

Internal drainage to comprise 50mm stainless steel easy clean wastes to showers, 40mm wastes to sink unit, basins and bath. 75mm deep seal traps to showers, basins, sink unit and bath including rodding access at elbows. 100mm diameter pvc soil stack boxed in with ply and surrounded with insulation quilt. Pipe to terminate with cowl externally or internally to receive Durgo valve. Provide long radius bend to base of soil pipe

Existing I/C in adjacent property which receives wastes from first floor kitchen, bath and hand basin and also rainwater downpipe via gully

Internal partition walls to comprise 89x38mm CLS studwork @ max. 600 centres with 12.5mm plasterboard & 5mm skim finish to provide min. 30 minutes fire resistance. 89x38mm noggins @ 600 centres vertically and lined internally with 90mm sound deadening quilt to satisfy E2 . Studs to be doubled up at corners and door openings.

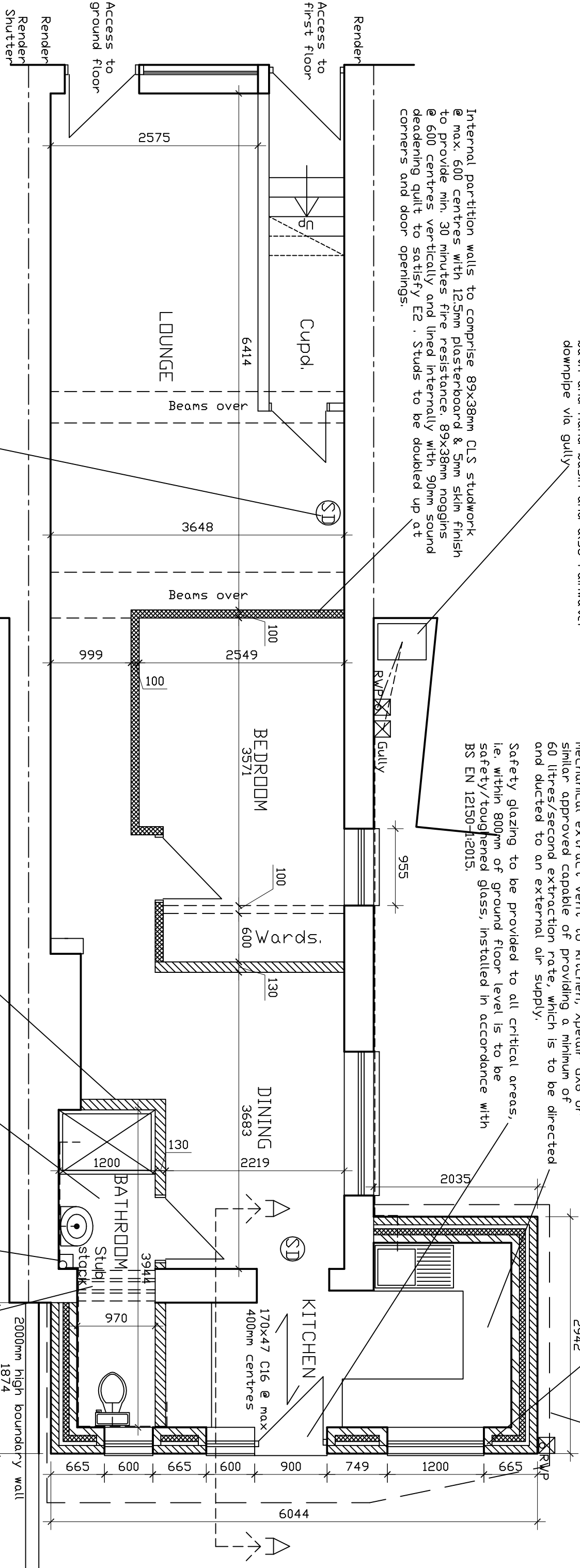
All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition). Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled. All lighting points are to be capable of running low energy lighting only.

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to kitchen, Xpelair GX6 or similar approved capable of providing a minimum of 60 litres/second extraction rate, which is to be directed and ducted to an external air supply.

Safety glazing to be provided to all critical areas, i.e. within 800mm of ground floor level is to be safety/toughened glass, installed in accordance with BS EN 12150-1:2015.

Around all new windows and doors cavity to be closed at sill level with insulation block to prevent thermal bridging. Provide Catnic or similar insulated steel lintols over openings with 150mm end bearing and cavity tray over. Leadcore or similar insulated dpc to be provided around all external openings and windows to achieve a minimum U value of 1.6W/m2K

Outline of existing sub-standard lean-to



All internal doors to provide a minimum 750mm clear opening. Principal entry door to provide a clear width of 775mm

Supply and fix 2no. mains operated interconnected smoke detector alarms, each with a battery back-up, to BS5839 Part 6 and should be installed at a max. distance of 7.5 metres from all habitable rooms within ground and first floor circulation spaces to at least a Grade D Category LD3 Standard

Ground floor internal walls to comprise 100mm concrete blockwork with 13mm render/plaster finish to both faces.

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to bathroom, Xpelair GX6 or similar approved capable of providing a minimum of 15 litres/second extraction rate, which is to be directed and ducted to an external air supply.

Background ventilation to habitable rooms to be n.t. 8000mm squared and to be provided by trickle ventilation or similar. Bathroom ventilation to be min. 4000mm squared. Window operable area to be minimum of 1/20th. floor area of room which they serve and light transmitting area to be minimum of 1/10th.

PROPOSED GROUND FLOOR PLAN

PROJECT			
PROPOSED IMPROVEMENTS/ALTERATIONS			
2, YEW STREET,			
TROEDYRHILL,			
MERTHYR TYDFIL.			
THIS DRAWING IS COPYRIGHT			
DRAWING PROPOSED GROUND FLOOR PLAN			
SCALE	1:50	DATE	MAY 2021
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