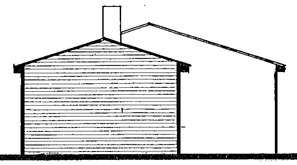
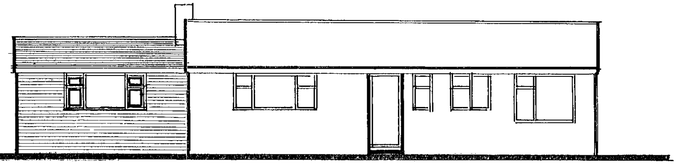


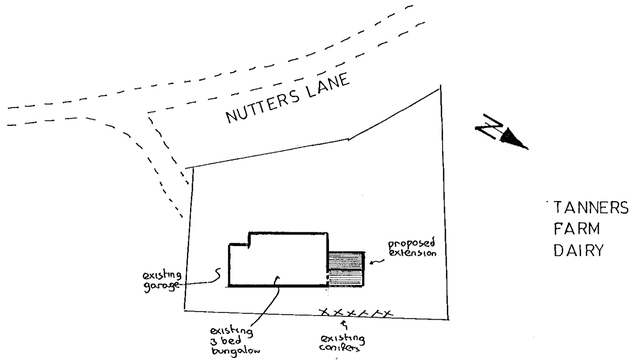
northeast elevation



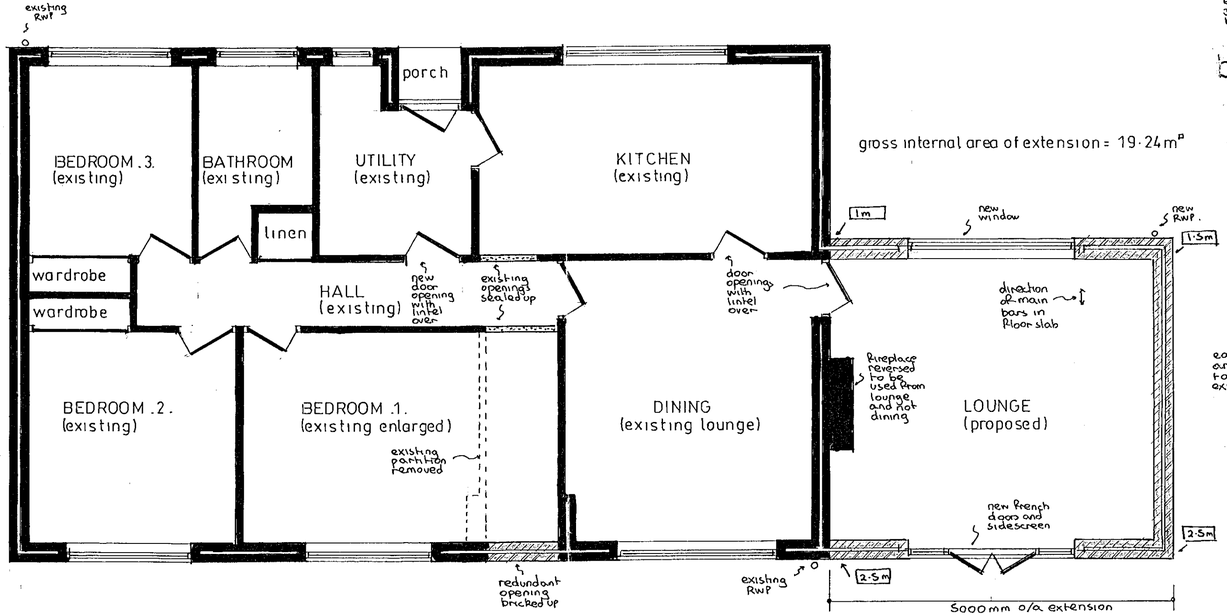
northwest



southwest elevation

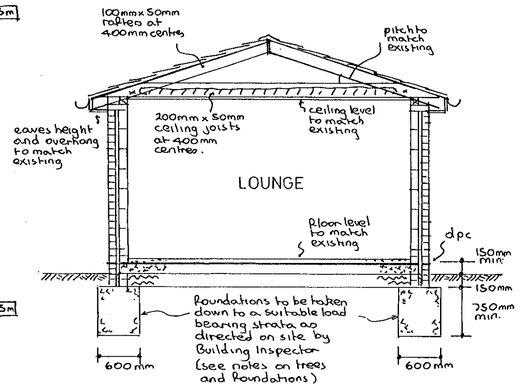


block plan 1:500



gross internal area of extension = 19·24m²

floor plan



typical section

notes:-

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Roof:- Concrete interlocking tiles to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 200mm x 50mm ceiling joists at 400 mm centres with 200 mm fibreglass insulation between joists and 9mm foil backed plasterboard ceiling 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 10 mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm 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 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 175 mm suspended concrete floor slab, supported on all edges and reinforced with B1131 fabric reinforcement with 12mm main bars at 100 mm centres and 8mm distribution bars at 200 mm centres with 40 mm bottom cover set on blinded layer of 150 mm selected hardcore.

Walls:- 112 mm external skin of facing brick to match existing with 50 mm cavity containing 50 mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster finish to receive selected decorations. To avoid risk of cold bridging, reveals around new windows and external doors to be insulated.

Windows/doors:- New windows / french doors to be double glazed and fitted with trickle vents in head to provide equivalent to 8000 mm² opening. Any glass in windows below 800mm and frenchdoors (including side screens) below 1500mm measured from floor level to be in laminated safety glass.

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

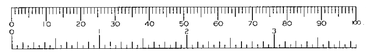
Dpc & flashings:- Dpc to be leadcored felt and flashings in code 4 lead, including stepped flashings at junction of new roof and existing gable end.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Rainwater:- 112mm gutters and 62mm downpipe discharging via back inlet gulley and 100 mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 1500 mm from any building.

Chimney:- Repositioned fireplace must be provided with combustion air equivalent to 50% of throat area.

Trees/Foundations:- Assuming high shrinkage ground conditions and because of proximity of existing trees, allowance to be made for additional foundation depths as shown in ▭ on floor plan. Final decision on foundation depths to be taken on site in conjunction with Building Inspector, subject to actual ground conditions.



for location plans see ordnance survey sheet.

PROPOSED BUNGALOW EXTENSION at TANNERS FARM DAIRY, NUTTERS LANE, ARBORFIELD for FARLEY FARMS.

Revisions:-

Drawing Nº AH/E/2969
Scales 1:50 & 100
Date APRIL 2000

ANDESIGN BUILDING PLANS