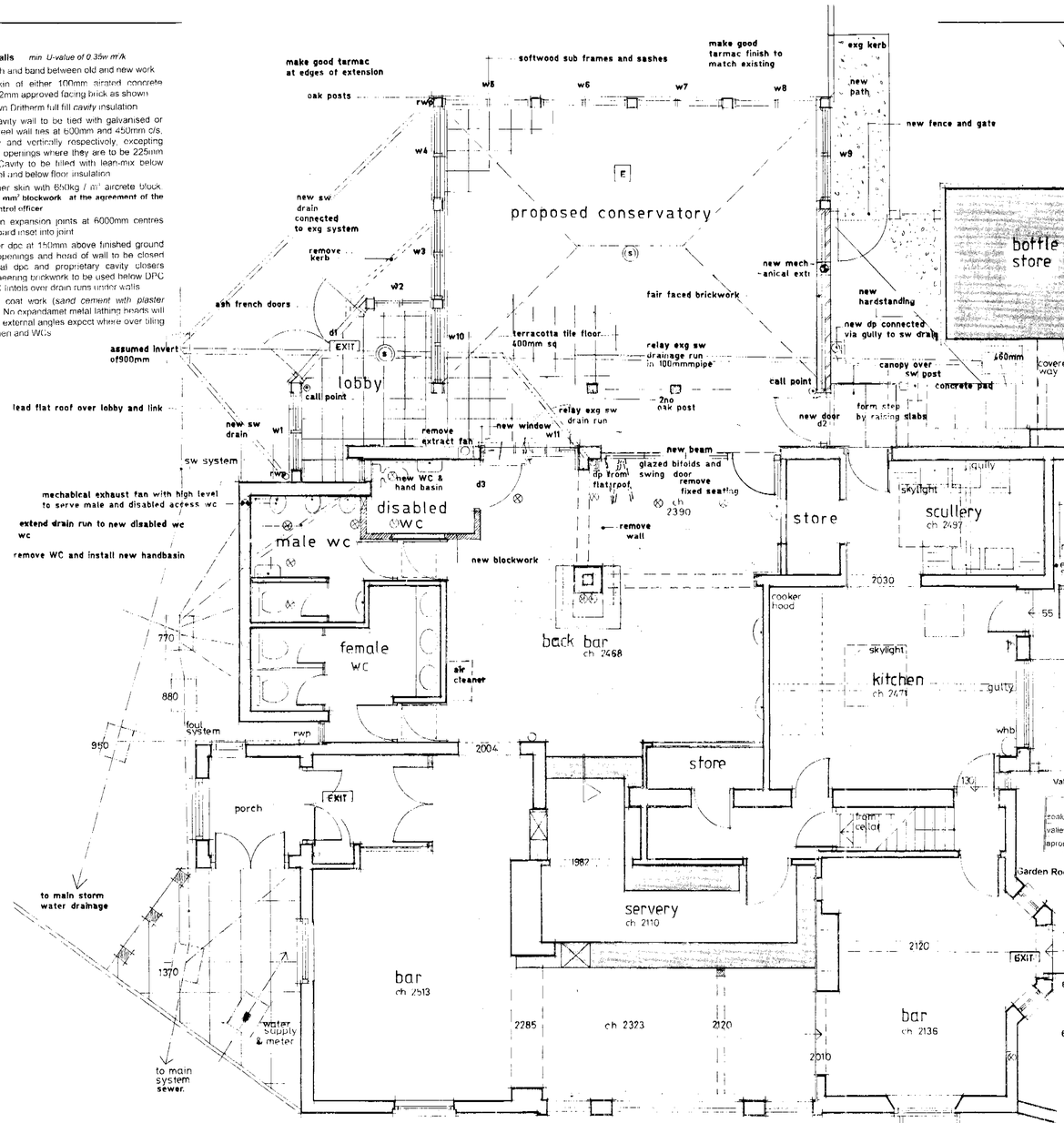

GROUND PLAN

Foundations

1 Foundation to Garden Room cavity walls to be 600 / 450mm wide x 800mmdeep min 1000mm below ground level, but in anycase taken to a suitable load bearing sub-soil. Foundations are to be cast using RN03 grade concrete for pad foundations 600mm²

2 20mm compressible joint between new and existing foundations

3 Where drains and sewers are close to proposed new foundations ensure that foundations are low enough not to impose any load on the drain or sewer. If a deep drain is near to a wall the trench must be back-filled with concrete.

4 Solid Internal wall where not shown on engineer's plan to be built off reinforced slab, slab thickened to a width of 450mm and thickened to a depth of 150mm

New beam & block floor *mm U-value of 0.25w m²k* to new Gdn Room Extn

5 RMC Ready Floor pre-stressed flooring beams to BS 8110 parts 1 & 2: 1985 (or approved equivalent) 155mm deep beams with 440 x 215 x 100mm walling blfocks in between, all fixed to manufacturers instructions

6 Allow for dense blocks. Blocks to be lighter at the discretion of the Building Control Inspector.

7 The bearings for the beams should be clean, level and free from debris. The mortar in the masonry must be cured and have sufficient strength to support the floor. Beams to be housed with min 100mm bearing each end. Beams are not to project into the cavity

8 Place floor beams at the centres as follows: 155mm deep @ 520mm c/s. maintaining void under beams of min 125mm

9 1:4 cement sand grout to be well brushed into the floor. Prior to grouting, the floor is to be thoroughly cleaned and wetted to ensure effective seal

10 75mm Knauf Polyfoam Hoorboard 220 foam insulation. Install floor insulation as detailed and to manufacturer's instructions. Insulation to be turned up at floor edges to avoid cold bridging

11 1200 gauge polythene vapour barrier, damp proof membrane to be dressed up the inner skin of blockwork to connect to pitch polymer d.p.c. in walls

12 75mm cement and sand (1:3) screed to beam and block flooring well consolidated and tamped and levelled, ready to receive floor finish.

