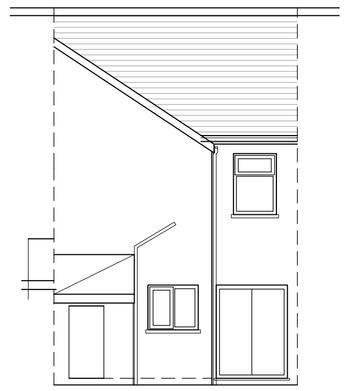
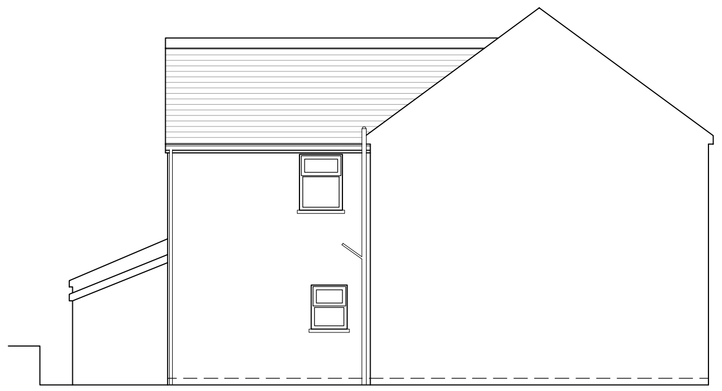
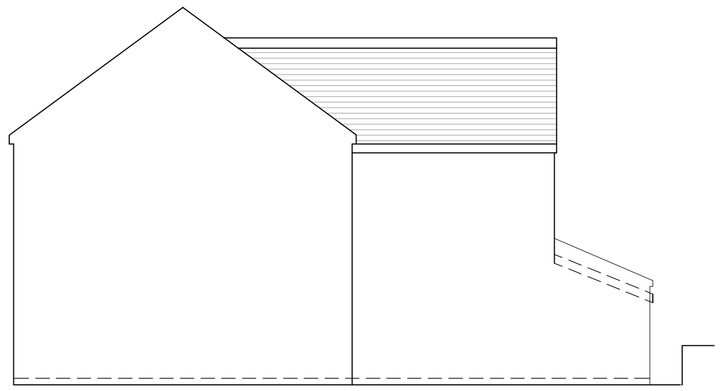


