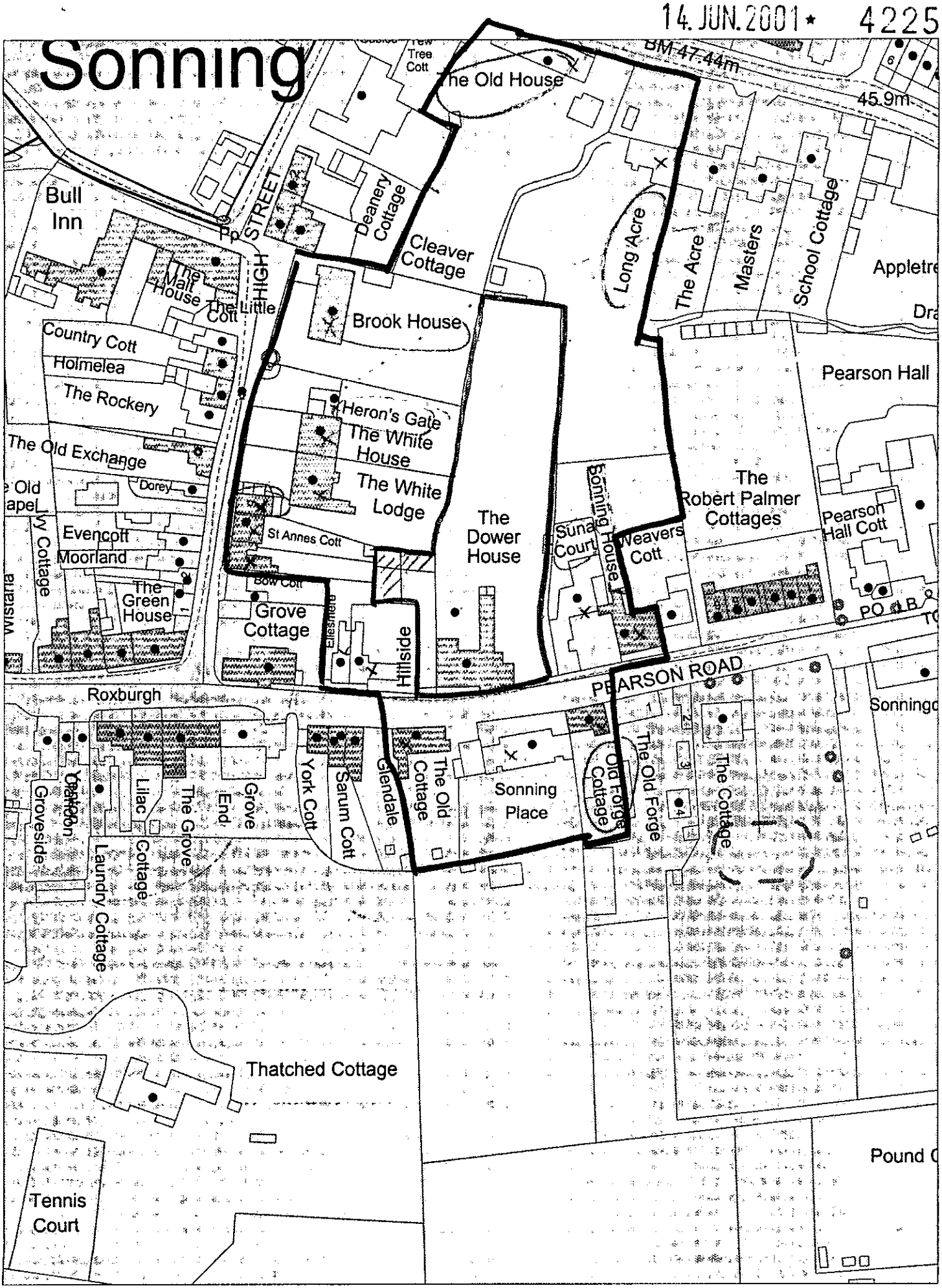
14. JUN. 2001 * 4225

Sonning



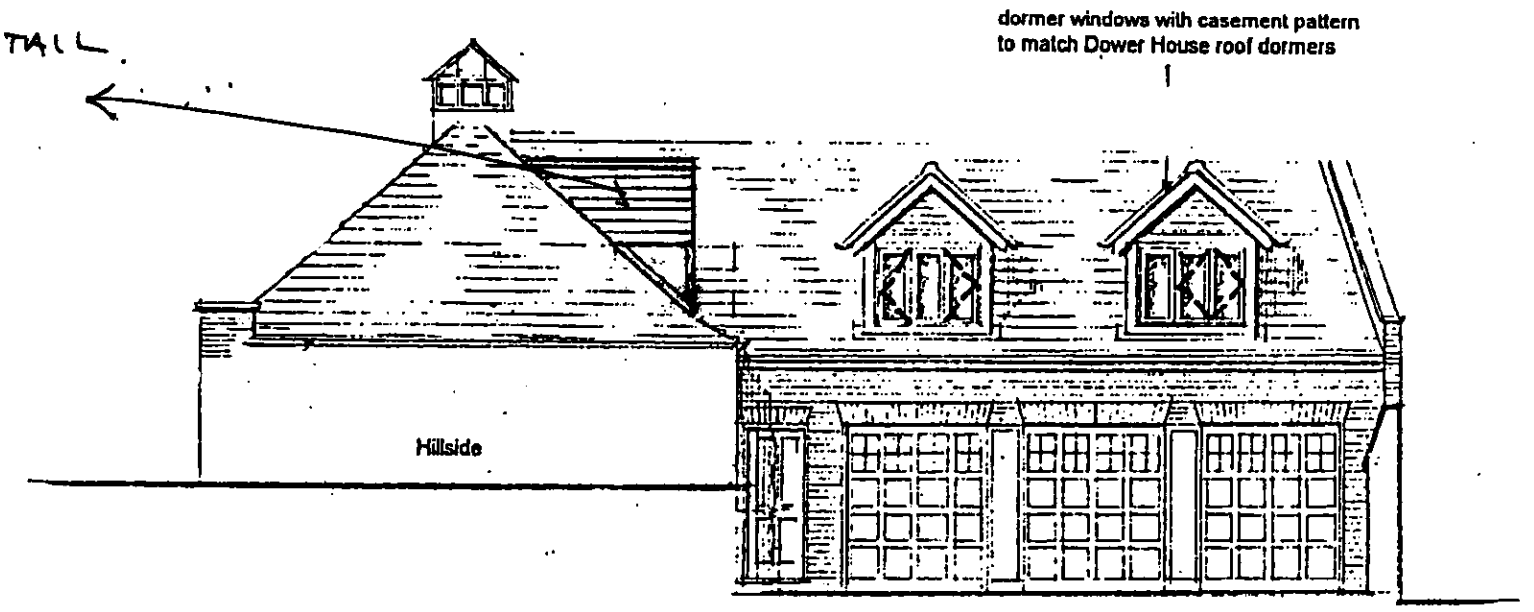
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Development Control Section, Environmental Services, Wokingham District Council.