GENERAL

13 All notes shown on each plan refer to all plans issued and works shown therein

14 All dimensions must be checked on site and not scaled from this drawing

15 Fix new linings door frames skirtings etc. to match existing.

16 Make good to all internal & external areas where disturbed by building works

17 Notwithstanding any representation on the plan, all works are to comply with the Building Regulations, and to complete satisfaction of the Local Authority's inspector.

18 Electrician: All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

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20 Decorate new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

21 All goods and materials unless otherwise specified, shall be in accordance with the latest British Standard and Code of Practice current at the date of tendering. All elements of structure shall have minimum 1/2 hour fire resistance.

22 Make good to all internal & external areas where disturbed by building work. Where Loadings are increased the existing foundation and lintols are to be exposed as required by the BCO to assess their suitability and underpinned or replaced if found necessary as detailed within specification

APPROVED DOCUMENT M ITEMS

External Circulation

New **Ramps** (AD M section M2) *reserved*
Disabled car park space *reserved*

Disabled Access into Buildings *as detailed in ADM*

23 Ramped / level access to ADM standards will be provided to all new public access external doors as follows

24 Level access threshold to be provided at doors with Hepworth Readystep or *approved equivalent proprietary accessible threshold* to all new exit doors with public access. No more than difference in height of 15mm

25 Single leaf doors to Entrances to have min width of 800mm clear opening. ***ADM2 Diagram 7***

26 Any ramping required will comply will ADM in all respects

Internal Circulation

27 **Doors Generally** ***ADM2 Diagram 9 Intl doorways*** min clear opening 750mm

28 **Disabled WC** *as detailed in AD M3*

- To be constructed in accordance with approved document M3 section 4.16 and BS5810: 1978. Disabled WC door to have 900mm horizontal handrail mounted on inside of door and similar vertical rail to the outside mounted 850mm above floor level
- Min 1000mm single leaf doorset (**ADM3) Diagram 16** ***Wheelchair WC Compartment***

Ensuite bathroom door (AD M2 ***Diagram 13)*** *reserved*

WALLS

New External Walls *min U-value of 0.35w m²k*

29 Turfix / tooth and bond between old and new work

30 External skin of either 100mm aerated concrete block or 102mm approved facing brick as shown

31 65mm Crown Dritherm full fill cavity insulation

32 Skins of cavity wall to be tied with galvanised or stainless steel wall ties at 600mm and 450mm c/s. horizontally and vertically respectively, excepting adjacent to openings where they are to be 225mm vertically. Cavity to be filled with lean-mix below ground level and below floor insulation

33 100mm inner skin with 650kg / m³ aircrete block. **but in 7.0N mm² blockwork at the agreement of the building control officer**

34 12mm open expansion joints at 6000mm centres with fibrobard inset into joint

35 Fix polymer dpc at 150mm above finished ground level. All openings and head of wall to be closed with vertical dpc and proprietary cavity closers. Semi engineering brickwork to be used below DPC. Build in RC lintols over drain runs under walls

36 13mm two coat work (*sand cement with plaster skim over*. No expandamet metal lathing beads will be used at external angles expect where over tiling within kitchen and WCs

37 Brickwork and blockwork below dpc to be built in cavity or single skin to suit walls above, using class A concrete blocks or semi engineering brickwork

38 Facing brickwork to be built in stretcher bond with rough gauged arches where appropriate. **Internal Solid Walls**

39 Internal walls to be in lightweight blockwork with DPC and plaster finished as described for cavity walls

40 Any piers and columns at ground floor level to be built in / 0N mm² blockwork.

Beams & Lintols

41 *External walls* Galvanised mild steel lintols or approved equivalent to cavity walls with min 150mm bearing each end. All steel lintols in external, walls to be insulated with polystyrene

- External openings are to have the standard cavity lintel L1/75/ST 1C or equivalent
- For floor supporting openings heavy duty lintel type L1/75/IID 1G or equivalent is to be used

42 *Internal walls* min 150mm bearing each end

- Steel Beams on padstones as detailed and shown on KRA plan to openings
- Internal doors door openings to have RC lintols over where supporting blockwork

JOINERY

Doors

43 *Generally* Fix new doors as shown on schedule below

44 *External doors* Purpose made extl door joinery as shown on plan and detailed in specification

45 **Designated final exit door from the PH (D1)** to be fitted with a simple fastening device (thumb latch or similar that can be readily operated from the side of approach (of the means-of-escape) without the use of a key and without having to manipulate more than one mechanism)

DOOR SCHEDULE:

No		Type	Location
D1	NFW	Glazed French pr	Gdn room
D2	NEW	Half Glazed sw	Gdn Room
D3	NEW	LI-B	Disabled WC
D4	NFW	Glazed Bifold screen & swing door	Gdn room

Windows & Glazing

46 Purpose made external window joinery as shown on plan and as detail in specification

47 All windows to be weather stripped, windows to BS644 Part 1 1951 Wood casement windows

48 Constructed in treated softwood with hardwood cill

double glazing *min U value of 2.0w m²k*

49 All new external windows are to be fitted with double glazing with min u-value as detailed above

50 Sealed double insulated glazing units with min 4/16/4K air unit with inner glazing to be Pilkington K Glass™ (Low E) 4mm toughened / 0.4mm laminated

51 Glazing as detailed in safety glazing paragraph

52 Roof glazing to be laminated to both faces

safety glazing

53 4mm toughened or 6.4mm laminated glass to be to BS6206 1981 as detailed in the spec

54 The following critical location are be fitted with safety glazing

- Glazing within doors and door side panels [up to 300mm each side of door] between finished floor level and 1500mm above
- External or internal glazing less than 800mm from finished floor level

WINDOW SCHEDULE:

No		Type	Loc
W1-2	NEW	2 casement no-bar	Garden Room Lobby
W3-9	NEW	1 casement no bar	Garden Room
W10	NFW	2 casemnt no bar *intml*	Garden Room / Lobby
W11	NEW	2-casemnt no-bar *intml*	Garden Room / Bar

ROOFING

Cold Deck Flat Roof *U-value = min 0.25W/m²K*

55 **Lead finish** Code 6 lead will be installed in accordance with the recommendations of Lead Development Association handbook 'Lead sheet in building - a guide to good practice.' Lead sheet is not to be used in sections exceeding 1500mm long.

