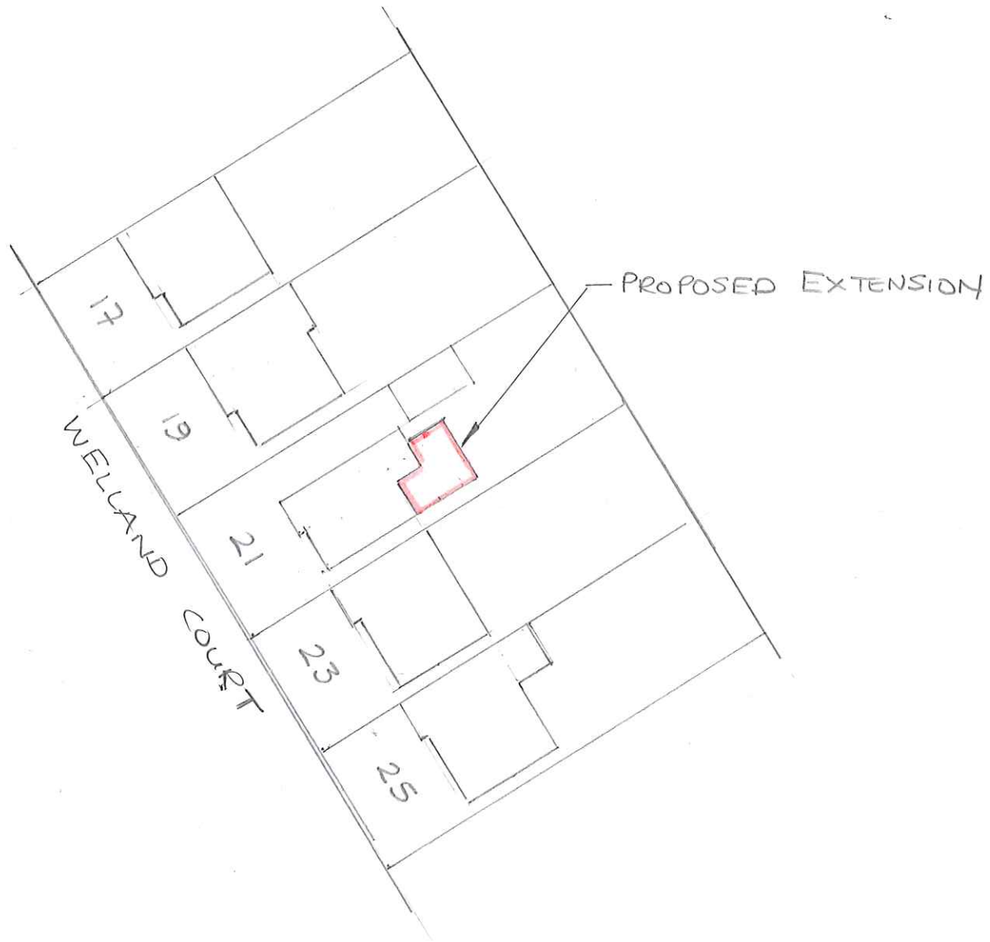


LOCATION PLAN SCALE 1:1250 @ A3

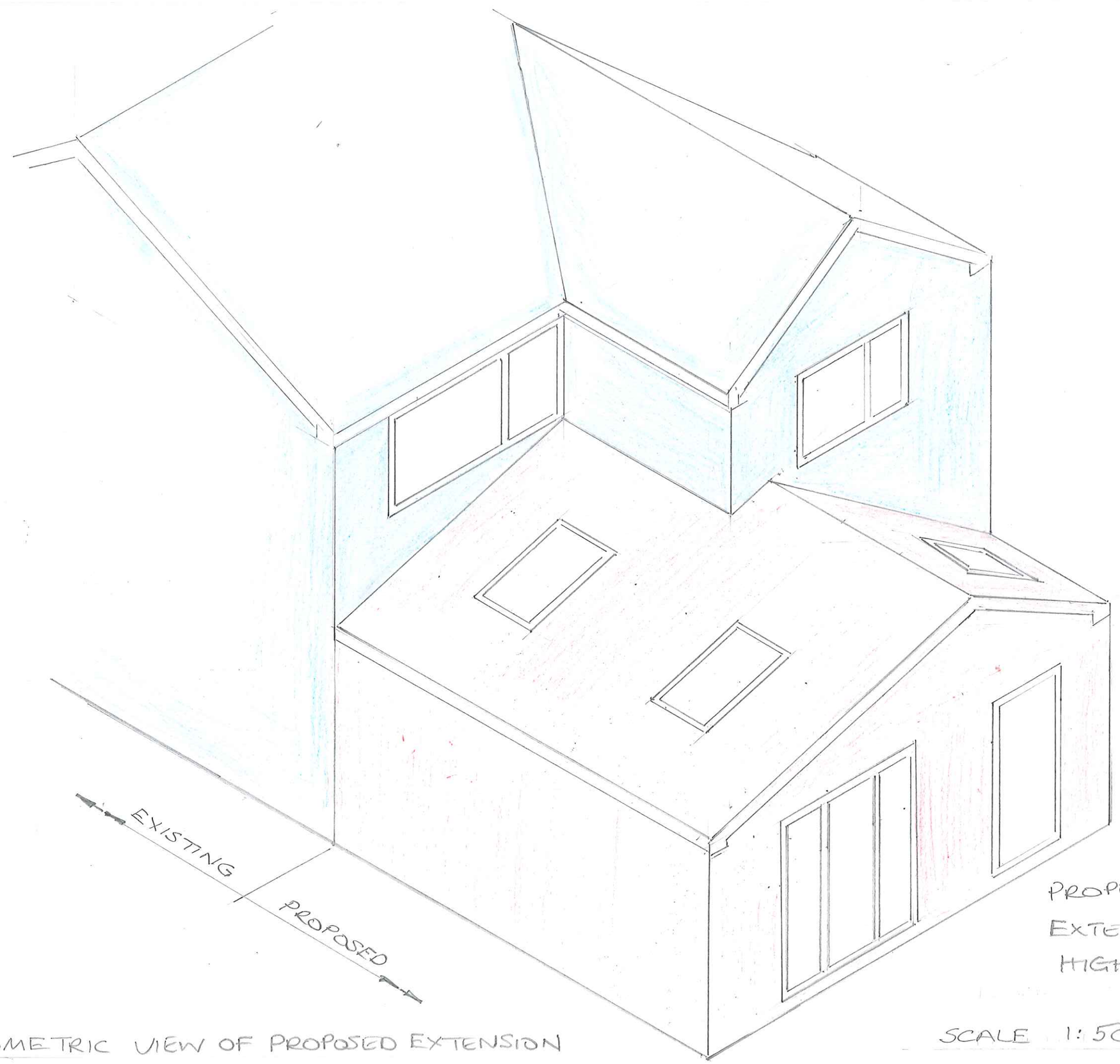
OS REF SE 3107



SITE PLAN SCALE 1:500 @ A3

PROPOSED GROUND FLOOR EXTENSION