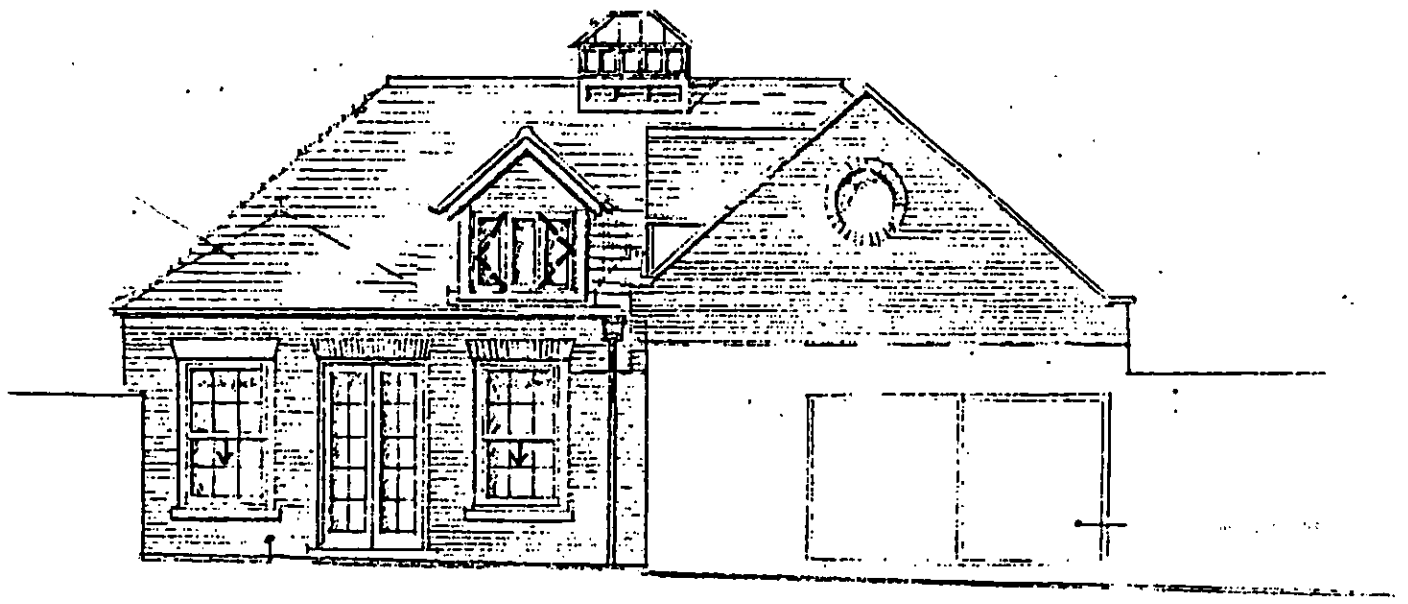
16 May 2001 Scale: 1 : 1250

N W E S

NOTE: SOUTH VIEW OF DORMER THE SAME DETAIL.

