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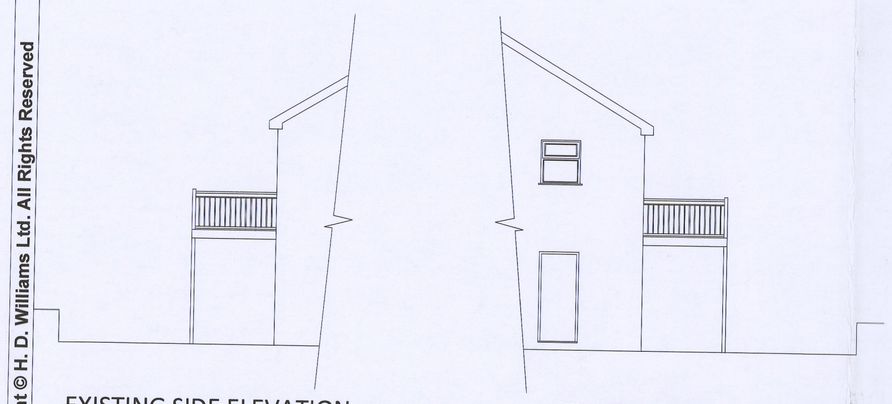

EXISTING SIDE ELEVATION
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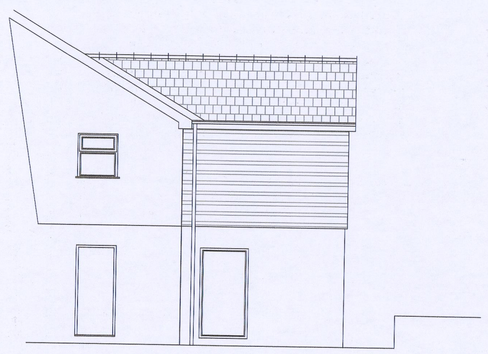

PROPOSED SIDE ELEVATION
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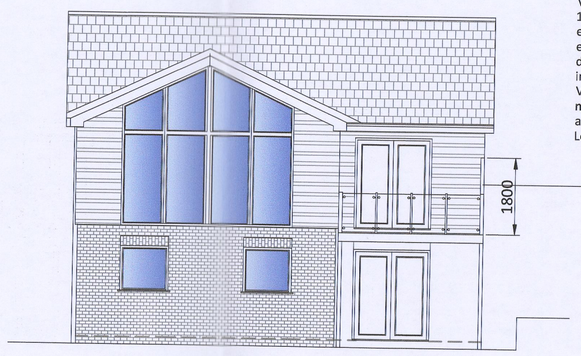
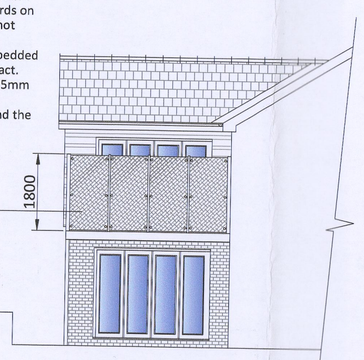


PROPOSED REAR ELEVATION
scale 1:100

LEAD VALLEYS
Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm **minimum for pitches below 30°**). **All work to be in** accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

Provide 1800 mm high Obscure Glass Panels as Privacy Screen to side of proposed rear balcony



PROPOSED SIDE ELEVATION
scale 1:100

CONSTRUCTION NOTES.
All works to be carried out in accordance with the current Planning, Building Regulations and Subsequent Amendments. No variations should be made to the approved drawings without the express permission of the Local Authority Building Inspector.

This drawing is intended only for Planning & Building Control Useage. This is not a construction drawing.
This drawing may be scaled for planning purposes only.

The contractor must check dimensions prior to commencement of works and report any discrepancies. The contractor is responsible for locating existing services on site and ensure that any diversions, terminations, extensions are carried out by an approved sub-contractor.

The Building works you intend to carry out at your property could envoke preseedings under the terms of The Party Wall etc. Act 1996, therefore you should inform your neighbours of the intended works prior to commencement on site.

