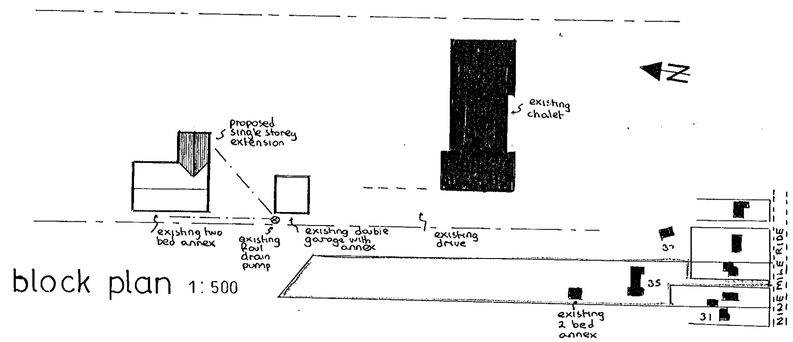


south elevation

east elevation

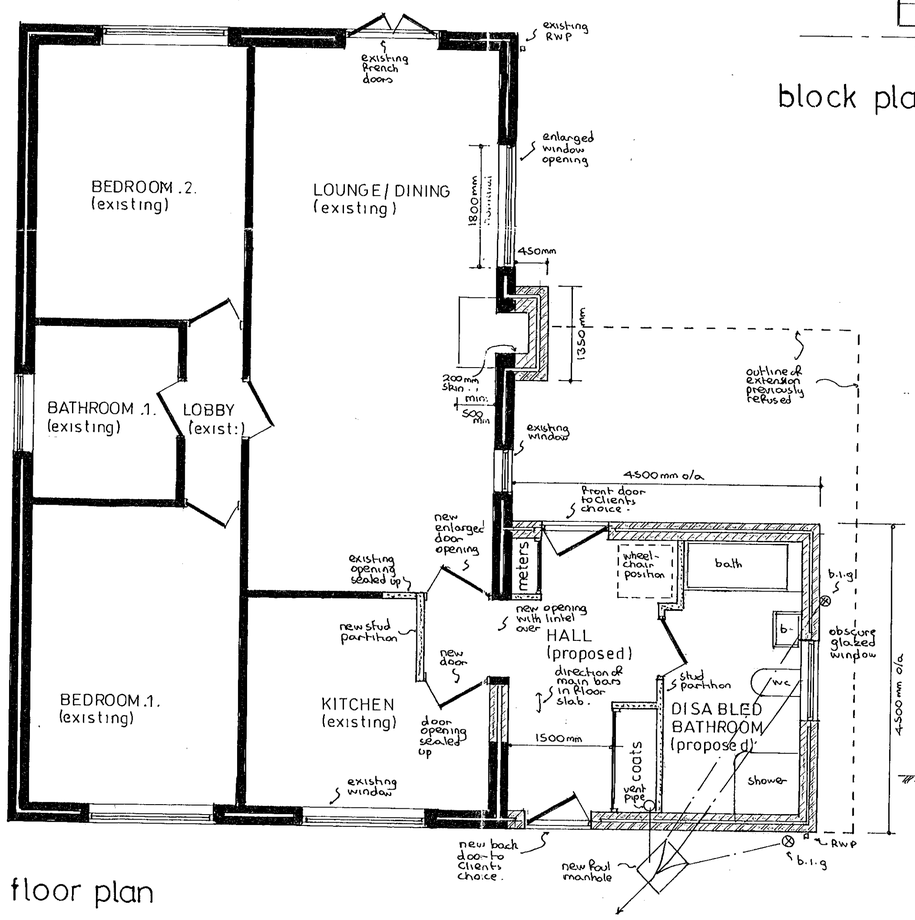
north elevation



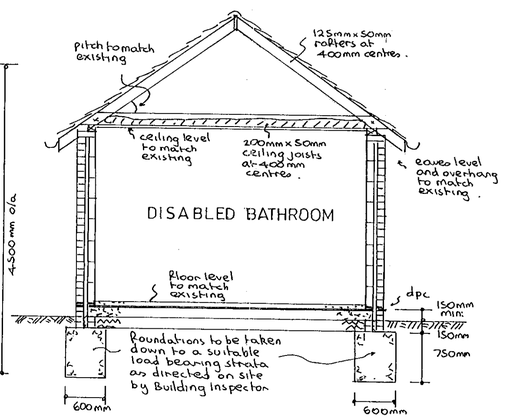
block plan 1:500

location plan 1:2500

gross internal area of extension = 16.85 m²



floor plan



typical section

notes:-

Roof:- Tiling to match existing on felt and battens on 125mm x 50mm rafters pitched to match existing and set at 400mm centres with 200mm 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. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres 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.

Floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 175mm reinforced concrete suspended floor slab supported on all edges and reinforced with B1131 fabric reinforcement with 12mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 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. To avoid risk of cold bridging, reveals around all new external door and window openings to be insulated.

Partitions:- New partitions 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.

Windows/doors:- All windows to match existing, double glazed (obscure to bathroom) and fitted with trickle vent in head equivalent to 8000 mm² to lounge and 4000mm² to bathroom. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

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

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

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

Ventilation:- Bathroom to have extract fan discharging to open air at rate of 15 litres per second.

Rainwater:- 112mm gutters to match existing discharging via 62mm RWP's and back inlet gullies and 100mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated a min: 4500mm from any building.

Chimney:- Traditional fireplace served by 225mm ø terracotta socketted flue liners in stack terminating min: 2700mm above eaves level. Combustion air to be provided equivalent to 50% of throat area.

Disabled access:- To facilitate full use of building by disabled person, ramps to be provided at front & rear doors, all doors to be 1000mm door sets and bathroom equipment to be specialist equipment to suit needs of disabled person.

Foul drainage:- Any new foul drainage to be carried out in 100mm upvc underground drain-pipe bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm bathroom & shower and 32mm basin waste.

16 JUN 2000 1765

APPROVED

PROPOSED EXTENSION to ANNEX, 35 NINE MILE RIDE, WOKINGHAM, BERKSHIRE for MR. D.W. BROWN.

Revisions:- 'B' redrawn following Planning refusal.

Drawing No° AH/E/2703 B
Scales 1:50 & 100
Date JUNE 2000

ANDESIGN BUILDING PLANS

09/06/00.