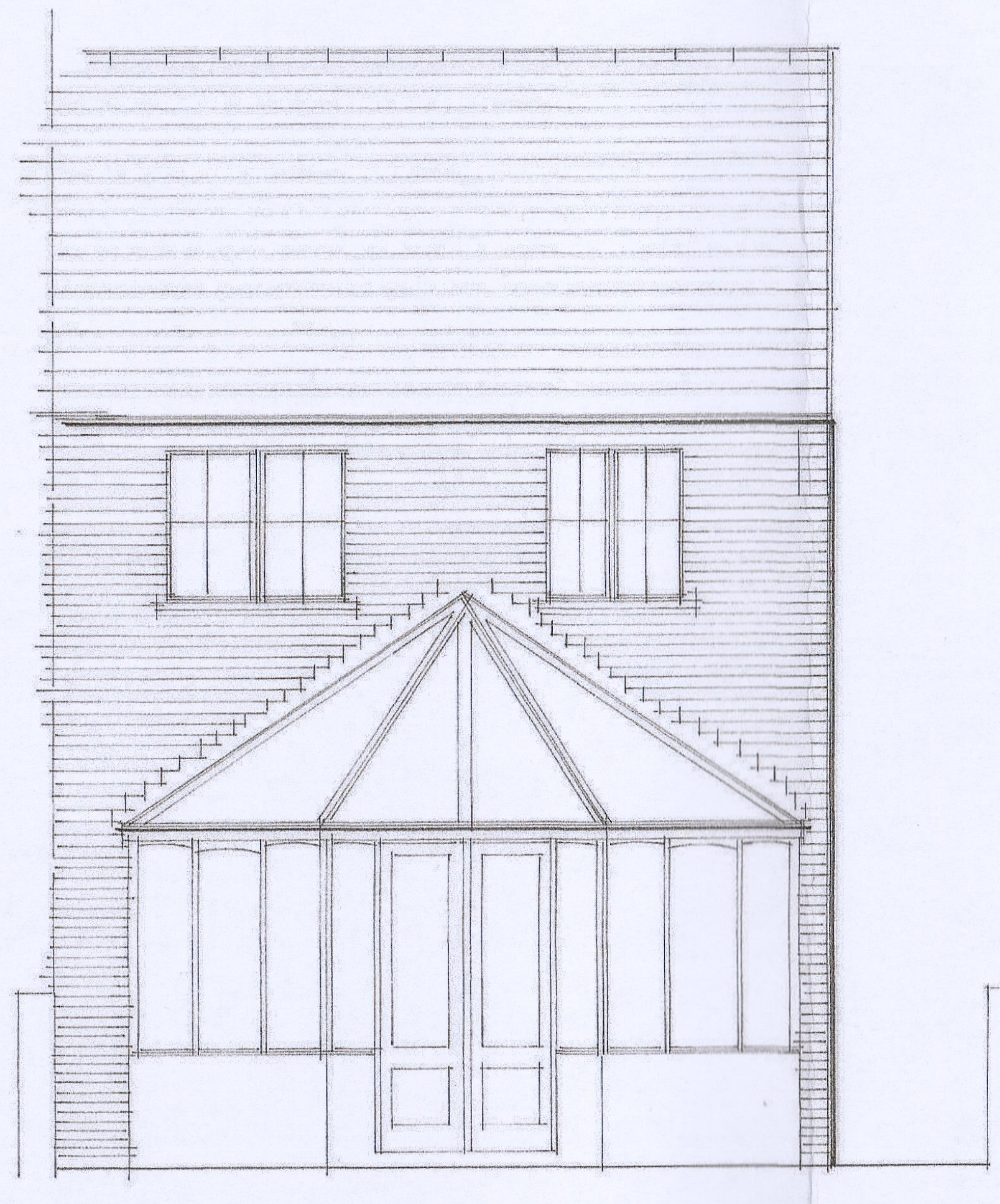
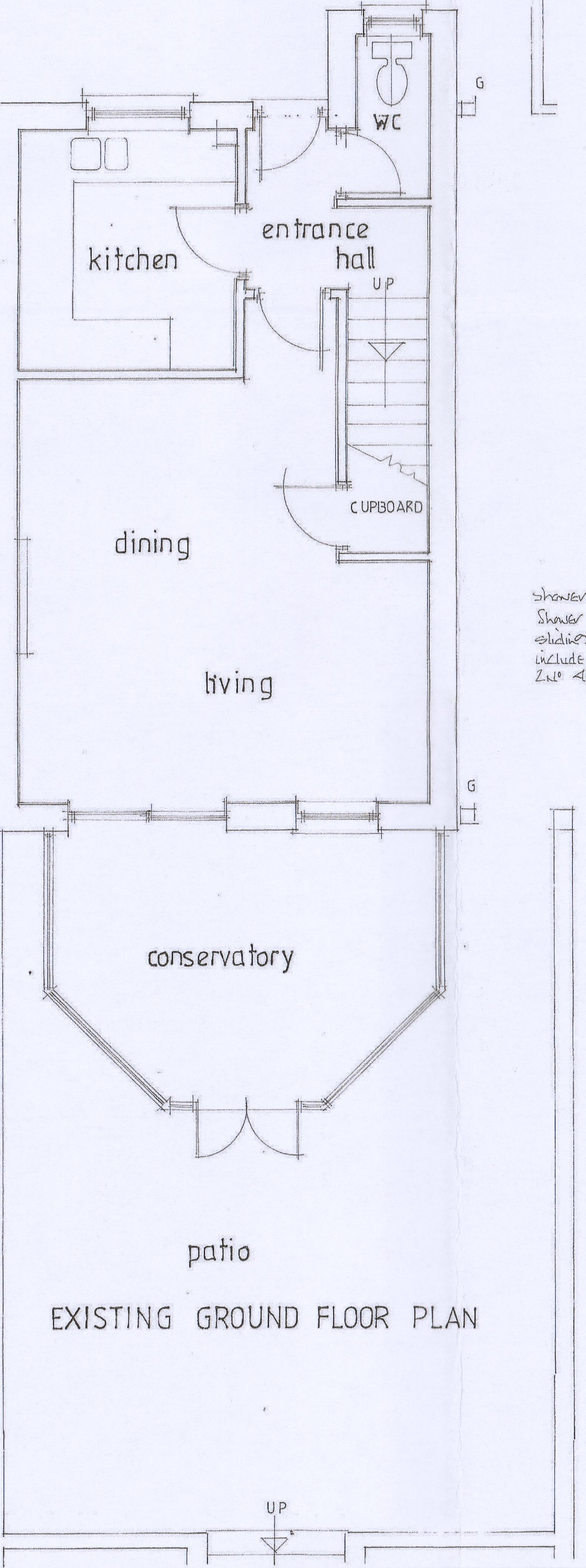
