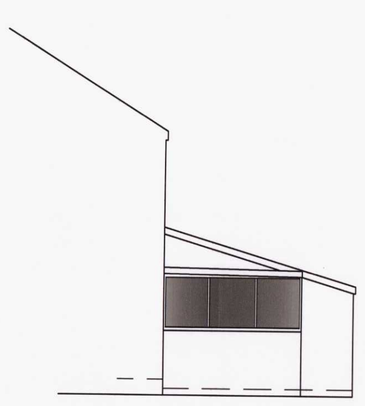
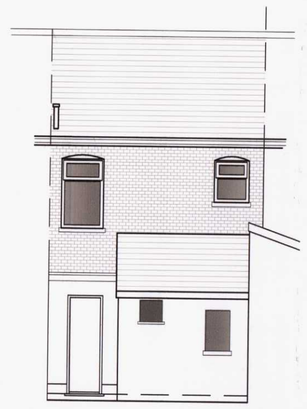
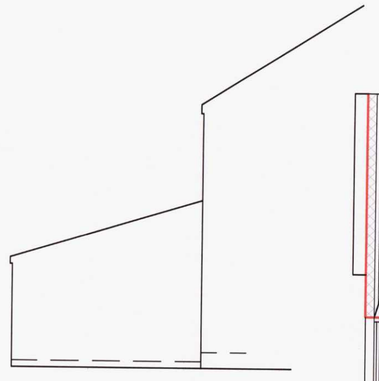


