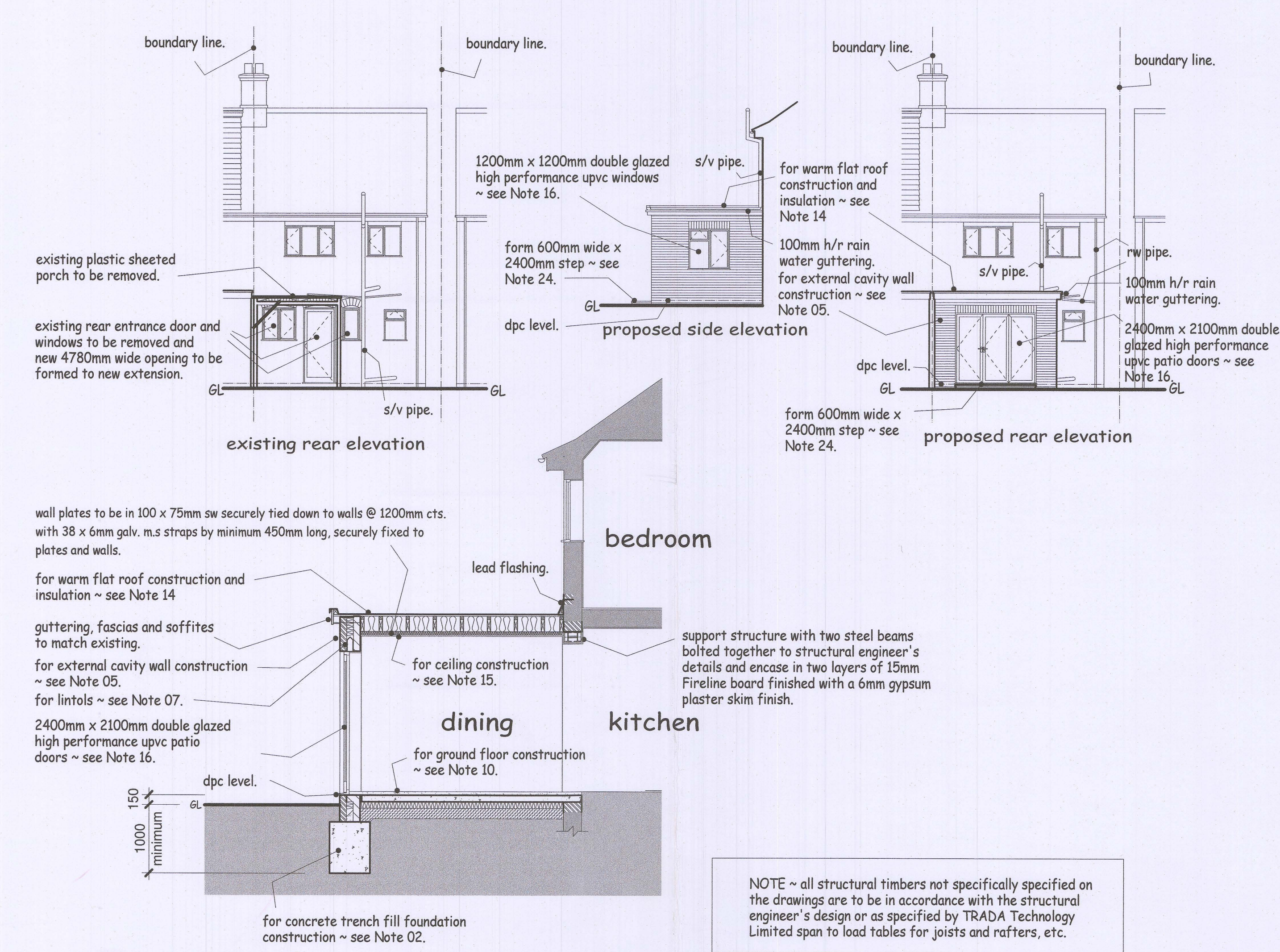




notes :

