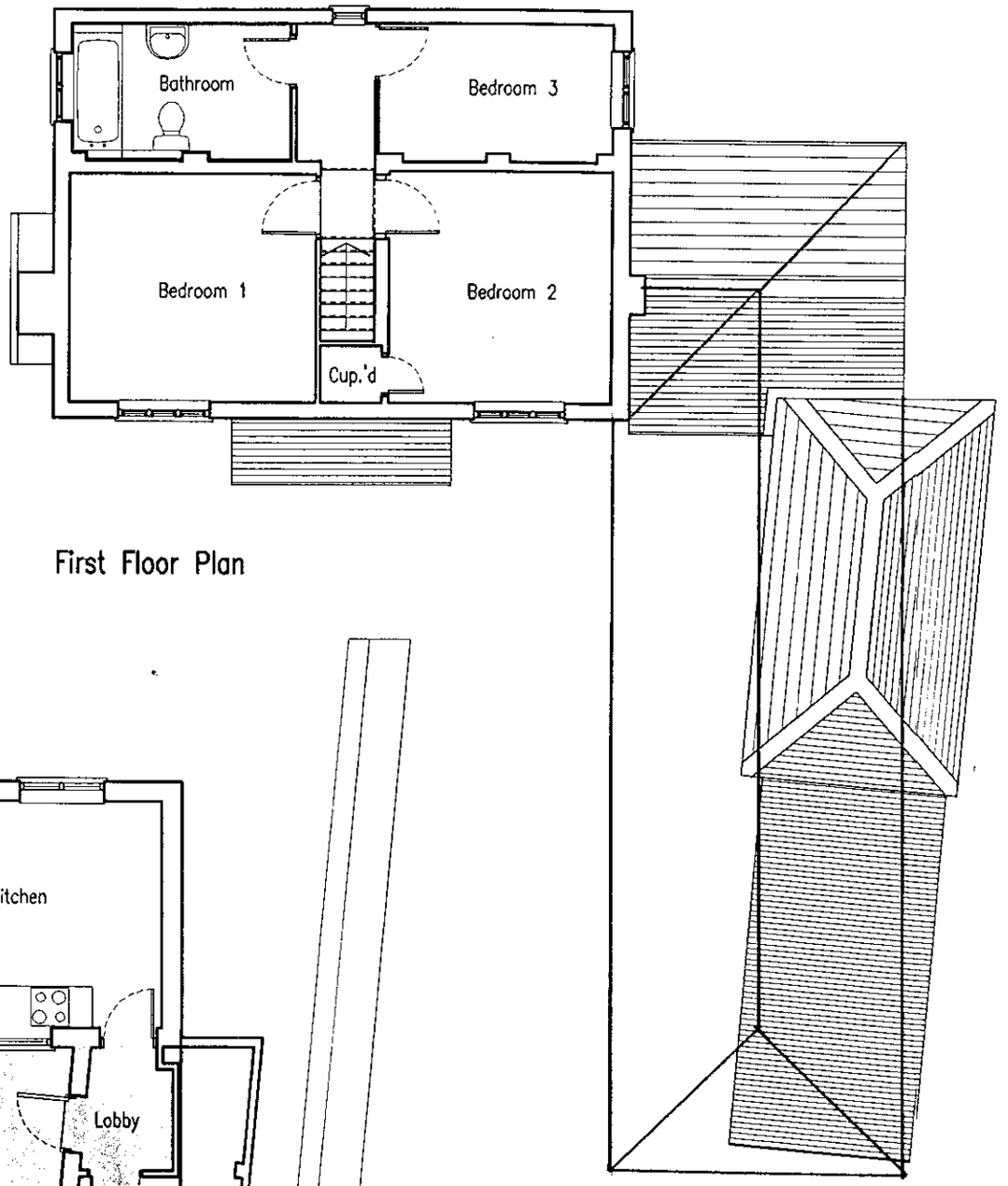
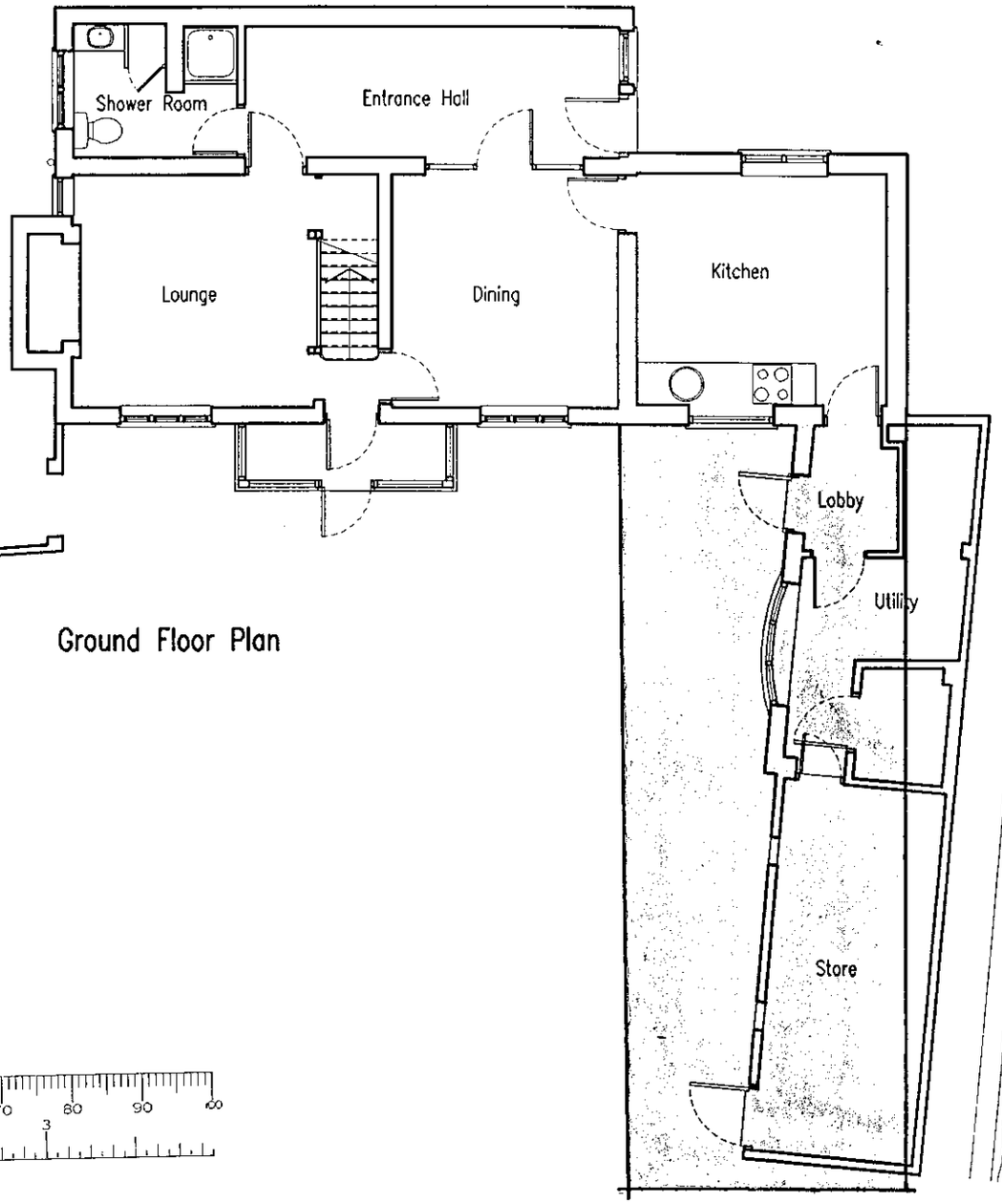
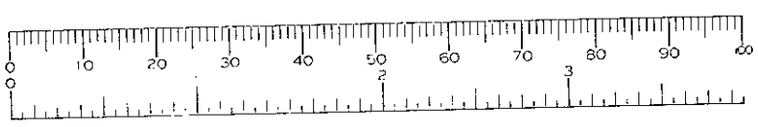


First Floor Plan

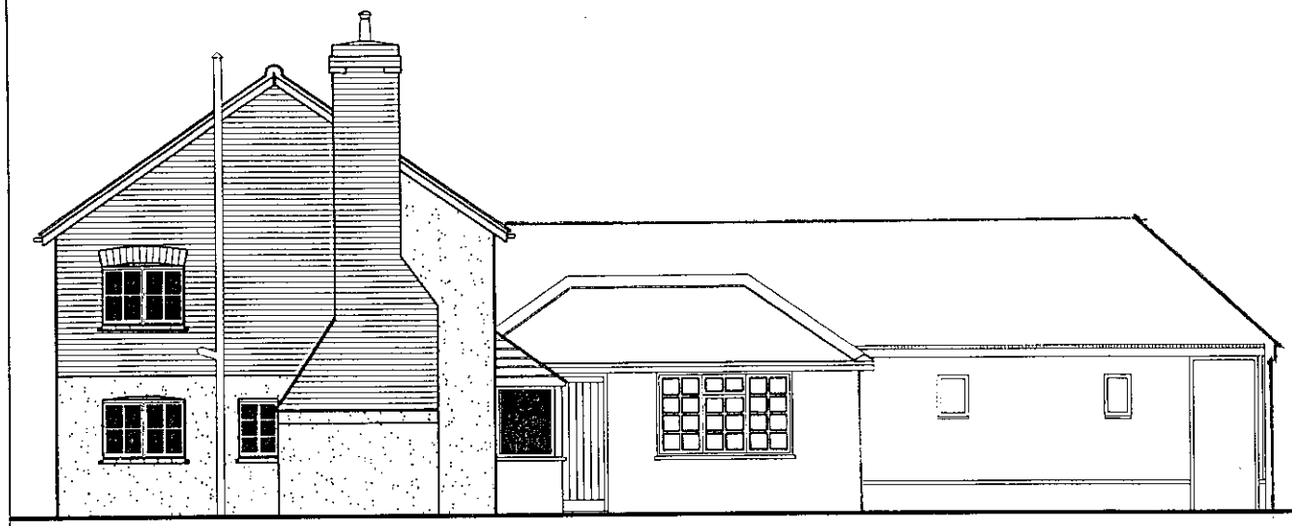


Ground Floor Plan



APPENDIX 'B'

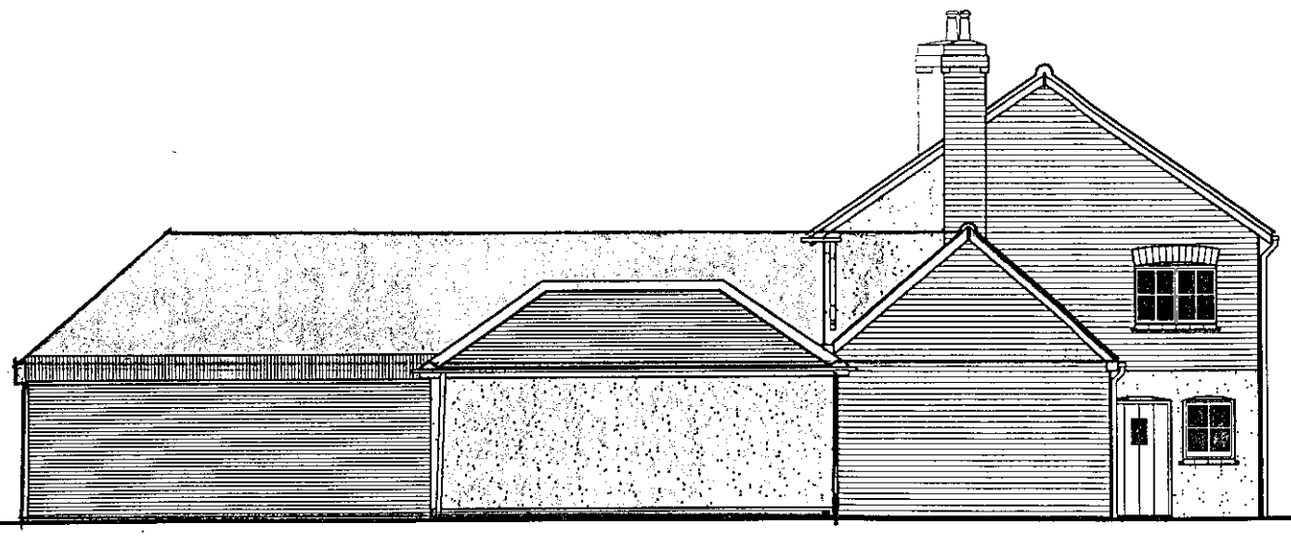
PERMITTED DEVELOPMENT IN RELATION TO EXISTING.



