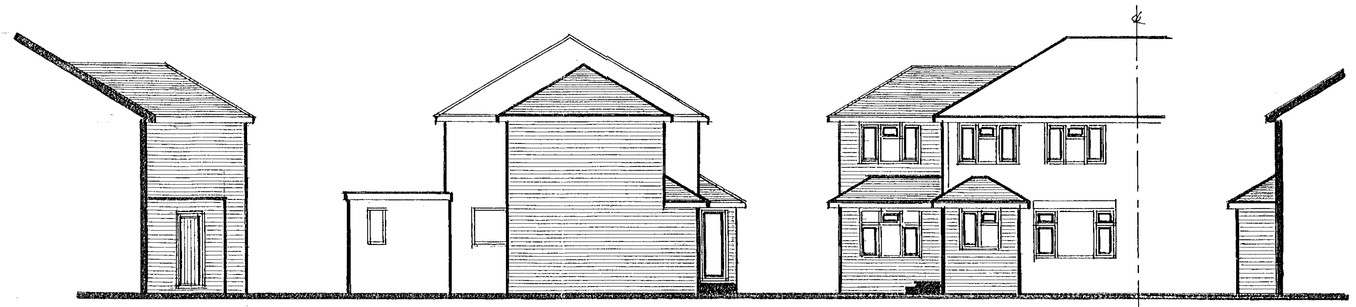
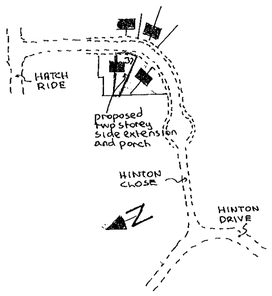
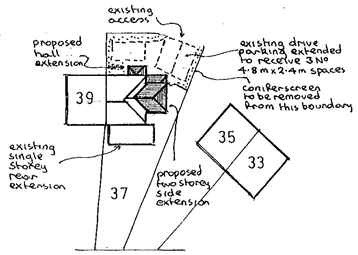


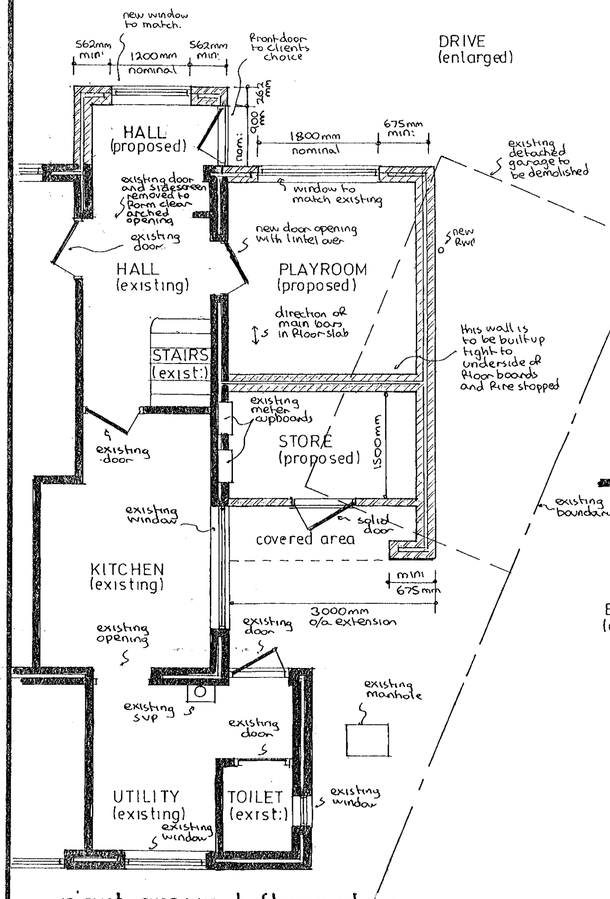
west south elevation east elevation north



