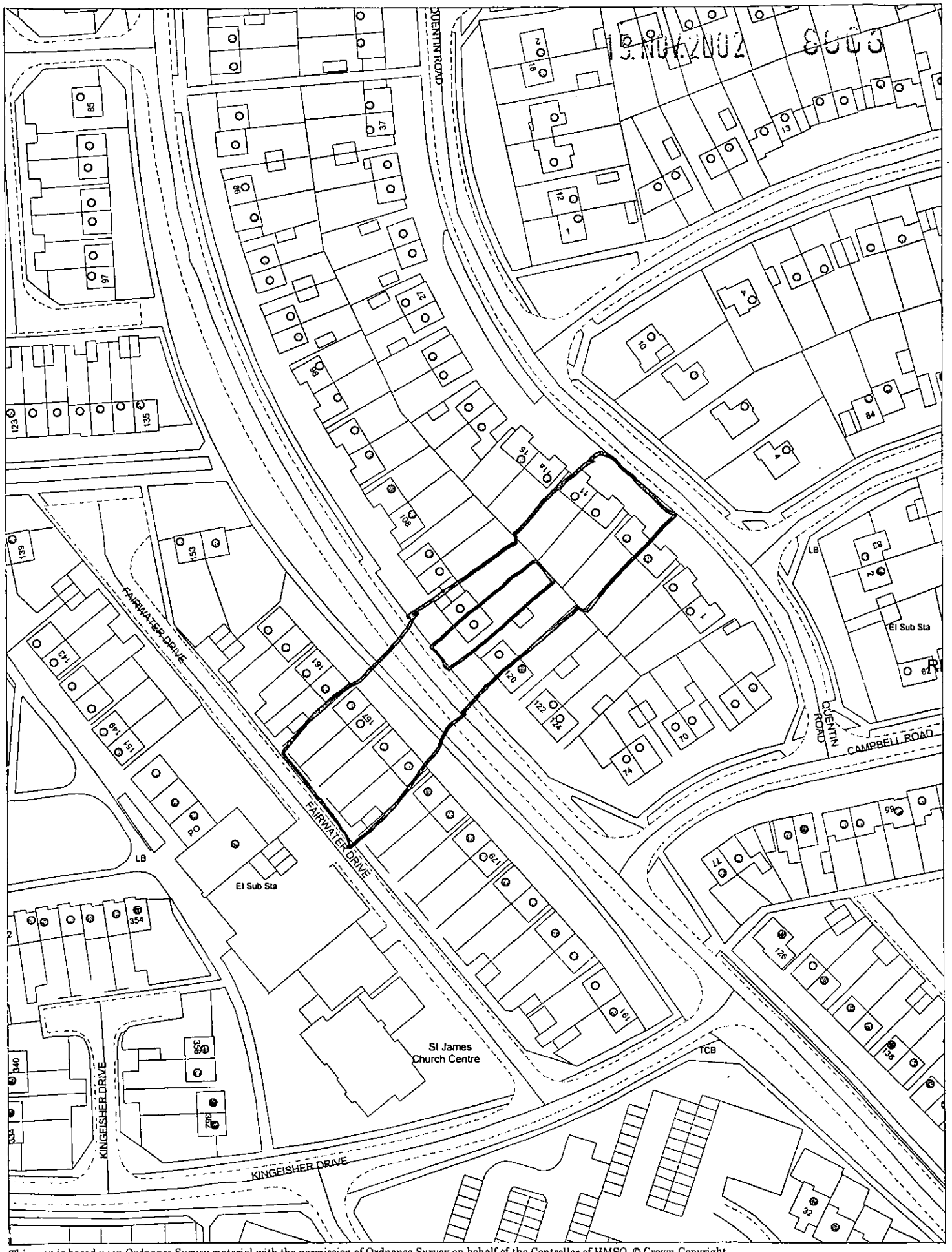

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Central Support,Wokingham District Council.
20 November 2002

