22.JAN.2003 8197

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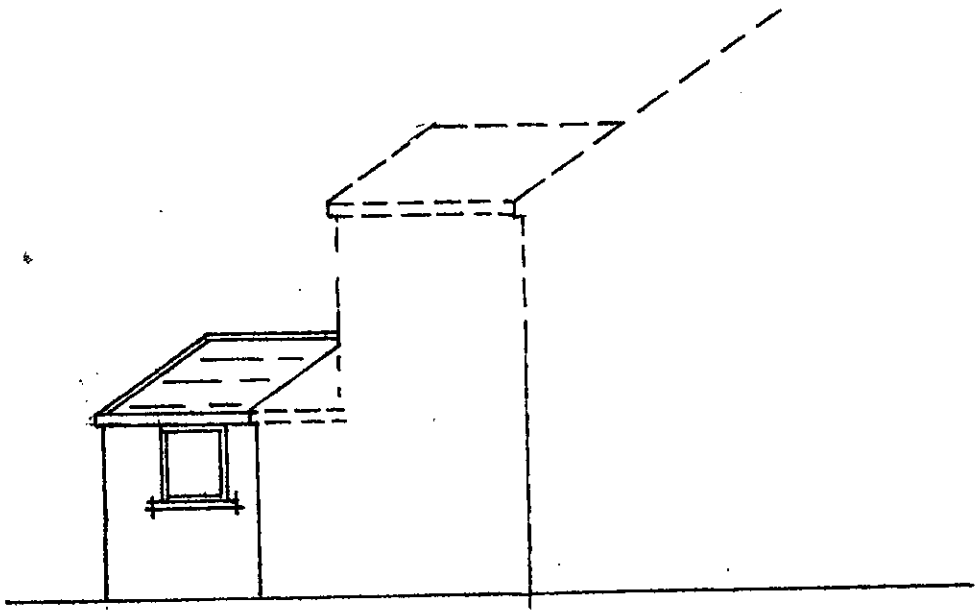
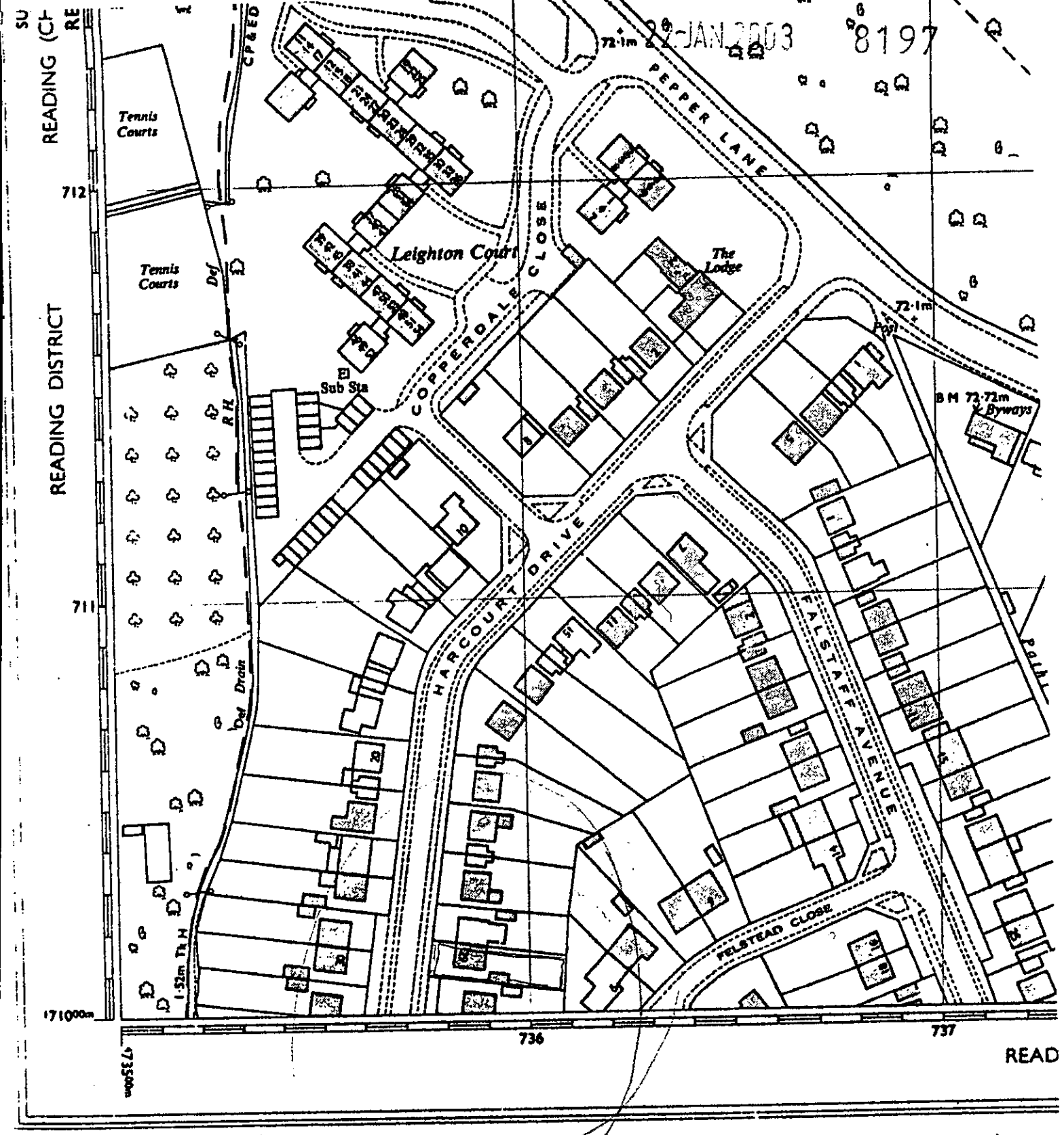


