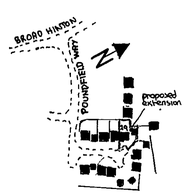


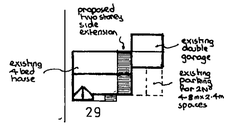
east elevation

north elevation

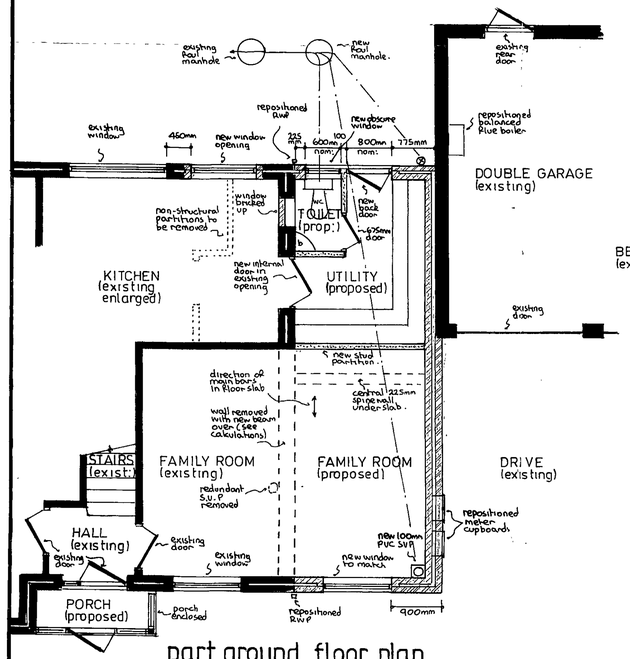
west elevation



location plan 1:2500

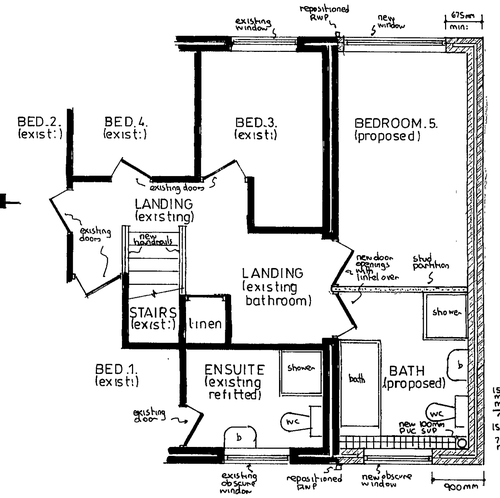


block plan 1:500

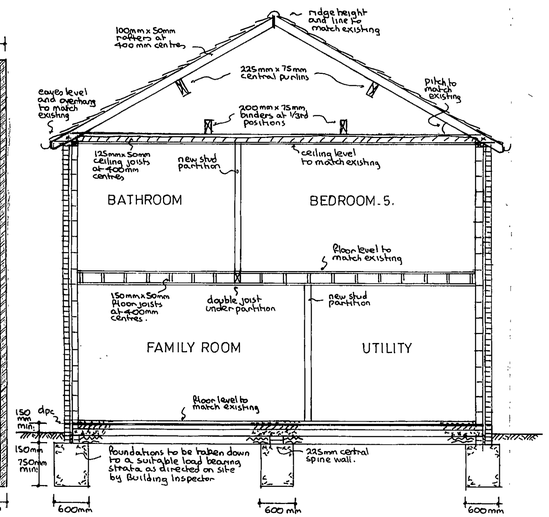


part ground floor plan

gross internal area of extension = 33.20 m²



part first floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 125mm x 50mm ceiling joists at 400mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction and ceiling of 9 mm bon backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary ventilator at eaves level equivalent to 10 mm continuous gap.

First Floor:- 18 mm t+g flooring grade chipboard on 150 mm x 50mm floor joists at 400 mm centres with double joists under partition and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraints must be achieved by metal straps at 1200 mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Ground Floor:- Selected floor finish on 65mm reinforced screed on building paper on 100 mm Rockwool rigid slab insulation on Ventrott or similar, dpm on 150 mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10 mm main bars at 100 mm centres with 8 mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore. Top steel to be provided over central spine wall.

Walls:- 103 mm external skin of facing brick to match existing with 75 mm cavity containing 75mm Rockwool insulation batts and 100 mm internal skin of Celcon blockwork and 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around all external door and window openings to be insulated.

Partitions:- 100 mm x 50 mm timber studding at 400 mm centres with 100 mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows / doors:- All new external doors and windows to be double glazed, achieve U value of 2.0 w/m²k and have trickle vents in head equivalent to 8000 mm² opening to bedroom and family room with 4000 mm² elsewhere. Bathroom and toilet windows to be obscure glazed. Bedroom window to have min: 0.33 m² clear opening as alternative fire escape with no dimension less than 450 mm and set max: 1100 mm above floor level. Any glass in windows below 800 mm or doors below 1500 mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels htd type H/S galvanised steel insulated lintels. Lintel must be continuous over toilet window / utility door.

D.p.c. & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead including stepped cavity tray flashing at junction of garage roof and new house wall.

Electrics:- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceiling.

Ventilation:- Bathroom to have extract fan (15 litres per second). Utility to have extract fan (30 litres per second). Kitchen to have either extract fan (60 litres per second) or cooker hood (30 litres per second). All to discharge to open air.