56 **Felt underlay** to BS 747 Part 2 Type 4A (ii) brown sheathing felt (no 1 imodurous), lapped loose 50 mm following falls

57 **Deck** to be 19mm wpb plywood with sw firrings (min depth 25mm) under laid to fall not less than 1 in 40 from centre of roof as shown

58 **Joists** 150 x 50mm sw joists at 400mm c/s. Softwood splayed tilting fillets at edges of the roof in accordance with good building practice. Fix each end with heavy duty joist hanger galvanised MS framing anchors, or 2no nails as appropriate

59 **Plates & Straps** 100 x 500m eaves level wall plates and flat roof joists shall to be strapped at 1200mm centres with 30 x 5mm galvanised ms straps min 1m long.

60 **insuration** cold deck flat roofs are to have a U-value of minimum 0.25 W/m²K. The roof insulation shall comprise

- *between rafters* 125mm of Knauf Rafter Squeeze insulation
- *under rafters* Knauf Polyfoam Liner Board 1 x 5 / 12.5mm liner taped and jointed to manu's instructions *(extruded polystyrene bonded to 12.5mm plasterboard incorporating integral vapour barrier)*

Warm deck insulation ***reserved***

61 **Ventilation** *Flat roofs & roofs with the ceiling following the pitch of roof*

25mm strip at the eaves, a 50mm clear space between insulation and roof covering and where there is a ridge it should have the equivalent of a 5mm strip of ventilation.

62 **Eaves detail** to match existing. Form eaves with 100 x 25 prepared softwood fascia grooved at back to receive 6mm WBP grade plywood soffit to BS 1455: 1972 complete with 50 x 25 sawn softwood bearers at 400 centres and all prepared for painting, painted to match existing. Dress membrane into gutters

Lead flashings All leadwork will be installed in accordance with the recommendations of Lead Development Association handbook 'Lead sheet in building - a guide to good practice.' Lead sheet not to be used in section exceeding 1500mm in length. Contractor shall install all roof soakers flashings, aprons and the like at all abutments sufficient to prevent water entering the building

New ceilings

68 *Plush Ceilings to Single Storey* **(unrated)** vapour check 1/2 5/12.5mm Innerboard taped and skimmed in lightweight plaster

69 *Steel beam protection* **(1-hour)** exposed faces - 2 layer of 12.5mm Vapour Check Plasterboard (to BS 1230 Part 1 1985) with skim over

70 *Fire compartmentation* Where drainage wastes and services penetrate, fire compartmentation integrity will be maintained with using intumescent fire stopping material collar as necessary

64 **Generally**

- 150 x 150mm oak ring beam with 150 x 150mm oak post mortice-&-tenoned into beam ex 100 x 50mm sw infill plate between rafters over ring beam

65 **Common rafters**

- 150 x 50mm sw rafters at 400mm birdsmouthed over ring beam and to project 200mm beyond
- sw battens to provide min 50 mm minimum airspace above insulation
- insulation between rafters to be 100mm Crown Rockwool Slab RS45 Density 45kg/m³
- 9mm vapour check plasterboard with taped joints and skim
- sw window frame

66 **principle members** all exposed finished

- 225 x 100mm hips and principle rafters
- 250 x 100mm ridge (exposed finish)
- 100 x 50mm sw sprockets to overhang roof by 200mm
- 150 x 150mm D40 oak posts as shown mortice & tenoned into cill. Each post to be formed from 2no 150 x 75mm lengths of oak rebated to take 100 x 12mm steel plates bolted at 600mm c/s with M10 bolts all as shown on KRA plan.

67 **Eaves** Dress lead over batten into gutter

SPACE HEATING

space heating & hw system

71 Extend exg system as required to suit new layout

room temperature control *AD l Section 1.33*

72 New rads with be fitted thermostatic radiator valves and tamper proof lock shields

WASTES & DRAINAGE & RAIN WATER DISPOSAL

Foul and waste water system

73 *Wastes* 75mm WC, 40mm sink and 32mm basin wastes all with deep seal anti siphon traps to soil pipes. Fit air admittance valves to over length waste pipes. Run basin and sinks wastes to back inlet gullies or svp sub stacks. Fit air admittance valves to over length waste pipes

74 No connection to an un-ventilated branch stub stack will be made below a minimum 450mm from base of drain invert.

75 *Vent. g* All heads of vent pipes except at top of system to be fitted with one way air admittance valves. New 100mm dome topped svp at head of system to terminate externally 900mm above heads of opening lights with 3000mm

76 *Pipes* 100mm salt glazed stoneware pipes laid in granular material with flexible joints at falls of 1 in 40. Pipes laid in accordance with the manufacturers instructions to minimum falls of 1:40. Care to be taken to avoid large stones in immediate back filling of trenches. Pipes laid within concrete overside, to have steel reinforcing mesh laid over and min 50mm concrete cover

77 *Gullies* Provide and fix on concrete base all necessary gullies with cast iron gratings. Gullies to be 150 x 150mm stoneware back trap / bottle type. Provide and fix pre-cast concrete gully holes surround.

78 *Inspection Chambers Generally* 600 x 450mm with 215mm engineering brickwork surround on 150mm concrete base. Bench up channels. Medium weight cast iron covers with frames bedded in cement mortar.

