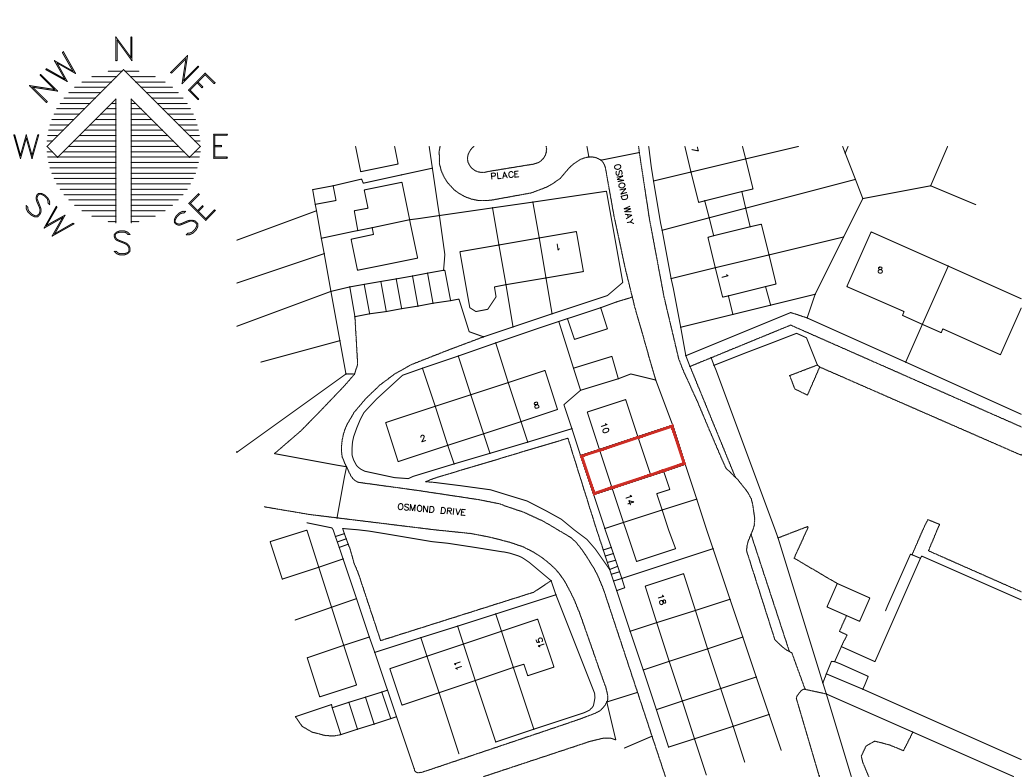
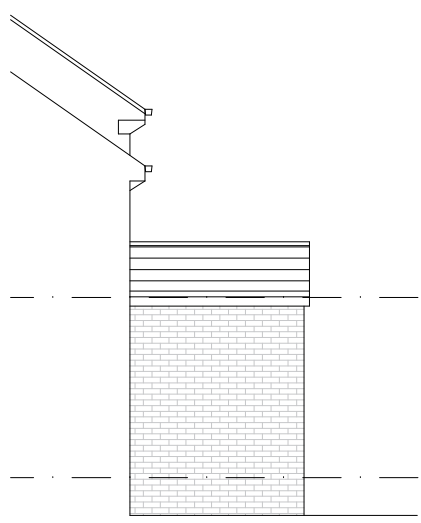
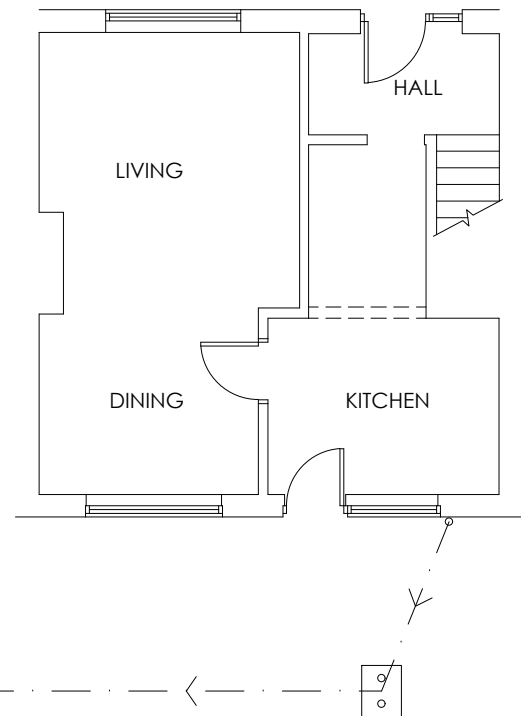




