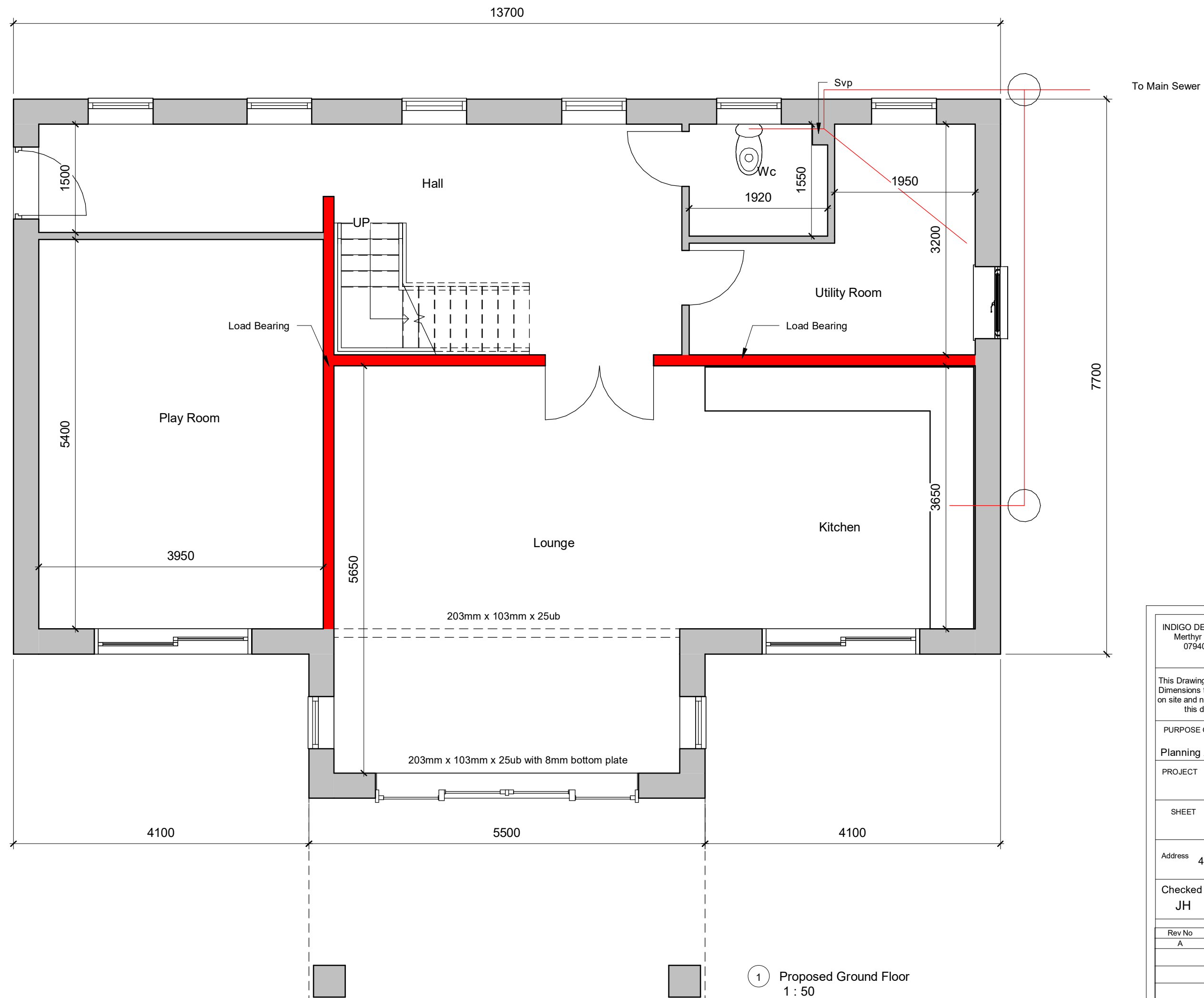




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PURPOSE OF ISSUE	DRWAING NUMBER
Planning Approval	HS-01

PROJECT
New Dwelling

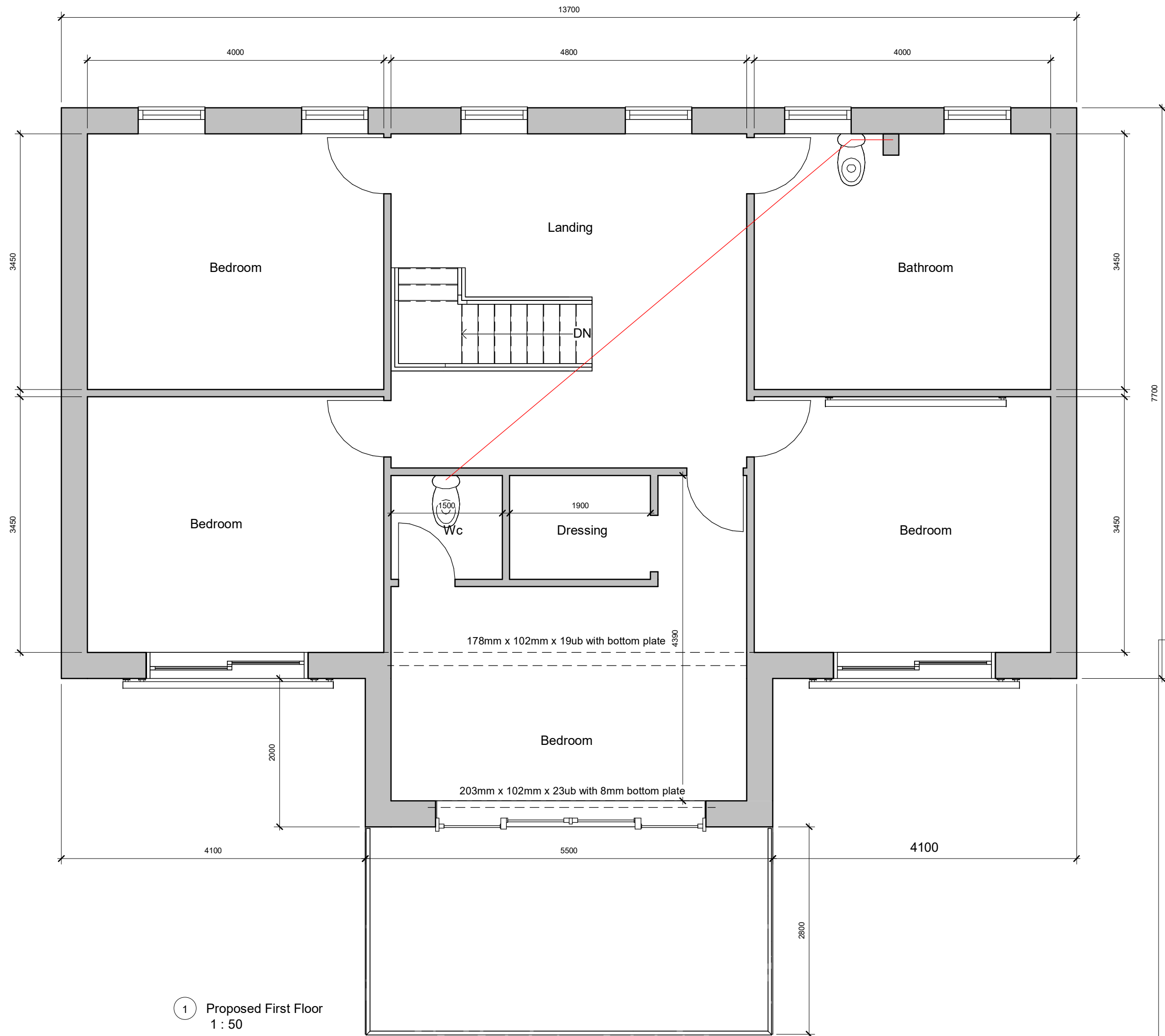
SHEET
Proposed Ground Floor

Address	Land Adj to 48 High Street, Trelewis, Merthyr Tydfil
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Checked by	Drawn by	Scale (@ A3)
JH	PH	1 : 50

