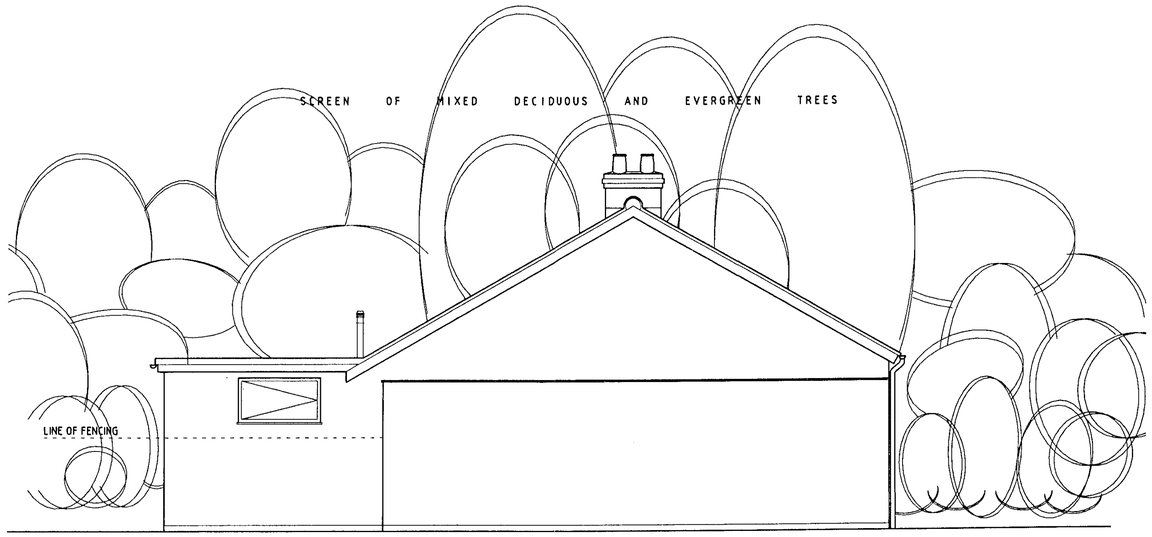
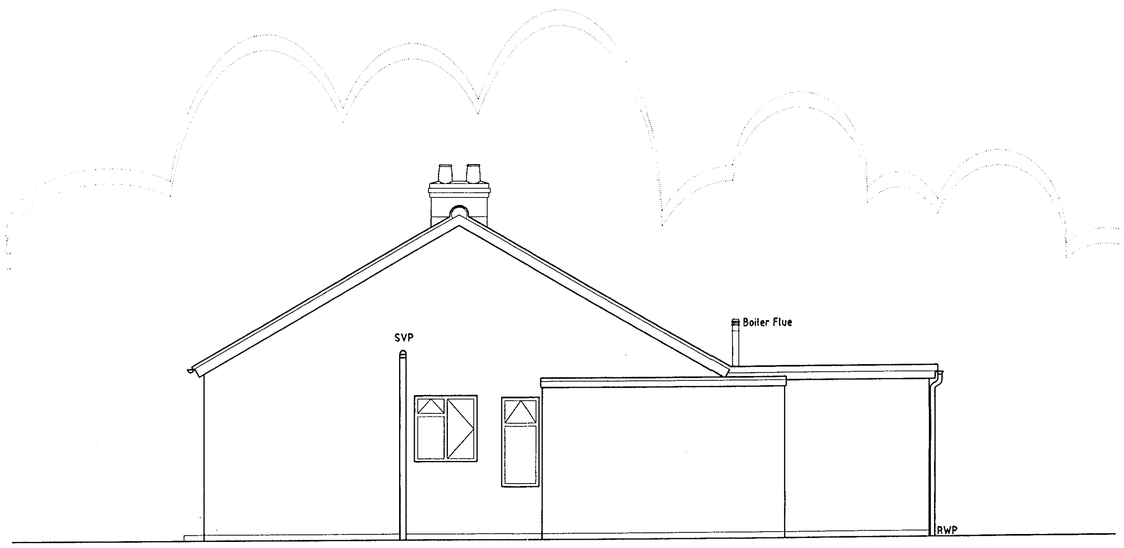