01. EXISTING FOUNDATIONS, LINTOLS, SUPPORTS OR RETAINING STRUCTURES ~ receiving additional loadings are to be exposed and site checked in the presence of the L.A. Building Control Officer and underpinned or strengthened if deemed necessary.
02. FOUNDATIONS ~ to suit site sub-soil conditions and to the complete satisfaction of the Local Authority. Foundations are to meet all requirements of the Building Regulations in all respects and be in accordance with recognised guidelines for foundations and in particular for buildings close to trees should shrinkable sub-soils and influential trees are encountered. Foundations to be taken down below inverts of nearby drain runs and evidence of roots. Depths shown are only a guide, actual depths to be determined on site in the presence of the Local Authority Building Control Officer.
03. DRAINAGE ~ to the requirements and complete satisfaction of the Building Regulations in all respects and the Local Authority. Expose all existing drain runs under the new extension and encase in 150mm concrete as required by the Local Authority. Lintol all new (and existing) walls over drain runs, so that no wall pressures are transmitted onto the drain runs by ensuring that a 50mm space is maintained around the drain pipe with wall void filled with a suitable compressible sealant. Drain runs shown are only approximate, exact positions to be determined on site.
- FOUL WATER ~ via existing drain runs and s/v pipe as indicated.
- SURFACE WATER ~ to existing rail waterpipe as indicated. Rodding access points to be provided at the foot of all rain water pipes (rwp's).
04. BRICKWORK / BLOCKWORK ~ to be keyed into adjacent/adjoining walls at every other course to a min. depth of 100mm in any making good areas.
05. EXTERNAL WALLS ~ cavity walls constructed in 103mm facing brickwork to match existing, 100mm cavity filled with 95mm 'Xtratherm cavity Therm CT/PIR' insulation batts installed strictly in accordance with manufacturer's instructions leaving 5mm unvented cavity, 100mm 'Celcon Solar' inner skin with 12.5mm plasterboard drylining and skim finish internally, all to provide a minimum U-value of 0.17W/m2K. Provide stainless steel wall ties at 900mm horizontal centres and 450mm vertical centres, staggered, with increased frequency to 300mm vertically within 225mm of openings. Fill cavity with lean mix concrete to min. 225mm below dpc and provide weep holes formers at 900mm cts. at lower level of cavity fill.
06. DPC LEVEL ~ horizontal 'Hyload' dpc to be min. of 150mm above finished ground level, stepped as required. Provide pre-insulated dpc ('Thermobate' or similar approved) at all closings of cavities adjacent to openings.
07. LINTOLS ~ lintols in external cavity walls to be IG Limited steel insulated cavity lintols type LI/S100 or LI/HB100 (or other similar approved lintol supplier) complete with 'Hyload' cavity tray dpc over. Lintols to be in strict accordance with manufacturer's span/load table recommendations. Generally 150mm deep lintols for openings up to 1500mm. 225mm deep lintols for openings over 1500mm. End bearings to be min. 150mm or depth of lintol if greater.
08. CAVITY TRAY DPC'S ~ provide cavity trays above lintols with patent weepole formers in vertical joints at the lower outlet brick course at centres recommended by the manufacturers.
09. CAVITY BARRIERS ~ to be provided in accordance with the Building Regulations to prevent the spread of fire through cavities. Seal tops of cavity walling with 12.5mm 'Superlux' or similar 1/2hr fire resisting boarding.