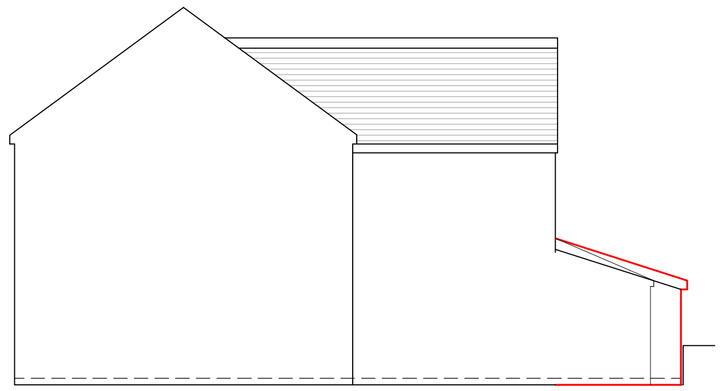
**EXISTING REAR ELEVATION 1:100**



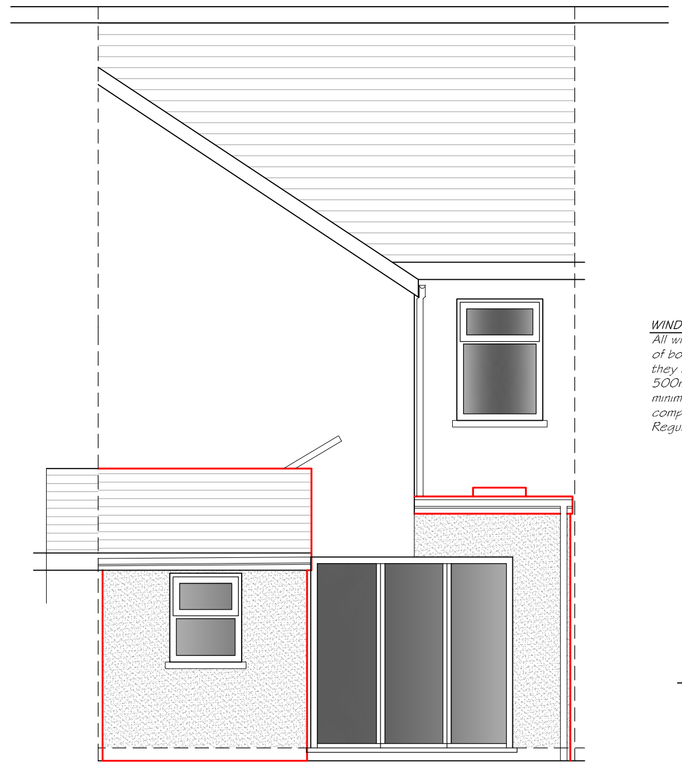
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