Rainwater:- 112 mm gutters to match, existing discharging to existing RWP's repositioned.

Foul drainage:- Bathroom and ensuite equipment to discharge via deepseal traps and wastes to new 100 mm P.V.C SVP terminating min: 900 mm above highest opening window. Any new foul drainage to be carried out in 100mm UPVC underground drainpipe, bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls. 100 mm w.c. wastes 40 mm bath & shower (in bathroom) 50 mm shower (in ensuite) 32 mm basin (in bathroom & toilet) 50 mm basin (in ensuite).

Existing structure:- Any parts of existing structure which are to be subjected to additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

Meters (gas & electric):- Allowance to be made for relocation of existing meter cupboards.

Beam (see calculations) Beam to be encased in two layers of plasterboard totalling 19 mm and 7 mm gypsum plaster finish as fire protection. Beam to be formed of 2 No 203 mm x 102 mm x 23 kg mild steel joists bolted together with 12 mm bolts and spacers with full bearing on 450 mm x 250 mm x 150 mm deep concrete padstone at kitchen end and on 900 mm x 100 mm x 300 mm deep concrete padstone at other end.

10 DEC 2002 8:09

APPROVED

PROPOSED EXTENSION at 29 POUNDFIELD WAY, TWYFORD, BERKSHIRE for MR & MRS.T.WILKINS.

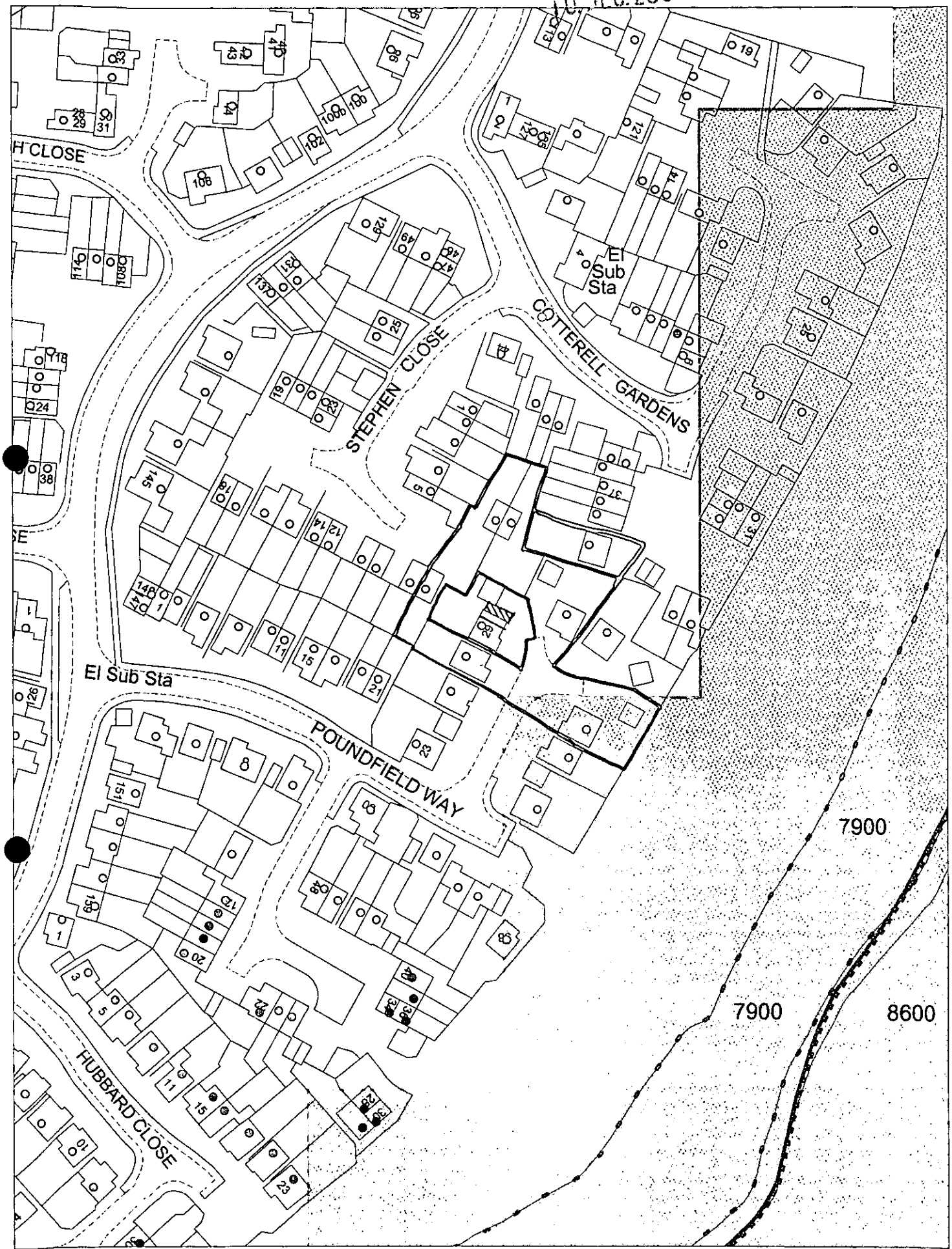
Revisions:-

Drawing No	AH/E/3456
Scales	1:50 & 100
Date	NOV 2002

NDESIGN BUILDING PLANS

9/1/03

10 DEC 2002 8169



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11 December 2002

Scale: 1 : 1250

N W E S