

Approximate position of 3000x1500mm rooflight with trimming joists to be tripled around opening. Roof light to be provided by Specialist and to be fitted as per manufacturers instructions.

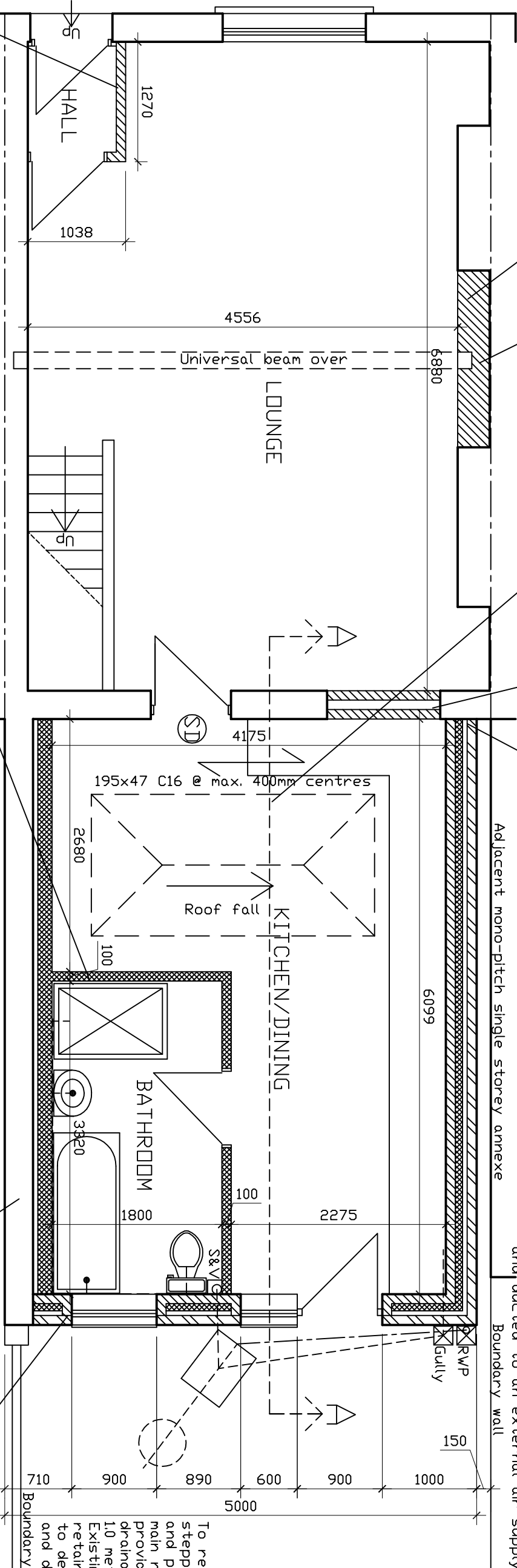
Remove redundant window and infill opening as indicated using 100mm dense concrete blockwork. Render/plaster skim finish and generally make good

Single 203x133x30Kg/m universal beam over with min. 100mm end-bearing. See enclosed Engineers calculations. Beam to be encased in Supalux, 15mm fire line board or similar to provide 30 minutes fire resistance. Beam to sit on 450x100x150mm deep padstones (concrete lintols)

Alcove recess between chimney breasts to receive dense concrete blockwork infill to provide support for beam end

New cavity wall to be toothed and bonded every other course to existing wall or alternately secured using Furfix or similar metal profiles plugged and screwed to existing wall, vertical dpc to be provided at wall abutment.

Background ventilation to habitable rooms to be n.i.t. 8000mm squared and to be provided by trickle ventilation or similar. Bathroom ventilation to be min. 4000mm squared. Window operable area to be minimum of 1/20th. Floor area of room which they serve and light transmitting area to be minimum of 1/10th. Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to bathroom, Xpelair GX6 or similar approved capable of providing a minimum of 15 litres/second extraction rate, which is to be directed and ducted to an external air supply. Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to kitchen, Xpelair GX6 or similar approved capable of providing a minimum of 60 litres/second extraction rate, which is to be directed and ducted to an external air supply.



Internal partition walls to comprise 89x38mm CLS studwork @ max. 600 centres with 12.5mm plasterboard & 5mm skim finish to provide min. 30 minutes fire resistance. 89x38mm noggins @ 600 centres vertically and lined internally with 90mm sound deadening quilt to satisfy E2 . Studs to be doubled up at corners and door openings.

Ground floor internal walls to comprise 100mm concrete blockwork with 13mm render/plaster finish to both faces.

Consequential Energy Efficiency Improvements

Loft insulation

If there is no loft insulation or it is less than 200mm thick, provide 250mm insulation or increase it to 250mm.

Wall insulation

If the dwelling has uninsulated or partially insulated cavity walls then fill with insulation where suitable (cavity wall insulation may not be suitable for sites exposed to driving rain)

Hot water cylinder

Upgrade any hot water cylinder insulation as follows:

i If the hot water cylinder is uninsulated provide a 160mm thick insulated jacket or

ii If the hot water cylinder has an insulated jacket of less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm or

iii If the hot water cylinder has a factory fitted solid foam insulation of less than 25mm thick, add an 80mm insulated jacket.

PROPOSED GROUND FLOOR PLAN

Note: where proposed works to boundary wall/fence affect the adjacent property, all due care and attention will be provided to maintain this boundary or temporary measures will be put in place to protect the privacy of the neighbouring property and any defects which may arise during construction shall be rectified at nil cost to the owners of the adjacent property. All costs and materials required to complete the works shall be the sole responsibility of the applicant and re-instatement shall be to the satisfaction of the adjacent owners

All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition).

Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled.

All lighting points are to be capable of running low energy lighting only.

PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS

62, CLARE STREET,
MERTHYR TYDFIL.

DRAWING PROPOSED GROUND FLOOR PLAN

SCALE 1:50

DATE NOVEMBER 2021

DRAWN RE

DRG.NO. 2

Horizontal & vertical dpc to all cavity closures such as eaves, cills, & reveals throughout the construction.

Existing wall 300mm thick (construction unknown) is to be retained & reduced in height to wallplate level of new roof. Foundation to existing wall to be exposed to determine its adequacy in supporting the potential loading increase. Provide 50mm clear cavity to inside of wall and 150mm stud partition wall to internal side of cavity comprising

Inner skin constructed using 140x38mm CLS vac-vac treated studwork at max. 600mm centres with 9.5mm sheathing grade Plywood or 9mm Sterling board to external face and covered with breather paper to BS4016. 140mm Rockwool between studs with 12.5mm standard p/board over and 3mm lightweight skim finish to provide a minimum U value of 0.21

Smoke detectors and fire alarm system to be designed and installed to BS5839 Part 6 : 2013 and to be located at a maximum distance of 7.5 metres from all habitable rooms within ground and first floor circulation spaces to at least a Grade D Category LD3 Standard. All apparatus is to be mains operated and interconnected, each with a battery back-up. Kitchen to be fitted with a heat detector to same specification and positioned 300mm from any walls and/or electrical source. All detectors to be interlinked to respond simultaneously

To reduce depth and avoid stepping of foundations and possible underpinning of main rear wall of house provide new I/C on existing drainage run at least 1.0 metre from foundation Existing foundation to the retained wall to be exposed to determine its adequacy and depth