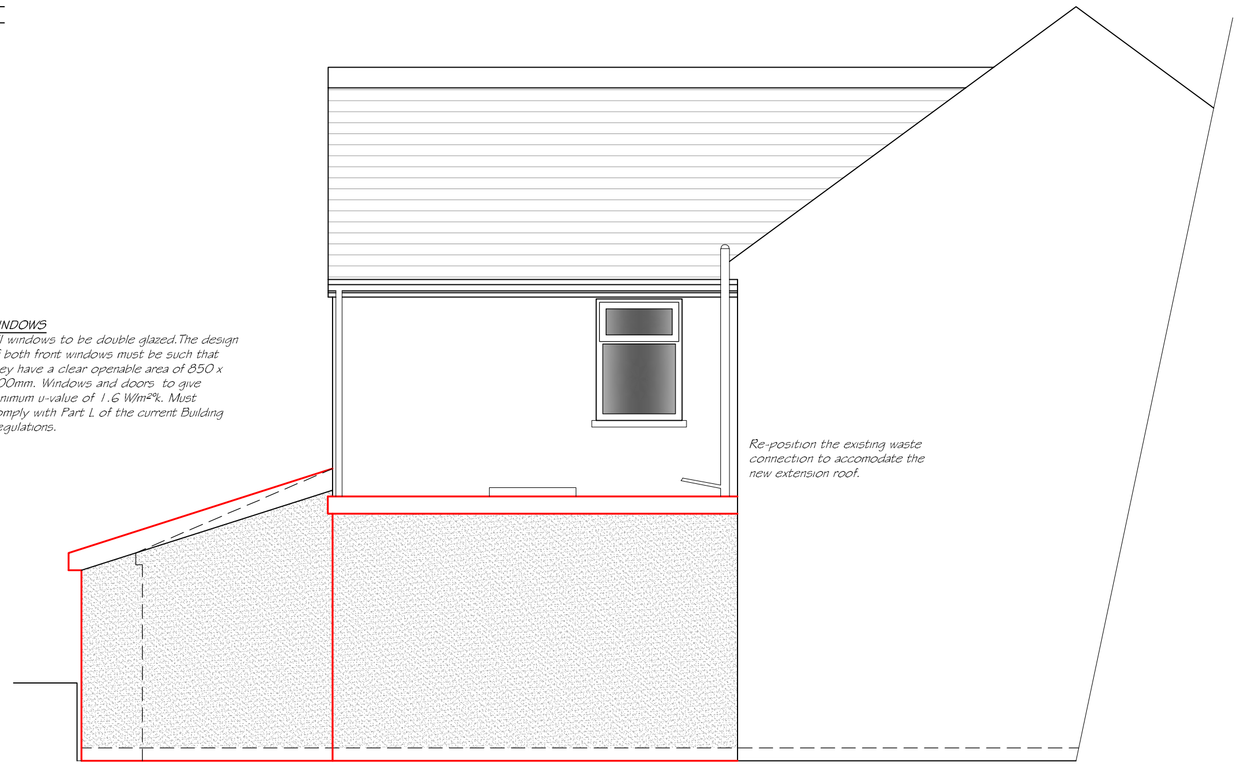
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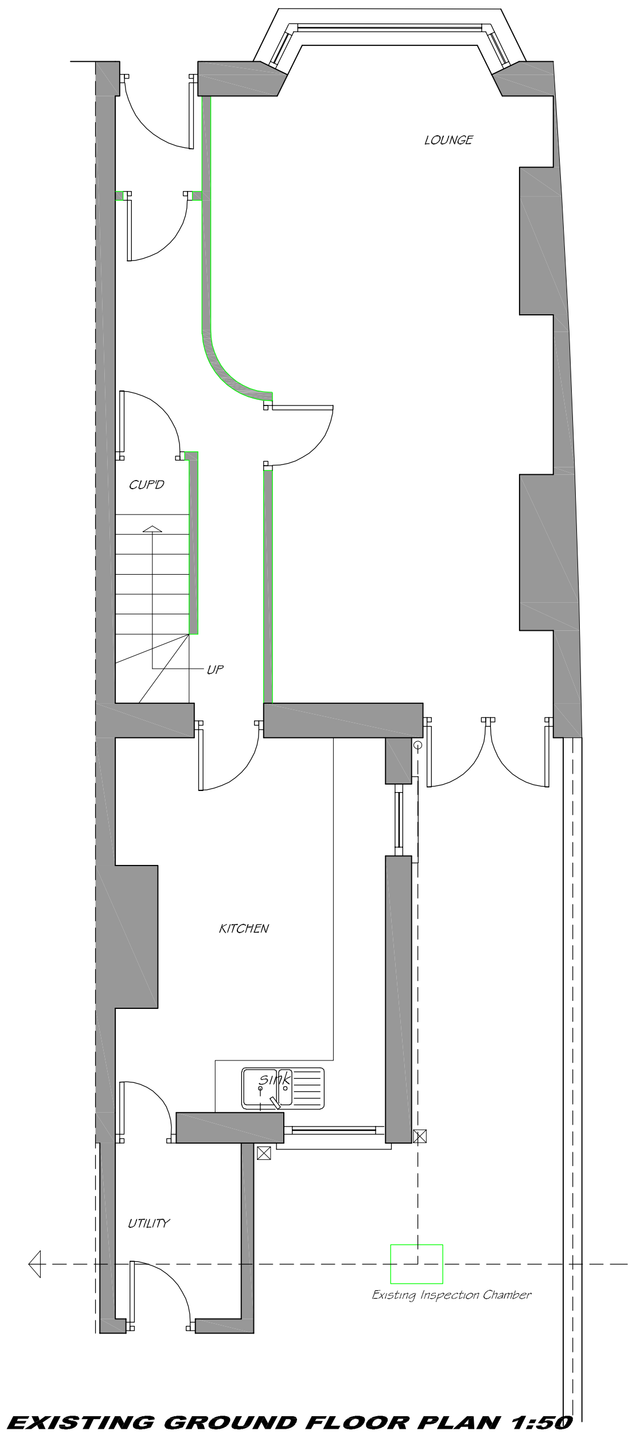
**PROPOSED SIDE ELEVATION 1:100**



