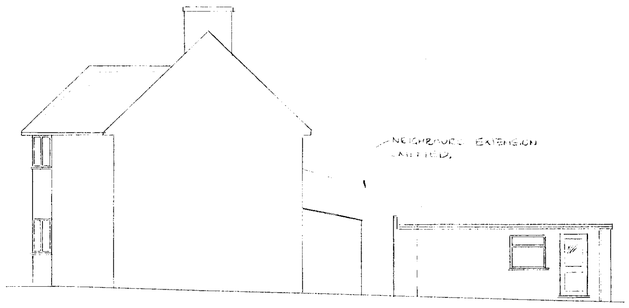
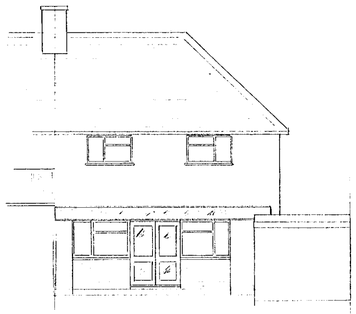
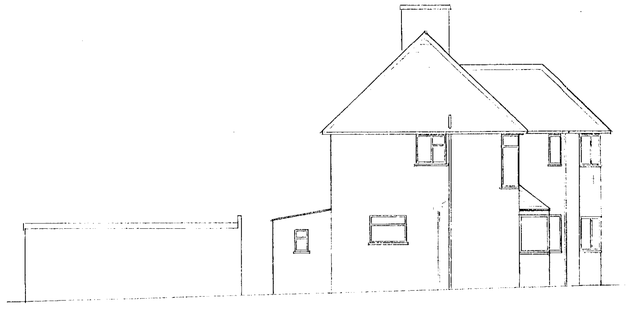


