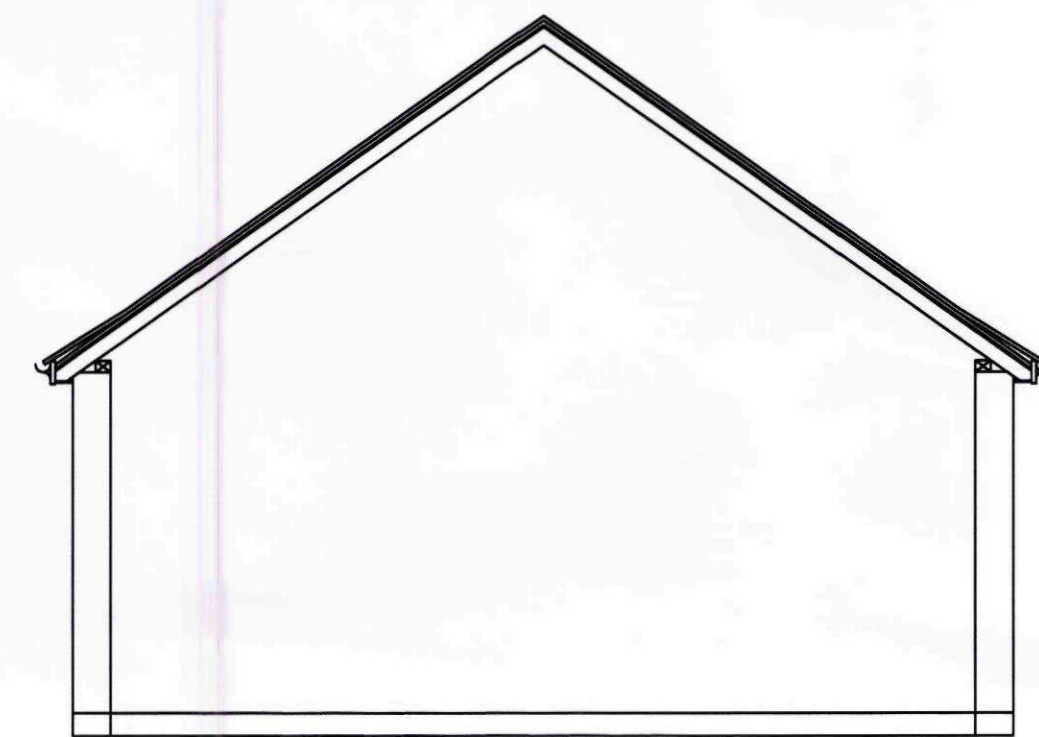
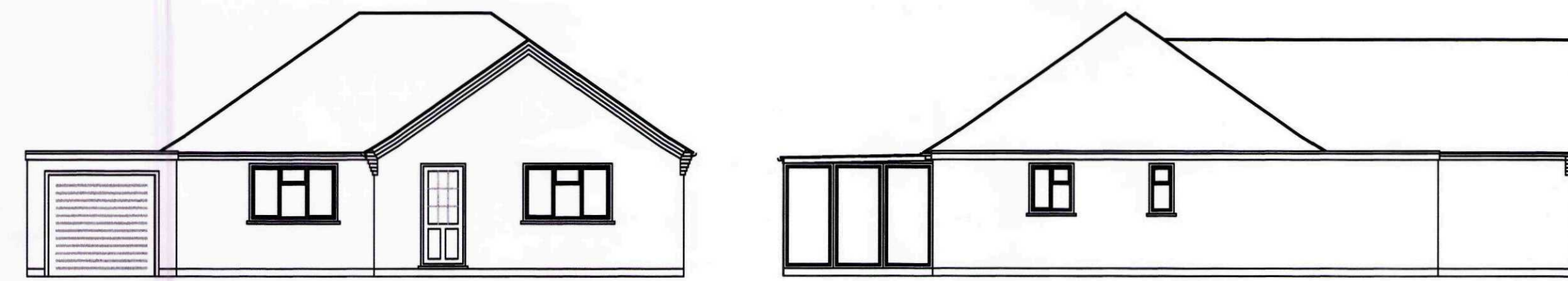




