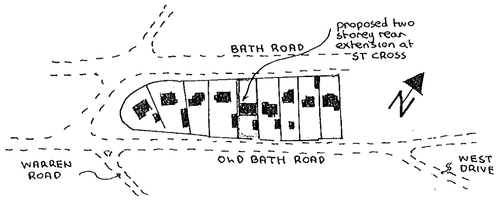


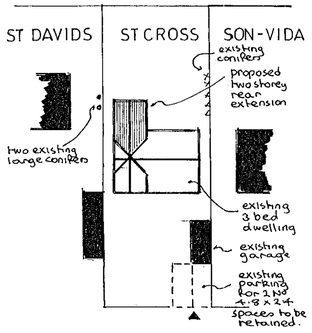
northeast elevation

northwest elevation

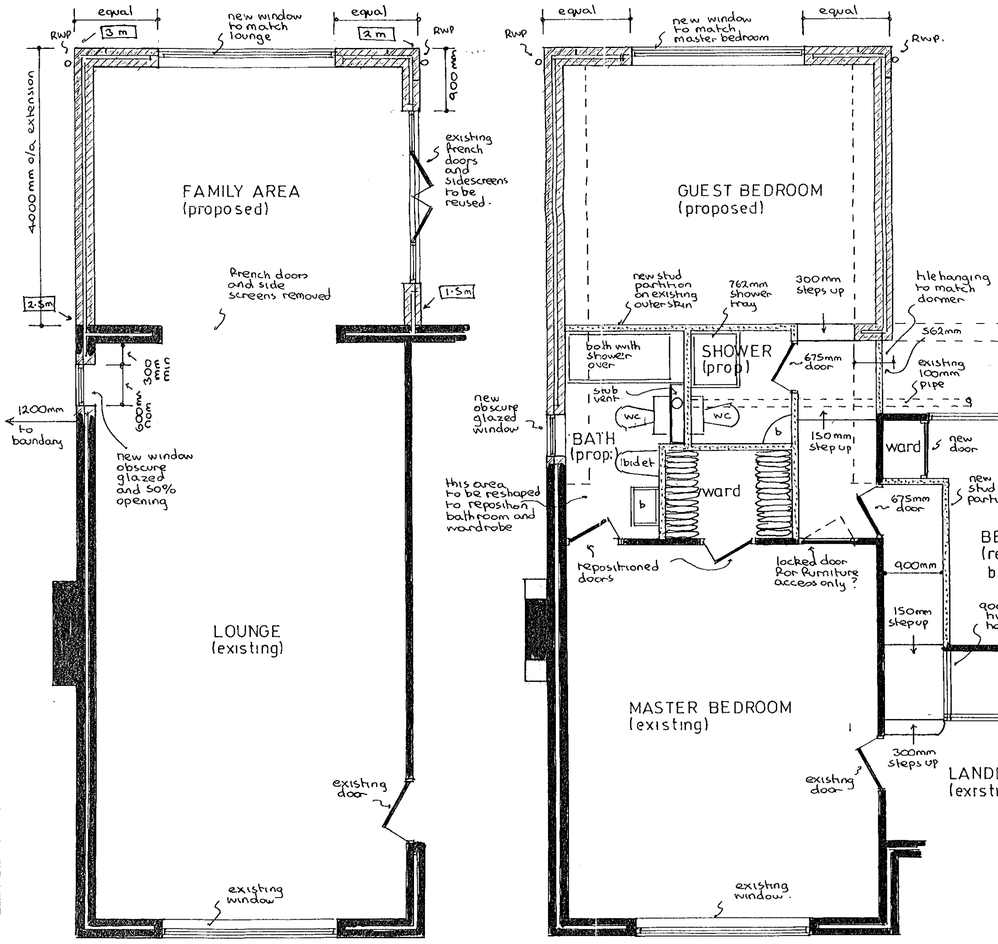
southwest elevation



location plan 1:2500



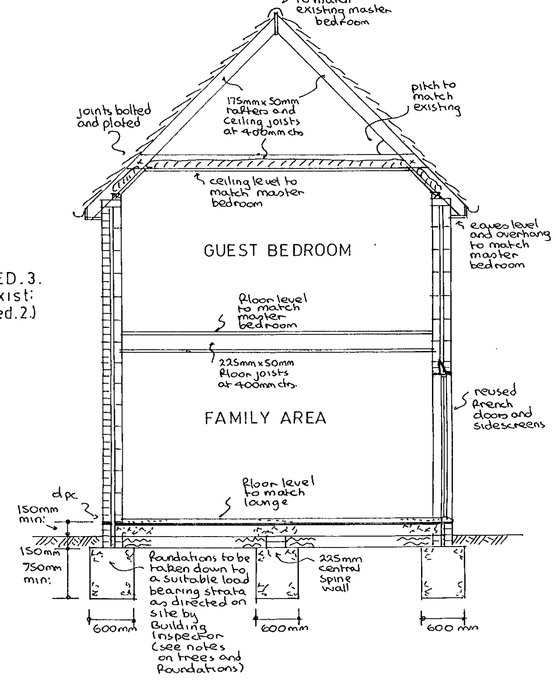
block plan 1:500



part ground floor plan

part first floor plan

gross internal area of extension = 40 m²



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 175mm x 50mm rafters at 400mm centres pitched to match existing with 175mm x 50mm ceiling joists at 400mm centres with joints bolted and plated with 200mm fibreglass insulation between ceiling joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling position min: 59mm celotex double 'R' rigid slab insulation to be placed between rafters, to maintain min: 50mm air gap. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

First floor:- 18mm t & g flooring grade chipboard on 225mm x 50mm floor joists at 400mm centres with double row of herringbone strutting and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Allowance to be made for double joists under partitions.

Lateral restraint:- Where floor and 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 1000mm 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 d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B503 Rabmic 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. Top steel to be provided over central spine wall.

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. Panels on northeast and northwest elevations to be in 20mm cement and sand waterproof rendering finished to match existing on 100mm external skin of celcon blockwork. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

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

Cladding:- small triangle of wall on northeast elevation to be tile hanging to match existing on felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows / external doors to be double glazed (obscure on southwest elevation) and fitted with trickle vent in head equivalent to 8000mm² opening to lounge, family area and guest bedroom with 4000mm² opening to bathroom. Any glass in windows below 800mm or doors (including side screens) below 1500mm measured from floor level to be in laminated safety glass.

