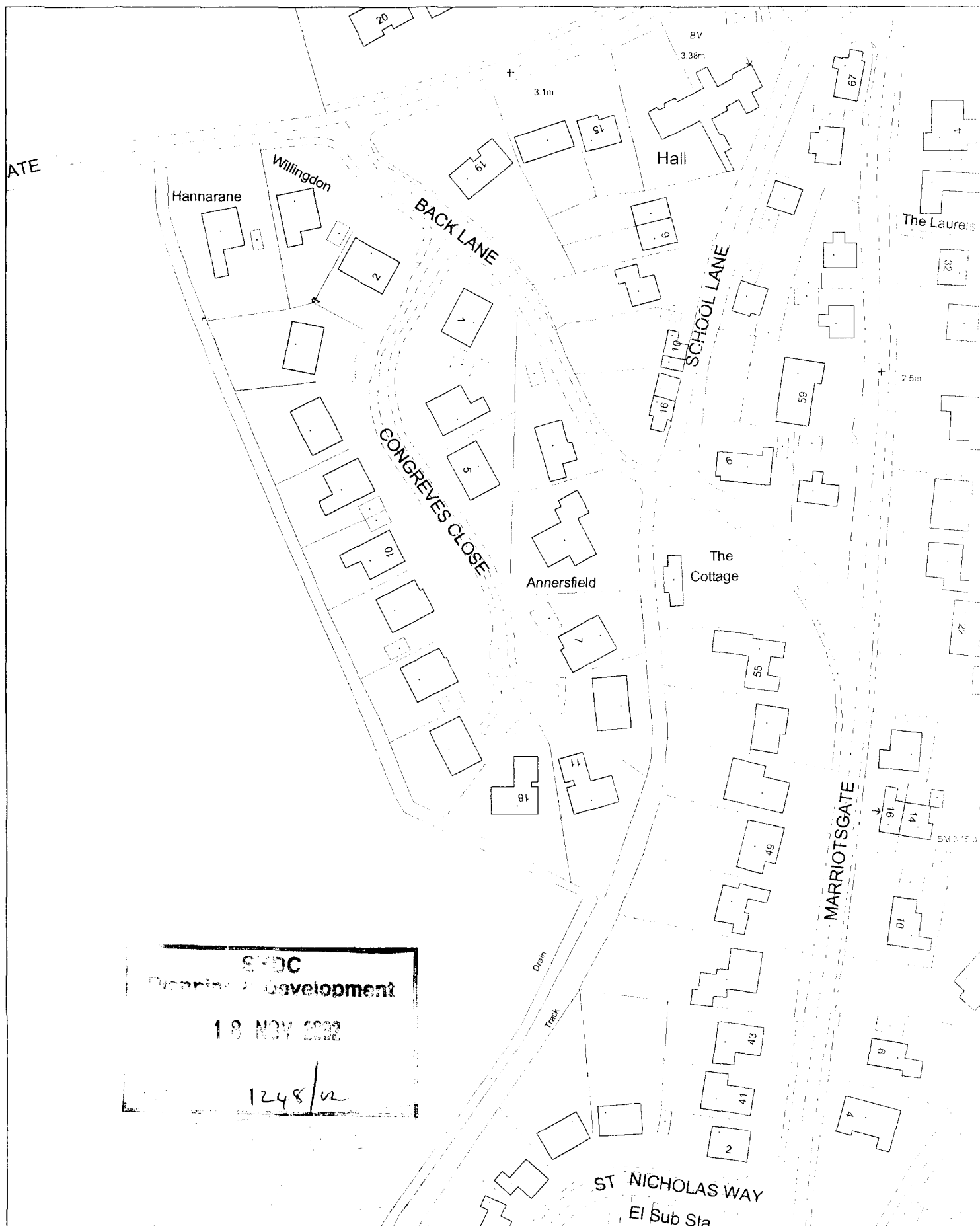
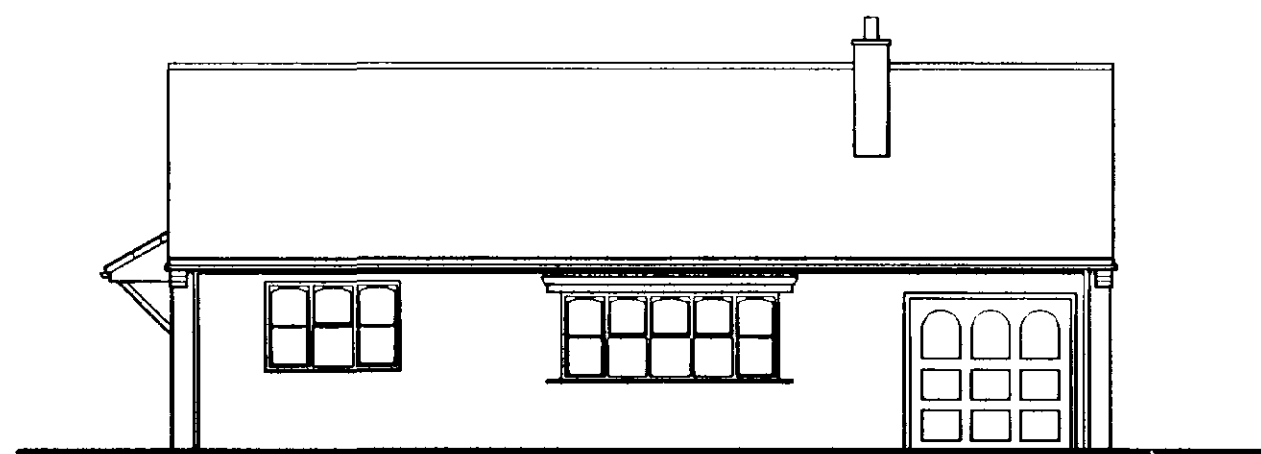
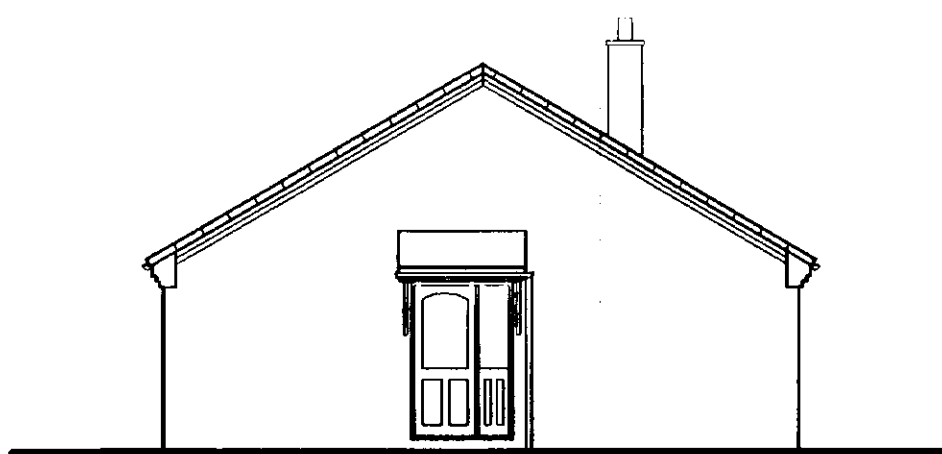
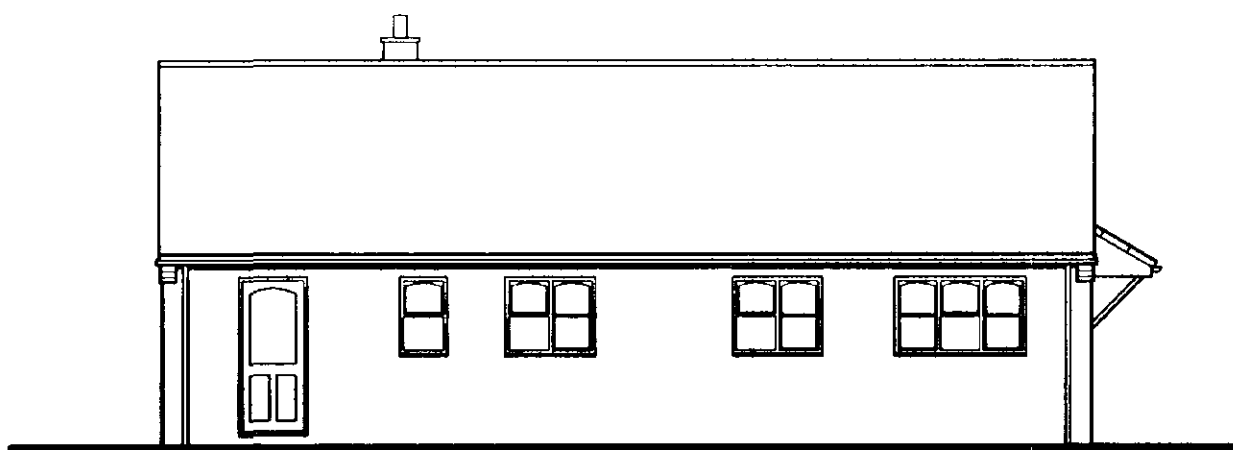