21 WELLAND COURT HIGHAM S75 1PZ

DATE 30/09/2020 DRG N° 21W-01



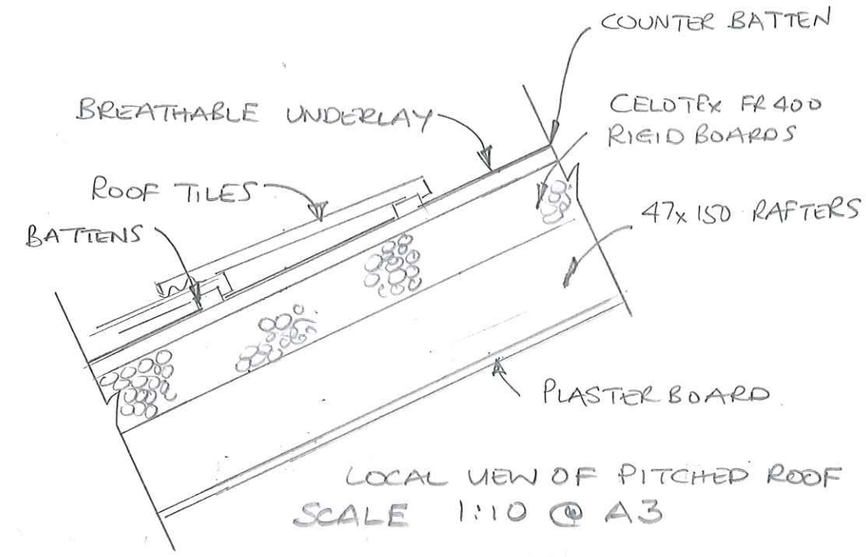
ISOMETRIC VIEW OF PROPOSED EXTENSION

PROPOSED GROUND FLOOR
EXTENSION - 21 WELLAND CT