SIDE ELEVATION 1:100.

29, Harcourt Drive Earley.

PLAN 2.



C © Crown copyright 1976

Metres 10 0 20 40
Feet 50 0 100
1 metre = 3·2808

COMPILATION DATA

(a) Feb 1958
(b) Aug 1975

Levelled 1973
Boundaries .....Sep 1975

ENGLAND & WALES
County.....
District.....
London Borough.....
Civil Parish (England) }
Community (Wales) }.....
Electoral Division.....
Ward.....
Constituency (Co or Boro).....Boro

(a) Surveyed. (b) Revised.
Surveys of changes since the publication of this plan may be available. Enquiries should be addressed to the Director General or to the local Ordnance Survey office.

HEIGHTS are given in METRES above the Newlyn Datum.

Bench mark lists, which may contain later levelling information and particulars of bench marks to which no values have been shown, are obtainable from the Director General, Ordnance Survey.

The representation on this plan of a road, track or path is no evidence of the existence of a right of way.

The alignment of tunnels where shown is approximate.

Coincident boundaries are shown by

For Ordnance Survey purposes County Boundary

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BLOCK PLAN 1:500

29, Harcourt Drive Earley.

1-3 = parking bays 2.4M x 4.8m.

PLAN 3.

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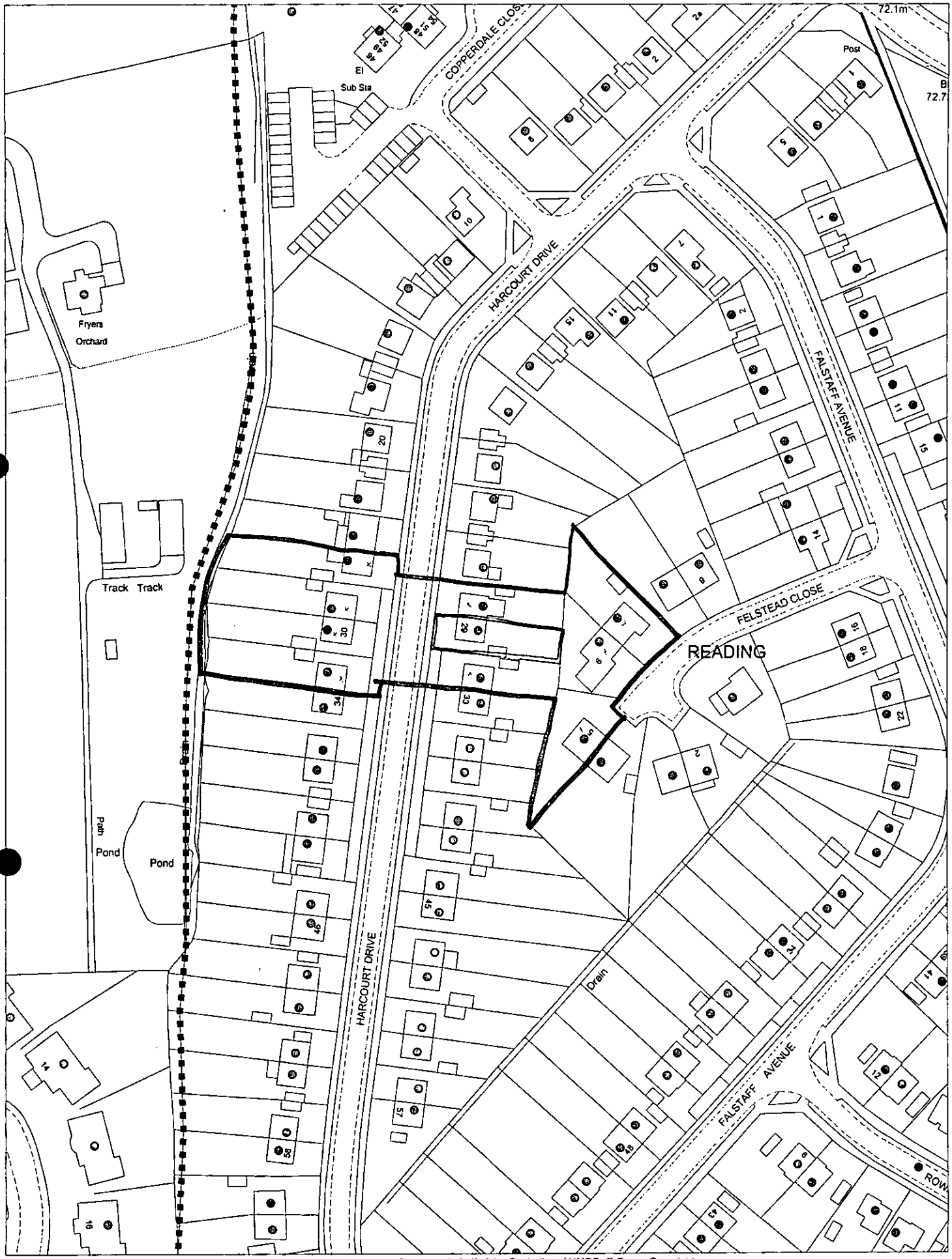

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Development Control,Wokingham District Council.
17 December 2002

Scale: 1 : 1250

N
W E
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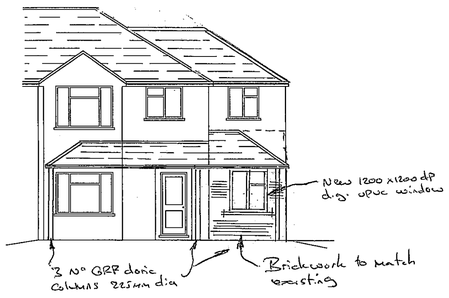
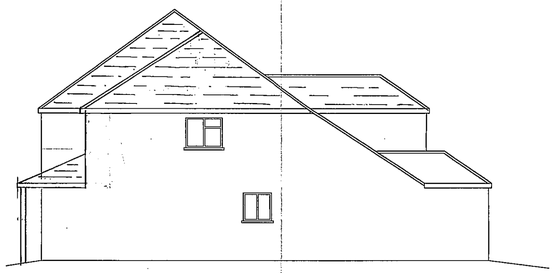