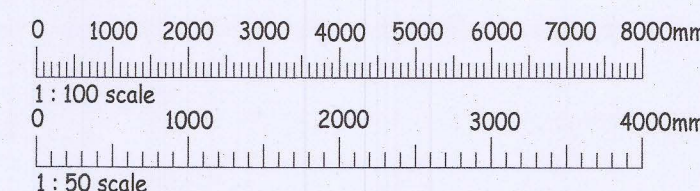
10. GROUND FLOOR CONSTRUCTION AND INSULATION ~ min.150mm well consolidated clean hardcore sand blinded to receive 1200 gauge polythene dpm contiguous with dpc; 100mm 'Xtratherm FT/' under slab insulation with taped joints with 25mm thick 'Xtratherm' insulated upstand to floor finish level at edges; 1000 gauge polythene vapour control layer over insulation; 100mm concrete oversite to structural engineer's requirements finished level with min. 50mm sand and cement screed trowelled smooth and level providing a minimum U-value of 0.16 W/m2K.
11. STRUCTURAL TIMBERS ~ all structural timbers to be Grade C16 or otherwise as specified by the structural engineer.
12. UNEXPOSED TIMBERS ~ to be pressure impregnated (Celcured).
13. EXTERNAL SOFTWOOD ~ to be pressure impregnated to CP 98:1964 before being decorated. All boarding to be min. 12mm thickness.
14. FLAT WARM ROOF CONSTRUCTION ~ to be formed in three layer high performance roofing felt formed strictly in accordance with the manufacturer's specification on 20mm marine quality plywood structural decking; on 175 x 50mm s/w joists @ 400mm cts; with decking firmed to provide falls minimum 50mm in 3000mm towards gutter; 200mm 'Xtratherm PT/R' roofing insulation between joists with 50mm 'Xtratherm PT/R' insulation underdrawn the joists with taped joints, all insulation installed and fixed strictly in accordance with the manufacturer's recommendations; ceilings formed in 12.5mm foil backed plasterboard. All providing a minimum U-value of 0.18 W/m2K.
15. CEILINGES ~ 12.5mm foil backed plasterboard (staggered boards), taped joints with 6mm skim finish. All edges of plasterboard to be fully supported.
16. WINDOW ~ window to be high-performance double glazed upvc as indicated and to match existing house windows and to provide min. 1/10th. floor area natural lighting and 1/20th. floor area openable natural ventilation. New windows to be fitted in addition with trickle vents in head equivalent to 5000mm2 opening per room and 2500mm2 in wet rooms. Any glass in windows or doors below 800mm and in doors below 1500mm measured from floor level to be laminated safety glass. Neatly mastic joint around frames. New windows are to achieve a minimum 'U-value' of 1.6 W/sq.mK.
17. STAIRCASE ~ existing staircase to remain with no works deemed required to the staircase, nor handrails, etc.
18. ELECTRICAL WORK ~ all electrical work requires to meet the full requirements of Part P (Electrical Safety) of the Building Regulations, and must be designed, installed, inspected and tested and then certified to conform with the issue of a BS 7671 certificate by a person competent to do so.
19. ENERGY EFFICIENT LIGHTING ~ provide energy efficient lighting that will only accept bulbs giving a min. of 45 lumens per circuit watt at a rate of 75% of light fittings installed.
20. WASTES AND TRAPS ~ provide 75mm deep seal traps to all sanitary fittings wastes. Provide 100mm dia. waste to wc, 32mm dia. waste to basin and 38mm dia. waste to shower and bath (50mm dia. if long runs encountered but n.e. 4000mm in length). If required install new 100mm s/v waste as indicated to existing s/v pipe taking wastes from new basin, wc and shower. Provide rodding access points at all waste changes in direction.
21. RADIATORS ~ radiators to be fitted with approved thermostatic control valves.
22. SMOKE DETECTORS ~ provide mains feed interlinked smoke and heat detectors throughout protected stairway escape route (if not already installed) with battery back-up located on landings, ground floor hall and inner room situations. Smoke detectors to be positioned at least 300mm from any light fitting or heater unit.

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Proplan

23. CARBON MONOXIDE DETECTORS ~ it is strongly advised that these detectors are installed in rooms containing gas or solid fuel appliances, installed strictly in accordance with the manufacturer's instructions.
24. STEPS ~ step-ups to doorways externally are not to exceed 75mm in height into internal areas. All external steps in flights are to have equal risers.
25. PART L (BUILDING REGULATIONS) CONSERVATION OF FUEL & POWER ~ all building works are to be to 'Robust Construction Details' limiting thermal bridging and air leakage, issued by DTLR.

PLANNING & BUILDING REGULATIONS APPLICATIONS DRAWING.



NOTE:
For the purpose of Planning Permission considerations only, this drawing can be scaled.

35. BOUNDARY LINES ~ the building owner(s) confirm that they have fully checked the boundaries of the property and instructed David Cooksley Associates accordingly, they further fully agree the boundaries as indicated on this drawing. No part of the extension is to oversail any boundaries.

34. STRUCTURAL ENGINEER'S DETAILS ~ all structural members, their sizes and detailing are to be carried out strictly in accordance with Derek Penn Structural Engineering Consultant (tel : 0118 961 4034) or mob : 07970 669484) calculations and details, overruling any details shown on these drawings. Refer to the Structural Engineer's calculations and details before commencing any work.

