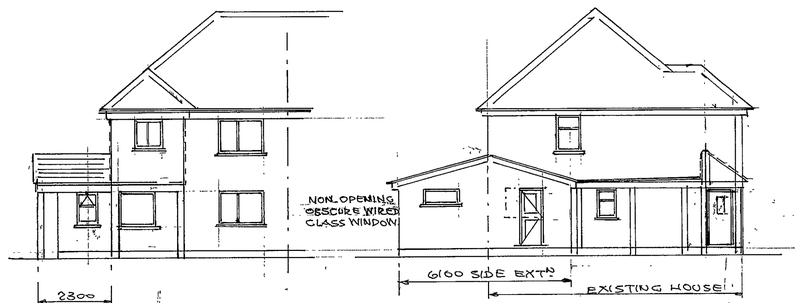
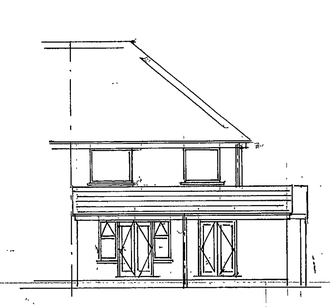
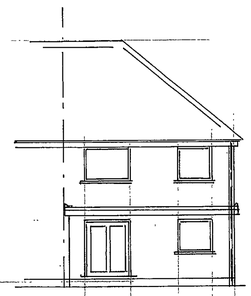


