16.DEC.2002 8198



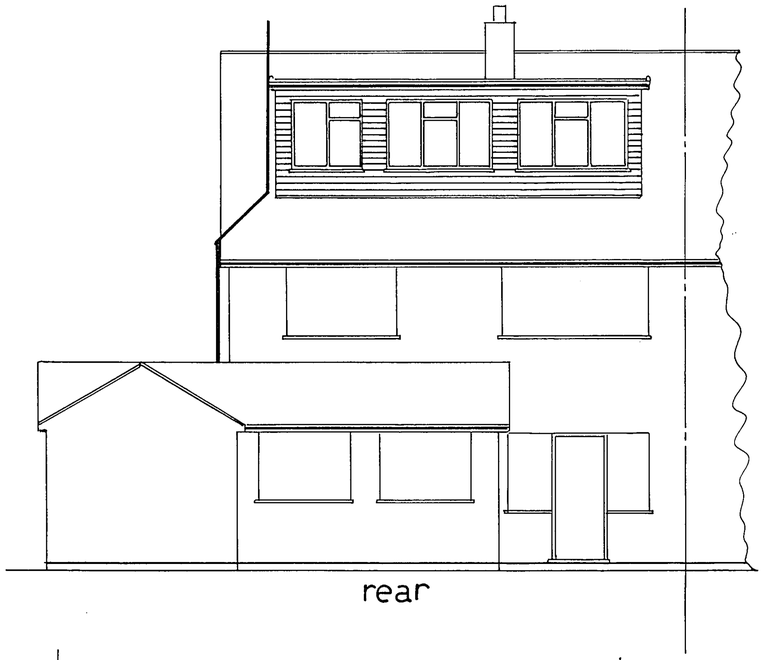
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control,Wokingham District Council.

