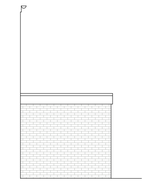


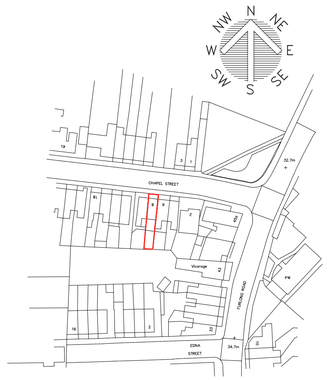
EXISTING REAR ELEVATION
SCALE 1:100



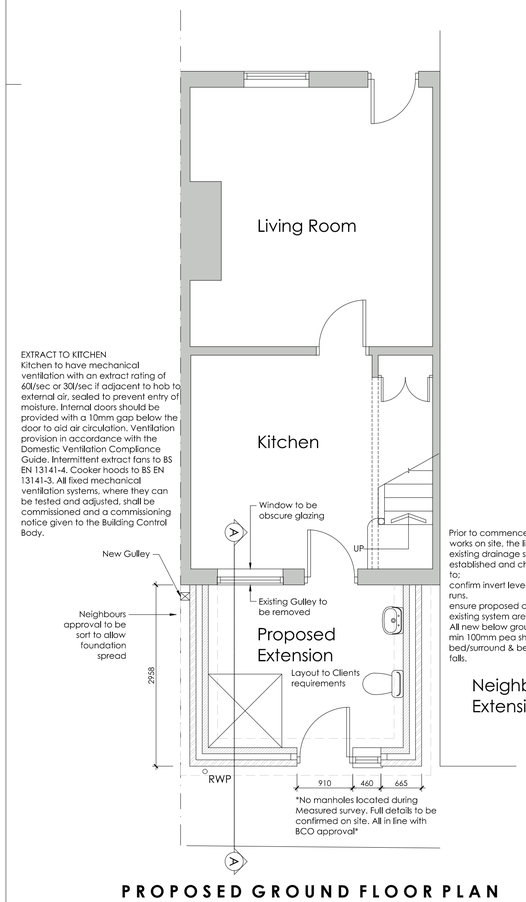
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE 1:1250



EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. 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. Cooker hoods to BS EN 13141-3. 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.

Prior to commencement of any works on site, the line and level of existing drainage systems is to be established and checks carried out to;
confirm invert levels etc of existing runs.
ensure proposed connections to the existing system are achievable.
All new below ground pipes to have min 100mm pea shingle bed/surround & be laid at min 1:40 falls.

EXISTING FLOOR PLAN
SCALE 1:100

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

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. Level Access Shower

.01 Provide and fix a 1200mm x 1200mm shower tray incorporating pre-formed gradients.

The level access shower area former must comply with the following minimum specification and be fitted in accordance with the manufacturers instructions: Take a maximum weight of 300kg/47 stone point load; be suitable for timber and solid floors (must have a key on the reverse for screeded floors); and have the flexibility to offset the waste with a rotating centre piece, to avoid unforseen problems and costs with joists and pipes.

Make a suitable drainage connection and cover any remaining floorboards with plywood, screwed and glued as necessary.

.02 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 vynil 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).

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

Supply and fit a new standard sized (500mm wide) wall mounted washbasin without pedestal at standard height (800mm to 850mm from floor – occupant to choose), with plug and chain attachment, overflow, lever taps and tiled splashback.

.04 Include for provision of wall tiles to the following; the full shower corner (1200mm x 1200mm x ceiling height); and the washbasin splashback. Fix tiles with waterproof tile adhesive and grout with an anti-bacterial additive.

.05 Provide and fit a 1050mm x 1050mm 'L' shape shower rail, ceiling support and 2000mm long weighted shower curtain with antibacterial coating, which just touches the floor. The rail system must be of a design which does not impede the free running of the curtain around the full rail. Include a window spanning kit plus a shorter shower curtain to protect the window and cill in the shower area (the shorter shower curtain is to clear the shower seat).