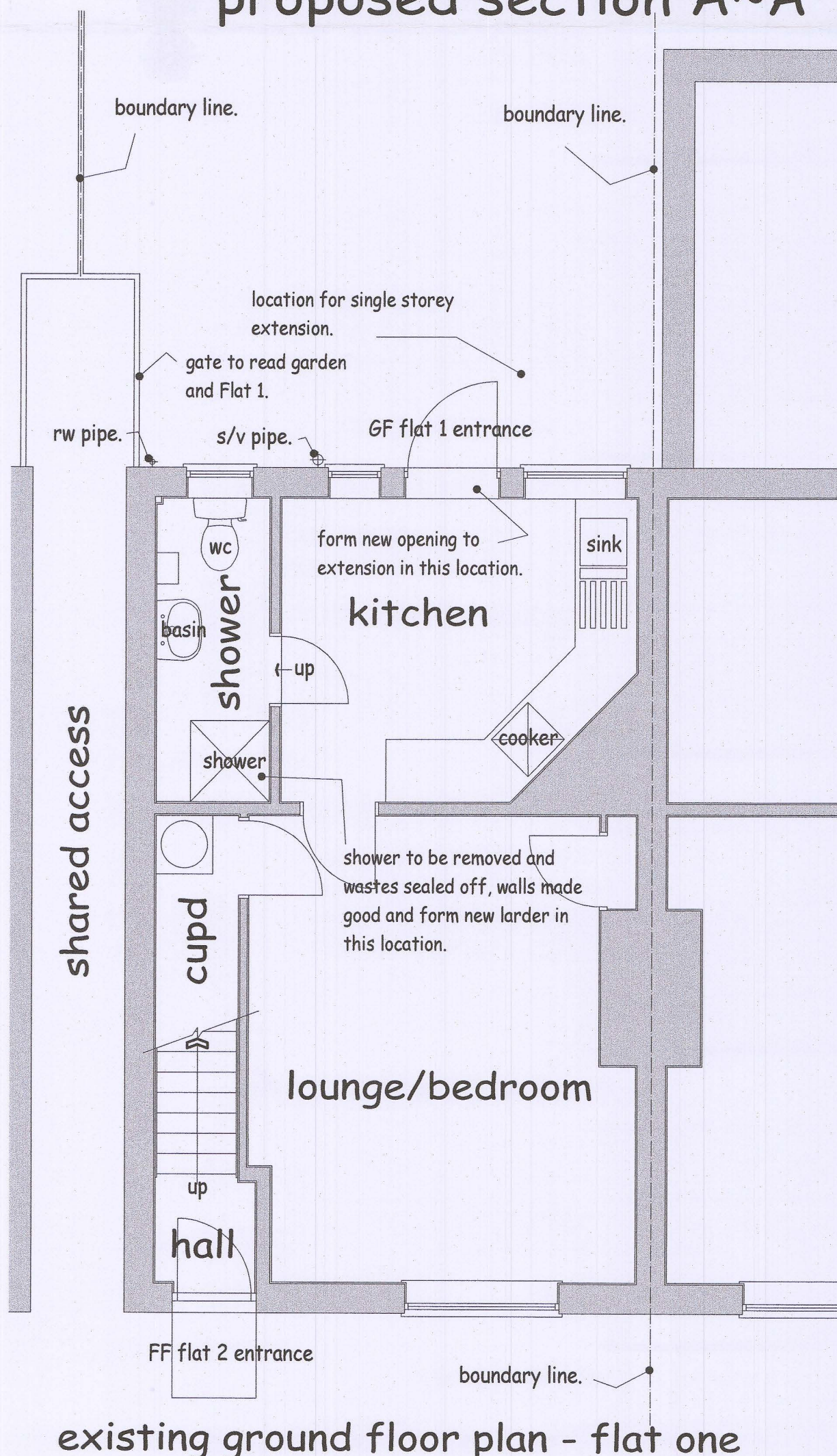
34. PARTY WALL ETC. ACT 1996 ~ the building owner is responsible for serving all notices and obtaining any required written consents or agreements with the owners of neighbouring properties that may be required under the above legislation within the time scales set and before any works commence. The applicant has received from David Cooksley Associates a copy of the explanatory booklet issued by the 'Office of the Deputy Prime Minister' on the 'Party Wall Etc. Act 1996.

cladding materials :
~ walls - facing bricks to match existing.
~ facia, barge and soffite boards - white pointed boarding to match existing.
~ rain water pipes and guttering - black upvc pipes and half-round guttering.
~ windows and doors - white upvc double glazed.
~ roofs - roofing felt to flat roof areas.

