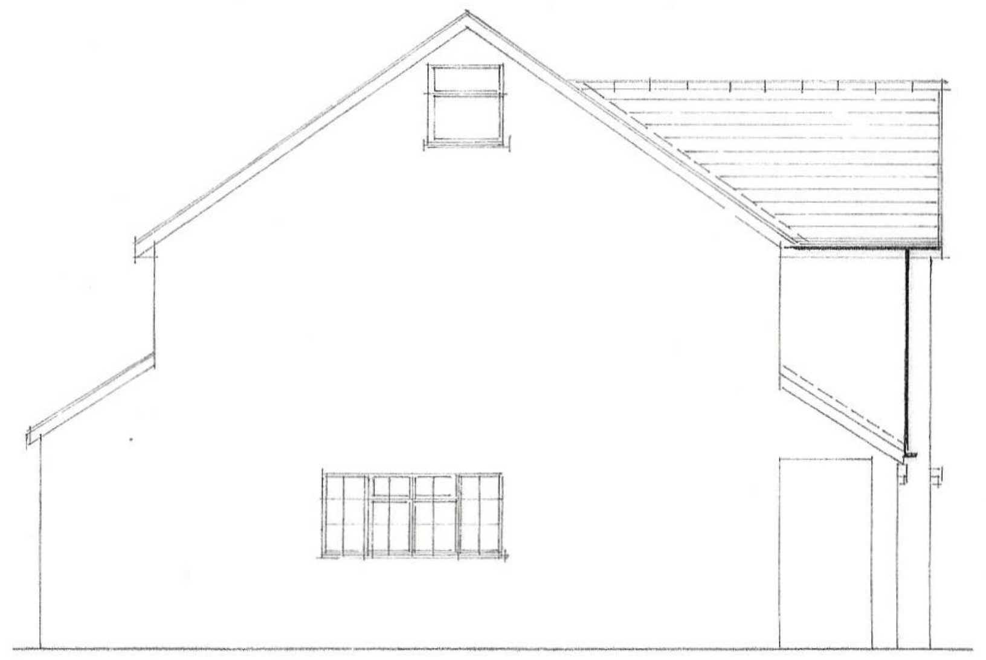
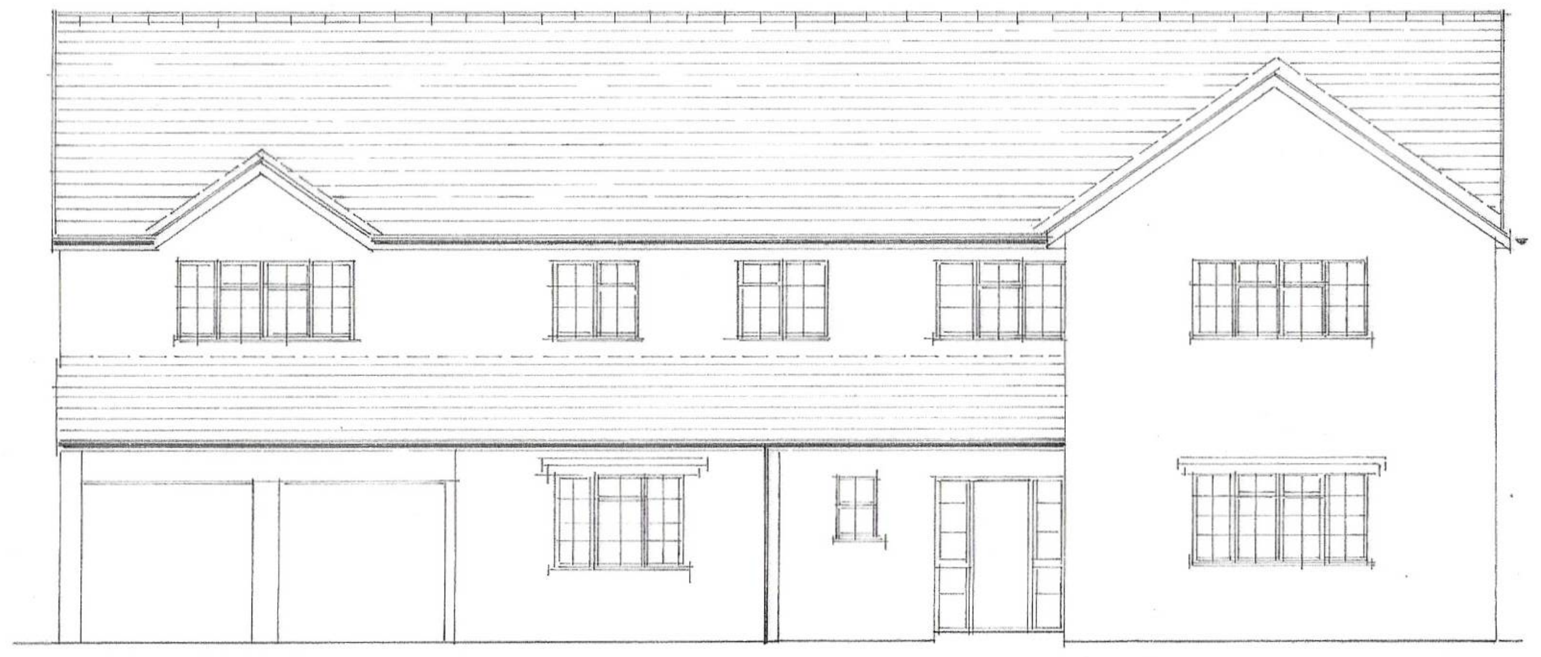
