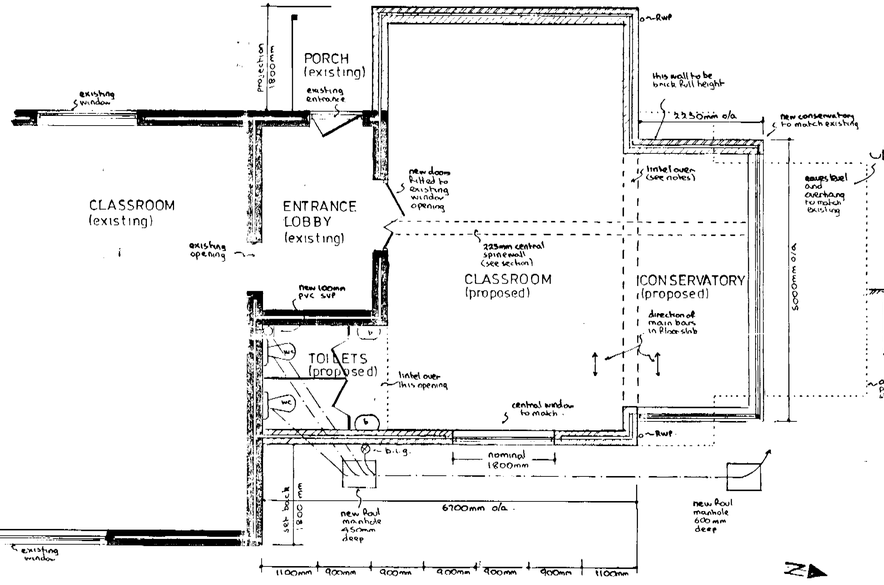


east elevation

north elevation

west elevation

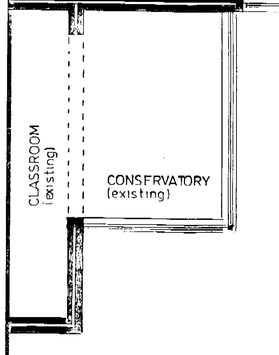
south elevation

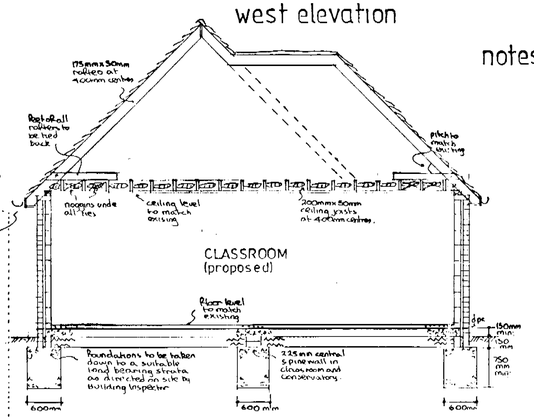


part ground floor plan

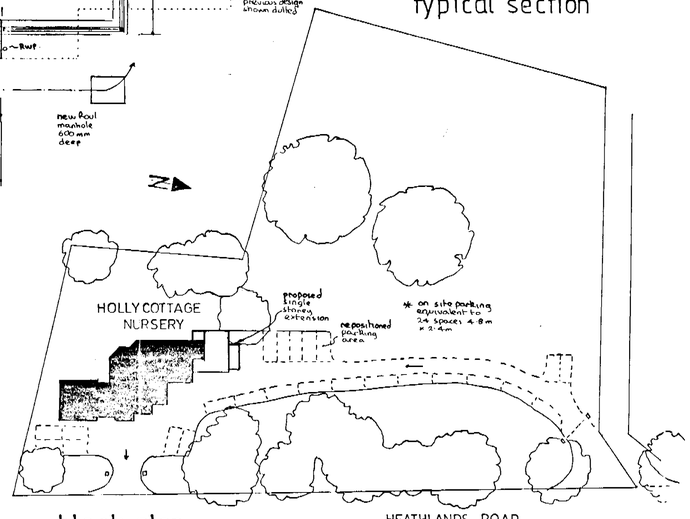
gross internal areas

class room	= 30m²
conservatory	= 10m²
toilet area	= 4m²
toilet area	= 44m²





typical section



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 200mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling all 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 Vertrel or similar d.p.m. on 150mm suspended concrete floor supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinding of 150mm selected hardcore. Top bars over central spine wall.

Walls:- 112mm external skin of facing quality brickwork colourmatched 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 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 measured from floor level to be in laminated safety glass.

Lintels:- I.G. lintels Ltd type LL/SD (heavy duty) galvanised steel insulated lintel over opening between classroom and conservatory, box lintel over opening between classroom and toilets.

Dpcs Flashings:- Dpc to be lead cored 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.

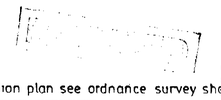
Ventilation:- Allowance to be made for extract ventilation discharging to open air.

Rainwater:- 112mm gutters and 68mm 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 100mm SVP to terminate through roof min: 900mm above highest opening window. All 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. 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 partitions to match existing.

Additional notes added at Building Inspectors request:-
1/ Fire safety signs, notices and graphic symbols to BS 5499 to be provided.
2/ Emergency lighting to BS 5266 to be provided
3/ Doors between the existing entrance lobby and proposed classroom to be 1/2 hr self closing fire doors.



for location plan see ordnance survey sheet 6559

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

Revisions:- 'B' 12/5/2002 Redrawn following planning refusal 'C' 16/5/2002 windows amended at client's request

Drawing No AH/F/3247C
Scales 1:50 & 100
Date MARCH 2002

NDESIGN BUILDING PLANS