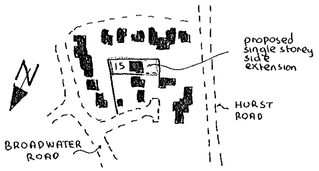


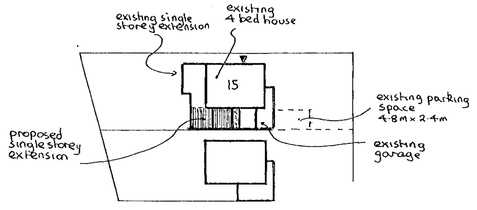
northeast

northwest elevation

southwest elevation

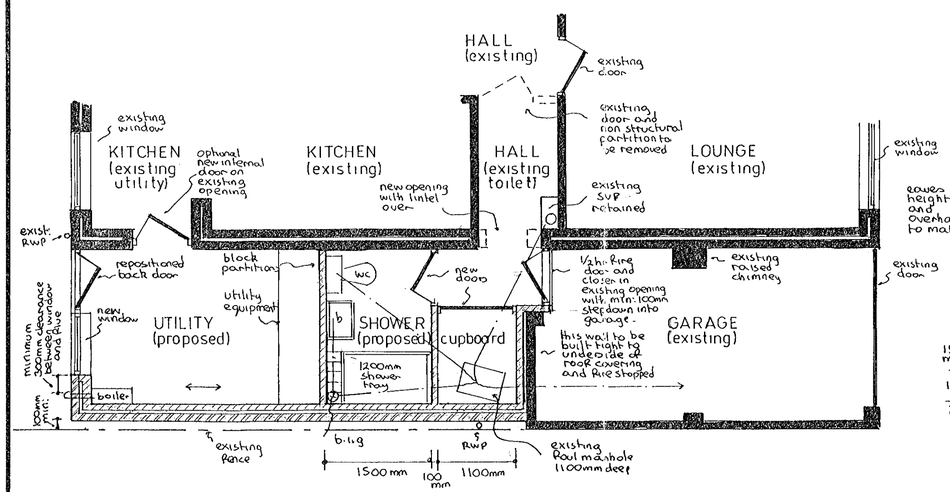


location plan 1:2500

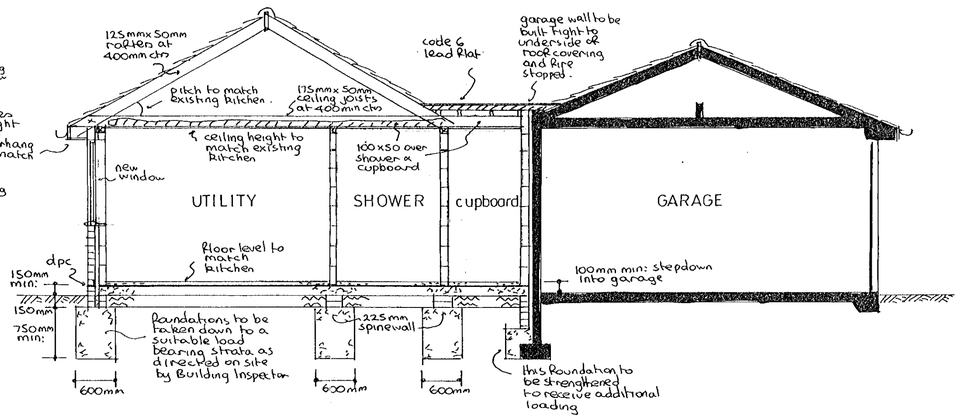


block plan 1:500

gross internal area of extension = 14.17m²



part ground floor plan



typical section

notes:-

Roof:- (pitched) Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing rear extension and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and 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 on northeast elevation equivalent to 10mm continuous gap and tile vents on rear slope equivalent to 10mm continuous gap.

Roof:- (flat) Code 6 lead on 120 mm Rockwool hardrock insulation on vapour barrier on 18 mm exterior quality plywood on counter battens to create 1 in 60 min: fall on 100mm x 50 mm joists at 400 mm centres with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. This is a warmdeck roof and no cross ventilation to be required.

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 2000 mm centres to anchor down all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vent-rot or similar dpm on 150mm concrete suspended floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100 mm centres and 8mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity to contain 50 mm Rockwool insulation batts and 100mm internal skin of celcon or similar blockwork with 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new external doors and window openings to be insulated.

Partitions:- 100mm celcon blockwork on full foundations with 16mm plaster finish to receive selected decorations.

Windows:- Any new windows to be double glazed and fitted with trickle vents in head equivalent to 4000 mm² opening. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

D.p.c & flashings:- D.p.c to be lead cored felt and flashings in code 4 lead.

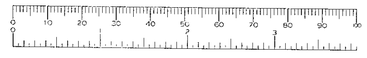
Lintels:- I.G. Lintels htd type h1/S galvanised steel insulated lintels.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Shower to be fitted with extract fan, linked to light switch and discharging to open air at rate of 15 litres per second. Utility extract (30 litres per sec.)

Rainwater:- 112mm gutters and 62mm downpipes to discharge via back inlet gulley and 100mm upvc underground drainpipe to existing surface water drain.