Rev No	Description	Date
A	Issue	01/05/2024

1 Proposed Ground Floor
1 : 50



1 Proposed First Floor
1 : 50

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PURPOSE OF ISSUE	DRWAING NUMBER
Planning Approval	HS-02

PROJECT
New Dwelling

SHEET
Proposed First Floor

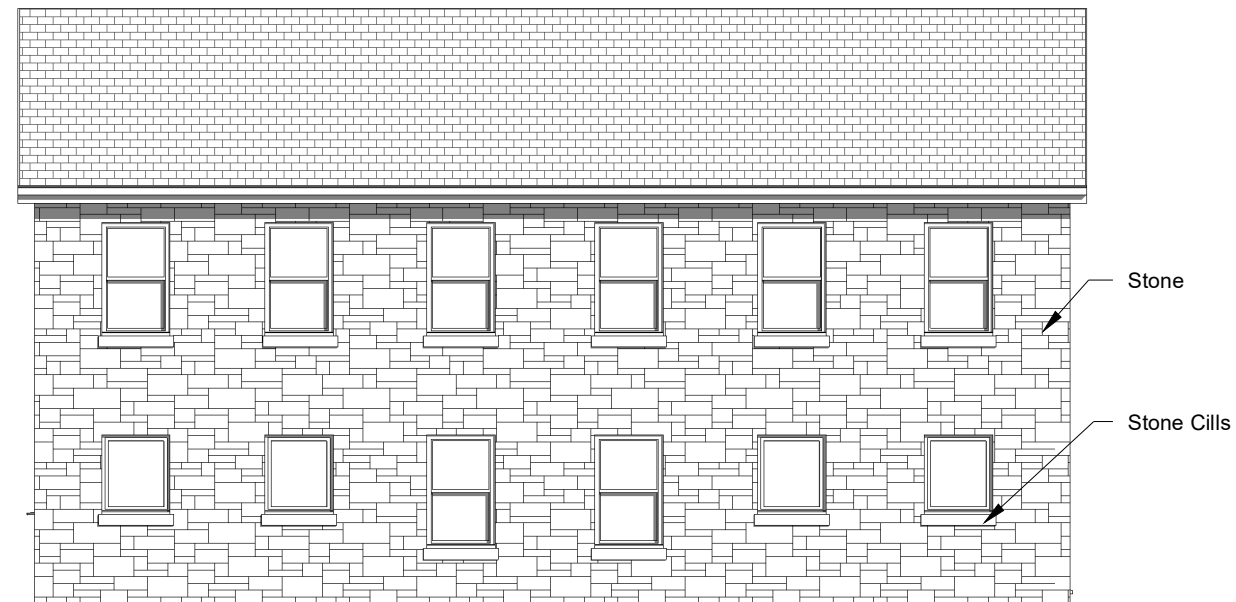
Address	Land Adj to 48 High Street, Trelewis, Merthyr Tydfil
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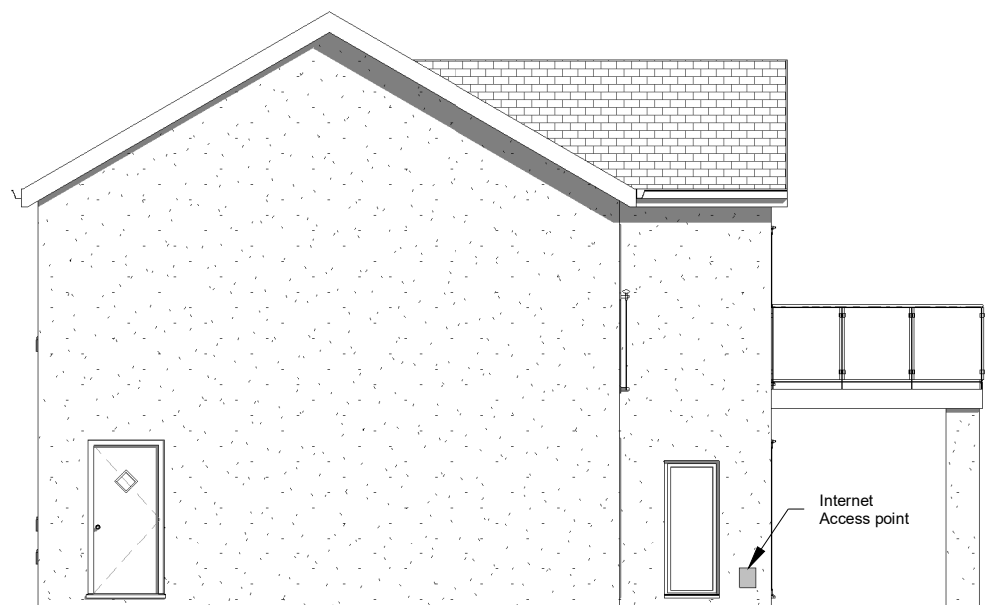
Rev No	Description	Date
A	Issue	01/05/2024



1 Proposed Rear Elevation
1 : 100



2 Proposed Front Elevation
1 : 100



3 Proposed Side 1 Elevation
1 : 100



4 Proposed Side 2 Elevation
1 : 100

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Planning Approval	HS-03

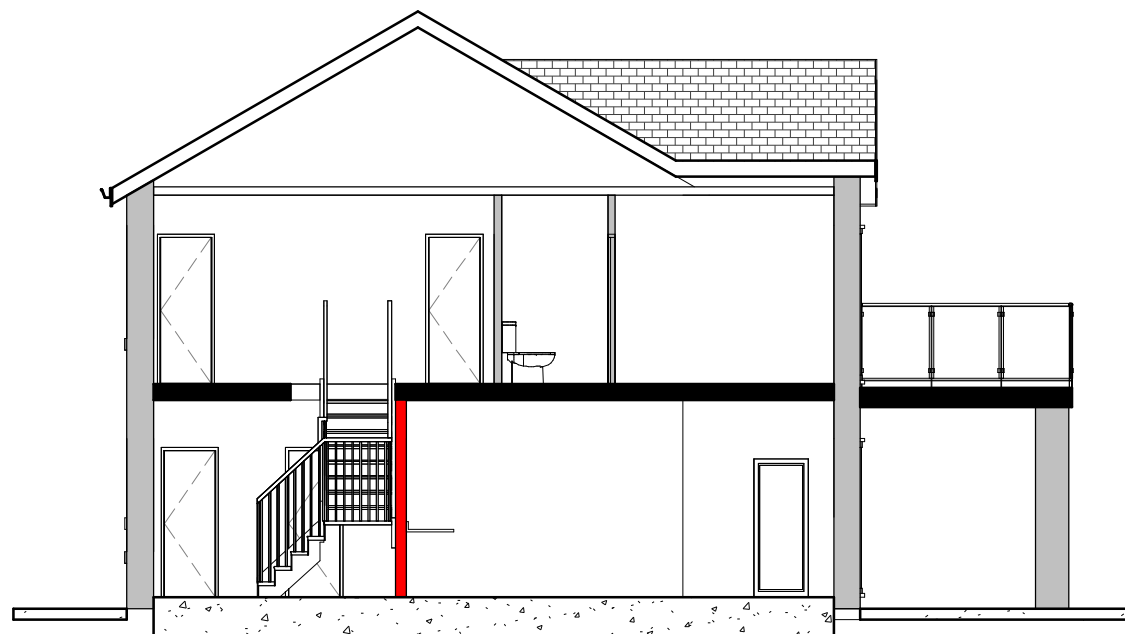
PROJECT
New Dwelling

SHEET
Proposed Elevations

Address	Land Adj to 48 High Street, Trelewis, Merthyr Tydfil
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A	Issue	01/05/2024



1 Section
1 : 100



2 Proposed Illustration



3 Proposed Illustration B

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PURPOSE OF ISSUE

Planning Approval

DRWAING NUMBER

HS-04

PROJECT

New Dwelling

SHEET

Proposed Section & Illustrations

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JH

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PH

Scale (@ A3)
1 : 100

Rev No	Description	Date
A	Issue	01/05/2024

GENERAL NOTES

Drawings to be read in conjunction with Structural Engineers details.All works to be carried out in accordance with safe working practices and in accordance with CDM 2015 regulations.