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.

STRIP FOUNDATION
Provide 250mm x 625mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 750mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 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.

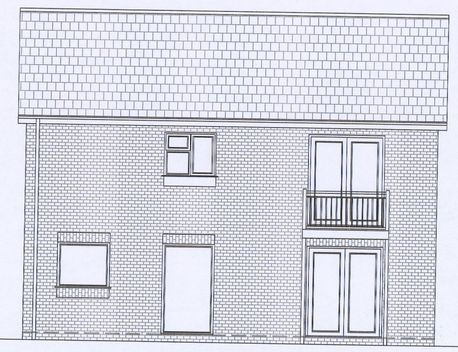
SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex FRS000. 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 with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.21W/m²K, lower level / section to be 100 mm thick face brickwork to match existing with 20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm medium dense block to upper level/section. Provide external cladding to upper section to match existing.
Ensure a 50mm clear residual cavity and provide 75mm Celotex CG5000 insulation fixed to inner leaf constructed using 100mm medium dense block, 0.51 or lower. Internal finish to be 12.5 mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

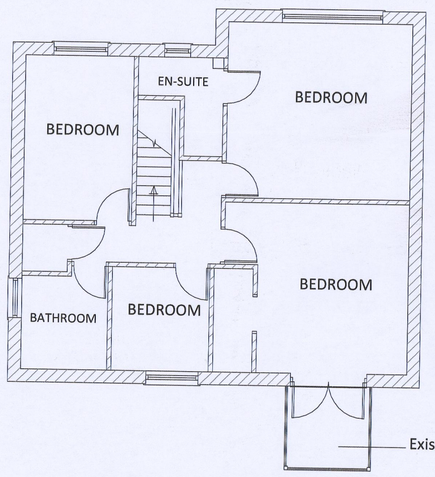
DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with **existing DPC's and with floor DPM. Vertical DPC to be installed** at all reveals where cavity is closed.

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 5268-6.1: 1996 and BS EN 845-1: 2003

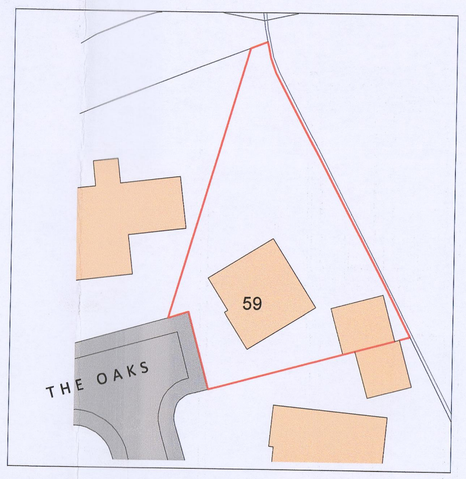
CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min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



EXISTING REAR ELEVATION
scale 1:100



EXISTING FIRST FLOOR PLAN
scale 1:100



PROPOSED LOCATION PLAN
scale 1:500

ROOF:
Roof to be covered with Concrete tiles to match main roof. All fixings to follow manufacturers recommendations for site exposure. 50 x 25mm treated softwood battens gauged following roofing tiles manufacturers instruction regarding minimum headlap.
Tyvek Supro or similar high performance breathable roofing underlay with min. 150mm laps.

New rafters to be 47 x 150mm C24 timber rafters set 450mm **centres at 25° pitch, with one end secured to cavity wall plate** 100 x 50 mm opposite end secured to new 100 x 50 mm wall plate shot fired to top of steel ridge beam. Provide ceiling ties at high level 100x 47 mm C24 timbers, set 450 mm centres. secured to rafters at both ends.