Scale: 1 : 1250

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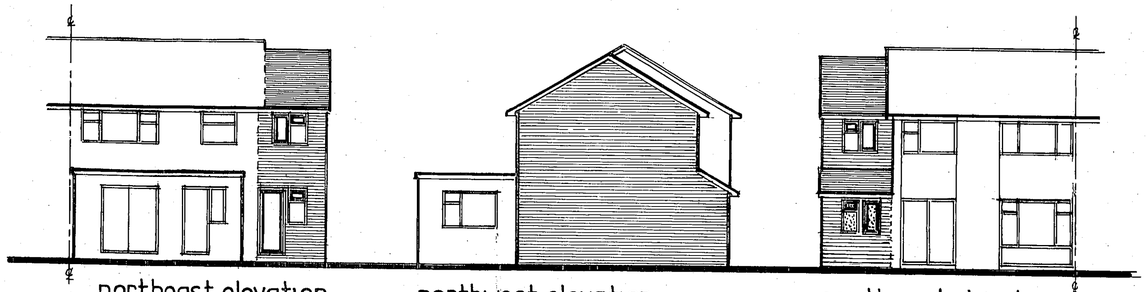
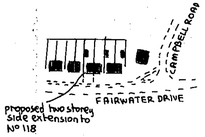


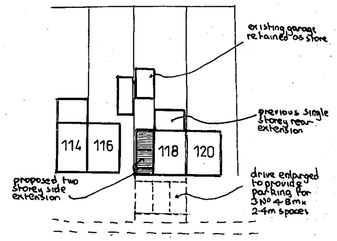
northeast elevation

northwest elevation

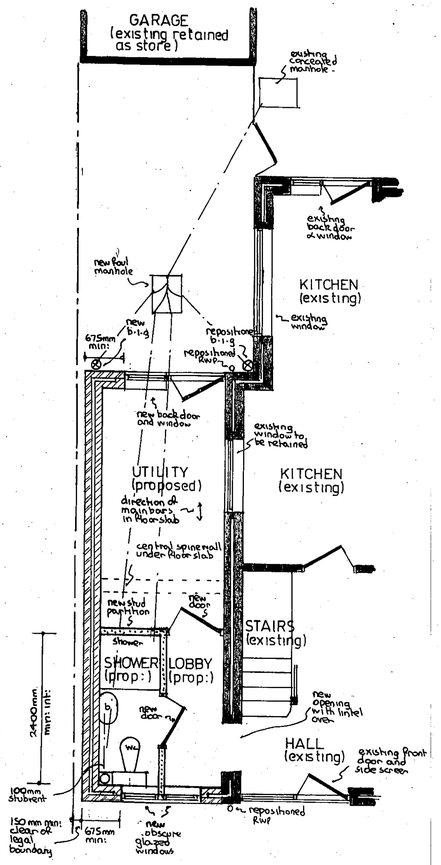
southwest elevation



location plan 1:2500

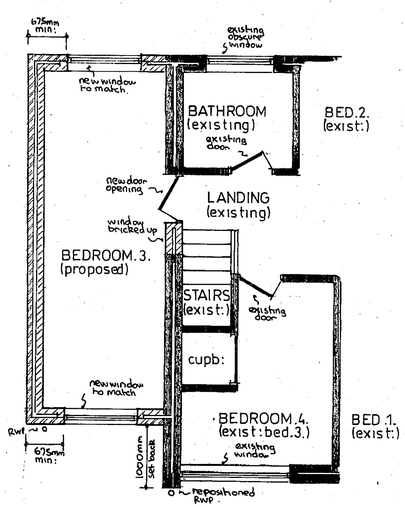


block plan 1:500

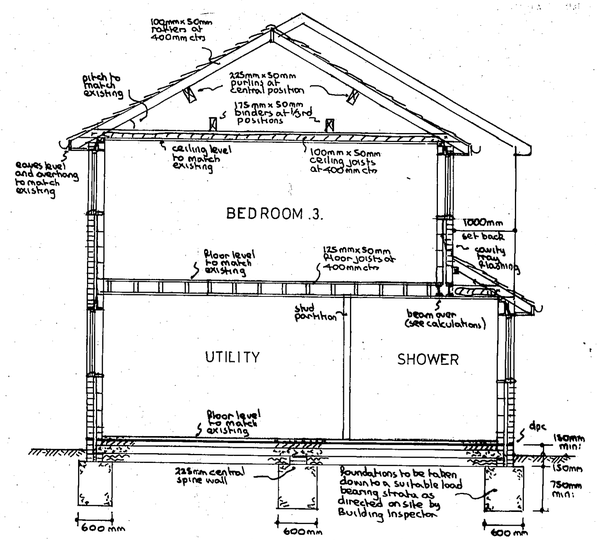


part ground floor plan

gross internal area of extension = 24 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 100mm x 50mm ceiling joists at 400mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists in opposite direction with ceiling of 9 mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10 mm continuous opening. On single storey roof high level tile vents will also be required equivalent to 5 mm continuous opening.