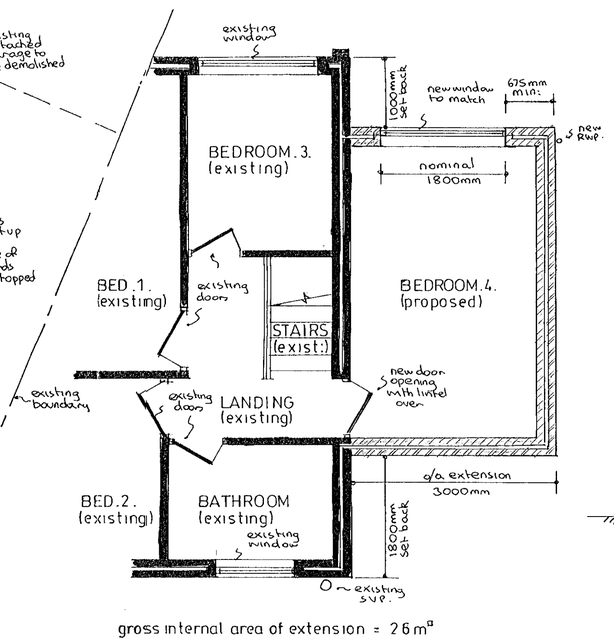
location plan 1:2500



block plan 1:500

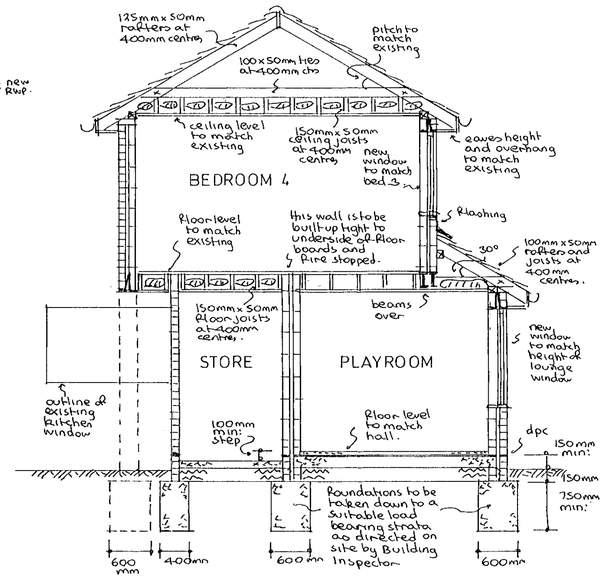


part ground floor plan



gross internal area of extension = 26 m²

part first floor plan



typical section

notes:-

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Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400 mm centres with 200mm fibreglass insulation in two 100mm layers (one between joists, one between ties) and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. 175mm x 50mm hip rafters. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap over playroom.

First floor:- 18mm t&g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with a central row of herringbone strutting and playroom ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Over store and covered area 150mm fibreglass insulation to be placed between joists and ceiling formed of two layers of 9mm plasterboard laid cross bonded as fire break.

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 2000 mm centres to anchor down all wall plates

Ground floor:- Playroom / hall to be formed of selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B503 fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore. Store floor 100mm concrete on 150mm selected hardcore.

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 15mm plaster finish in playroom and bedroom and porch with rain faced finish in store. To avoid risk of cold bridging reveals around new windows and front door to be insulated.

Windows/doors:- New windows / front door to be double glazed and trickle vents to be provided in head of bedroom and playroom windows to equivalent of 8000mm² opening. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

Dpc & flashings:- Dpc 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.

Rainwater:- 112mm gutters to match existing to discharge via 62mm downpipe to back inlet gulley via 100mm upvc underground drainpipes to new soakaway 2000mm deep x 1000mm diameter situated min: 4500mm from any building.

Existing structure:- Any parts of existing structure which are to be subjected to any additional loading, must be exposed by trial holes for inspection and strengthened as necessary before work continues. Particular attention is to paid to lintel over existing kitchen window.

Beam:- (see calculations) To be formed of 2 no 152 x 89 x 16 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 450 mm x 100mm x 150mm deep concrete padstone each end. Beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection.

APPROVED

PROPOSED EXTENSION at 37 HINTON CLOSE, CROWTHORNE, BERKSHIRE for MR & MRS. P.C. BARKER.

Revisions:- 'A' 4/12/2000 Porch changed to hall extension at clients request.

Drawing N°	AH/E/3092A
Scales	1:50 & 100
Date	NOV 2000

NDESIGN BUILDING PLANS

D 26/1/01