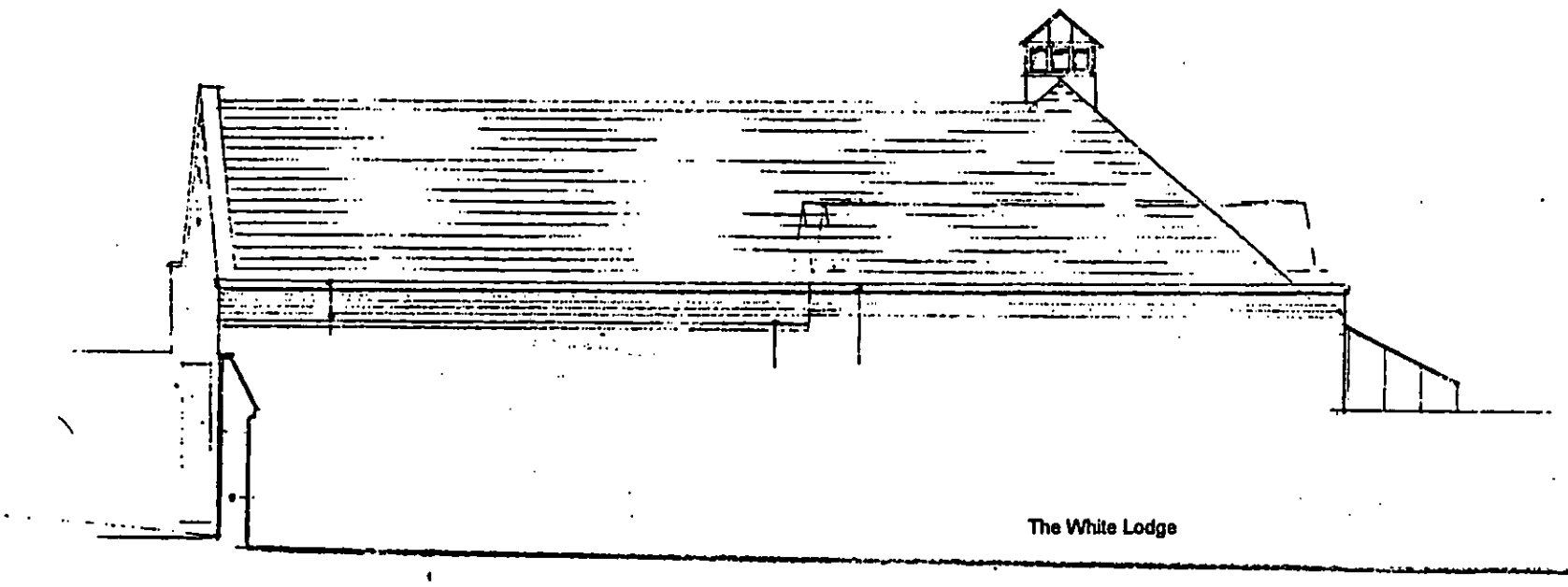


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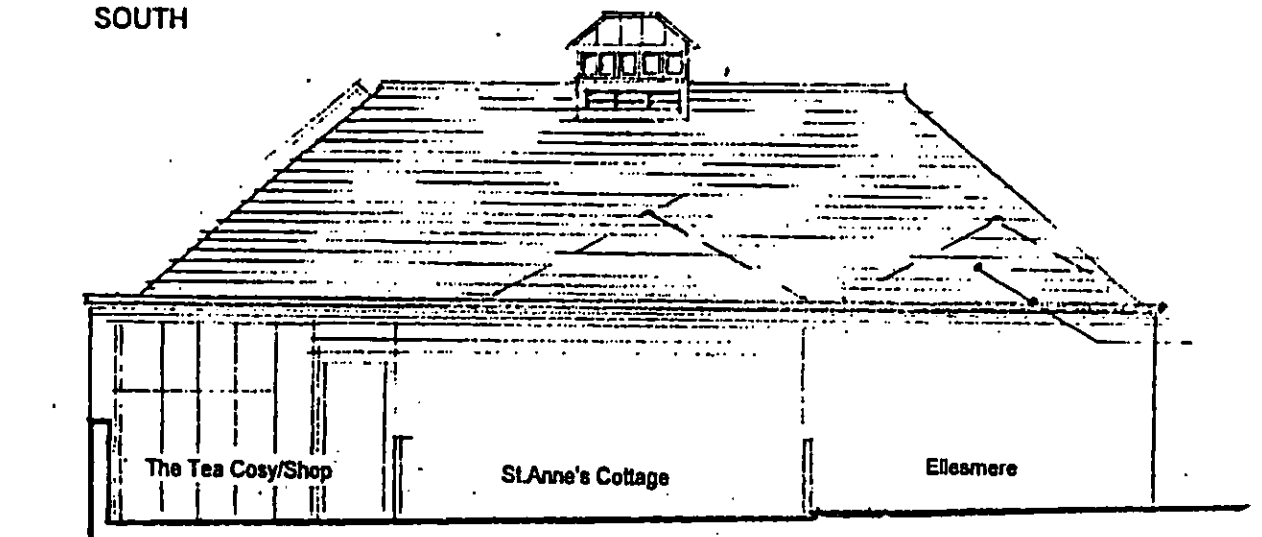
EAST

