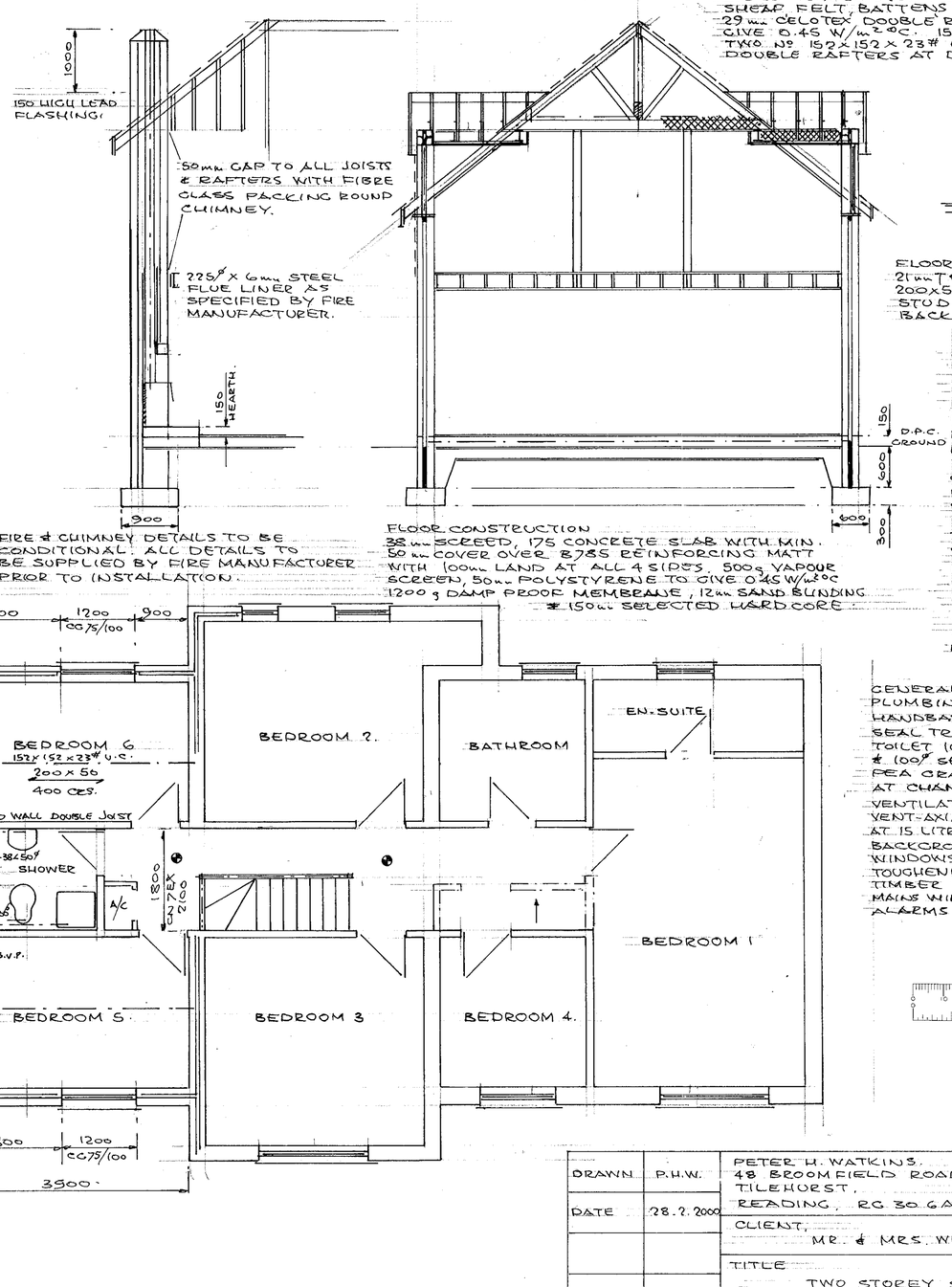


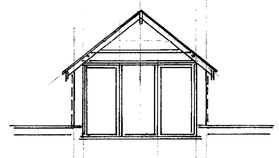
Elevations
Superseded



ROOF CONSTRUCTION 37° PITCH.
CLAY TILES TO MATCH EXISTING OVER 50x38 TIMBER BATTENS, ONE LAYER BITUMEN FELT & MANUFACTURED ROOF TRUSSES BY JOHN CARR (HARCROS) OR SIMILAR WITH CALCULATIONS SUPPLIED PRIOR TO CONSTRUCTION COMPLETE WITH STEEL CONNECTORS & RESTRAINT STRAPS AT 1200 CRS. PARL TO JOISTS & 150x50 RAFTERS 216 mm ROCKWOOL INSULATION & 12.5mm FOIL BACKED PLASTER BOARD TO GIVE 0.25 W/m²°C. 59 mm CELOTEX DOUBLE 'R' & 12.5mm PLASTER BOARD TO RAFTERS TO GIVE 0.36 W/m²°C.
DORMER ROOFS 100x50 SC4 AT 400 CRS WITH 50 SQ BATTENS & ROOF FELT 216mm ROCKWOOL 100x50 CEILING JOISTS, 12.5mm P/BOARD.
SIDES 150x50 STUD FRAME WITH 18mm PLY OUTER SHEAF FELT, BATTENS & VERTICAL TILE HANGING. 29 mm CELOTEX DOUBLE 'R' & 12.5mm P/BOARD TO GIVE 0.45 W/m²°C. 150x50 LAYBOARDS.
TWO No 152x152x23# U.C. ROOF SUPPORT BEAMS DOUBLE RAFTERS AT DORMER SIDES (2x150x50)

25mm CONT. RIDGE VENT OR EQUIVALENT.





FLOOR CONSTRUCTION
21mm T & G. FLOOR BOARDS OVER 200x50 SC4 JOISTS, DOUBLE AT STUD WALLS WITH 12.5mm FOIL BACK PLASTER BOARD CEILING.

WALL CONSTRUCTION 100 STD. BLOCK. OUTER LEAF, TILE HANG OVER 38x25 BATTENS, ONE LAYER BITUMEN FELT (FIRST FLOOR) & BRICK, 75 mm CAVITY WITH FULL FILL ROCKWOOL, 100 TUF B 0 BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C 'U' VALUE CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC 'COUGAR' WALL TIES AT 450 VERT. & 900 HORIZ. CRS, WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50 GAP ALL ROUND & RODENT SCREENS.