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Materials and Workmanship

All works are to be carried out in a workman like manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Party Wall Act 1996

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on or near an existing Party Wall involves any of the following:

- Support of beam, Insertion of DPC through wall, Raising a wall or cutting off projections, Demolition and rebuilding, Underpinning, Insertion of lead flashings.
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

Protection

All existing ceilings, tiles, internal fittings, furniture and finishes to be protected from damage during construction. Any damage to be made good and to match existing. Existing services to be maintained as far as practicable by contractor during contract period. Contractor services requirements to be agreed with client prior to commencement of works. Client to be notified in advance of any disruption to services. Contractor to provide portoloo for their own use.

Thermal Bridging

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

Smoke detection

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be installed. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Escape Window

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

Windows

New and replacement windows to be double glazed with argon filled gap and soft coat low-E glass. Window Energy Rating to be Band B or better or to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

Door New and Replacement

New and replacement doors with glazed area greater than 60% of the internal face to achieve a U-Value of 1.4 W/m²K or minimum DER band B. Glazed areas to be double glazed with argon filled gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

Other doors to achieve a U-Value of 1.4 W/m²K or minimum DER band C.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

Glazing in Critical Locations

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

C2. Condensation

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

Extract for Shower Room

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body

Extract to Bathroom.

Bathroom to have mechanical vent ducted to external air to provide min 15 l/s extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Extract to Wc.

WC to have mechanical ventilation ducted to external air with an extract rating of 6l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Extract to Utility Room

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Extract to Kitchen

Kitchen to have mechanical ventilation with an extract rating of 60 l/s or 30 l/s if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Height of Cooker hood to be as manufacturer's specification or between 650mm and 750mm.

Purge Ventilation

Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged or pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. External doors and sash, hinged or pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Background Ventilation

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm². Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom. Background ventilators to be tested to BS EN 13141-1. Background ventilator equivalent area and operation to be measured and recorded. Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

PROJECT New Dwelling		SHEET Notes 1		
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		Rev No A	Description Issue	Date 01/05/2024
		PURPOSE OF ISSUE	DRWAING NUMBER	
		Planning Approval	HS-05	

Electrical Safety

All electrical work required to meet the requirements of part P (electrical safety) will be designed, installed, inspected and tested in accordance with BS7671, by a person competent to do so. The council will be notified prior to any covering up of any electrical cables or fittings so that an inspection may be made while they are still visible. In addition, the council must be informed of, and given the opportunity to witness the BS 7671 inspection and testing of the fixed electrical installation work. All light switches to be at 1200mm above FFL. All power points to be at 450mm above FFL (except for specialist items such as above kitchen worktops etc)

Prior to completion the council will be provided with an electrical installation certificate (complete with a schedule of inspections and a schedule of test results as required by part 7 of BS 7671) signed by 'a competent qualified electrician'. Sufficient information will be provided to the building owner, on completion, so that persons wishing to operate, maintain or alter the installation in the future can do so reasonably safely.

Internal Lighting

Internal energy efficient lighting to be fitted as calculated in the TPER/TER. Each internal light fitting should have lamps with a luminous efficacy of 75 light source lumens per circuit-watt. Internal light fittings should have local controls to allow for the separate control of lighting in each space or zone. To comply with Elemental Specification for the TPER/TER. Fixed lighting capacity (lm) - 185 x total floor area. Lighting efficacy (lm/W) – 80.

Fixed External Lighting

Fixed external lighting should have both of the following controls:
a. Automatic controls which switch luminaires off in response to daylight.
b. If the luminous efficacy is 75 light source lumens per circuit-watt or less, automatic controls which switch off after the lit area becomes unoccupied. If the luminous efficient is greater than 75 light source lumens per circuit-watt, manual control is acceptable.

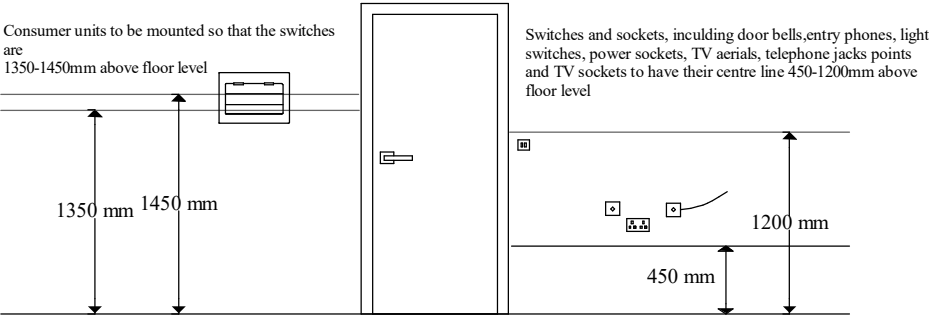
New Boiler

Heating and hot water will be supplied via a wall mounted condensing vertical balanced flue pressurised boiler with a minimum efficiency of 92% (as defined in ErP) and boiler control interlocks. Each room to be fitted with thermostatic radiator valves and all necessary zone controls.
Energy-Related Products Directive for Standard Assessment Procedure modelling, SEDBUK values to be used.
The energy performance of the new components to be assessed. The results to be recorded and given to the building owner.
All pipes to be insulated to the standards in Table 4.4 Approved Document L.
All parts of the system including pipework and emitters should be sized to allow the space heating system to operate effectively and in a manner that meets the heating needs of the dwelling, at a maximum flow temperature of 55°C or lower.
The system will be installed, commissioned and tested by a GAS SAFE Registered Specialist and a certificate issued to demonstrate that the installation complies with the requirements of Part L. Carbon monoxide alarm to be positioned near boiler.
Boiler flue to be installed in accordance with Approved Document J, British Gas requirements and manufacturer's guidance.
Flues to be terminated externally with metal terminal guard and positioned a minimum of 600mm away from any openings into the building. Where the flue passes through a wall, floor or roof, enclose in a non-combustible sleeve. Where the flue is within a void provide appropriate and sufficiently sized access to allow inspection of the flue. No combustible materials to be within 50mm of the flue.
Provide new metered gas supply to the dwelling. All works to comply with gas authority standards.
Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
Battery operated or mains-wired Carbon monoxide alarm to be fitted between 1m and 3m of the boiler in compliance with Approved Document J.

Accessible Switches, Sockets & Controls

All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.

HEIGHTS OF SWITCHES, SOCKETS ETC. M4(1)



Lintels

For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.
Independent lintels to have an insulated cavity closure between the inner and outer lintel.

Structural openings

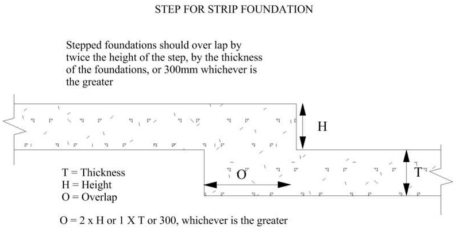
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Radon

The proposal has been identified as being in an area which is not affected by Radon.

Strip Foundations.

Provide 300mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 750mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. If excavation reveals that the ground is not suitable for strip foundations then an alternative method will be required ie. Raft foundation to be approved by Building control inspector. There are no Trees in the vicinity of the proposal. Stepped foundations should overlap by twice the height of the step, by the thickness of the foundations, or 300mm, whichever is the greater. The height of the step should not be greater than the thickness of the foundation. See Below.



