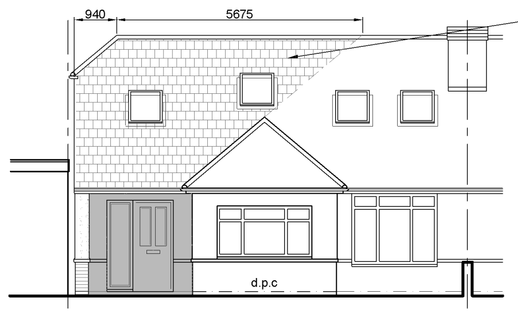
A1 DWG



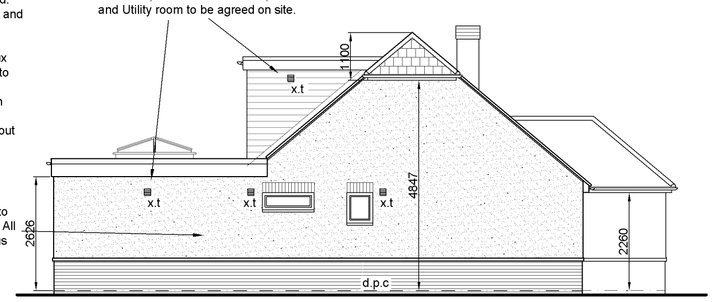
Existing hipped roof to be stripped back to common rafter line with hip rafters removed. All existing tiles to be stripped and reused and roof adapted as per Section and main specification notes.
Provide 780x1180mm standard range velux windows to front elevation roof positioned to suit clients choice.
Provide concrete interlocking tiles to match existing with white fascias, soffits, bargeboards and rainwater goods throughout to match. Form half hip with wallplate at ceiling collar level.

Provide facing brickwork up to brick plinth to match existing with painted render above. All brick coursing levels to be made continuous with main dwelling to ensure continuous levels.

FRONT ELEVATION

Scale 1:100

Final position of extract fan outlet from bathroom, kitchen/cooker hood, Shower and Utility room to be agreed on site.



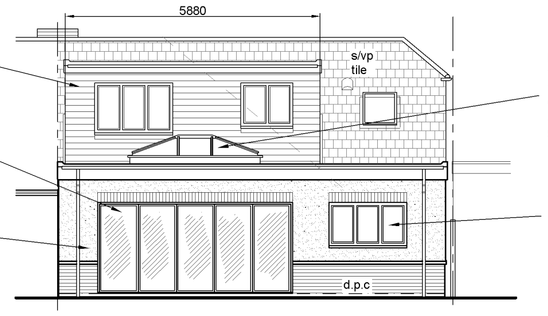
FLANK ELEVATION

Scale 1:100

New rear dormer to be constructed as per main notes and clad with matching vertically hung plain tiles.
Provide white upvc double glazed windows as indicated with bathroom window fitted with obscured glass.

Provide powder coated aluminium bi-folding doors to rear and flank elevation complete with soldier course of bricks above with the roof lantern positioned centrally above. Final colour of bi-fold doors to suit clients requirements.

Provide facing brickwork up to brick plinth to match existing with painted render above. All brick coursing levels to be made continuous with main dwelling to ensure continuous levels.

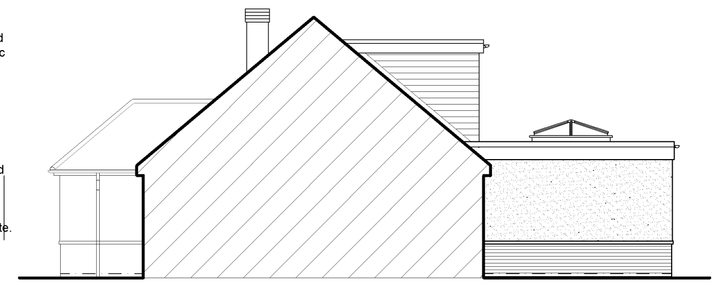


Provide flat deck roof areas to extension laid to fall to new rainwater pipes with white upvc fascia and black pvc guttering to match elsewhere.
Allow for incorporating a 3000x1800mm glazed roof lantern as inidcated.

Provide white upvc double glazed doors and windows throughout to match existing.
Provide soldier course of brickwork above windows where indicated. Head and cill height of kitchen window to be agreed on site.