Steps:- Min: 225mm going max 200mm risers (actual 150mm) and include min: 2000mm clear headroom over existing stairs and new steps with 900mm high handrail to match existing with no openings larger than 100mm.

Lintels:- I. G. lintels ltd type H1/S galvanised steel insulated lintels.

D.p.c. & flashings:- D.p.c to be lead cored 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 and include mains controlled linked smoke detectors on hall and landing ceiling.

Ventilation:- shower to be fitted with extract fan linked to light switch and discharging to open air at rate of 15 litres per second. Bath room to be fitted with extract fan (but not linked to light switch) and discharging to open air at rate of 15 litres per second.

Rainwater:- 112mm gutters and 62mm downpipes to discharge via back inlet gulley and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 5000mm from any building.

Foul drainage:- Existing 100mm pvc drain in eaves space to be fitted either with stubvent and dergol vent or extended up to terminate through roof min: 900mm above highest opening window. 100mm pvc drain to have full rodding access. 100mm w.c. waste, 40mm bath and shower, 32mm bidet and basins.

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

Trees / Foundations:- Because of proximity of existing conifers and assuming high shrinkage ground conditions, allowance to be made for increased foundation depths as shown in ☐ on ground floor plan. Final foundation depths to be decided on site in conjunction with Building Inspector subject to actual ground conditions.

21. DEC. 2000 3079

APPROVED

0 10 20 30 40 50 60 70 80 90 100

PROPOSED EXTENSION at ST CROSS, OLD BATH ROAD, SONNING, BERKSHIRE for MR. C. D. WELLER.

Revisions:- 'A' 11/12/2000 Minor alteration at clients request.

Drawing N°	AH/E/3095A
Scales	1:50 & 100
Date	DEC 2000

NDESIGN BUILDING PLANS

D 28/1/01