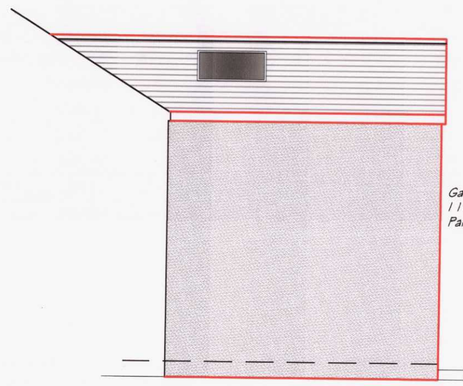
EXISTING SIDE ELEVATION 1:100



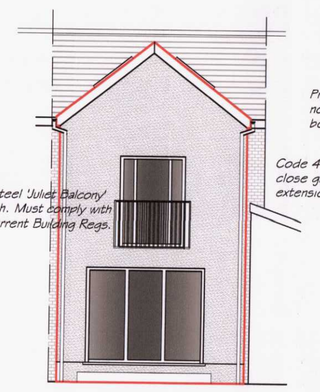
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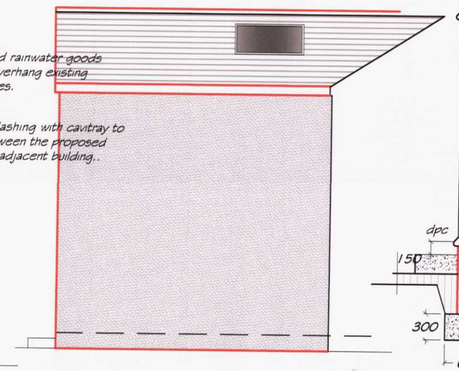
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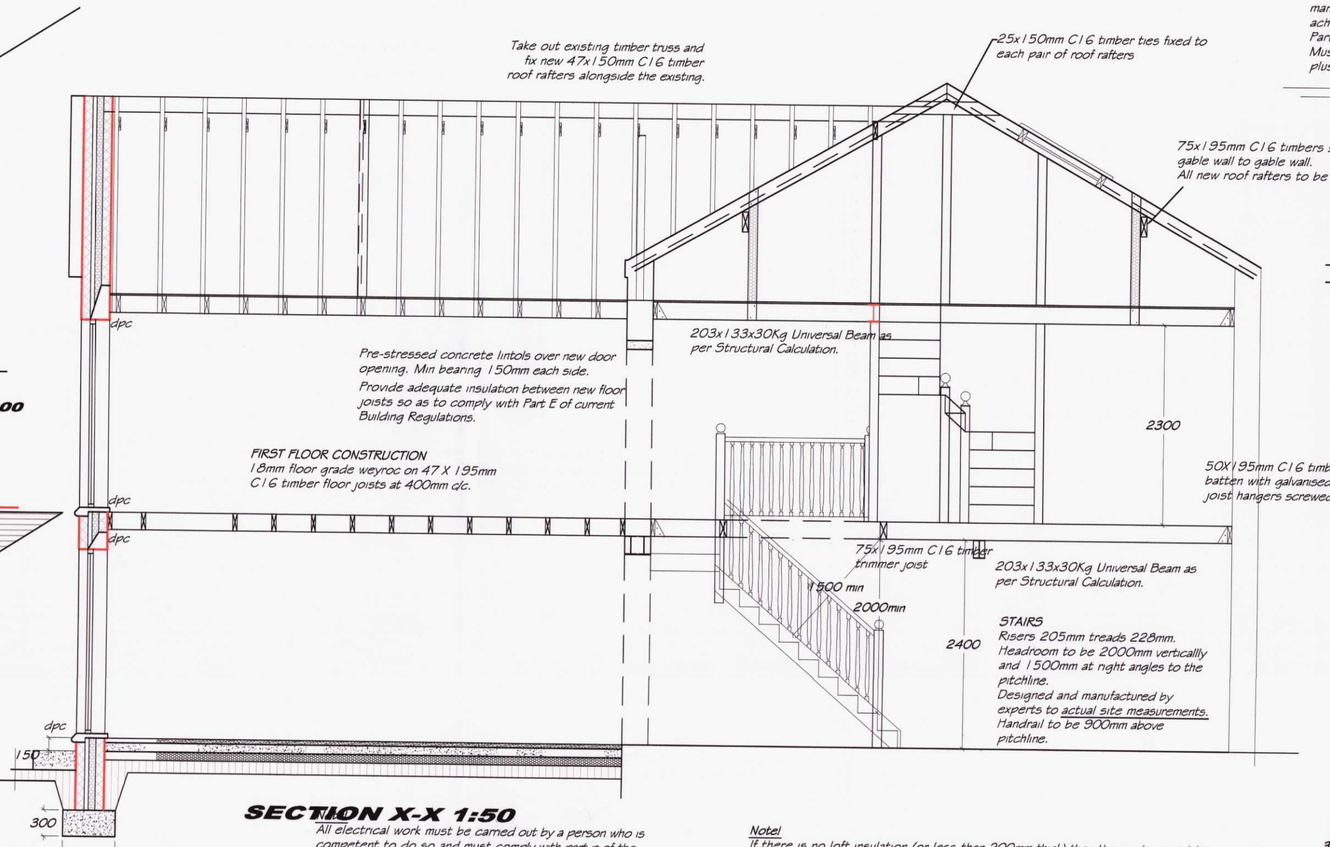
PROPOSED SIDE ELEVATION 1:100