FRONT (NORTH) ELEVATION 1:100



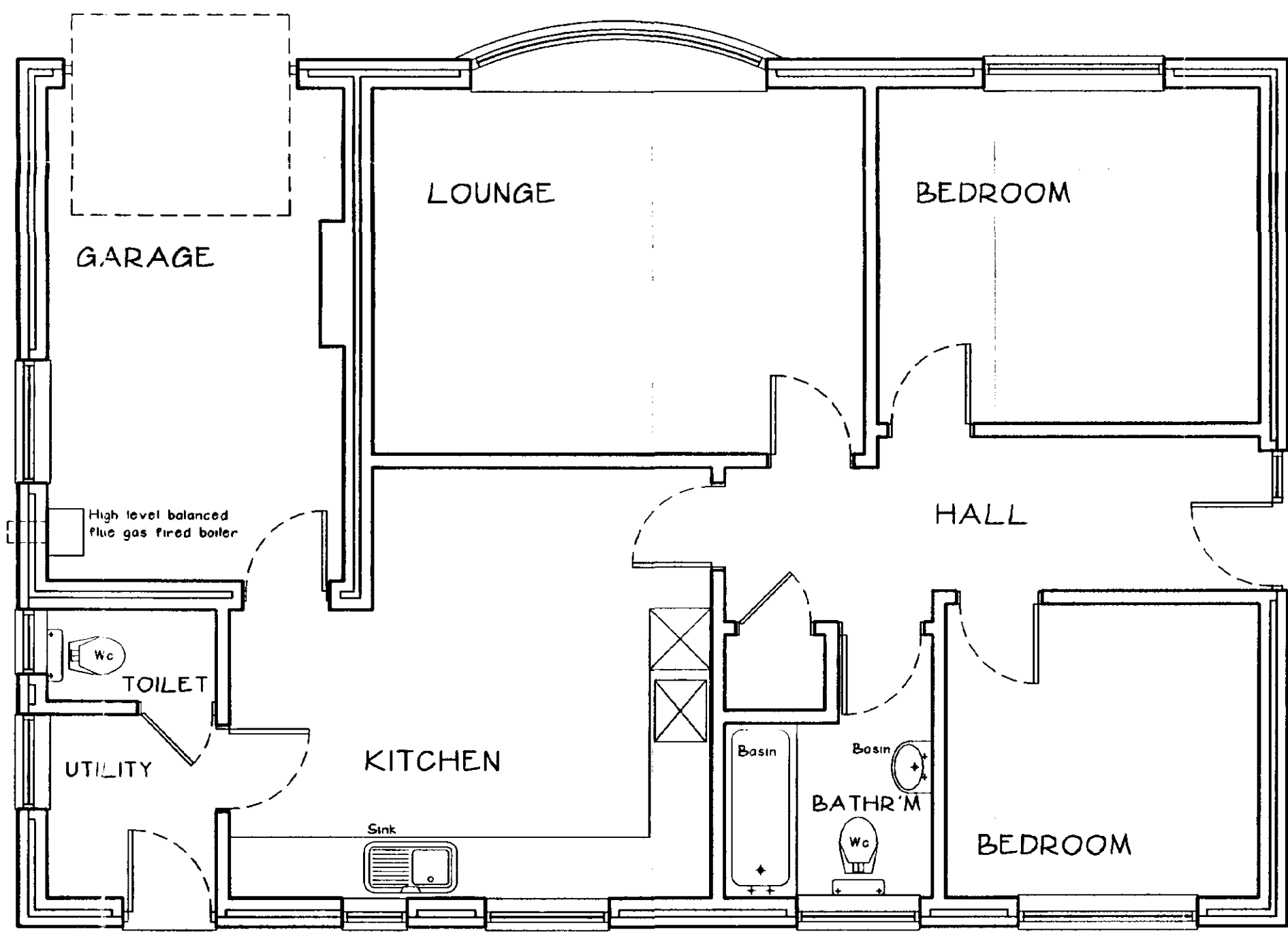
SIDE (WEST) ELEVATION 1:100



REAR (SOUTH) ELEVATION 1:100



SIDE (EAST) ELEVATION 1:100



EXISTING FLOOR PLAN 1:50

NOTES

LIMITATIONS

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DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of Foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included

DETERMINED
PLAN

Revisions

Richard J Diggle

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Client

MR & MRS E SAXTON

Project

BUNGALOW EXTENSION

4 CONGREVE CLOSE
LUTTON

Drawing

SURVEY DRAWING

EXISTING:

FLOOR PLAN

ELEVATIONS

Scale

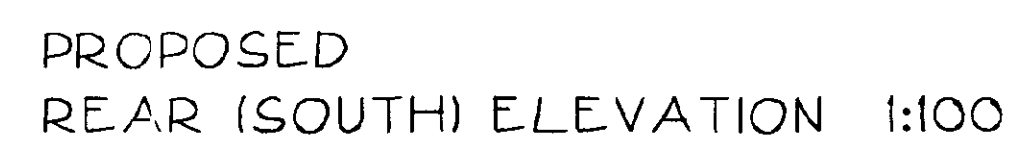
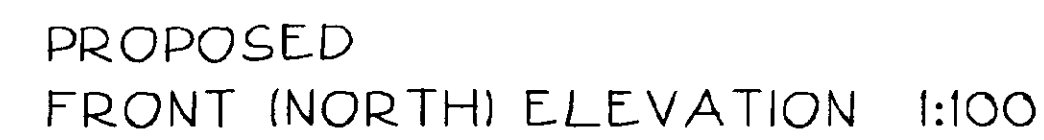
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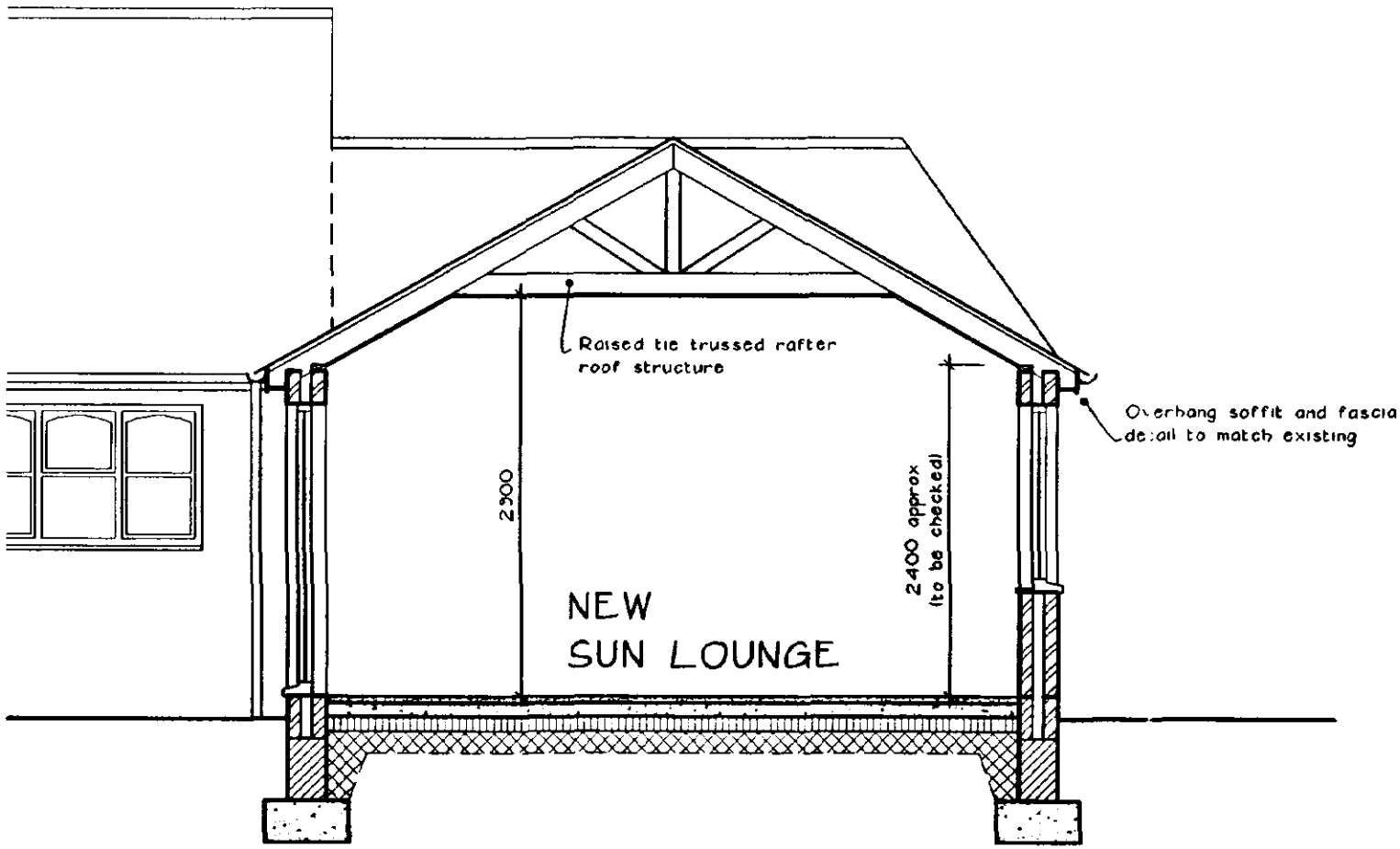
October 2002