HIGHAM S75 1PZ

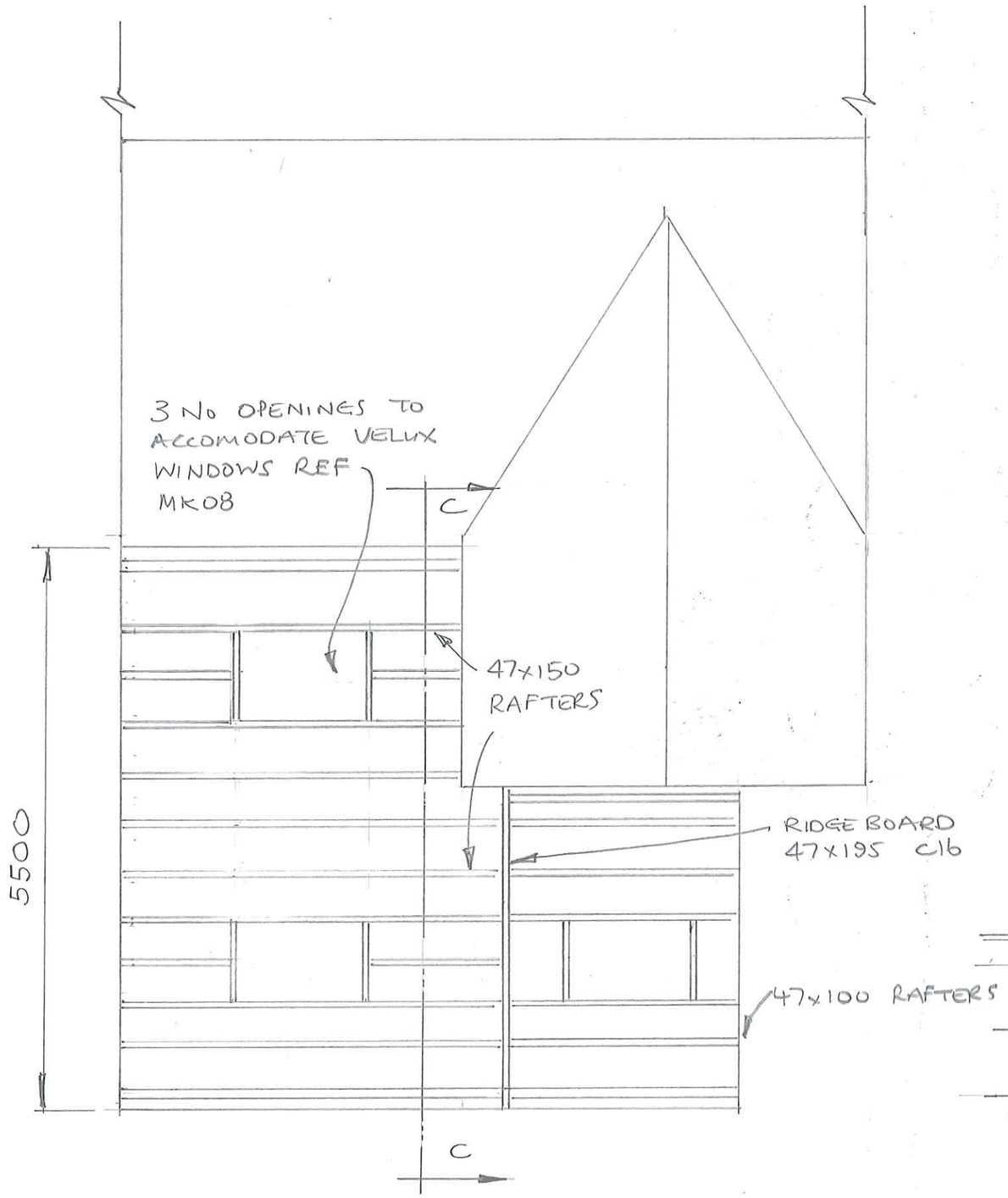
SCALE 1:50 @ A3

DATE 30/09/2020

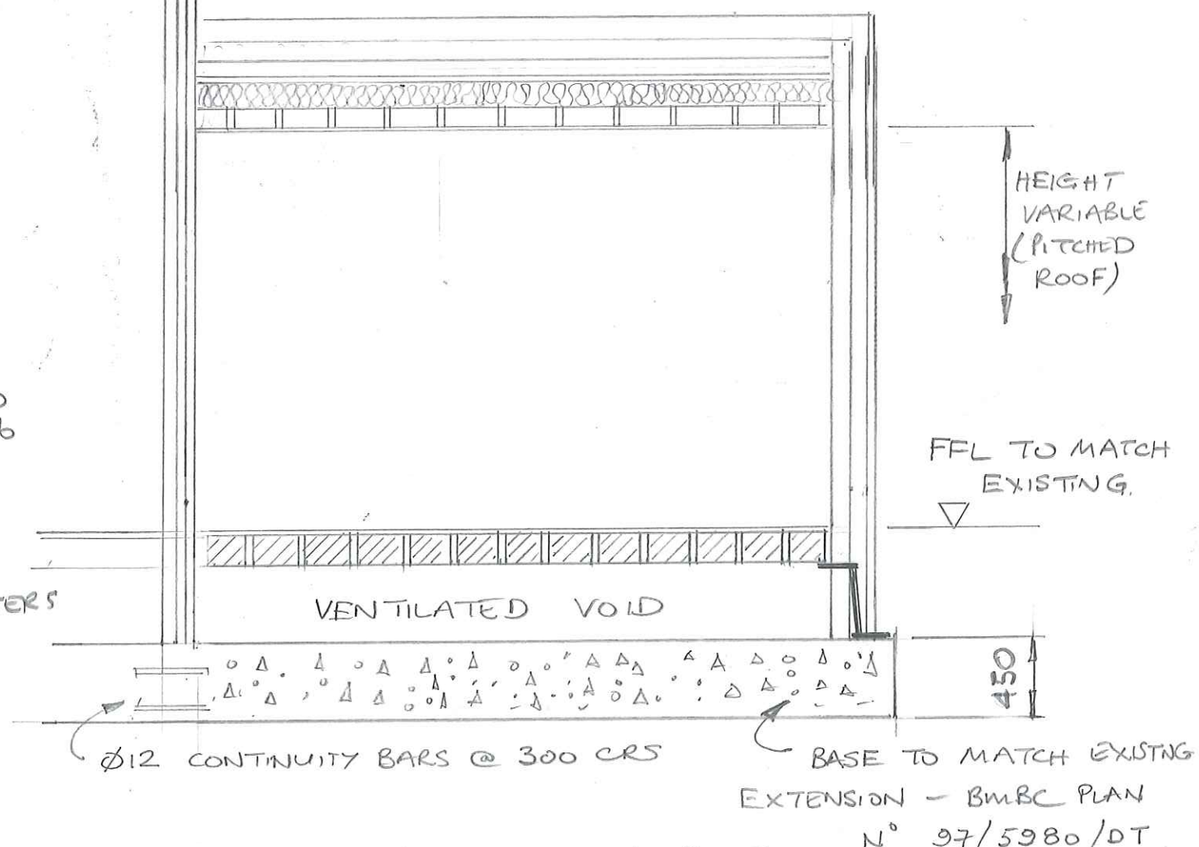
DRG N° 21W-02



LOCAL VIEW OF PITCHED ROOF
SCALE 1:10 @ A3