Form ladder over gable if required via 100 x 50 mm timber sections.
To achieve U-value 0.15 W/m²K . Insulation to be 100mm Celotex GA4000 between rafters and 77.5mm Celotex PL4065 under rafters with 3mm skim coat of finishing plaster to the underside of all ceilings. Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

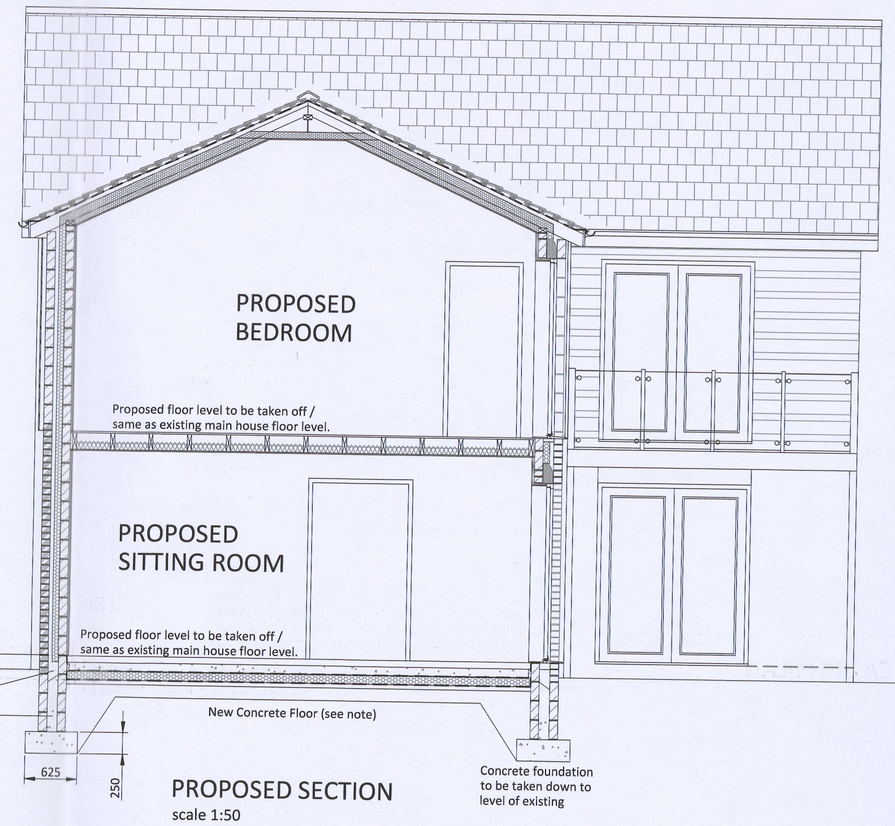
Provide bracing to roof. Provide Marine Grade 25 mm thick plyboard to form valley and line with code 4 lead tucked well under slates.

CEILINGS.
Generally to be 12.5mm thick Gyproc Wallboard plasterboard ceilings. Foil backed plasterboards to be used in Kitchen and **Bathrooms. All plasterboard to have min. weight of 10 kg/m².**

All plasterboard joints shall be reinforced with proprietary joint reinforcement tape (Gyproc FT50) in the preparation for a smooth, seamless plaster skim finish.

LATERAL RESTRAINT.
Provide galvanised mild steel straps to anchor roofs to new cavity walls, to have minimum cross section 30 x 5mm secured to manufacturers instruction at 1800mm centres. Similar straps to be provided to secure 100 x 75 mm wall plate to cavity walls to be 30 x 5 x 1000mm profile twice bent and secured to manufacturers instruction at 450mm centres.

INTERMEDIATE FLOORS
Intermediate floor to be 22mm t&g flooring grade chipboard or floorboards laid on 50 x 195 mm C16 joists at 450mm ctrs . Lay 100mm Rockwool mineral fibre quilt **insulation min 10kg/m³ or equivalent between floor joists.** Ceiling to be 12.5 foil backed plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide **38mm wide x ¾ depth solid noggins between joists at strap** positions.



PROPOSED SECTION
scale 1:50

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

LINTELS
All lintels to be gal. metal by Catnic or similar. Catnic lintels to have void filled with insulation quilt to avoid cold bridge. Lintels to be capable of carrying a 325mm cavity wall construction with 100mm internal skin and 125mm cavity over necessary opening, all lintels to have 150mm end bearing.