Winner, Heritage award 2010  
for Conversion or Renovation  
Highly commended  
for Conversion or Renovation  
Highly commended  
Heritage award New Build 2009

Rev Purpose By Date

IDBIDS

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CONCEPT 2000 DANBROOKS HOUSE STATION ROAD  
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Client: P. EVANS  
Drawing No: 1477  
Project: PROPOSED EXTENSION  
Site: 22 MARRIOTS GATE LUTTON SPALDING  
Postcode: PE12 9EN Drawn: AS Checked: -  
Scale: 1:50 @ A1 Date: JULY 10 Revision No: -

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BLOCK PLAN  
SCALE 1:250



LOCATION PLAN  
SCALE 1:1250

SHDC  
Planning & Development  
- 8 FEB 2011  
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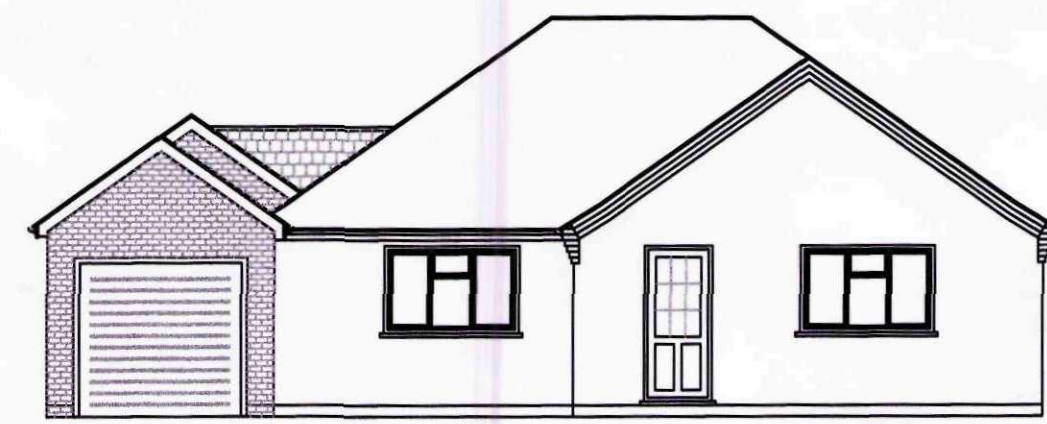
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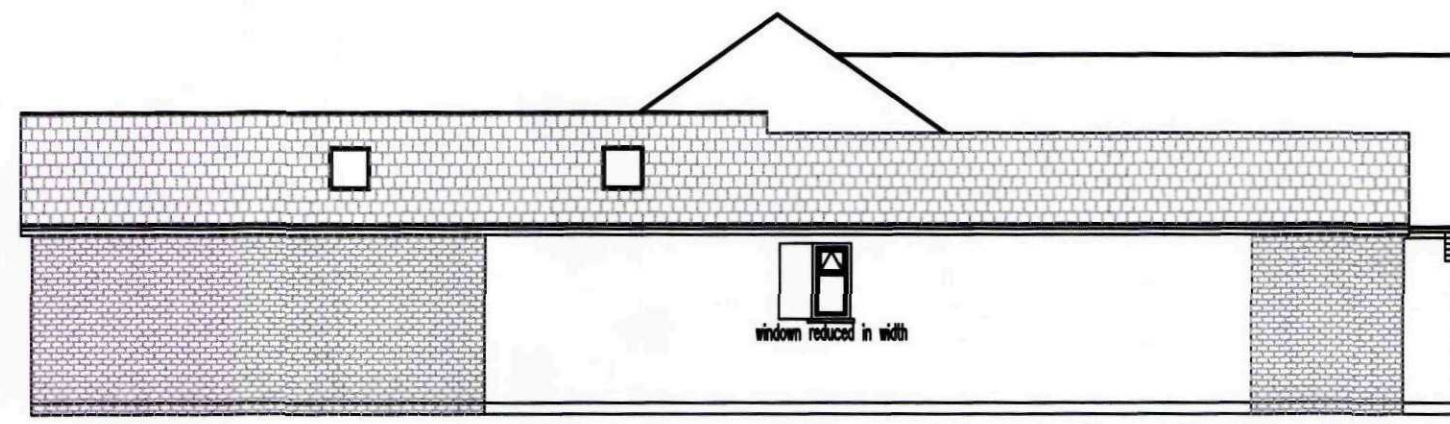
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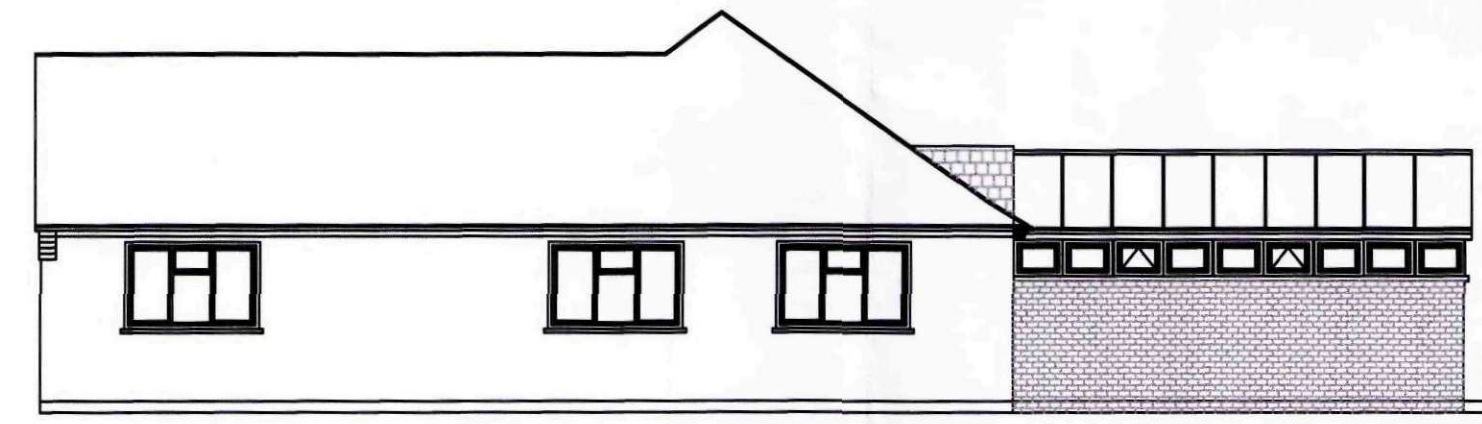
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SCALE 1:100