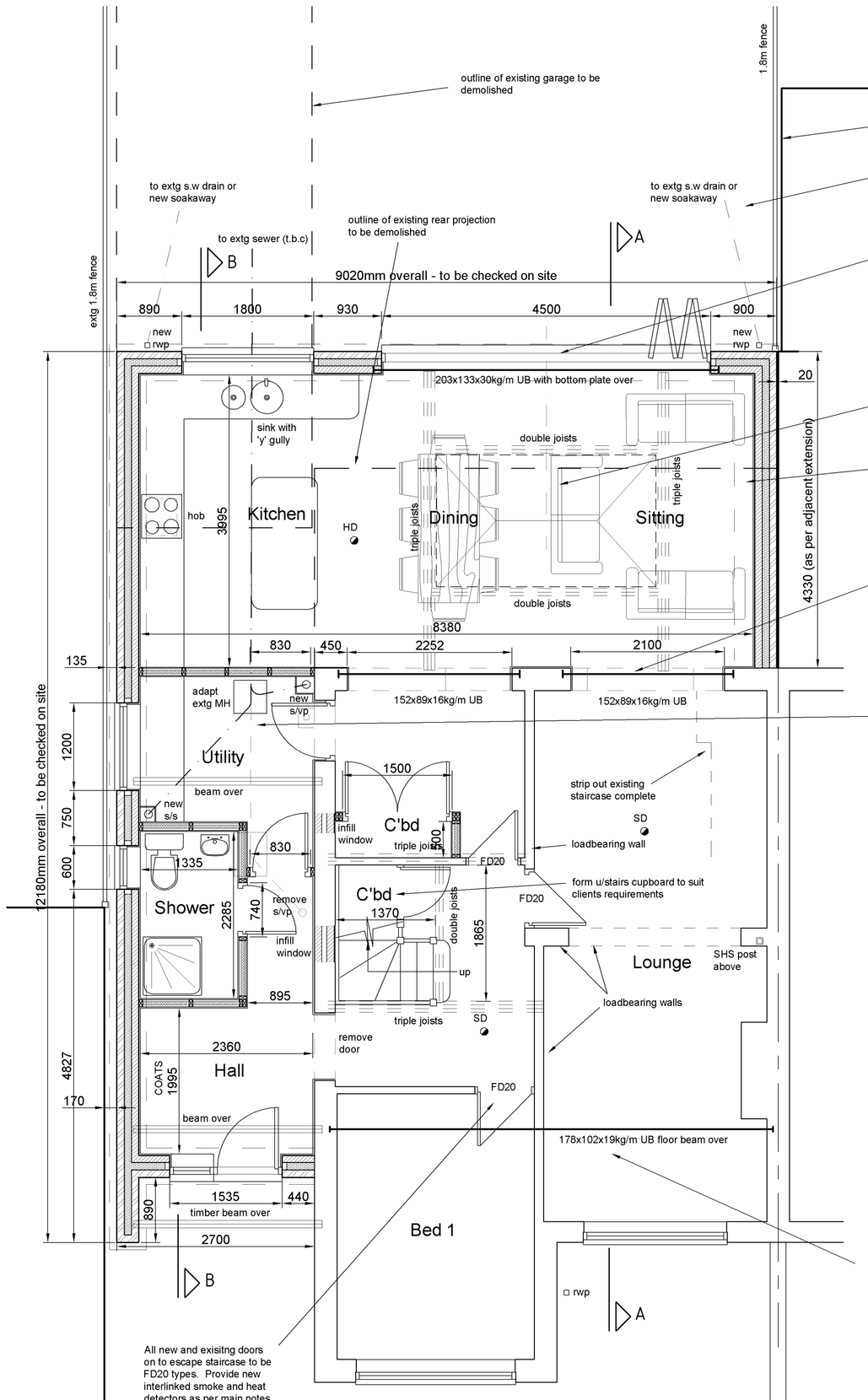
REAR ELEVATION

Scale 1:100



SIDE ELEVATION

Scale 1:100



GROUND FLOOR PLAN

Scale 1:50

New surface water pipes to connect to existing combined sewer or new soakaways. All to be agreed and checked on site.

Provide 203x133x30kg/m UB with 280x8mm welded bottom plate over complete with web stiffeners at 600c/cs, cavity tray and weepholes at 900c/cs.
All work and end bearing details to be in strict accordance with structural engineers details.

