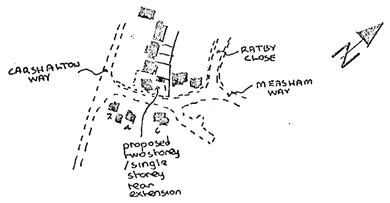


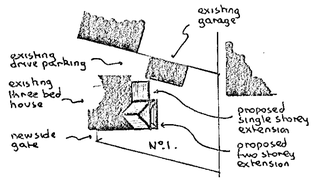
southeast elevation

northeast elevation

northwest elevation



location plan 1:2500



block plan 1:500

notes:-

Roofs :- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres (150 x 50 hip rafter) with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Small flat section to either be in code 6 lead or three layer felt and chippings on 18mm exterior quality plywood on 100mm x 50mm bearers at 400mm centres set to create min: 1in 60 fall. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietory eaves vents equivalent to 10mm continuous gap and high level vents to single storey roof equivalent to 5mm continuous gap.

First floor:- 18mm t+g flooring grade chipboard on 200mm x 50mm floor joists at 400mm centres with central row of herringbone strutting and ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrotor similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 Fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- lower section to have 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 16mm plaster finish to receive selected decorations. Upper section to have 100mm external skin of celcon blockwork finished in 20mm cement and sand waterproof rendering, finished to match existing including planted feature timbers. To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- New partition to be formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

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

D.p.c & flashings :- D.p.c to be leadcored felt and flashings in code 4 lead.

Windows/doors :- Any new windows/doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to lounge/dining and bedroom with 4000mm² opening to kitchen. Any new windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass (Kitchen window adjoining door to be considered as door)

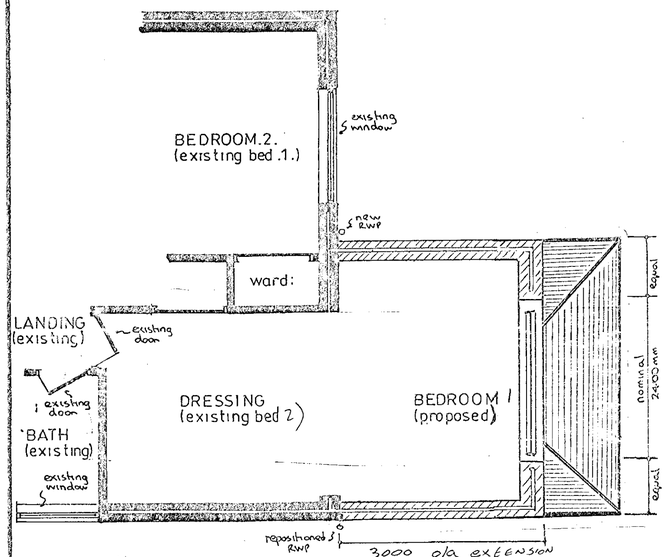
Electrics:- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation:- Kitchen to be fitted with either cooker hood (30 litres per second) or extract fan (60 litres per second) to discharge via external wall to open air.

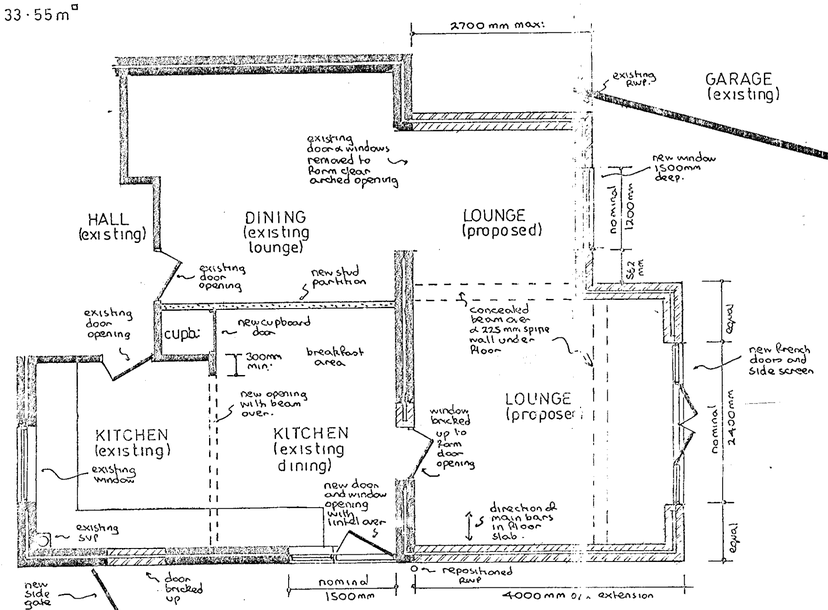
Rainwater:- 112mm gutters to match existing to discharge via existing new and repositioned RWP's discharging via 100mm upvc underground drainpipe to existing surface water drain (if available) or soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Beams (see calculations) :- Beams to be encased in equivalent of two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish as fire protection. Beam over lounge to be formed of 2 No 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Pull bearing on 400mm x 100mm x 150mm deep concrete padstone each end (L shaped on corner). Beam over kitchen to be formed of 1 No 152 x 89 x 16kg mild steel joist with Pull bearing on 300mm x 100mm x 150mm deep concrete padstone each end.