Dower House



The White Lodge

SOUTH



WEST

APPROVED

06 JAN 2002

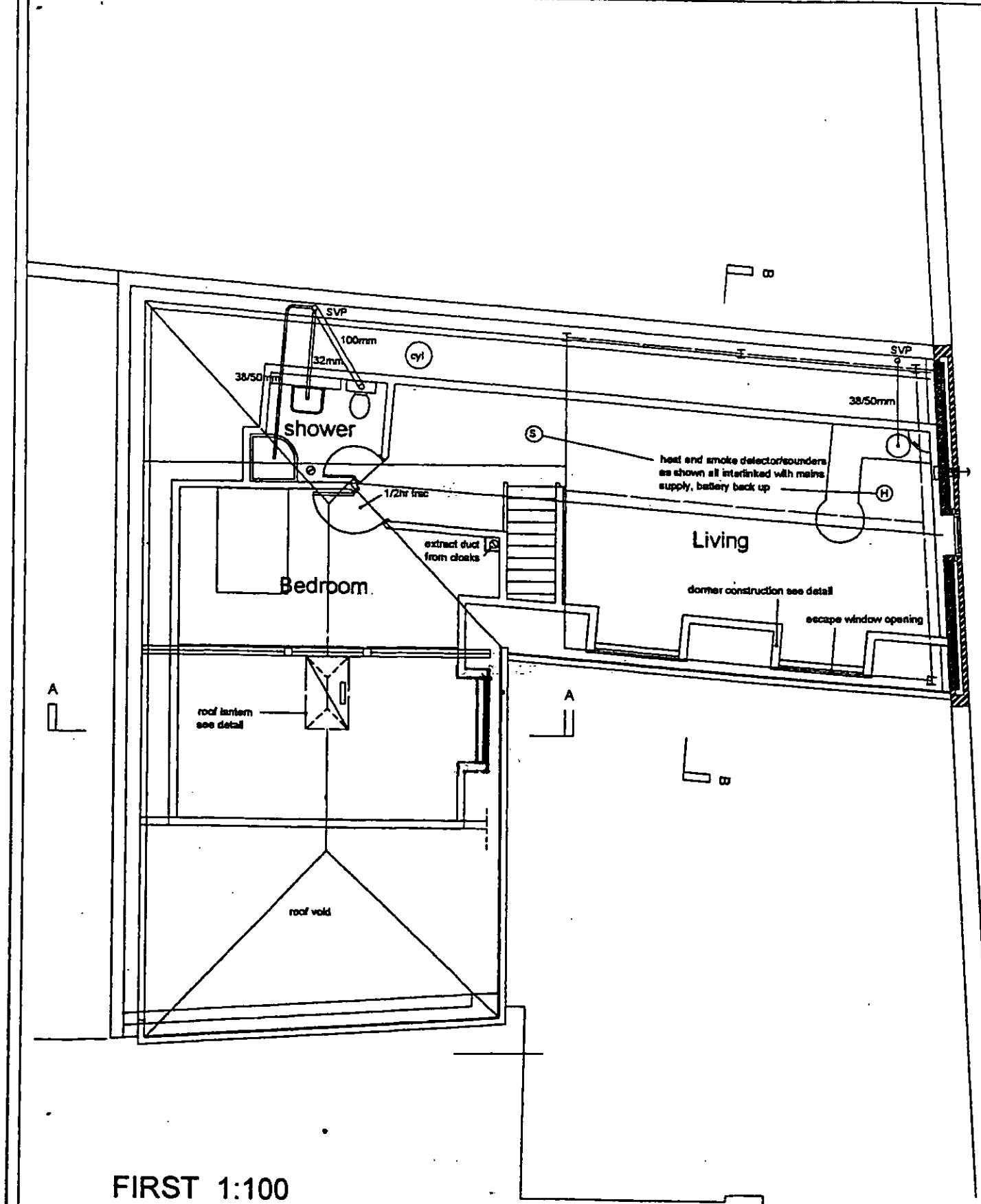
8183

GYMNASIUM, GARAGE & ANNEX CONVERSION
