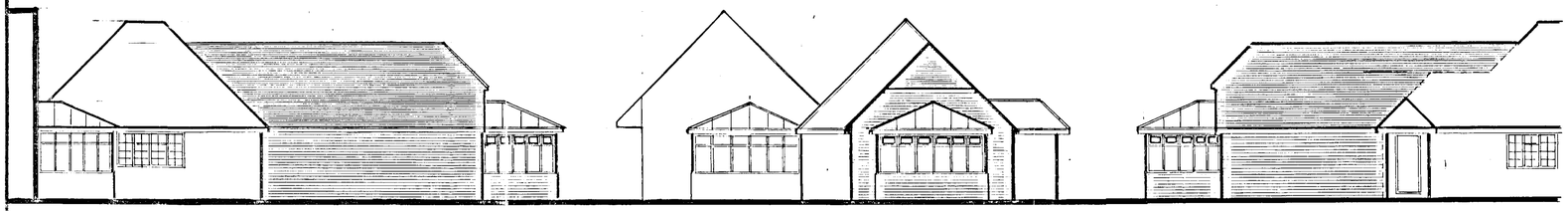
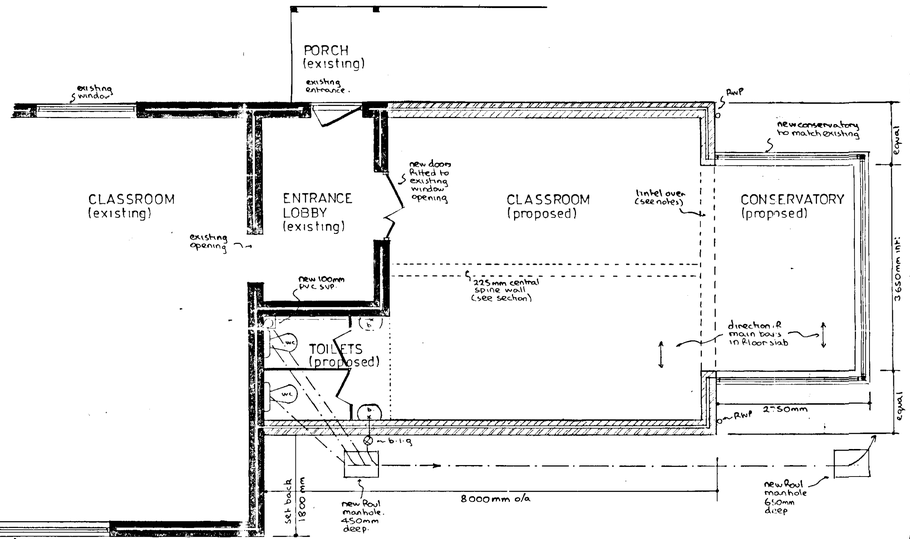
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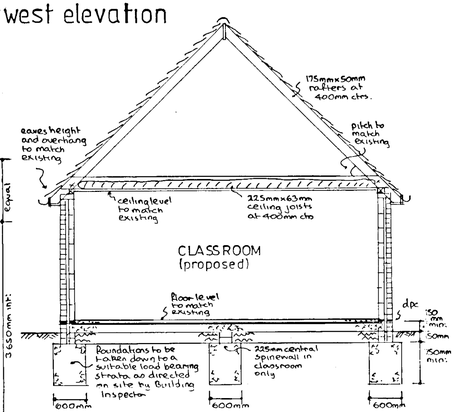
east elevation

north elevation

west elevation



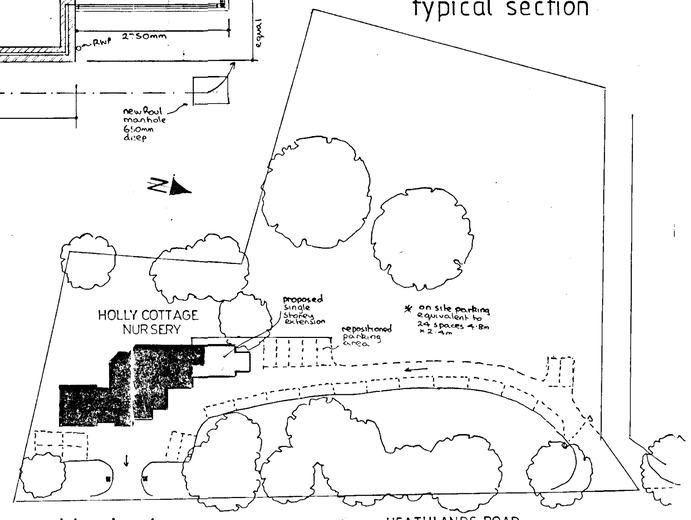
part ground floor plan



typical section

gross internal areas

classroom	= 30m²
conservatory	= 10m²
toilet area	= 4m²
total area	= 44m²



block plan 1:500

notes:-

Roof:- Tiling to match existing on felt and battens on 175mm x 50mm rafters pitched to match existing and set at 400mm centres with 225mm x 63mm 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 is to 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 vent-rot or similar d.p.m on 150mm suspended concrete floor slab supported on all edges and reinforced with A785 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:- 112mm external skin of facing quality brickwork colour matched to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm Celcon blockwork internal skin and 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new opening at junction with conservatory to be insulated.

Conservatory:- All to match existing conservatory, double glazed with top opening vents. Any glass in windows below 800mm mm measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type L1/S galvanised steel insulated lintel.

D.p.c & Flashings:- D.p.c to be leadcored felt and flashings in code 4 lead to include stepped cavity tray flashing at junction of conservatory and wall of classroom.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations including extension of existing smoke detection and alarm system.

Ventilation:- Allowance to be made for extract ventilation discharging to open air.

Rainwater:- 112mm gutters and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 5000mm from any building.

Foul drainage:- New SVP to terminate through roof min: 900 above highest opening window. All new foul drainage to be carried out in 100mm upvc underground drainpipe, bedded in pea shingle, set to min: 1in 40 fall and provided with concrete lintels where pipes pass under walls. Final discharge to new cesspool in adjacent paddock, with capacity and position to be agreed on site with Building Inspector.

Toilet fittings:- Toilet equipment and porthtons to match existing.

RETURNED

for location plan see ordnance survey sheet

PROPOSED EXTENSION at HOLLY COTTAGE NURSERY, HEATHLANDS ROAD, WOKINGHAM, BERKSHIRE for MRS. M. BRANT.

Revisions:-

Drawing N°	AH/E/3247
Scales	1:50 & 100
Date	OCT 2001

ANDESIGN BUILDING PLANS