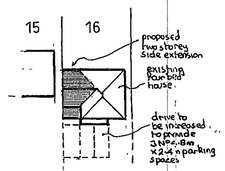


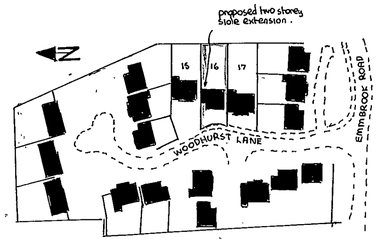
east elevation

north elevation

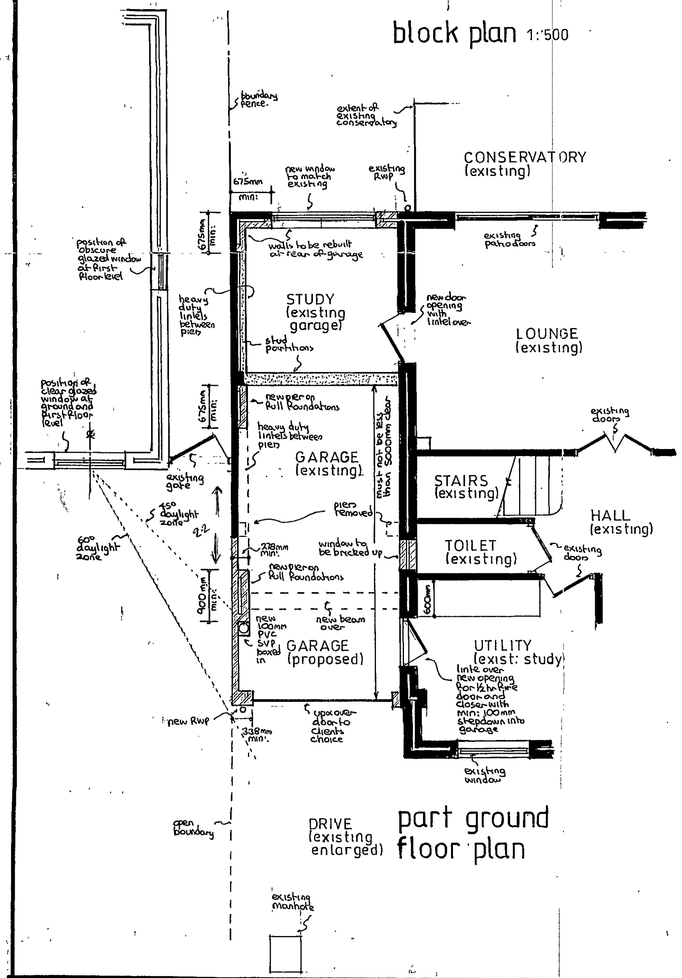
west elevation



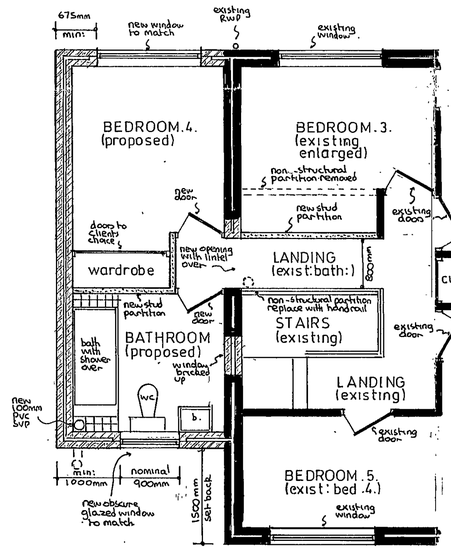
block plan 1:500



location plan 1:1250

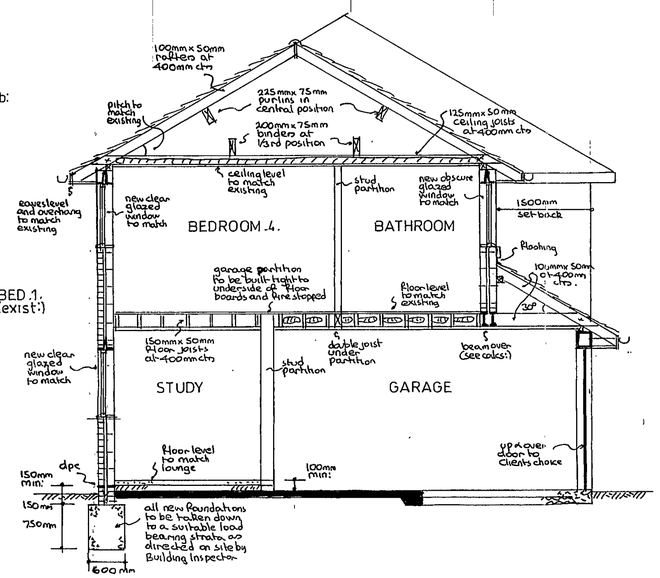


part ground floor plan



gross internal area of extension = 22m²

part first floor plan



typical section

notes:-

Main roof :- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400 mm centres with 125mm x 50mm ceiling joists at 400mm centres with 150mm fibreglass insulation between joists and 100 mm fibreglass insulation over joists in opposite direction with 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.

Secondary roof :- Tiling to match existing on felt and battens on 100mm x 50mm rafters, pitched at 30° and set at 400mm centres with 100mm x 50mm ceiling joists at 400mm centres with garage ceiling as described below. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

First Floor :- 18 mm flooring grade t.& g. chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joist under partitions with study ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Over garage 120mm celotex rigid slab insulation to be placed between joists and ceiling of two layers of 9mm masterboard laid crossboned as fire break.

Lateral restraint :- Where floor and 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.

Ground Floor :- Garage floor to be formed of 100mm concrete slab supported on 150mm selected hardcore. Study floor to be raised to match lounge, by selected floor finish on 65mm reinforced screed on building paper on 100mm Rockwool rigid slab insulation on Ventrot or similar dpm on prepared garage floor slab.

Walls :- 103 mm external skin of facing brick to match existing with 75mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16 mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around all new window/door openings to be insulated. Feature timbers on west elevation to be planted on surface.

Partitions :- New first floor partitions to be formed of 100mm x 50mm timber studding at 400mm centres with 100 mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations. Garage/study partition to be formed of 150mm x 50mm timber studding at 400 mm centres with 150mm celotex rigid slab insulation between studding, faced with 9 mm plasterboard on study side and 9 mm masterboard on garage side with masked joints as fire break. North wall & study to have inner skin formed of 100mm x 50mm timber studding at 400mm centres faced with felt adjacent to brickwork and with 100mm celotex rigid slab insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors :- All new windows to be double glazed to match existing with trickle vents in head