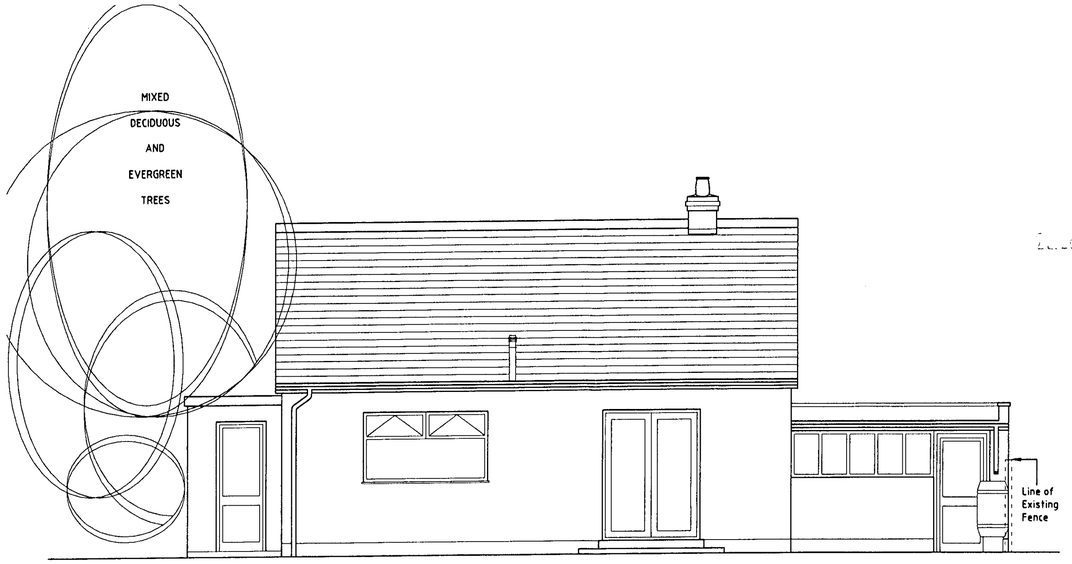
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTES :

EXISTING WALLS - EXTERIOR FINISH OF CREAM COLOURED RENDER.

EXISTING ROOF - CLAY PANTILES

WINDOWS - UPVC FRAMES WITH DOUBLE GLAZING.

Rev	Date	Amendment
A	23.11.2000	Glazing hatch removed.