LOCATION PLAN
SCALE 1:1250



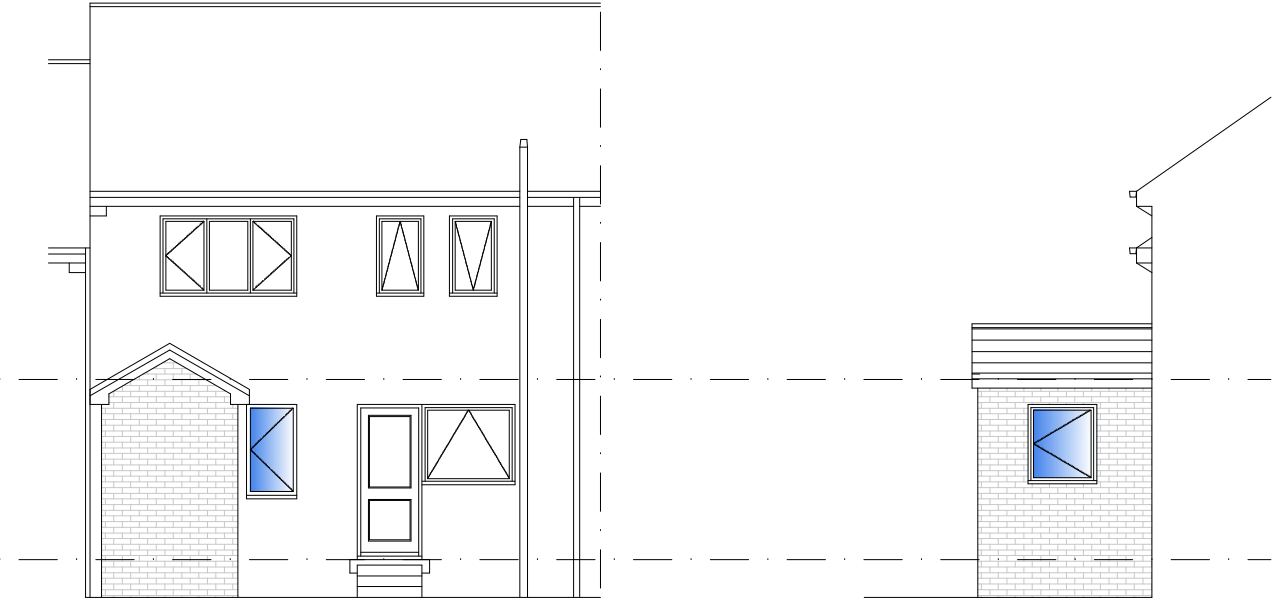
PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100