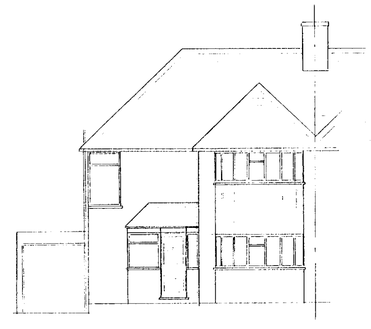

Existing East Elevation



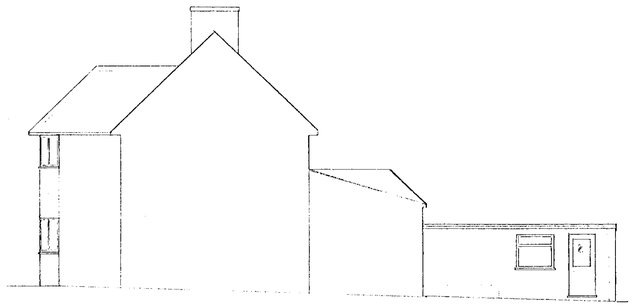
Existing North Elevation



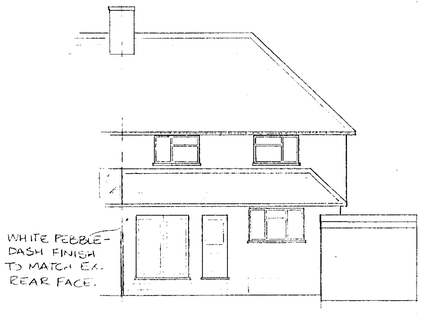
Existing West Elevation



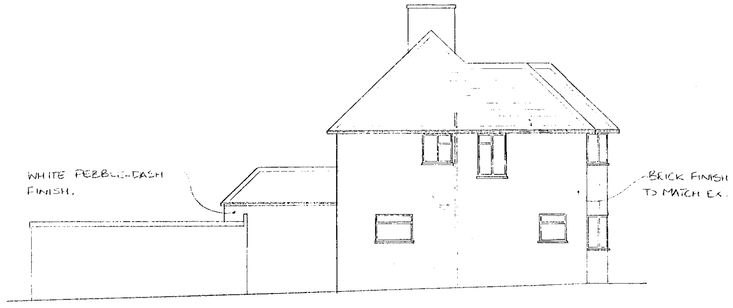
Existing South Elevation



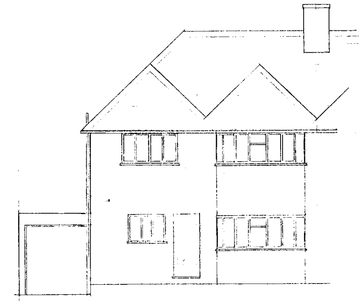
Proposed East Elevation



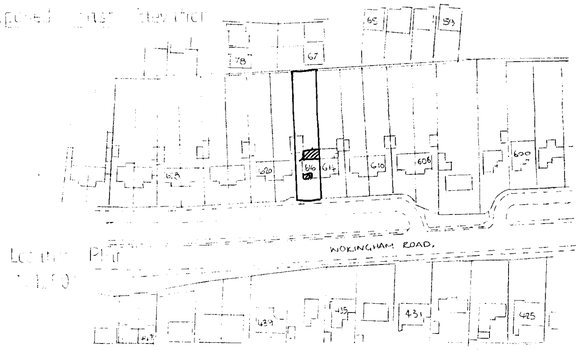

Proposed North Elevation (Rear)



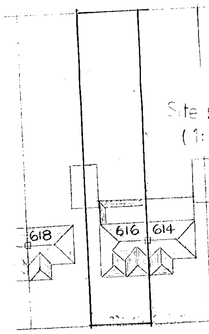

Proposed West Elevation



Proposed South Elevation (Front)



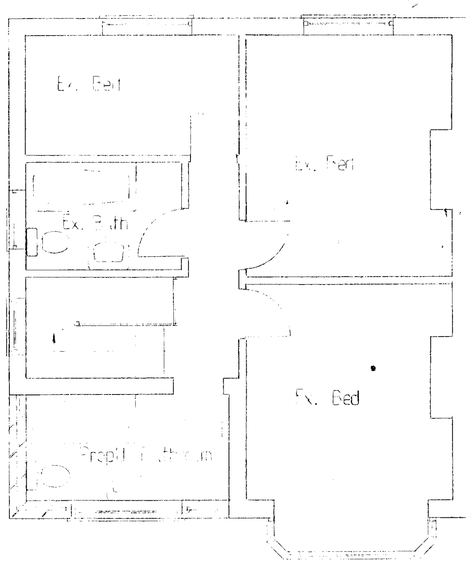

Location Plan
1:1250



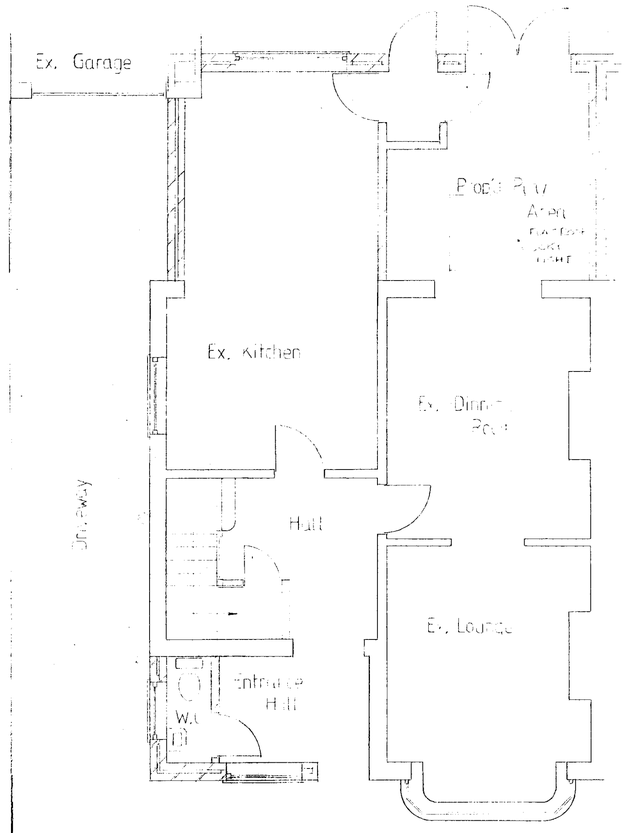

Site plan
(1:500)

ALL EXTERNAL MATERIALS TO MATCH EXISTING IN TYPE & COLOUR.

