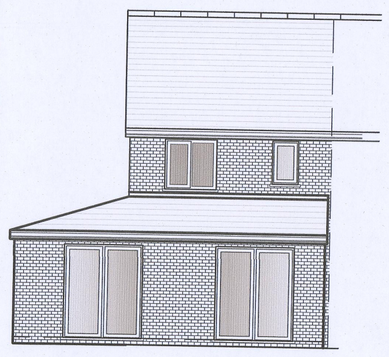
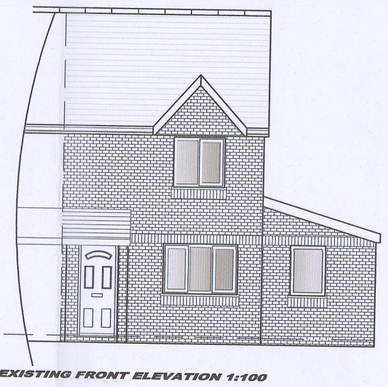


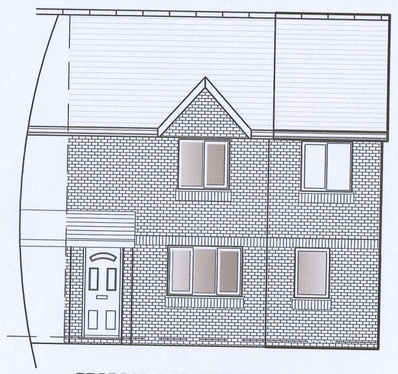
EXISTING REAR ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

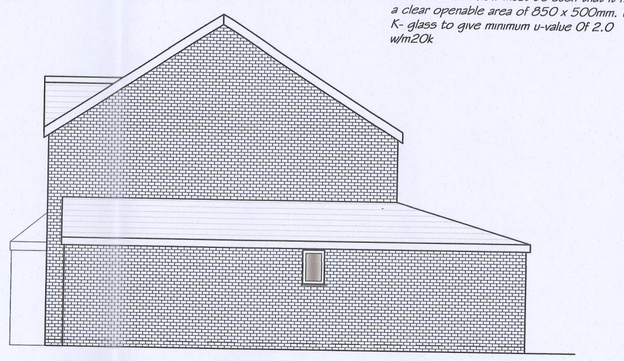


EXISTING FRONT ELEVATION 1:100

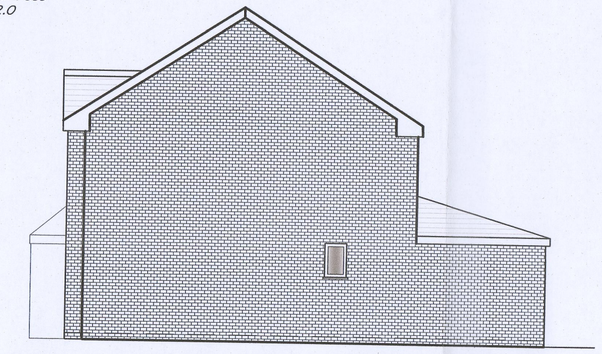


PROPOSED FRONT ELEVATION 1:100

WINDOWS
All windows to be double glazed.The design of one rear window must be such that it has a clear openable area of 850 x 500mm. Use K- glass to give minimum u-value Of 2.0 w/m2Ok