Drawing Number

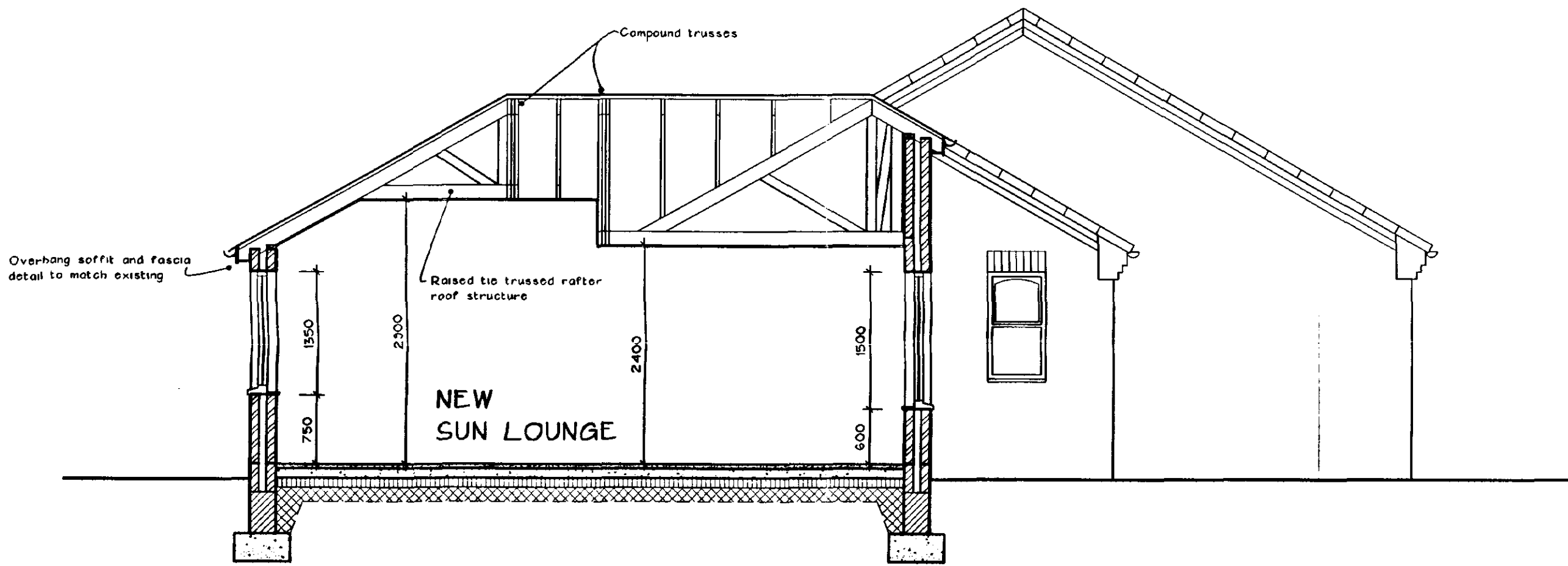
367-01



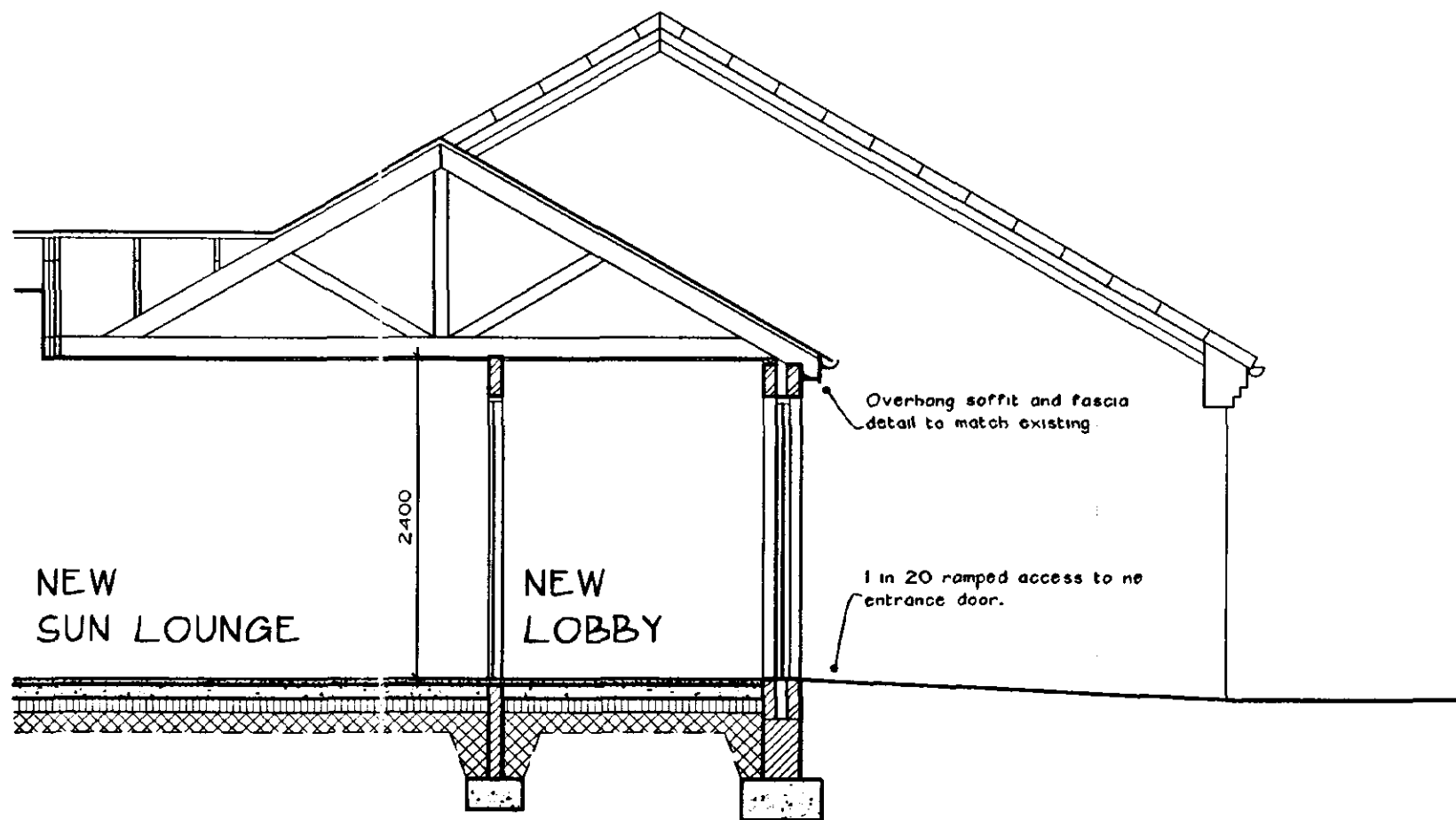
367-02



SECTION AA 1:50



SECTION BB 1:50



SECTION CC 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes to be as follows:
600 x 300mm deep to external cavity walls.
500 x 225mm deep to 100mm internal block walls.
Underside to be founded at minimum 750mm below external ground level for minimum 1000mm if shrinkable subsoil is encountered. New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick 'Jabfloor 100' flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and topped with wall dpc all on 25mm minimum thickness sand bedding on 150mm minimum thickness well rolled and consolidated hardcore base.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
20mm external cavity wall construction to comprise:
102mm external skin in facing bricks to match existing.
76mm cavity partially filled as work proceeds with 40mm thick 'Celotex' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Walls below dpc level to be constructed in 230 and 100mm thick 'Colcon' or similar foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with galvanised wall ties at 750mm horizontal centres and 450mm vertical centres 1300mm vertical centres where next to an opening.

Jamb and gills to be closed by inserting proprietary insulated cavity closers.

Cavities to be left open at top and wall insulation to be continuous with roof insulation (no gap between).

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external walls.

INTERNAL SOLID WALL CONSTRUCTION
To be 102mm thick brickwork as shown.

Bituminous based damp proof course to be built in at floor level.

INTELS
To be 'Keystone' type 'HD/K70' or similar heavy duty insulated galvanised steel lintels to all openings in external cavity walls with cavity tray over and 150mm minimum and bearing.

To Sun Lounge windows, to be 'Keystone' type 'HD/K70' or similar heavy duty insulated galvanised steel factory 'Sun-lounge' lintel supported on mild steel posts and factory fitted baseplates bolted down to solid blockwork footings. All designed by Keystone Technical Dept. Keystone design calculations to be submitted to and approved by Local Authority prior to delivery to site.

To internal opening in brick wall to be 'Keystone' or similar galvanised steel internal solid wall lintel type 'INT/K' with 150mm minimum end bearing.

DRAINAGE

UNDERGROUND DRAINAGE PIPES
New surface water drains to be 110mm UPVC to BS4660 laid to self-cleaning gradient with proprietary self-seal joints, bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

SOAKAWAY
Storm water pipes to drain into soakaways constructed to CP301 minimum 6000mm from any building. To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

EXTERNAL WORKS
All existing external paved areas where disturbed by the building works to be made good to match existing.

RAINWATER GOODS

To be UPVC to match existing installed in strict accordance with manufacturer's instructions.

New gutters to match existing and be securely fixed to fascias, laid to fall complete with all required outlet positions, stopends etc.

New downpipes to match existing and be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shoe outlets etc.

WINDOWS

All existing timber windows in Bungalow to be removed and replaced with new UPVC windows as shown and specified below.

New windows and french doors to extension and existing bungalow to be constructed from UPVC 'Light Oak' frames with a 'U-value' of 2.0W/m²K. Style as shown.

Glazing to be double glazed sealed unit using ' Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm² background ventilation to habitable rooms and 4000mm² to Kitchens and Bathrooms.

All windows to have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Windows to Lounge, Dining Room and Bedrooms to incorporate an unobstructed openable area of at least 0.33m² and which is at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

Internal window boards to be to client's requirements.

DOORS

All new external and internal doors to be to client's selected design.

New front entrance door to be 775mm minimum clear opening with ramped access externally - minimum 1 in 20 slope.