79 *Inspection Chamber over 1m* For drains over 1m depth and not more than 2.7m Manholes shall be 1200 x 750mm with 600mm² cover. Galvanised hoop step irons set in every fourth brick course staggered at 300 mm c/s.

80 New drains to connect to existing main drainage system

81 Fix double seal screw down cover to any inspection chamber located with building.

Rain water disposal system

82 Cast iron rain water goods to BS 460:1964 Cast Iron Rainwater Goods 100mm diameter 1/2 round black painted cast iron gutters and 75mm circular downpipes. Gutters to correct falls fixed with rise & fall brackets to rafter feet at max 1m centres, and downpipes properly fixed to with brackets to rafter feet at max 915mm c/s and downpipes properly fixed to walls.

83 Downpipes run to exg rainwater disposal system

84 100mm pipes as detailed for foul system rerun as shown on plan

VENTILATION *Approved Document F*

Background ventilation

85 *Habitable rooms* - Provide hit / miss trickle ventilator to heads of windows of each new habitable room (trading area) of 8000mm² each

86 *Non habitable rooms* - Provide hit/miss trickle ventilator to heads of windows of each new non habitable rooms (WCs & kitchen, Utility etc.) of 4000mm² each.

rapid ventilation to habitable rooms

Client
WH Brakspear

Job Title
The Dukes Head
Wokingham

Drawing Title
Proposed
Ground Plan

Scale 1:50

Date 8·3·99 Drawn by

rev .2

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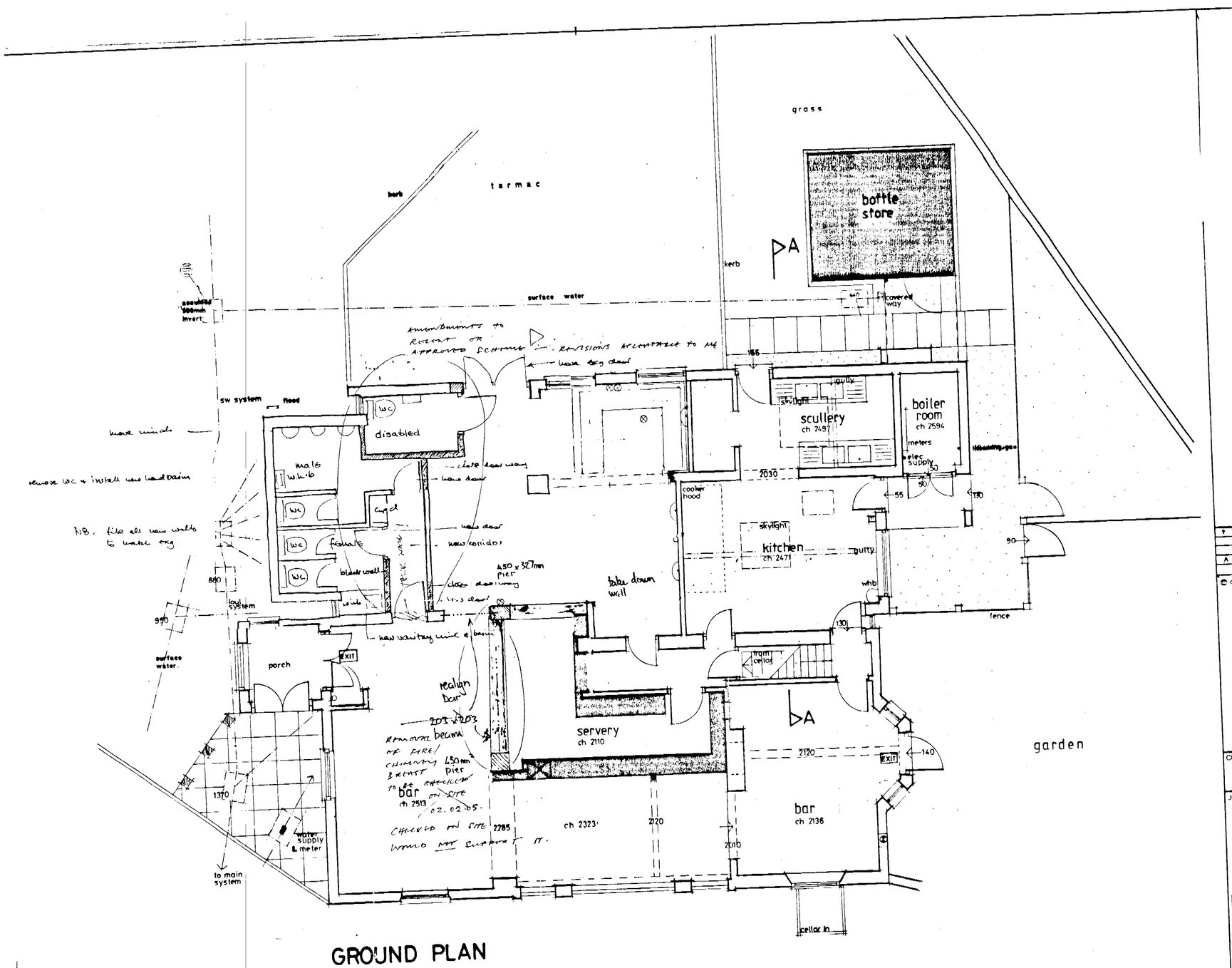
594 x 841mm A1



GROUND PLAN

1	11.2.05	ADD EXTRA NOTES.
A	Date	Revisions

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Client: WH Brakspear

Job Title: The Dukes Head Wokingham

revised internal layout

Scale: 1:50

27 January 2005

Drg No: AGF·99·211

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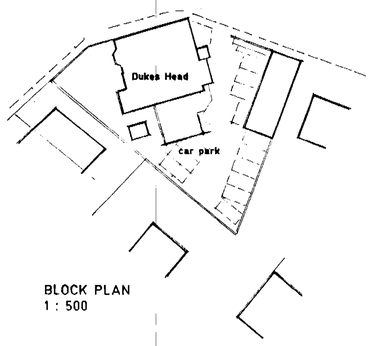