29.MAR2000* 1091

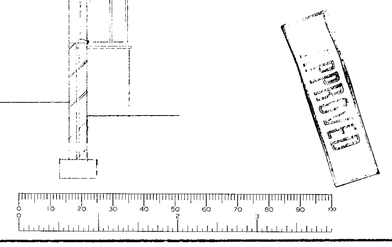



Proposed First Floor Plan




Proposed Ground Floor Plan



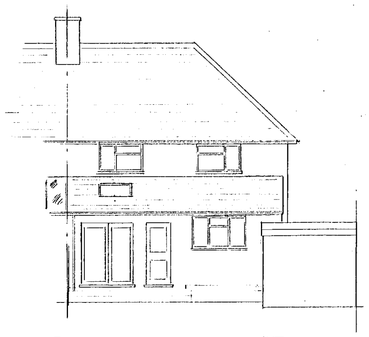
Planning – Issue 100

Mr. & Mrs. P. Apse,
116 Wokingham Road, Earley
Reading

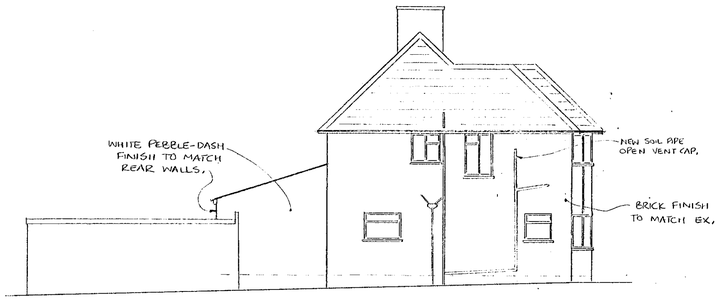
Proposed single storey rear and double storey front corner extensions

| | |
|---|---|
| Scale: 1:50 & 1:5 | Date: March 2000 |
| Drawn: R. Williams | Drg. No. 027/01/00 |

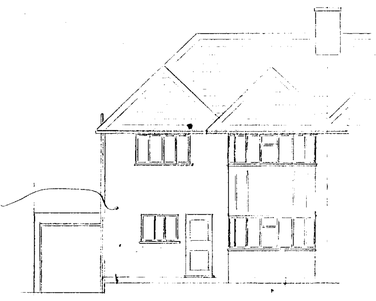
20/3/00.



PROPOSED REAR ELEVATION




PROPOSED SIDE ELEVATION.



PROPOSED FRONT ELEVATION

**SUBSTRUCTURE:**
Clear area of works and remove all soil and vegetation. Excavate trenches for load bearing walls 600mm wide where indicated & 300mm for single block walls to a depth required and approved by the local authority (min. 1.0m below existing GL) 1:3:6 OPC concrete 300mm deep. Cavity brickwork in flettons or dense conc. block to DPC level, cavity filled with concrete to GL. Horizontal DPC's min. 150mm above GL lapped onto existing with vertical DPC if required. Rear extension to have Bison beam & block flooring system or similar approved with 65mm mesh reinforced sand cement screed over slip membrane on 50mm polystyrene floor insulation to achieve NLT 0.45W/M²K. Provide 150min. void below floor to blinded hardcore with cross ventilation via crouked telescopic vents @ 2000mm c/c. Front extension to have 150mm minimum thickness compacted hardcore to oversite and around footings internally. Sand blind to receive 50mm dense polystyrene laid oversite and against footing brickwork internally. Damp proof membrane in polythene (min. 1200g) on oversite and lapped onto horizontal DPC's. 150mm 1:3:6 OPC concrete oversite fully supported on perimeter walls, reinforced with B785 mesh 50mm up from bottom. Lay 50mm sand and cement screed. All to give no less than (NLT) 0.45W/M²K.