RAFTER PLAN SCALE 1:50 @ A3



SECTION ON C-C

PROPOSED GROUND FLOOR EXTENSION

21 WELLAND COURT HIGHAM S75 1PZ

DATE 30/09/2020

DRG N° 21W-03



EXISTING REAR ELEVATION



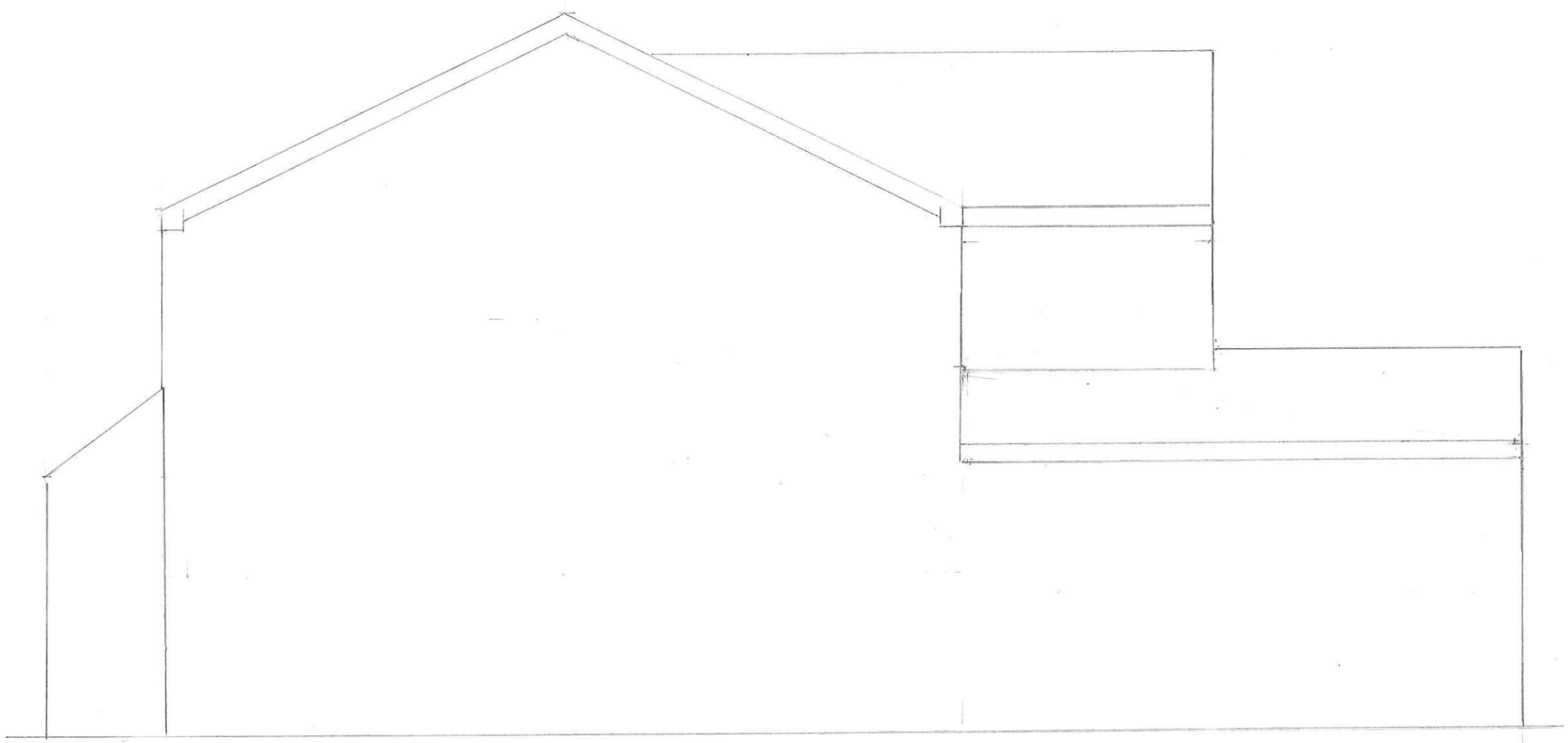