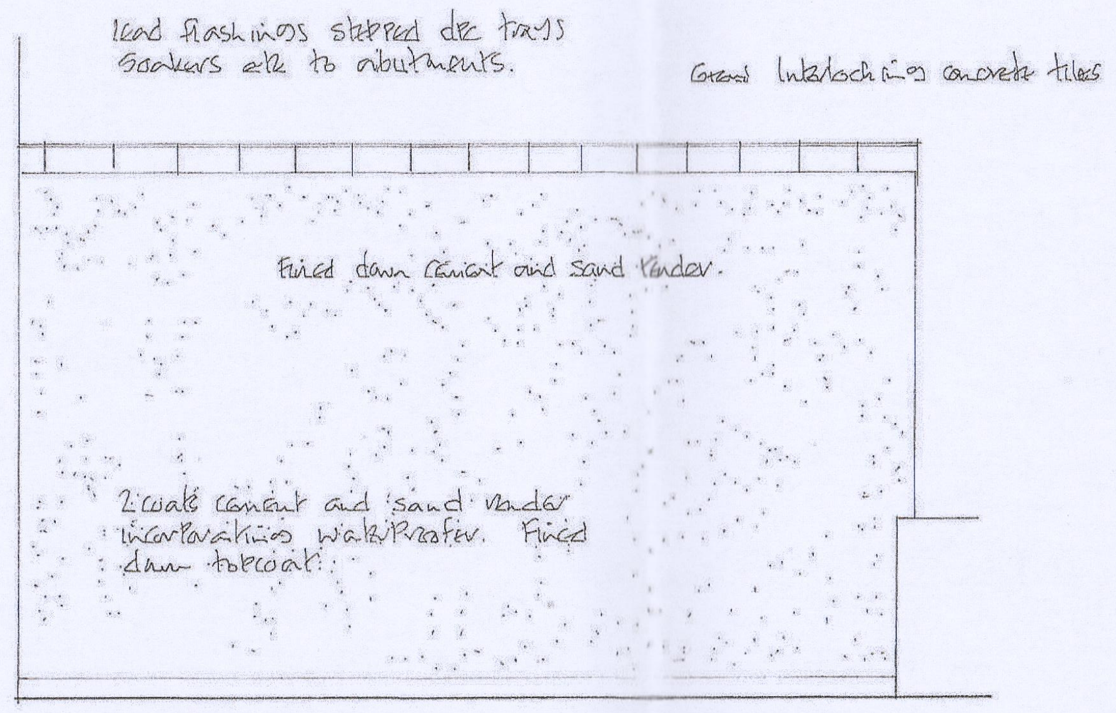