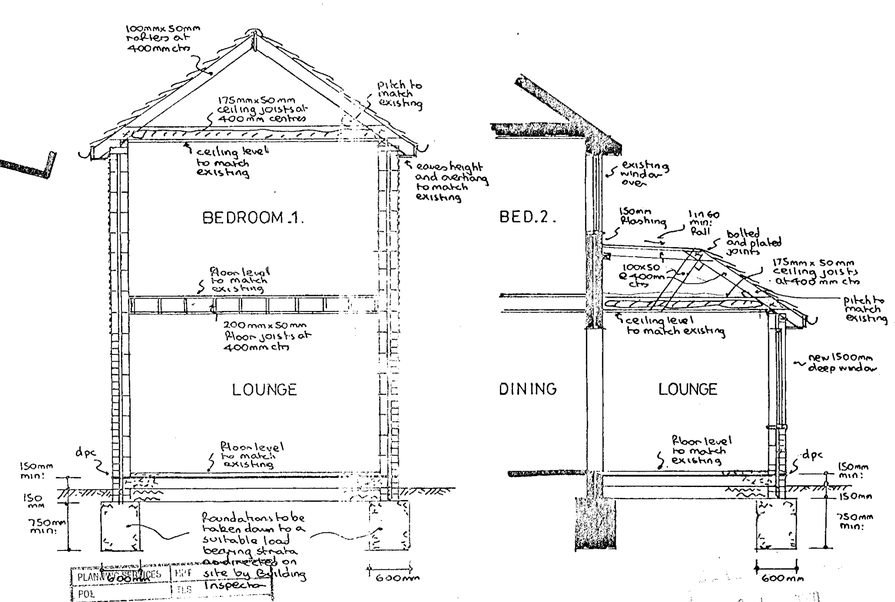
gross internal area of extension = 33·55m²



part first floor plan



part ground floor plan



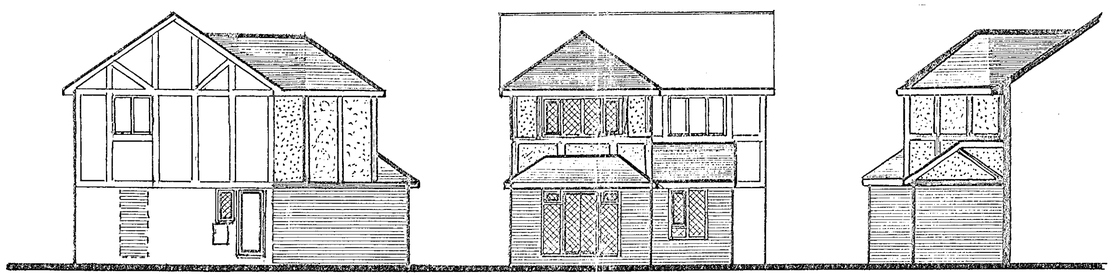
typical sections

PLAN	6 JUNE 2000	BCF
POL		BLS
DC		
APP		
CS	5 JUNE 2000	
COPIES TO:		ACK:
		FILE:

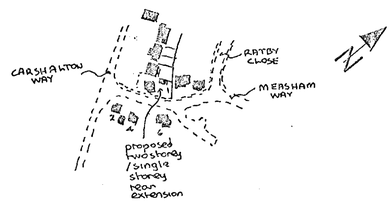
99/9991/8810

PROPOSED EXTENSION at 1 MEASHAM WAY, LOWER EARLEY, READING, BERKSHIRE for MR. G. BUNCH.

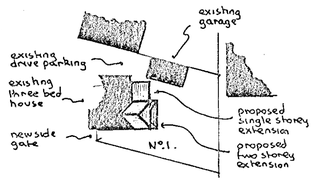
Revisions:-
REVISED PLANS.
PREVIOUS APPLICATION No:
99/9991/8810.



southeast elevation | northeast elevation | northwest elevation



location plan 1:2500



block plan 1:500

notes:-

Roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres (150 x 50 hip rafter) with 175mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Small flat section to either be in code 6 lead or three layer felt and chippings on 18mm exterior quality plywood on 100mm x 50mm bearers at 400mm centres set to create min: 1in 60 fall. Roof spaces to have permanent cross ventilation and this is to be achieved by combination of proprietory eaves vents equivalent to 10mm continuous gap and high level vents to single storey roof equivalent to 5mm continuous gap.