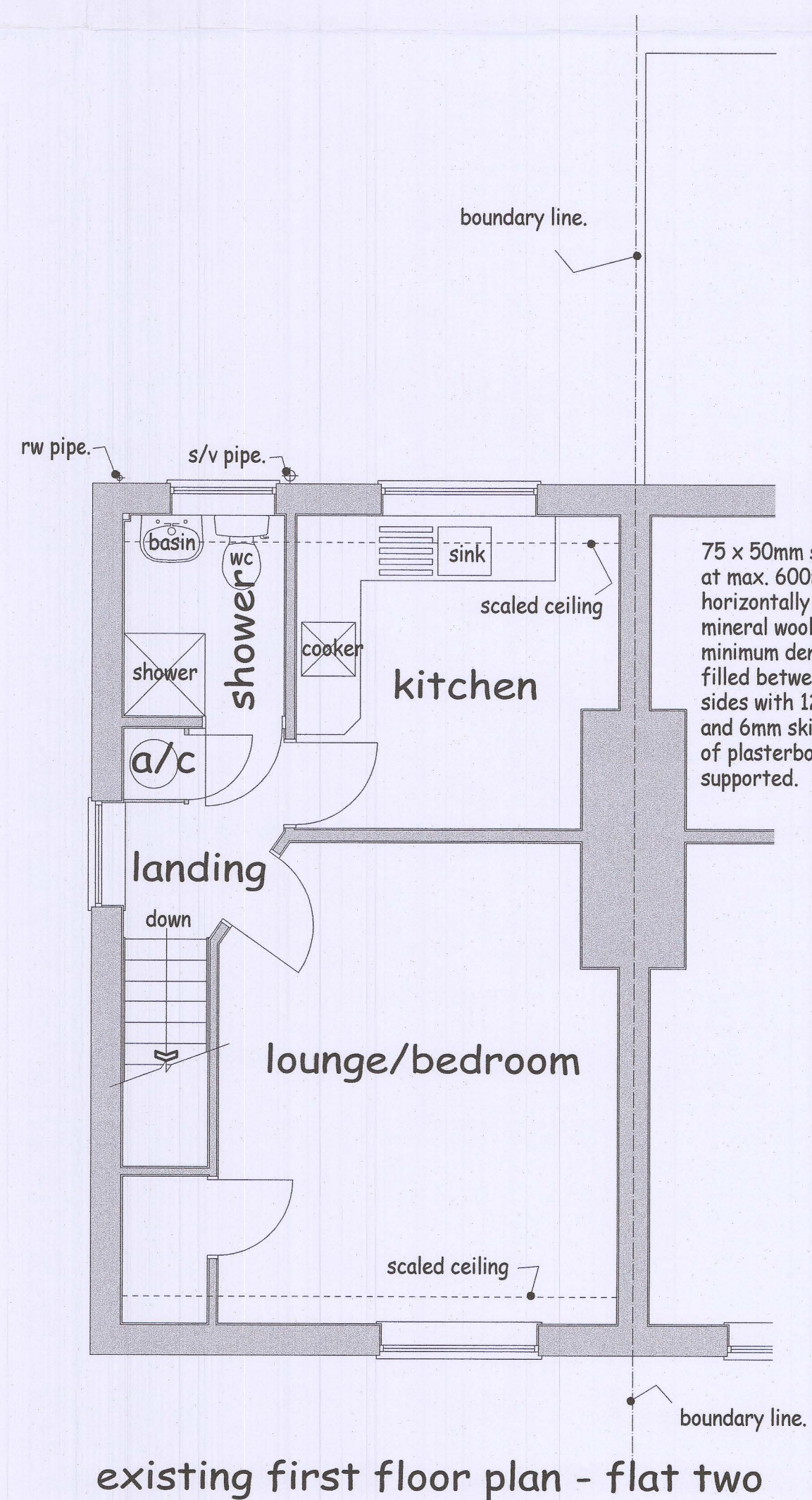
all cladding materials and finishes to match existing.

note :
~ status of drawing - this drawing has been prepared for obtaining Planning Approval and Building Regulations Consent - all construction work must be carried out strictly in accordance with good building practice, current 'B.S. Specifications' and Codes of Practices'
~ dimensions and setting out - all dimensions to be site checked before commencing any work, any errors to be reported to the architect immediately. Read all dimensions, do not scale.
~ permission to copy - this drawing must not be copied for any reason without the architect's consent. Copyright remains with the architect until assigned in writing.