PROPOSED REAR ELEVATION

PROPOSED GROUND FLOOR EXTENSION SCALE 1:50 @ A3

21 WELLAND COURT HIGHAM S75 1PZ

DATE 30/09/2020

DRG N° 21W-04



PROPOSED SIDE VIEW (SHOWN AS ARROW A)

SCALE 1:50 @ A3

DATE 30/09/2020

PROPOSED GROUND FLOOR EXTENSION
21 WELLAND COURT HIGHAM S75 1PZ

DRG N° 21W-05



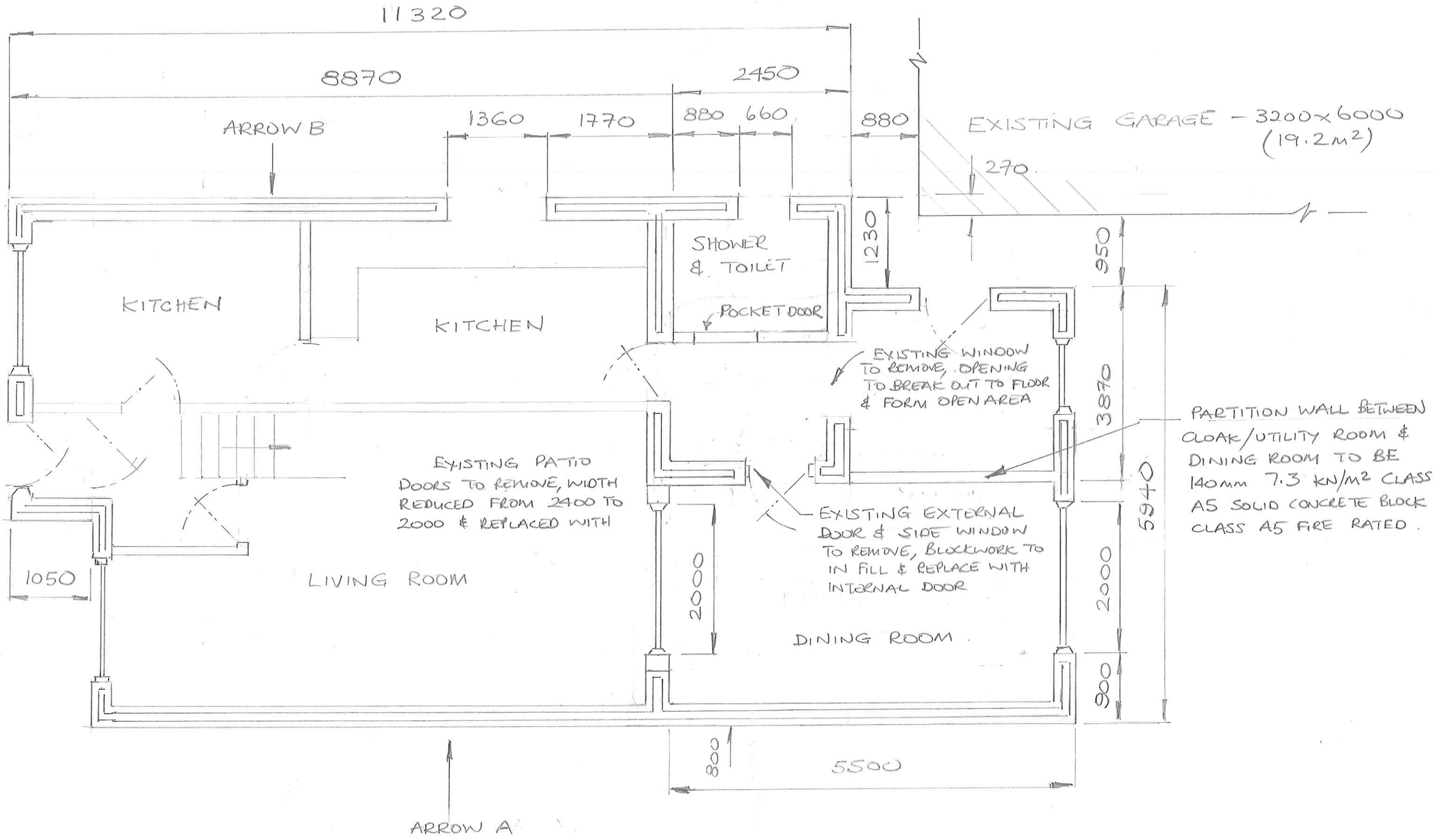
PROPOSED SIDE VIEW (AS SHOWN ON ARROW B)

