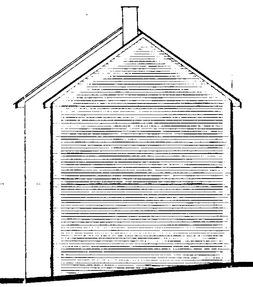


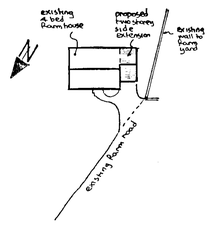

northwest elevation



southwest elevation



southeast elevation




block plan 1:500

## notes:-

Roof :- Tiling to match existing on Pelt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres, with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling c/d 9mm Pail 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.

First Floor :- 18mm t+g flooring grade chipboard on 175mm x 50mm floor joists at 400mm centres with central row of herringbone strutting and double joists under partitions and ceiling c/d 12mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint :- Where ceiling and floor 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.

Ground Floor :- selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150mm suspended concrete floor slab, supported on all edges and reinforced with B.785 Rebrac reinforcement with 10mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of min: 150mm selected hardcore. Where hardcore fill is greater than 600mm reports to be used.

Walls :- 112mm external skin of Facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decoration To avoid risk of cold bridging reveals around any new external door and window openings to be insulated.

Partitions :- First floor partitions formed of 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations. Ground floor partition formed of 100mm Celcon blockwork on Pull Foundations.

Windows/doors :- Any new windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to bedroom and playroom with 4000mm² to kitchen and ensuite. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Side screens treated as doors for this purpose. Bedroom nº. window to have min: 0.33m² opening section to provide alternative fire escape with no dimension less than 450mm and set max: 1100mm above floor level. Ensuite and toilet windows to remain obscure glazed.

D.p.c & Flashings :- Dpc to be leadcored Pelt and flashings in code 4 lead.

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

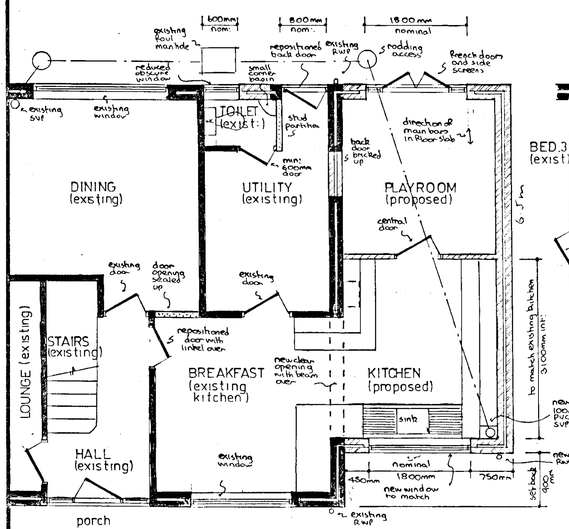
Beam :- Over new opening to kitchen/breakfast area, to be formed of 2 Nº 152mm x 89mm x 16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with Pull bearing on 300m x 250mm x 150mm deep concrete padstones each end. Beam to be encased in two layers of plasterboard totalling 19mm with 7mm gypsum plaster finish as Fire protection.

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and include mains controlled linked smoke detectors on hall and landing ceilings.

Ventilation :- Ensuite to have extract Fan (15 litres per second). Utility to have extract Fan (30 litres per second). Kitchen to have either extract fan (60 litres per second) or cooker hood (30 litres per second) All discharging to open air.

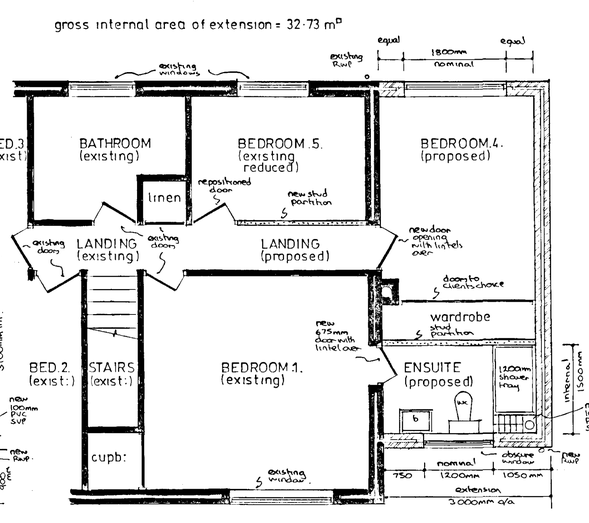
Rainwater :- 112mm gutters and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground downpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

Foul drainage :- Ensuite/kitchen equipment to discharge via deep seal traps and wastes to new 100mm PVC SVP terminating min: 900mm above highest opening window. Any new foul drainage to be formed of 100mm upvc underground downpipe, bedded in pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm sink and shower, 32mm basin wastes.

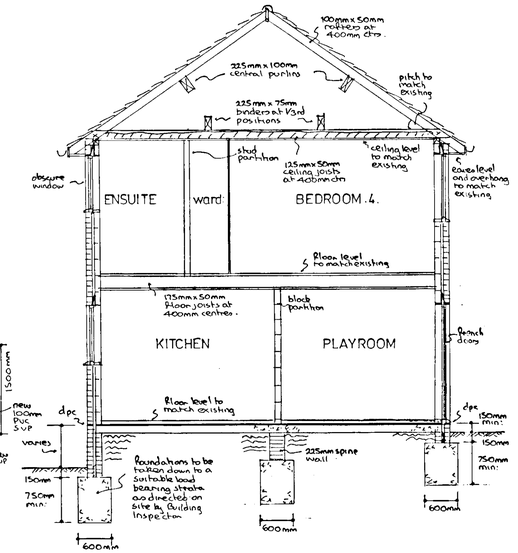



part ground floor plan

gross internal area of extension = 32.73 m²




part first floor plan




typical section

for location plan see ordnance survey sheet

PROPOSED FARMHOUSE EXTENSION at CLARKES FARM, BUNGLERS HILL, FARLEY HILL, BERKS for FARLEY FARMS.

Revisions :-

| | |
|---|---|
| Drawing Nº | AH/E/3310 |
| Scales | 1:50 & 100 |
| Date | FEB 2002 |

NDESIGN BUILDING PLANS