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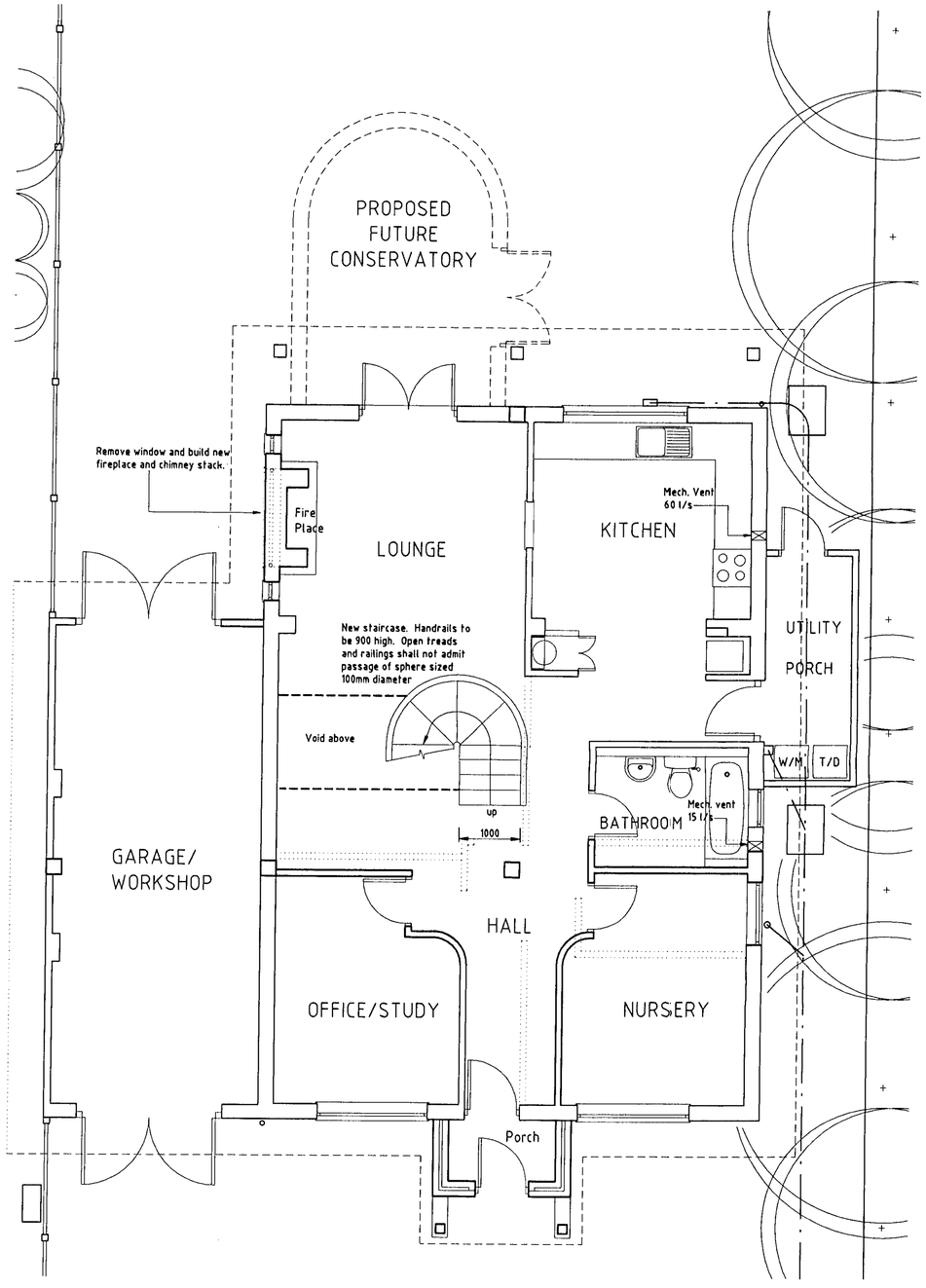
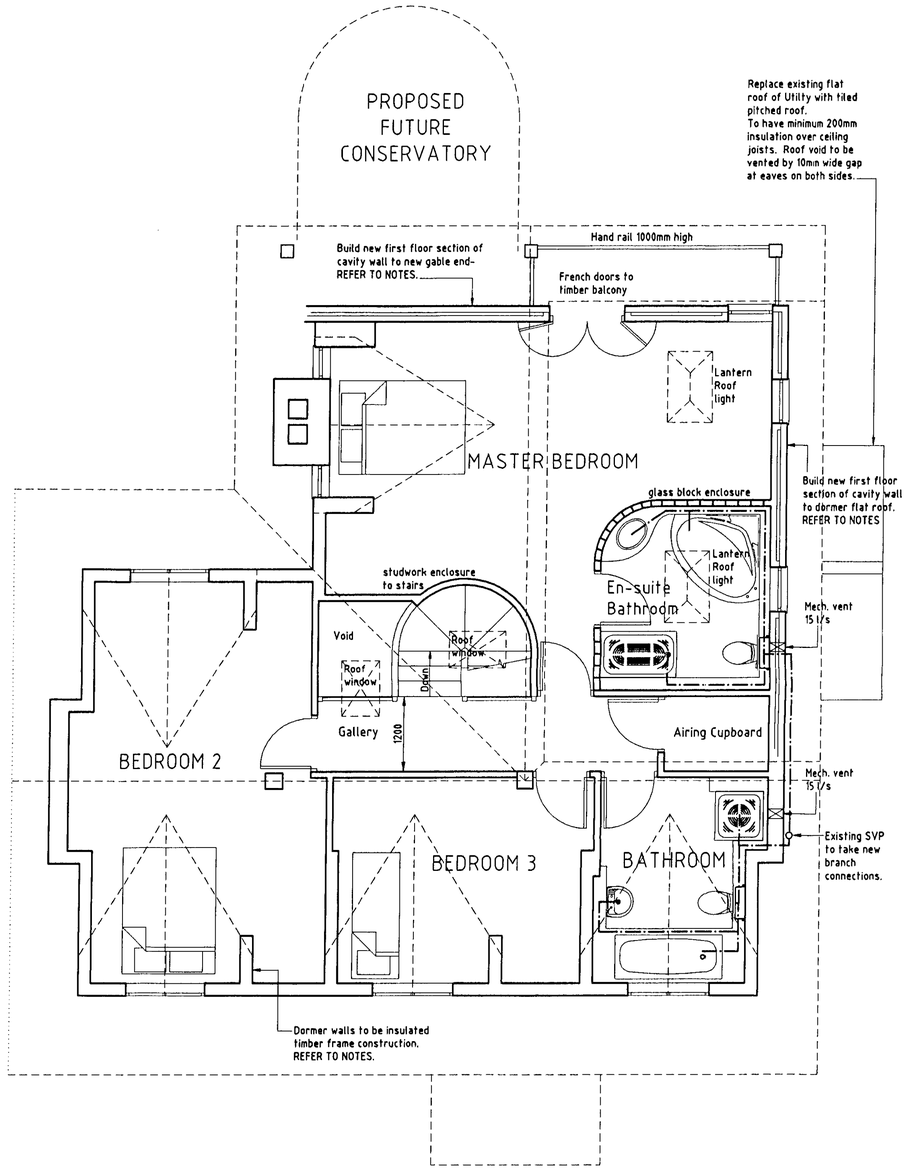
WEST LONDON ESTATES