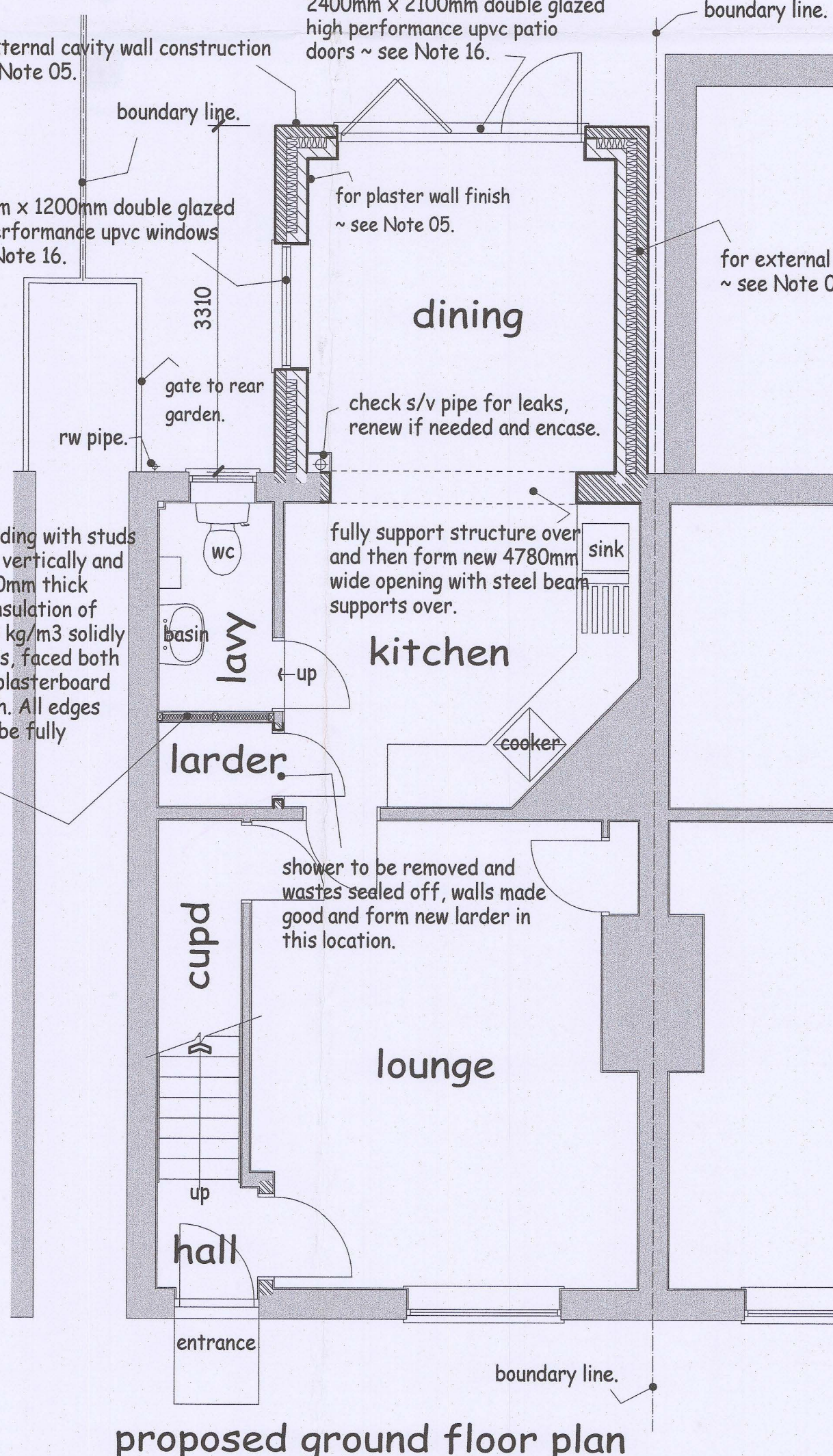
DAVID COOKSLEY ASSOCIATES Architects & Project Managers 'EXCEL STUDIOS', 24, GATCOMBE CLOSE, CALCOT, READING, BERKSHIRE, RG31 4XG. TEL: 0118 943 2937 Mobile: 07789 938291 Email: cooksley24a@gmail.com	
project CONVERSION BACK TO A SINGLE DWELLING HOUSE FROM EXISTING FLATS AT 33, TIDMARSH STREET, READING, RG30.1HX.	
client (s)	Mr. N. Belcher.
scale	1:100 & 1:50
drawn	David A. Cooksley
dated	3rd. September, 2024
drawing NB	EXISTING & PROPOSED PLANS
2024/02	ELEVATIONS AND SECTION.
	rev