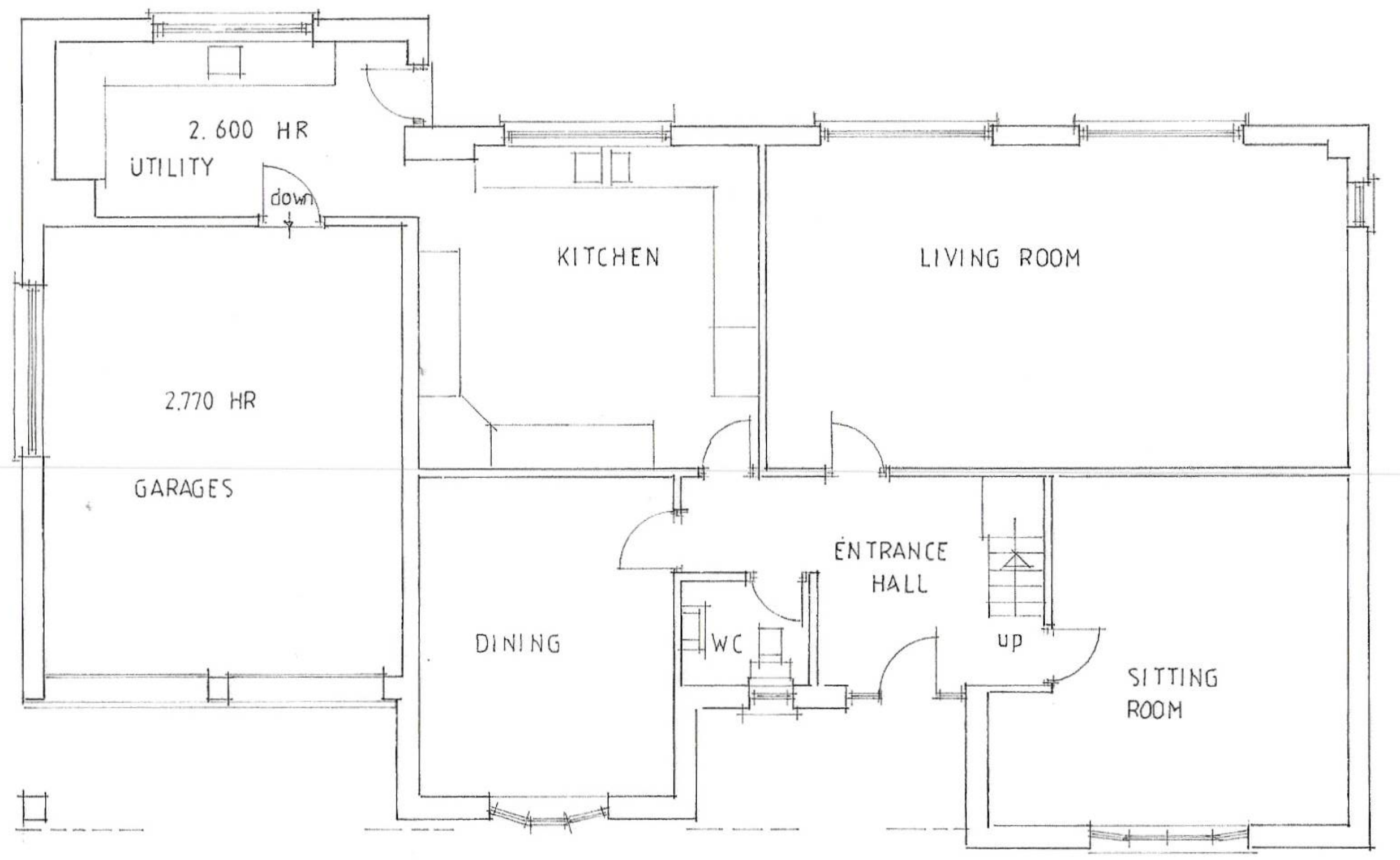