Client	SPENCER POCOCK
Project	2nd STOREY EXTENSION
Location	47 BEARWOOD ROAD, BARKAM, WOKINHGAM
Title	EXISTING ELEVATIONS

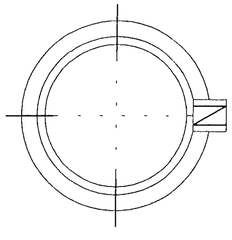
Drawn	Date	Scale	Drawing No.
MC	OCT 1999	1 : 50	617-2 A



GROUND FLOOR PLAN 1 : 50



FIRST FLOOR PLAN 1 : 50



NOTES:

All dimensions to be checked on site before fabrication or construction works.
Any discrepencies to be brought to the attention of the Contract Administrator.

This drawing to be read in conjunction with Structural Engineer's drawings/calculations.

All existing walls to be raised by 3 No. brick courses to give new level first floor datum and allow for existing ceilings to be retained below new construction. Refer to Structural Engineer's drawing Typical Floor Detail.

New Pitched Roof Construction U-value of 0.20W/m²K.
Roof tiles on treated battens and counter battens
Vapour permeable sarking membrane laid over counter battens (Tyvek or equal and approved)
Polyfoam Plus Pitched Roofboard insulation - 50mm over rafters and 75mm between rafters.
150x50 SC3 treated timber rafters at 400mm centres.
Internally - 12.5mm Gyproc wallboard and skimcoat.

New Flat Roof Construction (Warm Deck) U-value of 0.30W/m²K.
Built up bitumen roofing system bonded in hot bitumen.
Polyfoam Plus Roofboard 220FF (foil faced) insulation - 75mm mechanically fixed.
Vapour control membrane.
18mm WBP exterior grade plywood deck
200x50 SC3 treated timber roof joists at 400mm centres.
Internally - 12.5mm Gyproc wallboard & skimcoat

New Cavity walls (First Floor) U-value of 0.17W/m²K.
To be twin insulated timber frame construction.
'Waney' Elm weatherboarding on treated battens.
100mm Thermashield 2000 blockwork.
50mm Crown Dritherm insulation in cavity.
Breather Paper (Tyvek or equal and approved).
12mm WBP exterior grade plywood sheathing.
100x38 treated timber studs at 600mm centres.
100mm Crown Frametherm between studs.
Vapour Control layer - 1000g polythene, all joints fully sealed.
Internally - 12.5mm Gyproc wallboard and skimcoat.

Dormer walls U-value of 0.29W/m²K.
'Waney' Elm weatherboarding on treated battens.
Breather Paper (Tyvek or equal and approved).
12mm WBP exterior grade plywood sheathing.
150x50 treated timber studs at 600mm centres.
150mm Crown Frametherm between studs.
Vapour Control layer - 1000g polythene, all joints fully sealed.
Internally - 12.5mm Gyproc wallboard and skimcoat.

Windows

All windows to be timber framed, double-glazed, low E, Argon filled.
All windows to have trickle ventilators and opening lights to provide the following:

NURSERY 4000mm² background ventilation + 1/20th floor area opening window.
OFFICE/STUDY 4000mm² background ventilation + 1/20th floor area opening window.
LOUNGE 4000mm² background ventilation + 1/20th floor area opening window.
BEDROOMS 4000mm² background ventilation + 1/20th floor area opening window.
KITCHEN 4000mm² background ventilation + 60 l/s mechanical extraction
BATHROOMS 4000mm² background ventilation + 15 l/s mechanical extraction.

22 DEC 2000 3369

APPROVED

Rev	Date	Amendment
A	23.11.2000	Minor amendments to Entrance Porch Notes added for Building Regulations.