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.
ELEVATIONS

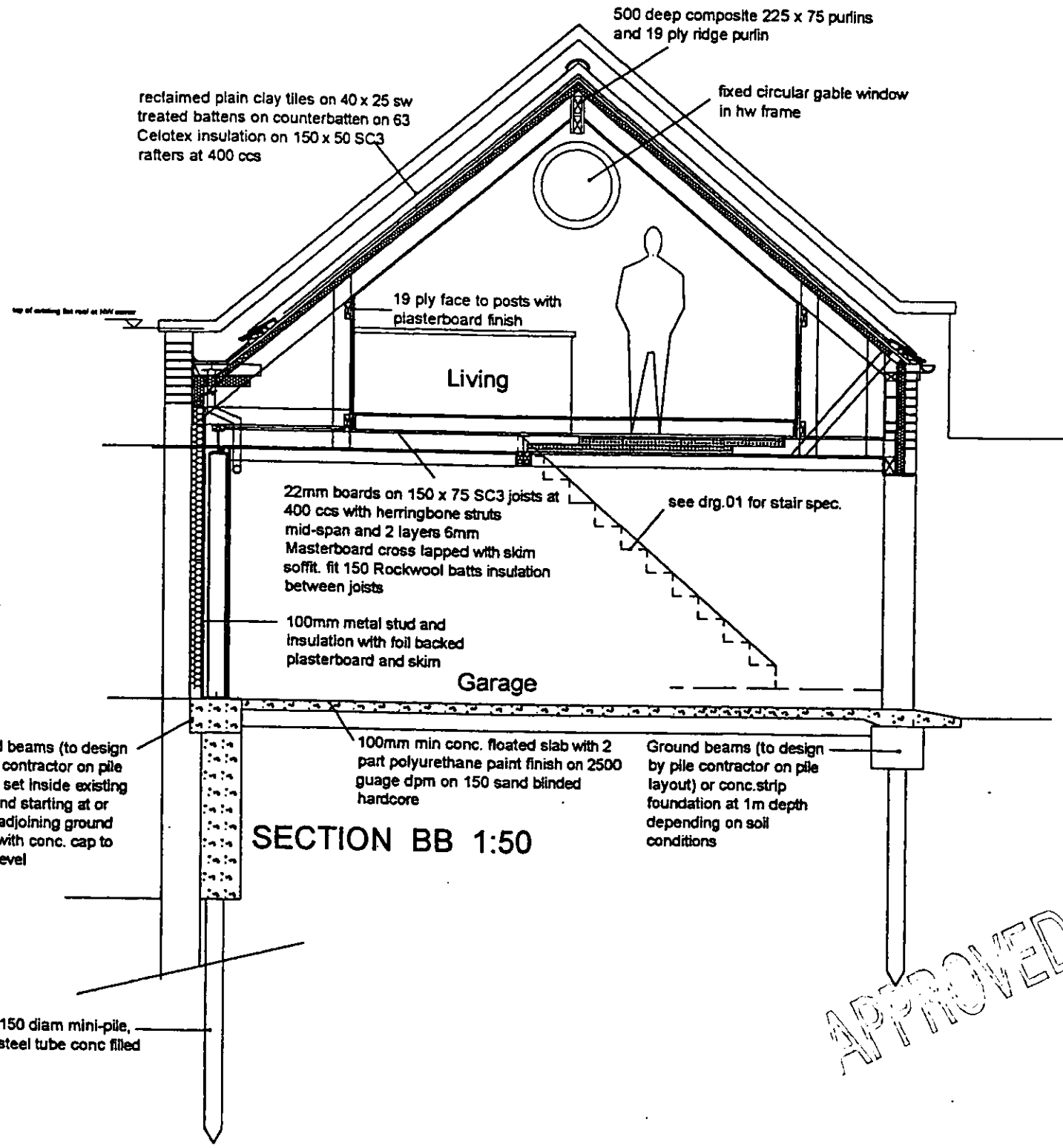
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scale.	1:100
date.	10.5.01