Provide max 3000x1800mm glazed roof lantern subject to final client agreement. See Section AA and structural engineers details for roof support arrangement.
Lanterns to be supported on double and triple 200x50 C24 joists
Final size and position of lantern to be agreed with client on site although to be centred on bi-folding door opening.

Provide 600mm wide eccentrically loaded foundations to side wall at abutment with adjacent owners extension. Allow for making good etc as necessary.

Provide 152x89x16kg/m spreader beams over existing lintels to outer leaf of masonry only, as per structural engineers details. Provide 2 course 330x100mm engineering brick padsotnes either end of beams.
Existing openings able to be increased in width as required by client subject to not exceeding 2.4m clear span. Revert back to engineer as required.

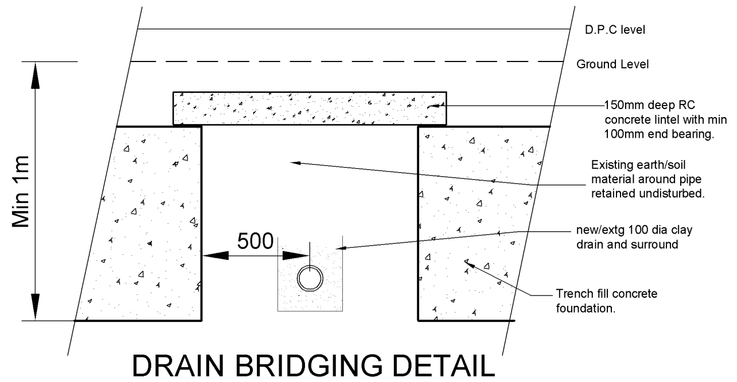
Allow for adjusting position of existing manhole or replacing with new IC as necessary. All works to be subject to agreement with building inspector.
Allow for bridging over existing 100 dia f.w drain. Position of assumed public sewer to rear of property to be confirmed on site PRIOR to any excavation works taking place. Where within 3m of extension, client will be required to enter into formal agreement with Thames Water.

Existing flank cavity wall of property to be built up to roof level with 100mm Plasmor Fibrolite (or similar approved) blockwork bedded in 1:3 sand/cement mortar joints. Fully insulate cavity as may be required by building inspector.
Line internally with 12.5mm Gyproc Wallboard on on 10mm Gyproc Adhesive dabs.
Provide twin 140mm deep RC lintels over new opening into side extension bedroom.

Allow for forming new staircase up to loft level as per main notes with flank wall dubbed out with 200x50mm timber to provide support for stair string taking account of themral lining board at loft level.
Provide double and triple joists as trimmers as per engineers design details.

Allow for adapting new and exisitng rafters following removal of front dormer and for fitting 4no. 780x1180mm Velux rooflights to front roof slope positioned to suit existing rafter locations. New/existing rafters to be doubled up and bolted together at max 600c/cs either side of rooflights.

Allow for constructing 100x50mm loadbearing studwork to front of loft from top of continuous 100x50mm sole plate to top of 178x102x19kg/m UB floor beam, spliced over internal loadbearing wall, with 100mm end bearing on 350x100x20mm steel bearing plates as per structural engineers design details.
Provide vertical studs at max 400c/cs and horizontal studs at max 600c/cs with each stud bolted to existing rafters in accordance with structrual engineers design detail.
Infill between studs with rockwool and finish internally with 12.5mm plasterboard with optional 9mm ply to outer face for bracing.