equivalent to 8000mm² opening to bedroom and study, with 4000mm² to bathroom. Any glass in windows below 800mm measured from floor level to be in laminated safety glass. Bathroom windows to be obscure glazed. Study is considered as inner room and therefore window must have min: 850mm high x 500mm clear opening as alternative fire escape. Bedroom window to have clear opening min: 0.33m² as alternative fire escape with no dimension less than 450mm and sill max: 1100mm above floor level. All new windows to achieve a 'U' value of 2.0 w/m²k.

Lintels :- I. G. lintels galvanised steel insulated lintels, type LI/HD between piers on side of garage and study with LI/S type over window openings and box lintels elsewhere.

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

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 ceiling.

Ventilation :- Bathroom to be fitted with extract fan (15 litres per second). Utility to be fitted with extract fan (30 litres per second). Toilet to have extract fan (6 litres per second) linked to light switch. All three fans to discharge to open air.

Rainwater :- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drain pipe to existing surface water drain (if available) on new soakaway 1000mm diameter x 2000mm deep and situated min: 4500 mm from any building.

Foul drainage :- Before any work commences on site existing foul drainage system to be located in position and depth. New bathroom equipment to discharge via deep seal traps and wastes to new 100mm PVCSVP terminating min: 900mm above highest opening window. 100mm w.c. waste, 40mm bath and 32mm basin waste. Any new foul drainage to be carried out in 100mm upvc underground drainpipe bedded in pea shingle, set to min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Party Wall Act :- Where work is proposed on boundary client is to agree proposed work including construction access with adjoining owner in accordance with the method set out in "The Party Wall Act 1996". Copies can be obtained from "The DoE Publications Despatch centre, Blackhorse Road, London SE99 6TT. Tel 0181 691 9191 (Fax 0181 694 0099).

Parking :- Drive must be widened to provide parking for min: 3No 4.8m x 2.4m spaces.

Existing structure :- Any parts of existing structure which are to be subjected to any additional loading are to be exposed by trial holes for inspection and strengthened as necessary before work continues.

Handrail :- New section of handrail to be min: 900mm high with no openings larger than 100mm.

Beam :- (see calculations) To be formed of 2No 152 x 89 x 16 kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Roll bearing on 450mm 100mm x 150mm deep concrete padstone each end. Beam to be encased in two layers of 9mm masterboard as described for garage ceiling.