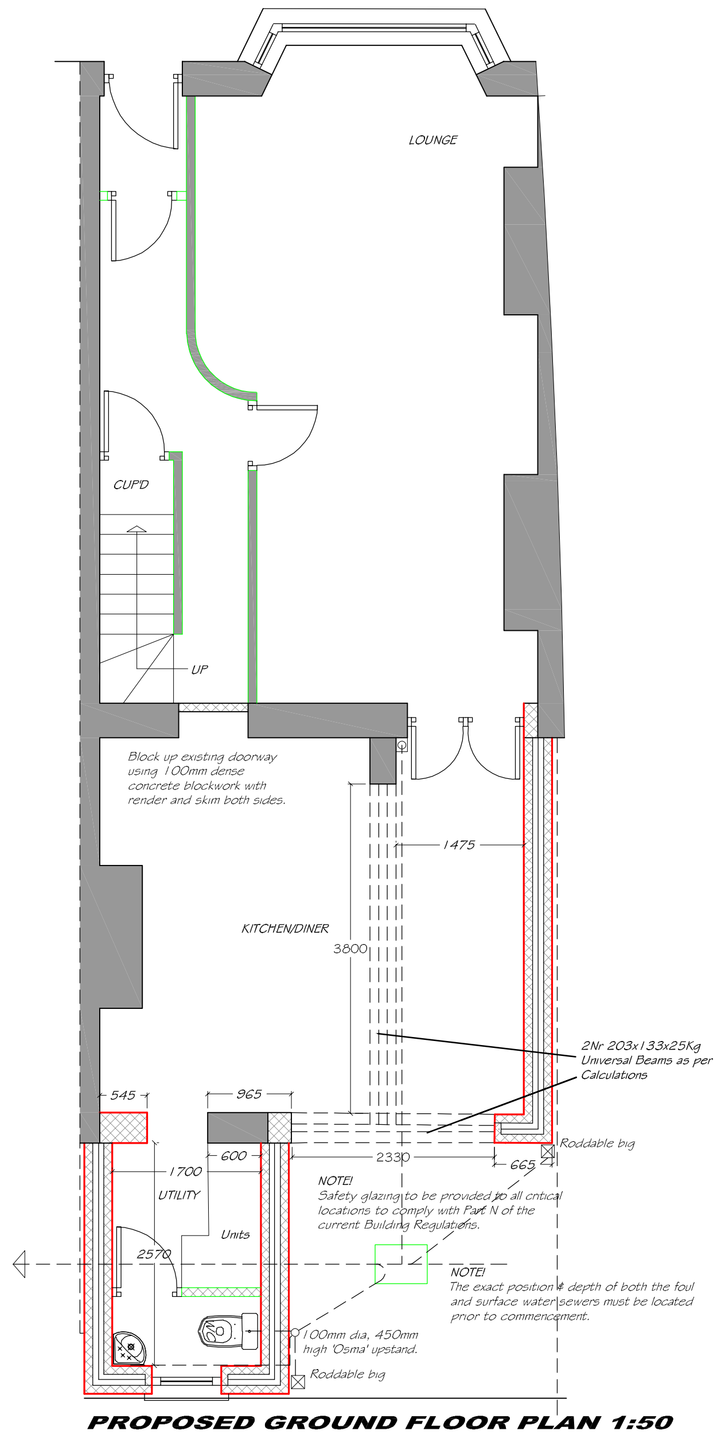
**PROPOSED REAR ELEVATION 1:50**



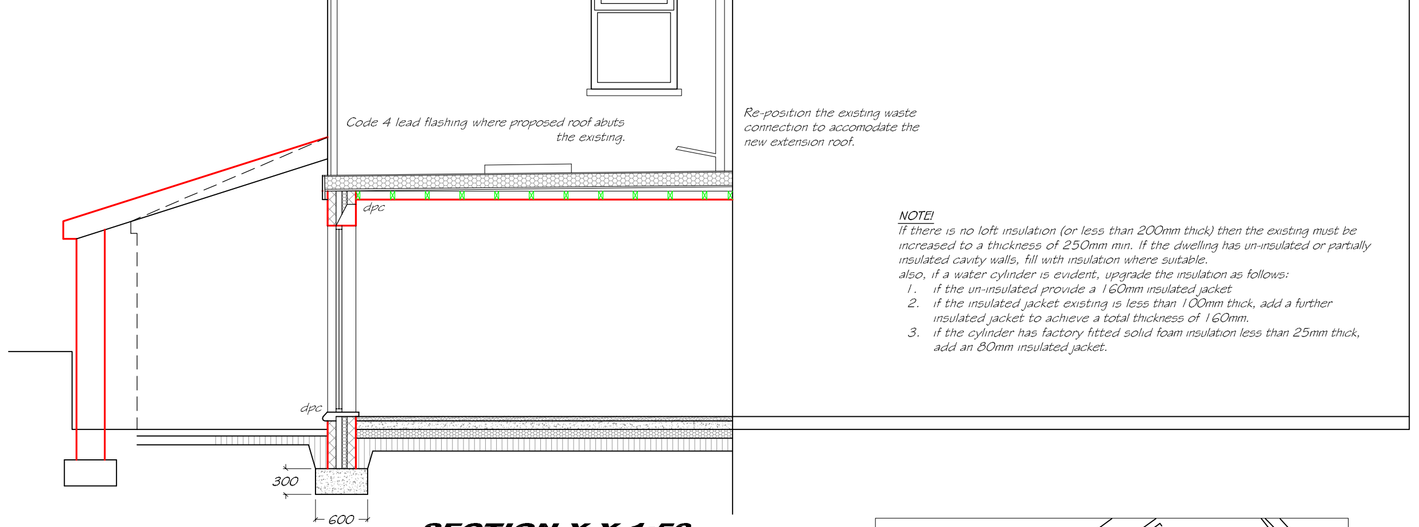

**PROPOSED SIDE ELEVATION 1:50**



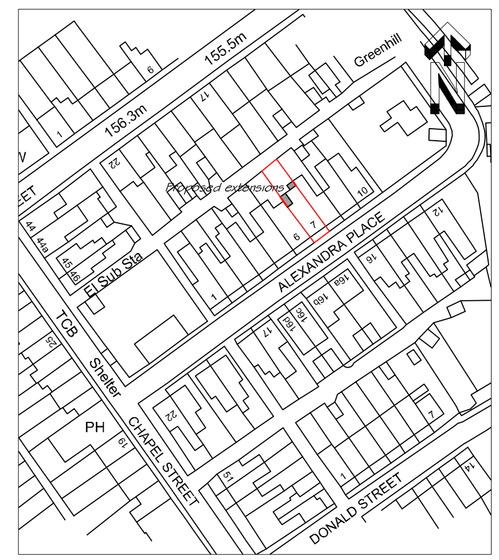

**EXISTING GROUND FLOOR PLAN 1:50**




**PROPOSED GROUND FLOOR PLAN 1:50**




**SECTION X-X 1:50**




**LOCATION PLAN 1:1250**

**BUILDING REGULATIONS**

*WINDOWS*
*All windows to be double glazed.The design of both front windows must be such that they have a clear ostensible area of 850 x 500mm. Windows and doors to give minimum u-value of 1.6 W/m²K. Must comply with Part L of the current Building Regulations.*

*NOTE!*
*All electrical work must be carried out by a person who is competent to do so and must comply with Part P of the current Building Regulations. A certificate signed by a competent person will be required.*

*'FLAT' ROOF CONSTRUCTION (WARM ROOF)*
*Polyroof roofing system laid as per manufacturers' instructions on one layer of 18mm roof grade plyboard on 150mm 'Eco-therm' rigid insulation on vapour barrier on 12mm plyboard on treated timber firrings cut to 1:60 minimum gradient positioned to ensure gradient of roof is towards the receiving rainwater goods. 47 x 95mm C16 timber joists at 400mm c/c fixed to 50 x 100mm timber wall plate anchored down with galv: straps at 1m c/c.*
*Ceiling to be 12mm plasterboard with a 5mm plaster skim. minimum u-value of 0.15w/m²k. must comply with part 11 of current Building Regulations.*
*25mm ventilation air gap at soffit level protected by a flyproof mesh. Code 4 lead with where roof abuts the existing rear & sidewall.*

*EXTERNAL WALLS*
*BELOW GROUND*
*These are to consist of a 325mm cavity wall construction comprising of 100mm concrete block, 125mm cavity with galvanised or stainless steel wall ties spaced at 900mm c/c horizontally and 450mm c/c vertically and staggered.*
*The internal skin is to be 100mm concrete block. All blocks used below ground must have a minimum compressive strength of 7n/mm2. The cavity is to be filled to a height of 225mm below the dpc with weak mix cement. The dpc is to be a minimum of 150mm above ground level.*
*ABOVE GROUND*