Glen Beard CHARTERED ARCHITECT

06. JAN. 2002 8186



FIRST 1:100



SECTION BB 1:50

APPROVED

Project:	DOWER HOUSE ANNEX 1ST FLOOR PLAN & SECTION BB
Client	Mrs.J.Middlemiss
drg.no.	02-1-02
scale:	1/100,1/50
date:	09.04.02
drawn:	GB

Glen Beard ARCHITECT
Studio Gate, Pearson Road, Sonning, Berkshire. RG4 6UL. Tel: 0118 9272712

06. JAN. 2002 8185

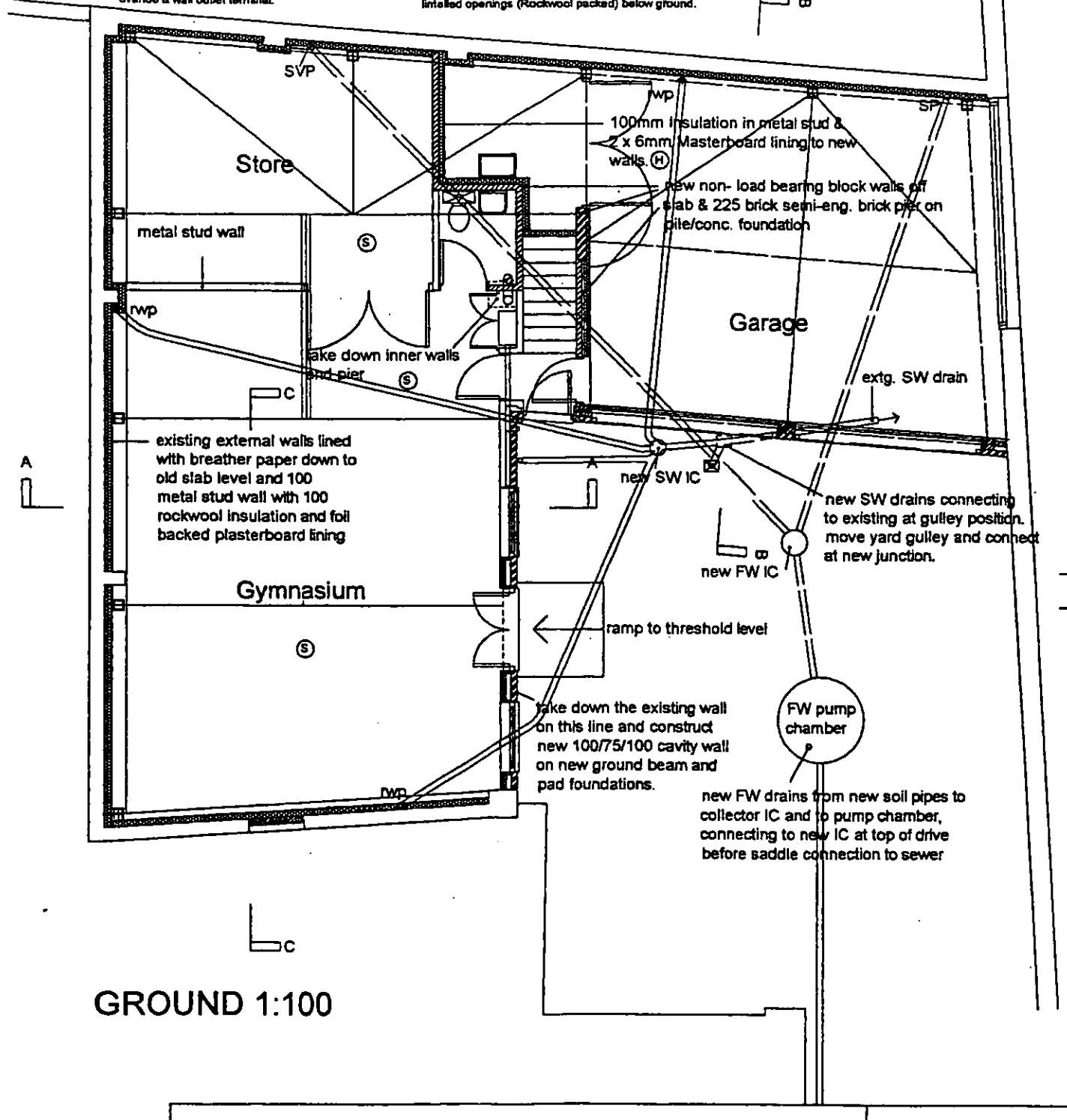
CAVITY WALL
100 facing brick + 75 Rockwool batts + 100 Celcon/Durox block
s/steel wall ties at 900 horizontal ccs, 450 vertical ccs
staggered, 225 vertical ccs at openings.
lining, 12mm plasterboard on dabs, skimmed.

GLAZING
4/12/4 double glazing with low E glass.
All glazing to ground floor to be toughened/laminated.
hardwood window frames to have double seal casements/sashes
and 8000 sq.mm trickle vent facility with 2 position locking catches.
(metal or upvc frames to have isolation thermal barrier section.