FIRE & CHIMNEY DETAILS TO BE CONDITIONAL. ALL DETAILS TO BE SUPPLIED BY FIRE MANUFACTURER PRIOR TO INSTALLATION.

FLOOR CONSTRUCTION
38 mm SCREED, 175 CONCRETE SLAB WITH MIN. 50 mm COVER OVER B785 REINFORCING MATT WITH 100mm LAND AT ALL 4 SIDES. 500g VAPOUR SCREEN, 50mm POLYSTYRENE TO GIVE 0.45 W/m²°C
1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150mm SELECTED HARD CORE

GENERAL NOTES
PLUMBING SERVICES
HANDBASIN & SHOWER TO HAVE 75mm SEAL TRAPS & 38 x 50° UPVC WASTES
TOILET 100ø CONNECT TO SOIL PIPE & 100ø SEWER SET AT 1:40 SLOPE ON PEA GRAVEL WITH FLEXIBLE JOINTS AT CHAMBERS
VENTILATION TO SHOWER ROOM
VENT-AXIA FAN TO GIVE 3 AIR CHANGES/HR. AT 15 LITRES PER SEC. WITH 8000mm² BACKGROUND VENTS TO ALL ROOMS.
WINDOWS & DOORS TO BE DOUBLE GLAZED TOUGHENED OR LAMENATED GLASS IN TIMBER FRAMES TO MATCH EXISTING.
MAINS WIRED & INTERCONNECTED SMOKE ALARMS AT.

10.MAR2000 * 0893

APPROVED

DRAWN	P.H.W.	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST. READING. RG 30 6AL 0118 9423696.
DATE	28.2.2000	CLIENT, MR. & MRS. WHITE 0118 93663320 OR. 0118 9885016.
		TITLE TWO STOREY SIDE EXTN
		LOCATION. 7 CLARES GREEN ROAD,
SCALE 1:50, 1:100.		DRAWING No P.W. 20047.

22/6/00