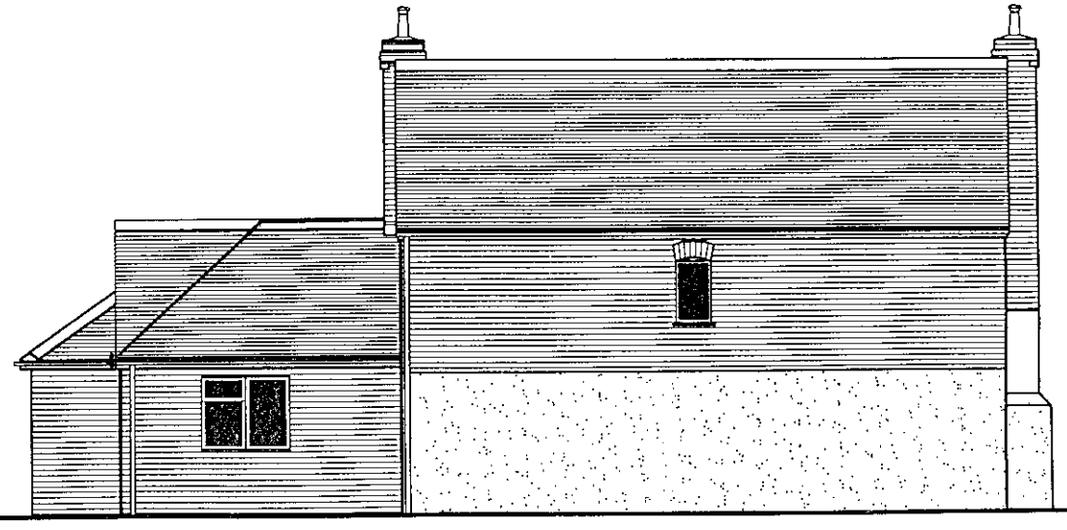
Side Elevation



Rear Elevation

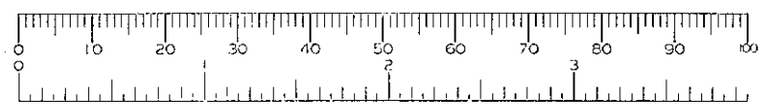


Side Elevation



Elevation to School Road

APPENDIX 'B'



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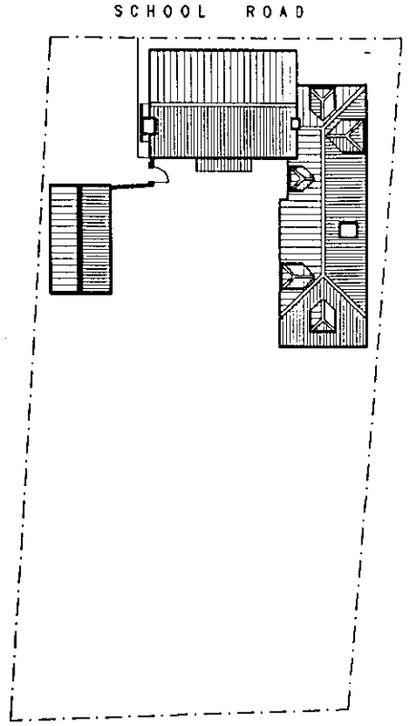
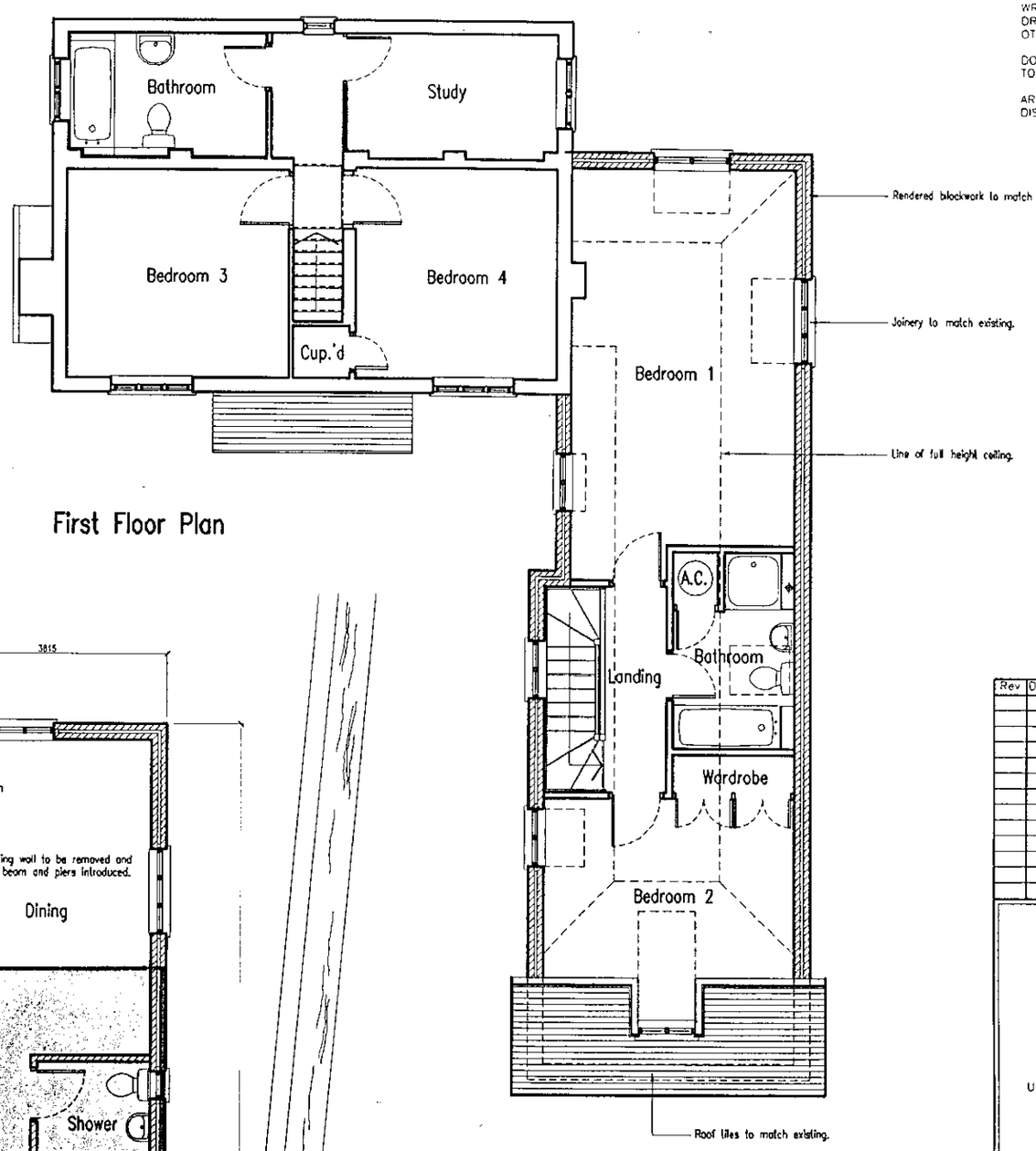
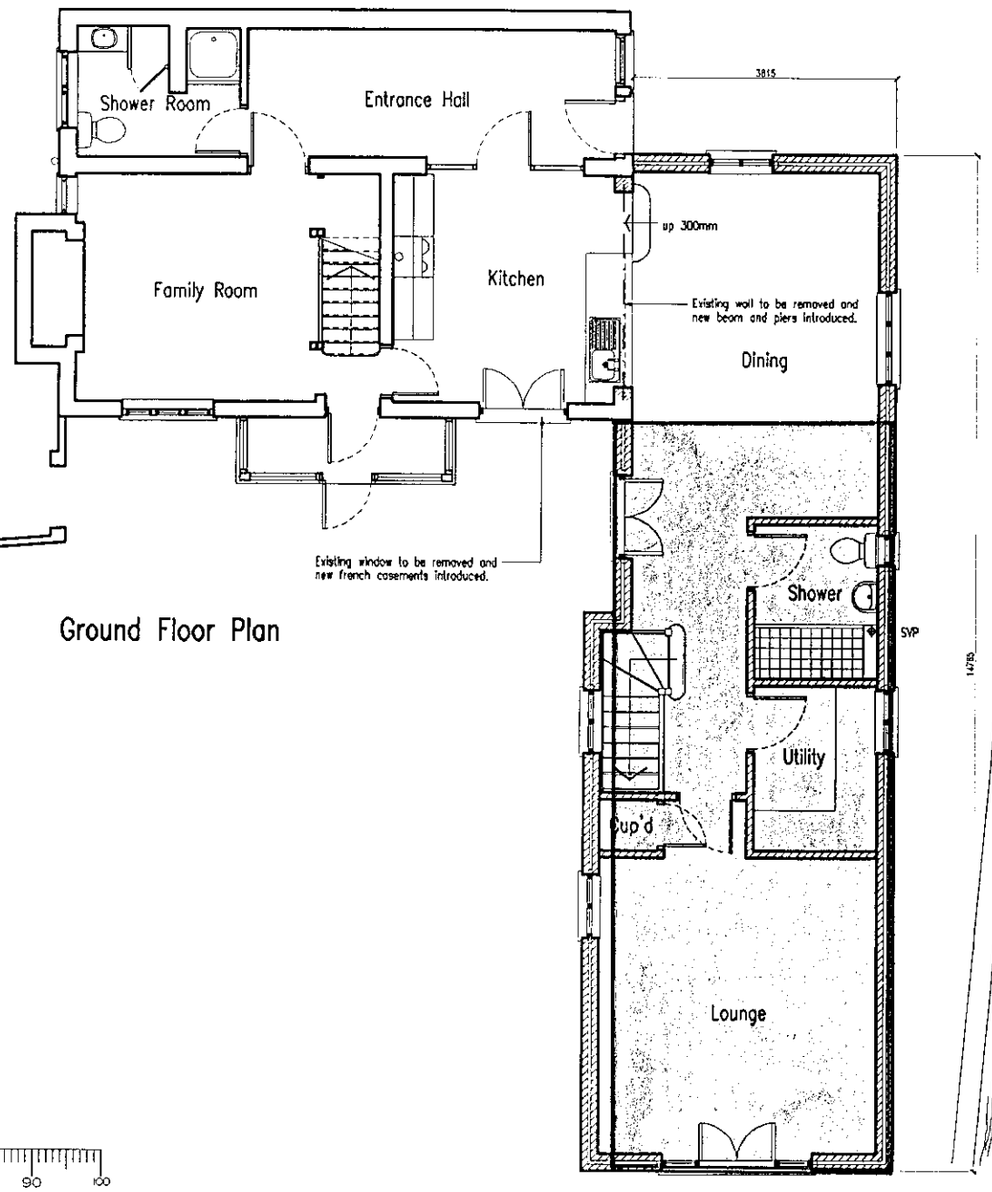


Block Plan 1:200



First Floor Plan



Ground Floor Plan

APPENDIX 'C'

PROPOSAL IN RELATION TO PERMITTED DEVELOPMENT.