Trial hole excavated and existing foundation to be checked before work starts

Floor slab

Min U-value of 0.15 W/m²K.
75mm Sand cement screed, 100mm Concrete slab, 125mm Celotex or similar rigid floor insulation board, with 25mm thick rigid insulation batts around the perimeter of the floor. 1200 Gauge Visquee membrain above and below insulation. 50mm Stone dust binding 150mm Compacted hard core. Existing Ground Conditions to be confirmed with Building Control Officer. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.

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Unprotected area less than 1m from boundary

Any window or door openings should meet the conditions in Diagram 11.5 in Part B Volume 1 (small unprotected areas), and the rest of the wall should be fire resisting from both sides. External surface materials facing the boundary should be class B-s3, d2 or better.

Acceptable unprotected areas

Unprotected areas more than 1m from the boundary

The unprotected area should not exceed the following:

Minimal distance from the boundary maximum unprotected area (m²)

1	5.6
2	12
3	18
4	24
5	30
6	No limit

Protection from falling and Entrapment

Window handles on windows that open outwards are not to be more than 650mm from the inside face of the wall when the window is at its maximum openable angle. Any louvered shutters, window railing and ventilation grilles to comply with the following: - Not allow the passage of a 100mm diameter sphere. - All holes which allow the passage of an 8mm diameter rod should also allow the passage of a 25mm diameter rod. Such holes should not taper in a way that allows finger entrapment. - All looped cords must be fitted with child safety devices. Openings wider than 100mm, where the change in floor level between inside and outside is over 600mm, to be provided with fixed guarding 1.1m high room internal floor level. Guarding to not be easily climbable, to be sized to prevent the passage of a 100mm sphere and capable of resisting at least the horizontal force given in BS 6180:2011.

Overheating Mitigation

Glazed area of dwelling to be max 15% of floor area. Min free area of ventilation to be 12% of the floor area and to be provided via openable windows and ventilation louvres.

Dynamic Thermal Modelling

The following guidance to be followed to demonstrate compliance:

- a. CIBSE TM59 methodology for predicting overheating risk.
- b. The limits on the use of CIBSE TM59 methodology.
- c. The acceptable strategies for reducing overheating risk.

Building control to be provided with a report that demonstrates that the building passes CIBSE TM59 assessment of overheating.

Internal Corridors and Door Widths

Doorway clear opening width and corridor clear passage way width to comply with the following:

- 750mm or wider doorway – corridor to be 900mm (when approached head on)
- 750mm doorway – corridor to be 1200mm (when approach is not head on)
- 775mm doorway – corridor to be 1050mm (when approach is not head on)
- 800mm doorway – corridor to be 900m (when approach is not head on)

Door and corridor width to comply with Diagram 1.2 and to be measured in accordance with diagram 1.1, Approved Document M. Any localised obstruction must not occur opposite or close to a doorway, and should not be longer than 2m in length. The corridor must not be reduced below a minimum 750mm width at any point.

Level Approach

Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm, non-slip and capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable).

Accessible Level Door Thresholds Into The Building

Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principle entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

Fire Supression System

Residential Automatic Fire Suppression Systems to be designed and installed to BS 9251 and 9252. System must have been tested for use in domestic properties. System to cover the whole dwelling except bathrooms under 5m², cupboards under 2m² and concealed voids. Information on the maintenance and design of system information to be given to property owners in accordance with approved document B.

Lifetime Homes

- Dwelling to comply with the criteria set out for lifetime homes including:
- Parking
- Dwelling approach
- Entrances
- Internal doors and hallways
- Circulation space
- Entrance level living space
- WC
- Bathrooms
- Glazing
- Location of service controls
- etc

Hot Water Storage Systems

Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported. Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply. Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

Cold Water Supply

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared. Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

Control Of Water Temperature

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C

Hot Water Supply

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with wholesome hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

Water Efficiency

The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the ‘Water Efficiency Calculator for New Dwellings’ and results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below;
WC 5/3 (dual flush)
Taps (excluding kitchen taps) 4
Baths 180
Shower 8
Kitchen sink taps 6
Washing machine 8.17 (not supplied)
Dishwasher 1.25 (not supplied)
Water recylling 0 (not supplied)
Predicted per capita consumption (Code) 103.28

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PROJECT New Dwelling		
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Rev No A	Description Issue	Date 01/05/2024

Energy Performance

Building control to be notified before the works start of the: Target primary energy rate and the dwelling primary energy rate. The emission rate and the dwelling emission rate. The dwelling fabric performance values. The dwelling energy efficiency rating. All above to be reported using the ‘design stage’ building regulations Wales Part L compliance report (BRWL) – appendix B

On completion of the works building control to be notified of:

- a. The as-built target emission rate and as-built dwelling emission rate.
- b. The as-built target primary energy rate and as-built dwelling primary energy rate.
- c. The as-built fabric performance values.
- d. The as-built energy efficiency rating.
- e. A list of specifications used in the as-built calculations, and whether the specifications have changed from those used in the design stage calculations.

BRWL report to be given to building control along with photographic evidence of compliance. The target primary energy rate and target emissions rate to be calculated using the UK Governments Standard Assessment Procedure for energy rating of dwellings version 10 – Appendix R and E. The dwellings primary energy rate must not exceed the target primary energy rate and target emission rate.

Energy Performance Certificate, with a minimum EPC rating of 81 (B), accompanied by a recommendation report, to be given to the owner of the building and submitted to building control, no later than 5 days after the work has been completed.

Air Pressure Testing

An air pressure test to be carried out on each dwelling. Building control so be provided with evidence that the test equipment has been calibrated using a UKAS-accredited facility. Certificate to be given to building control by a person who is registered by Elmhurst Energy Systems Limited or the Air Tightness Testing and Measurement Association. Air pressure tests to be performed following the guidance in the Approved Airtightness Test Methodology CIBSE TM23. The measured air permeability to be not worse than 5 m³/(h·m²) at 50 Pa.

If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved. The results of all pressure tests, including any test failures, should be reported to building control. A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

Providing Information

On completion of the works the owner of the dwelling shall be provided with:

- Information about the fixed building services and on-site electricity generation and their operating and maintenance instructions, to include use of timers, sensors, a floor plan and temperature control settings.
- A signed copy of the BRWL report.
- A recommendations report generated with the ‘on-construction’ energy performance certificate.
- A Home Energy Guide.

Information to be easy to understand and in an accessible format.

Continuity of Insulation

The building fabric to be constructed so that the insulation is reasonably continuous across newly built elements. Drawings to be provided for junctions to prevent thermal bridging, guidance in Building Research Establishment’s BR 497 or other independently assessed thermal junction details to be followed. Before elements are concealed, photographs of the details and an on-site audit to be undertaken to confirm that the designed details have been constructed in line with the guidance in Appendix B of Approved Document L.

Commissioning of Fixed Building Services

All fixed building services to be commissioned and a commissioning plan to be produced identifying:

- Systems that need to be tested.
- How these systems will be tested.

Commissioning plan to be given to the building control body with the design stage dwelling primary energy rate, dwelling emissions rate and dwelling fabric energy rate calculation. At completion a commissioning certificate to be given to the building control body confirming that the commissioning plan has been followed and that all systems have been inspected and conform with the design requirements.

System Controls and Zoning

Domestic hot water circuits to have:

- Time control that is independent of space heating circuits.
- Electronic temperature control.

Each room or agreed zone should be provided with thermostatic room controls.

Dwellings with a floor area of 150m² or greater to have a minimum of two independently controlled heating circuits.

Limiting Heat Loss and Gains

In accordance with Table 4.4 Approved Document L

Insulation to be provided to:

- Primary circulation pipes for domestic hot water.
- Primary circulation pipes for heating circuits where they pass outside the heated living space and voids.
- Pipes connected to hot water storage vessels for at least 1m from the point at which they connect to the vessel.
- Secondary circulation pipework.

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Air Tightness

Identify the position, continuity and extent of the air barrier.