**EXTERNAL WALLS & OPENINGS:**
Cavity type walls, Inner & outer leaf to rear single storey extension to be Thermolite 'Shield' 2000 lightweight load bearing insulation blocks or other approved type as detailed on elevations. Outer face to be rendered with 2 coats sand and cement 20mm thick with waterproof additive to BS 5262 and pebble dash finish to match existing. All to give NLT 0.45W/M²K. Do not bridge DPC with render finish. Inner leaf to front double storey extension to be Thermolite 'Shield' 2000 lightweight load bearing insulation blocks or other approved type and outer leaf to to be brick to match existing. Provide 50mm cavity with Rockwool cavity batts. Inner face to be plastered with 2 coats of lightweight insulating plaster. All to give NLT 0.45W/M²K. Twisted wire wall ties at NMT 900mm horiz & 450mm vert. Wall ties adjacent to frames at max. 225mm vertical spacing. Use Rockwool 'Rockclose' or similar to minimise cold bridges when closing cavity to ext. openings for doors & windows. Openings supported with M/S IG Steel insulating lintels Type LIS (unless otherwise stated) with DPC trays over to discharge cavity moisture where in exposed positions. New inner block walls to be bonded to existing with M/S Furfix or similar approved type steel profiles. Outer leaf at the front of the property are to be toothed into the existing brickwork.

**INTERNAL WALLS & OPENINGS:**
All openings for doors where possible (unless otherwise stated) to be for 1981mm x 762mm standard doors and frames. Style to be confirmed by client.
Provide pre-stressed conc. lintels over internal door openings. Apply 13mm lightweight insulating plaster finish to both sides of internal walls unless otherwise stated.

**SOIL DRAINAGE:**
To existing system, new drains and connections to be laid in 100mm diameter flex jointed pipe on and surrounded with granular material to fall NLT 1:40. Pipes with less than 600mm of ground cover and under buildings to be protected with NLT 150mm conc. Walls over drains to be supported with pre-stressed conc. lintels. Lintels to have min. 3 courses of brickwork over and 150mm min. end bearing. Existing drain covers become internal are to be replaced with double sealed bolt down type.

**SOIL, VENT & WASTE PIPES:**
New and existing sanitary appliances to discharge to SVP, pipes to be 100mm dia. in positions shown, with appropriate branches and bosses to accept new fittings. New shower & bath to have 40mm waste pipes, basins & bidets to be 32mm, all with 75mm deep seal traps. WC's to have 100mm outlet and 50mm water seal. Soil pipes extended from drain to a point NLT 900mm above any opening into the building within 3.0m. Rodding eyes to be fitted at all changes in slope or direction. All installed to comply with BS3572.

**SURFACE WATER:**
Provide 100mm half round gutters at eaves, 68mm RWP secured to walls, discharging into 100mm dia. salt glazed drain pipes laid NLT 1:40. Locate existing soakaway where possible and inspect (L.A to confirm adequacy), else provide new soakaway from permeable material, 1.0 cubic metre int. at least 5.0m from any part of the building. Hardcore fill to within 300mm of ground level and provide impervious cover and reinstate surface.

**PITCH ROOF:**
Tiles to match existing on 25mm x 38mm tanalised battens over felt to BS747 on 50x125 SC3 rafters @ 400c/c. Use truss clips on wall plates for connecting rafters. Install tile ventilation ridge tiles as required. Provide Grade 4 lead flashing at junctions with main roof. Secure all rafters to ceiling joists with dia. 12 bolts & toothed connector plates

**STRUCTURAL STRAPS & JOIST HANGERS:**
Provide joist & wall plate strapping with 5 x 30mm galv. m.s straps @ NMT 1200mm c/c to be spread across at least 3 joist/rafters, and solid noggins to BS 5628.
All joist hangers to be fabricated from galv. m.s and to comply to BS 5628.

**GLAZING:**
All new glazing to comply with Part N of Building Regulations 1991 (1998 ed.) :- Glazing to any windows below 800mm, doors below 1500mm and glazed panels situated within 300mm of door openings to be safety glass. Individual panes to be identifiable & comply to BS6206.