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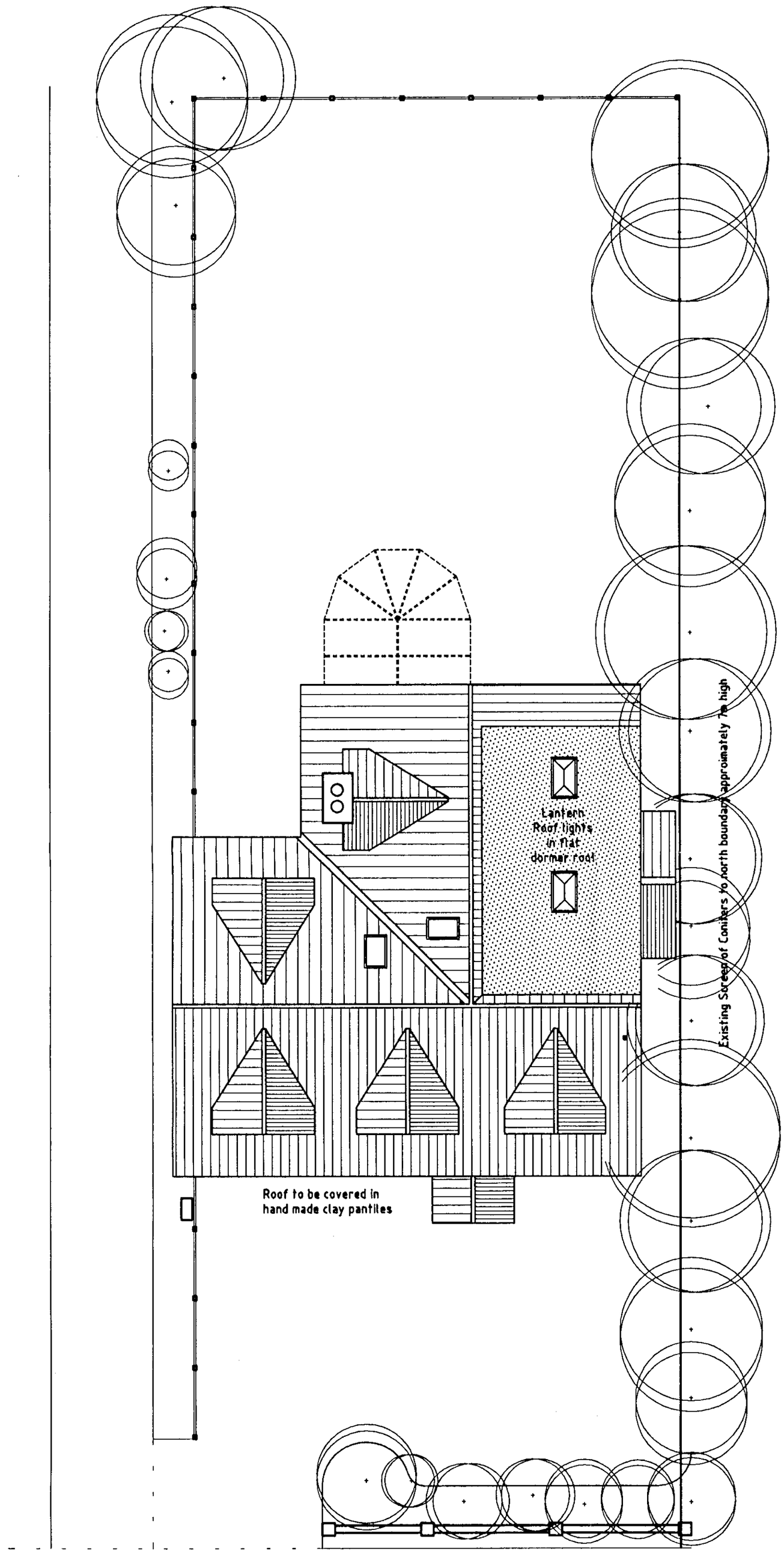
WEST LONDON ESTATES

Client	SPENCER POCOCK
Project	2nd STOREY EXTENSION
Location	47 BEARWOOD ROAD, BARKAM, WOKINHGAM
Title	PROPOSED PLANS