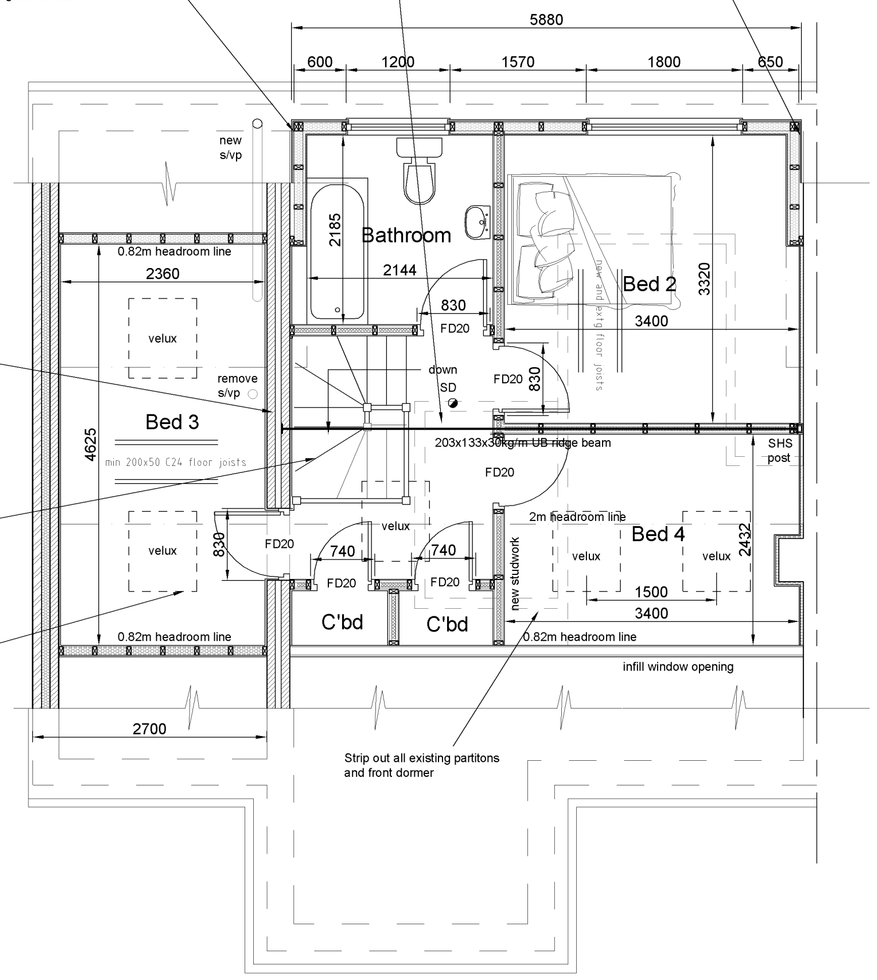
DRAIN BRIDGING DETAIL

Scale 1:20

Allow for constructing flat roof dormer from position of existing wallplate with loadbearing studwork walls built up from top of sole plate over effective full width doubled up C24 floor joists bolted togethet at 600c/cs to avoid transfer of loads on to first floor window lintel.
Clad dormer externally with vertically hung plain tiles on Tyvek breather membrane on 18mm marine ply nailed to studwork. Studwork to be supported on triple 100x50 C16 rafters at cheeks.
Infill between studwork with 100mm Celotex GA4000 finished internally with 50mm Celotex and 12.5mm Gyproc Wallboard.
Final setting out of dormer and triple rafters to be agreed on site.

Provide 203x133x30kg/m UB ridge beam with 100mm end bearing on 350x100x20mm thick steel bearing plate at gable wall end with intermediate support with welded plate to top of 90x90x5mm SHS post inside face of chimney supported on 250x100x10mm thick base/cap plate botted to top of load bearing wall under. Ridge beam to be positioned as per Section AA and all as per structural engineers details.

Dormer cheek adjacent to party wall to incorporate Supalux or similar fire resistant board to achieve 1/2hr FR.



FIRST FLOOR PLAN

Scale 1:50

Central Heating/Hot water and Lighting
Subject to existing rating and capacity of boiler, adapt/extend existing heating and hot water system and provide controls, thermostatic valves etc to match remainder of system.
All new radiators to be fitted with thermostatic control valves.
Boiler, Heating and Hot Water systems to be fully tested and commissioned by GasSafe registered contractor upon completion of works with certificates to be supplied to building owner and local authority.
Responsibility for achieving compliance with the requirements of Part L rests with the property owner.
Provide the building owner/occupier with all the relevant appliance manufacturers manuals/specifications, installation and maintenance handbook with sufficient information on the operation and maintenance of heating/hot water system complete with any appliance registration certificate and testing certificates.
Insulate pipes with minimum 40mm foam lagging.
75% of all new lights to be energy efficient types to only take lamps having a luminous efficacy greater than 45 lumens per circuit watt.
External lighting to be provided with maximum 150W fittings to only take energy efficient bulbs having a luminous efficacy greater than 45 lumens per circuit watt. All lights to be controlled automatically with motion and daylight sensors.
Where replacement of existing boiler necessary due to inadequate capacity, Boiler to be Class A mains natural gas fired condensing unit with balanced flue. Efficiency to comply with Sedbuk min 90%.
New boiler flue to be protected with durable wire guard if less than 2m above ground level and to be no less than 600mm from any boundary or 300mm from any window opening.
Boiler to be provided with suitable air flow for combustion purposes i.e. not enclosed within cupboard unless ventilation grilles are provided.
Pvc condense pipe from boiler to connect to foul water system.
Final positioning of boiler, if replacement required, to be agreed on site.