SCALE 1:50 @ A3

DATE 30/09/2020

PROPOSED GROUND FLOOR EXTENSION
21 WELLAND COURT HIGHAM S75 1PZ

DRG N° 21W-06



SECTIONAL FLOOR PLAN OF PROPOSED EXTENSION & EXISTING GROUND FLOOR

SCALE 1:50 @ A3

PROPOSED GROUND FLOOR EXTENSION

21 WELLAND COURT HIGHAM S75 1PZ

DATE 30/09/2020

DRG N° 21W-07

General Construction Notes

Barnsley Metropolitan Borough Council Building Control approved plans reference 97/5980/DT, 02/5987/DT apply to existing extensions phase 1 & 2. Subsequent replacements of windows and doors Certass certificated 722425 & 862361 apply.

All work on site to be carried out in accordance with Building Regulations 2010, amended 2018.

Foundations

To be constructed in accordance with BS8004:2015. Subsoil conditions generally firm clay. Existing raft to house and extension to be exposed and new raft constructed to match and attached by forming a constriction joint with 900 long x 12 dia bars @ 300 crs epoxy grouted in. Outer edge of slab to be 600 deep to form an embedment with crushed stone hardcore to form first layer, 1000 visqueen dpc to BS EN 13976:2012 and in accordance with clause 11 of CP 102:1973, slab to be reinforced by 1 layer of A193 fabric mesh.

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 225mmn below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

Floors

To be constructed to meet a min U value required of 0.22 W/m²K, 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 50mm x 200mm C24 grade soft wood joists at maximum 400mm centres and max span 2.10m. 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. Space between the joists to be filled with 100mm deep Kingspan high performance Thermafloor TF70 insulation. Floorboard finished floor level to be exact match to level in existing living room and porch. Underside of floor to be insulated with