Existing Side Elevation se.



Existing Front Elevation ne



Existing Ground Floor Plan 1:100m

BRIEF ELECTRICS

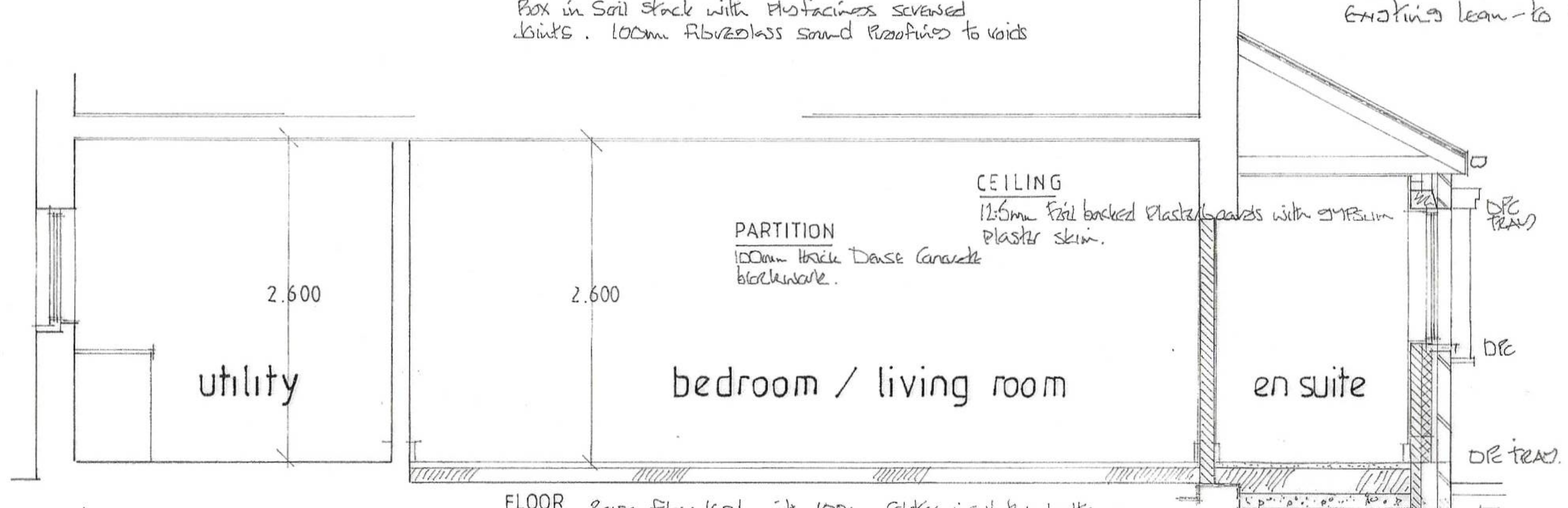
All new electrical works are to be carried out under the Competent Persons Scheme.
Supply and fix mains operated low voltage mechanical extract fan to en suite Expelair GX6 or similar approved giving 15/lit sec.
All new lighting points are to be capable of running low energy lighting aids.
Locate light switches and power points in an area between 450mm above and 1.200m above finished floor level.