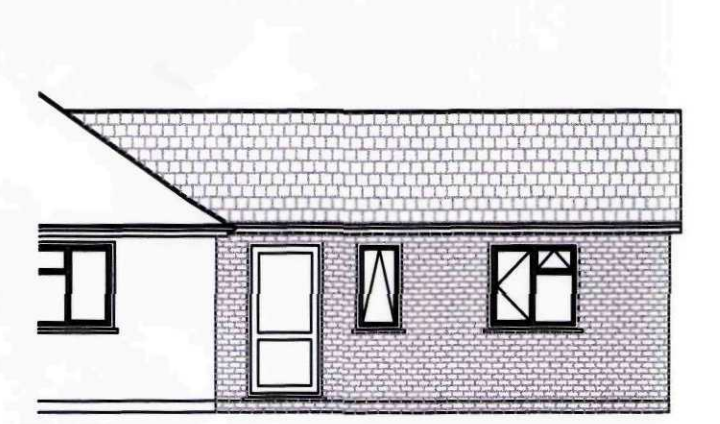
PROPOSED SIDE ELEVATION  
SCALE 1:100



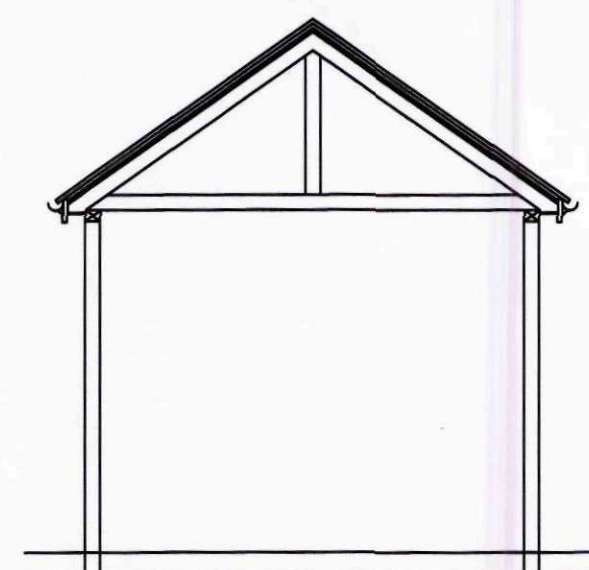
PROPOSED REAR ELEVATION  
SCALE 1:100



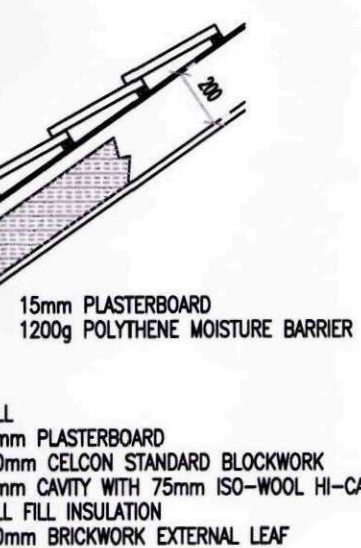
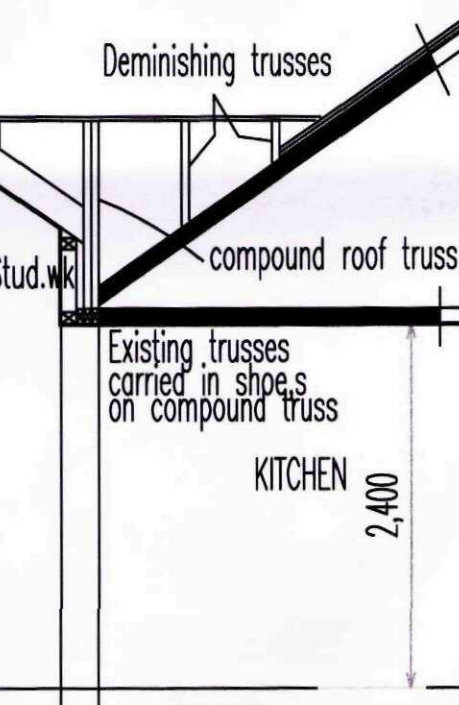