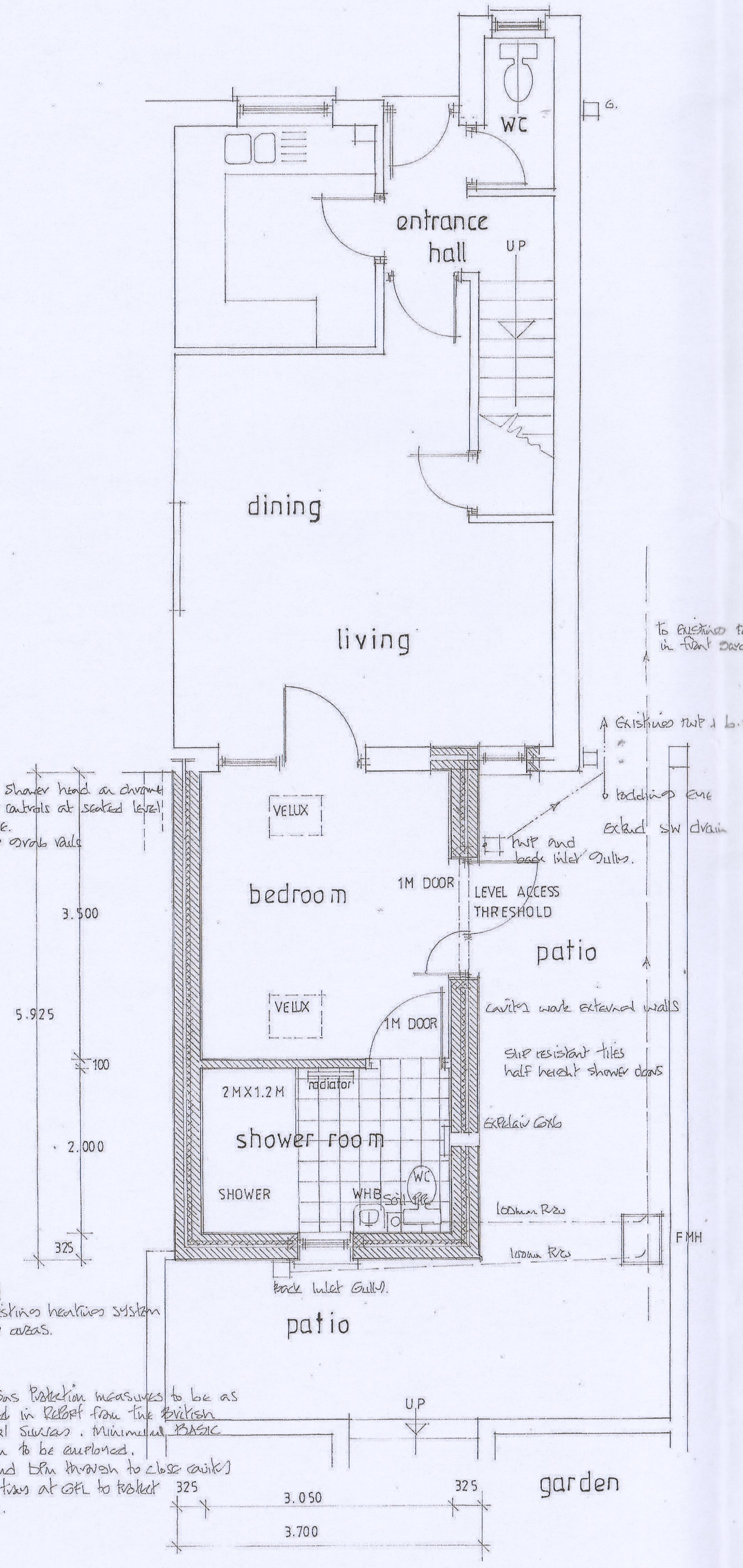
existing rear elevation



EXISTING GROUND FLOOR PLAN


lead flashings stepped dpc trays soakers etc to abutments.
Grey Interlocking concrete tiles
Finished down cement and sand render.
2 coats cement and sand render incorporating waterproofer. Finished down topcoat.