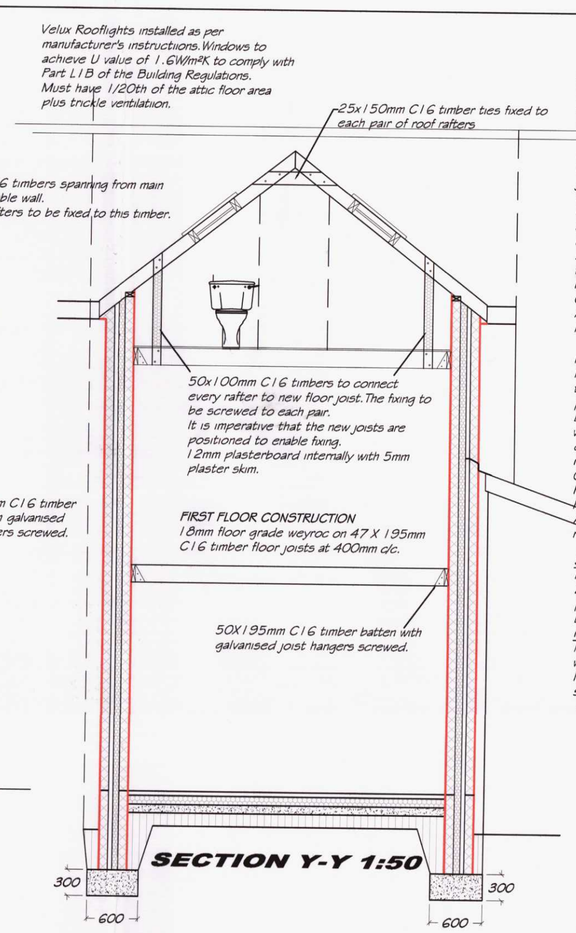
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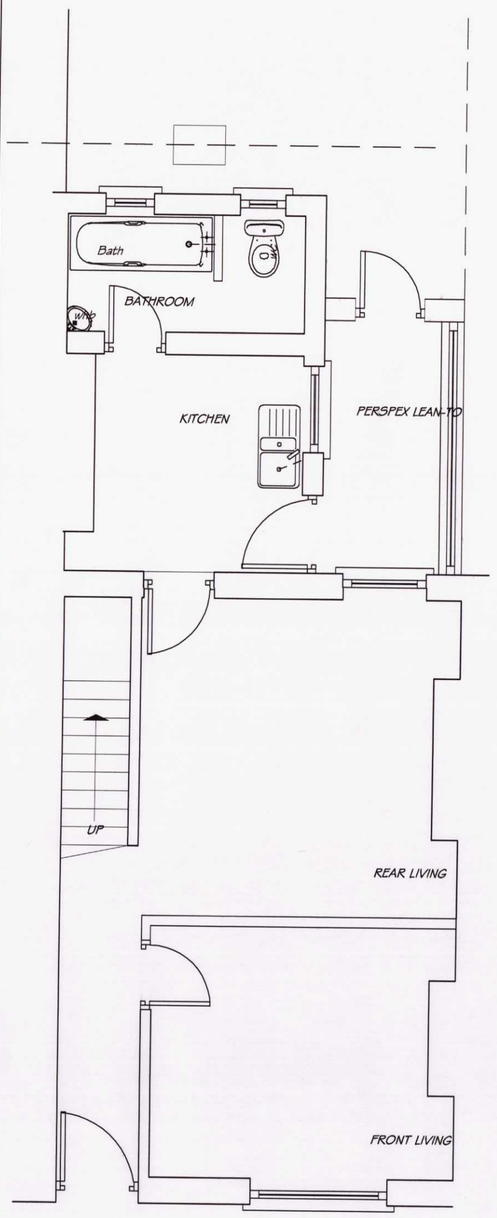
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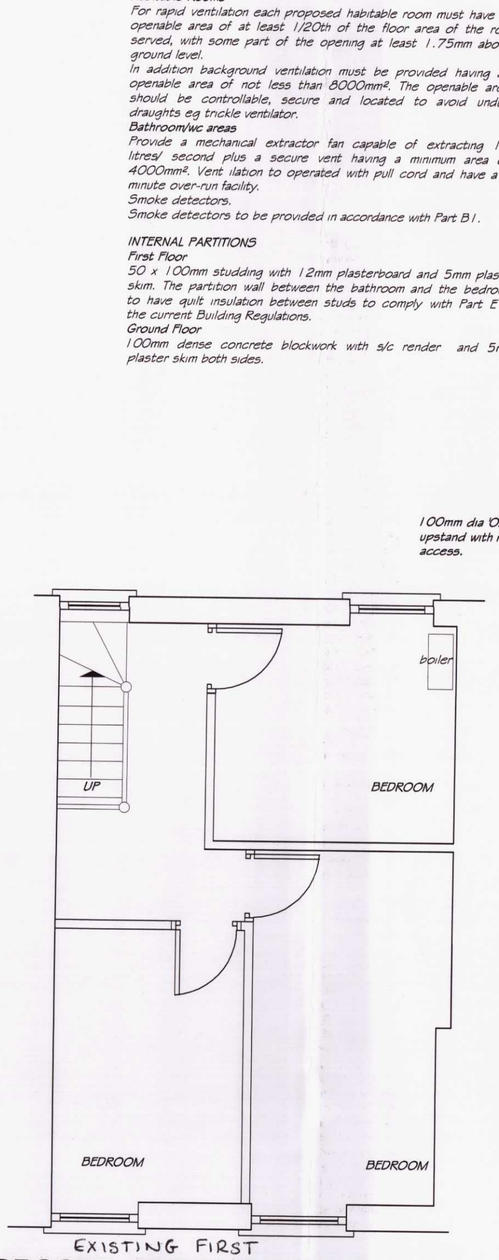
SECTION X-X 1:50