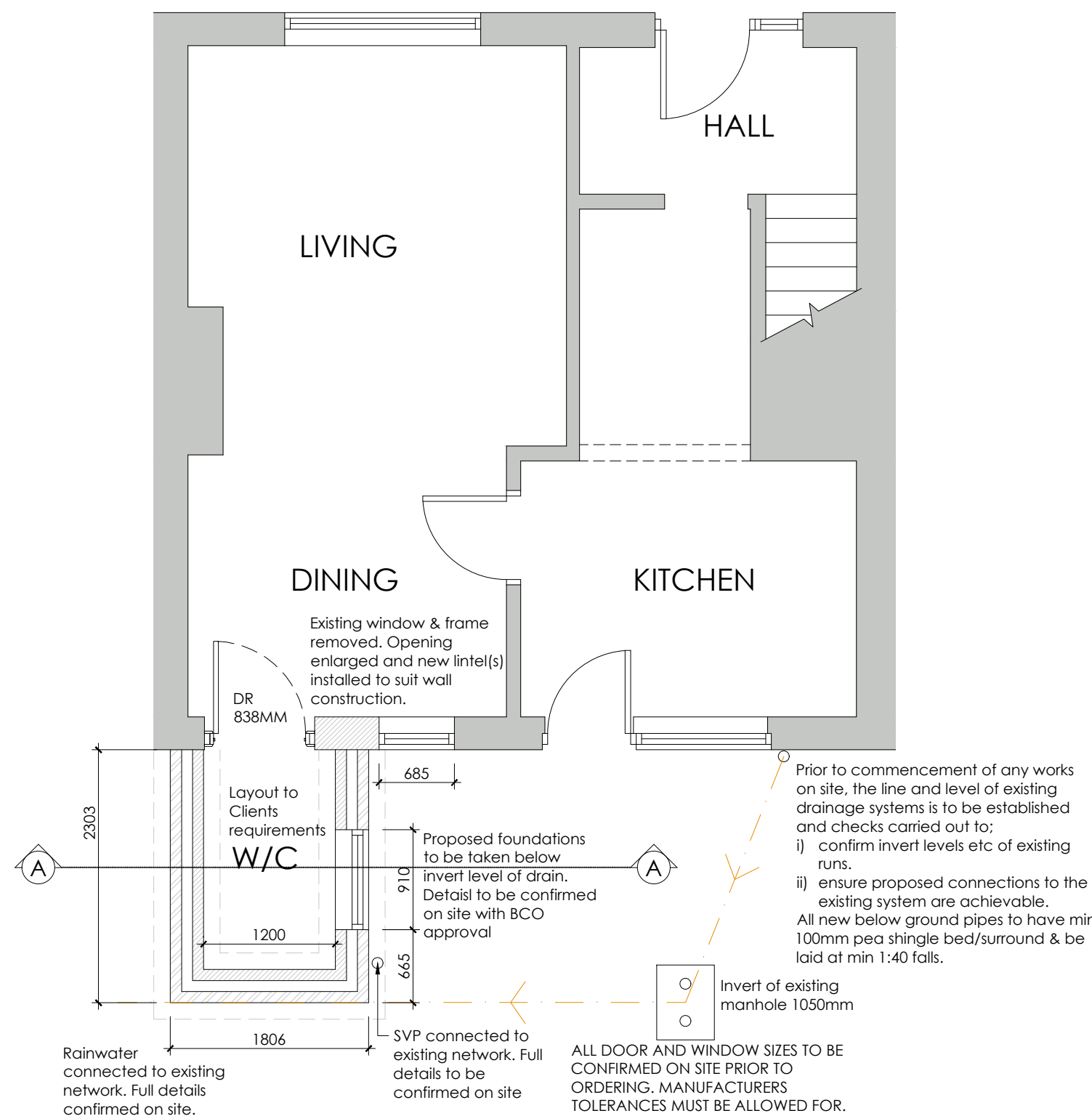


EXISTING REAR ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

SCHEDULE OF WORKS

12 Osmond Drive, Worsbrough, Barnsley

1. General

See the accompanying Pre Construction Information regarding your responsibilities as a Contractor/Principal Contractor.

Carry out all necessary and incidental works as required by the Projects Officer - Disabled Facilities Grants (DFG) Team.

The contractor shall take all reasonable steps to safeguard the health, safety and welfare of any person on the premises during the course of the works, and particular consideration is to be given where occupants are in residence whilst works are in progress.

One or more of the items above may require you to notify Building Control Officers prior to commencement of the works. This is because the work involved may require Building Regulations approval and the Building Control Officers may require ancillary work to be carried out.

Contractors who carry out work on gas appliances must be registered with Gas Safe and must be in possession of a current Gas Safe Registration Certificate.

Clear away all debris from site and leave premises clean and tidy on completion.

2. W.C. Room

.01 Apply suitable 'LATEX' type or similar smoothing compound to the complete floor. Cover floor with a welded vinyl sheet including for provision of cove former, 150mm upstands to all walls and include capping strips as necessary.

The vinyl sheet must comply with the following minimum specification: Slip resistance R11; Pendulum Test Value 50; Guage 2.0mm; it must be suitable for barefoot and shod traffic - wet and dry, with a flat emboss (i.e. no pimples).

.02 Supply and fit a new WC suite (with large/small push button flush operation) to new W.C. room. Bury WC cold water feed pipe into wall to come out above vinyl floor upstand.

WC waste pipe to go through the outside wall, not through the floor.

Supply and fit a new 'Hand Rinse' sized wall mounted washbasin without pedestal at standard height (800mm to 850mm from floor - occupant to choose), with plug and chain attachment, overflow and lever taps.

Supply and fit two 600mm long adjacent grab rails, which are plastic or plastic coated and ridged and have plastic screw covers, and a soap dish. .03 Include for provision of wall ties to the following: the full W.C. room, all walls from floor to ceiling. Fix tiles with waterproof tile adhesive and grout with an anti-bacterial additive.

NOTE - In all cases, the contractor is to include in his quotation a sum of £150 for providing and fixing a Henley connector block to the meter tails and a suitably sized additional consumer unit fitted with an RCD to supply the new wiring. This sum of £150 is to be deducted from the final invoice if Electrician deems this work is not necessary.

.04 Provide and fix a wall mounted ventilator unit incorporating a humidity sensor. The extractor fan SHOULD NOT be activated by the light switch (as there is a window in the room) and should be set up as follows: To operate on trickle ventilation 24 hours a day; the pull cord to turn the fan from trickle to boost (to enable the user to get rid of smelts); the humidity sensor to automatically turn the fan to boost and then back to trickle when humidity is cleared.