All new internal door at ground floor level to be minimum 650mm door leaf.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS

Any glazing to windows and doors below 800mm above floor level and to doors and sideights below 1500mm above floor level (in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

PITCHED ROOF CONSTRUCTION

To comprise: roof tiles to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on uncearable sarking felt to BS747; Part 2; Type IF on pre-made trussed rafters and infill rafters as shown on roof plan at 600mm maximum centres.

Trusses over octagonal part of Sun Lounge to be of rafter tie construction as indicated incorporating compound trusses as required.

Roof pitch to match existing (approx 30°).

All to be designed, braced and fixed in accordance with BS5268; Part 3; 1995.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS 5368; Part 3; 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and brickwork in cavities at eaves level at 2000mm maximum centres and 300mm long lateral restraint straps fixed to gable wall at 600mm maximum centres. Timber noggins to be provided under straps where necessary.

250mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation.

Insulation to sloping ceilings to be 100mm thick 'Celotex' or similar fixed in two layers - first layer 70mm thick between rafters and second layer 40mm thick fixed to underside of rafters. 50mm minimum air gap to be maintained above insulation. Roof insulation to be continuous with cavity wall insulation. All work to be carried out in strict accordance with manufacturer's instructions including provision of timber backstops between rafters and vapour control barrier as recommended.

New ceilings to be 12.5mm plasterboard and skim or tongued and grooved boarding as required by client.

FLASHINGS

Grade 5 lead flashings / stepped flashings / soakers to be provided to all valleys and roof abutments.

ELECTRICAL INSTALLATION

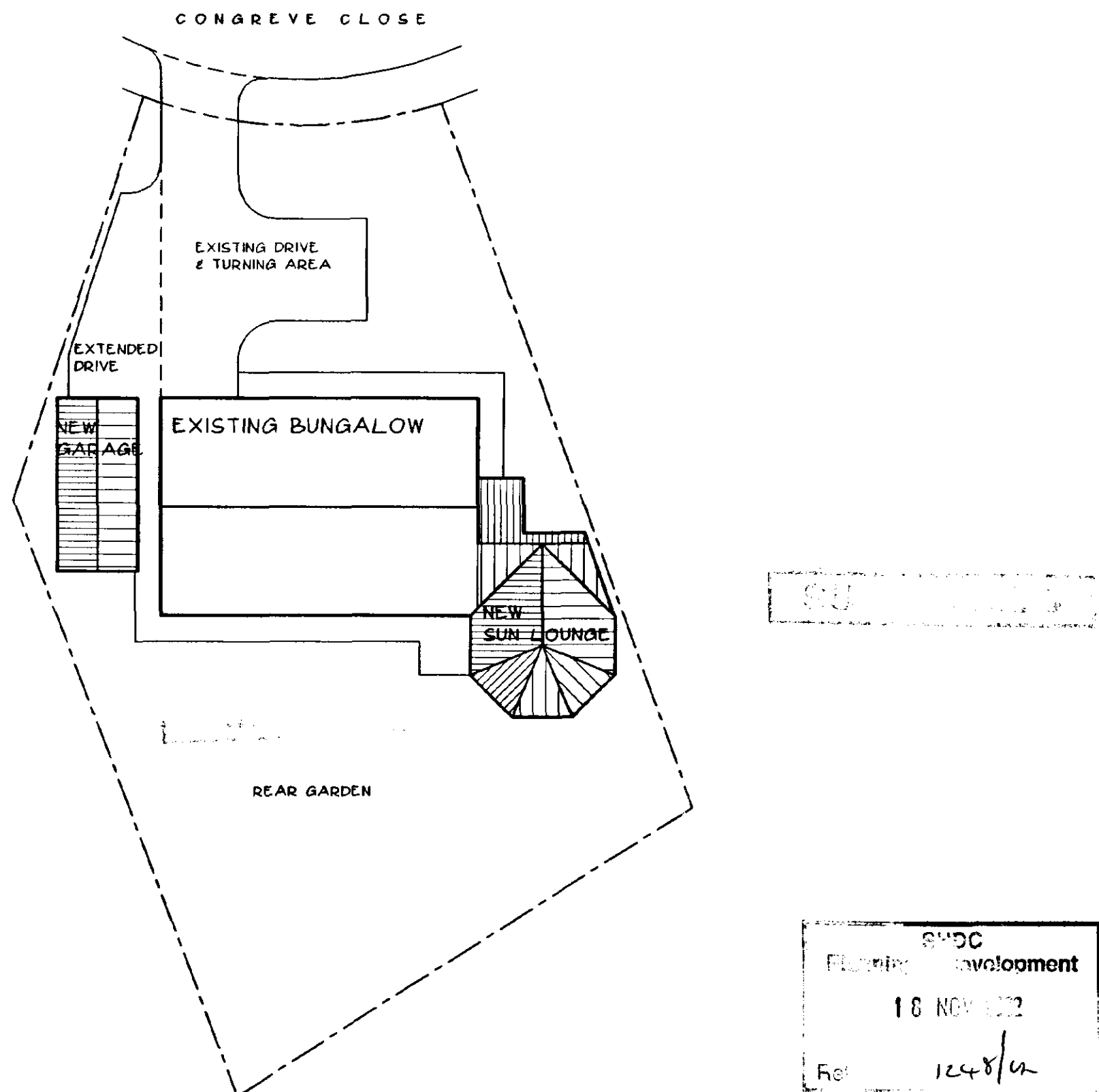
To be carried out in strict accordance with the latest edition of the I.E.E. Regulations. Socket outlet and lighting positions at to client's requirements.

ENERGY EFFICIENT LIGHTING

Internal lighting installation to new extension to be provided with energy efficient lighting so that every one in three lighting points can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING

Existing water fed radiator system to be extended to all new areas. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.



SITE PLAN 1:200

NOTES

LIMITATIONS

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DIMENSIONS

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SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturer's instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268; Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

Revisions

Richard J Diggle

Building Design Consultant

194 Broad Gate
Weston Hills
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E-mail: Richard@richardjdiggle.freemove.co.uk

