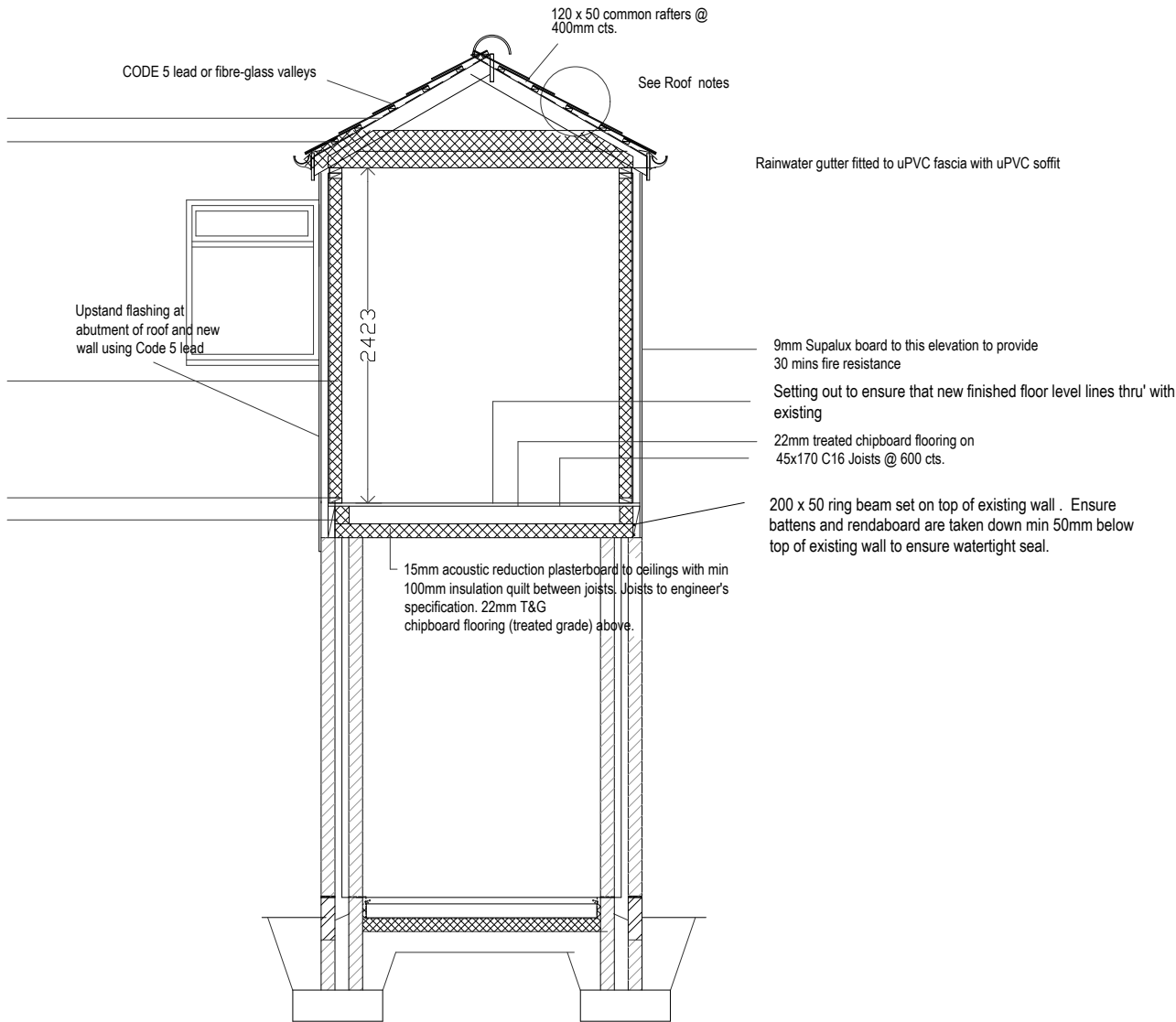
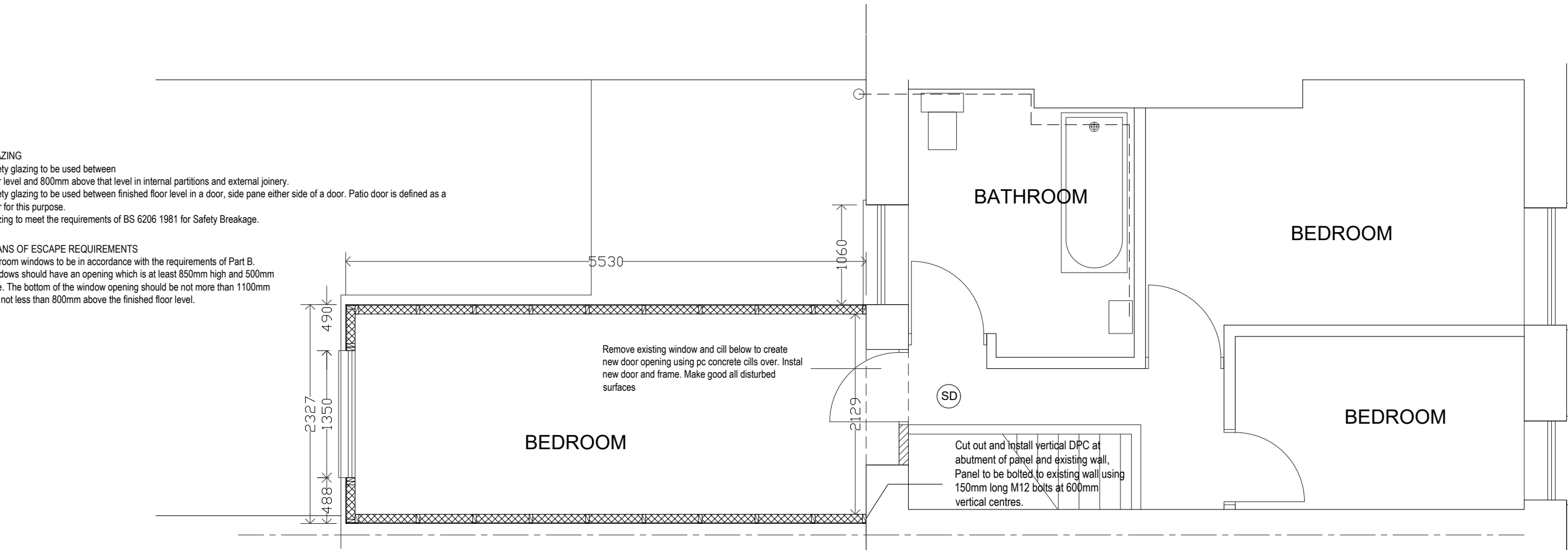