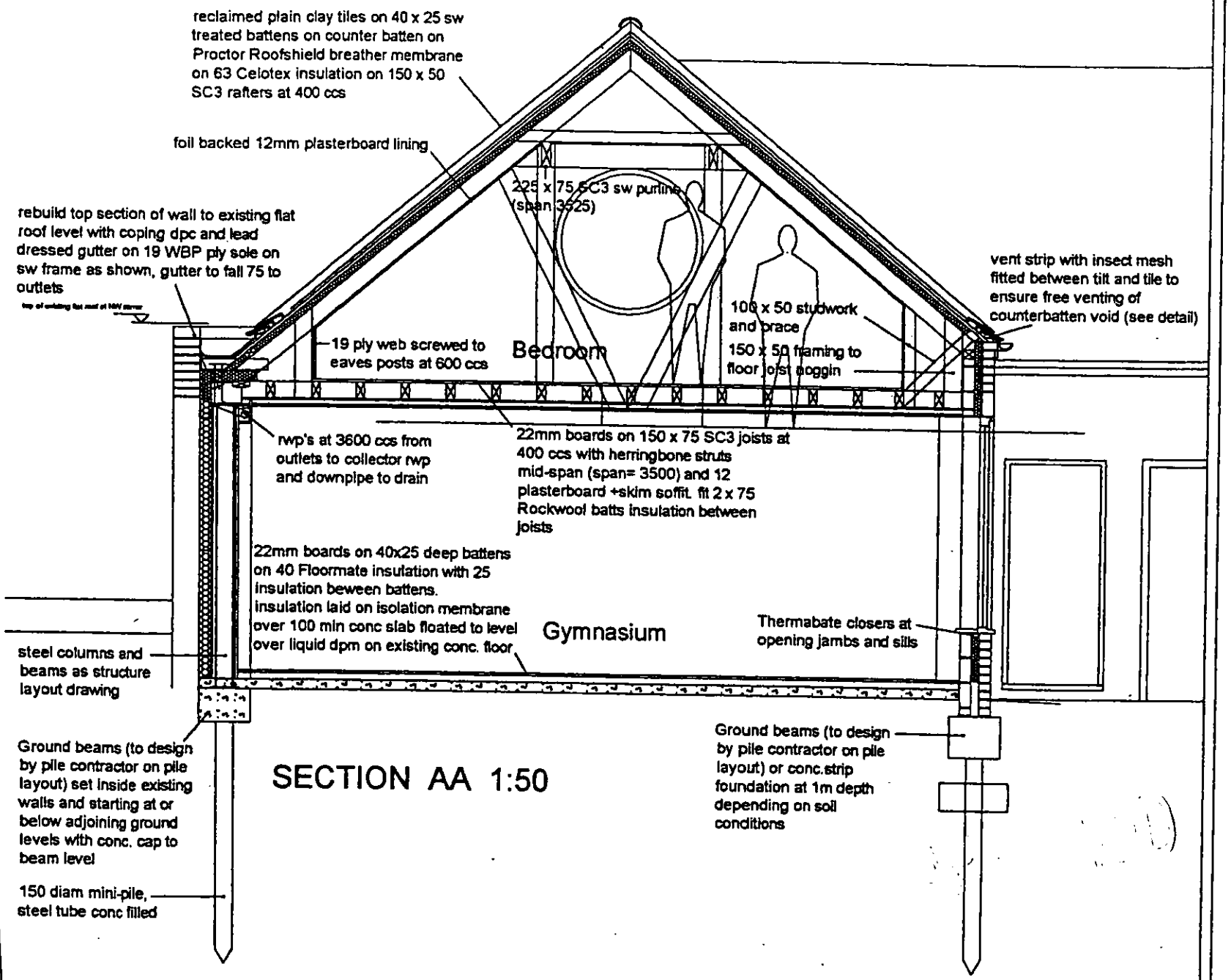
EXTRACT FANS
Ground Floor WC - Nuaire TOPS PIR (25 l/sec.) with humidistat overide and roof tile terminal.
First Floor Shower - Nuaire TOPS PIR (25 l/sec.) with duct outlet and roof tile terminal
First Floor Galley - Nuaire OPUS Kitchen ((74 l/sec.) with humidistat overide & wall outlet terminal.

STAIRCASE
width 900 to outside strings
11 rises at 205 , overall 2255 rise.
10 goings at 228 overall 2280 going.
handrail at 900 above pitch line with F.floor guarding at 1050 height
nosings 25mm projection over solid risers.
soffit lined with 75mm Rockwool and 2 x 6mm Masterboard cross lined .

DRAINAGE
FW wastes: basin 32mm deep seal trapped/ shower/sink 38/50 with outlet access deep trap.
(at combination of basin/shower/bath waste increase diam. to 50mm.
WCs 100 waste to SVP. anti vac cap at F.floor galley SP
Drains:
100 diam. Osma system with preformed ICs. pipes class B bedding
to 1/60 fall to IC with 150 conc. casing over 1/2 diam. bed.
All to IC , dual pump chamber > road level drive IC > saddle connection to sewer.
SW Drains:
As FW (1/80 min fall) but to new IC and connection to existing SW drain.
ALL drains cased in 150mm conc. under drive area & through
lintelled openings (Rockwool packed) below ground.



GROUND 1:100



SECTION AA 1:50

Project:
DOWER HOUSE ANNEX
GROUND PLAN & SECTION AA

Client
Mrs.J.Middlemiss

drg.no.	02-1-01
scale:	1/100,1/50
date:	09.04.02
drawn:	GB

Glen Beard ARCHITECT
Studio Gate, Pearson Road, Sonning, Berkshire. RG4 6UL. Tel: 0118 9272712



06. JAN. 2002

8183

DORMER

The Dower House

PEARSON ROAD

FW pumped from chamber up to
Top drive IC and saddle connection
To main sewer.

BLOCK PLAN 1:500

GROUND FLOOR EXTENSION & NEW ROOF TO THE ANNEX
ADJOINING THE DOWER HOUSE, PEARSON ROAD, SONNING.