Client

MR & MRS E SAXTON

Project

BUNGALOW EXTENSION

4 CONGREVE CLOSE
LUTTON

Drawing

DETAIL DRAWING

SITE PLAN

SECTIONS

Scale

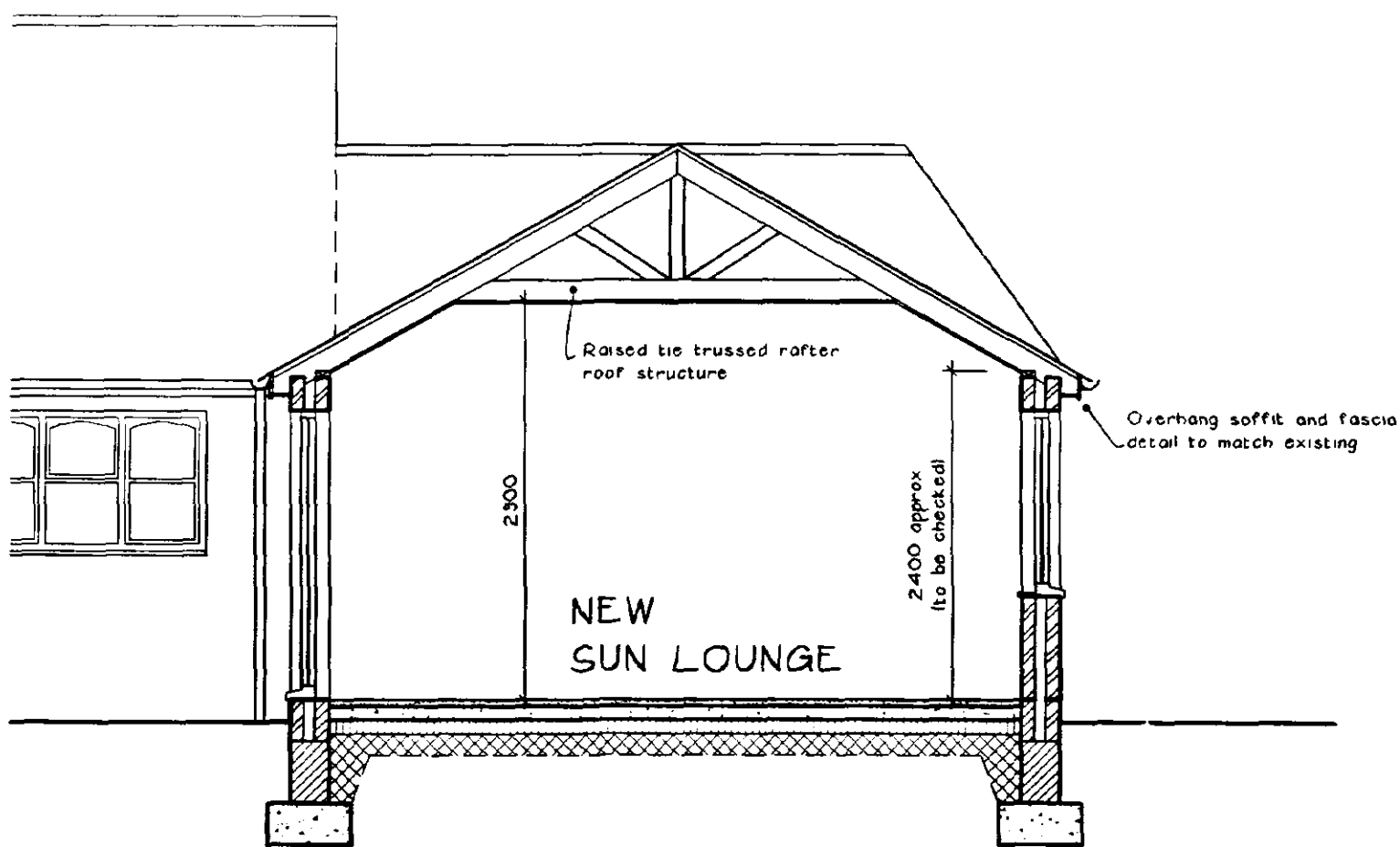
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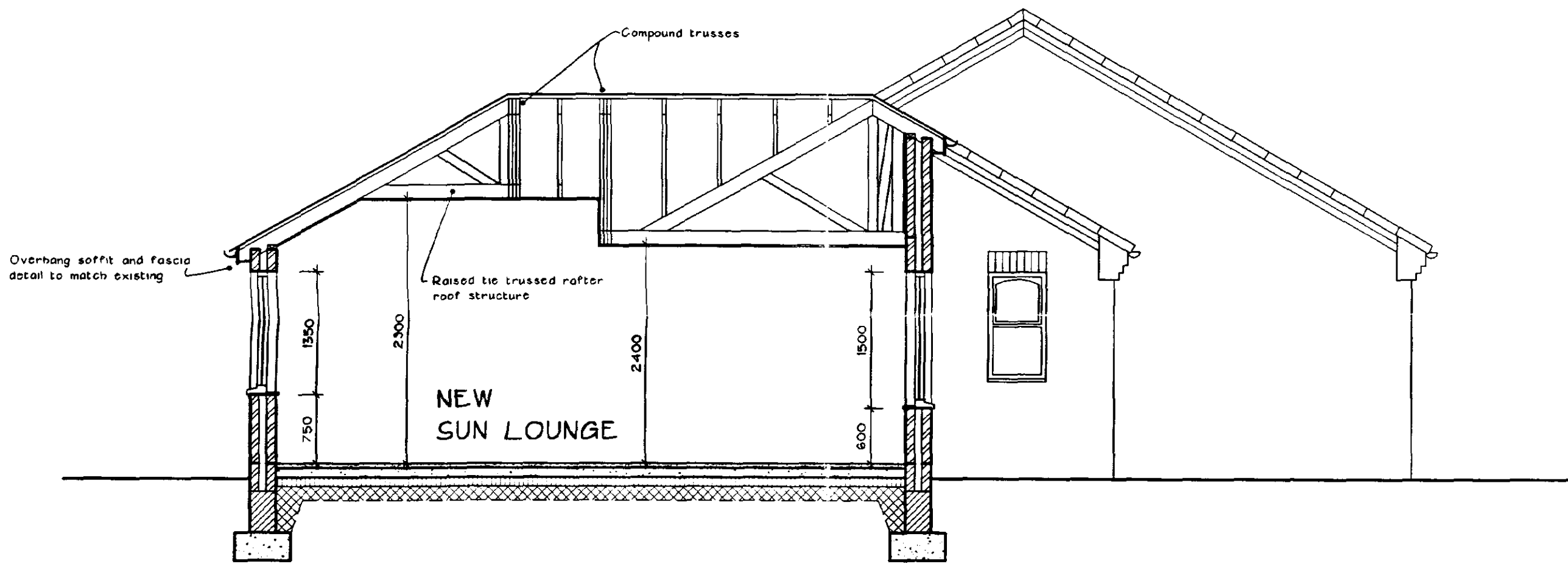
November 2002