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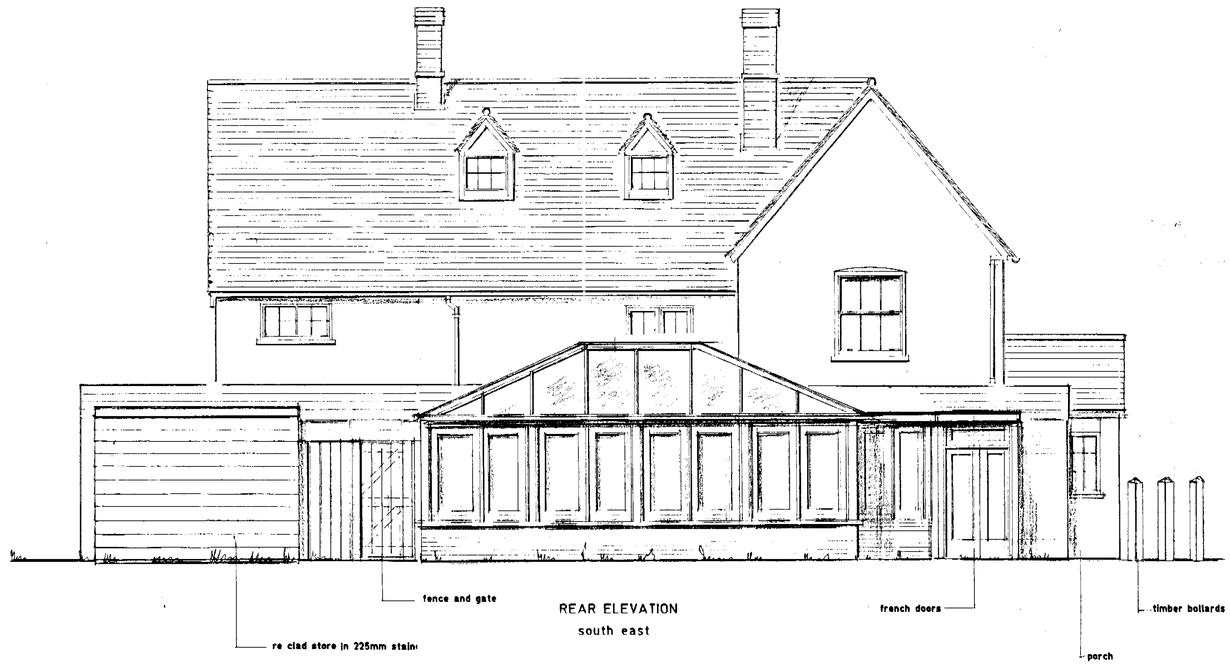
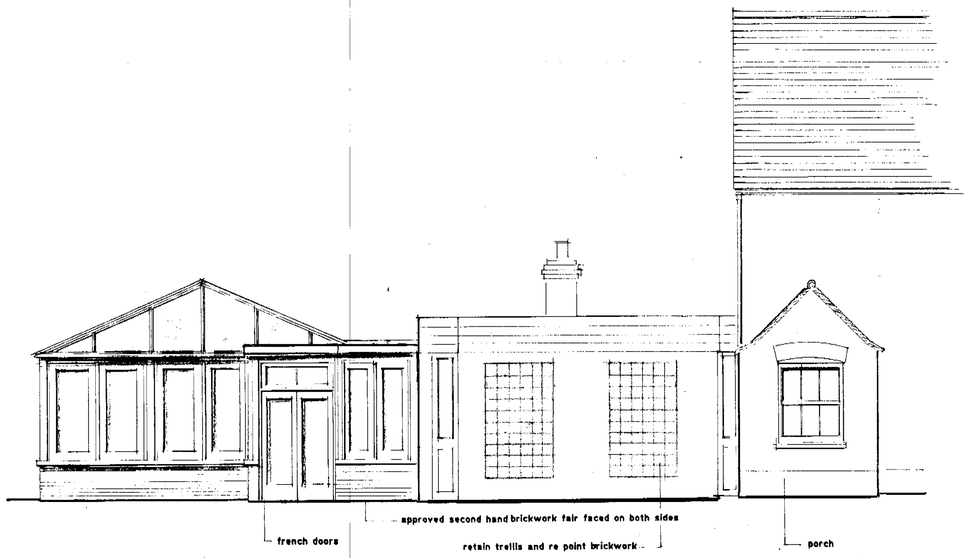
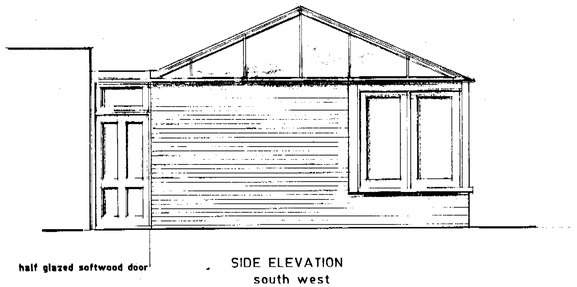