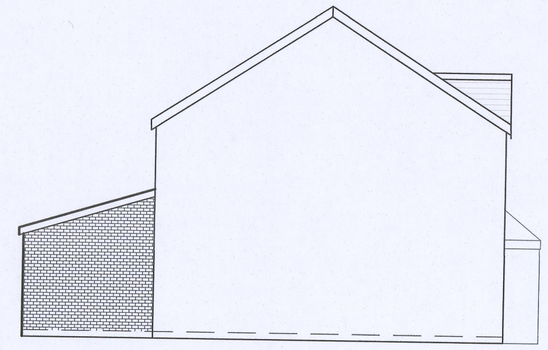


EXISTING SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

~~EXISTING SIDE ELEVATION 1:100~~



PROPOSED SIDE ELEVATION 1:100

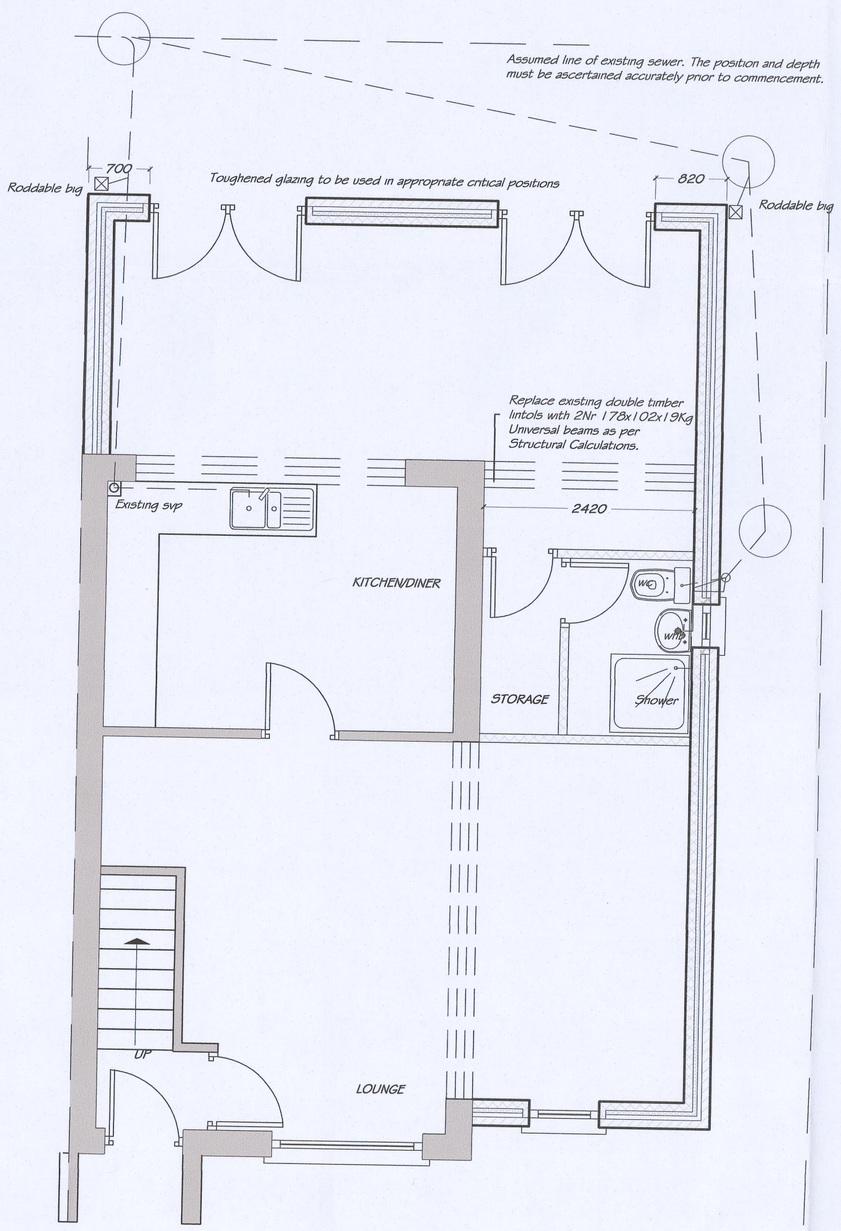
NOTE!
If there is no loft insulation (or less than 200mm thick) then the existing must be increased to a thickness of 250mm min. if the dwelling has un-insulated or partially insulated cavity walls, fill with insulation where suitable.
Also, if a water cylinder is evident, upgrade the insulation as follows:

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.

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.

NOTE!
Where new cavity wall abuts existing, the cavity must be maintained.

ROOF CONSTRUCTION
This will comprise of concrete interlocking tiles to match existing fixed in accordance with manufacturers' instructions. These to be secured to 50 x 25mm tanalised roofing battens over breathable roof felt to BS5534 on 47x150mm C16 timber rafters at 400mm c/c. 50 x 100mm softwood wall-plate secured using 30 x 5 x 1200mm durable mild steel straps at intervals not exceeding 2metres. The ceilings are to be 9.5mm plasterboard and 5mm plaster skim on 47x120mm C16 timber joists at 400mm c/c. These to be supported using 47x175mm C16 timber binders spaced at no more than 1800mm c/c.
Provide 300mm thick quilt or similar approved insulation laid between ceiling joists, 150mm over joists and over the wall-plate to avoid cold bridging. Must give a minimum thermal transmittance (u-value) of 0.15w/m²k provide ventilation to roof space by means of a 25mm air gap at soffit with fly-proof mesh and proprietary vent tiles to ensure through ventilation.