WINDOWS

White PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjacent finished floor level (1.5m in doors) use toughened safety glass to BS6206.
Windows and doors to achieve U value of 1.6w/m² to comply with L1B1 of the Building Regulations

INTERNAL DRAINAGE

50mm stainless steel easy clean waste to shower
40mm PVCu waste to wash hand basin.
75mm deep seal traps to shower and basin
100mm soil stack terminated with DIRGO VALVE
100mm PVCu waste to W.C.
Box in soil stack with plyfacings screwed joints. 100mm fibreglass sound proofing to voids



PARTITION

100mm thick dense concrete blockwork.

CEILING

12.5mm foil backed plasterboards with gypsum plaster skin.

FLOOR Raise floor level with 100mm Celotex insulation batts on vapour barrier with 70mm fibre reinforced screed finish.

PROPOSED SECTION 1:50 m

GROUND FLOOR

70mm fibre reinforced cement and sand screed on 200mm Celotex insulation batts on vapour barrier on 100mm site concrete floor slab on 1200 gauge DPM on 50mm stone dust blinding on 150mm well compacted clean hardcore.

ROOF

Existing lean-to roof check ventilation and struts

ROOF INSULATION

Check insulation upgrade to 400mm thick Rocksool Rollbatts.

EAVES

Close cavities with proprietary cavity closure system.

LINTEL

Catnic Cougar steel lintel over openings with minimum end bearings of 150mm DPC tray draped over voids packed with insulation.

WALLS

Cavity wall external walls with 100mm dense concrete blockwork inner leaf 100mm Celotex insulation batts 50mm clear cavity 102mm facing brickwork.

TIES

Galvanised steel wall ties at 750mm c/c horizontally 450mm c/c vertically 300mm at jambs.

DPC

Hyload horizontal damp proof course

FOUNDATION WALLS

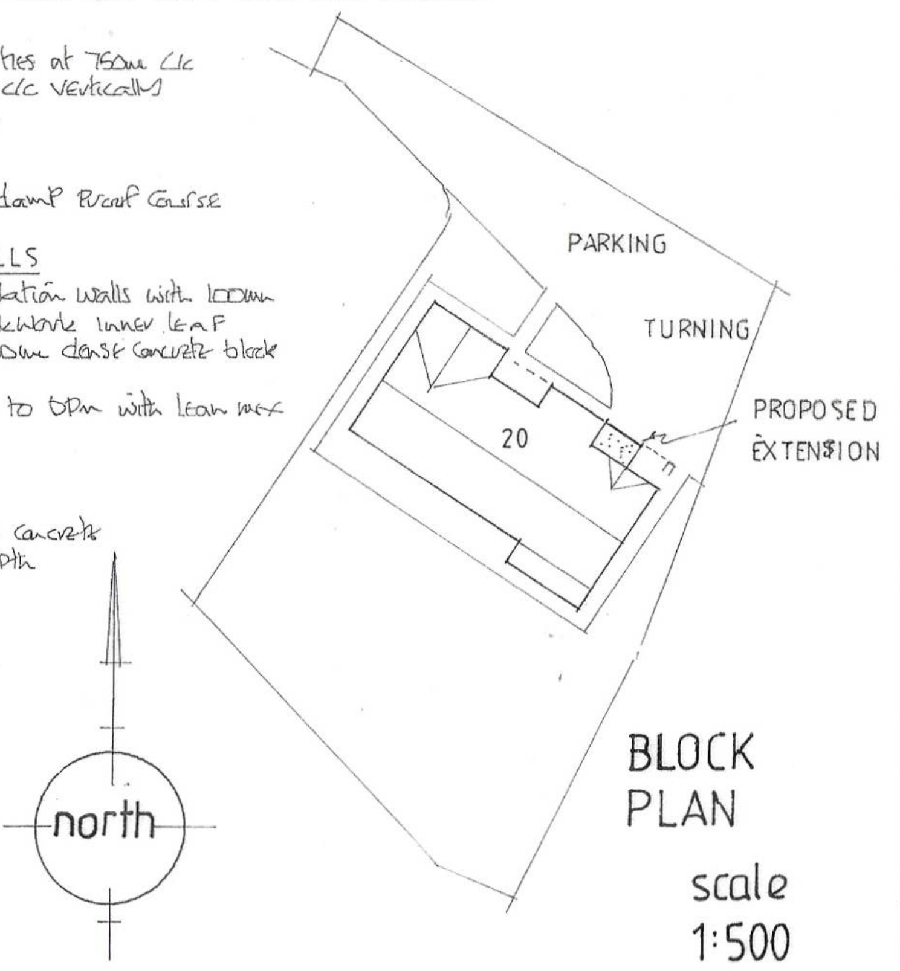
Cavity wall foundation walls with 100mm dense concrete blockwork inner leaf 150mm cavity 100mm dense concrete block outer leaf.
Backfill cavity up to DPM with lean mix concrete.