Incoming and penetrating services, ducts and cables, wherever possible, to be grouped to minimize how often the air barrier is penetrated. Grommets or flexible collars to be used around flexible services and sealed to the air barrier with air-sealing tape or sealant.

Reporting Evidence of Compliance

A design stage and ‘as- built’ Building Regulations Wales Part L (BRWL) report, produced by SAP 10 software, and photographic evidence to be provided to building control and to the building owner.

Reports to include details of SAP ratings and a supporting list of ‘as-built’ specifications.

Photographs to show thermal continuity and quality of insulation to be made available to the energy assessor and building control of the following details:

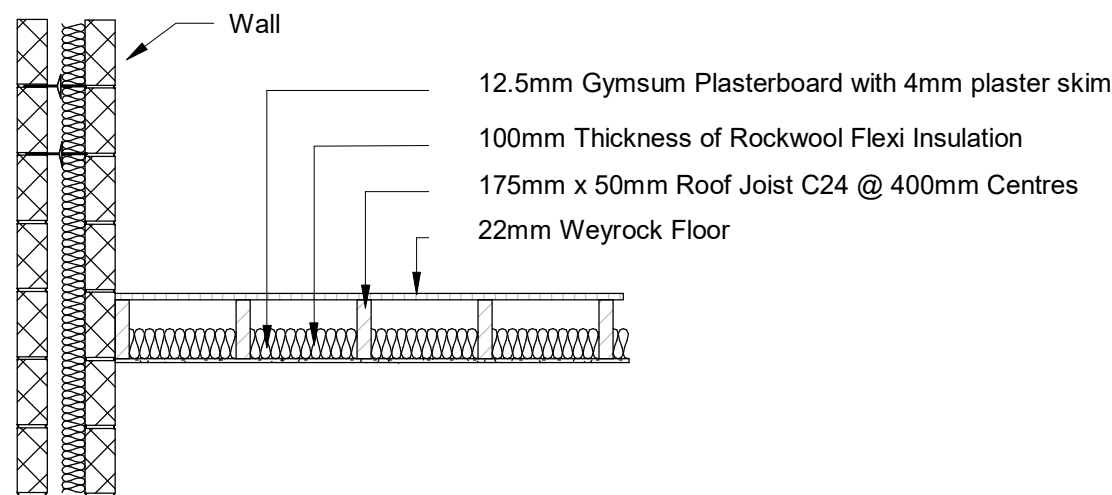
- At ground floor perimeter edge insulation
- At external door threshold
- Below damp-proof course on external walls
- Ground floor to wall junction
- Structural penetrating elements
- Joist/rafter level
- Eaves and gable edges
- Window positioning in relation to cavity closer or insulation line
- External doorset positioning in relation to cavity closer or insulation line
- Air tightness details where required
- Plant/equipment identification labels, including make/model and serial number
- Primary pipework and continuity of insulation
- Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope)

Each image file name to confirm location, date and time and to have a plot number and detail reference.

Stairs

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

PROJECT New Dwelling		SHEET Notes 4		
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		Rev No A	Description Issue	Date 01/05/2024
PURPOSE OF ISSUE Planning Approval	DRWAING NUMBER HS-08			



First floor structure

22mm Weyroc floor boards on 175mm x 50mm C24 floor joist@ 400 centres, Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fire-Line plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

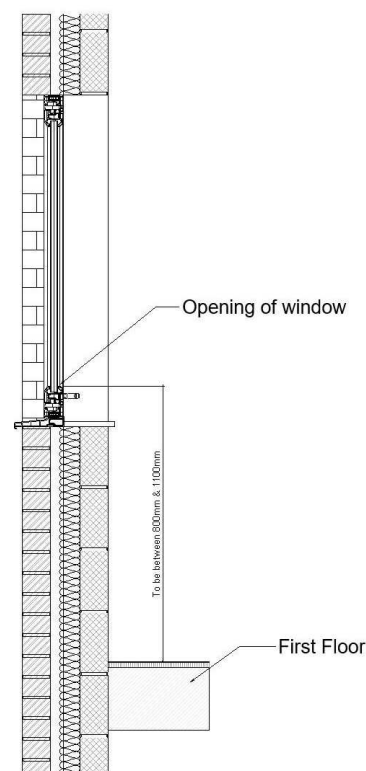
Escape Window

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.

The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.



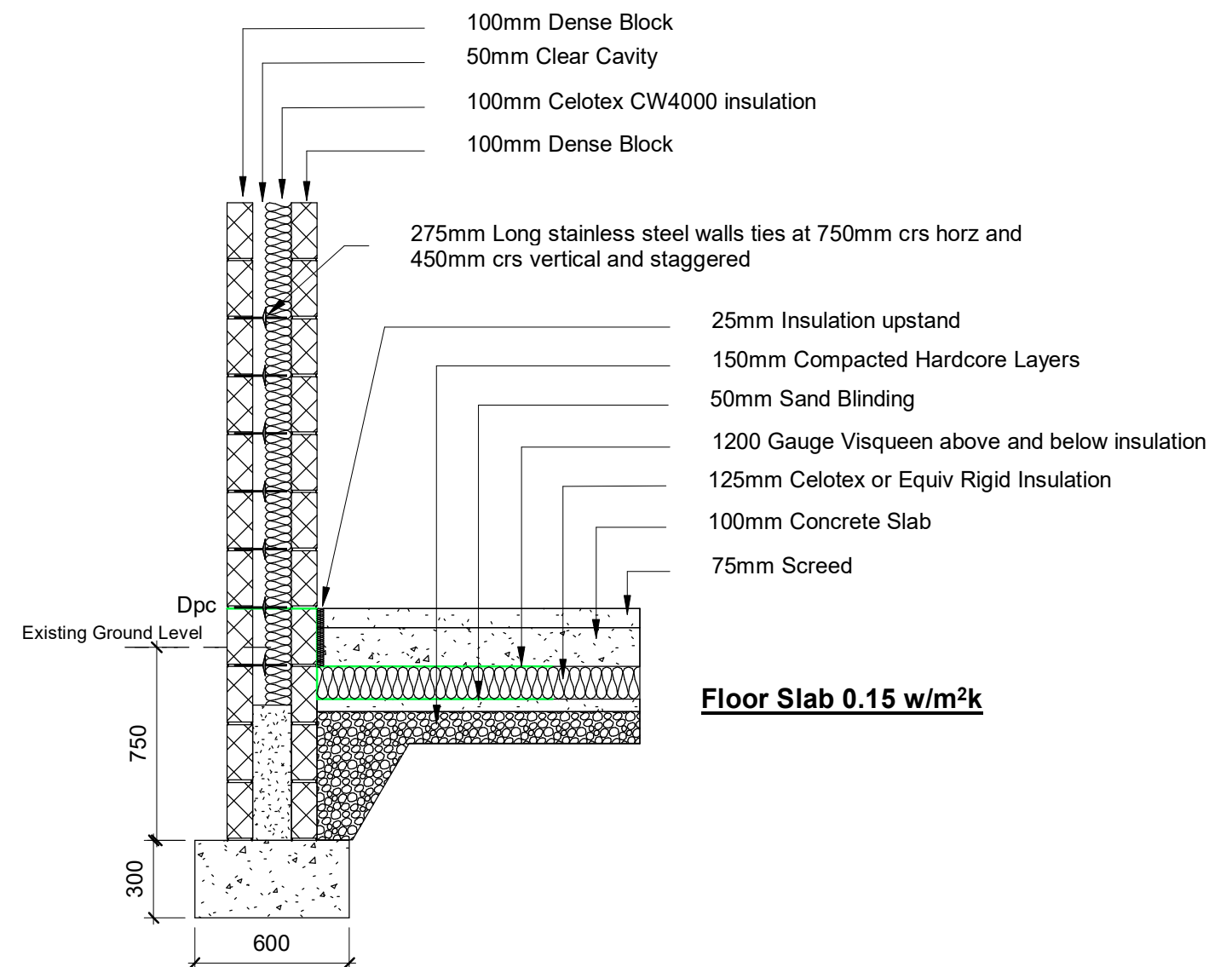
Internal partitions .