proposed east elevation of annexe

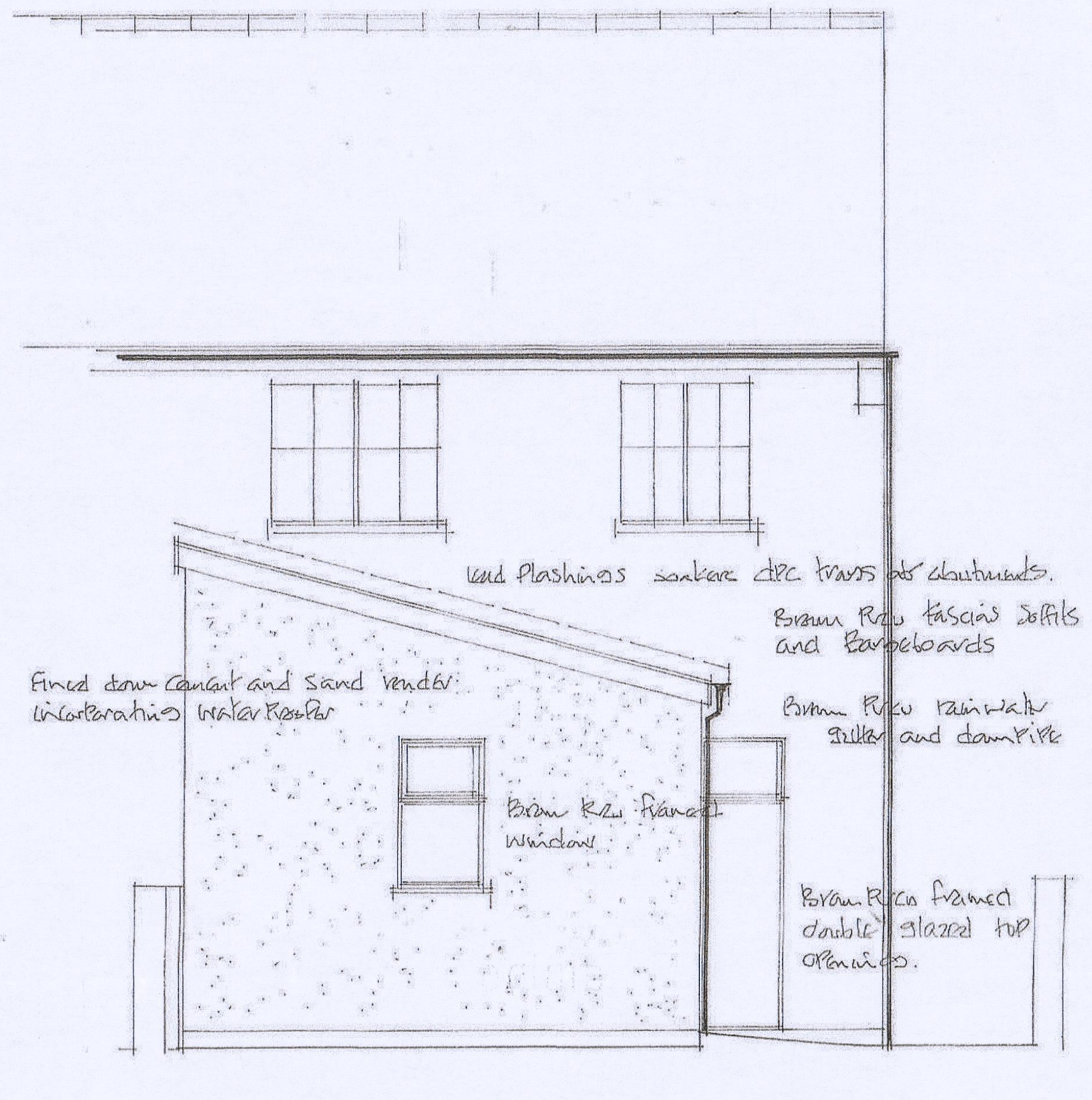


Shower.
Shower Unit 8.5kw. Shower head on chrome sliding rail. Shower controls at seated level. include for long hose.
2 No 450mm non slip grab rails

