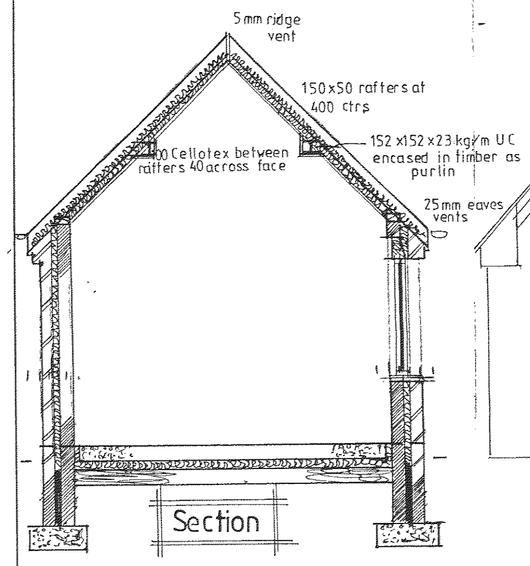
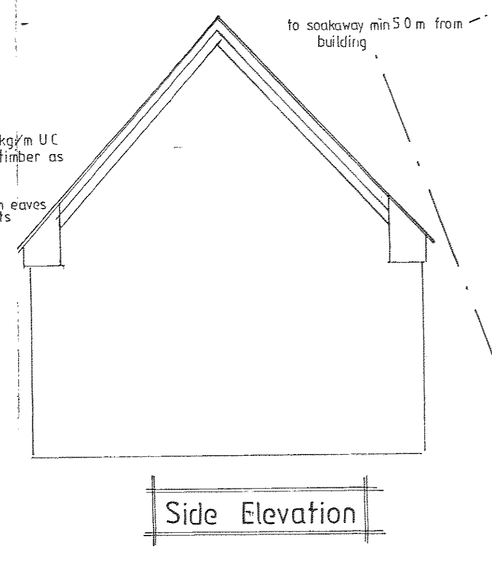
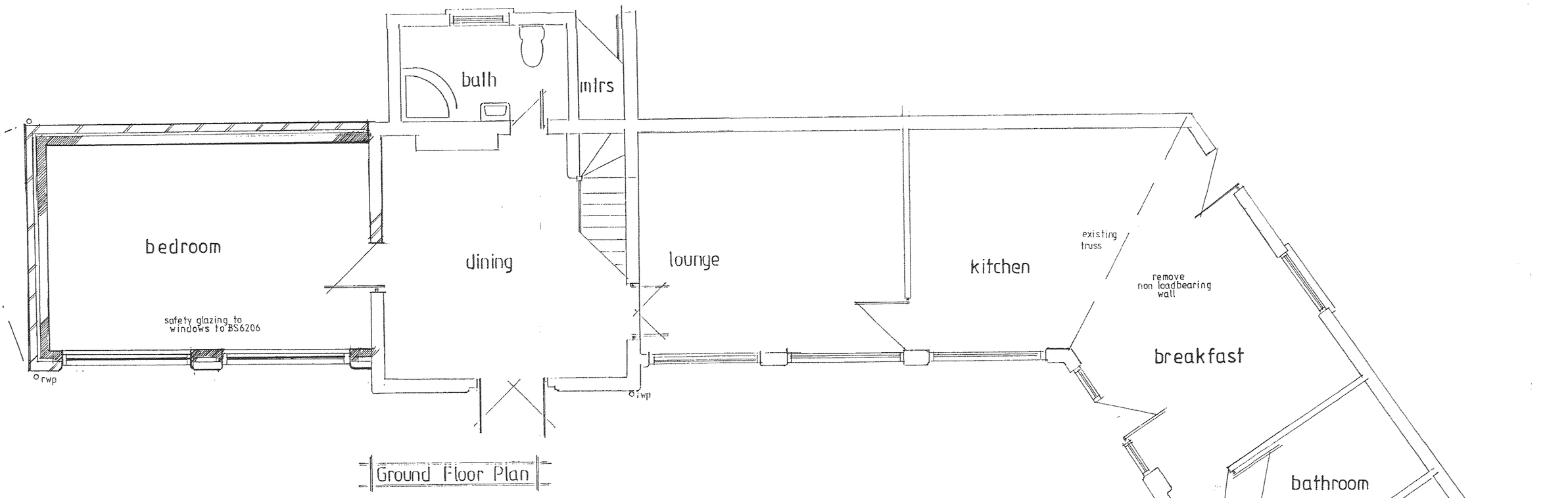


