

PROPOSED ALTERATIONS TO:

22 Crescent Road
Reading
RG1 5SP

For: Mrs J. Stockwell

This set of drawings has been produced to seek Planning and/or Building Regulation consent only (to determine whether construction is permitted to start), and does not represent a detailed specification. It is expected the proposals are to be constructed using tried and tested methods and techniques by a suitably competent and experienced contractor who is knowledgeable of the construction details not included on these plans. The contractor will also employ appropriately qualified staff familiar with this type of work and the site-wide construction risks. All works are to be carried out in accordance with Building Regulations, and according to Regulation 7; in a workmanlike manner using materials complying to relevant British Standards, BBA Agreement Certificates, Product Certification of Schemes, manufacturer instructions, and show relevant CE markings.

Any work carried out prior to the receipt of Planning and Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads.

Contractor to check all dimensions on site before commencing work.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.

No manholes were inspected prior to construction, therefore, contractor to determine location of all services prior to starting work on site (and to arrange any necessary approvals that may be required as a result of the proposals). The homeowner shall ensure the contractor is fully aware of any other risks associated with the site.

New structural steel connection details to be determined by the contractor's appointed steel fabricator/supplier

BEAM SCHEDULE

BEAM A:
203 x 133 x 25UB

BEAM B:
152 x 152 x 23UC
with 10mm steel plate welded to underside
to support door assembly and outer bricks

BEAM C:
178 x 102 x 19UB

BEAM D:
178 x 102 x 19UB

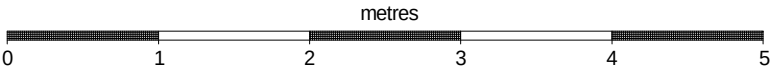
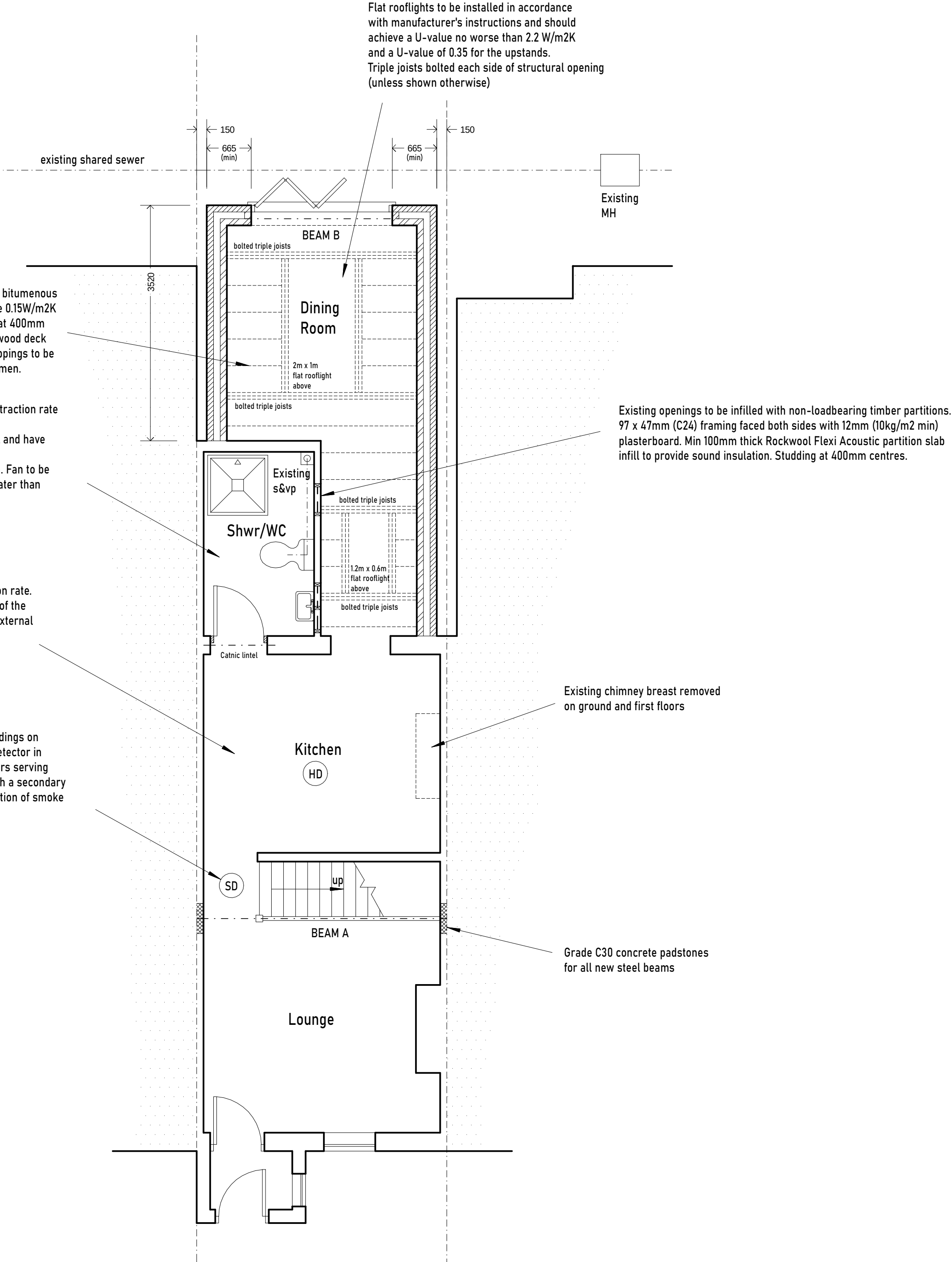
Flat roof (warm roof) construction to be GRP, rubber, zinc or bitumenous based felt on 150mm Celotex PIR insulation board (to achieve 0.15W/m2K or better) on vapour control layer on 170 x 50mm C24 joists at 400mm centres with tapered firrings and a 19mm exterior grade plywood deck with mushroom vents as required. 12mm dia (min) stone chippings to be bonded to the waterproofing in a gritting compound, not bitumen.

Extractor fan to be fitted to Shower Room to provide 15l/s extraction rate to external air with a 15 minute over run.
Fan to be installed a maximum of 400mm below ceiling level and have a noise level less than 45dB.
Door to be undercut by 10mm to provide adequate ventilation. Fan to be tested, commissioned and a certificate notifying of such no later than 30 days after completion.

Extractor fan to be fitted to Kitchen to provide 60l/s extraction rate. If a cooker hood, it is required to span at least the full width of the cooker and have a capacity of 30l/s. Flexible duct length to external air 1.5m max.

Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

Flat rooflights to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K and a U-value of 0.35 for the upstands.
Triple joists bolted each side of structural opening (unless shown otherwise)



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PROPOSED GROUND FLOOR PLAN		Scale: (A2) 1:50