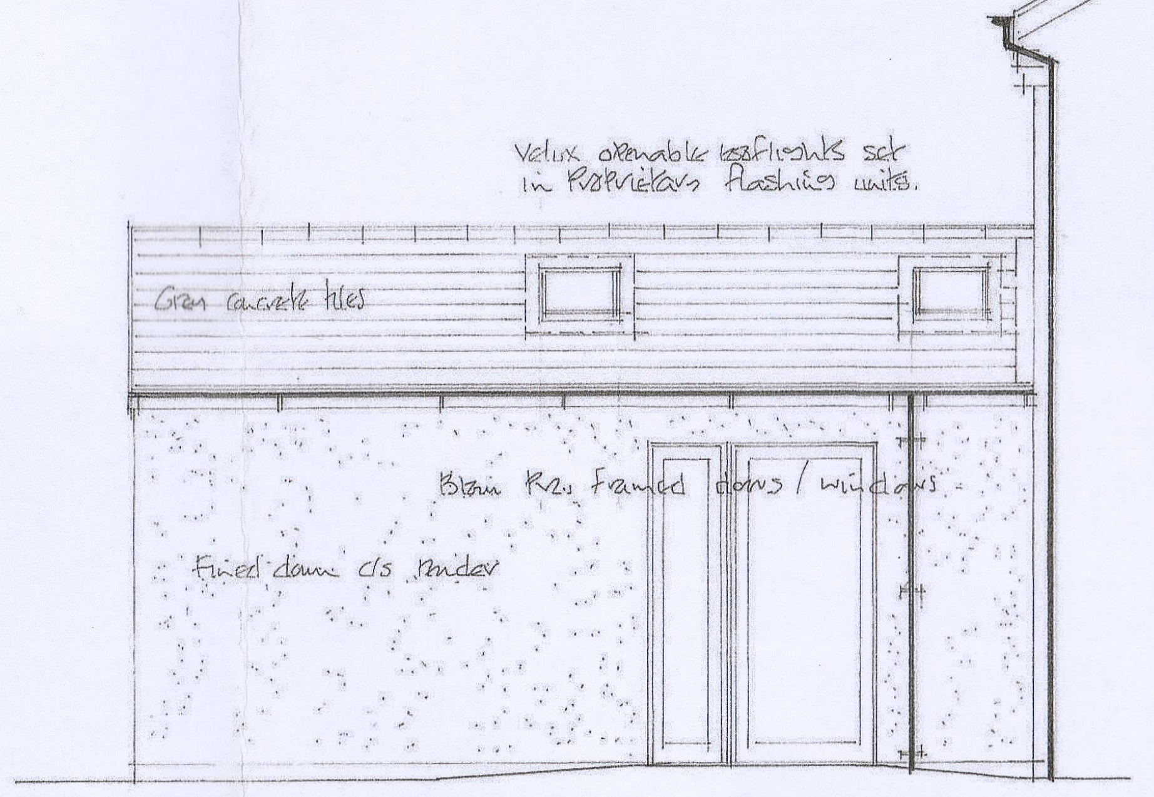
HEATING
Extend existing heating system into new areas.

RADON
Radon Gas Protection measures to be as identified in Report from the British Geological Survey. Minimum BASIC Protection to be employed.
1. Extend DPM through to close cavity
2. DPC trays at GFL to protect DPM.

PROPOSED GROUND FLOOR PLAN 1:50 m


lead flashings soakers dpc trays at abutments.
Brown PVCu fascias soffits and Bargeboards
Finished down cement and sand render incorporating waterproofer
Brown PVCu rainwater gutter and downpipe
Brown PVCu framed window
Brown PVCu framed double glazed top openings.

proposed rear elevation - north


Velux openable rooflights set in proprietary flashing units.
Grey concrete tiles
Brown PVCu framed doors / windows
Finished down c/s render