First floor:- 18mm t+g flooring grade chipboard on min: 125mm x 50 mm floor joists at 400mm centres with 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 restraint must be achieved by metal straps at 1200 mm 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.

Ground floor:- selected floor finish on 65 mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150mm suspended concrete floor slab, supported on all sides and reinforced with B785 Fabric reinforcement with 10 mm main bars at 100 mm centres and 8 mm distribution bars at 200 mm centres with 40mm bottom cover set on blinded layer of 150 mm selected hardcore. Top steel to be used over central spinewall.

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

Partition:- 100mm x 50mm timber studding at 400mm 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 windows/external doors to be double glazed, achieve U value of 2.0 w/m²k and have trickle vents in head equivalent to 4000mm² opening to shower and utility and 8000 mm² to bedroom. Shower window to remain obscure glazed. Any glass in windows below 800 mm or doors below 1500mm (including utility window) measured from floor level to be laminated safety glass. * see notes on fire escape.

Lintels:- I.G. lintels Ltd type W/S galvanised steel insulated lintels. (see notes on beam).

Dpc & flashings:- D.p.c to be lead cored felt and flashings in code 4 lead including stepped flashings at junction of new roof and existing 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, lobby and landing ceilings.

Ventilation:- Shower to be fitted with extract fan (15 l/litres per second). Utility to be fitted with extract fan (30 litres per second). Allowance to be made for repositioning of cooker hood extract and boiler flue. All to discharge to open air and boiler flue to be min: 300mm clear of any door or window openings.

Fire escape:- Bedroom window to provide min: 0.33 m² opening as alternative fire escape and no dimensions less than 450 mm and set max: 1100 mm above floor level.

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

Foul drainage:- Before any work commences on site existing foul drain to be located in position and depth. Any new foul drainage to be carried out in 100 mm upvc underground drainpipe, bedded in pea shingle set at 1in40 min: Foil and provided with concrete lintels where pipes pass under walls. 100 mm w.c waste, 40 mm shower, 32 mm basin waste.

Construction access:- Client to agree construction access with adjoining owner.

Beam (see calculations):- Beam under front bedroom wall to be formed of 2 No 152 mm x 89 mm x 16 kg mild steel joists, bolted together with 12 mm bolts and spacers at 600 mm centres with full bearing on 450 mm x 100 mm x 150 mm deep concrete padstone on shower wall and on 1200 mm length of 152 mm x 89 mm x 16 kg mild steel joist built in as padstone over hall/lobby door opening. Beam to be encased in two layers of plasterboard totalling 19 mm and 7 mm gypsum plaster finish to receive selected decorations.

Setting out:- Great care must be taken in setting out new building to ensure that no part of building including overhangs & roofs, gutters and foundations project beyond legal boundaries.

Additional note added at Building Inspectors request

1/ To comply with robust details insulation to overlap at junction of wall and ground floor plus wall and first floor ceiling.

PLANNING SERVICES	HPT
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24 MAR 2003	
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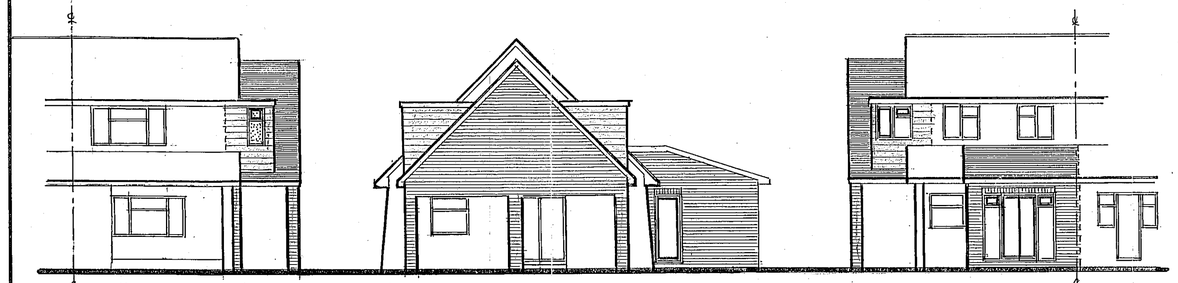
PROPOSED EXTENSION at 118 FAIRWATER DRIVE, WOODLEY, BERKSHIRE for MR & MRS. AJITi SINGH.