FOUNDATIONS

750mm x 300mm deep 1:3:6 mix concrete traditional strip foundations depth to suit site conditions.

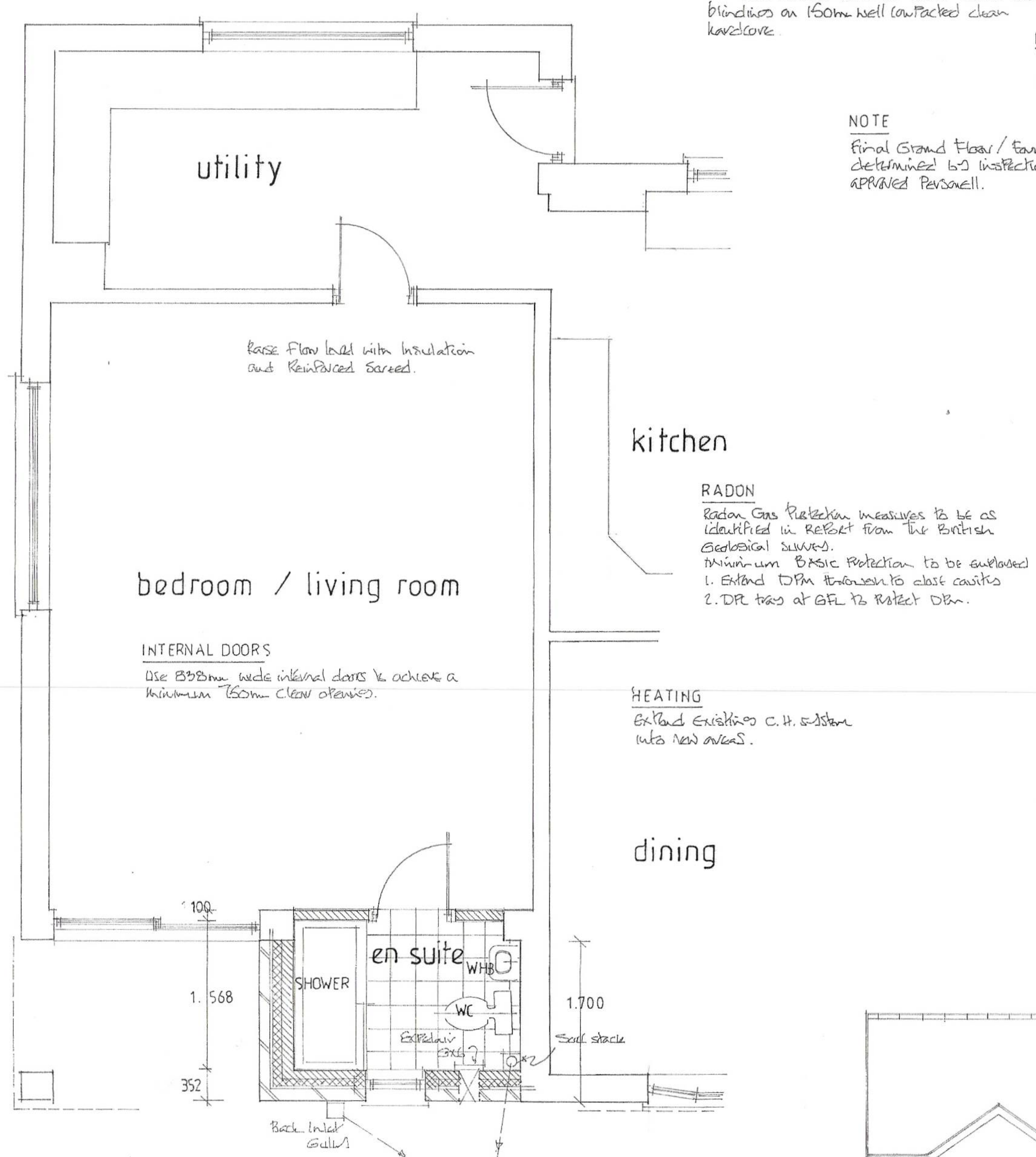
NOTE

Final Ground Floor / Foundation design to be determined by inspection of excavations by approved personell.



BLOCK PLAN

scale 1:500



Raise floor level with insulation and reinforced screed.

INTERNAL DOORS