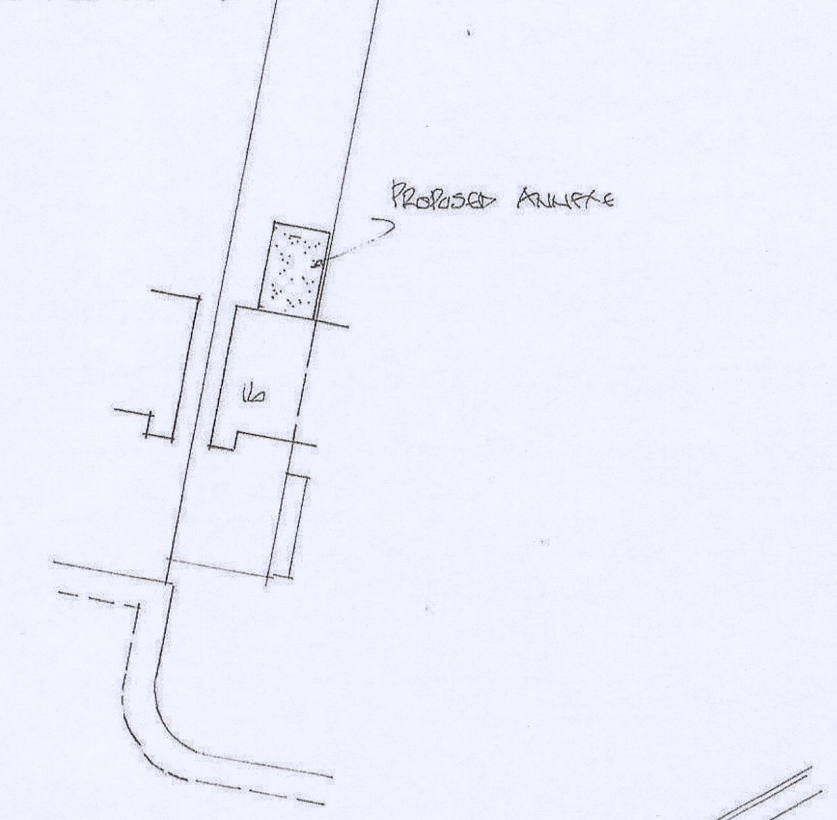
proposed west elevation of annexe

BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Persons Scheme
supply fix mains operated low voltage wall mounted mechanical extract fan Expelair GX6 or similar approved giving 15 lit/sec.
Overhaul / Provide 2 No mains operated interconnected smoke detector alarms each with battery backup.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.
All new lighting points are to be capable of running low energy lighting only.

WINDOWS
Brown PVCu framed double glazed windows units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap
Where glazing in windows is less than 800mm above floor level 1.5m in doors use toughened safety glass to BS6206.

BLOCK PLAN

scale 1:500



ROOF VENTILATION
Ventilate roof spaces by using Tyvek breathable membrane as underlay supplemented with continuous vents to soffits

STRAPS
Strap roof / walls at 1.8m centres with m.s. anchors 30x5mm in cross section. Include for noggins over 3 No trusses at gables.

EAVES
Close cavities at eaves with proprietary cavity closure system. Rockwool TCB.

LINTELS
Catnic Cavity steel lintels over openings with end bearings of 150mm dpc trays draped over.
Insulation packings to voids