Rev	Description

ARCHIT
UNIT B7, FAIRC

Client
Mr and Mrs

Site
Proposed E
Riseley Cot
School Roa
RISELEY
Berkshire

Drawing Title
Proposed F

Scale
1:50 1:20

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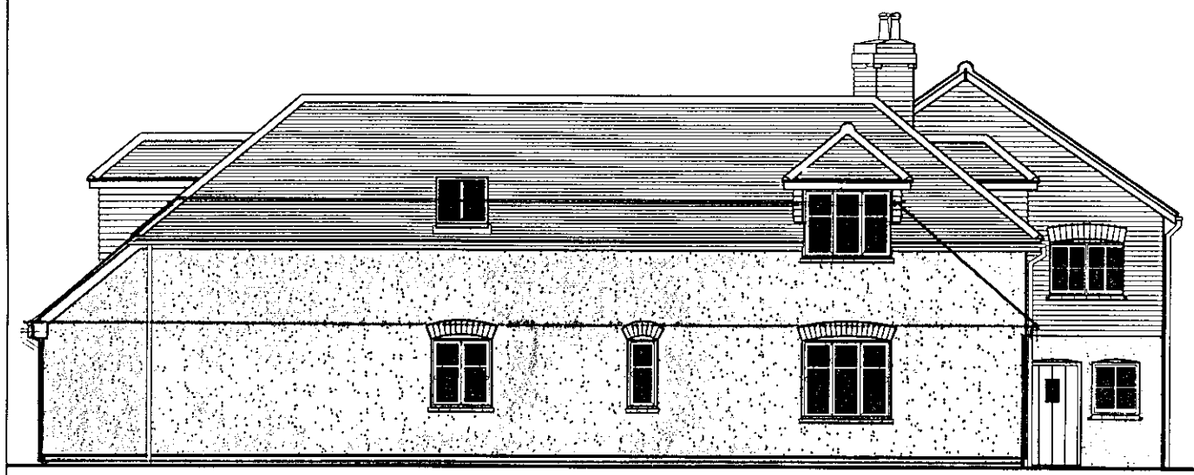
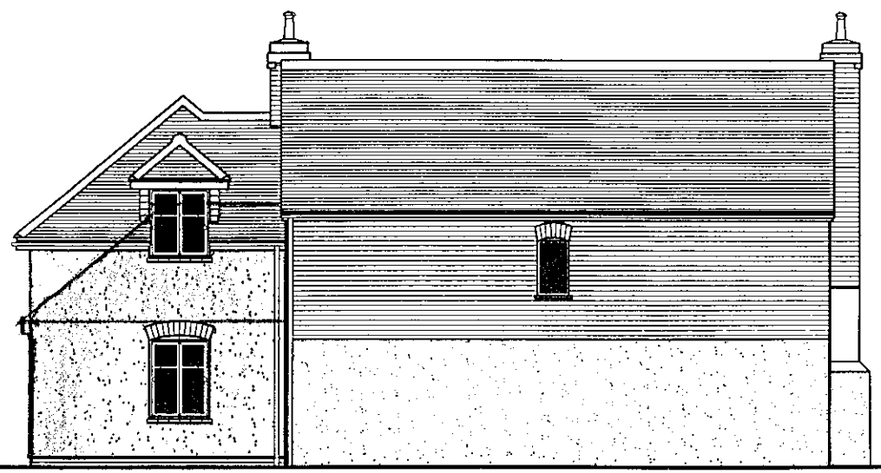
Side Elevation



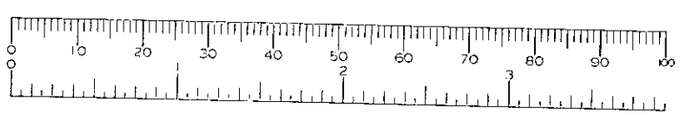
Rear Elevation



Side Elevation



Elevation to School Road



Rev	Description

Arch Tech

ARCHITECTURAL CONSU

UNIT 87, FAIROAKS AIRPORT, CHOBHAM, SURRE

TEL: 01276 856333
FAX: 01276 855556
e-mail: info@arch-tech.co.uk

Client

Mr and Mrs J. King

Site

Proposed Extension & Alteration:
Riseley Cottage
School Road
RISELEY
Berkshire

APPENDIX 'C'

Drawing Title

Proposed Elevations

Scale	Date

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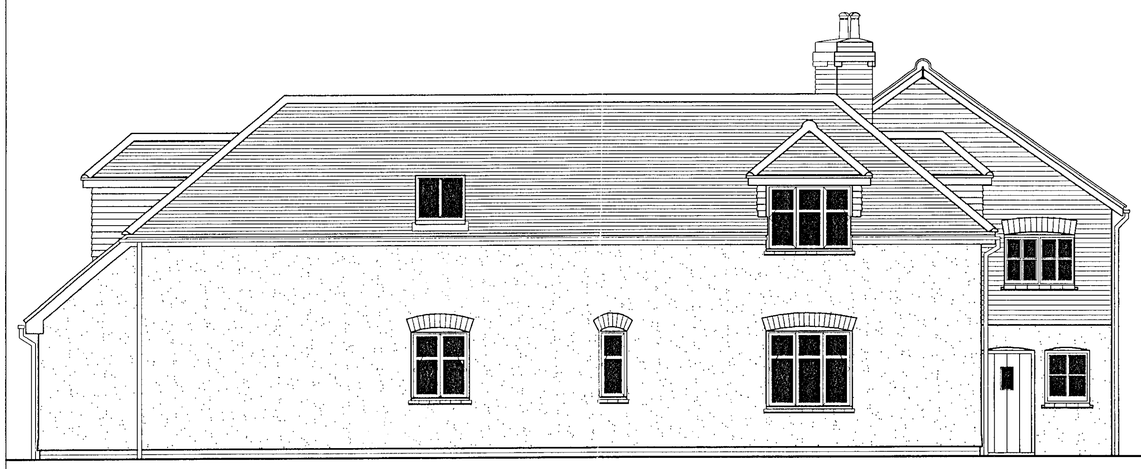
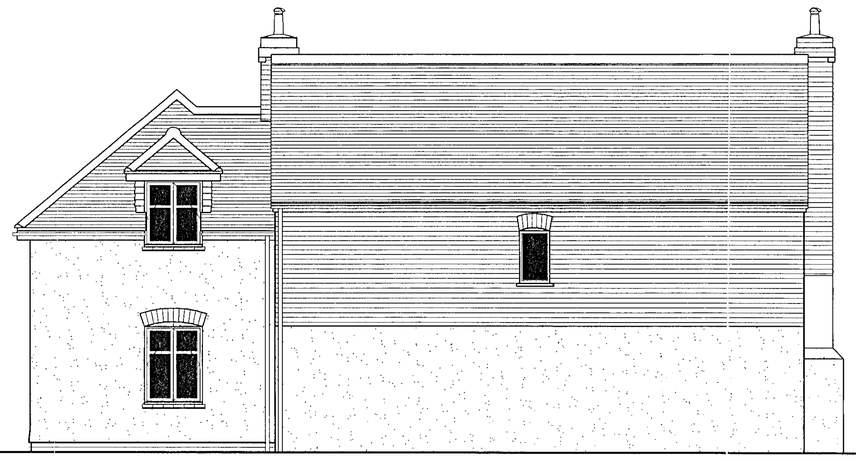
Side Elevation



Rear Elevation



Side Elevation



Elevation to School Road

Rev	Description	Date

06.NOV.2000* 2752

Arch Tech

ARCHITECTURAL CONSULTANTS

UNIT B7, FAIROAKS AIRPORT, CHOBHAM, SURREY, GU24 8HU

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e-mail: info@arch-tech.co.uk

Client

Mr and Mrs J. King

Site

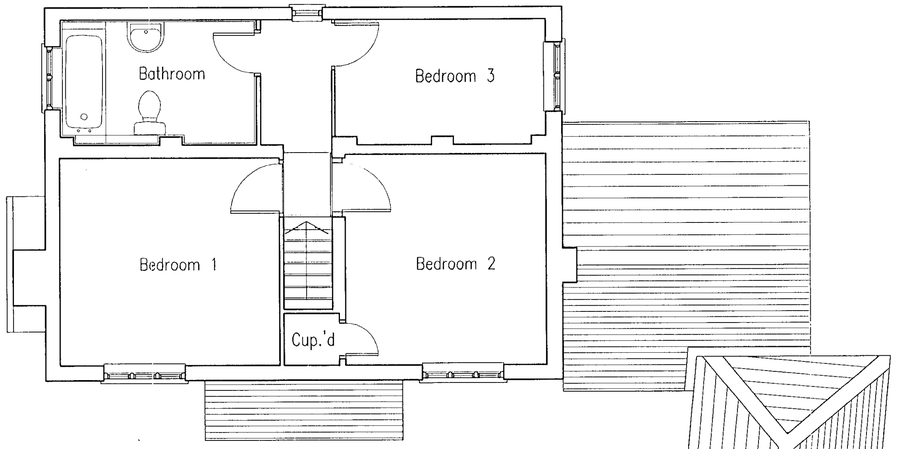
Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