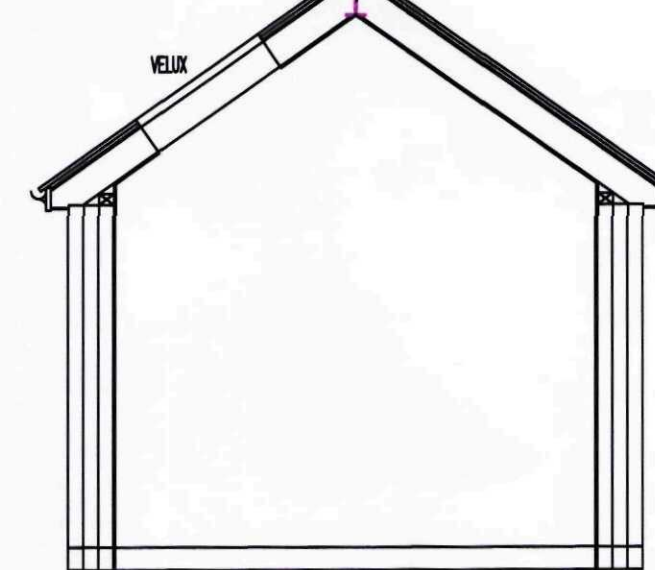
PROPOSED SIDE ELEVATION  
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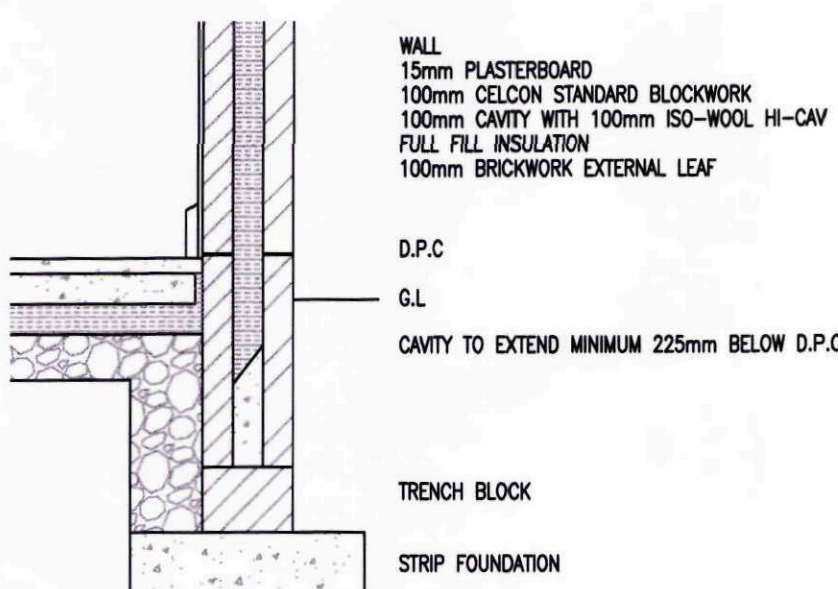
PROPOSED HIDDEN SIDE ELEVATION  
SCALE 1:100