SECTION Y-Y 1:50

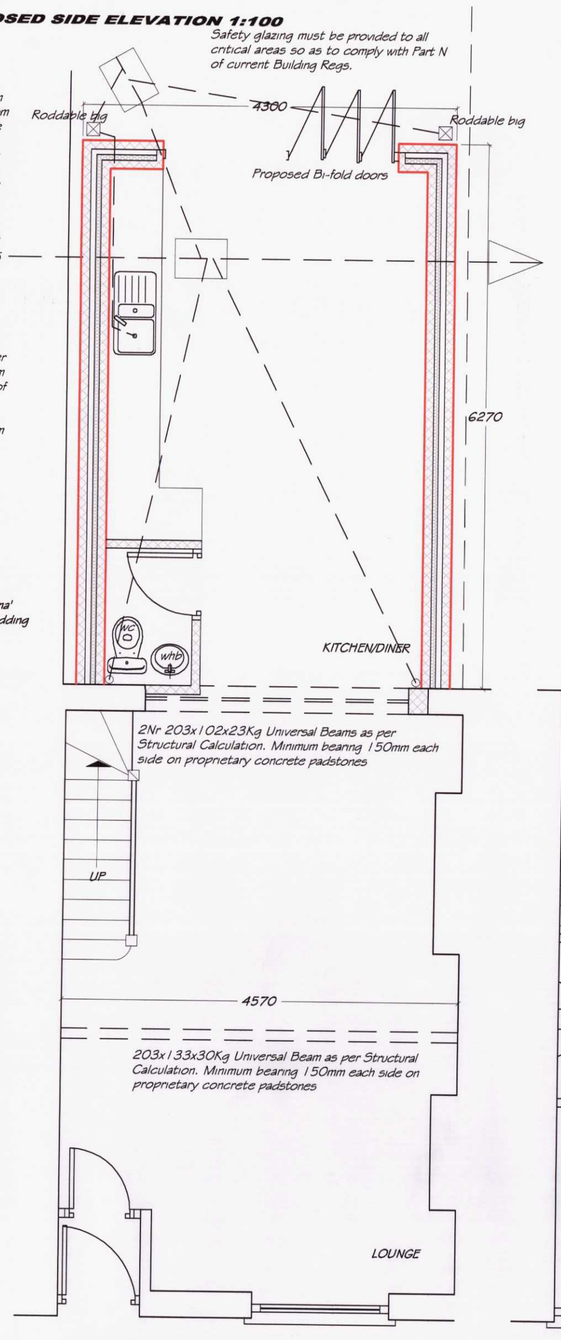


EXISTING GROUND FLOOR PLAN 1:50



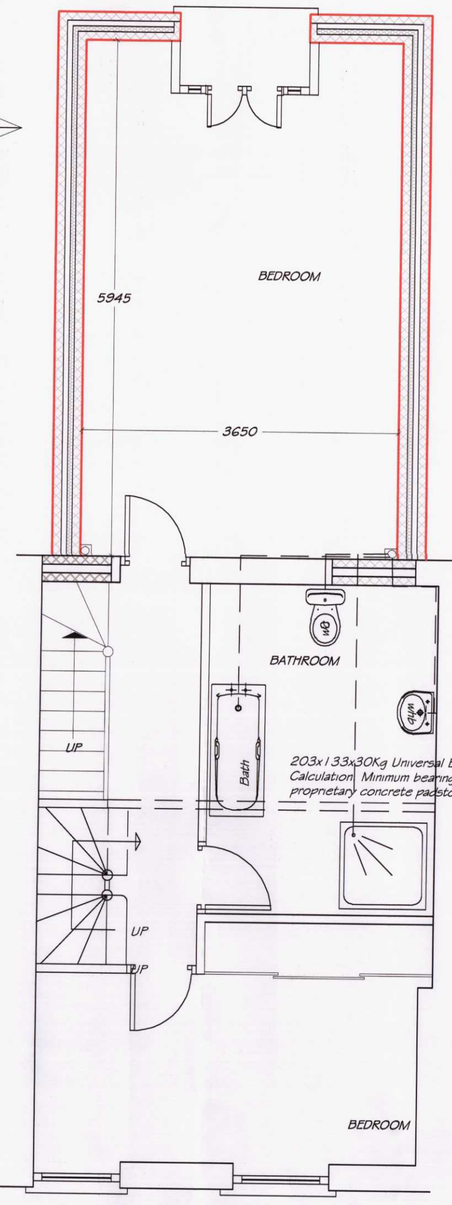
EXISTING FIRST

~~PROPOSED GROUND~~ FLOOR PLAN 1:50

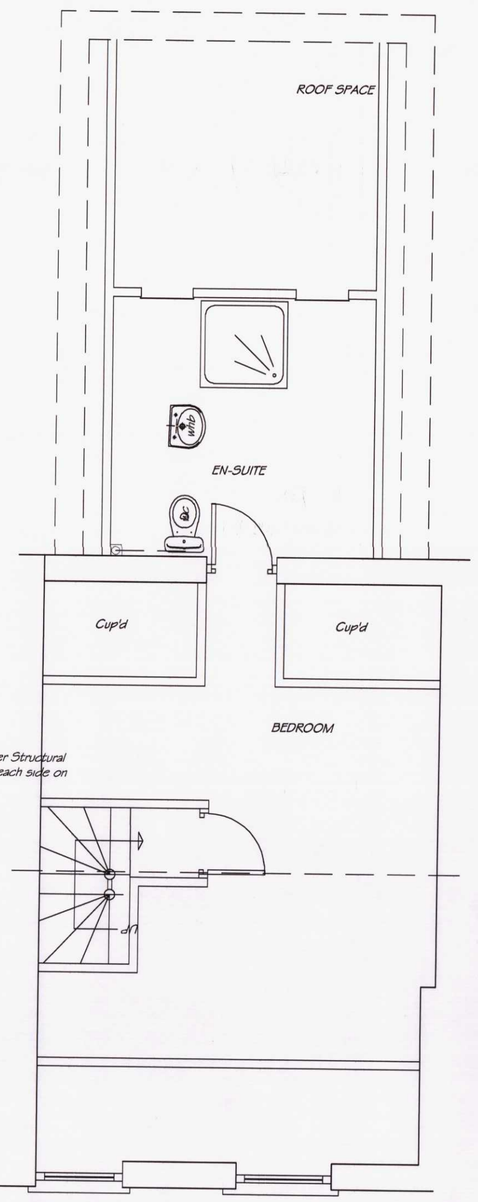


~~EXISTING~~ GROUND FLOOR PLAN 1:50

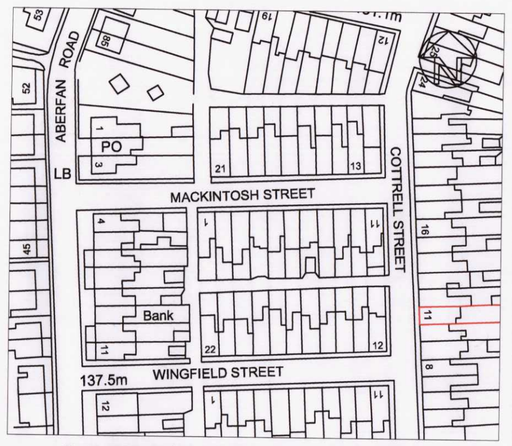
PROPOSED



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED ATTIC PLAN 1:50



LOCATION PLAN 1:1250

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.
Bathroom/wc areas
Provide a mechanical extractor fan capable of extracting 15 litres/ second plus a secure vent having a minimum area of 4000mm². Vent ilation to operated with pull cord and have a 5 minute over-run facility.
Smoke detectors.
Smoke detectors to be provided in accordance with Part B1.

INTERNAL PARTITIONS
First Floor
50 x 100mm studding with 12mm plasterboard and 5mm plaster skim. The partition wall between the bathroom and the bedroom to have quilt insulation between studs to comply with Part E of the current Building Regulations.
Ground Floor
100mm dense concrete blockwork with s/c render and 5mm plaster skim both sides.

Safety glazing must be provided to all critical areas so as to comply with Part N of current Building Regs.

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.

Windows