REVISED

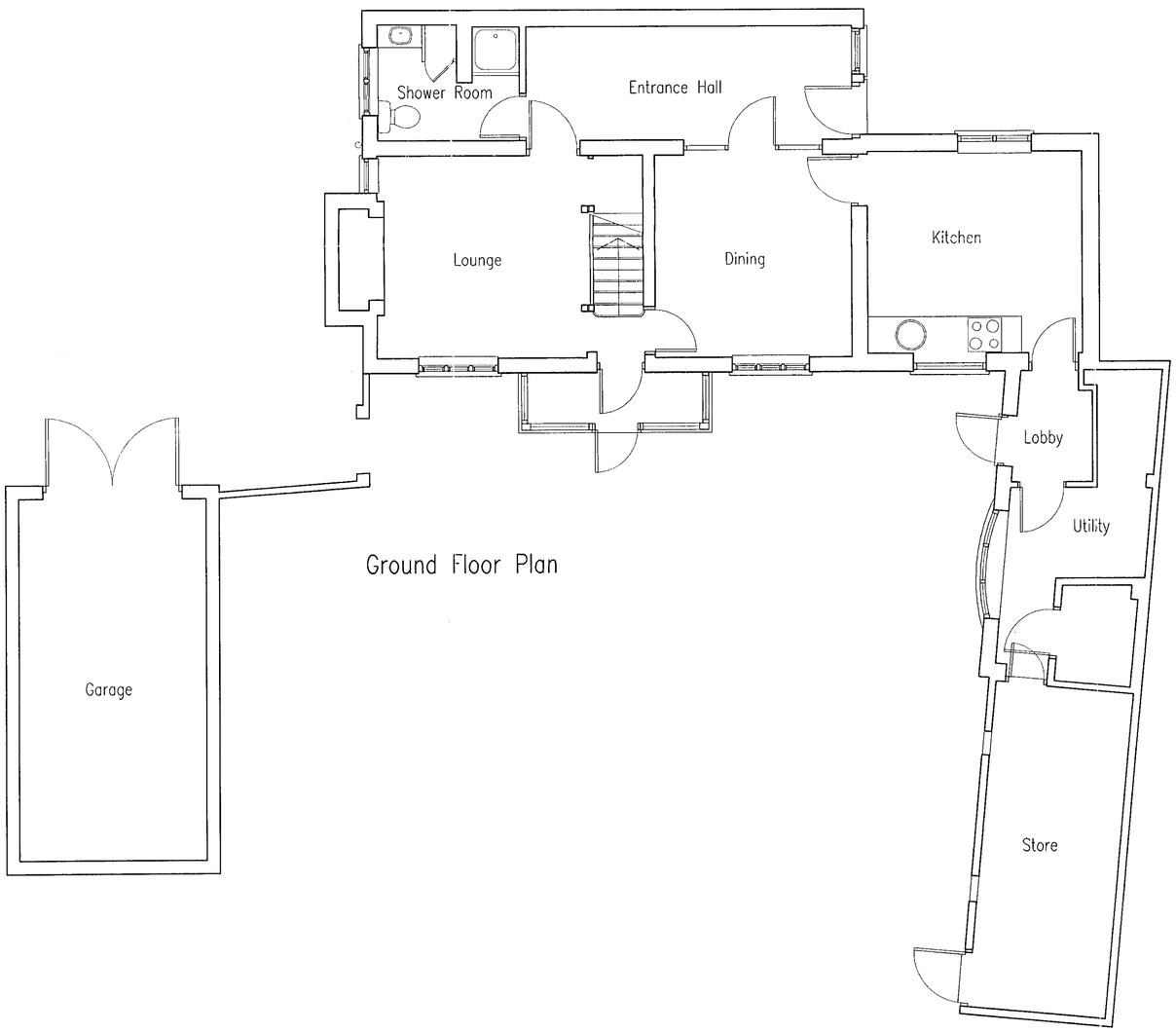
Drawing Title

Proposed Elevations

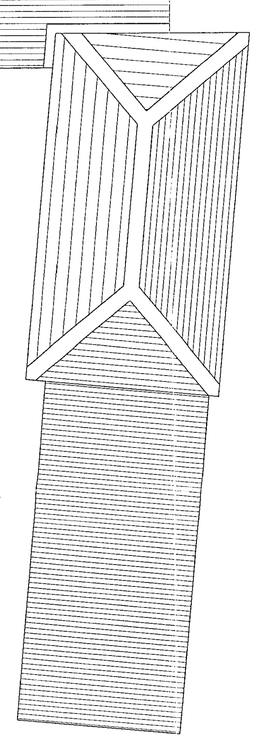
Scale	Date	Drawing N
1:50	Oct.'00	795/



First Floor Plan



Ground Floor Plan



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Rev	Description	Date

06.NOV.2000*

2752

Arch Tech

ARCHITECTURAL CONSULTANTS

UNIT B7, FAIROAKS AIRPORT, CHOBHAM, SURREY, GU24 8HU

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FAX: 01276 855556
e-mail: info@arch-tech.co.uk

Client

Mr and Mrs J. King

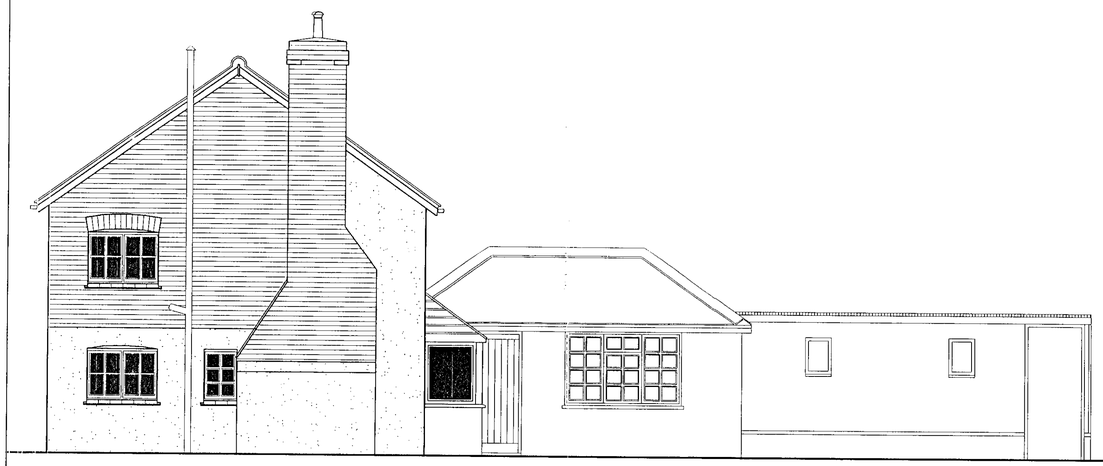
Site

Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title

Existing Plans

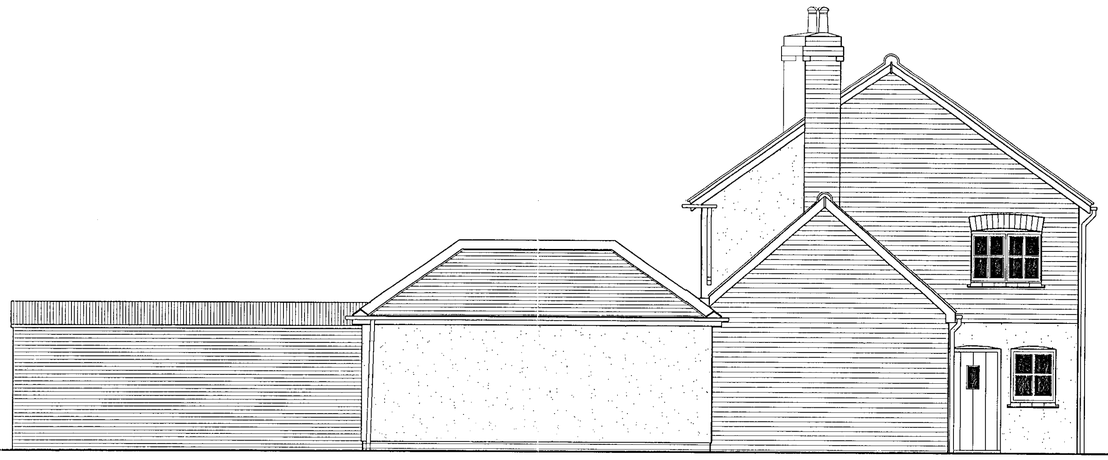
Scale	Date	Drawing No.
1:50	Apr.'00	795/02



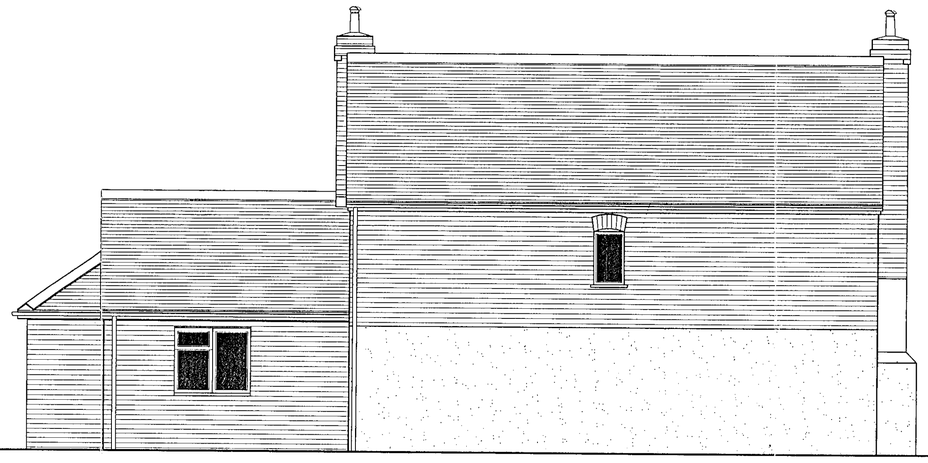
Side Elevation



Rear Elevation



Side Elevation



Elevation to School Road

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Rev	Description	Date

06.NOV.2000* 2752

Arch Tech

ARCHITECTURAL CONSULTANTS

UNIT B7, FAli AKS AIRPORT, CHOBHAM, SURREY, GU24 8HU

TEL: 01276 856333
FAX: 01276 855556
e-mail: info@arch-tech.co.uk

Client

Mr and Mrs J. King

Site

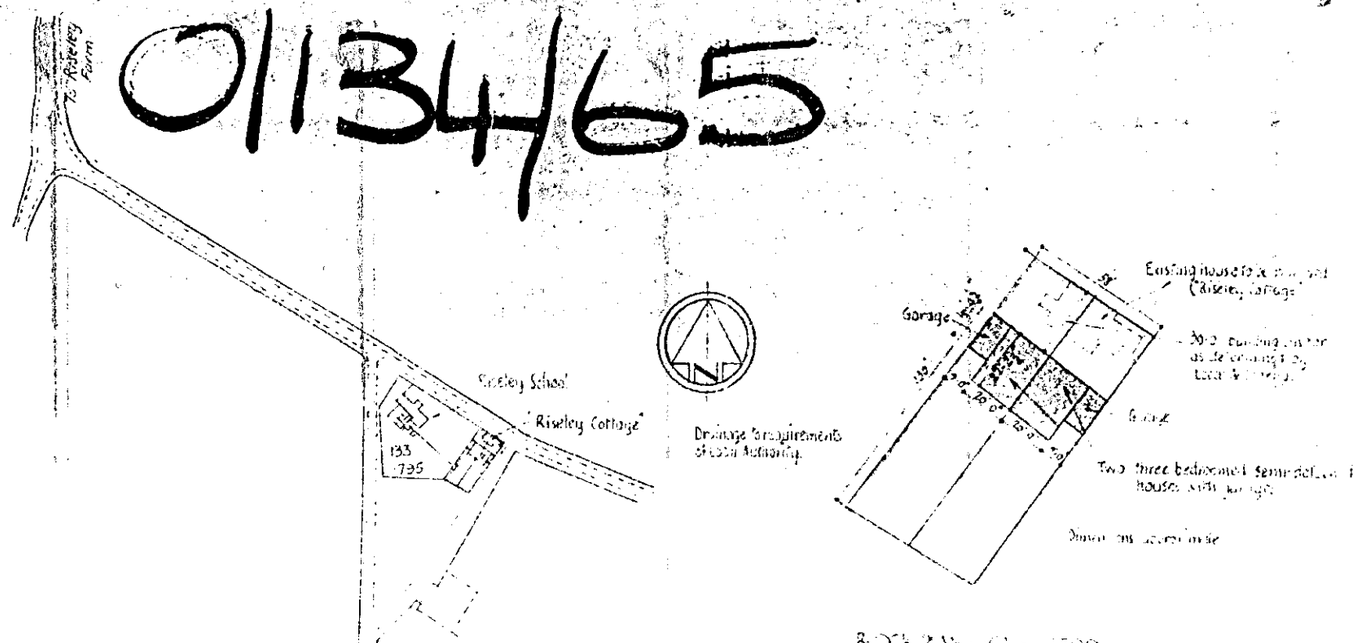
Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title

