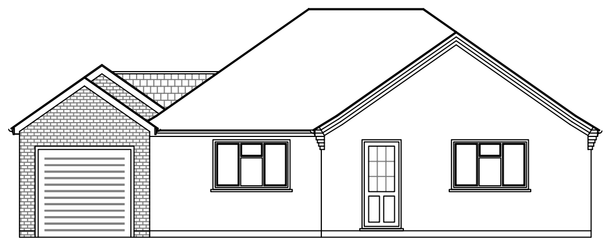
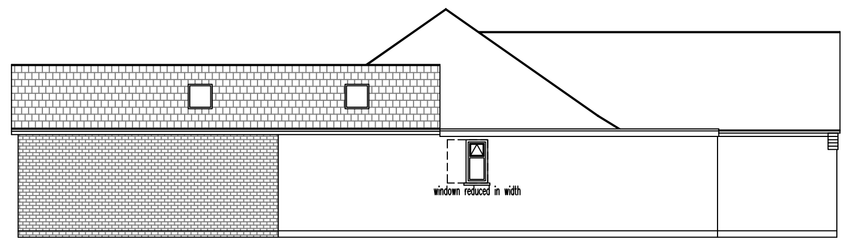


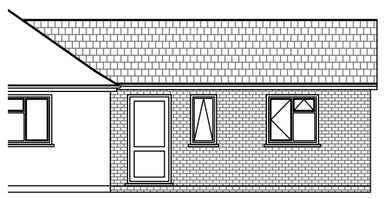
PROPOSED FRONT ELEVATION
SCALE 1:100



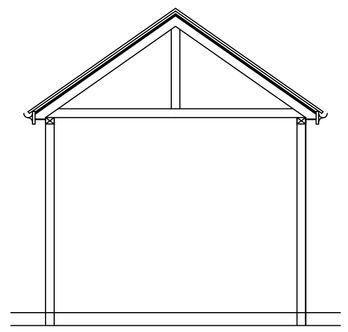
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