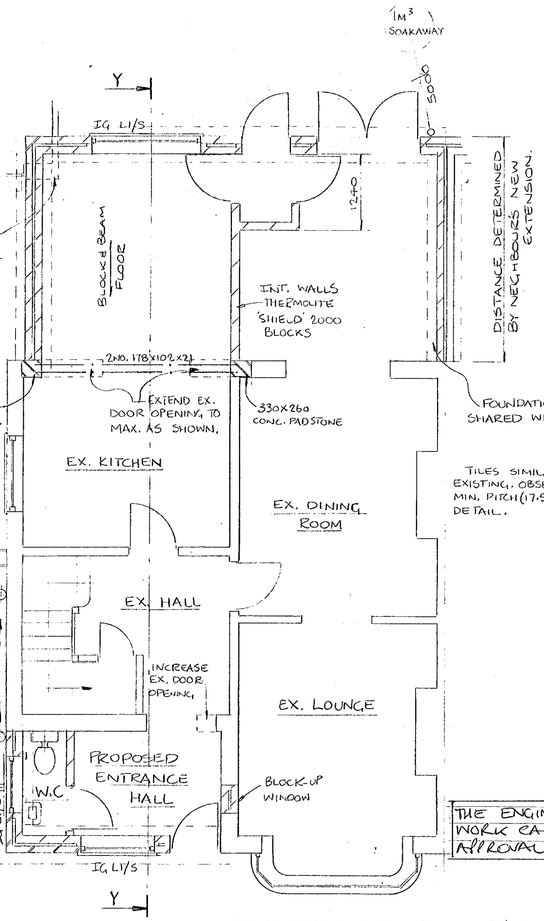
**VENTILATION:**
Habitable rooms to have ventilation at least 5% of the floor area of the room with part of it 1.75m above floor level and be provided with NLT 8000mm² trickle vents in windows to match ex. W's to be mechanically vented to extract at least 6litres/second with 4000mm² trickle vent. Rooms vented through others must have a permanent opening between them of at least 5% of their combined floor areas. Kitchen & utility room to have openable windows with 4000mm² trickle vents and extractors at min. 30l/sec (if cooker hood for kitchen or 60l/sec if elsewhere in kitchen). Bathroom to have openable window with 4000mm² trickle vent and extractor at 15l/sec. All windows to be double glazed as selected by client.

**ROOF STRUCTURE:**

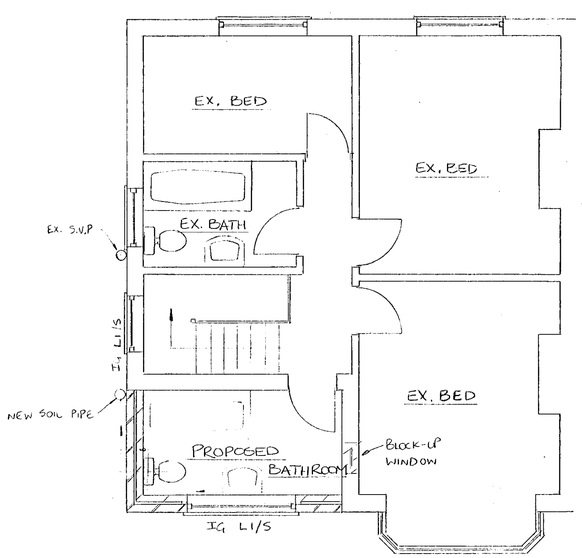
| | | |
|---|---|---|
| Wall plates | *47 x 100* strapped as noted. | |
| Ceiling joists, | *as spec.* | @ *400* c/c's |
| Binders, | *n/a* | @ c/c's ma. Span |
| Rafters | *50 x 125* | @ *400* c/c's |
| Struts | *50 x 147* | @ *400* c/c's |
| Ridge Board | *25 x 150* | |

Soffits, Eaves & Verges as existing, see notes regarding ventilation.