Existing Elevations

Scale	Date	Drawing No.
1:50	Apr.'00	795/01

0/134/65



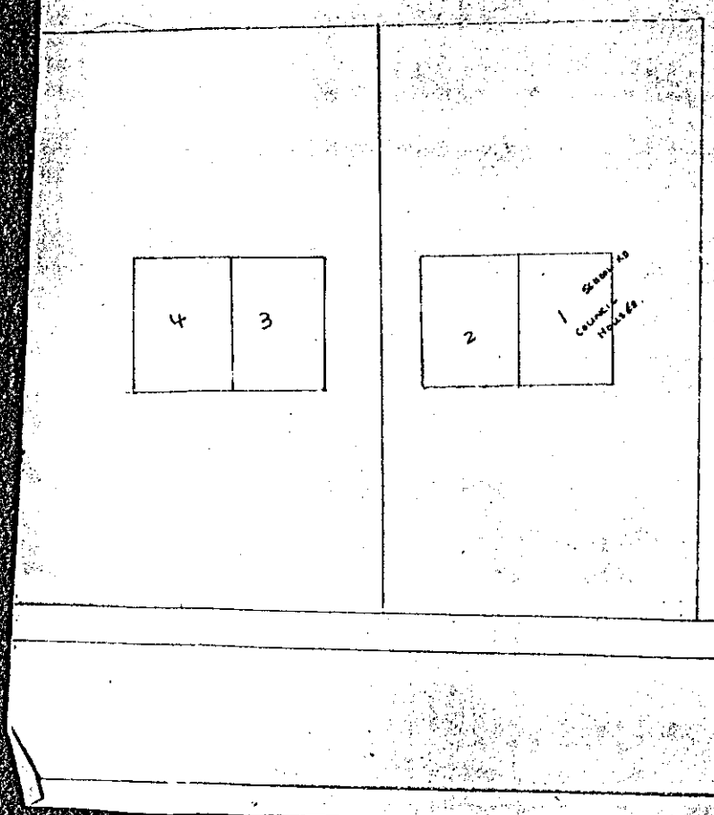
PROPOSED DEVELOPMENT AT 'RISELEY COTTAGE', RISELEY SERVICE

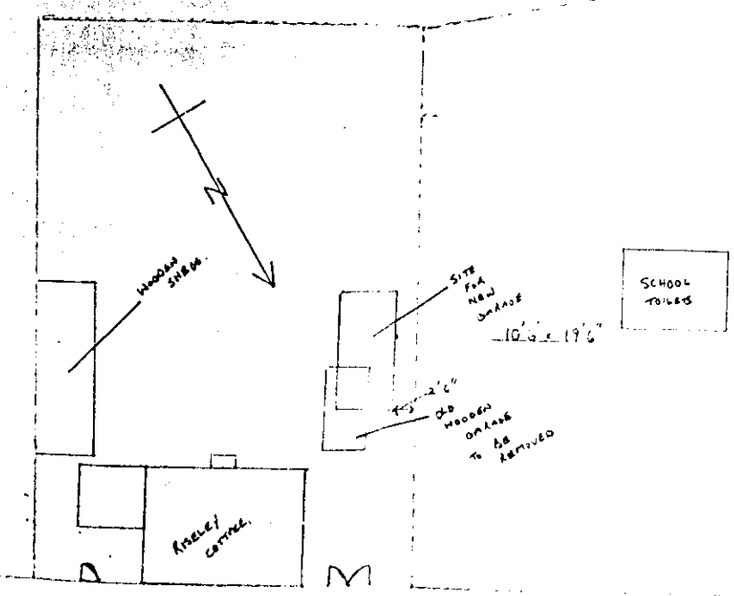
1A2 1A3

PD/434/67

PROPOSED GARAGE SITE AT
RISELEY COTT SCHOOL RD
SHALLOWFIELD
RV BISHOP

SCALE 1" TO 1'



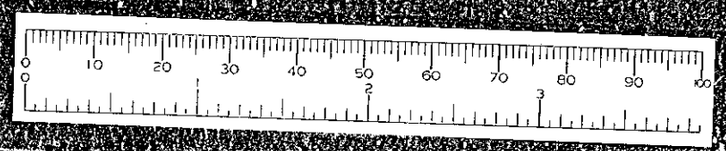


RISELEY SCHOOL

SCHOOL RD
RISELEY.

PD/434/67





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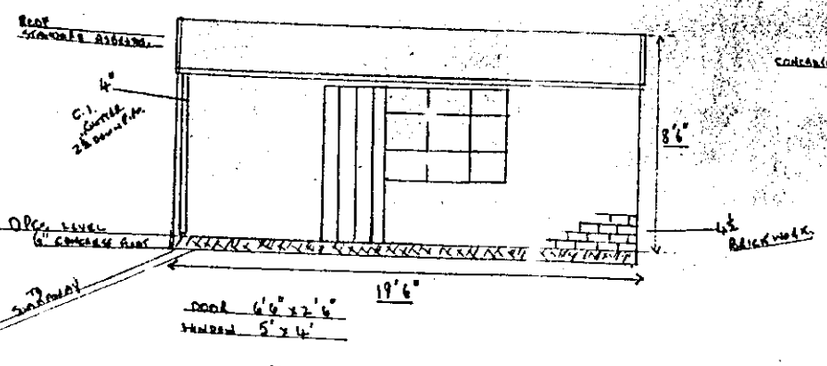