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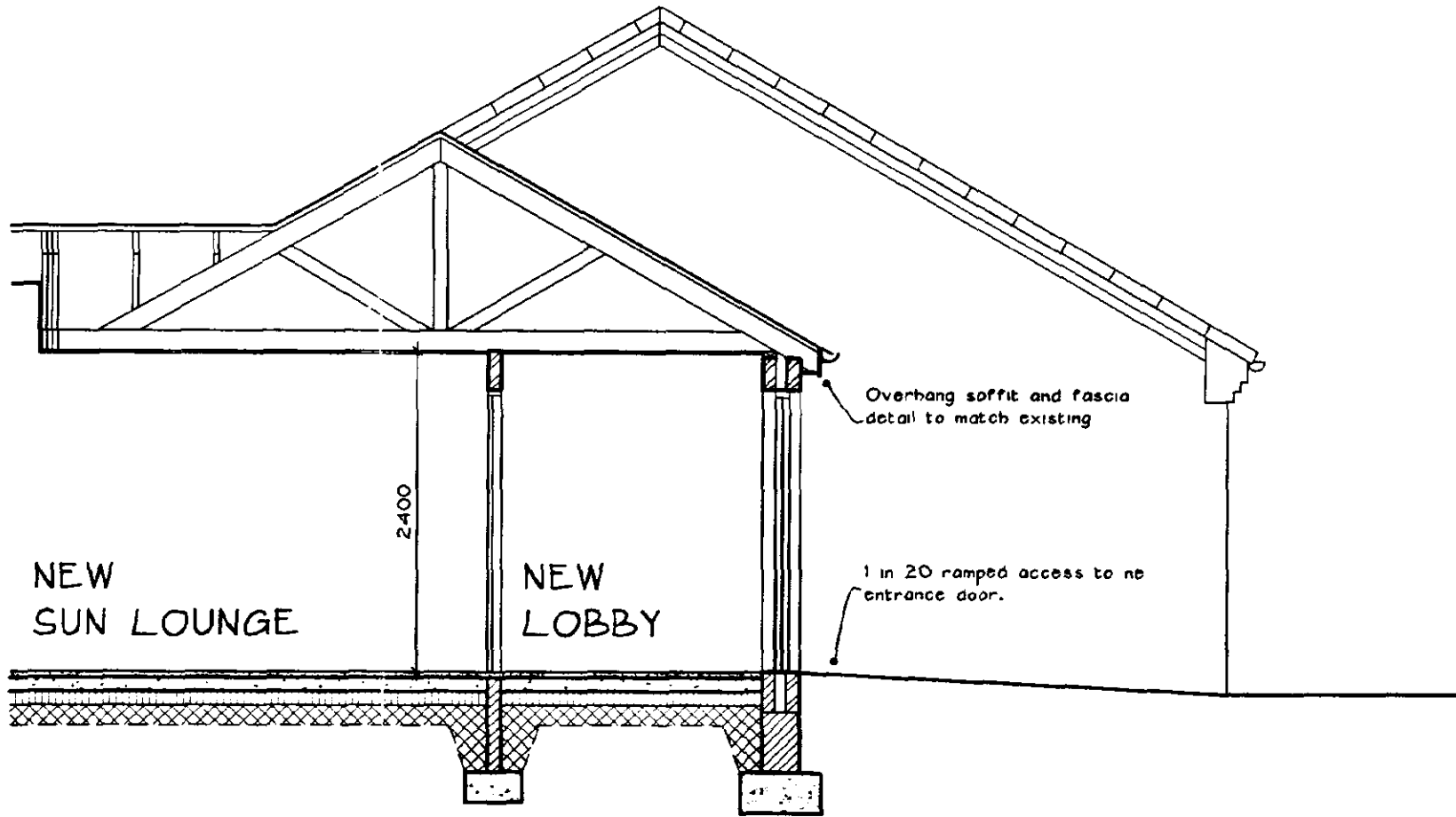
367-03



SECTION AA 1:50



SECTION BB 1:50



SECTION CC 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes to be as follows:
600 x 300mm deep to external cavity walls.
500 x 225mm deep to 100mm internal block walls.
Underside to be founded at minimum 750mm below external ground level for minimum 1000mm if firmable subsoil is encountered. New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick 1020 grid/mass concrete floor slab on vapour barrier on 100mm thick 7ablete 'Jabfloor 100' flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand bedding on 150mm minimum thickness well rolled and consolidated hardcore base.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
200mm external cavity wall construction to comprise: 102mm external skin in facing bricks to match existing. 76mm cavity partially filled as work proceeds with 40mm thick 'Celotex' type 'E' CW2000 range insulation bats with retaining discs on wall ties. 102mm internal skin in facing brickwork.

Walls below dpc level to be constructed in 230 and 100mm thick 'Celcon' or similar foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill finished externally with mosaic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with galvanised wall ties at 750mm horizontal centres and 450mm vertical centres 1300mm vertical centres where next to an opening.

Jamb and sills to be closed by inserting proprietary insulated cavity closers.

Cavities to be left open at top and wall insulation to be continuous with roof insulation (no gap between).

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external walls.

INTERNAL SOLID WALL CONSTRUCTION
To be 102mm thick brickwork as shown.

Bituminous based damp proof course to be built in at floor level.

INTELS
To be 'Keystone' type 'HD/K70' or similar heavy duty insulated galvanised steel lintels to all openings in external cavity walls with cavity tray over and 150mm minimum end bearing.

To Sun Lounge windows, to be 'Keystone' type 'HD/K70' or similar heavy duty insulated galvanised steel factory 'Sun' lounge lintel supported on mild steel posts and factory fitted baseplates bolted down to solid blockwork footings. All design by Keystone Technical Dept. Keystone design calculations to be submitted to and approved by Local Authority prior to delivery to site.

To internal opening in brick wall to be 'Keystone' or similar galvanised steel internal solid wall lintel type 'INT/K' with 150mm minimum end bearing.

DRAINAGE

UNDERGROUND DRAINAGE PIPES

New surface water drains to be 110mm UPVC to BS4660 laid to self-cleaning gradient with proprietary self-seal joints, bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

SOAKAWAY

Storm water pipes to drain into soakaways constructed to CP301 minimum 6000mm from any building. To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

EXTERNAL WORKS

All existing external paved areas where disturbed by the building works to be made good to match existing.

RAINWATER GOODS

To be UPVC to match existing installed in strict accordance with manufacturer's instructions.

New gutters to match existing and be securely fixed to fascias, laid to falls complete with all required outlet positions, stopends etc.

New downpipes to match existing and be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shot outlets etc.

WINDOWS

All existing timber windows in Bungalow to be removed and replaced with new UPVC windows as shown and specified below.

New windows and french doors to extension and existing bungalow to be constructed from UPVC 'Light Oak' frames with a 'U-value' of 2.0W/m²K. Style as shown.

Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm² background ventilation to habitable rooms and 4000mm² to Kitchens and Bathrooms.

All windows to have a combined operable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Windows to Lounge, Dining Room and Bedrooms to incorporate an unobstructed operable area of at least 0.33m² and which is at least 450mm high and 450mm wide. The bottom of the operable area should not be more than 100mm above the floor.

Internal window boards to be to client's requirements.

DOORS

All new external and internal doors to be to client's selected design.

New front entrance door to be 775mm minimum clear opening with ramped access externally - minimum 1 in 20 slope.

All new internal door at ground floor level to be minimum 850mm door leaf.

DRAUGHT PROOFING

Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS

Any glazing to windows and doors below 800mm above floor level and to doors and sideglazings below 1500mm above floor level (ie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

PITCHED ROOF CONSTRUCTION

To comprise: roof tiles to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on unbreakable sarking felt to BS747: Part 2: Type IF on pre-made trussed rafters and infill rafters as shown on roof plan at 600mm maximum centres.

Trusses over octagonal part of Sun Lounge to be of raised tie construction as indicated incorporating compound trusses as required.

Roof pitch to match existing (approx 30°).

All to be designed, braced and fixed in accordance with BS5268: Part 3: 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS 5368: Part 3: 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles minimum 25mm continuous gap and ridge ventilators to match tiles minimum 5mm continuous gap.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and brickwork in cavities at eaves level at 2000mm maximum centres and 300mm long lateral restraint straps fixed to gable wall at 600mm maximum centres. Timber noggins to be provided under straps where necessary.

250mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling ties/rafters and second layer at right angles over ceiling ties/rafters. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation.