Foul drainage:- Existing manhole to be fitted with double sealed screwdown cover and frame. Any new foul drainage to be formed of 100mm upvc underground drainpipe bedded on pea shingle, set to min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.



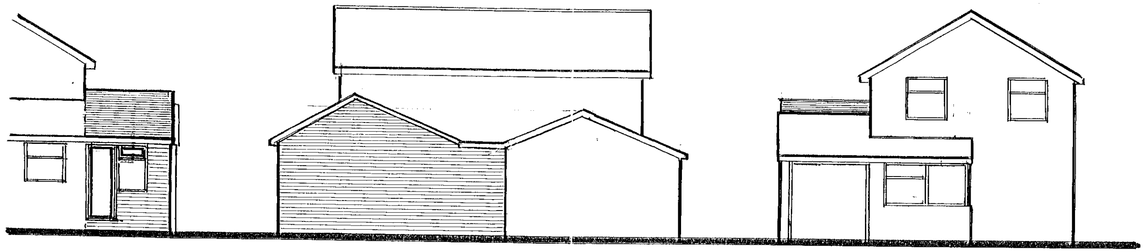
03.AUG.2000* 2145

PROPOSED EXTENSION at 15 BROADWATER ROAD, TWYFORD, BERKSHIRE for MR.G.HETHERINGTON.

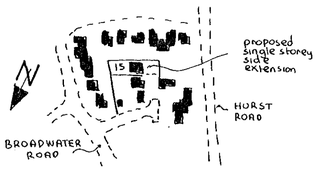
Revisions:-

Drawing Nº	AH/E/3018
Scales	1:50 & 100
Date	JULY 2000

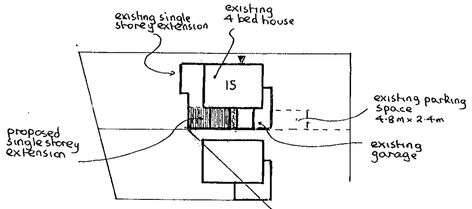
ANDESIGN BUILDING PLANS



northeast northwest elevation southwest elevation

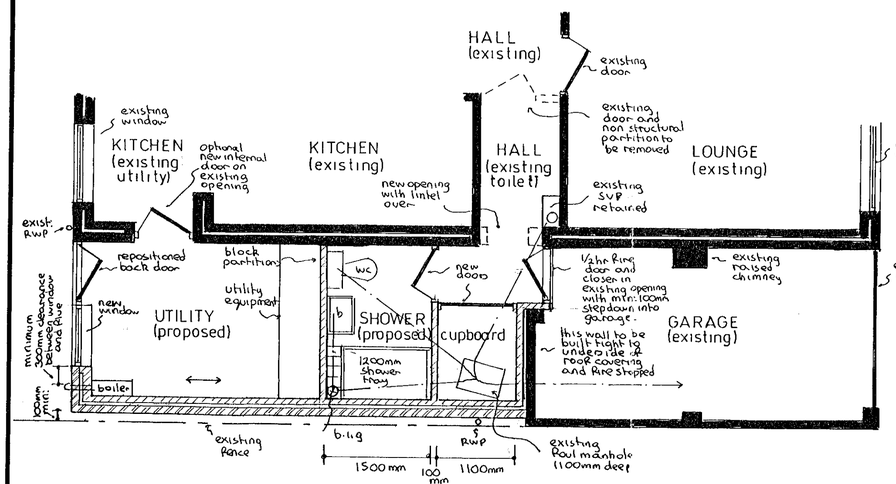


location plan 1:2500

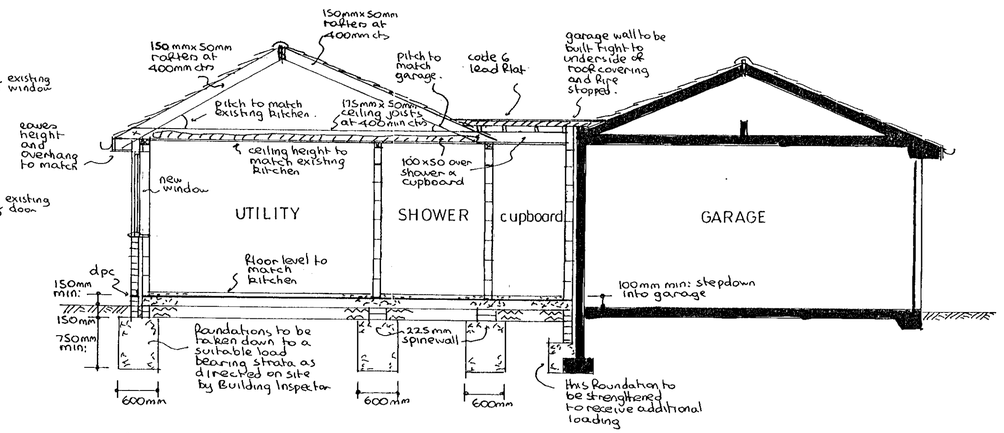


block plan 1:500

gross internal area of extension = 14·17m²



part ground floor plan



typical section

notes:-

Roof:- (pitched) Tiling to match existing on felt and battens on 150mm x 50mm rafters pitched to match existing extension/garage and set at 400mm centres with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and 9mm Rail 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 on northeast elevation equivalent to 10mm continuous gap and tile vents on rear slope equivalent to 10mm continuous gap.