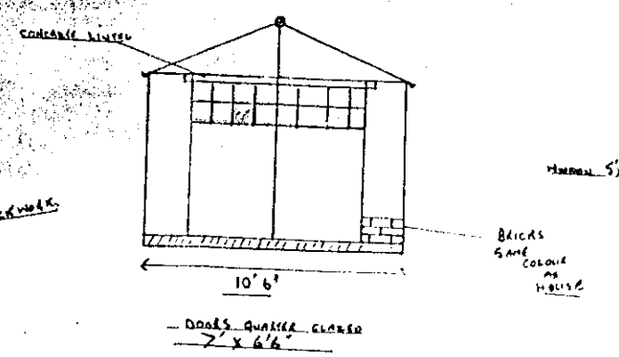

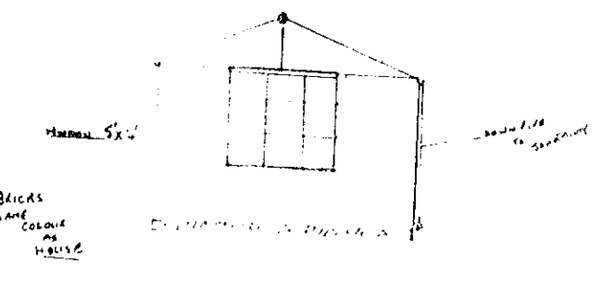

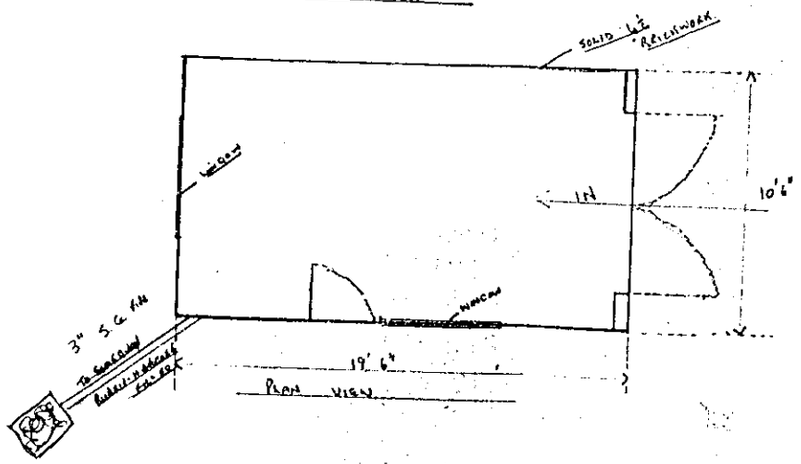

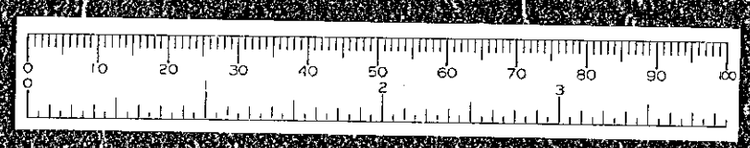

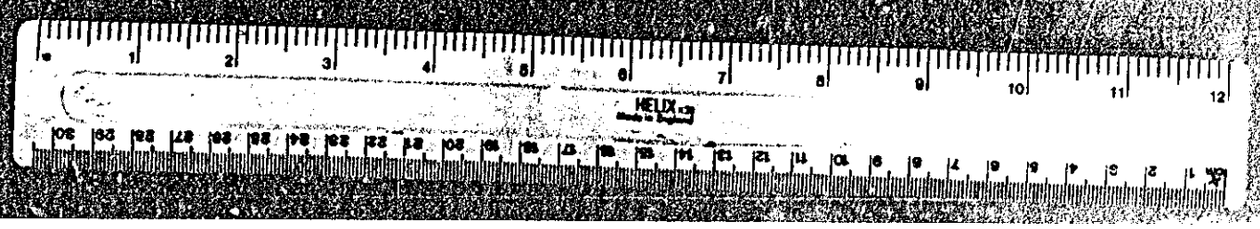

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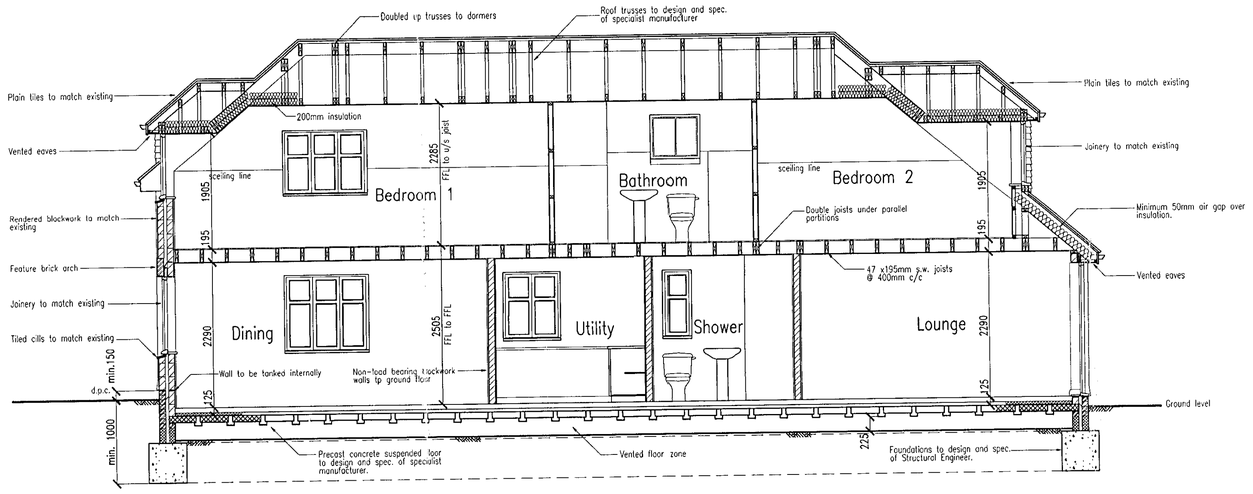
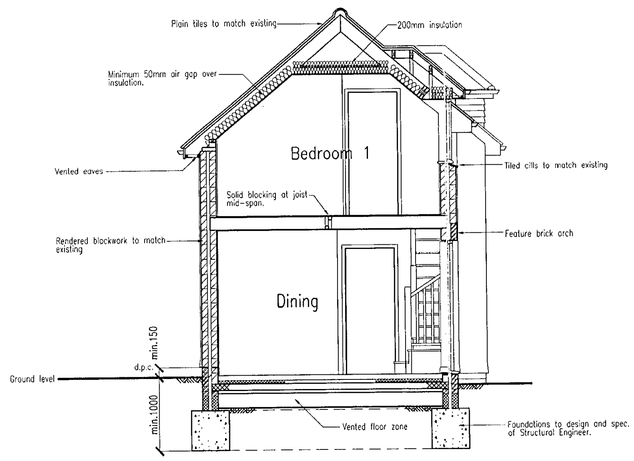
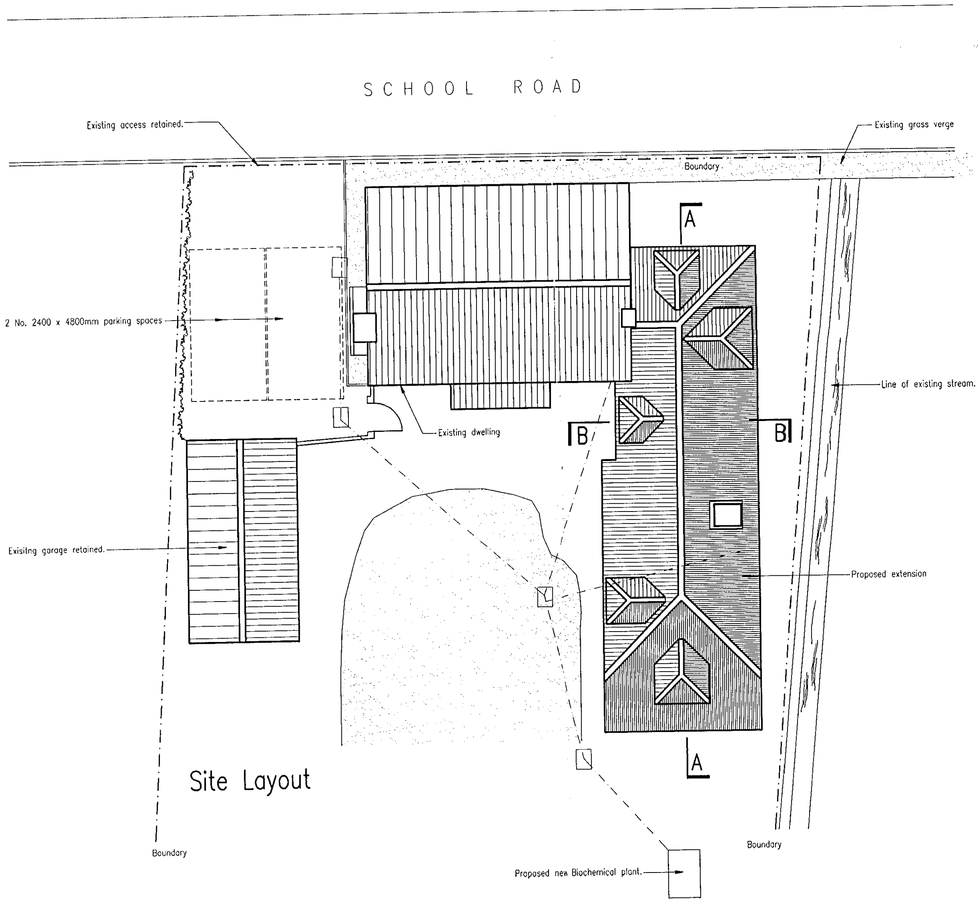


Section A–A



Section B–B

Rev	Description	Date



DEMOLITION / ALTERATION WORKS
Existing single storey pitched roof extension forming Kitchen and single flat roof extensions forming Utility Room and Store to be demolished and cleared from site.
Existing flank wall adjacent door between existing Dining Room and Kitchen to be removed to extent as shown on the drawing 795/04. Opening to be supported by new steel beam with padstones on brick piers all to the design and specification of the Structural Engineer.
Existing Dining Room window to be removed and brickwork below to be taken out to enable new french casement doors to be fitted in altered opening. Care must be taken to ensure that a d.p.c. is maintained / inserted in such a way that water penetration cannot occur.

TIMBER TREATMENT
All new timbers are to be tanalised and treated to prevent infestation by the House Longhorn beetle in accordance with the Building Regulations.

FOUNDATIONS
Trench fill 1:3:6 concrete to a minimum of 1000mm below ground level. Widths and depths of footings to be as specified by the Structural Engineer. 4 No. courses of brickwork (300mm) to be provided below d.p.c. All below groundwork to be carried out in sulphate resisting cement where required.
Any alterations or enhancements to existing foundations to be established on site and to be carried out in accordance with the Structural Engineers' calculations and subject to Local Authority approval.

GROUND FLOOR (Suspended beam and block) 75mm sand and cement screed 1:3 mix laid on 50mm VR Jablite grade SD floor insulation on 1200g DPM on thin levelling screed over 150mm deep proprietary beam and block flooring system. Void from underside of floor beams to ground to be minimum 225mm which is to be ventilated by means of telescopic cavity wall insulators set at maximum 1800mm around the perimeter of the new extension. DPM to run through continuously with minimum of 150mm laps.

EXTERNAL WALLS
(Rendered blockwork to match existing) External walls are to be 250mm thick consisting of a 100mm thick outer leaf of Celcon Solar 2.8 N/mm sq. compressive strength blockwork, 50mm nominal thick cavity filled with Owens Corning Dritherm 50mm thick glass wool insulation batts and a 100mm thick inner leaf of Celcon Solar 2.8N/mm sq. compressive strength aerated concrete blockwork or equal. Internal finish to be 12.5mm Carlite plaster applied in two coats. Stainless steel wall ties to B.S.5678:Part 3:1985 to be spaced at 900mm centres horizontally, 450mm centres vertically staggered and to be spaced at 225mm centres vertically within 150mm of all openings and abutments. New walls to be tied to the existing walls using stainless steel Furfix profile fixings to both leaves in accordance with the manufacturer's instructions. Cavities are to be closed at roof or wall plate level by proprietary cavity closer or block on edge to prevent a cold bridge and to provide a fire stop. Cavities to be closed at window and door cills and jambs with Thermabate or similar insulated cavity closers.
Walls to be finished externally with sand/cement render applied in two coats, the first 13mm thick the second 7mm thick. Care must be taken to ensure that the finished face of the wall matches that of the existing walls. Render paint finish is to match that of the existing house.
Where external ground level is higher than the finished floor level within the extension the cavity face of the inner leaf of blockwork is to receive RIW Liquid Asphaltis Composition waterproofing which is to run through continuously with inner leaf horizontal dpc's set at 150mm above external ground level and on top of beam and block floor.

INTERNAL NON-LOADBEARING WALLS
New ground floor walls to be 100mm thick Celcon Solar 2.8N/mm sq. compressive strength blockwork finished on each side with 12.5mm Carlite plaster applied in two coats.
New studwork walls at first floor level to be constructed of 89 x 50mm s.w. studwork at 450mm centres finished on each side with 9.5mm plasterboard to provide half hour fire resistance between living accommodation and staircase.
100mm glass fibre quilt insulation to be provided between studs to bathroom to provide sound deadening insulation.

D.P.C.'s
Vertical and horizontal flexible d.p.c.'s to be provided to all external openings. Cavity trays to be provided over all lintels and to have stop ends with weepholes at 450mm centres, minimum 2 No. per opening.

FIRST FLOOR JOIST PLATFORM
Floor decking to be 18mm T. and G. chipboard type 4 to B.S. 5669 moisture resistant 600mm wide x 2400mm glued and nailed to 47 x 195mm SC3 joists at 400mm centres, with double joist trimming the new staircase. Minimum 38 x 38mm herringbone joist strutting to be provided at mid span. Joists spanning less than 2.5m do not require strutting. Joists to be supported by being built into inner leaf of external wall. Underside of joist platform to be lined with 12.5mm plasterboard with a skim coat of plaster to finish and decorated to clients requirements.
Double joists to be provided under first floor partitions where they run parallel.

STAIRCASE
New staircase to be installed to give access to new accommodation on first floor. Staircase to consist of 13 no. risers at 192.7mm each with 12 no. treads at 223mm each (50mm minimum going on tapered treads). Minimum of 2000mm headroom, measured vertically from the line of pitch is to be maintained over staircase. Handrail to be minimum 900mm high from line of pitch of staircase and minimum 1100mm high on landing. 90mm maximum spacing between balustrades. Minimum 800mm clear width between handrail and newel/plasterboard.

PITCHED ROOF CONSTRUCTION
Roof pitch to be 40 degrees. Roof construction to consist of plain roof tiles to match existing fixed to 25 x 38mm s.w. treated battens on reinforced roofing felt on prefabricated raised tie roofing trusses to the design and specification of a specialist manufacturer. Trusses to be at maximum 600mm centres or as determined by specialist manufacturer.
Gang Nail truss clips and loose timber to be provided at wall plate bearings. Multiple trusses to be secured with 2 No. Trip-L-Grip framing anchors. Holding down straps to be fixed over minimum of 3 No. trusses. All internal non-load bearing walls to be stopped below underside of truss bottom chords to allow adequate gap for truss deflection. All multiple trusses are to be fixed together in the factory, or on site, in accordance with the instructions given in the Manufacturers calculation sheets. Trusses to be wind braced in accordance with B.S.5268:Part 3 1985. Bracing to be 100 x 25mm. Bracing and binders to be nailed to each truss with 2 No. 3.35mm diameter x 75mm long wire nails. Bracing and longitudinal binders to be lapped as required over minimum three trusses and fixed with 2 No. 3.35mm diameter x 75mm long wire nails as above. Longitudinal binders to be fixed to all trusses of same type and at least two adjacent trusses of next type wherever possible. All loading data as trussed rafter calculation sheets. All loose timbers to be European Red/Whitewood, SS grade, supplied by general contractor.
TRUSSES NOT TO BE CUT, NOTCHED OR DRILLED WITHOUT PRIOR APPROVAL.
Rafter chords of trusses to be min. 200mm deep with 150mm semi-rigid insulation provided between the rafters ensuring that a 50mm continuous air gap is maintained over the rafters for roof ventilation. 200mm glass fibre quilt insulation is to be laid between the ceiling joists.
Wall plates to be strapped to wall with g.m.s. straps at 1800mm centres and at each corner of the roof.
Eaves projections to consist of s.w. treated fascia and 6mm painted ply soffit. Roof space to achieve cross ventilation by means of continuous eaves ventilation strip providing the equivalent of 25,000mm sq. per metre run set into the soffits.
Ceiling to be lined on the underside with 12.5mm thick plasterboard which is to receive a skim coat of plaster and finished to clients requirements.