The fan should have a suitable IP rating for filament within Zone One of a shower room and have SELV classification.

.05 Extend existing heating system to provide a radiator in the W.C. room, which is fitted with a thermostatic valve.

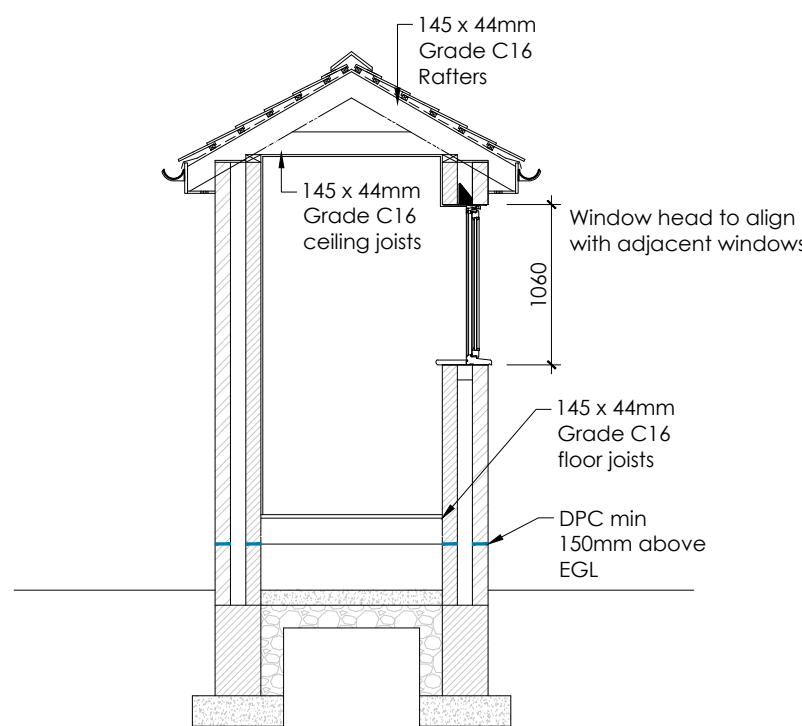
Bury radiator pipes into the wall to come out above the vinyl floor upstand.

.06 Provide and fix a splashproof light fitting with IP 65 rating.

.07 Walls to the W.C. room are to be boarded using a gyproc moisture resistant plasterboard which contain water repellent additives in the core.

.08 An electrical completion certificate, as prescribed in the IEE Regulations for Electrical Installations must be provided on completion of the works.

In addition to the above certificate, evidence of compliance with Part P of the Building Regulations will also be required for this electrical work. This will be either a copy of the electrician's registration certificate with an 'Authorised Competent Person Self Certification Scheme' (e.g. NICEIC, NAPIT, ELECSA etc) or alternatively a Building Control completion certificate, should the electrician not be a member of such a scheme.



SECTION A-A
SCALE 1:50

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element. (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

STRIP FOUNDATION

Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

TIMBER SUSPENDED FLOOR

Ground preparation - Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, then either -
(i) Provide concrete ground cover of at least 100mm thick or
(ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material.
Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 44mm x 145mm C16 grade soft wood joists at maximum 400mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall plates and DPC fixed to masonry honeycombed sleeper walls built on thickened oversite concrete. Joists to be infilled with 110mm Celotex XR4000 insulation between joists fixed with Celotex clips
The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover.
Ventilation of floor
Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof tape if they pass through the radon barrier.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

FULL FILL CAVITY WALL

To achieve minimum U value of 0.28W/m²K.
New cavity wall to comprise of 103mm facing brick to match existing. Full fill the cavity with 100mm Diththerm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Aircrete, Celcon solar, Topblock topfite standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

PITCHED ROOF INSULATION AT CEILING LEVEL

To achieve U value of 0.16 W/m²K.
Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt supported on 47 x 150mm grade C16 rafters at max 400mm centres. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 150mm Rockwool insulation laid between ceiling joists with a further 170mm layer over joists (cross direction).
Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.
Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls. Straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

EXTRACT TO W/C

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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ARCHITECTURAL SERVICES					
Project PROPOSED EXTENSION AT 12 OSMOND DRIVE, WORSBROUGH BRIDGE BARNSELEY, S70 5BG			Client MRS CAROLE GARNER		
Drawing Title PROPOSED PLANS & ELEVATIONS			Date OCTOBER 2019	Scale 1:50 @ A1	
			Ref 19-099	Dwg. No 02	Rev.
Date	Suffix	Description	Date	Suffix	Description