*These are to consist of a 325mm cavity wall construction comprising of an external skin of 100mm blockwork, 125mm cavity with 75mm 'Kingspan' insulation fixed to the warm side of the cavity using proprietary clips. Galvanised or stainless steel wall ties of appropriate length spaced at 750mm horizontally and 450mm vertically and staggered. The internal skin is to be 100mm dense concrete blockwork finished with two coats of sand and cement render and plaster skim. Close cavity at eaves with 'Superflux' or similar.*
*External finish s/c render with dash finish to match existing.*
*The Thermal Transmittance (u - value) of the cavity wall construction is to be 0.21w/m²k. It is recommended that the u - value at heads, cills and unbonded jambs does not exceed 1.2 w/m²k. This can be achieved by using 'thermabate' cavity closure system or other methods described in BR 143 thermal insulation; avoiding risks.*
*The wall ties at unbonded jambs are to be placed at a maximum of 300mm vertically and 150mm maximum horizontally from the unbonded jamb.*
*All lintels are to be taken from the "Catnic" or "I.C." standard range, with a minimum end bearing of 150mm. Size and type to be verified by manufacturer.*
*TYING-IN*
*Where new walls are to be tied to existing, they are to be mechanically fixed using a proprietary building profile system, e.g. 'Furfix', "catnic" or similar. The system must be fixed in stinct accordance with manufacturers written specification.*

*FOUNDATIONS*
*The foundations for the cavity wall construction are to be C20 grade concrete strip foundations 600 x 300mm. They are to be taken down to a minimum depth of 750mm, however the actual depth will be dependent upon the actual depth sound bearing strata and is subject to a site inspection by the Local Authority' building control department.*
*Where a drainage trench is within one metre of the building, the trench must be filled to a depth level with the underside of proposed foundation. Where the trench is more than one metre from the building, it must be filled with concrete to a depth of not less than 150mm below the underside of the proposed foundation.*