Internal partitions to consist of 100 x 50mm timber stud work with intermediate noggins at 1/3 and 2/3 of the height with 12.5mm British Gypsum plasterboard fixed to bothsides with skim finish. Void to be filled with 100mm Rockwool or similar sound deadening quilt. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles.

Internal ground floor walls.

Load bearing 100mm concrete block. Sand cement render and skim on 450mm wide x 300 deep strip foundation. Tied into existing cavity walls using galvanised fur fix. Existing Ground Conditions to be confirmed with Building Control Officer.

Walls 0.18 w/m²k



Floor Slab 0.15 w/m²k

Cavity Walls Block

Min U-value of 0.18 W/m²K.

Walls tied into existing walls using galvanised fur fix, 350mm Cavity, 20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm dense block outer skin. Ensure a 50mm clear residual cavity and provide 100mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm dense block. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. 275mm Long stainless steel walls ties at 750mm crs horz and 450mm crs vertical and staggered. Provide vertical dpc to all openings Cavities to be closed off with cavity closers. Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

Target U-v Value

Walls 0.18 w/m²k
Pitched roof 0.13 w/m²k
Floors 0.15 w/m²k
Windows 1.40 w/m²k
Doors 1.4 w/m²k

PROJECT New Dwelling		SHEET Notes 5		
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PURPOSE OF ISSUE Planning Approval	DRWAING NUMBER HS-09			

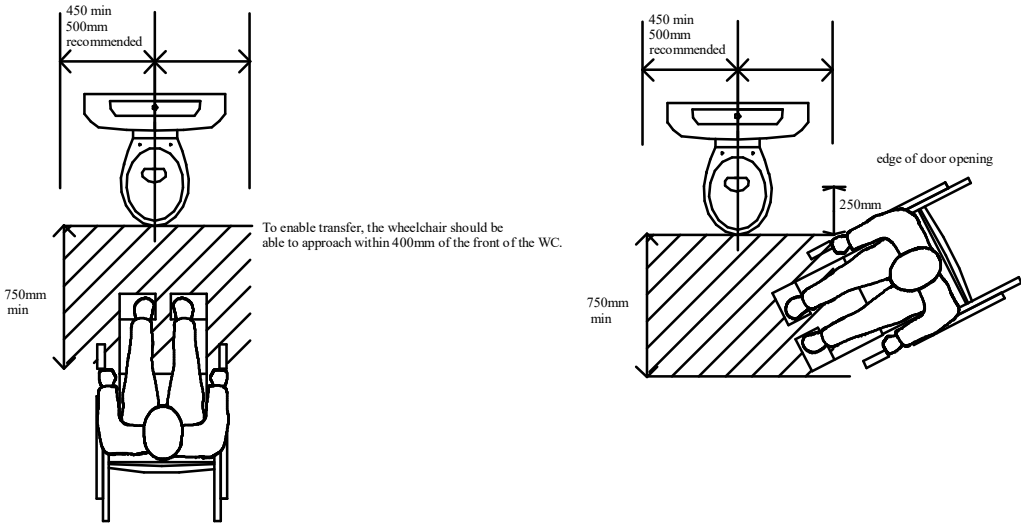
Drainage

Provision of Ground Floor Wc

Wheelchair accessible WC to be provided on the principle entrance storey. A minimum 500mm clear space to be provided either side of the centre of the WC pan and 750mm minimum clear space in front of the pan to allow sufficient space for wheelchair approach and turning. The washbasin and door is to be positioned so as not to impede access or manoeuvrability. Door into WC to be outward opening.

Clear space required for a WC with access from the front

Clear space required for a WC with oblique access



Drainage above ground (in accordance with part H)

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.

W/c - 6m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

Drainage. below ground

(in accordance with part H) New pipes to be 100mm upvc minimum fall 1:40 bed and surround in pea gravel. All new gulleys to be rodable. Wc waste 100mm direct to inspection chamber. New Inspectoion chamber to be pre-formed plastic OSMA drain or similar approved to be connected to existing main sewer line to provide rodding access. All new gullies to be back inlet gullies (BIG) type to allow for rodding access. To prevent loads being placed onto drainage pipes where new pipework passes through external walls provide 75mm deep precast concrete lintels over drains to form openings in wall leave 50mm clear around pipe masking openings either side with rigid sheet material to prevent infill and vermin. Alernatively form rocker joints either side wall face of maximum length 600mm with flexible joints with short length of pipe bedded into wall.All drainage must be fully inspected before the works are covered up.

Grey Water Recovery System

Greywater recovery system to be installed and commissioned in accordance with the manufacturer’s details. All pipework carrying greywater to be clearly marked and labelled in accordance with the Water Regulations Advisory Scheme Information Guidance Note 90-02-05 and BS 1710:1984 ‘Identification of pipelines and services’. Installation to comply with the Water Supply (Water Fittings) Regulations 1999 and suitable materials to be selected from the Water fittings and Materials Directory. Pipes and fittings to be both recognizable and distinguishable from that supplying mains waste. The reclaimed water system to be designed, operated and maintained so as to deal adequately with the contaminants, solids and organisms in the source waters. A suitable hazard assessment to be undertaken and the necessary safeguards adopted. The chemical, physical and biological properties of proposed water sources to be measured as part of the design and commissioning of the reclaimed water system. Water quality monitoring and reporting arrangements to be put in place. Suitable fluid Category 5 level (airgap) of backflow prevention to be provided. Access points for maintenance and clearing of blockages to be provided and filters to be easily accessible for cleaning. Adequate ventilation to be provided. Rainwater storage systems to be covered with screens on both inlets and outlets. Insulation to be provided to minimise heat gain and for frost protection. Periods where water is likely to be static for over a week are to be avoided. Homeowner to be provided with clearly worded operating, maintenance and safety instructions, including instructions for the safe disposal of treatment chemicals or residues.

Inspection Chambers

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to be adequate for vehicle loads in driveways.

Rainwater Drainage

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

External Surface Water Drainage

Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.

Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufactures details and in compliance with BS6717, to allow adequate drainage.

or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.

Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

Soil & Vent Pipe

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

Or

Automatic Air Valve

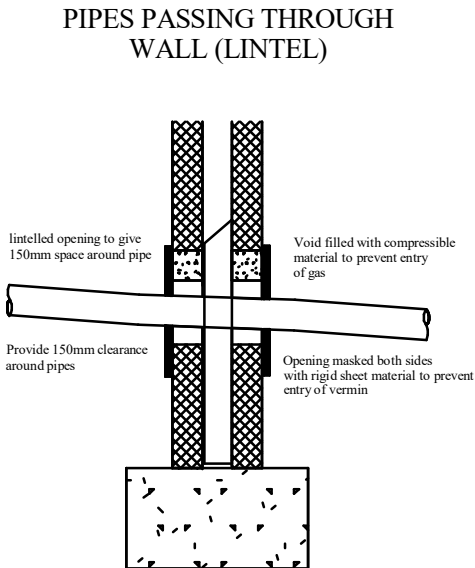
WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380. Air admittance valve to be placed at a height so that the outlet is above the spill over level of the highest fitting.

Sewer Protection

New foundations will be a minimum of 150mm below invert level.

NOTE:

“The developer must self-vet and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with those set out in Sewers for Adoption 7th Edition, The Welsh Ministers standards and the requirements of us (DCWW) as the Statutory Sewerage Undertaker." 100mm diameter plastic pipe shall comply with the relevant provisions of BS EN 1401-1, BS EN 1852 and BS EN 12666-1 and be kite marked. Thermoplastic chambers and rings shall comply with BS EN 13598-1 and BS EN 13598-2 and be kite marked. Contractor to be SSIP accredited.