Revisions:- 'A' 19/1/2003 Note added at Building Inspectors request.
'B' 21/3/2003 Hobby door changed to window at Planning Committee's request

Drawing No	AH/E/3467B
Scales	1:50 & 100
Date	DEC 2002

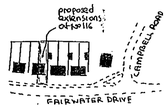
NDESIGN BUILDING PLANS



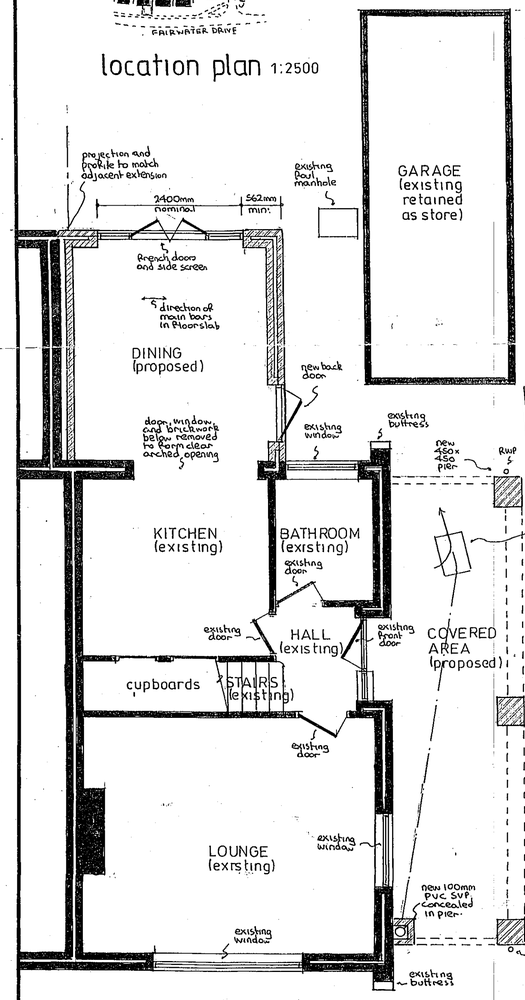
southwest elevation

southeast elevation

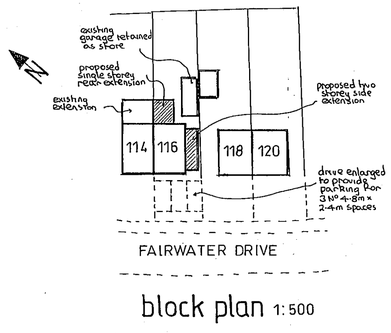
northeast elevation



location plan 1:2500



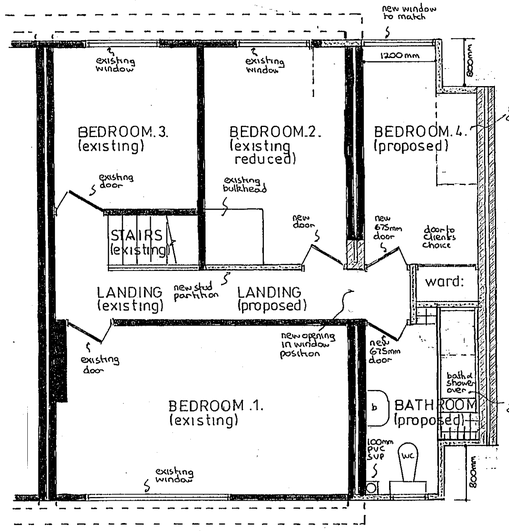
ground floor plan



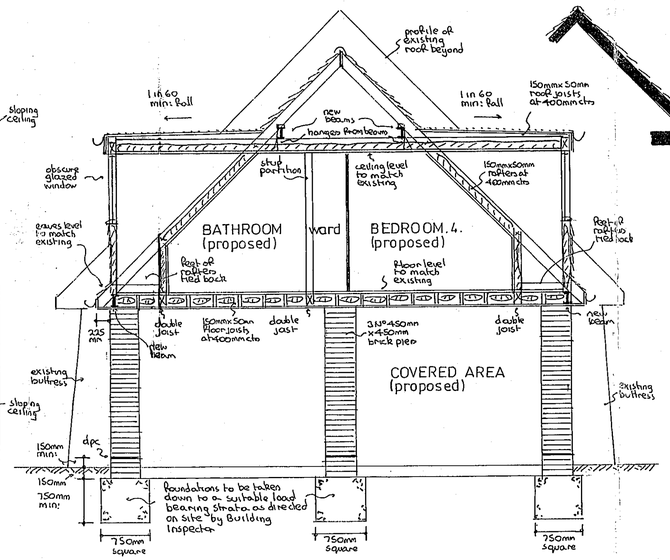
block plan 1:500

gross internal area of extensions

dining = 10·9 m² bed 4 / bath = 12·5 m² total = 23·4 m²



first floor plan



typical sections

notes:-

SIDE EXTENSION

Pitched roof:- Tiling to match existing on felt and battens on 150mm x 50mm rafters pitched to match existing and set at 400mm centres with double rafters to sides of dormers with 150mm x 50mm ceiling joists at 400mm centres with 100mm fibreglass insulation between joists and 150mm fibreglass insulation over joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. At sloping ceiling positions 50mm celotex rigid slab insulation to be placed between rafters to maintain min: 50mm air gap and 60mm celotex rigid slab insulation under rafters. 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.

Flat roof:- Three layer felt and chippings high performance system on 18mm exterior quality plywood on min: 25mm firrings to create min: 1in 60 falls on 150mm x 50mm roof joists at 400mm centres with 120mm celotex rigid slab insulation between joists to maintain min: 50mm air gap 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 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

First floor:- 18mm t+g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with double joist under partitions and 120mm min: celotex rigid slab insulation between joists and covered area ceiling formed of two layers of 9mm plasterboard laid cross bonded as fire break.

Dormer walls:- Upvc white cladding to match existing with felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm celotex rigid slab insulation between studding and lined with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Partitions:- 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.

Walls:- 103mm exterior skin of facing brick to match existing with 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16mm plaster finish to receive selected decorations.

Lintels:- I.G. lintels ltd type H/HP galvanised steel heavy duty lintels between piers on southeast elevation.

D.p.c.s & 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 and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation:- Bathroom to be fitted with extract fan discharging to open air at rate of 15 litres per second.