REAR ELEVATION
south east



SIDE ELEVATION
north east



SIDE ELEVATION
south west

APPROV

NOTES
All dimensions must be checked on site and not scaled from this drawing

A	Date	Revisions

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REVISED PLAN
6149
6202

W. H. Brakspear & Sons, P.L.C.

Job Title
DUKES HEAD
WOKINGHAM

Drawing Title
ELEVATIONS OF PROPOSED CONSERVATORY

Scale 1 : 50

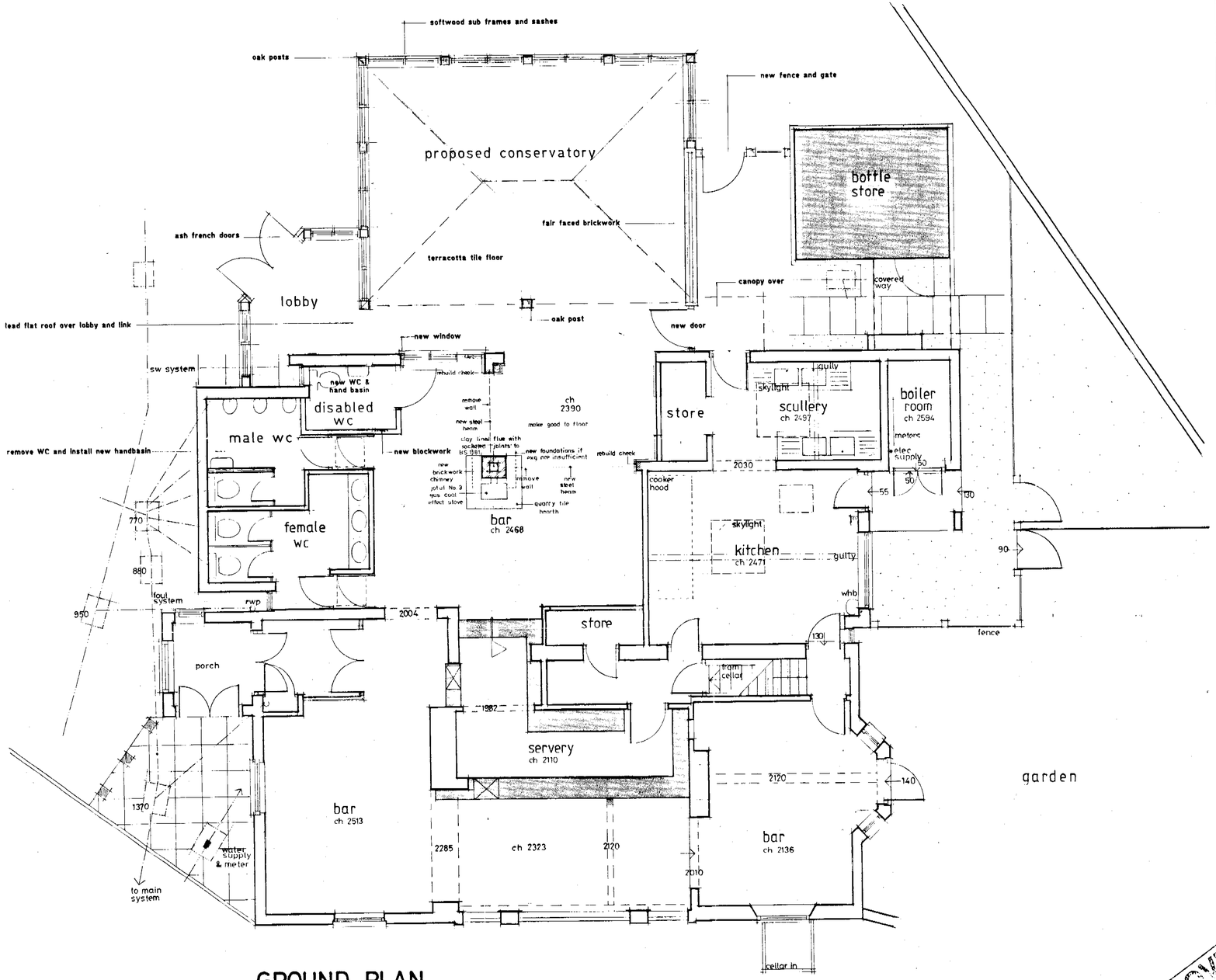
Date 17 02 03 | Drawn by APV

Drg. No. 02 • 1 | Rev.

594 x 841mm A1

ARTWORKER 560158

07/10/03



GROUND PLAN

APPROVED

REVISED PLAN
6149 2
6202 1

Client
WH Brakspear

Job Title
The Dukes Head
Wokingham

Drawing Title
Proposed
Ground Plan

Scale 1:50

Date 8·3·99 | Drawn by

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594 x 841mm A1

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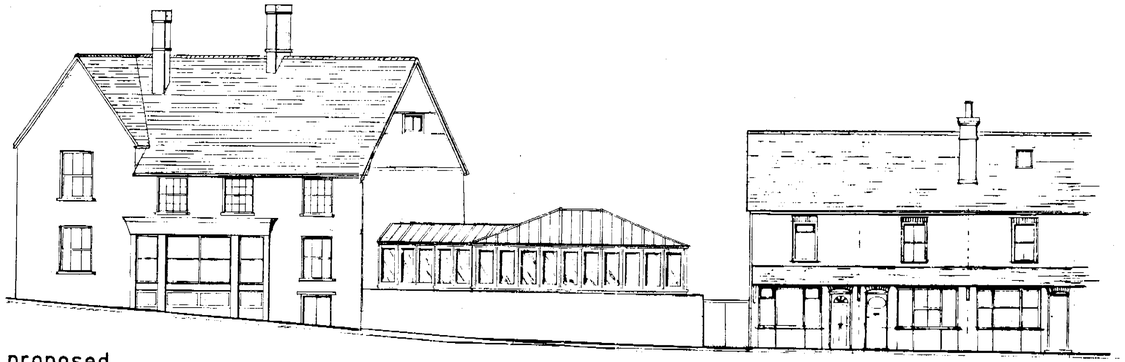
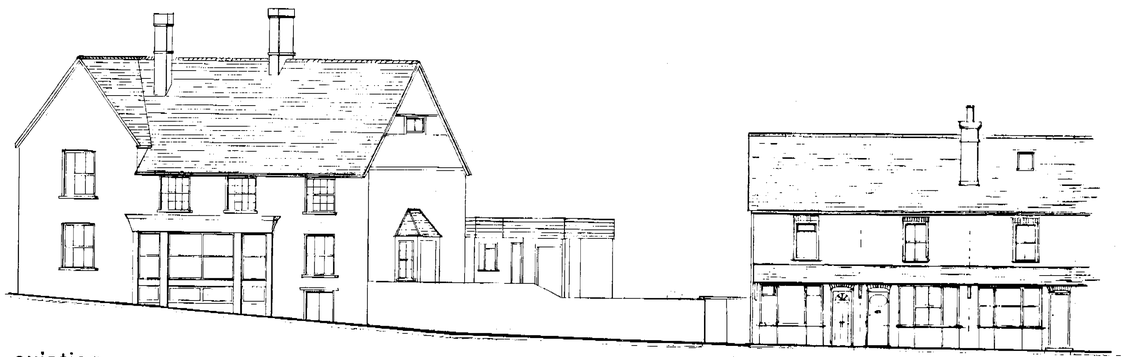