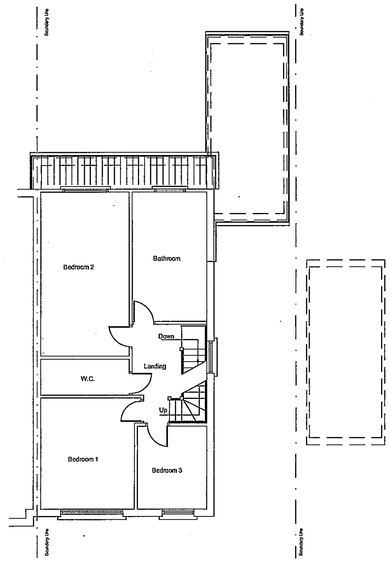
Proposed Front Elevation



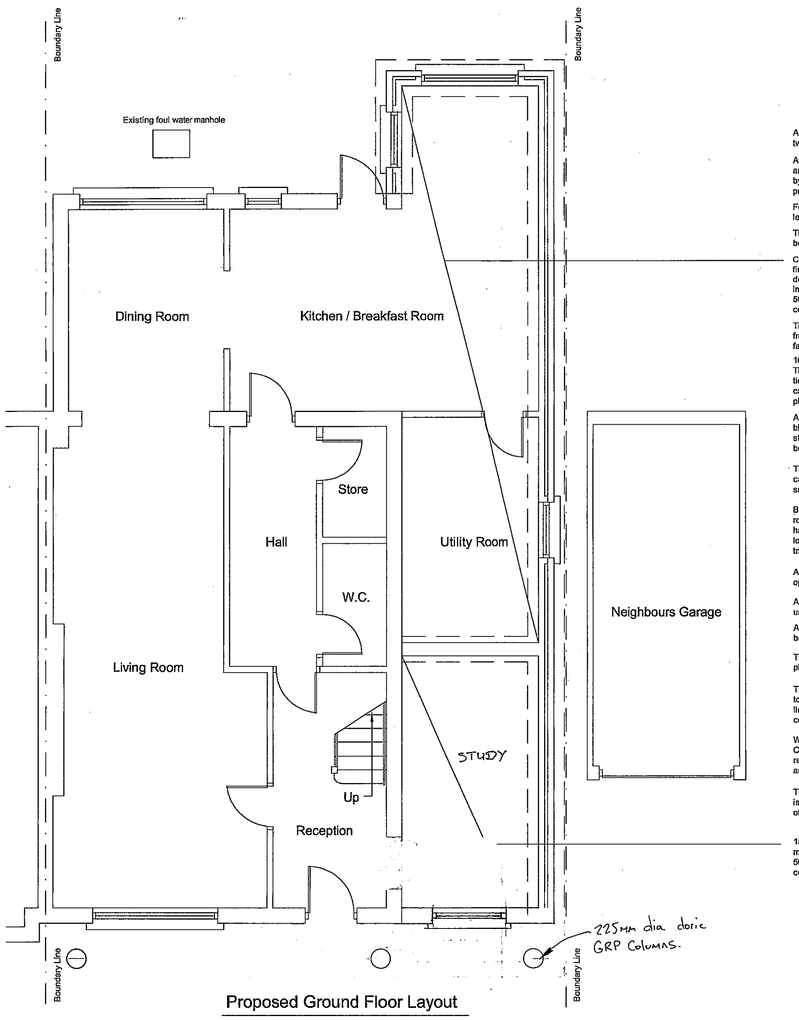
Proposed Rear Elevation



Proposed Side Elevation



Existing First Floor Layout



Proposed Ground Floor Layout

All foundations to be 600mm to the two storey building

All existing foundations, lintels and beams are to be exposed, inspected and approved by the local authority Building Inspector prior to commencement of work

Foundations must be taken down to invert level of any drainage

The ground level is to be a minimum of 150mm below DPC.

Chicken wire mesh to be provided in 65mm screed finish on 60mm polystyrene insulation on a 150mm deep ground bearing slab with a layer of A142 mesh in top 25 cover on a 1200 gauge polythene DPM on 50mm sand blinding on a minimum of 150mm well compacted rejects.

There is to be no encroachment over the boundary from any part of the structure including foundations, fascias and gutterings.

100mm face brickwork to match existing tied to 100mm Thermalite shield block work using stainless steel wall ties. 50mm cavity to be infilled with 50mm Rock wool cavity insulation. 12.5mm sand and cement with Gypsum plaster skim finish to inner skin.

All walls below DPC to be 100mm 7.0N/mm2 concrete block work tied to 100mm engineering brickwork using stainless steel wall ties.50mm cavity. Any materials used below DPC to have a certificate for use below DPC.

The bathroom is to be ventilated by a mechanical ventilator capable of extracting at a rate not less than 15 litres per second which may be operated intermittently.

Background ventilation to be provided to all habitual rooms by a controllable and secure ventilation opening having a total area not less than 8000 square millimetres located so as to avoid any undue draughts, e.g. a trickle ventilator.

All glass to bathrooms, en-suites and W.C. to be opaque to clients specification

All windows to be white PVC double glazed units to match existing

All new electrical and plumbing services are to be an extension from the existing services.