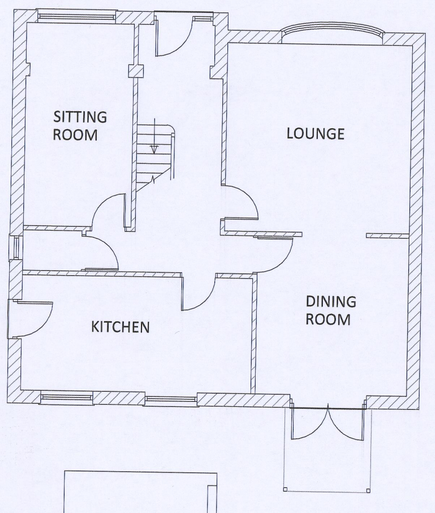
NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 **W/m²K. The door and window openings should be limited to** 25% of the extension floor area plus the area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

SAFETY GLAZING
All glazing in critical locations 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, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

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.

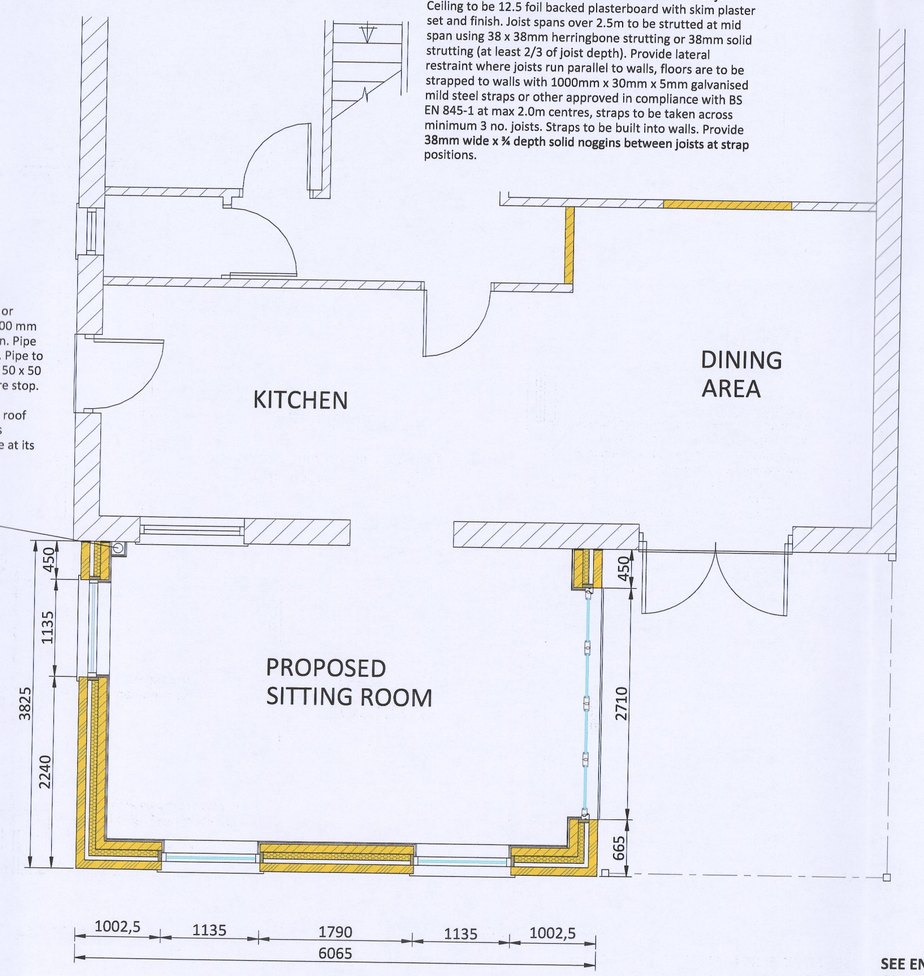
SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.