DORMER CONSTRUCTION
New dormer windows to be constructed of 100 x 50mm studwork cheeks built off doubled up trusses. Dormer roofs to be at 40 degrees to match the roof and to consist of plain roof tiles to match those of the existing roof fixed to 25 x 38mm s.w. treated battens fixed to reinforced roofing felt which is to be laid on 50 x 100mm SC3 joists at 400mm centres. Rafters to be notched over 2 No. 100 x 50mm header members which are to form the top of the framework and are to be fixed to 100 x 100mm corner posts each side of window. Stud wall to be constructed under window cill bearing onto floor joists, which are to be doubled up where the stud wall runs parallel to the joists. Dormer front and cheeks to be finished with vertical plain tile hanging fixed to 38 x 19mm treated s.w. battens fixed through breather type membrane to 18mm w.b.p. external grade marine plywood which is to be fixed to the timber framework. Dormer cheeks and ceilings to be finished with 12.5mm Duplex plasterboard with a skim coat of plaster.

MEANS OF VENTILATION
Windows to new habitable rooms to have one or more ventilation openings with a total area of not less than 1/20th of the floor area of the room, for **Rapid Ventilation** and a controllable and secure opening having a total area of not less than 8000 sq.mm for **Background Ventilation.** Trickle ventilators are to be provided in the head of a window side light, one for each room. Note - Habitable rooms having a door opening directly to the external air shall comply with AD F1. All non-habitable rooms to have **Background Ventilation** of 4000 sq.mm provided by trickle ventilators set into window sidelight or head as appropriate. Kitchen and Utility Rooms to have mechanical extract ventilation to provide 30 l/second for kitchen cooker hood or 60 l/second for wall or ceiling mounted fans. Bathroom and Shower Room wall or ceiling mounted extract fans to provide 15 l/second operated intermittently.

SPACE HEATING
Existing wet system to be extended/modified to client's requirements.

GLAZING
All glazing to comply with Building Regulations Part N 1992 and to conform to B.S.6262:1982. Windows to be double glazed. Total glazed area shall not exceed 30% of the floor area. Where safety glazing is required, glass is to be 6.4mm thick laminated safety glass.

LINTELS
All lintels are to be anti-corrosive insulated treated steel lintels by I.G Ltd. or equal. For references see drawings. All lintels to have minimum end bearings of 150mm.

FOUL DRAINAGE
New 100mm diameter S.V.P. to serve Bathroom, Shower Room and Utility Room and back inlet gulley serving Kitchen to be connected to existing manhole and existing drainage run via 100mm diameter flexible jointed vitreous clay or 110mm diameter uPVC pipework encased in 150mm pea shingle granular bedding at a fall of 1 in 40. S.V.P. to terminate at ridge vent. New inspection chamber to be installed in location indicated on drawings and connected to new Biochemical treatment plant via 100mm diameter flexible jointed vitreous clay or 110mm diameter uPVC pipework encased in 150mm pea shingle granular bedding at a fall of 1 in 40. Reinforced concrete lintels to be provided to external walls where drainage runs pass through. Waste pipes for wash hand basins to be 32mm uPVC and 38mm diameter uPVC for bath and showers. Any exposed wastes are to be white uPVC. Cleaning eyes to be provided at all changes in direction. S.V.P. to be surrounded by 100mm glass fibre quilt insulation for sound reduction.

GUTTERS AND DOWNPIPES
Gutters and rainwater downpipes are to be uPVC, to match existing.
Surface water to be laid in 100mm dia. Flexible jointed uPVC underground drainage pipes by Osma o.s.a. laid on and surrounded by 150mm of pea shingle granular bedding to a fall of 1 in 60. Drains to discharge into new soakaway taken down to ballast strata and located min. 4.5m from any building and 1.6m from any boundary. Soakaway to be 1m cubed capacity.

CONSERVATION OF FUEL AND POWER
Domestic hot water distribution pipes to be insulated with wrap max. 0.045W/mdeg.C equal to O/D, where pipes are not exposed. All water pipes in roof space, all cold water service pipes and all central heating pipework not contributing useful (designed) heat to be insulated to B.S.5422:1977.

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Client
Mr and Mrs J. King

Site
Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

17 AUG 2001
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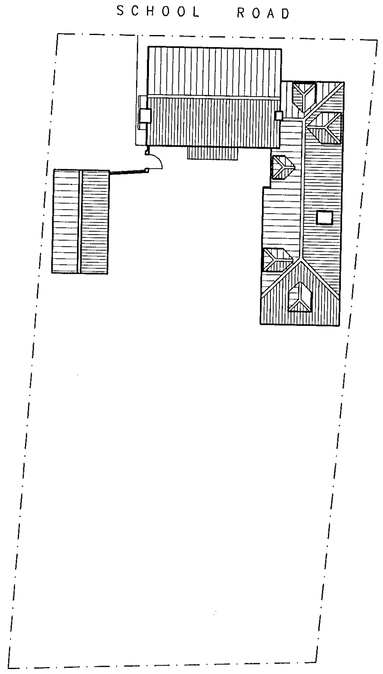
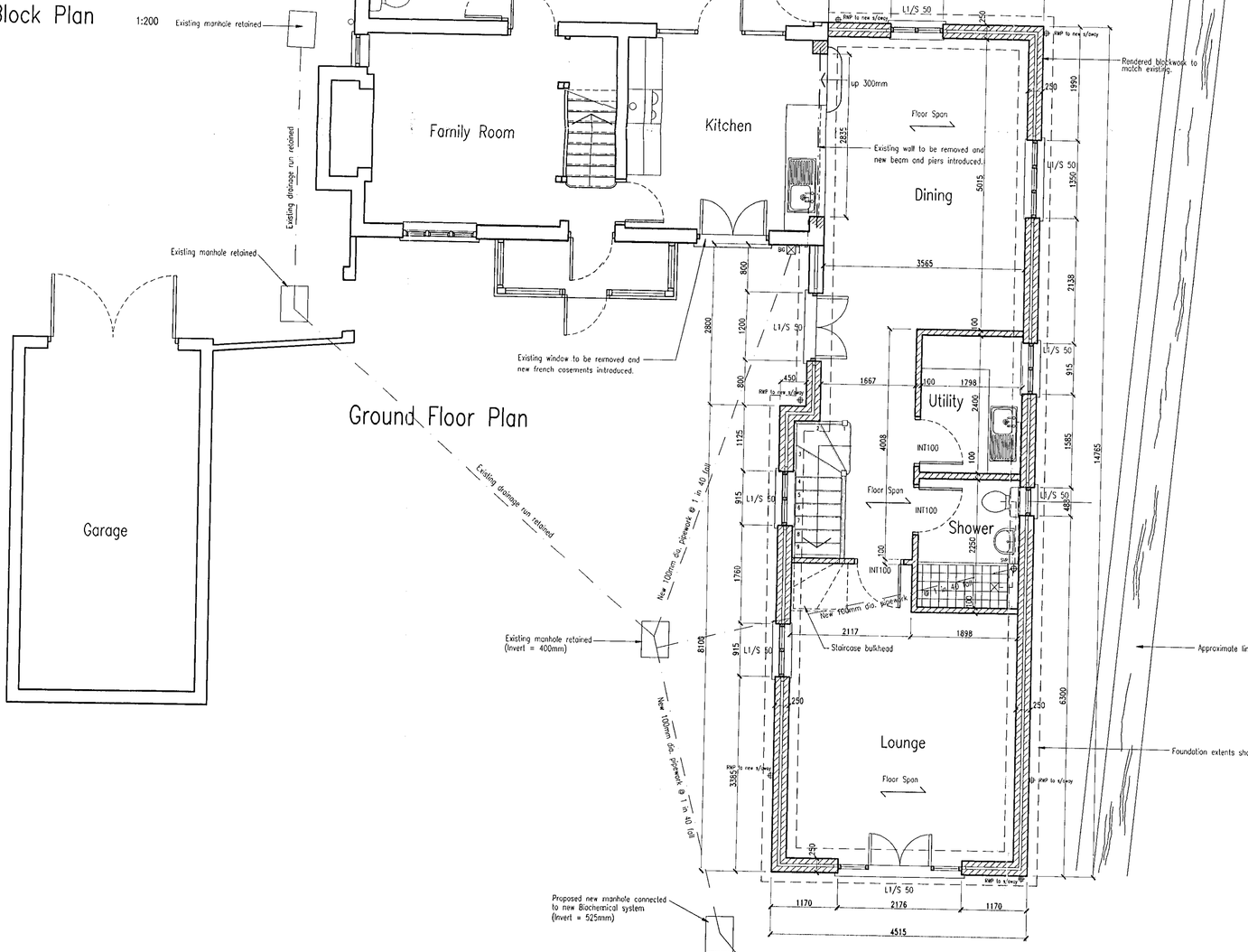
Drawing Title
Proposed Sections & Site Layout

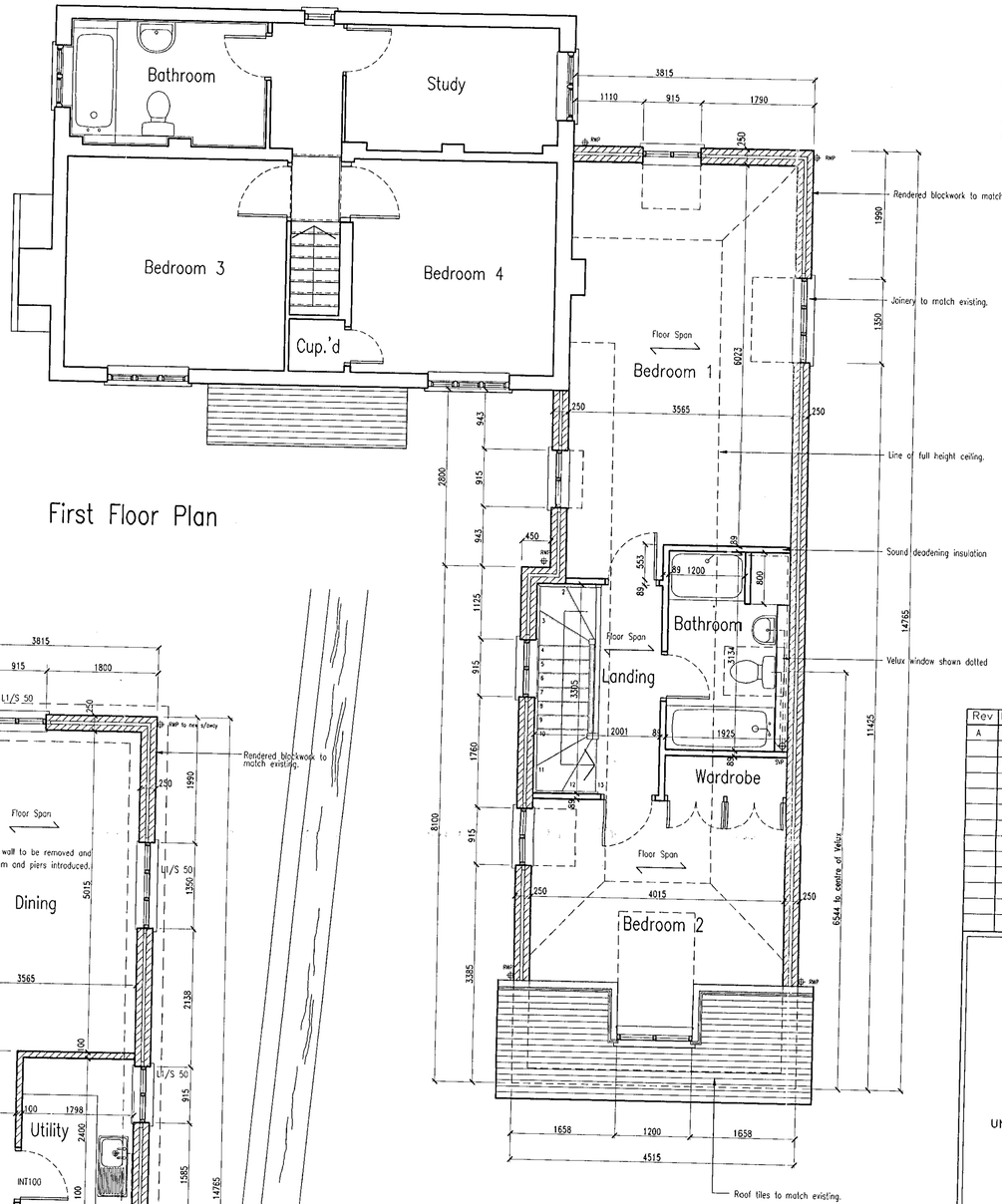
Scale	Date	Drawing No.
1:50, 1:100	Aug.'01	795/05