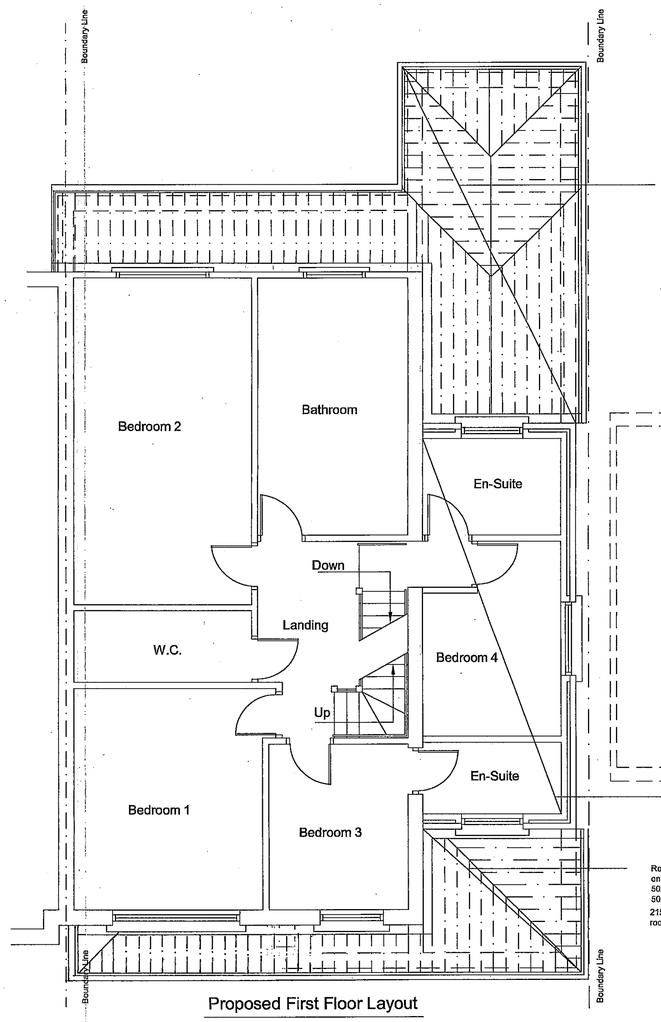
The contractor is to agree all electrical and plumbing work prior to commencement of work.

The reveals to all external doors and windows are to be sealed with Thermabate insulation. All external lintels are to be insulated on the inner skin to prevent cold bridging.

Where new walls are to be fixed to existing use Crocodile wall clips from Truline to manufacturers requirements. Provide vertical DPC between back of clip and existing wall and provide mastic pointing strip at joint.

The drainage system has been assumed and contractor is to verify the position of the sewers prior to commencement of work.

150mm deep ground bearing slab with a layer of A142 mesh in top 25 cover on a 1200 gauge polythene DPM on 50mm sand blinding on a minimum of 150mm well compacted rejects.



Proposed First Floor Layout

Roof tiles to match existing on treated 38x25 sw battens on reinforced roofing felt on 50x100 rafters at 400c/c. 50x125 ceiling joists at 400c/c. Code 4 lead flashing. 50x200 binder.
215x215 air brick to be provided at each end to vent roof space.

100mm timber stud partitions to be constructed using 50x100mm timbers at 400c/c with a layer of 12.5mm plasterboard plus gypsum plaster skim finish to both sides. 100mm glass fibre insulation infill. Partition to be 1/2hr.
40mm waste pipe to bath and basin with 75mm deep seal trap (not combined waste).

18mm T&G flooring boards on 50x200 floor joists at 400c/c. 150mm glassfibre insulation

Roof tiles to match existing on treated 38x25 sw battens on reinforced roofing felt on 50x100 rafters at 400c/c. 50x125 ceiling joists at 400c/c. Code 4 lead flashing. 50x200 binder.
215x215 air brick to be provided at each end to vent roof space.

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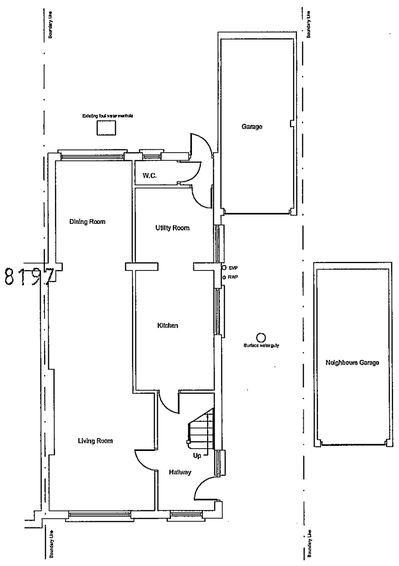

Existing Ground Floor Layout

Client: Mr. Kooner
Address: 29 Harcourt Drive, Reading. Berkshire

Drawing Title: General Arrangement

Proposal: Proposed Conversion of existing garage into new room

Scale: 1:50, 1:100

Date: 1st DECEMBER 200

MC DESIGNS
Dec House, 145 Cardiff Road, Reading, Berkshire. RG1 8JF
Telephone: (0118) 9572188 Fax: (0118) 9571218

Drawing Number: MC / 1127 / 01 PLAN1.