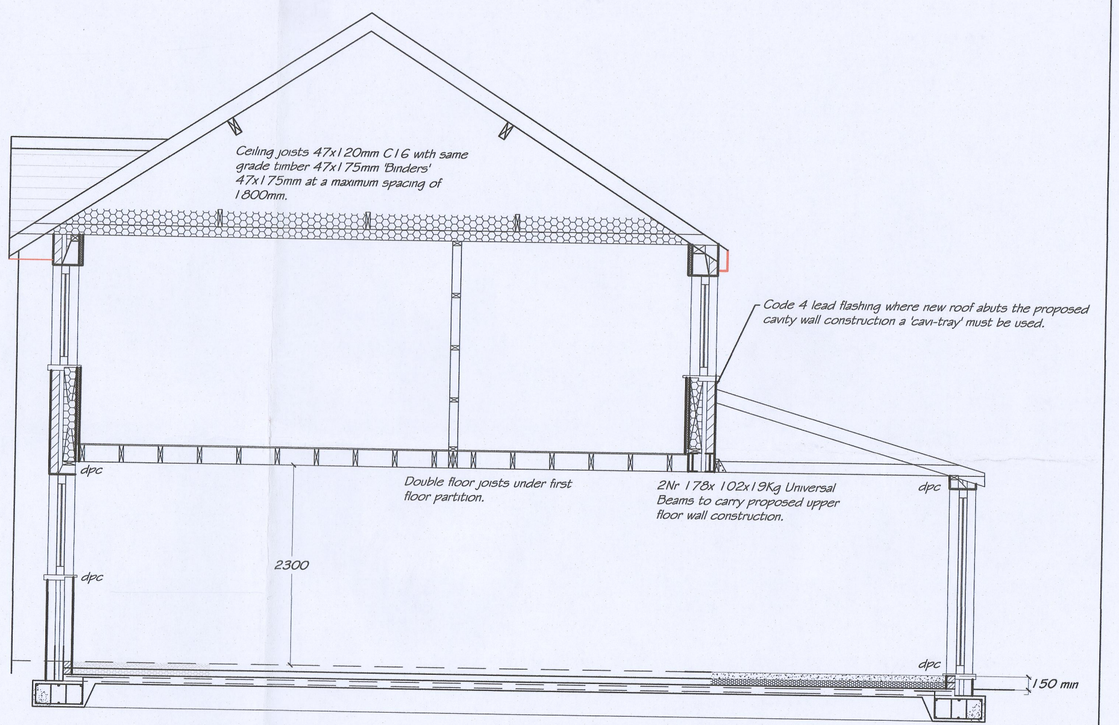
EXISTING GROUND FLOOR PLAN 1:50

(Unaltered other than the replacement of the existing timber lintols)

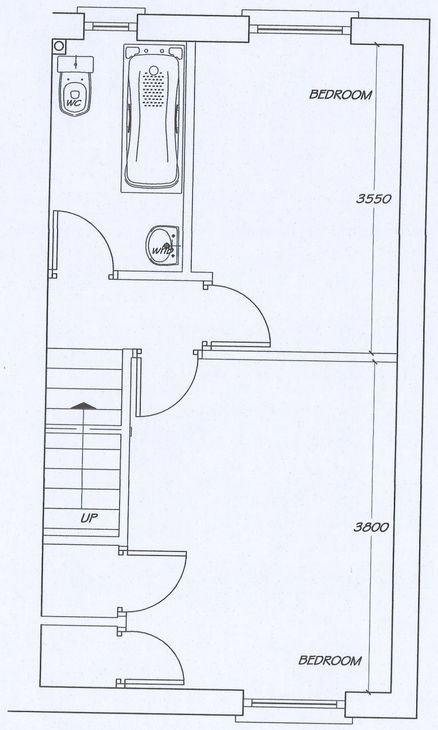
VENTILATION
Habitable Rooms
For rapid ventilation each proposed habitable room must have an openable area of at least 1/20th of the floor area of the room served, with some part of the opening at least 1.75mm above ground level.
In addition background ventilation must be provided having an openable area 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.