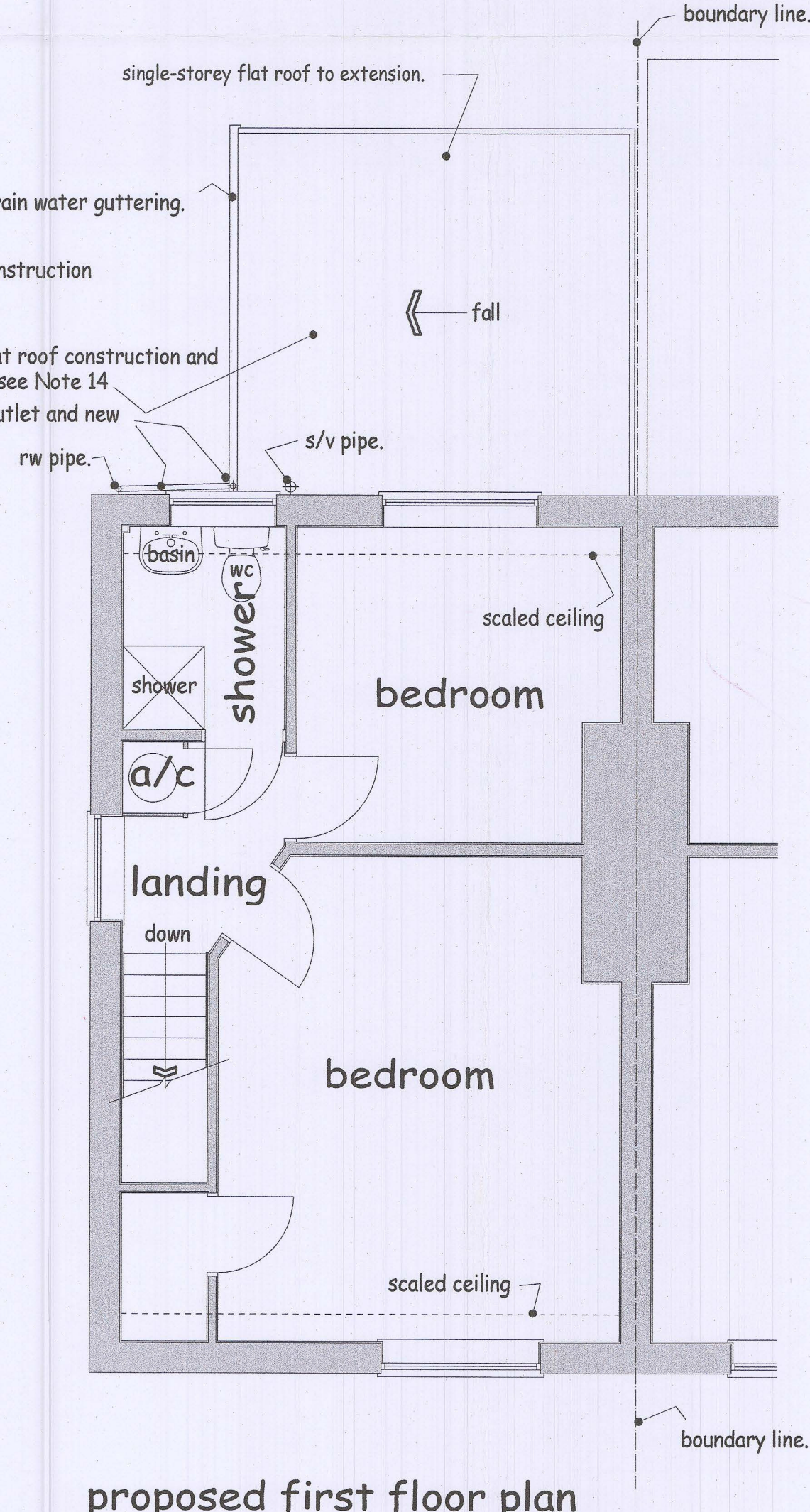
existing ground floor plan - flat one



existing first floor plan - flat two



proposed ground floor plan



proposed first floor plan

client's approval :