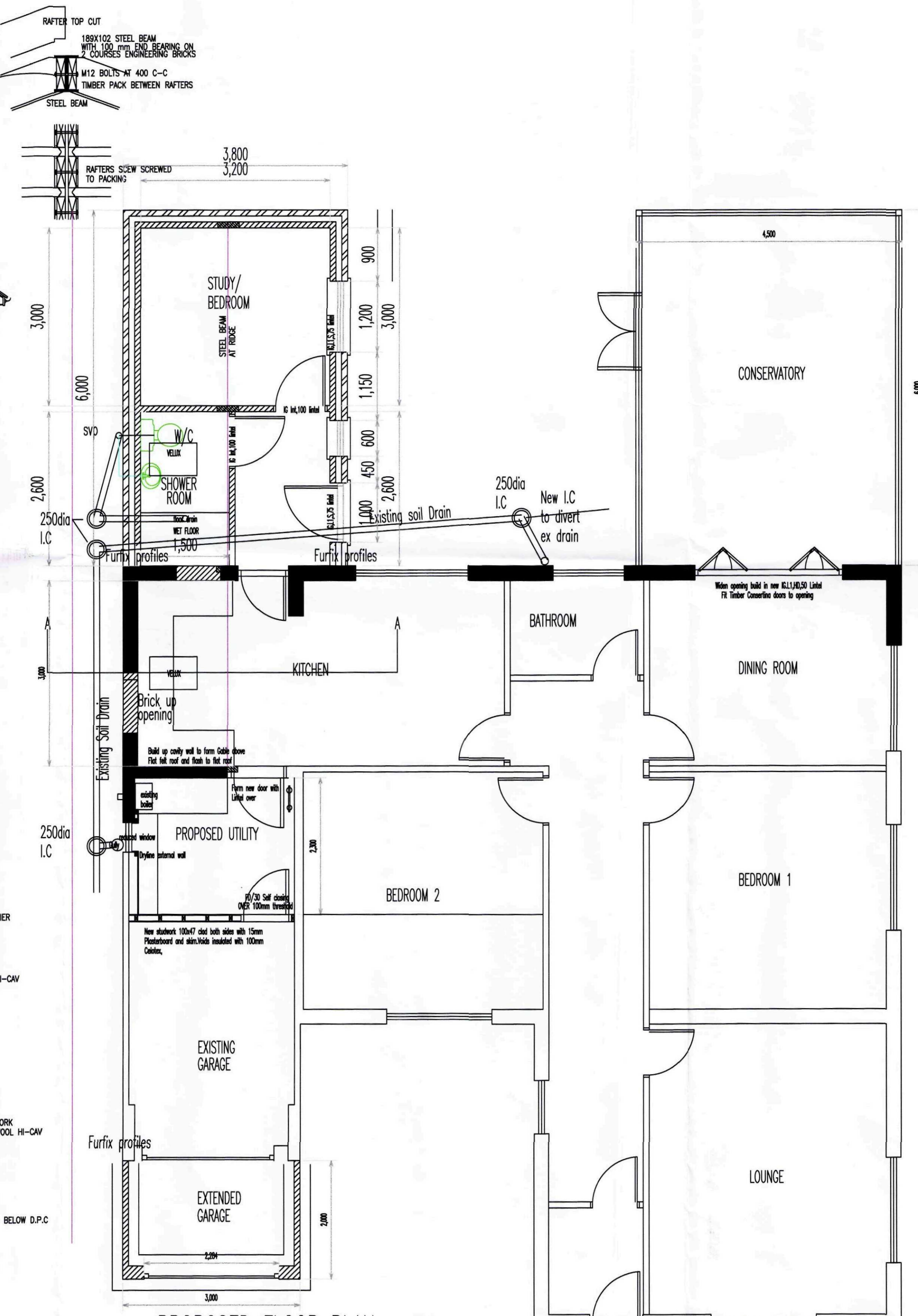
GARAGE SECTION



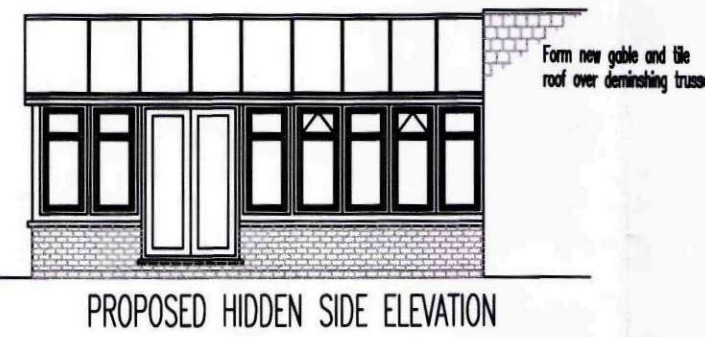
PITCHED ROOF EAVES DETAIL  
WITH SLOPING INSULATION



STRIP FOUNDATION WITH GROUND  
BEARING FLOOR SLAB DETAIL



PROPOSED FLOOR PLAN  
SCALE 1:50



PROPOSED HIDDEN SIDE ELEVATION

FOUNDATIONS.  
Concrete strip foundations depth as existing 600mm wide x 250mm thick

FLOOR.  
Ground Bearing floor slab  
50mm cement sand screed, 100mm site concrete, 1200g polythene dpm  
100mm Celotex insulation, 150mm consolidated and blinded hardcore  
DPC  
Vertical dpc to sides of windows to be Dancore or similar insulated type