Smoke Alarm System
Provide independent mains wired smoke alarm system installed to circulation areas with interlinked heat detector within kitchen area to BS 5839 Part 6 2004 with battery back up.
Smoke detectors (SD) and Heat detector (HD) to be positioned generally as indicated on plan.

Electrical Installation
All electrical work to BS 7671 and to meet requirements of Part P (Electrical Safety) designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.
The Local Authority should require notification from the Part P Competent Persons Scheme (CPS) that the relevant registered installer has carried out the works and had duly notified them in accordance with set procedures.
Final positioning of lights, sockets etc to be agreed with client on site.
All switches and sockets to be 450-1200mm above floor level.

Finishes/Plasterwork
Provide 12.5mm Gyproc Wallboard to underside of ground and first floor ceilings with fixings at max 600 c/cs. Provide 100mm Gyproc coving or cornice to perimeter of ceilings suit clients requirements.
Provide min 3mm skim coat of plaster to finish with taped joints.
All new walls, unless otherwise specified, to be finished with 2 coat Hardwall plaster.
Where making good to or fully plastering existing walls, finish with sand/cement undercoat and Thistle multi finish plaster.
All new steel beams to be clad with 2 layers of standard 12.5mm plasterboard to achieve half hour fire resistance.
Provide s/w or MDf architraves and skirting boards throughout to match existing or with profile to suit clients choice.
All plastered walls to be finished with mist/sealer coat of emulsion paint prior to internal decoration works being undertaken.
All new softwood to be knotted and primed with appropriate trade paints/finishers.

Mechanical Ventilation
Supply and fit wall mounted extract fan units in WC/en-suite/bathroom to provide 15 litres/second extraction rate with 15 minute overrun.
Fans in above areas to be controlled by operation of light switch with separate manual control.
All mechanical extract terminals to be placed as high as practicable although preferably less than 400mm below ceiling levels and positioned so as to avoid draughts.
Extract ventilation from kitchen to be provided through Cooker Hood, complete with filters, fixed between 650-750mm above cooker hob with 30 litres/second extraction rate or through a wall mounted extract fan with 60 litres/second extraction rate where separate from hob.
Kitchen extract fan/cooker hood to be automatically controlled by humidity sensor but with separate manual control.
Extract fan to Utility Room to provide 30 litres/second extraction rate, linked to operation of light switch with separate manual control.
Where ducting lengths over 1.5m, Centrifugal fans to be used.
All extract fans (excluding cooker hood) to be Greenwood Airvac, or similar approved, low energy dMEV types to reflect extraction rates required.
Extract fan outlets (x.t) to be positioned as generally indicated on drawing although subject to agreement on site between client and contractor.

Waste Plumbing
All work to comply with BS 12056 & BS 752 and to the satisfaction of the building inspector.
Provide 40mm diameter UPVC waste to bath/shower/sink/washing machine/dishwasher/wc basin.
Provide 32mm diameter UPVC waste to basins in bathroom/ensuite.
Where basin waste lengths in excess of 1.7m use 38mm diameter waste pipes.
Provide 75mm deep seal traps to all fittings.
New 100mm diameter UPVc soil and vent pipe to discharge 900mm above nearest window either via external 'bird cage' terminal or proprietary roof vent tile connected with flexible ducting through roof void.
New 100mm diameter stub stack to be fitted with 'Durgo' or similar approved air admittance valve no lower than highest connecting appliance/fitting.
Cleaning/rodding eyes to be provided at all changes in direction of waste pipework.
Provide isolation valves to hot and cold water supplies within 300mm of each appliance.
All baths and wash hand basins are to be fitted with a mixer/blender valve ensuring maximum water discharge temperature of 48°C, positioned close to tap to prevent colonisation of waterborne pathogens.

General Notes
The relevant local authority approval(s) for the proposed works alone does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies or is deemed likely to apply.
The property owner is responsible for seeking the appropriate specialist advice in order to ensure compliance with this act prior to commencement of any works and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.