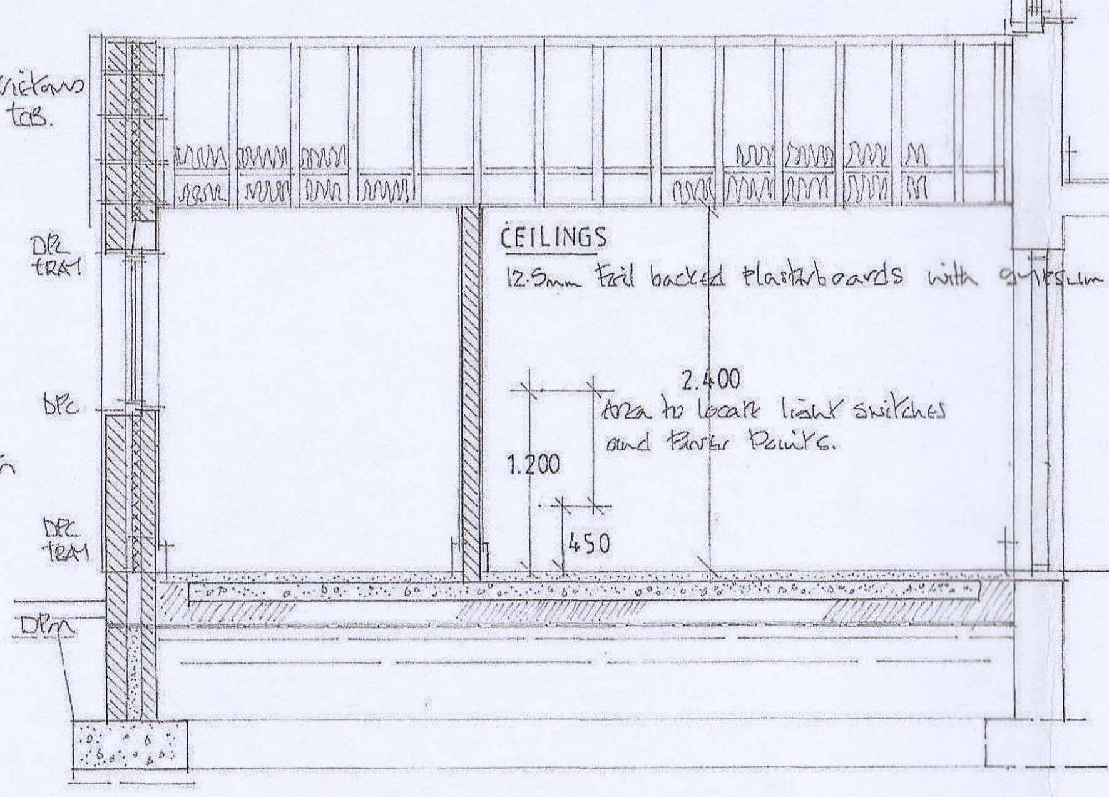
EXTERNAL WALLS
Cavity work external walls with 100mm dense concrete blockwork inner leaf 75mm Celotex insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf.
Galvanised steel wall ties at 750mm centres horizontally 450mm centres vertically 300mm at jambs.

DPC
Hyload horizontal damp proof course.

FOUNDATION WALLS
Cavity work foundation walls with 100mm dense concrete block inner leaf 125mm cavity 100mm dense concrete blockwork outer leaf.
Backfill cavity up to DPM with lean mix concrete.

ROOF
Grey concrete interlocking tiles laid to manufactures specification on pretreated graded SW battens on 15° mono pitched trussed rafter system at 400 → 600mm centres by MANDERWOOD or similar to include all necessary temporary and permanent struts runners ties binders ~~bracings~~ etc. to comply fully with BS5268 Part 3.

ROOF INSULATION
300mm thick Rockwool Rollbatts insulation quilt to roof space. 150mm thick laid between ceiling ties 150mm thick cross laid over.


DPC TRAY
DPC
DPC TRAY
DPM
CEILINGS
12.5mm foil backed plasterboards with gypsum plaster skim
2.400
Area to locate light switches and power points.
1.200
450

TYPICAL SECTION THROUGH 1:50m

ABUTMENTS
Include for DPC stepped trays lead flashings and soakers at abutments.

ROOFLIGHTS
2 No Velux rooflights openable set in proprietary flashing units.

PARTITIONS
100mm dense concrete blockwork partitions

GROUND FLOOR
50mm sand and cement screed on 100mm site concrete floor slab on 150mm Celotex insulation batts on 1200 gauge d.p. membrane on 50mm stone dust on a minimum 150mm well compacted clean hardcore.

NOTE
Final foundation and ground floor to be determined by inspection of excavations by approved personell.

FOUNDATIONS
750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions minimum 900mm

EXTERNAL DRAINAGE
Use back inlet roddable trapped gullies
PVCu rainwater gutters and downpipes.
Build MH in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty cast iron covers and frames
100mm dia. PVCu below ground soil pipes laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
Connect foul wastes to MH in front of property
Connect surface water to existing system.

INTERNAL DRAINAGE
50mm stainless steel easy clean waste to shower
40mm PVCu waste to wash hand basin
75mm deep seal traps to bath and w.h. basin.
Include for rodding access at elbow
100mm dia soil stack terminated with DURGO valve.