.06 Provide and fit a extra wide horseshoe shaped shower seat.

The shower seat is to comply with the following minimum specification: Carries weight up to 254kg/40 stones; is height adjustable between 390mm – 640mm; has a detachable washable padded seat (available in blue or grey, customer to choose colour); and is made from rustproof stainless steel.

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.

.07 Provide and fix a new thermostatic electric shower (with maximum temperature set at 41 degrees C) and riser rail.

The shower is to have the following accreditations: BEAB Approved; BEAB CARE; RNIB; WRAS; Energy Efficiency – Class A; Water Efficient Product Recommended. The shower rail is to comply with the following minimum specification: 2m long shower hose; 1m long riser rail.

Include for new cable and circuit breaker, plus a full bore isolating valve. The shower and riser rail are to be mounted 900mm above the floor.

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.

.09 Provide and fix a wall mounted humidity activated ventilator unit which incorporates an automatic 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 smells); 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 fitment within Zone One of the shower room and have SELV classification.

.11 Extend existing heating system to provide radiators in the shower room and the new entrance lobby, which are fitted with a thermostatic valve.

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

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

.13 Walls to the shower area are to be boarded using a gyproc moisture resistant plasterboard which contain water repellent additives in the core.

All timber walls are to be suitably strengthened to provide a secure fixing for all wall mounted fixtures and fittings (e.g. washbasin, shower, grab rails, shower seat).

.90 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.

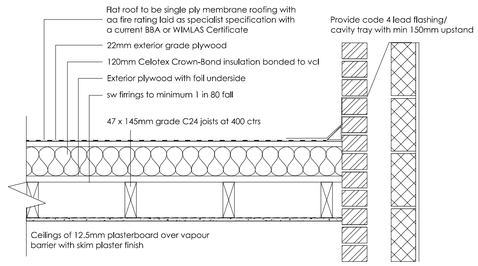
ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

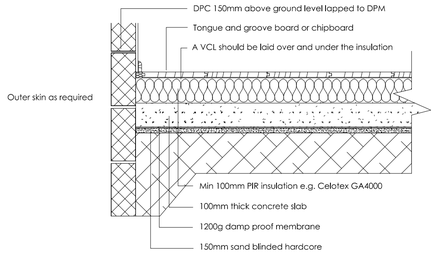
AUTOMATIC AIR VALVE
Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

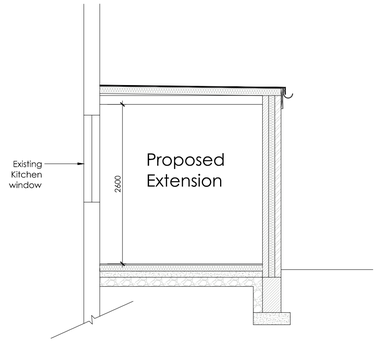
PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give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

WARM FLAT ROOF



SOLID GROUND FLOOR





SECTION
SCALE 1:50

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.

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 EN 1992-1-1, 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 manufactures 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 8004:2015 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.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over a VCL on slab with min 100mm thick Celotex GA4000.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish over the insulation with a floating layer of 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.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with cavity tray over.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of 105mm facing brick to match existing. Full fill the cavity with 100mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16, (Aircrete, Celcon solar, Topblock toplite 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 cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628 and BS EN 845-1: 2003

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

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 abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

WARM FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.18 W/m²K
Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Celotex Crown-Bond.
Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 145mm flat roof C24 timber joists at 400mm ctrs to give a max span of 3.22m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

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.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

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.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
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.

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ARCHITECTURAL SERVICES

Project.	Client.
PROPOSED EXTENSION AT 8 CHAPEL STREET, ROTHERHAM, S63 8HY	MS V. HARTLEY
Drawing Title. PLANS, SECTION AND ELEVATIONS	Date. MARCH 2020 / Scale. 1:50 & 1:100 @ A1
	Ref. 19–149 / Dwg. No. 02 / Rev.

Date	Suffix	Description	Date	Suffix	Description