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Lintels:- I.G. lintels ltd type W1/S galvanised steel insulated lintels.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

Windows/doors:- Any new windows/doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to lounge/dining and bedroom with 4000mm² opening to kitchen. Any new windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass (kitchen window adjoining door to be considered as door)

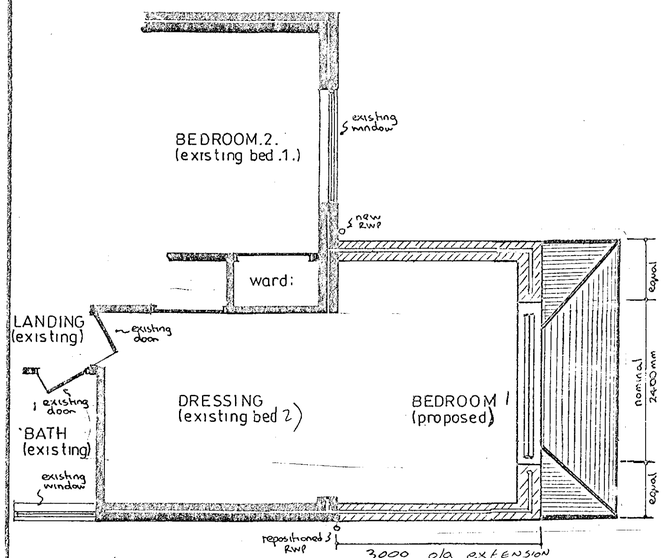
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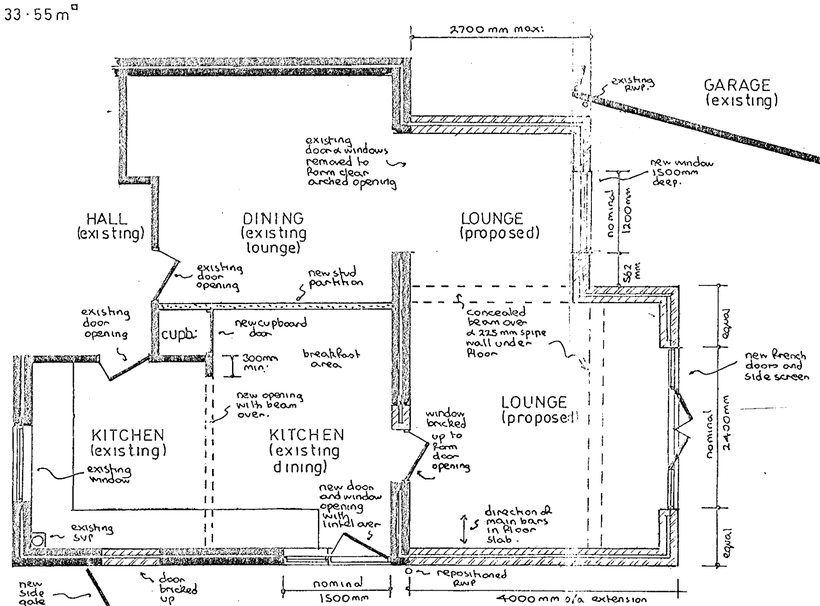
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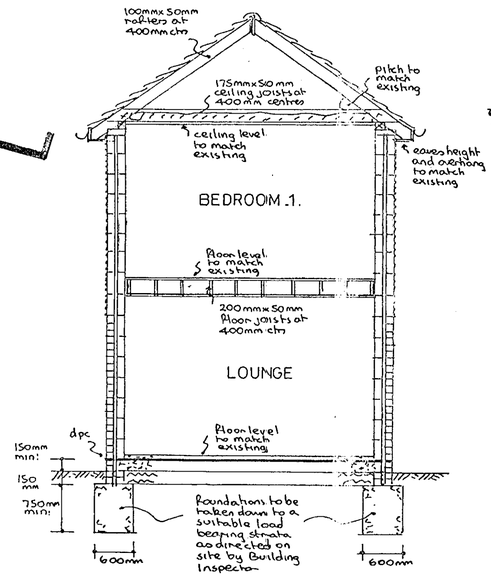
gross internal area of extension = 33·55m²

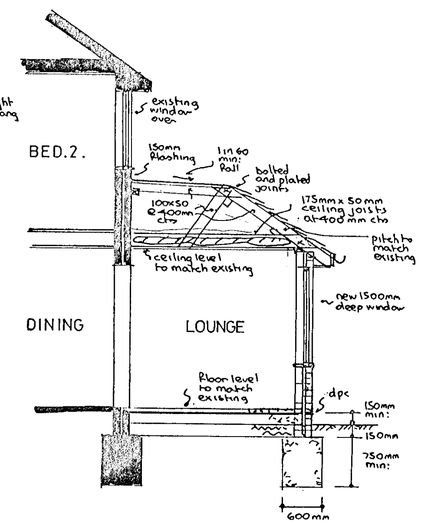


part first floor plan



part ground floor plan





typical sections

23.MAR2000 1046

APPROVED

PROPOSED EXTENSION at 1 MEASHAM WAY, LOWER EARLEY, READING, BERKSHIRE for MR. G. BUNCH.

Revisions:-