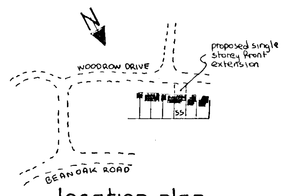
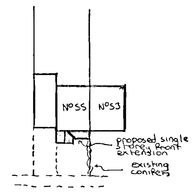


west south elevation east

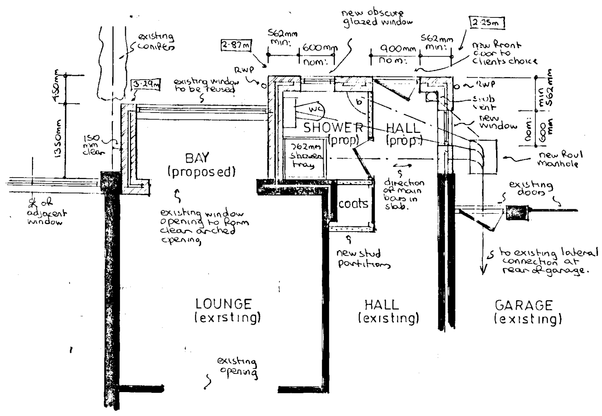


location plan
1:2500

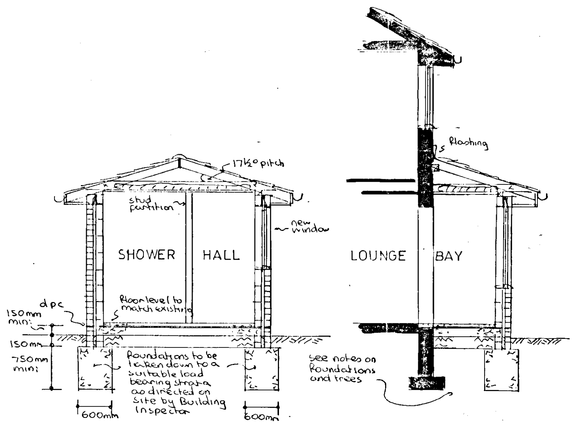


block plan
1:500

gross internal area of extension = 8·30m²



part ground floor plan



typical sections

notes:-

Roof:- Redland Stonewold concrete interlocking tiles in colour only to match existing on felt and battens on 100mm x 50mm rafters pitched at 17½° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vent over bay equivalent to 5mm continuous gap.

Lateral restraint:- where 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 Ventrot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with BS03 Fabric reinforcement with 8mm 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 to receive selected decorations. To avoid risk of cold bridging, reveals around all new external door and window openings to be insulated.

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

Windows/doors:- All windows/external doors to be double glazed, obscure to toilet and fitted with trickle vent in head equivalent to 8000mm² opening to lounge and 4000mm² to other areas. Any glass in windows below 800mm or doors below 1500mm measured from floor level, to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type L1/S galvanised steel insulated lintels.

D.P.c. & Flashings:- D.P.c to be leadcored 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.

Rainwater:- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to existing surface water drain (if available) or new soakaway 1000mm diameter x 2000mm deep and situated a min: 4500mm from any building.

Foul drainage:- All new foul drainage to be carried out in 100mm upvc underground drainpipe bedded on pea shingle, set at a min: 1in 40 fall and provided with concrete lintels where pipes pass under walls.

Trees/Foundations:- Because of proximity of conifer trees and assuming high shrinkage ground conditions allowance to be made for additional foundation depths as shown in ☐ on ground floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector subject to actual ground conditions.

10.DEC.2001 • 5404

APPROVED

PROPOSED EXTENSION at 55 WOODROW DRIVE, WOKINGHAM, BERKSHIRE for MR & MRS.C.SCARTH.

Revisions:- 'A' 30/11/2001 Bay enlarged at clients request

Drawing N° AH/E/3200A
Scales 1:50 & 100
Date JULY 2001

ANDESIGN BUILDING PLANS

29/1/02