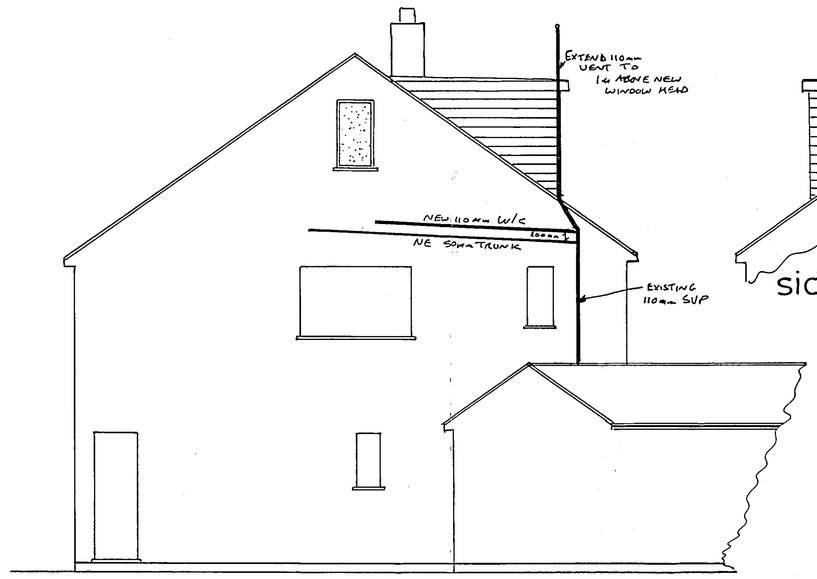
18 December 2002

Scale: 1 : 1250

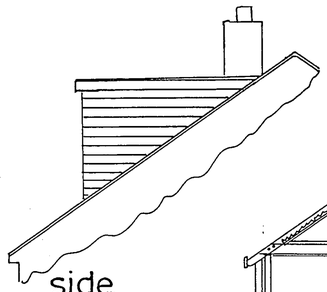
N W E S



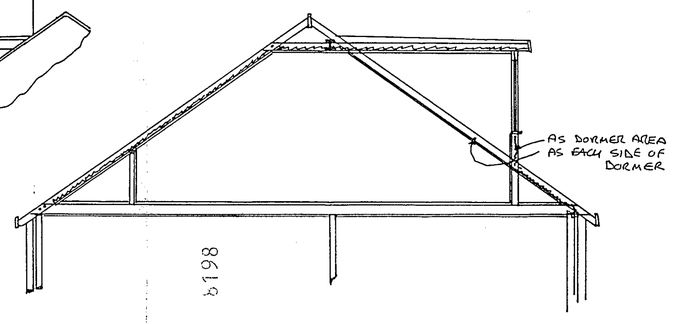
rear



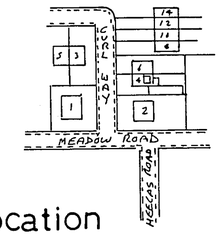
end



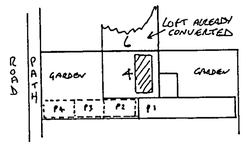
side



section



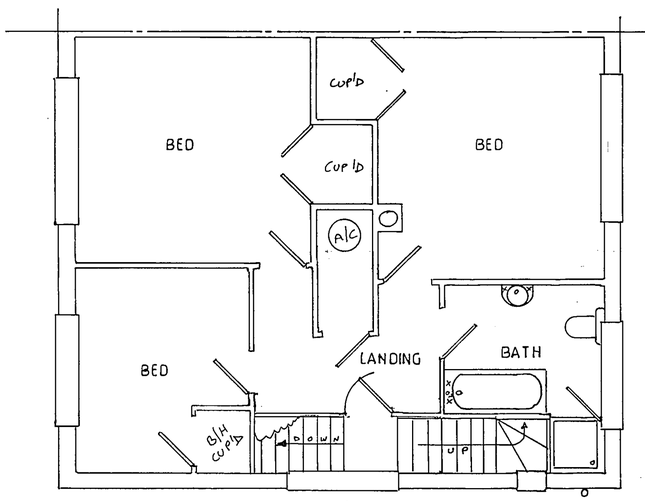
location



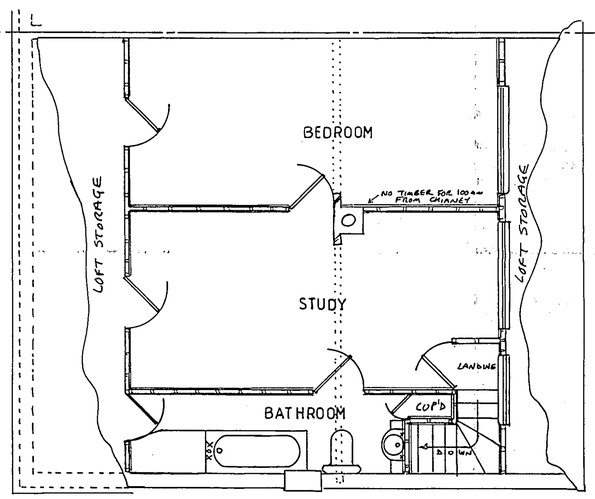
site

10 DEC 2003 6198

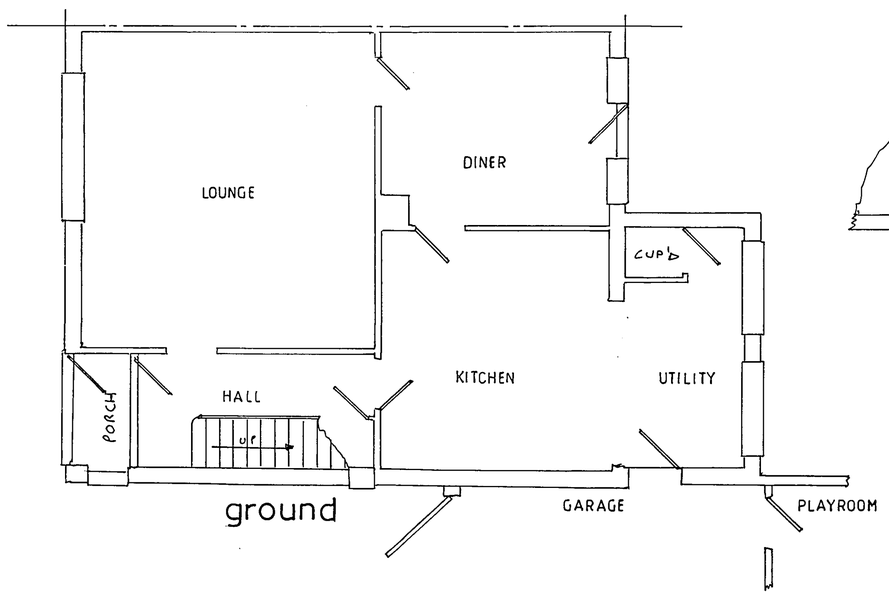
APPROVED



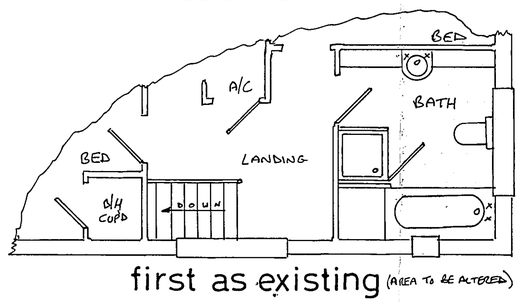
first



second



ground



first as existing (AREA TO BE ALTERED)