FRONT ELEVATION

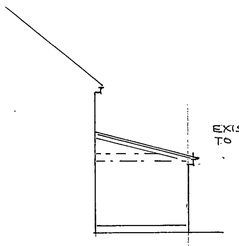
SIDE ELEVATION



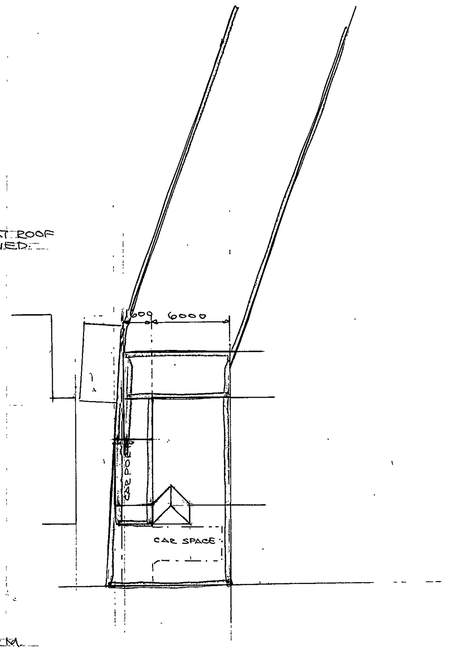
NEW REAR



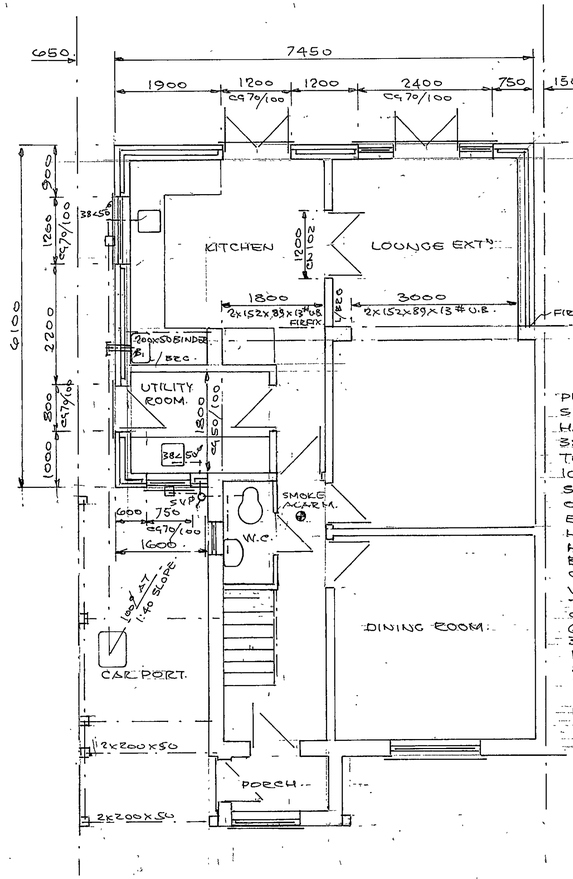
EXISTING REAR



PART SIDE



SITE PLAN
SCALE 1:200

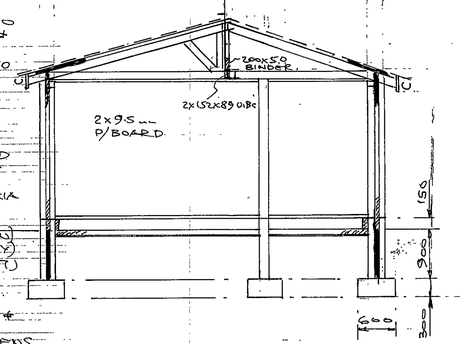


WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMINATED GLASS IN UPVC FRAMES 16mm AIR GAP LOW E COATING 0.20 W/M²°C U VALUE 850 x 550 (0.33 M²) OPENINGS & TRICKLE VENTS.

WALL CONSTRUCTION BRICK OUTER LEAF TO MATCH EXISTING 75mm CAVITY WITH FULL FILL ROCKWOOL 100mm AIRCRETE BLOCK INNER LEAF WITH 15mm PLASTER FINISH TO GIVE 0.35 W/M²°C CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOGRATE TO FRAMES & CILLS, LINTELS CATNIC 100 CAVITY WALL TIES AT 450 VERT. & 900 HORIZ. RES WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITIES OVER 600 x 300 CONT. STRIP FOUNDATIONS TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50mm CAP ALL ROUND & RODENT SCREENS.

PLUMBING SERVICES. SINKS & HANDBASINS TO HAVE 75mm SEAL TRAPS & 38 x 50 UPVC WASTES TOILET 100Ø CONNECT TO 100Ø SOIL VENT PIPE & SEWER AT 1:40 SLOPE ON PEA GRAVEL TO EXISTING CHAMBER HEATING & DOMESTIC HOT WATER BY GAS FIRED BOILER RELOCATED BY CORGI REG. ENGR. VENTILATION BY VENT-AXIA TYPE RAD GIVING 3 AIR CHANGES PER HOUR AT 60 LITRES PER SEC (KITCHEN) 30 LITRES PER SEC (UTILITY) 15 LITRES PER SEC (TOILET) 8000mm² BACKGROUND VENTS TO ALL ROOMS.

LIGHTING TO KITCHEN & UTILITY ROOM TO BE FLUORESCENT 40 LUMENS OUTSIDE LIGHTS TO BE DAYLIGHT CONTROLLED.



FLOOR CONSTRUCTION 38mm SCREED OVER 150mm CONCRETE SLAB 500g VAPOUR SCREEN, 100mm POLYSTYRENE TO GIVE 0.25 W/M²°C, 1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150mm SELECTED HARDCORE.

ROOF CONSTRUCTION. MIN. PITCH 15° WARM MARLEY WESSEX ROOF TILES OVER 38x25 TIMBER BATTENS TYVEK BREATHABLE FELT COUNTER LATH BATTENS 60mm CELOTEX RR' SARKING TO GIVE 0.25 W/M²°C U VALUE 150 x 50 RAFTERS & JOISTS AT 400 CRS WITH 200 x 50 RIDGE & BINDER (1300 SPAN) 12.5mm FOIL BACK PLASTER BOARD OR 2x9.5 TO BEAMS TO GIVE ½HR FIRE RESIST.

150 HIGH LEAD FLASHING INTO MORTAR & CAVITY TRAYS AT ALL WALL ABUTMENTS.

225 x 25 FACIA BOARDS 200 x 25 SOFFITS WITH 100Ø UPVC GUTTERS & 68Ø R.W. PIPES TO EXISTING S.W. DRAIN.

WALL INSULATION TO BE TAKEN UP TO U/SIDE OF ROOF INSULATION & 150mm BELOW D.P.S. FLOOR INSULATION TO BE TAKEN UP WALLS TO D.P.C.