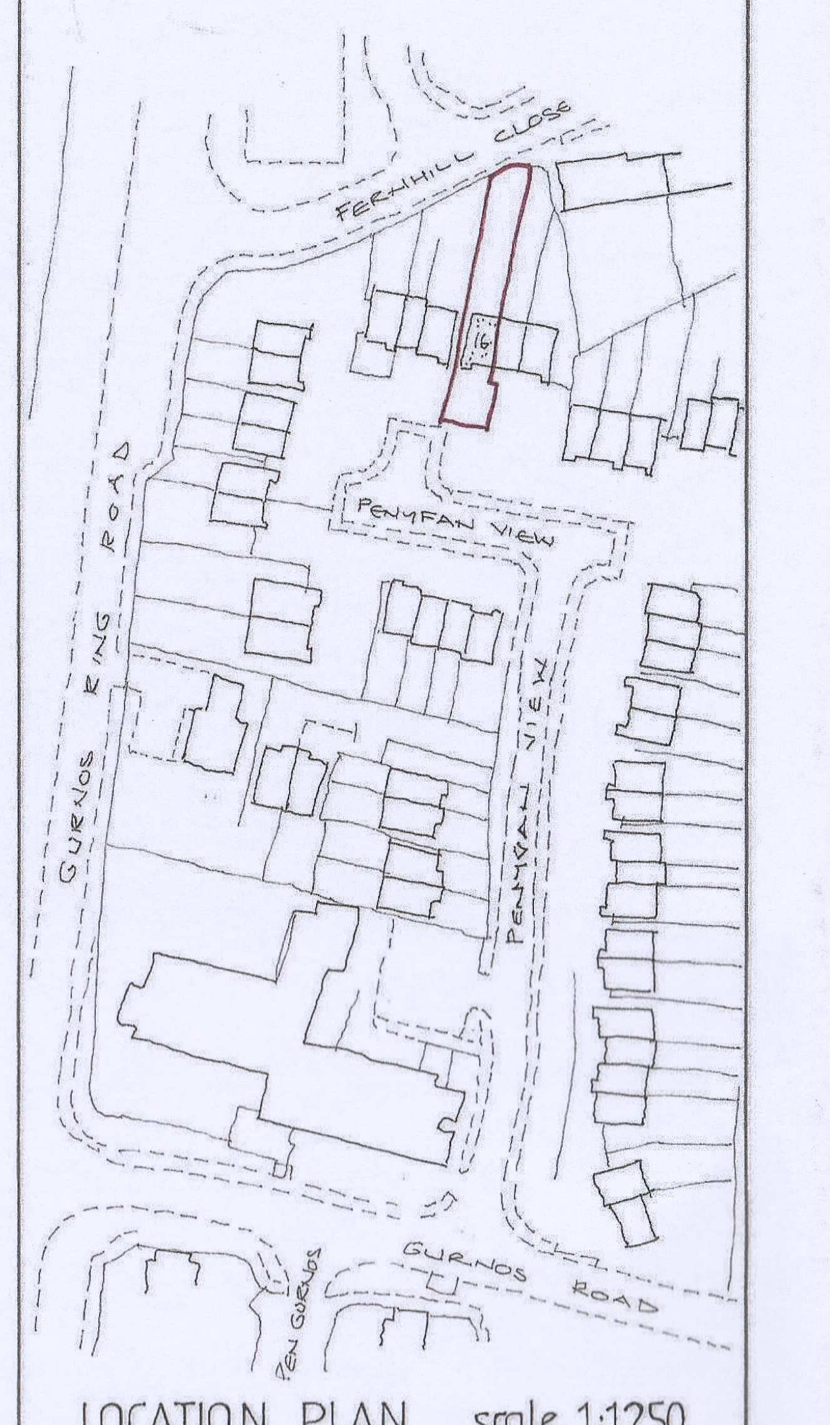
BUILDING CONTROL
On receipt of the following copies are to be deposited with Building Control.
1. Trussed rafter design 15° monopitch.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.



LOCATION PLAN scale 1:1250

A	Date	Revisions

210137

PL
12 APR 2021
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D. Vivian Jones AssocRICS
Building Design Services

114, Brecon Road,
HIRWAUN,
Rhondda Cynon Taff,
CF44 9NS

Tel. 01685 812069
Mobile 07702 380869
Email: vivjonesdesign@yahoo.co.uk

RICS

Client TERESA JONES

Job Title
Provision of Disabled Facilities,

Drawing Title
16, Penyfan View,
Gurnos .
MERTHYR TYDFIL.
CF47 9BX

Scale 1:50 m 1:500 1:1250

Date 31.03.2021 **Drawn by**

Drg. No. 2781 DFG **Rev.**

DS 342

594 x 841mm A1