Foul and Surface water Drainage - Private
Provide100mm diameter vitrified clay flexi jointed foul water drain pipes to fall 1:40 to new or existing manholes bedded and surrounded with 150mm of 5-14mm mixed gravel to BS EN295. Same material to be used where making good any part of existing drains/sewer or redundant connections disturbed as part of works.
Back inlet gulleys are to be set on and surrounded with 150mm CP20 grade concrete with removeable external grate and if situated internally to be fitted with sealed, screwed down galvanised plates, perforated as necessary for waste pipes.
Provide RC lintels over all drains passing through foundations and walls.
Drains below hardcore internally to be covered with 300mm wide 75mm thick concrete slab to prevent damage during construction.
Allow for masking all voids around pipes passing through floor and structure generally to prevent ingress of fill and vermin and finish with compressible sealant.
Any foul or surface water drainage pipes running under driveway with less than 900mm cover to be bedded and surrounded with minimum 100mm concrete. Concrete stopped short of joints and flexcell board fitted.
Where indicated, plastic inspection chambers to be Hepworth or similar approved, positioned and set on concrete (1:2:4) base with unused connections left blanked off.
Surround for public sewer chambers to be 150mm concrete but for private drain chambers surround may be selected 'as dug' granular material tamped in layers of not more than 250mm. Provide standard grade C cover and frame to BS EN 124.
Installation to be as described by manufacturer.
For surface water, provide 100mm diameter UPVC flexi jointed surface water drain pipes, bedded and surrounded with 100mm pea shingle, to fall 1:60 to main drainage system or new soakaways where directed by building inspector.
Surface water disposal arrangement to be agreed at commencement of works.
Any new soakaways to be minimum 5m from any new or existing building, road or area of unstable ground.
Fill with clean broken bricks or soakaway attentuation crates and top with 1200 gauge polythene and min 230mm top soil. Provide 100mm thick RC cover slab where under hardstandings.
In chalk, sand or gravel based soils, soakaway volume (below invert of pipe) to be 1m³ per 60m² of roof area served.
In clay soils, soakaway volume (below invert of pipe) to be 1m3 per 16m² of roof area served.
All soakaways sizes and positions to be agreed on site with building inspector
(Design and installation of soakaways in accordance with BS EN 752-4 and BRE Digest 365 'Soakaway Design')

General Notes
All work, including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and strutting. All work by contractor to be undertaken in strict accordance with all relevant CDM Regulations, Health & Safety legislation, BS Publications, trade manufacturer literature and any requirements of statute or the local authority.

Note: All existing foundations, beams, lintels etc, where appropriate, to be opened up and inspected for adequacy to take additional loading and upgraded as necessary to the satisfaction of the building inspector.

Note:
Figured dimensions to be read in preference to scaled dimensions at all times.
Where dimensions indicated as t.b.c (to be checked/confirmed) these are either considered to be critical to setting out of structure or they are dependant upon existing site conditions and the contractor is to check conditions etc before work proceeds.
All dimensions (unless otherwise stated) are structural, e.g. from blockwork to timber studwork, and allowance should be made where necessary for internal finishes.
All existing loadbearing conditions to be established prior to commencement of works and any discrepancies from the drawings or details specified to be reported to designer immediately.
All external materials to match existing unless specified otherwise with samples to be sourced and approved by client and/or LPA prior to commencement of works.
All steelwork to be pre-treated with 2 coats of zinc phosphate primer and where situated below dpc/ground level to have 2 coats of bitumen based paint to be applied on site.
This drawing to be read in conjunction with all other relevant information whether produced by this company or by others.

Note
This drawing is to be read in strict accordance with DB Structural Engineers detailed design drawings and calculations and all references to steelwork and end bearing must be taken from the engineers package. Ensure min 150mm end bearing for steel beams on 440mm long, or larger, padstones and min 100mm elsewhere. The structural arrangement information added to these drawings has been shown for ease of reference only.

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B	Further dimensions and boundary information added as per LPA validation requirements	29/02/24
A	Additional dimensions added as per LPA validation requirements	09/02/24
	Revisions	

Project:
Proposed side and rear extensions, loft conversion and associated alterations to 11 Poplar Close, Luton, LU3 2BP

Title:
Proposed floor plans, elevations, details and technical specifications

Scale:	Date:	Drawn:
As stated	22/09/2020	SJC

Job No:
SC/2005564

Drawing No:	Rev:
05	B

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