01.NOV.2002 7921

APPROVED

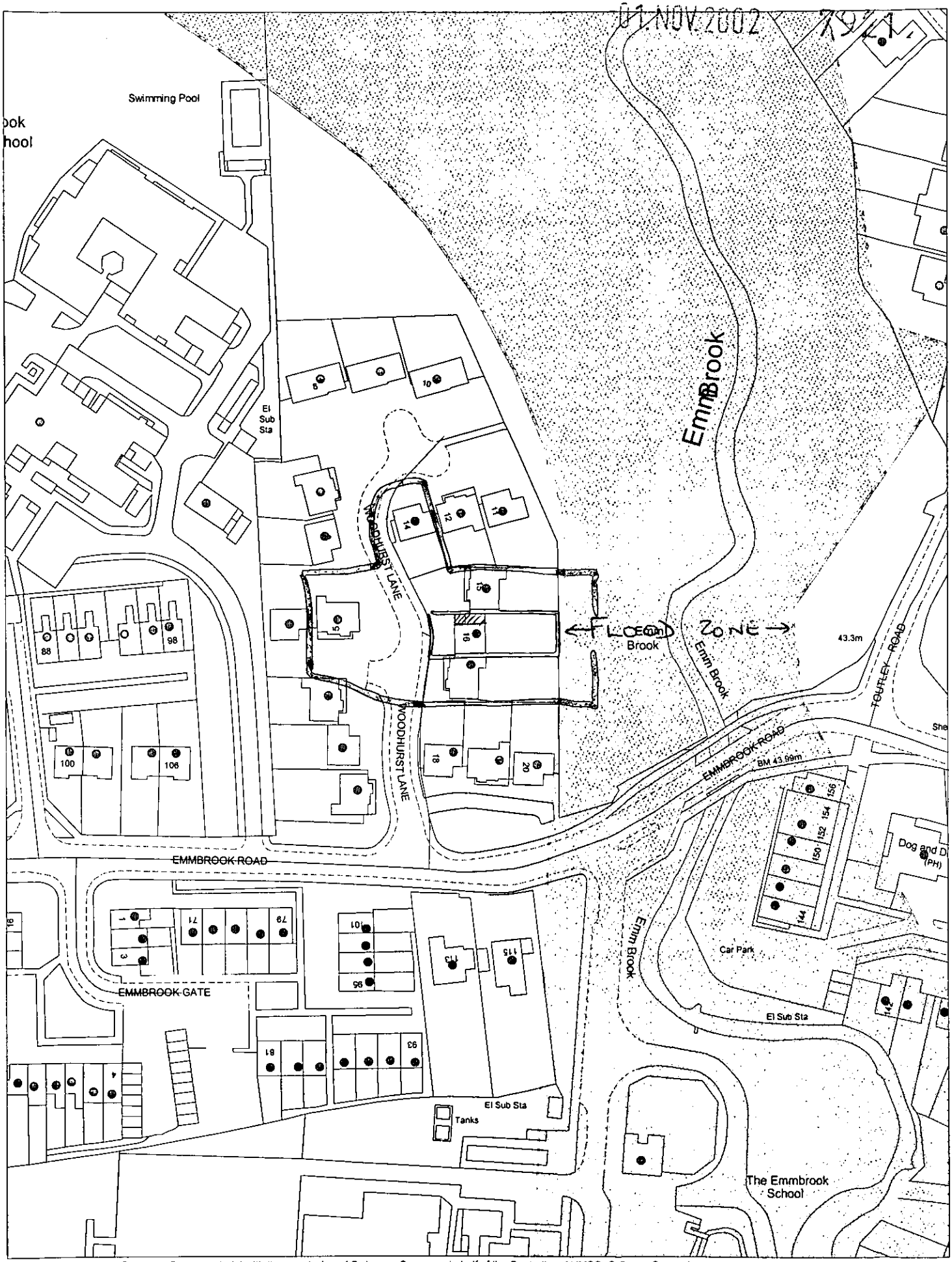
9/1/03

PROPOSED EXTENSION at 16 WOODHURST LANE, WOKINGHAM, BERKSHIRE for MR & MRS.R.D.JAMES.

Revisions:- 'A' 30/10/2002 Block & location plan added.

Drawing No.	AH/E/3417 A
Scales	1:50 & 100
Date	SEPT 2002

NDESIGN BUILDING PLANS



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7 November 2002

Scale: 1 : 1250

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