Drawn	Date	Scale	Drawing No
MC	JAN 2000	1 : 50	617-11 A

14/3/01



22.DEC.2000* 3089

APPROVED

SITE PLAN 1 : 100

Rev	Date	Amendment

WL estates
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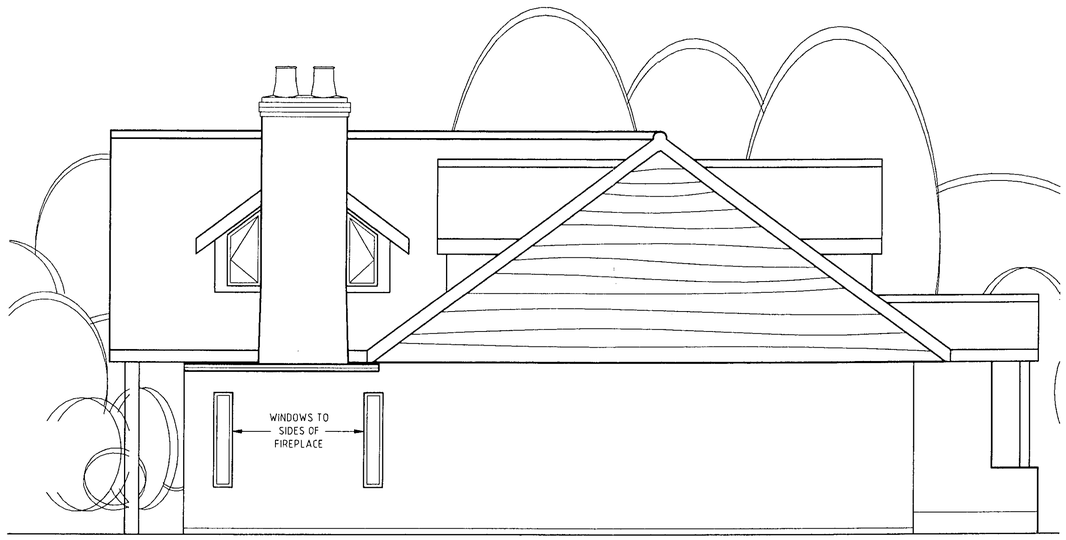
WEST LONDON ESTATES

Client	SPENCER POCOCK
Project	2nd STOREY EXTENSION
Location	47 BEARWOOD ROAD, BARKAM, WOKINGHAM
Title	SITE PLAN

Drawn	Date	Scale	Drawing No.
MC	MAY 2000	1:100	617-13

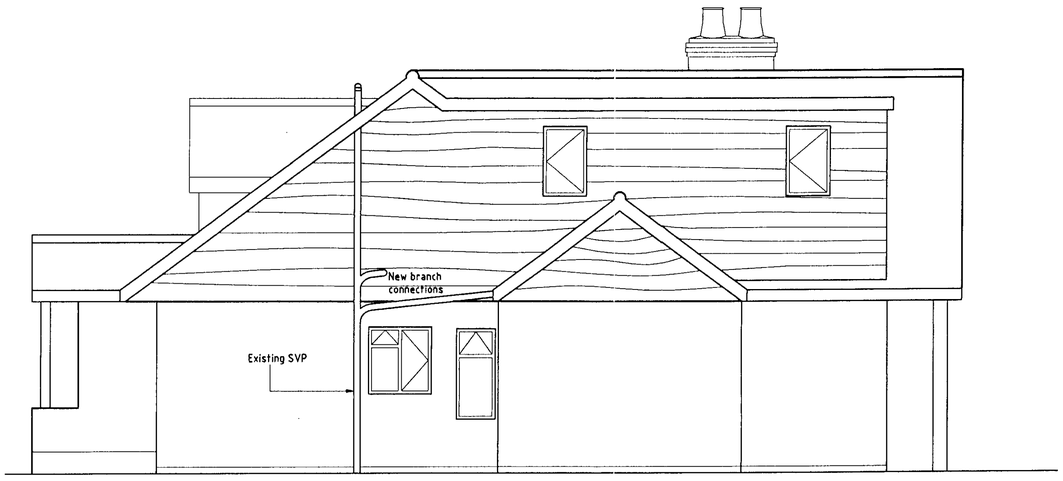
14/3/01



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

22.DEC.2000

APPROVED

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WEST LONDON ESTATES

Client	SPENCER POCOCK
Project	2nd STOREY EXTENSION
Location	47 BEARWOOD ROAD, BARKAM, WOKINHGAM
Title	PROPOSED ELEVATIONS

Drawn	Date	Scale	Drawing No
MC	JAN 2000	1 : 50	617-12 A

14/3/01