Roof:- (flat) Code 6 lead on 120 mm Rockwool hardrock insulation on vapour barrier on 18 mm exterior quality plywood on counter firrings to create 1 in 60 min: Fall on 100mm x 50mm joists at 400 mm centres with 9mm Rail backed plasterboard and skimcoat plaster to receive selected decorations. This is a warmdeck roof and no cross ventilation to be required.

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 5 mm cross sectional area are to be provided at 2000 mm centres to anchor down all wall plates.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vapour on similar dpm on 150mm concrete suspended floor slab, supported on all edges and reinforced with A785 Fabric reinforcement with 10mm main bars at 100 mm centres and 8mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity to contain 50 mm Rockwool insulation batts and 100mm internal skin of celcon or similar blockwork with 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new external doors and window openings to be insulated.

Partitions:- 100mm celcon blockwork on Full Roundations with 16 mm plaster finish to receive selected decorations.

Windows:- Any new windows to be double glazed and fitted with trickle vents in head equivalent to 4000 mm² opening. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

D.p.c & Flashings:- D.p.c to be lead cored felt and flashings in code 4 lead.

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

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Ventilation:- Shower to be fitted with extract fan, linked to light switch and discharging to open air at rate of 15 litres per second. Utility extract (30 litres per sec.)

Rainwater:- 112 mm gutters and 62 mm downpipes to discharge via back inlet gulley and 100 mm upvc underground drainpipe to existing surface water drain.

Foul drainage:- Existing manhole to be fitted with double sealed screwdown cover and frame. Any new foul drainage to be formed of 100mm upvc underground drainpipe bedded on pea shingle, set to min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

PLANNING	
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DPE	
CS	
	22 SEP 2000
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2145 1

REVISED PLAN

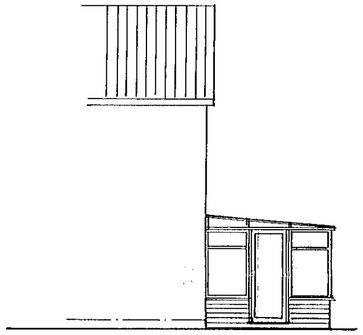


PROPOSED EXTENSION at 15 BROADWATER ROAD, TWYFORD, BERKSHIRE for MR.G.HETHERINGTON.

Revisions:- 'A' 20/9/2000 Ridge height reduced at Planning Officers request.

Drawing No	AH/E/3018 A
Scales	1:50 & 100
Date	JULY 2000

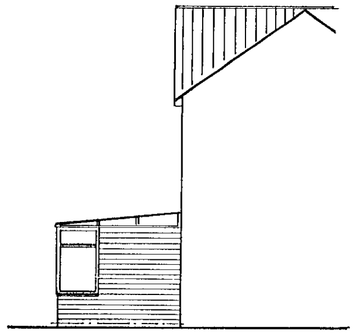
NDESIGN BUILDING PLANS



side

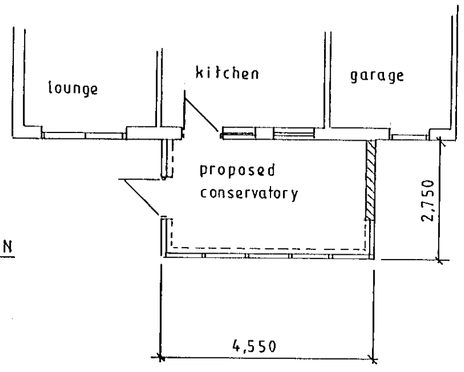


rear



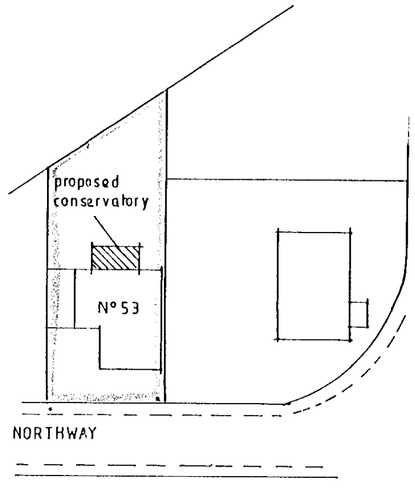
side

PROPOSED ELEVATIONS



PROPOSED PLAN

all glazing in critical areas to be Safety Glazing to BS 6206-1981



block plan 1:500

APPROVED

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

A		
	Date	Revisions

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Client

Job Title

proposed conservatory to rear

03.AUG.2000* 2146

Drawing Title

N° 53 NORTHWAY
WOOSEHILL
WOKINGHAM
BERKS RG41 3PQ

Scale elevations/plan 1:100

Date July 2000 | Drawn by

Drg. No. | Rev.

(ARCH.)

420 x 594mm A2