FOUNDATIONS:
Expose existing foundations for inspection, including internal loadbearing ones.
WALLS:
Upper loadbearing walls 100 x 50mm fully braced timber studs at 400mm c/c, faced with 9.5mm plasterboard and set coat of plaster.
Dormer walls same with foil backed plaster board and same finish internally, tile hanging on felt and battens externally, fill voids with 100mm celotex.
Non-loadbearing same as first in 75 x 50mm studs.
Partially re-build upper chimney fully bonding two 215 x 100mm wings as work procedes, to support beams, leave flue liner in situ and cast 150mm deep 1:2:4 concrete padstone over whole area of brickwork, for beam bearings.
LINTELS:
Expose any existing lintels that take extra loading, and replace with relevant Catnic's if necessary, double 150 x 50mm timbers over dormer window heads, onto 100 x 100mm posts each side, 178 x 102 x 19 kg Universal Beams, spanning side to side to support centre roof, bear onto rebuilt chimney in centre, and 450 x 100 x 150mm deep 1:2:4 concrete padstone on inner skin of outer wall, and clients half of party wall. Any internal steel lintels to be surrounded in two layers 9.5mm plasterboard and set coat of plaster.
STAIRS:
800mm clear width, 195mm rise and 225mm going, 2M clear headroom, min. winder going 75mm, hand rail at 900mm above pitch line and 1100mm above landings, balustrades not to permit the passage of 100mm sphere.
ROOF:
Provide temporary support and remove purlins and binders, screw 150 x 50mm rafters beside existing ones, at front and each side of dormers, and birdsmouth over stud wall on floor joists (see calculations), doubled each side of dormer, screw 200 x 50mm floor joists to side of existing ceiling joists, and provide another half way between them (200mm c/c), double each side of dormer and as stair trimmer, place 178 x 102 x 19 kg universal beams and padstones, provide dormer walls, and 150 x 50mm flat roof joists at 400mm c/c, once fully supported remove temporary supports. Finish flat roof in 3 layer felt to BS747 and CP144, with bitumen bonded chippings, on 19mm ply on firings to fall 1:40 run board and felt up and under tiles 300mm and lap slaters felt over, code 4 lead flash side & rear walls dress over roof tiles. Provide 150 x 25mm PAR timber facia and ply soffit containing 25mm continuous fly proof air vent, and provide same to existing facia/soffit, provide 50mm air gap over 90mm Celotex to all sloping ceilings and flat roof, finish in 9.5mm foil backed plasterboard and Artex or set coat of plaster.

FIRE RESISTANCE AND MOE:
All doors leading onto stair well to be upgraded to half hour fire resisting doors with self closing devises, all stops 25mm glued and screwed, all existing ceilings that do not already provide a full ½ hour fire resistance, are to receive a layer of 9.5mm plaster board and set coat of plaster or Artex finish, all rooms to have at least one window with a clear opening of 550 x 850mm no more than 1M from the floor. Mains operated smoke detectors to be fitted to all three levels in the hall/landings, from separate circuit on consumer unit, and with battery back up.
FOUL DRAINAGE:
Re-run existing bathroom wastes, 110mm W/C unchanged, bath and shower 38mm wastes, basin and bidet 32mm, all run to 50mm trunk waste from first fitting, extend vent up to 1M above new window head and fit with durable vermin proof grill, run new 110mm W/C waste from second floor into stack, and 200mm below it a 50mm trunk waste from 38mm bath and 32mm basin wastes. All wastes in UPVC to manufacturers requirements, with required clips fittings joints etc., all traps 75mm, rodding access at all changes of direction, shower on plinth to allow access.
SURFACE WATER DRAINAGE:
110mm half round eaves gutter and 65mm RWP all in UPVC, run onto existing roof, all fittings as required, all installed to manufacturers requirements.
GENERAL:
Make good to all disturbed surfaces including landscaping.
All fittings and fixtures to relevant British standards and clients requirements.
All workmanship to relevant British Standard Codes of Practice, and Local Authority approval.
Electrical circuits extended from existing to required new fittings
Plumbing and heating circuits extended to required new fittings.
All windows to provide 1/20th of the floor area as openable vents, be UPVC or timber and double glazed in low E coated glass min. 16mm apart, be fully draft excluded, allow one clear opening 550 x 850mm, contain 8,000mm² trickle vent for habitable rooms, 4,000mm² for rooms with water.
Rooms with water to have 30l/second mechanical ventilation ducted to outside air, and switched with the room light.
All roof timbers to be Tanalised.

Proposed loft conversion for Mr. & Mrs. Gor, at 4, Curl Way, Wokingham, Berkshire.

E. G. Designs of Ascot.
The Clockhouse 46 Fernbank Rd. Ascot Berks SL5 8HE
Tel/Fax. 01344 882883. E mail. egdesign@talk21.com

DRAWN : GEOFF. W. SPARROW. DWG. No. GWS/2249/02
SCALE: 1:50. 1:500, 1:1250. DATE: OCTOBER 2002.
TYPE : FOR LOCAL AUTHORITY SUBMISSION ONLY.

COPY: ONLY TO BE ALTERED OR REPRODUCED BY E. G. DESIGNS. © 7/11/03