Section



Side Elevation



Ground Floor Plan

PROPOSAL
Single Storey Extension at
The Olde Barn
Fenny Lane
Fenny Drayton

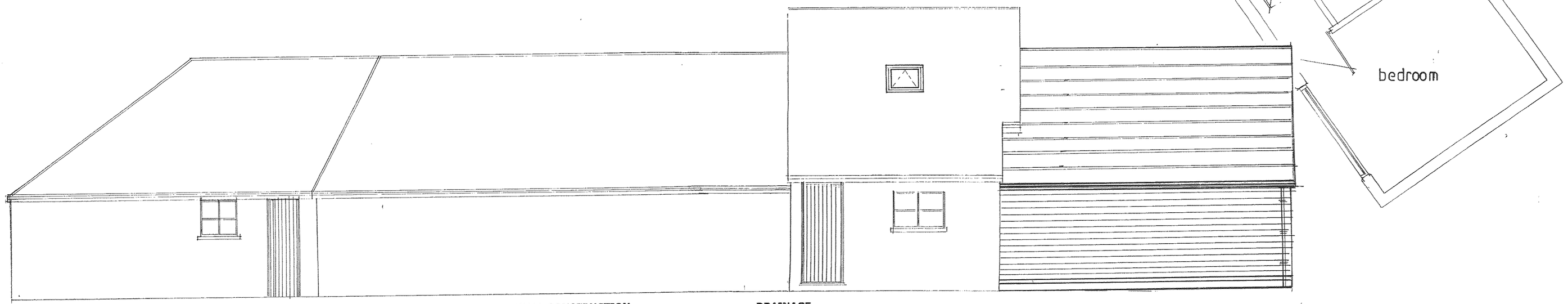
	Scale 1:50
	Date Feb '08
	Drg.No. 070401/2

no date revision

Premier Building Design
6 Caistor Close
Mile Oak
Tamworth
B78 3PT
01827 287877 07710 038290

All dimensions must be checked on site before work begins
Drawing for Planning & Building Regulation approval

Proposed Plans & Elevations



Rear Elevation

FOUNDATIONS
600 x 225 ST2 concrete strip foundations min 1000mm below ground level, to invert of drains where within 1.0m or to suit site conditions. Foundation assumptions 1) subsoil type iv or better (Approved Document A) 2) No made ground within load area 3)no weaker soil below bearing soil 4) No tree roots or other factors requiring a variation in depth of foundations. If after site investigation a redesigned foundation is necessary a revised drawing must be submitted.

FLOOR CONSTRUCTION
150mm trowel finished or power float concrete on 1200g polythene dpm lapped into horizontal dpc on 80mm Fast R FF3000 floor insulation on 150mm well consolidated sulphate free hardcore. Any existing air bricks to be ducted through floor with 100 diameter pipes to equal airbricks in new external wall.

WALL CONSTRUCTION
102 mm facing bricks to match existing 100mm cavity filled with Dritherm insulation 100mm lightweight blocks. 12mm two coat plaster finish internally. Insulation to be continuous to join with roof insulation. Hyload dpc min 150mm above ground level, proprietry insulated dpc at all cavity closures. Wall ties to BS1243 at 900mm horizontal and 450mm vertical.Catnic lintols over all openings (type numbers to manufacturers specification)

PITCHED ROOF CONSTRUCTION
Tiles to match existing on battens on breathable roofing menbrane on SW rafters as indicated tied to walls with 30 x 5mm MS starps at max 2.0m ctrs. 100mm Cellotex insulation between rafters 40mm across face 12mm plasterboard and skim ceiling Ventilation to eaves equvilent to a continuous gap of 25mm to be provided. 100mm HR gutter 63 diam down pipe.

