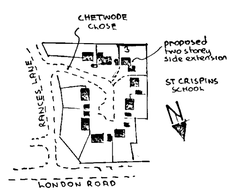


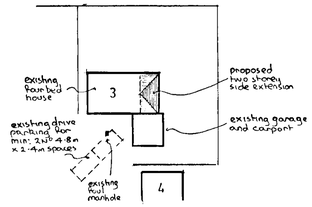
north elevation

west elevation

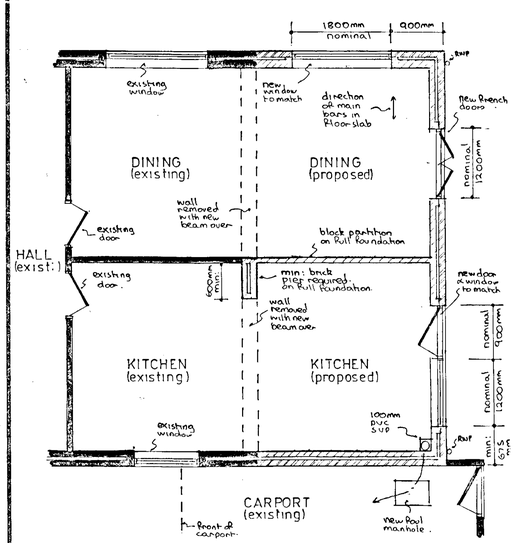
south elevation



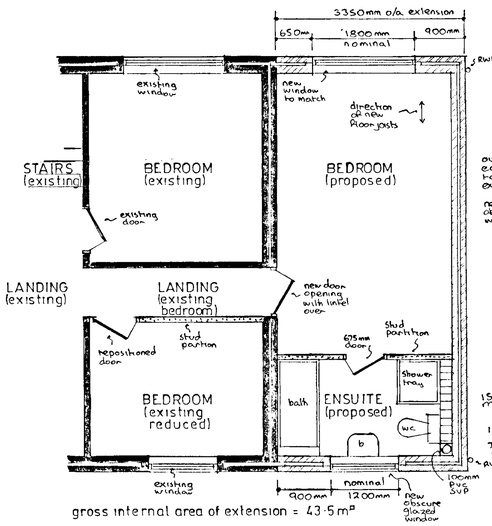
location plan



block plan

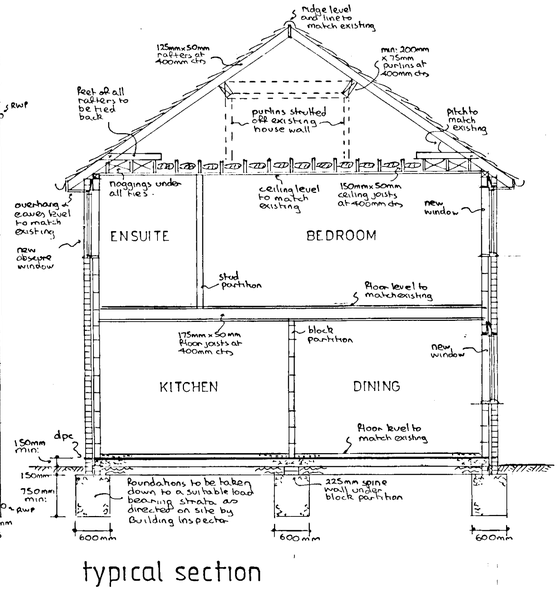


part ground floor plan



gross internal area of extension = 43·5m²

part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on Felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 2·4mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Allowance to be made for reusing existing tiles on north elevation. 175mm x 50mm hip rafters and feet of all rafters to be tied back. 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 centres, with double joists under stud partitions, with central row of herringbone strutting and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and 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.

Ground Floor:- Selected Floor Finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Vaatrex or similar d.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 brick to match existing with 50mm cavity, containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around all new external door and window openings to be insulated.

Partitions:- All new first floor partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and facing of 9mm plasterboard and skimcoat plaster to receive selected decorations. Ground floor partition to be in 100mm Celcon blockwork and set on Rull foundations.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom and dining with 4000mm² opening to kitchen & ensuite. Ensuite window to remain obscure glazed. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Bedroom window to provide min: 0·33m² opening as alternative fire escape, with no dimension less than 450mm and set max: 1100mm above floor level.

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

Dpc & flashings:- Dpc to be lead cored 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 ceiling.

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract Fan (60 litres per second). Ensuite to have extract Fan (15 litres per second). All to discharge to open air.

Rainwater:- 112mm gutter 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: 4·500mm from any building.

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

Beams:- (see calculations) To be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster to provide fire protection. Beam over kitchen and dining to each be formed of 2 no 178 x 102 x 19kg mild steel joists, bolted together with 12mm bolts and spacers at 600mm centres with Rull bearing on 600mm x 250mm x 150mm deep concrete padstone on intermediate brick pier and on 600mm x 100mm x 150mm deep concrete padstones at other ends.

23.NOV.2001* 5345

APPROVED

PROPOSED EXTENSION at 3 CHETWODE CLOSE, WOKINGHAM, BERKSHIRE for MR & MRS. G. KENNETT.

Revisions:-

Drawing No AH/E/3264
Scales 1:50 & 100
Date NOV 2001

ANDE SIGN BUILDING PLANS

cd 22/11/02