GLAZING
Safety glazing to be used between floor level and 800mm above that level in internal partitions and external joinery.
Safety glazing to be used between finished floor level in a door, side pane either side of a door. Patio door is defined as a door for this purpose.
Glazing to meet the requirements of BS 6206 1981 for Safety Breakage.

MEANS OF ESCAPE REQUIREMENTS
Bedroom windows to be in accordance with the requirements of Part B.
Windows should have an opening which is at least 850mm high and 500mm wide. The bottom of the window opening should be not more than 1100mm and not less than 800mm above the finished floor level.



PITCHED ROOF CONSTRUCTION:
Redland Double Roman roof covering laid strictly in accordance with the manufacturer's recommendations in even courses.
Slatting to BS EN 12326
50 x 25/sw treated battens.
Breathable roofing membrane underlay draped over rafters with min 150mm overlaps and secured with clout nails and taken well into gutters.
Rafters to high level roof to be 120 x 50 @ 400 cts with 150 x 50mm ceiling ties at 400mm cts unless otherwise specified.
Min 270mm insulation between ceiling rafters.
All cisterns and pipework within roofspace to be insulated.
NOTE: WHEN INSTALLING INSULATION ENSURE THAT PASSAGE OF VENTILATION BETWEEN WALLPLATE AND ROOFING MEMBRANE IS UNOBSTRUCTED.
12.5MM plasterboard to the underside of rafters with 50 x 50 mm noggins to provide perimeter fixings.
NOTE: Roof to achieve min 0.15 W 'U' value.
EXTERNAL WALL CONSTRUCTION:
Timber frame inner leaf to specialist design using 89mm studs @ 400 cts and 9mm OSB to outer face.
90mm CELOTEX between studs to give 0.24 'U' value.
Breather paper to cavity side to BS 4016
500 gauge vapour barrier to internal face
12.5mm plasterboard finish internally.
Polymer horizontal and vertical DPC's to BS 743 laid to CP 102
All new window openings to be Double Glazed and fitted with Pilkington 'K' glass or triple glazed to achieve min 1.6 'U' value.

VENTILATION
Rapid ventilation to be provided to habitable rooms at 1/20th of floor area and via opening windows (no min size) to Kitchen, Utility Room and Bathroom. Any other sanitary accommodation to be provided with opening window min 1/20th of floor area or mechanical ventilation extract at 6 litres/second. Note, some part of ventilation opening to be at high level i.e. min 1750mm above floor level.
Background Ventilation - to be provided via trickle ventilation located in window frames.
Vents to have min 8000mm sq. mm free area to habitable rooms and 4000sq. mm to all other rooms.
Extract Ventilation
KITCHENS - Mechanical extract ventilation to be provided to achieve 30 litres/sec.
BATHROOMS - Mechanical extract ventilation to achieve 15 litres / sec.
OTHER SANITARY ACCOMMODATION. - Rapid ventilation as described above or mechanical ventilation at a rate of 6 litres/sec. wired to coincide the ON position of light switch and to have 15min over-run
SMOKE and HEAT DETECTORS
Dwelling to be provided with automatic smoke detection and alarm system to BS 5839 Pt. 1 to min L3 standard.
Alternatively provide mains operated self contained smoke alarms to BS 5446 Pt 1 located as indicated on plans
Heat detector required to kitchen

k.j.lloyd AADip. RIBA
CHARTERED ARCHITECT
49 Coed Y Pia, LLanbradach
Caerphilly, CF83 3PT

PROJECT
PROPOSED FIRST FLOOR REAR EXTENSION
AT
4 PENLAN STREET
PENTREBACH
MERTHYR TYDFIL

SCALE
1:50 @ A3
DATE
SEPT 2023
DRAWN
KL
DRG. NO.
03

DRAWING
PROPOSED FIRST FLOOR PLAN & SECTION

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