Walls – Partial Fill Cavity & Internal Walls

To achieve minimum U Value of 0.28W/m²K Provide 103mm facing brick to match existing construction. 50mm clear residual cavity, 50mm Kingspan Thermawall TW50 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Butterfly cavity ties to BS 1243:1978 be set on bed joints @ 750crs horizontally and 450 crs vertically staggered on alternative courses at 225 crs at reveals.
Firfix or C2K crocodile tie system to be used into existing bricks @ 750 crs horizontally and 450 crs vertically to ensure a strong joint between the new inner blockwork and existing outer brickwork. Cavity to be opened up and maintained between existing house and the new extension. Cavities to be closed at eaves, cill and reveals, 2000 swg visqueen DPC vertically and horizontally at all cavity closures.
2000 swg visqueen DPC and weather checks to to heads, jambs and cills of all openings in external walls. All window and door openings to be supported by 'Catnic' Cavity Wall Lintel - CG50/100 set on adequate padstones and covered with 6mm 'tackboard' to give class 3 SF pr 2 layers of 12.5mm plasterboard with skim, minimum bearing area 300mm. All wall connections for 'new to existing' to make use of Expamet propriety wall starters fixed in accordance with manufacturers recommendations, or other such approved starters.

Internal Stud partitions

100mm x 50mm softwood treated timbers studs at 400mm crs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops. Stud partition wall to remove from existing toilet in porch and new wall to construct to accommodate walk in shower, toilet and wash hand basin.

PROPOSED GROUND FLOOR

Shower & Toilet

Existing toilet and wash hand basin to remove and replace by walk in shower and screen, new close coupled toilet and wash hand basin. All wastes to discharge into existing 100 PVC soil pipe.
Extract to shower room to provide mechanical ventilation ducted to external, air capable of extracting at a rate of 15 litres per second. Internal doors to be a 'pocket door' type and provided with a 10mm gap below the door to aid air circulation.

Windows & Doors

Existing uPVC 2400 patio doors, rear side door with adjacent window and rear facing porch window to all be removed as part of the construction works. Replacement 2000 wide internal French doors to install between living room and dining room, Bi Folding external 2000 wide uPVC doors to install on dining room extension, new fixed pane uPVC window to utility room, new uPVC door to access to utility room, all in accordance with BS 7412:2007. New pocket door to shower room.

Pitched Roof

Designed and installed as a warm pitch roof, Imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²), to achieve min U-value required of 0.18 W/m²K Roofing tiles to match existing fixed to tile battens secured over breathable sarking felt to BS747 or relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative treated counter battens (min 38mm x 50mm). Provide 110mm Celotex FR4000 insulation boards installed under the counter battens and over 47 x 150mm timber rafters (strength class C24 at 400 c/c). A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer) and 100mm x 50mm wall plate strapped down to walls across at least 3 timbers using 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 and appropriate noggins at 1.2m centres built into cavity in accordance with CP111 Part 2. Gable walls to be strapped to rafters using galvanized steel built into cavity strapping at 2m crs and fixed over 3 rafters with noggins. 3 No Velux MK08 780 x 1400 mm deep manual opening centre pivot roof windows, bundle reference GGL SD0W11103 installed withing timber rafters and supplied with external flashing kits.

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.

Fire alarms to install to utility room and dining room and compliant with BS EN 14604.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association and to BS EN 12588:1999. 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.

Drainage (Above Ground)

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. New shower, toilet and sink to discharge into the existing 100mm PVC soil pipe installed in 2002.

Drainage (Below Ground)

Surface water from fall pipes to be drained via SuperSleve 100 drainage system and into the existing soakaway extended by 3m³ in 2002, soakaway 3m from face of new extension.

General

New halogen downlighters to be installed in the shower room. Pendant lighting to the utility and dining room extensions operated by wall mounted switches. 3 No 2 gang 13 amp sockets required in both new rooms, provision for 1 No external 2 gang13 amp socket to IP66 class installed on rear facing elevation at floor level. External water tap to provide on rear extension of utility room. Existing patio Indian Stone flags to remove and stack on site for reuse later. External surfaces to make good and level by relaying Indian Stone Slabs and connecting with steps to existing levels of wooden decking and patio areas. Scottish cobbles that form part of garden areas to be retained and reinstated.

EXTENSION - 21 WELLAND COURT DRG N° 21W-08
HIGHAM S75 1PZ