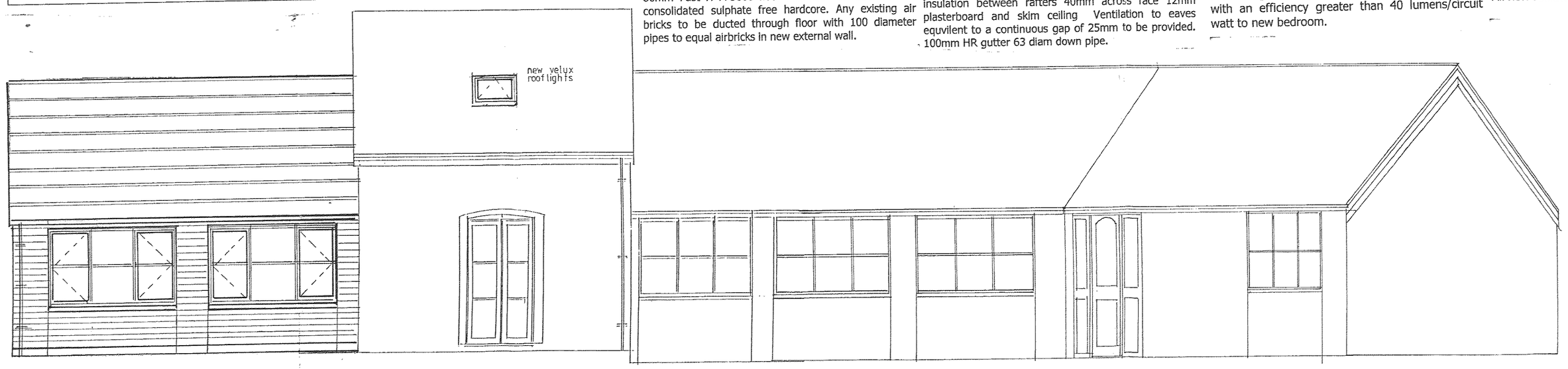
DRAINAGE
.Any drains passing under the building to be surrounded with 100m pea gravel & lintolled over where passing through walls. Soakaways to be designed based on results of a porosity test carried out to BRE Digest 365

All new windows to be double glazed with soft low E coating to give a max "U" value of 1.8w/msqK & 5000sq mm trickle vents. Min clear opening to bedroom windows 0.33sqm with min height & width 450mm.

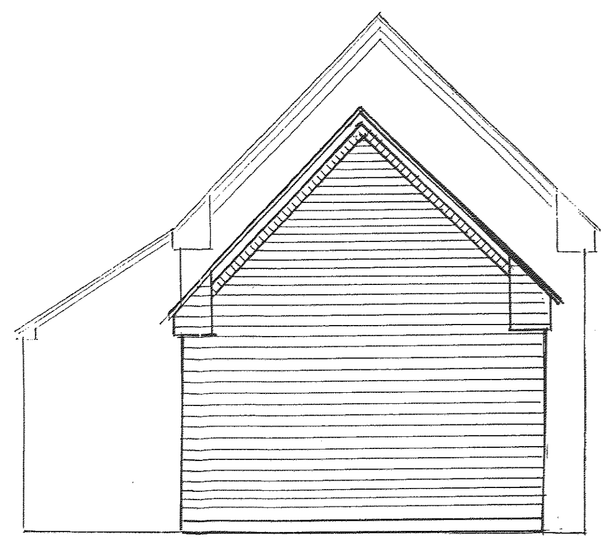
Provide light fittings capable of taking only a lamp with an efficiency greater than 40 lumens/circuit watt to new bedroom.

All electrical work to be carried out by a competent person registered with an approved electrical self-certification scheme to comply with BS 7671:201 & a certificate issued to the Local Authority prior to completion

All new radiators to have thermostatic valves



Front Elevation



Side Elevation