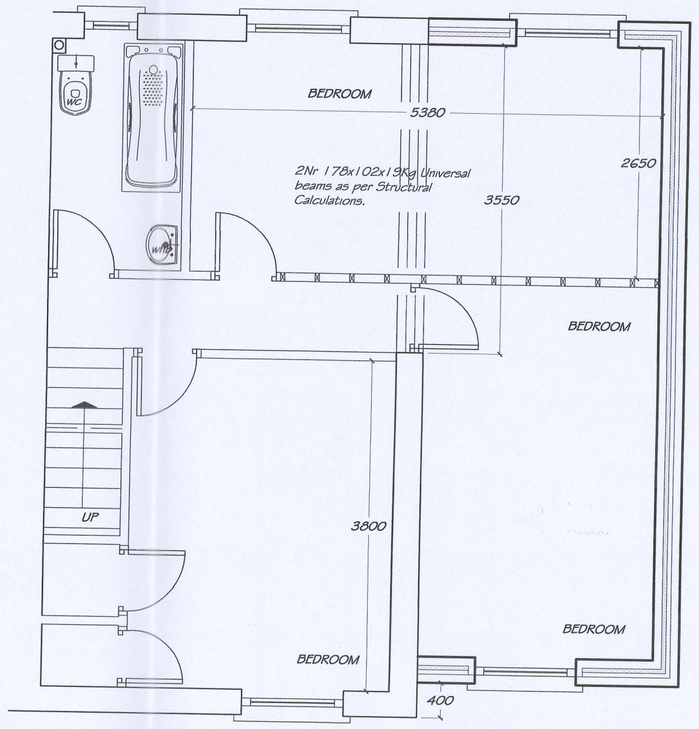
EXTERNAL WALLS (Timber Frame)
Upper Floor
These are to consist of 100mm face brickwork to match the existing, 50mm clear and ventilated cavity with galvanised or stainless steel wall ties spaced at 900mm c/c horizontally and 450mm c/c vertically and staggered and fixed to timber frame studding.
Timber frame stud to be 12mm external grade plyboard on 50x150mm C16 timbers with 150mm solid 'Kingspan' or other approved insulation fixed between studs using proprietary clips. The ply to have an appropriate vapour barrier. The internal face of the frame to have 40mm thick insulated plasterboard.
The thermal transmittance (u - value) of the cavity wall construction is to be 0.2 W/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. Cavitray where timber frame is built off the existing cavity construction.
Provide lateral support at first floor level to those walls running parallel to the floor joists and at soffit level to those walls parallel to the ceiling joists/roof rafters or at both locations if necessary.
All lintels are to be taken from the "Catnic" or "I.G." standard range, with a minimum end bearing of 150mm.
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 strict accordance with manufacturers written specification.



SECTION X-X 1:50

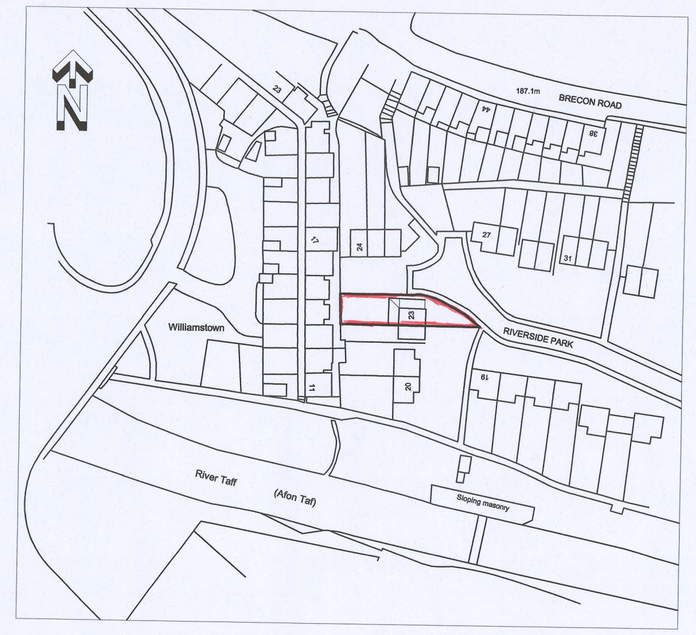


EXISTING FIRST FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

First floor partitions to be 100mm studding with 12mm plasterboard and 5mm plaster skim both sides.



LOCATION PLAN 1:1250

Client:	Project:	Drawing Title:	Date:	Drwg No:
MR RYAN EVANS	PROPOSED UPPER FLOOR SIDE EXTENSION AT: 23, RIVERSIDE, MERTHYR TYDFIL	PROPOSED PLANS, SECTION & ELEVATIONS	MARCH 2025	0325/1