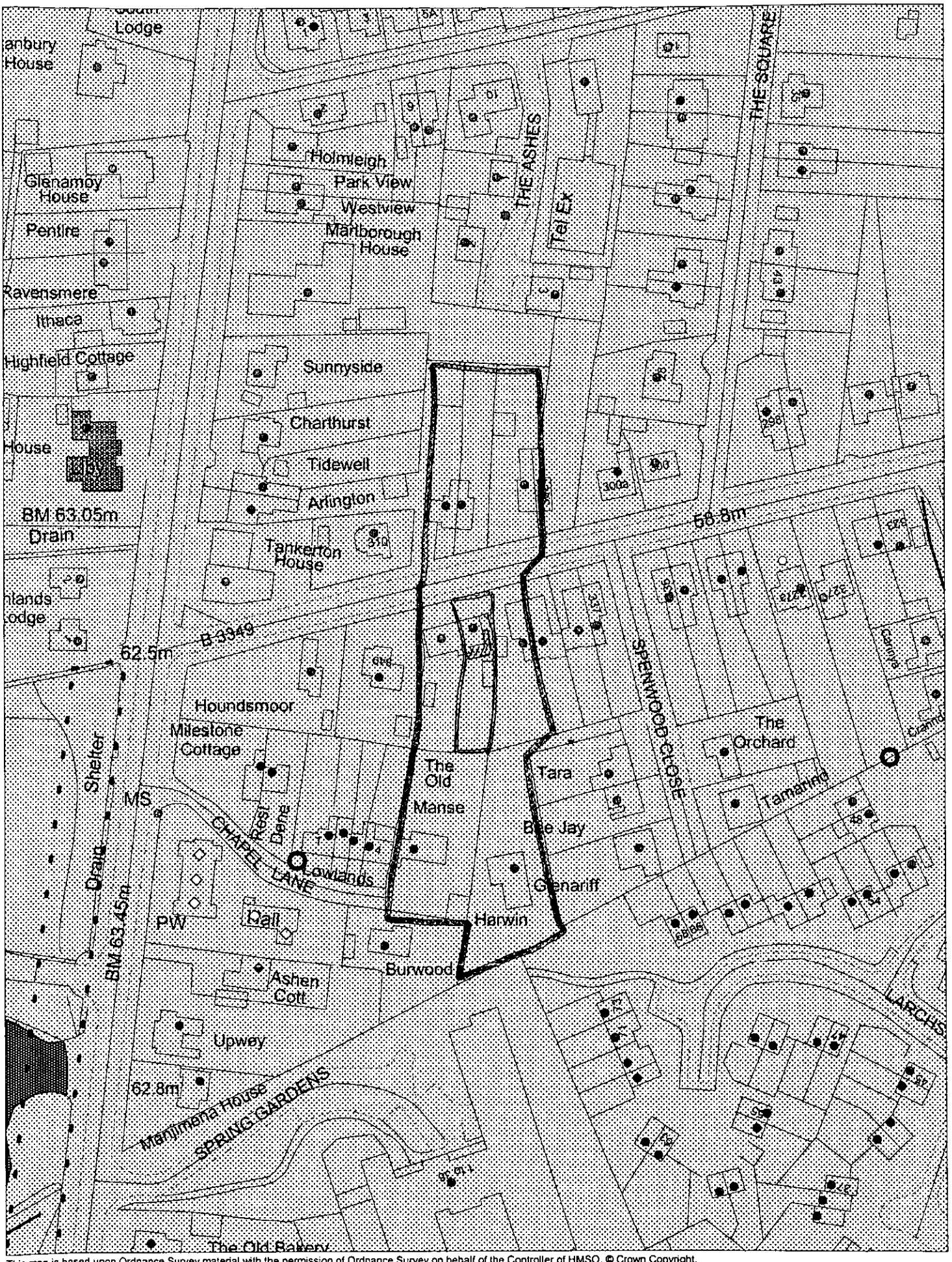
19.NOV.2002 8032

APPROVED

DRAWN	P.H.W.	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST
DATE	31.10.2002	READING, RG30 6AL 0118 9423696.
		CLIENT MR & MRS MILSON 07768 637192.
		TITLE SINGLE STOREY SIDE EXTENSION & CAR PORT
		LOCATION 545 HYDE END ROAD, SPENCERS WOOD.
SCALE 1:50, 1:100, 1:200		DRAWING No. PW 22190

C9 15/1/03

19 NOV 2002 8C32



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Development Control,Wokingham District Council.
22 November 2002

Scale: 1 : 1250

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W E
S

19.NOV.2002 8C32

Ordnance Survey®

Siteplan®

1:1250 Scale



20 0 20 40 60 80

Metres

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Centre Coordinates: 471577 166631

National Grid sheet reference at centre of this Siteplan: SU7166

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