EXISTING GROUND FLOOR PLAN
scale 1:100

SOIL AND VENT PIPE (Internal)
To be 110 mm diameter u.P.V.C. Marley or similar type pipe to fall to ground with 200 mm rest bend at its base suitably concreted in. Pipe to discharge to new inspection chamber. Pipe to be boxed in where exposed to view with 50 x 50 mm timber stud with suitable finish as fire stop. Provide minimum 1 No. 300 x 300 mm inspection panel. Pipe to extend through roof and have patent sleeve and soakers at its junction with roof covering and wire cage at its terminal.

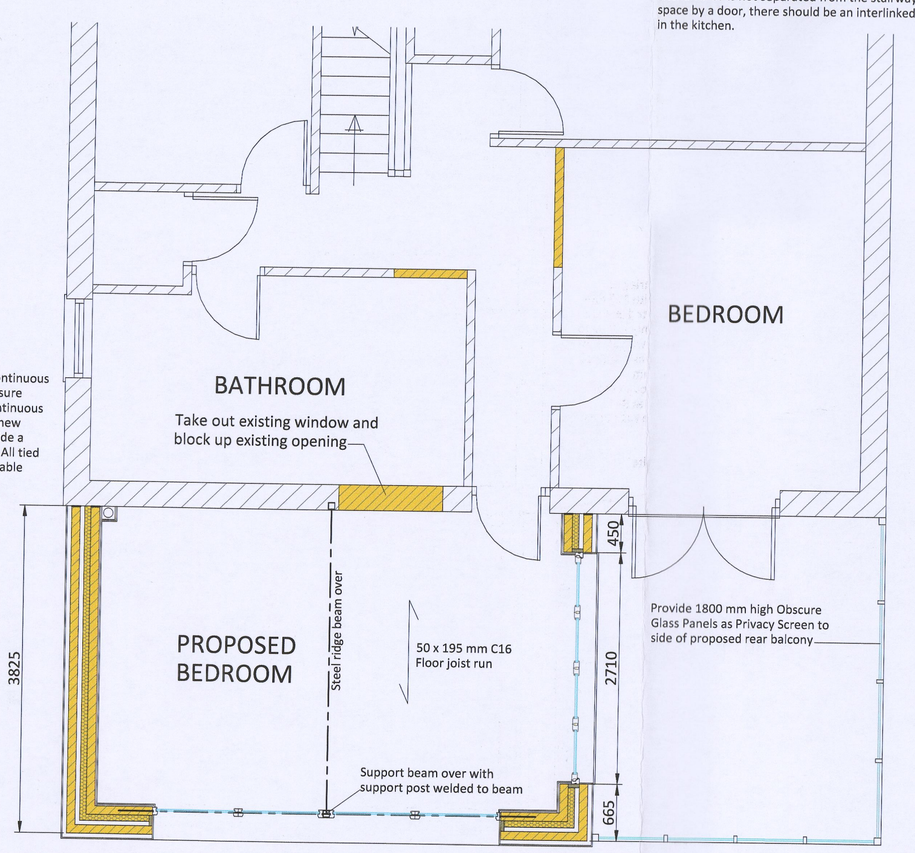
New soil pipe to run to existing on site drainage system



PROPOSED GROUND FLOOR PLAN
scale 1:50

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.

SEE ENGINEERS DESIGN SHEETS FOR ALL STEEL BEAMS AND SUPPORTS



PROPOSED FIRST FLOOR PLAN
scale 1:50

Revision	Date	Description
C	Mar.2021	First floor window omitted
B	Nov. 2020	Privacy screen amended to 1.8m high
A	Nov. 2020	Privacy screen added to balcony and proposed side window amended with obscure glazing

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Client: Mr & Mrs W Gibbs
59, The Oaks
Quaker Yard
TREHARRIS
CF46 5HQ

Project: Proposed Two Storey Rear Extension
at
59, The Oaks, Quakers Yard, Treharris.

Title: Existing and Proposed Floor plans, Elevations and Proposed Section

Date: October, 2020
Scale: scale as noted at A1
Drawing Number: hdw/ph/wg.01c
Job Ref.:
Revision: C

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