LINTELS  
Install IG or similar steel lintels to all openings.  
Internal void of lintel to be filled with insulating material.  
Internal face of steel lintels to be covered with insulation  
to minimise thermal bridging. Frames must also overlap the  
insulated cavity closures by 30mm  
Install DPC cavity tray with weep holes over all lintels

ROOF.  
Tiles laid to manufacturers instructions and specification  
on 100x25mm similar Breather sarking felt and tile battens 25x38mm. on  
cut Vaulted roof  
Trussed Rafters Braced together to BS.5268 1998 pt3. 100x25mm binders  
at joist and ridge nodes and at plane of truss webs.  
Pitch as specified, contractors are reminded that where roofs  
have to join adjacent structures, the pitch must be checked on site  
Manufacturers details/dimensions to be checked on site before ordering  
Deminishing trusses/loftboards and valley trays or tiles to roof  
intersections and manufacturers compound truss as appropriate.  
Diagonal bracing 100x25mm running from eaves to inner binders  
on top of ceiling joists and inner truss plane. 75x100mm wall plates  
Code 4 stepped lead  
flashing at roof wall abutments and internal cavity stepped dpc  
tray. Trusses fixed to 75x100mm sw wall plate with  
galvanised ms truss clips. Plate strapped to blockwork with Catnic  
straps 120x55mm at 2m c-c. Rafters strapped to gables with  
120x55mm straps spanning min 3no rafters and fixed to 75x38  
mm nogging between rafters. Ceiling joists strapped likewise.

GLAZING.  
All new glazing must achieve an average U-value of 1.8W/m sq K  
All windows double glazed with 28mm with 'ARGON' and 'K' Glass  
sealed units. All opening windows and doors to have full draft  
seals including the loft hatch, (loft hatch to be fitted with  
suitable fastening to compress seal)  
Opening lights to give 1/20th floor area in ventilation  
All glass to be Hardened or toughened to BS 6262 with  
safety glass to BS 6206 CLASS B.  
All glazing in critical locations to be of a type unlikely to cause  
injury to people upon impact, the following types as indicated  
All glass lower than 1,500mm above floor to doors adjacent side lights  
and windows  
All glass lower than 800mm above floor level elsewhere  
Laminated or toughened glass to be specified and manufactured  
to BS 6206:1981

SOIL DRAINS.  
All drains to existing  
All drains in 110mm dia pvc with flexible joints and laid to  
1-40 or max 1.25% falls in 150 mm pea gravel bed and surrounds. Cap  
trenches beneath driveway with 1:3.6 concrete. Sleeve all  
pipes through or under raft/walls with 150mm dia pvc pipes.  
Bridges with 100x55mm pre stressed conc lintels  
All gutters to be fitted with fixed metal or plastic grilles or covers  
inspection chambers of 0.3m type universal to suit manu-  
facturers instructions and installation details, for depth and dia.  
250mm dia Max depth 600mm  
450mm dia Max depth 1000mm  
Main channel inlets to be used for changes of direction  
All gutters to be fitted with fixed metal or plastic grilles or covers

SOIL WASTES.  
Machine wastes in 40mm dia PVC  
Sink wastes in 40mm dia PVC  
Bath wastes in 40mm dia PVC  
Shower wastes in 40mm dia PVC  
Basin wastes in 32mm dia PVC  
Bidet wastes in 32mm dia PVC  
Wastes exceeding 2m in length to be 50mm dia  
All with 75mm deep seal P traps. All wastes routed separately  
to connect to svp. Svp's in 110mm dia pvc and terminating min  
1000mm above opening windows with metal cage covers  
Shower trays to be raised 100mm to allow access to trap  
Branch connections from waste appliances to connect to  
discharge pipe either above or 250mm below wc connection  
Connect to svp. Svp's in 110mm dia pvc and terminating min  
1000mm above opening windows with metal baloon cover and flashing collar  
as appropriate at roof junction