*BELOW GROUND DRAINAGE*
*All new drains are to be 100mm diameter pvc.u. poly-pipe or similar with flexible joints laid to falls on a granular bed. minimum fall 1:40.*
*Where pipes pass under the building they must be encased with 150mm min C20 grade concrete.*
*All back inlet gullies and rainwater gullies must have roddable access.*
*All new manholes are to be constructed of Class B engineering bricks to BS 3921 (1985) and laid in english bond with 1: 3 sand cement mortar to BS 5628, on a 150mm min C20 concrete base. All entries to the manhole are to be formed using 3/4 section channels. Inspection chambers are to be fitted with light weight galvanised cover and frame. If the manhole is to be internal use double sealed bolted down type.*
*Notel all works must comply with BS 8301.*

*ABOVE GROUND DRAINAGE*
*The minimum trap sizes and seal depths for appliances are as per the following table:-*

| | Diameter of trap | Depth of seal |
|---|---|---|
| Sink | 40mm | 75mm |
| Wash-hand | 32mm | 75mm |
| Shower | 40mm | 75mm |
| WC | 100mm | 75mm |

*Where the length of branch exceeds 3m for a sink, bath or a shower, install an "anti-vac" valve or increase the pipe diameter from 40mm to 50mm.*
*Where the length of branch exceeds 1.7m for a wash-hand basin, install same "anti-vac" valve or increase the pipe diameter from 32mm to 40mm.*
*If the larger branch pipe sizes are used for the sink or wash-hand basin, then the diameter of the trap need not be increased, but the tail of the trap should be 50mm long before increasing the diameter.*
*The soil and vent pipe is to be 100mm diameter PVC.u or similar, fitted with a 200mm internal diameter rest bend which must discharge at least 900mm above any openable area which is less than 3m from the soil and vent pipe. The top of the soil and vent is to have a cage or perforated cover fitted.*
*Rainwater down-pipes and gutters are to be PVC.u firmly supported without restricting thermal movement. Use 75mm dia down-pipes and 100mm half round gutters.*

*GROUND FLOOR CONSTRUCTION*
*This is to comprise of 75mm thick 1:3 sand and cement screed on 100mm Celotex or Kingspan insulation or similar approved 2400 x 1200 mm rigid slabs with a maximum k-value of 0.026 w/mk, laid directly on 1200 gauge voqueen damp-proof membrane laid continuous with the honzontal dpc on 50mm thickness of sand. All laid on Raft Foundation.*
*The raft foundation is laid on 150mm minimum compacted grade 1 sub-base hardcore. Connect membrane to dpc. The thermal transmittance (u-value) of the floor construction is to be a maximum of 0.18 w/m²k.*

*VENTILATION*
***Habitable Rooms***
*For rapid ventilation each proposed habitable room must have an openable area of at least 1/20th of the floor area of the room served, with some part of the opening at least 1.75mm above ground level.*
*In addition background ventilation must be provided having an openable area of not less than 8000mm2. The openable area should be controllable, secure and located to avoid undue draughts eg trickle ventilator.*
***Kitchen***
*Mechanical extractor fan capable of extracting 30litres/sec if the fan is located in a cooker hood or is located in the ceiling within 300mm of the centre line of the hob, otherwise a fan capable of extracting 60litres/sec should be provided. Also provide trickle ventilation via a secure opening of min area 8000mm2.*
***Bathroom/wc areas***
*Provide a mechanical extractor fan capable of extracting 15 litres/ second plus a secure vent having a minimum area of 4000mm2*

*Smoke detectors to be provided in accordance with Part B1.*

*NOTE!*
*If there is no loft insulation (or less than 200mm thick) then the existing must be increased to a thickness of 250mm min. If the dwelling has un-insulated or partially insulated cavity walls, fill with insulation where suitable.*
*also, if a water cylinder is evident, upgrade the insulation as follows:*
1. *if the un-insulated provide a 160mm insulated jacket*
2. *if the insulated jacket existing is less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm.*
3. *if the cylinder has factory fitted solid foam insulation less than 25mm thick, add an 80mm insulated jacket.*

| Client: | Project: | Drawing Title: | Date: |
|---|---|---|---|
| **MR NEIL FOLEY** | **PROPOSED REAR & SIDE SINGLE STOREY EXTENSIONS AT: 7, ALEXANDER PLACE, ABERCANAID, MERTHYR TYDFIL** | **PROPOSED PLANS, SECTION & ELEVATIONS** | **JAN 2021** |