Use 838mm wide internal doors to achieve a minimum 750mm clear openings.

RADON

Radon Gas protection measures to be as identified in report from the British Geological Survey.
Minimum basic protection to be employed
1. Extend DPM through to close cavities
2. DPC tray at GFL to protect DPM.

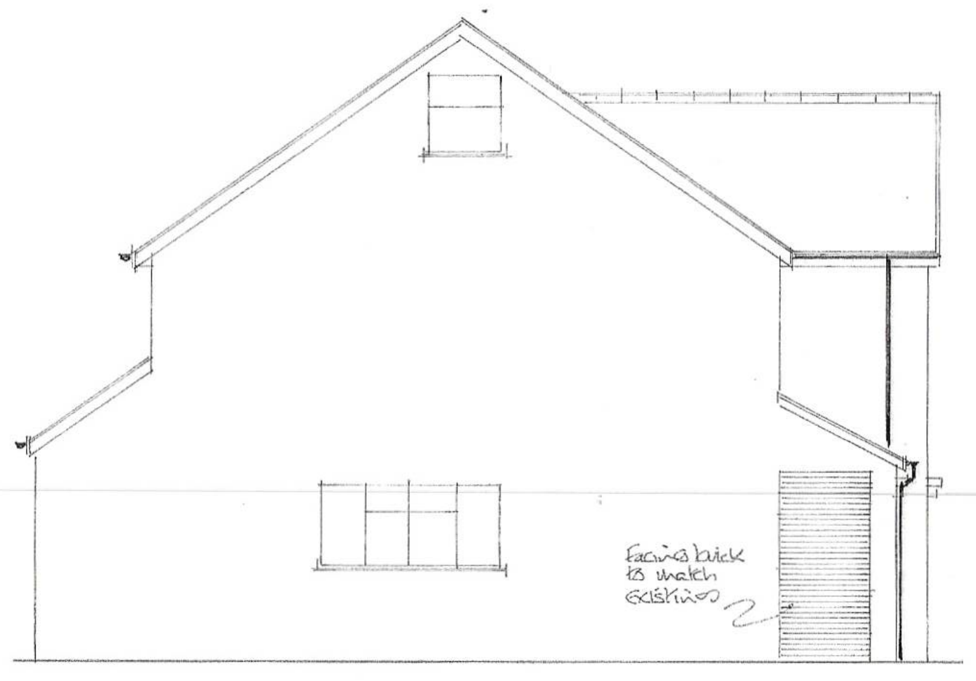
HEATING

Extend existing C.H. system into new areas.