Insulation to sloping ceilings to be 100mm thick 'Celotex' or similar fixed in two layers - first layer 70mm thick between rafters and second layer 40mm thick fixed to underside of rafters. 50mm minimum air gap to be maintained above insulation. Roof insulation to be continuous with cavity wall insulation. All work to be carried out in strict accordance with manufacturer's instructions including provision of timber backstops between rafters and vapour control barrier as recommended.

New ceilings to be 2.5mm plasterboard and skim or tongued and grooved boarding as required by client.

FLASHINGS

Code 5 lead flashings / stepped flashings / soakers to be provided to all valleys and roof abutments.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE Regulations. Socket outlet and lighting positions all to client's requirements.

ENERGY EFFICIENT LIGHTING

Internal lighting installation to new extension to be provided with energy efficient lighting so that every one in three lighting points can only use lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING

Existing water fed radiator system to be extended to all new areas. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

NOTES

LIMITATIONS

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STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturer's instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268: Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

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SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

A Soakaways added to Site Plan.

14/01/2003

Revisions

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Mobile 07711 621902

Client:

MR & MRS E SAXTON

Project:

BUNGALOW EXTENSION

4 CONGREVE CLOSE
LUTTON

Drawing:

DETAIL DRAWING

SITE PLAN
SECTIONS

Scale

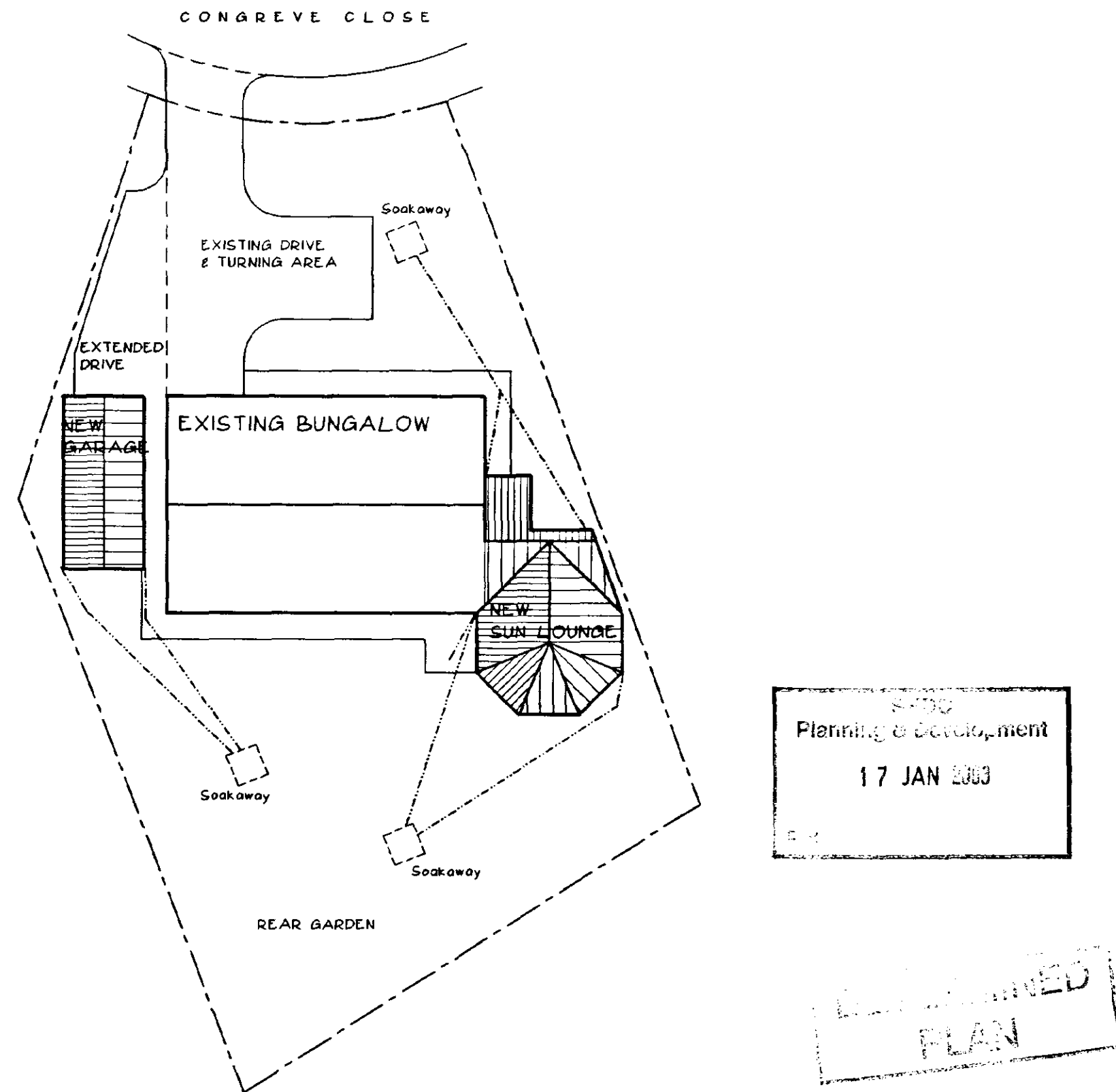
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Date

November 2002

Drawing Number

367-03 A



SITE PLAN 1:200

VATION 1:100

SHDC
Planning & Development

07 JUN 2004

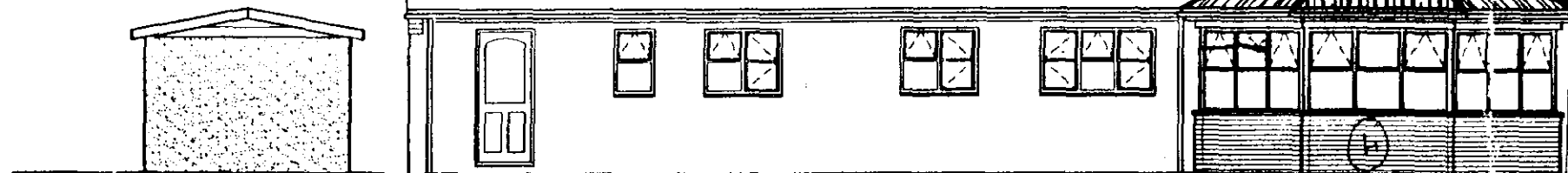
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AMENDED PLAN

Ref. A1

Brick finish to front of
new garage to match as
near as possible existing
bungalow brickwork

PROPOSED
SIDE (WEST) ELEVATION



PROPOSED
REAR (SOUTH) ELEVATION 1:100



Existing garage door to be removed and opening infilled from foundation level upto new cill level with cavity walling to match existing and comprising facing external skin blockwork internal skin and cavity infilled as work proceeds with Dritherm or similar insulation cavity bats. Damp proof course to be built in minimum 150mm above ground level.

New Upvc bow window with insulated cill and canopy to be installed in existing door opening. Window as specified in notes elsewhere.

Existing foundation to be extended across garage door opening as necessary./ new foundation to be tied to existing by inserting 3No 600mm long x 12mm# mild steel dwel bars at each junction.

REF. B12/03 21/03.
Permission H/12/1248/02.

NOT TO
SCALE

Rep
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