All windows to be double glazed.The design of proposed bedroom window must be such that it has a clear openable area of 850 x 500mm. Windows and doors to give mmmum u-value Of 1.6 w/m²k. must comply with Part L of the current Building Regulations.

Notel
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.

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 47x125mm C16 rafters at 400mm clc. 50 x 100mm softwood wall-plate secured using 30 x 5 x 1200mm durable mild steel straps at intervals not exceeding 2metres. 25 x 175mm valley boards with code 4 lead to valleys created.
The ceilings are to be 9.5mm plasterboard and 5mm plaster skim or artex finish on 47x170mm C16 timber joists at 400mm clc.
Provide insulation as specified. (Insulation to Attic). 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.

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 concrete block finished with two coats of sand and cement render and plaster skim. Close cavity at eaves with 'Superlux' or similar.
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 bridg.
The wall ties at unbonded jambs are to be placed at a maximum of 300mm vertically and 150mm maximum horizontally from the unbonded jamb.
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.

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

	Diameter of trap	Depth of seal
Bath	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.

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 mn 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 mn C20 concrete base.
All entrees 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.

GROUND FLOOR CONSTRUCTION
This is to compmse of 50mm thick 1:3 sand and cement screed on 100mm C20 concrete. Insulation is to be placed below the oversite concrete in the form of 75mm thick 2400 x 1200 mm rigid slabs with a maximum k-value of 0.026 W/mk, laid directly on 1200 gauge visqueen damp-proof membrane laid continuous with the honzontal dpc.
The dpm is laid on 150mm minimum compacted grade 1 sub-base hardcore. Blind with sand. Connect membrane to dpc. The hardcore should be compacted in layers of 100mm at a maximum depth of hardcore not to exceed 600mm. The thermal Transmittance (u-value) of the floor construction is to be a maximum of 0.18 W/m2 Ok.

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.

NOTE!
All electncal 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!
If there is no loft insulation (or less than 200mm thick) then the existing must be increased to a thickness of 250mm mn. 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:
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200274
PLANNING DEPARTMENT
9 NOV 2020
RECEIVED

Client:	Project:	Drawing Title:	Date:
MR DAN PYKE	**PROPOSED TWO STOREY EXTENSION AT: 11, COTTRELL STREET, ABERFAN, MERTHYR TYDFIL**	**PROPOSED PLANS, SECTION & ELEVATIONS**	**NOVEMBER 2020**