proposed
front elevation



existing
front elevation

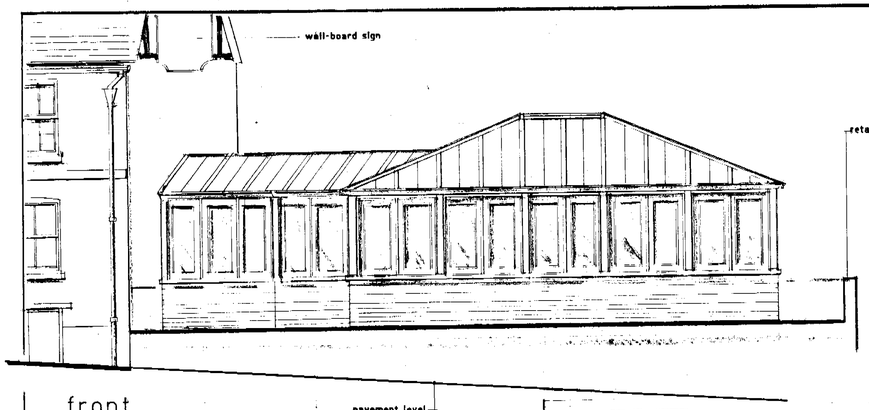
15 MAR 2002 6292

SUPERSEDED

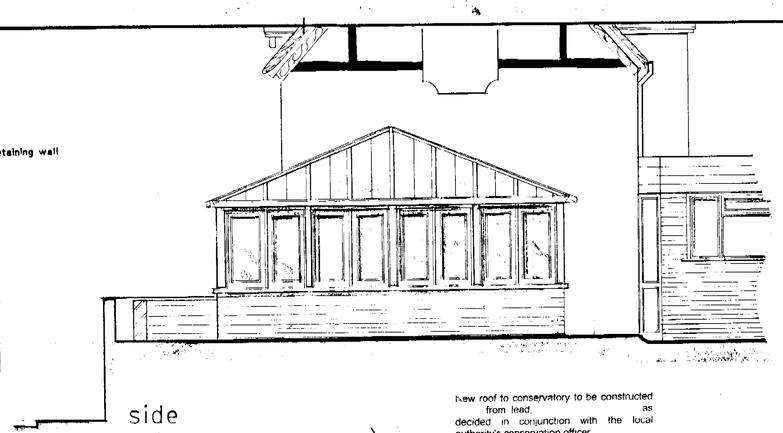
client WH Brakspear
project Dukes Head PH
Denmark St
street-scene