Block Plan 1:200



Ground Floor Plan



First Floor Plan

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Rev	Description	Date
A	Building Regulation information added. Bed. 2 window increased to 1200mm wide. Utility and Shower Rooms handed, A.C. omitted.	13.08.01

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Client

Mr and Mrs J. King

Site

Proposed Extension & Alterations to:
Riseley Cottage
School Road
RISELEY
Berkshire

Drawing Title

Proposed Plans

Scale	Date	Drawing No.
1:50, 1:200	~~Oct.'00~~ 17 AUG 2001	795/04A

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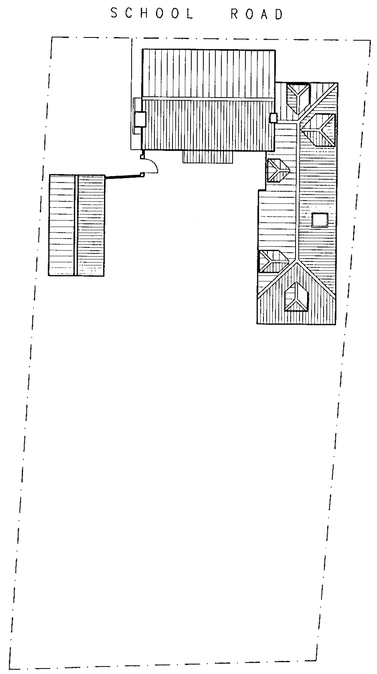

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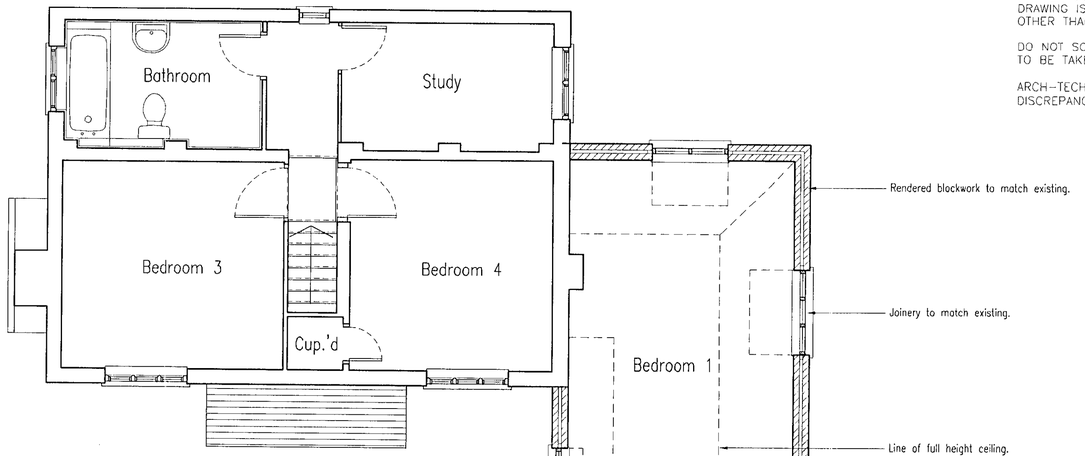
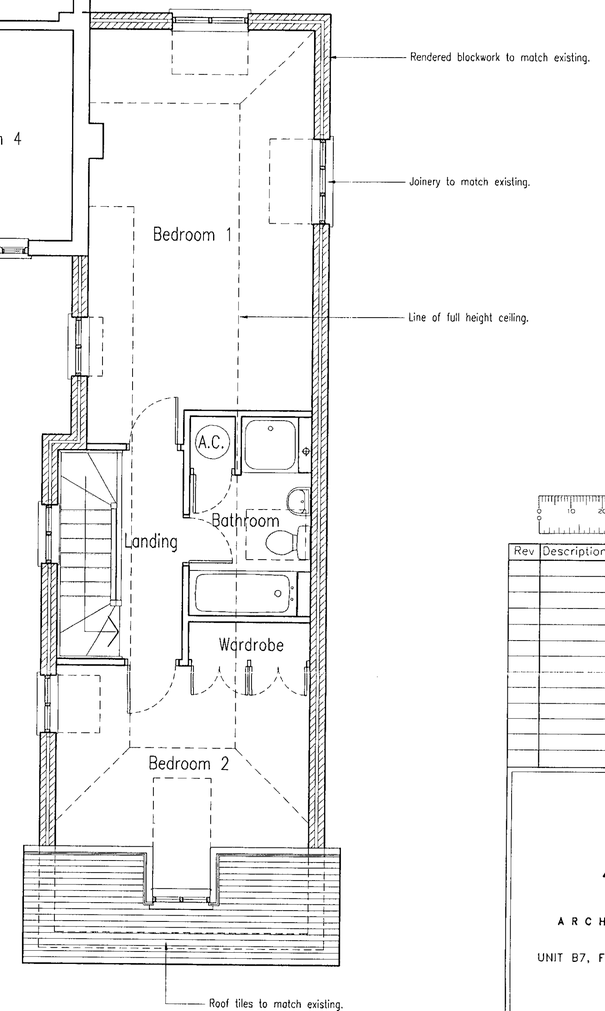
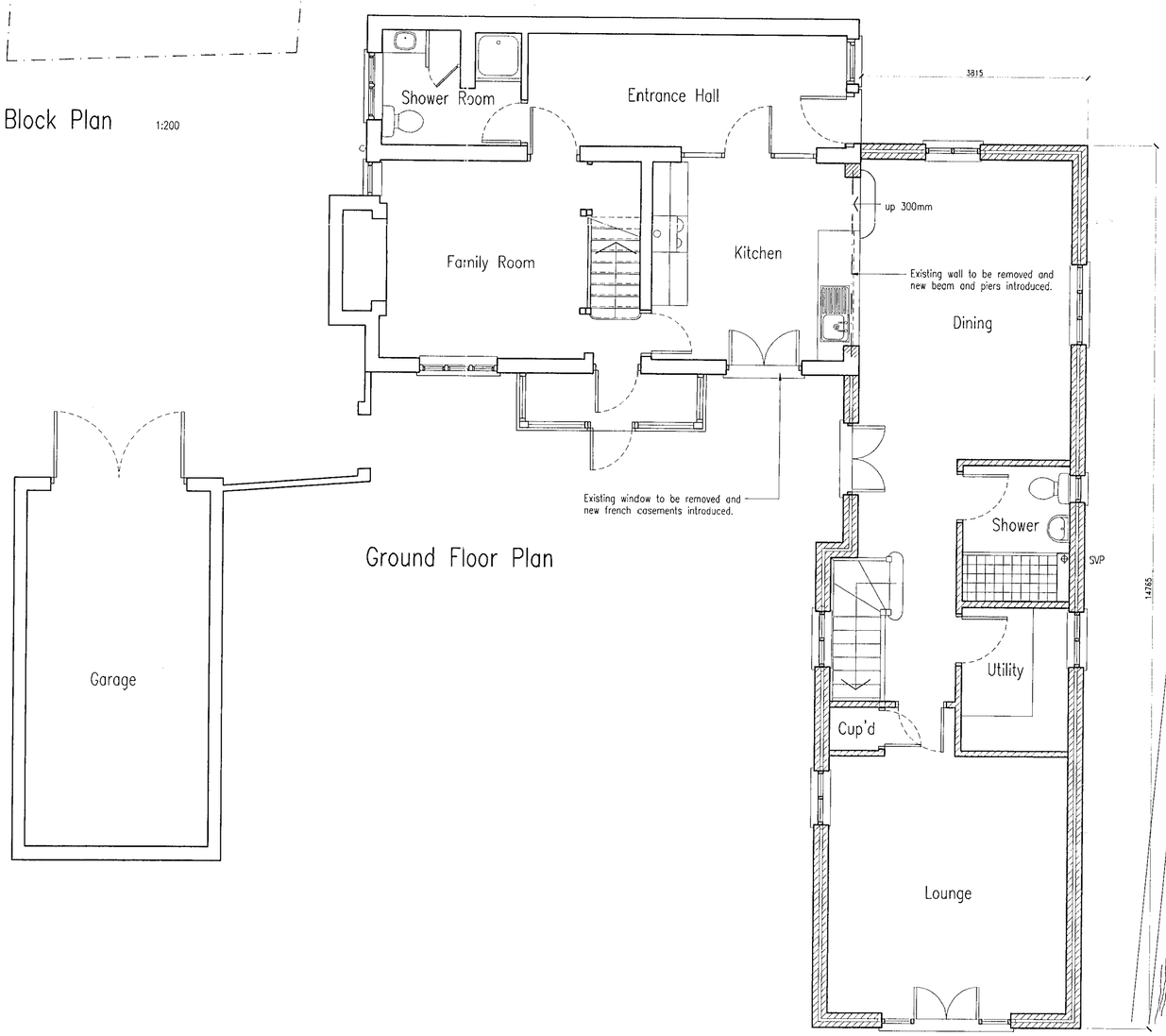


First Floor Plan





Ground Floor Plan

Rev	Description	Date

CC.NOV.2000 2752

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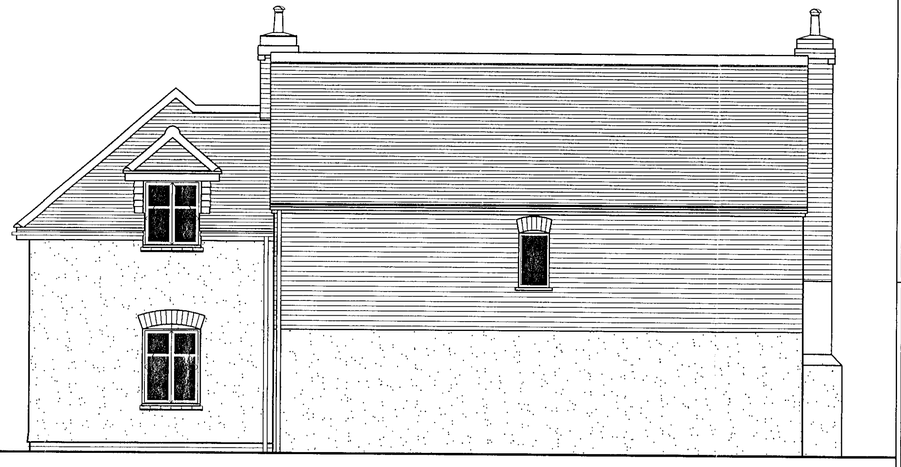
Side Elevation



Rear Elevation



Side Elevation



Elevation to School Road

Rev	Description	Date
A.	Dormer to rear elevation amended, Utility and Shower Room windows transposed.	13.08.01

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