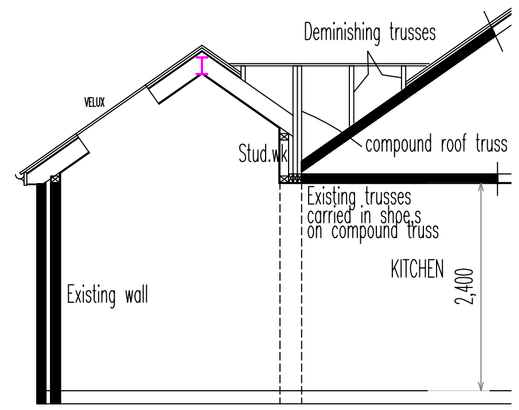
PROPOSED SIDE ELEVATION
SCALE 1:100

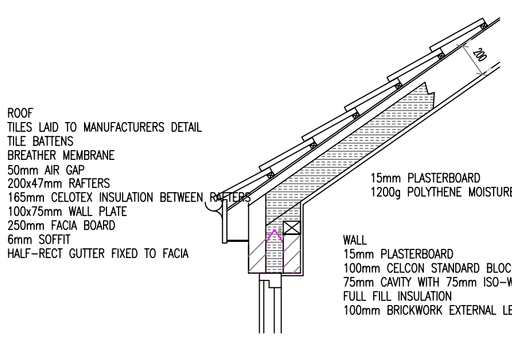


PROPOSED HIDDEN SIDE ELEVATION
SCALE 1:100

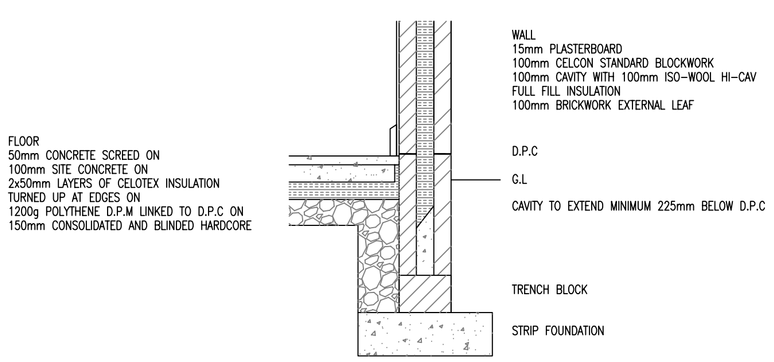


GARAGE SECTION

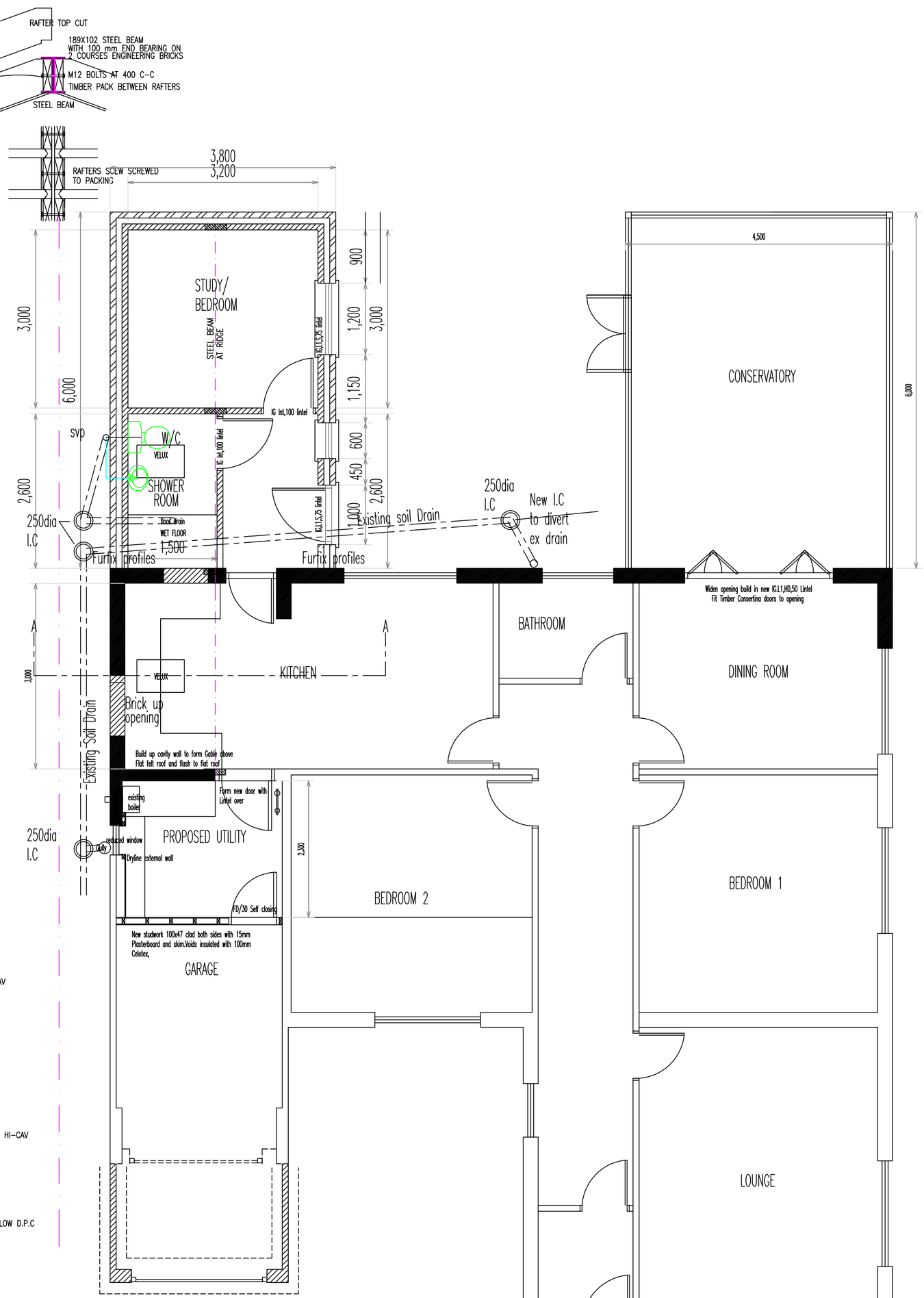




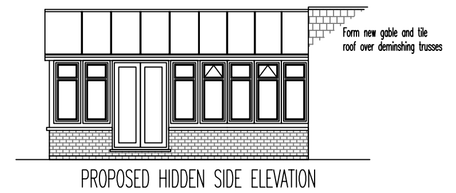
PITCHED ROOF EAVES DETAIL
WITH SLOPING INSULATION



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 Damcore 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 Tyvec or 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/layboards 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 1200x5mm at 2m c-c.Rafters strapped to gables with
1200x5mm straps spanning min 3no rafters and fixed to 75x38
mm noggins between rafters.Ceiling joists strapped likewise.

GLAZING.
All new glazing must achieve an average Uvalue 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 B.S 6262 with
safety glass to B.S 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 B.S 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.
Bridge with 100x50mm pre stressed conc lintels.
All gulleys to be fitted with fixed metal or plastic grilles or, covers
Inspection chambers of O.S.M.A type universal to suit manuf
acturers 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 gulleys 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 seperately
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 200mm 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

ELECTRICS.
Lighting having a luminous efficiency greater than 40 lumens
per circuit-watt(for example flourescent tubes and compact
flourescent 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 flourescent
tubes and compact flourescent 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 proprietory intumescent
fittings or built in fire resistant boxes.

ELECTRICS.
Electrical installation to comply with 17th Edition NICEEC 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 dabbs finish
6no stainless steel wire ties per 1m sq and cavity
Insulation linked to roof insulation
Inner leaf of 100mm aeroated blocks maximum density 1100kg/m

STORM DRAINS.
All drains to 1m cube rubble filled
soakaways 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 fields
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 for disabled to be free draining
to soft vegetations/gravell filled trench drain or in special circustances to
Storm sewer

BUILDING ELEMENT – ROOF, INSULATED SLOPE					
LAYER	DESCRIPTION	THICKNESS	λ	R	FRACTION
EXTERNAL SURFACE				0.040	
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 BRIDGING TIMBER	100mm 100mm	0.023 0.130	4.348 0.000	91.67% 8.33%
INTERNAL SURFACE				0.100	
TOTAL THICKNESS: 162mm		U-VALUE: 0.17 W/m sq K			

Building Design Awards
Building Excellence in Fenland

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

Rev	Purpose	By	Date
A	Corrections	DB	Oct 10

DBDS

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CONCEPT 2000
DESIGN AND DEVELOPMENT
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Client: P. EVANS		
Drawing No: 1477 PLANNING AND CONSTRUCTION 2		
Project: PROPOSED EXTENSION		
Site: 22 MARRIOTS GATE LUTTON SPALDING		
Postcode: PE12 9HN	Drawn: AS	Checked: -
Scale: 1:50 @ A1	Date: JULY 10	Revision No: -

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