1:100
5 - 12 - 2001

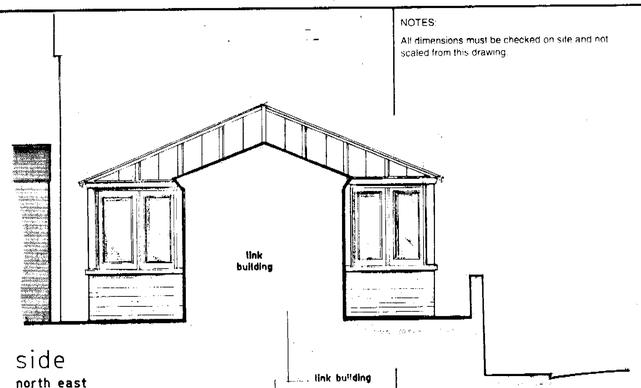
AGF.98.211.E



front
north west

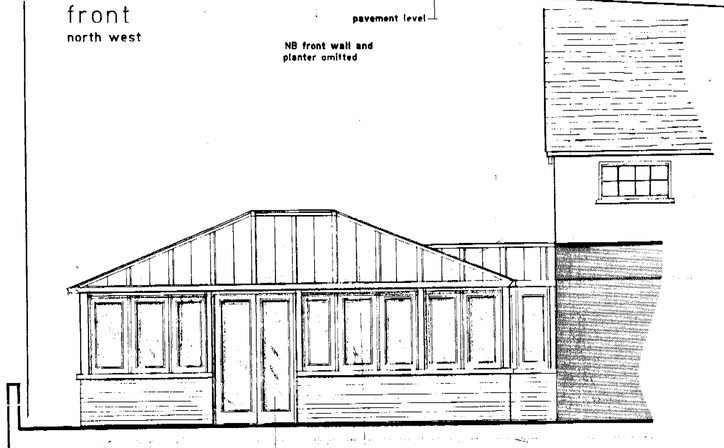


side
south west



side
north east

NB front wall and planter omitted



rear
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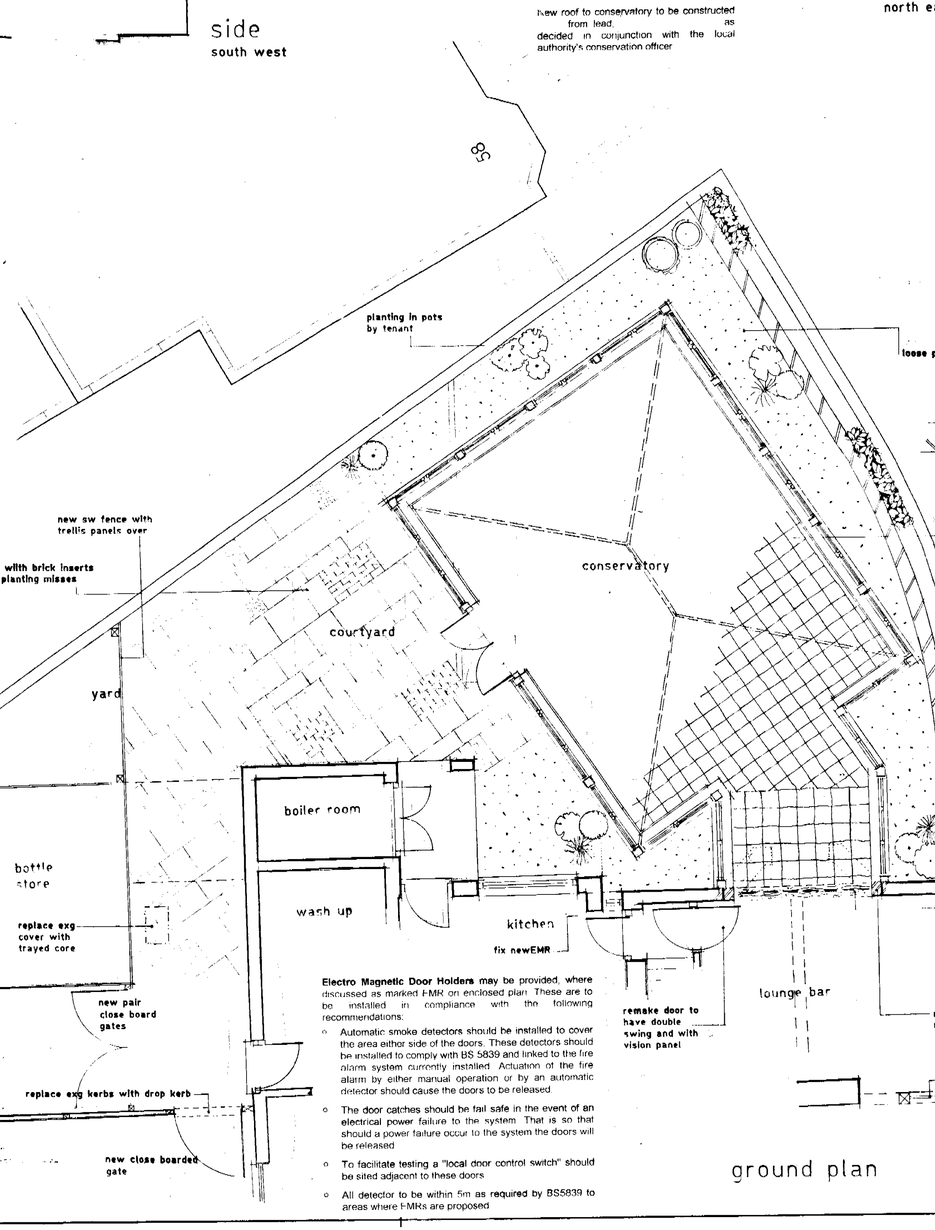
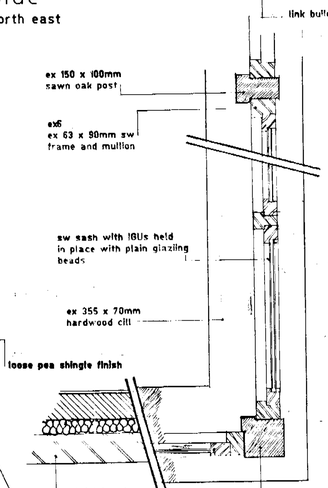
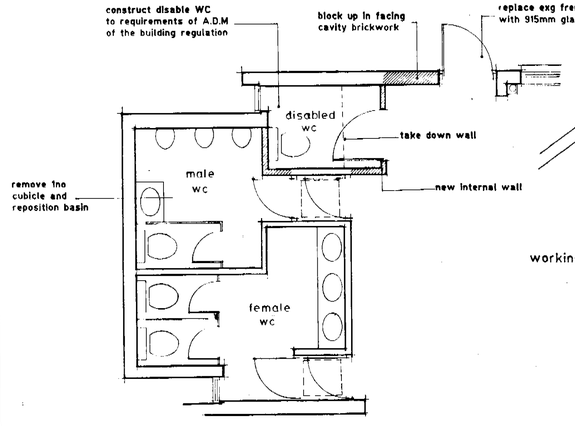


ground plan



joinery detail
garden room
1:10



reorganise WC's

Electro Magnetic Door Holders may be provided, where discussed as marked I-MR on enclosed plan. These are to be installed in compliance with the following recommendations:

- Automatic smoke detectors should be installed to cover the area either side of the doors. These detectors should be installed to comply with BS 5839 and linked to the fire alarm system currently installed. Actuation of the fire alarm by either manual operation or by an automatic detector should cause the doors to be released.
- The door catches should be fail safe in the event of an electrical power failure to the system. That is so that should a power failure occur to the system the doors will be released.
- To facilitate testing a "local door control switch" should be sited adjacent to these doors.
- All detector to be within 5m as required by BS5839 to areas where I-MRs are proposed.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

1	15/12/01	DISABLED WC
2	7 1 2002	add 1:10 joinery detail
A		
	Date	Revisions

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Job Title
The Dukes Head
Wokingham

Drawing Title
Proposed
Conservatory

Scale 1:50

Date 5/11/01 | Drawn by

Drg No ACF.99.211.9 | Rev 2

594 x 841mm A1