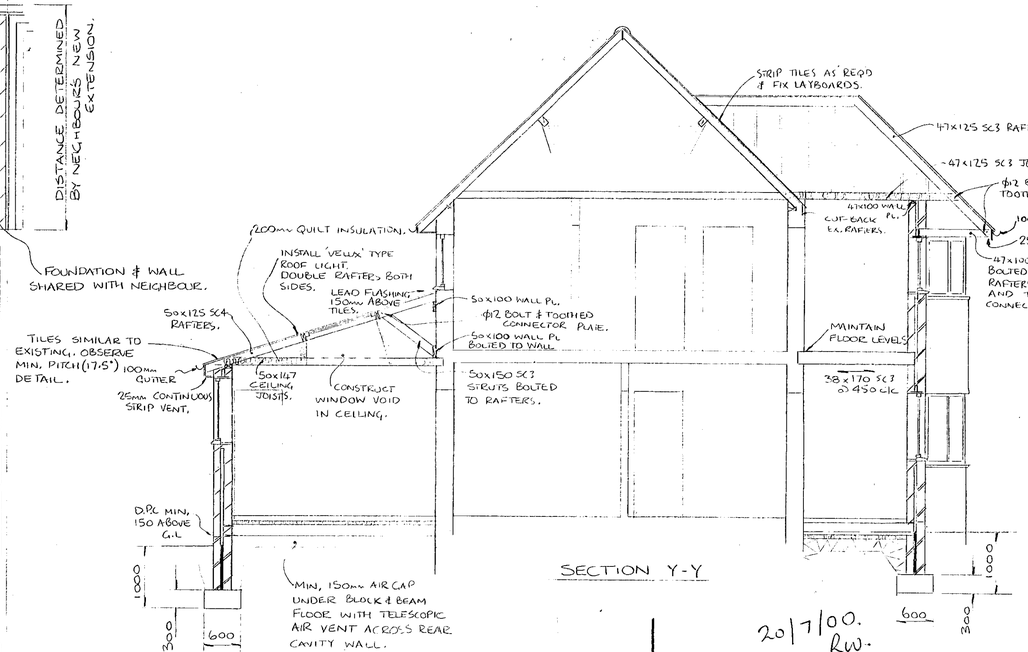
**ADDITIONAL STRUCTURAL NOTES:**
- Structural timber to be grade C16 except where otherwise indicated.
- Multiple timber beams to be bolted together at 600c/c with dia.12 bolts plus toothed plate connectors.
- Rafters and ceiling joists to be bolted together with dia.12 bolts plus toothed plate connectors.
- Concrete mix to foundations to be grade 20, 20N/sq.mm at 28 days, 20mm max. aggregate, 220Kg/cu.m min. cement content.
- Blockwork to be 3.5N/sq.mm unless otherwise indicated set in 1:1:6 mortar.
- Walls below ground to be semi-engineering brick or dense concrete blockwork set in 1:3 mortar.
- Where floor joists and rafters run parallel to external walls the walls are to be restrained laterally with 30x5 GMS straps at 2000c/c fixed to three joists and turned down the block work face in the cavity. Timber noggings to be provided between the joists and the wall at strap locations.




PROPOSED GROUND FLOOR PLAN.




PROPOSED FIRST FLOOR PLAN.




SECTION Y-Y

20/7/00.
RW.

THE ENGINEER/ARCHITECT CAN NOT BE HELD RESPONSIBLE FOR ANY WORK CARRIED OUT PRIOR TO OBTAINING BUILDING REGULATION APPROVAL FROM THE LOCAL AUTHORITY.

ISSUE - 1.00

PLANNING SERVICES
CONTRACTS
CS APP DO POL ENG TLB ANY
26 JUL 2000
ADDR.
FILE:

MR + MRS P. ANSELL
616 WOKINGHAM ROAD
EARLEY, READING.

PROPOSED SINGLE STOREY REAR AND DOUBLE STOREY FRONT EXTENSION.

| | |
|---|---|
| SCALE: 1:100 & 1:50 | DATE: JULY 2000 |
| DRAWN: R. WILLIAMS | DRG No. 027/02/00 |