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PURPOSE OF ISSUE Planning Approval		DRWAING NUMBER HS-10
PROJECT New Dwelling		
SHEET Drainage		
Address Land Adj to 48 High Street, Trelewis, Merthyr Tydfil		
Checked by JH	Drawn by PH	Scale (@ A3) As indicated
Rev No	Description	Date
A	Issue	01/05/2024

Sound Protection and Testing

Separating walls, floors, stairs and party walls to achieve a performance standard of 45 dB (minimum values for airborne sound insulation) and 62 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

Robust Construction Details

Robust construction details to be used for all party walls. Before works commence on site building control to be given:

- Robust construction purchase certificates.
- The unique reference number issued by Robust Details.
- A valid notification of approved details published by Robust Details Ltd.
- The references of the design details.
- A report of where the details are to be used.

Work on site must comply with details specified in the notification and compliance certificates to be given to building control on completion.

Pre-completion testing to be carried out if works on site are found not to adhere Robust Construction design details to demonstrate compliance with Approved Document E.

PART Q - Security

Confirmation required that all doors and windows are to be installed in accordance with the advice stated in PAS24:2022 or alternatively comply with the requirements set out in Approved Document Q – Appendix B, Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24:2022 or designed and manufactured in accordance with Appendix B or Approved Document Q For example: Doors to be fitted with a viewer, door chain and mechanically fixed as the manufacturer's installation guide. The door set should be manufactured from solid or laminated timber with a minimum density of 600kg/m³. Any panel in the door must be a min 15mm thick and suitably secured in place. The smaller dimension of the panel must be no larger than 230mm in either width or height. Main front doors should be fitted with multipoint locking system. Windows: Any part of a window or doorway, which is within 2m vertically of an accessible level surface such as the ground or basement level, or an access balcony, or windows within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q. Windows to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2022. Frames to be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

Solid Waste Storage (Refuse)

Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins. Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority. The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority. Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

Communications

Physical infrastructure for high-speed electronic communications networks Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks. So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point.

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Planning Approval	HS-11	
PROJECT		
New Dwelling		
SHEET		
Notes 6		
Address Land Adj to 48 High Street, Trelewis, Merthyr Tydfil		
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JH	PH	1 : 100
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A	Issue	01/05/2024

Lead work and flashings

All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

Glass Balustrading

All balcony balustrades to be min 1.1m in height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

Traditional Balustrades

Balustrades to balcony to be min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

Concrete steps & Guarding.

Risers 170mm high and treads 220mm. Handrail 1100mm high above pitch line. Maximum distance between spindle to be no more than 100mm measured at the thinnest point of the spindle (ie. the smallest part of the moulding.)

Internal Corridor & Door Width

Doorway clear opening width and corridor clear passage way width to comply with the following:

750mm or wider doorway – corridor to be 900mm (when approached head on)

750mm doorway – corridor to be 1200mm (when approach is not head on)

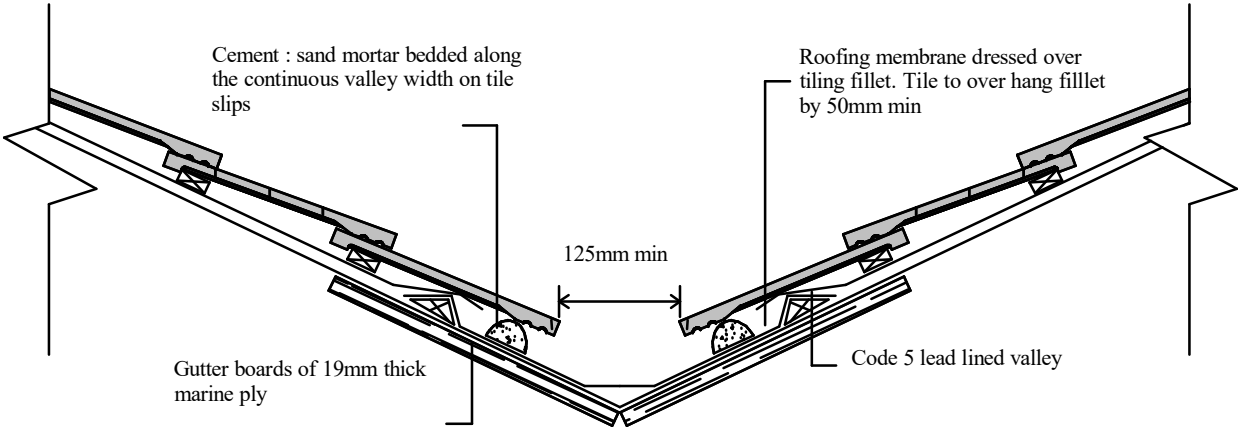
775mm doorway – corridor to be 1050mm (when approach is not head on)

800mm doorway – corridor to be 900mm (when approach is not head on)

Door and corridor width to comply with Diagram 1.2 and to be measured in accordance with diagram 1.1, Approved Document M.

Any localised obstruction must not occur opposite or close to a doorway, and should not be longer than 2m in length. The corridor must not be reduced below a minimum 750mm width at any point.

Valley Detail



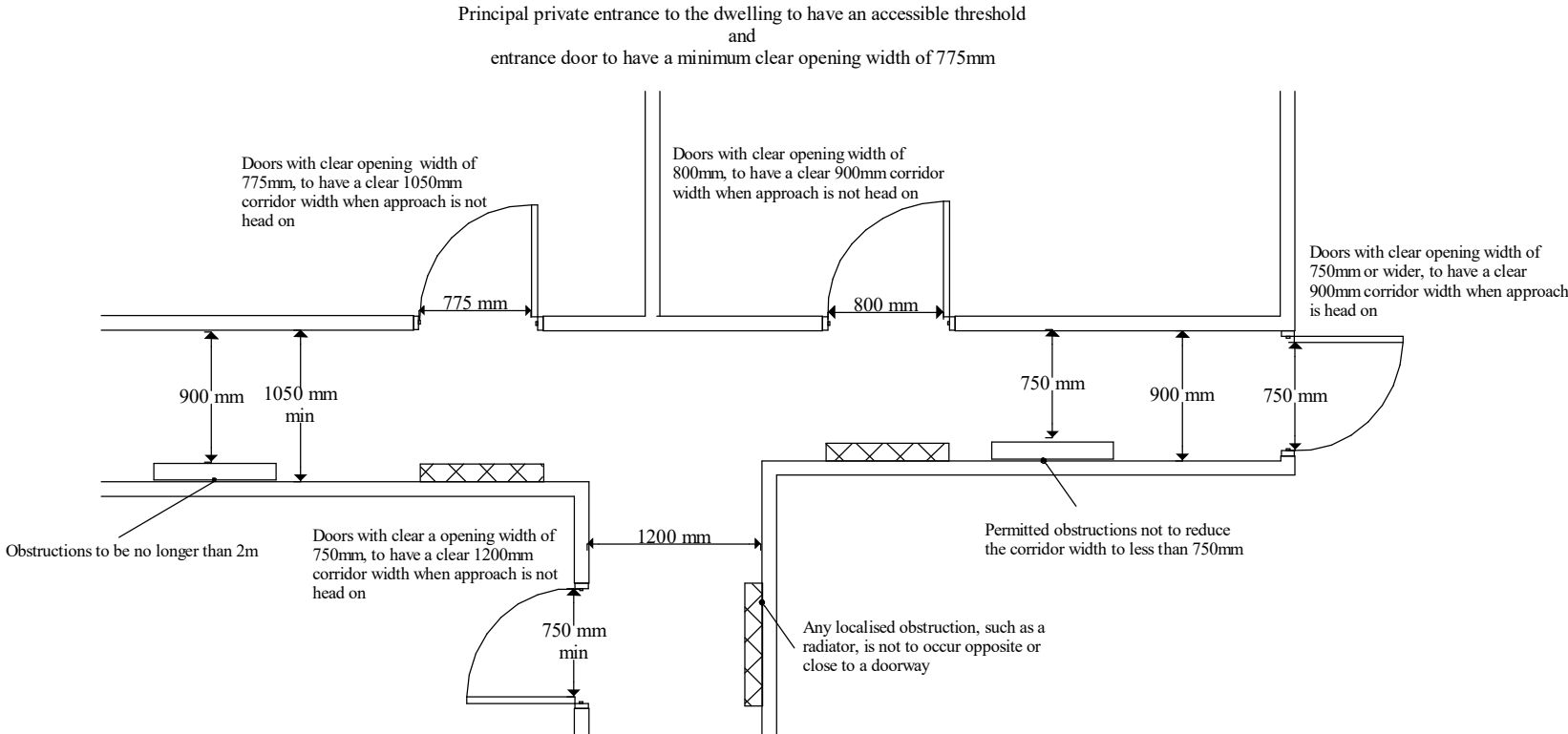
Lead Valley

Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles.

Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°).

All work to be in accordance with the roof cladding manufacturer's details and BS 5534and BS EN 12588.

MINIMUM DOOR AND HALL WIDTHS M4(1)



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Planning Approval	HS-12

PROJECT	New Dwelling
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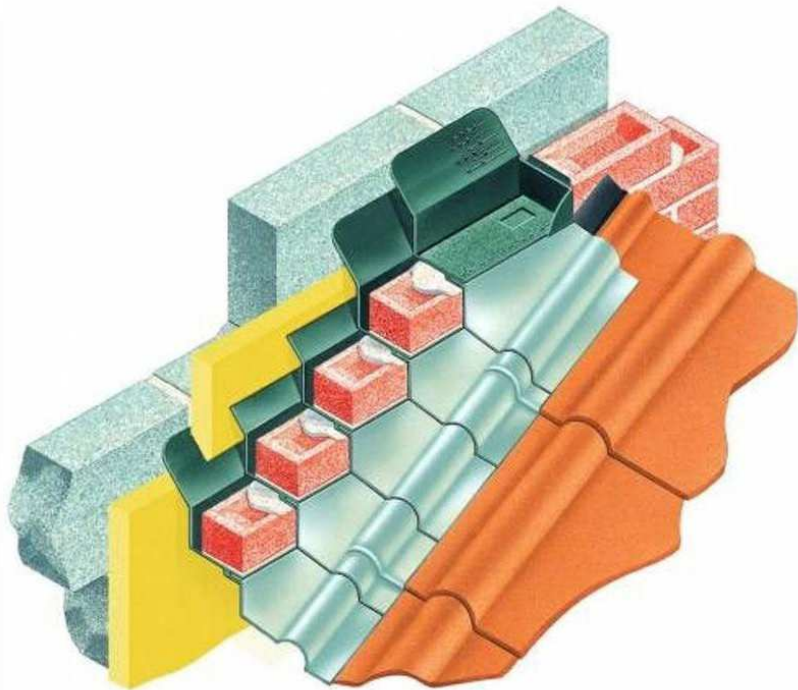
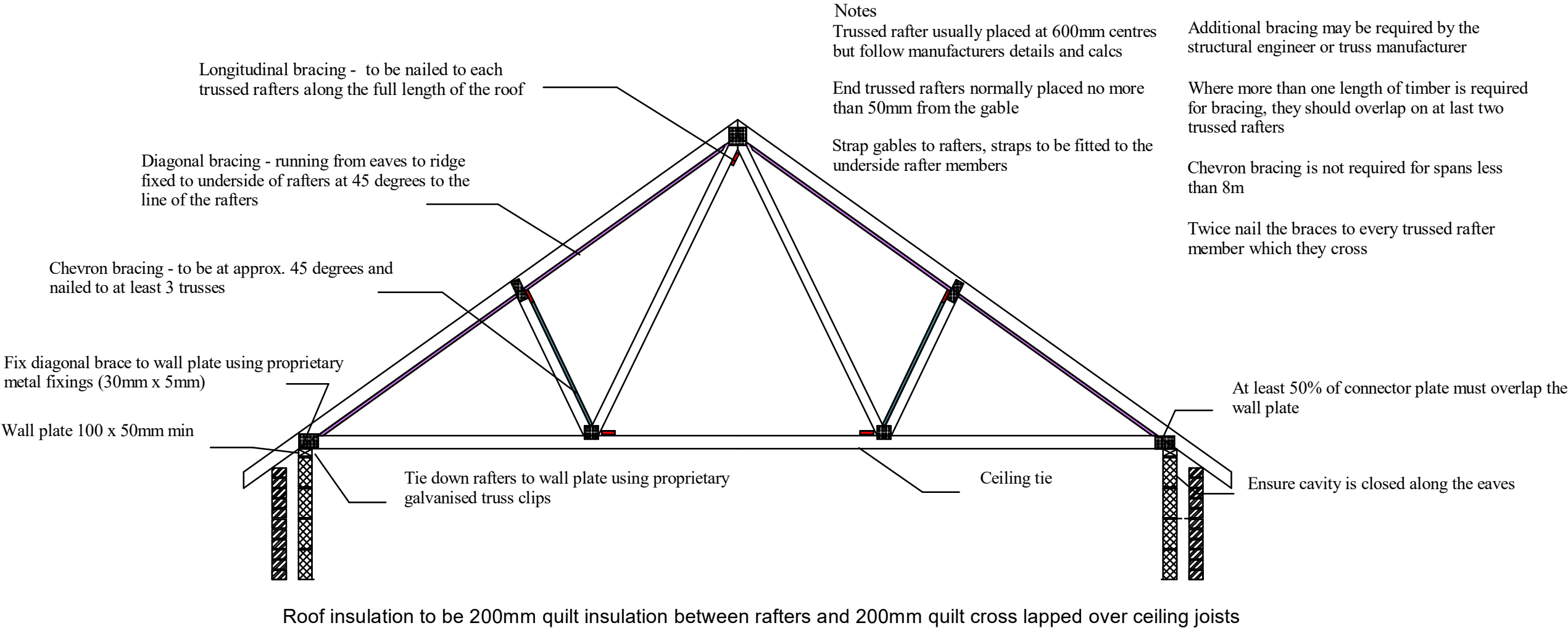
SHEET	Notes 7
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Address	Land Adj to 48 High Street, Trelewis, Merthyr Tydfil
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Rev No	Description	Date
A	Issue	01/05/2024

Truss Roof



Cavity Trays

The Type X Cavitytray is a preformed DPC unit with an attached ready-shaped flashing. When laid in every course of a cavity wall external skin against which a sloping roof abuts, trays provide continuous stepped DPC protection running parallel with the slope. Water and dampness in the exposed masonry skin above this stepped arrangement is prevented from gravitating downwardly below it. Thus the masonry skin is wet above the roofline but remains dry where it becomes an internal wall. The Type X Cavitytray requires building into one skin only and does not interpose the inner leaf. Each tray has a hinged self-supporting cavity upstand that adjusts to suit the cavity width. This facilitates Type X Cavitytray for Gable Abutments

- High performance approved Cavitytray for abutments
- Adjusts to cavity width - ensures correct relationship
- Integral anticapil features and integrity strip
- Traditional or timber frame construction
- Clear cavity compartment area - unobstructed flow

The moulded features on every tray aid swift and accurate positioning. The mason is required to set up a chalk line matching the roof pitch and build one tray into every course with its corner on the line. This simplified installation procedure ensures all trays align and are correctly distanced. The flashing on every tray is manufactured of lead. Alternatives may be selected from our range including a synthetic flashing. Each flashing is bonded onto the tray and is shaped to suit the roof pitch. Flashings are simply dressed when the roof finish has been completed. Short flashings are attached where dressing is over a secret gutter orsoaker, and long flashings are attached where dressing is directly over a suitably profiled tile.

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PURPOSE OF ISSUE	DRWAING NUMBER
Planning Approval	HS-13

PROJECT	New Dwelling
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SHEET	Roof Truss
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Address	Land Adj to 48 High Street, Trelewis, Merthyr Tydfil
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