Foul drainage:- New bathroom equipment to discharge via deepseal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. Any new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set at 1in 40 min: fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm bath, 32mm basin.

Rainwater:- 112mm gutters and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Beams:- All Roan beams to be formed of 1 No 152 x 89 x 16kg mild steel joist with full bearing on 225mm x 100mm x 150mm deep concrete padstone or equivalent each end.

REAR EXTENSION

Pitched roof:- Concrete interlocking tiling to match adjacent, adjoining extension on felt and battens on 150mm x 50mm rafters pitched at 17½° and set at 400mm centres with 175mm 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 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 mushroom roof vents at high level equivalent to 5mm continuous gap.

Flat roof:- Three layer felt and chippings high performance system on 18mm exterior quality plywood set to min: 1 in 60 fall on 100mm x 50mm bearers and struts at 400mm centres.

Lateral restraint:- Where floor/ceiling joists in both extensions run parallel to 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 100mm Rockwool insulation rigid slab on Ventrotherm sinlon dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm 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:- As described for side extension. To avoid risk of cold bridging reveals around any new external door and window openings to be insulated.

Windows/doors:- All new windows/external doors in both extensions to be double glazed, obscure to bathroom and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom 4 and dining and 4000mm² to bathroom. All windows to achieve a 'U' value of 2.0 w/m²K. Bedroom window to have min: 0.33 m² opening as alternative fire escape with no dimensions less than 450mm and sill max: 1100mm above floor level. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass. Side screens to be treated as door for this purpose.

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

D.p.c.s & flashings:- As described for side extension.

Electrics:- As described for side extension.

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second). Both must discharge to open air.

Rainwater:- As described for side extension.

Party Wall Act:- Where dining extension is to be constructed adjoining existing extension on number 14, client to reach agreement with adjoining owner in accordance with method set out in the 'Party Wall Act 1996'. Copies of the Act can be obtained from The DoE Publications Despatch Centre, Blackhorse Road, London SE99 6TT. tel 0181 691 9191.

15.NOV.2002 8006

APPROVED

PROPOSED EXTENSIONS at 116 FAIRWATER DRIVE, WOODLEY, BERKSHIRE for MR & MRS. M. DURRANT.

Revisions:-

Drawing No	AH/E/3443
Scales	1:50 & 100
Date	NOV 2002

ANDESIGN BUILDING PLANS

09/11/02