| BUILDING ELEMENT - ROOF, INSULATED SLOPE |                                          |           |       |                        |                 |
|------------------------------------------|------------------------------------------|-----------|-------|------------------------|-----------------|
| LAYER                                    | DESCRIPTION                              | THICKNESS | λ     | R                      | FRACTION        |
| EXTERNAL SURFACE                         |                                          |           |       |                        |                 |
| LAYER 1                                  | PLASTERBOARD, STANDARD                   | 12mm      | 0.210 | 0.057                  | 100%            |
| LAYER 2                                  | TUFF-RTM ZERO GA3000Z                    | 50mm      | 0.023 | 2.174                  | 100%            |
| LAYER 3                                  | TUFF-RTM ZERO GA3000Z<br>BRIDGING TIMBER | 100mm     | 0.023 | 4.348<br>0.000         | 91.67%<br>8.33% |
| INTERNAL SURFACE                         |                                          |           |       |                        |                 |
| TOTAL THICKNESS: 162mm                   |                                          |           |       | U-VALUE: 0.17 W/m sq K |                 |

ELECTRICS.  
Lighting having a luminous efficiency greater than 40 lumens  
per circuit-watt (for example fluorescent tubes and compact  
fluorescent lamps, not tungsten lamps with bayonet cap or Edison  
screw bases).  
All external lighting to automatically extinguish when there is enough  
daylight (or when they are not needed at night) and have sockets  
that can only be used with lamps having a luminous efficiency  
greater than 40 lumens per circuit watt (for example fluorescent  
tubes and compact fluorescent lamps, not GLS tungsten lamps  
with bayonet lamps with bayonet cap or Edison screw bases).  
The electrical installation is to be carried out and certified after  
commissioning by suitably qualified and registered Electrical Engineer

Efficient lighting source in at least 4 locations of most use  
MULTIPLE RECESSED LIGHTING  
Where multiple recessed lighting is to be installed  
Manufacturers installation details are to be strictly  
followed to ensure the period of fire resistance is  
maintained. Including the use of proprietary intumescent  
fittings or built in fire resistant boxes.

ELECTRICS.  
Electrical installation to comply with 17th Edition NICEIC wiring  
regulations. Note provide lighting in roof space for  
safe access and working to roof tanks (close to hatch).  
All electrical installations to be carried by suitably qualified  
Registered electrician  
All electrical work required to meet the requirements  
of Part P (Electrical Safety) must be designed, installed,  
inspected and tested by a person competent to do so.  
Prior to completion the council should be satisfied that  
Part P has been complied with. This may require an appropriate  
BS 7671 electrical installation certificate to be issued for  
the work by a person competent to do so.

WALL.  
Wall construction for compliance with  
building regulations Part L 1  
102mm Facing brick  
75mm cavity with 75mm ISO-WOOL Hi Cav  
Inner leaf of 100mm Standard Celcon or Equivalent  
U value insulation blocks with Plasterboard on dabs finish  
6no stainless steel wire ties per 1m sq and cavity  
Insulation linked to roof insulation  
Inner leaf of 100mm aerated blocks maximum density 1100kg/m

STORM DRAINS.  
All drains to 1m cube rubble filled  
soakways min 4.5m from any buildings or road. 3.5m from boundaries  
Or areas of land not in ground where the water table reaches the  
bottom at any time and is sufficiently far from any other drainage feeds  
or other soakaway(s) so that the overall soakage capacity is exceeded.  
The outfall drainage system must be designed following a percolation test.  
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.  
Driveways footpaths and means of access to be free draining  
to soft vegetations/gravel filled french drain or in special circumstances to  
Storm sewer

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Client: P. EVANS  
Drawing No: 1477 PLANNING AND CONSTRUCTION 2  
Project: PROPOSED EXTENSIONS  
FRONT AND REAR OF BUNGALOW  
Site: 22 MARRIOTT'S GATE  
LUTTON  
Postcode: PE12 9EN Dates: AS Check: -  
Scale: 1:50 @ A1 Date: JULY 10 Revision No: -

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