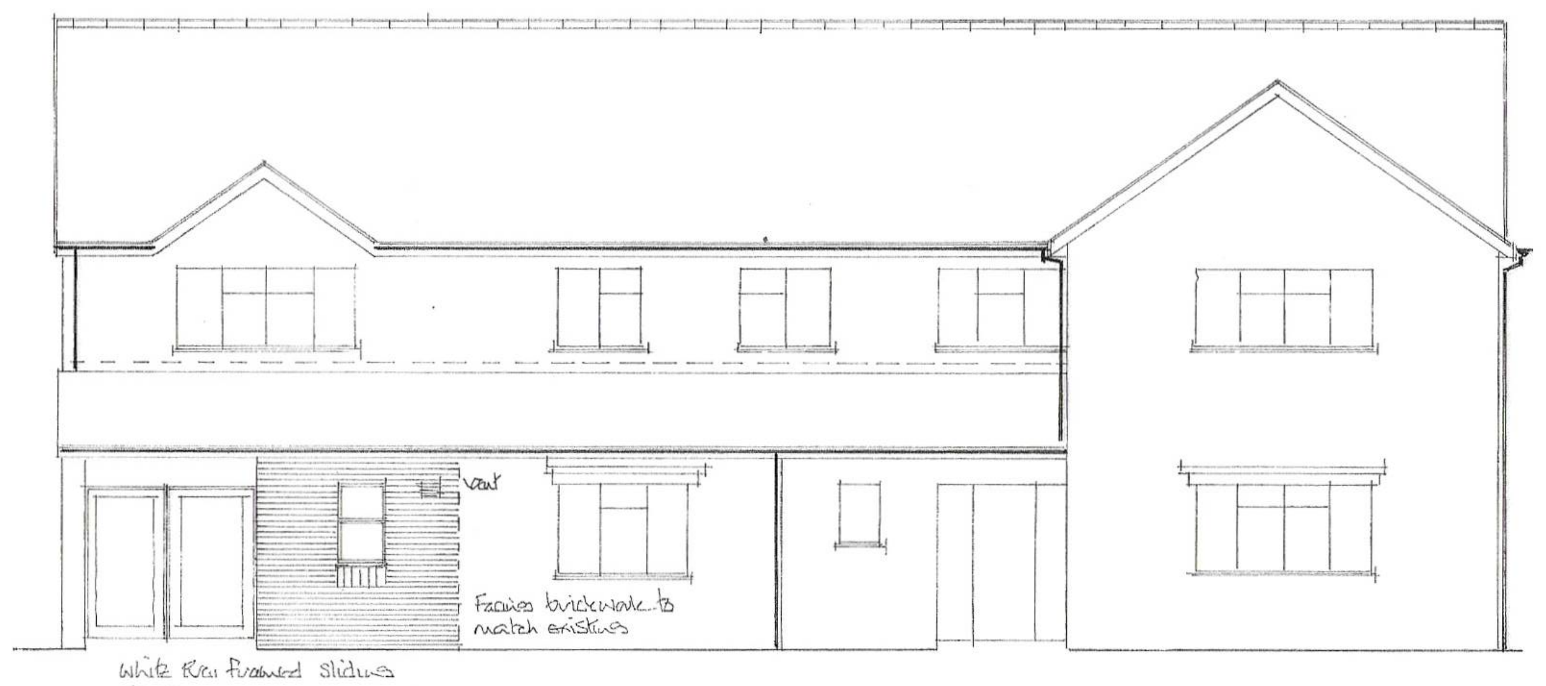
PROPOSED PART PLAN OF GROUND FLOOR 1:50m

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gully
Connect new foul waste to existing MH on main foul drainage system.
100mm dia PVCu below ground pipework laid on chippings bed max. falls 1in8 minimum falls 1in40.



Proposed Side Elevation se


vent
Facing brickwork to match existing
White PVCu framed sliding doors.

Proposed Front Elevation ne

NOTES:

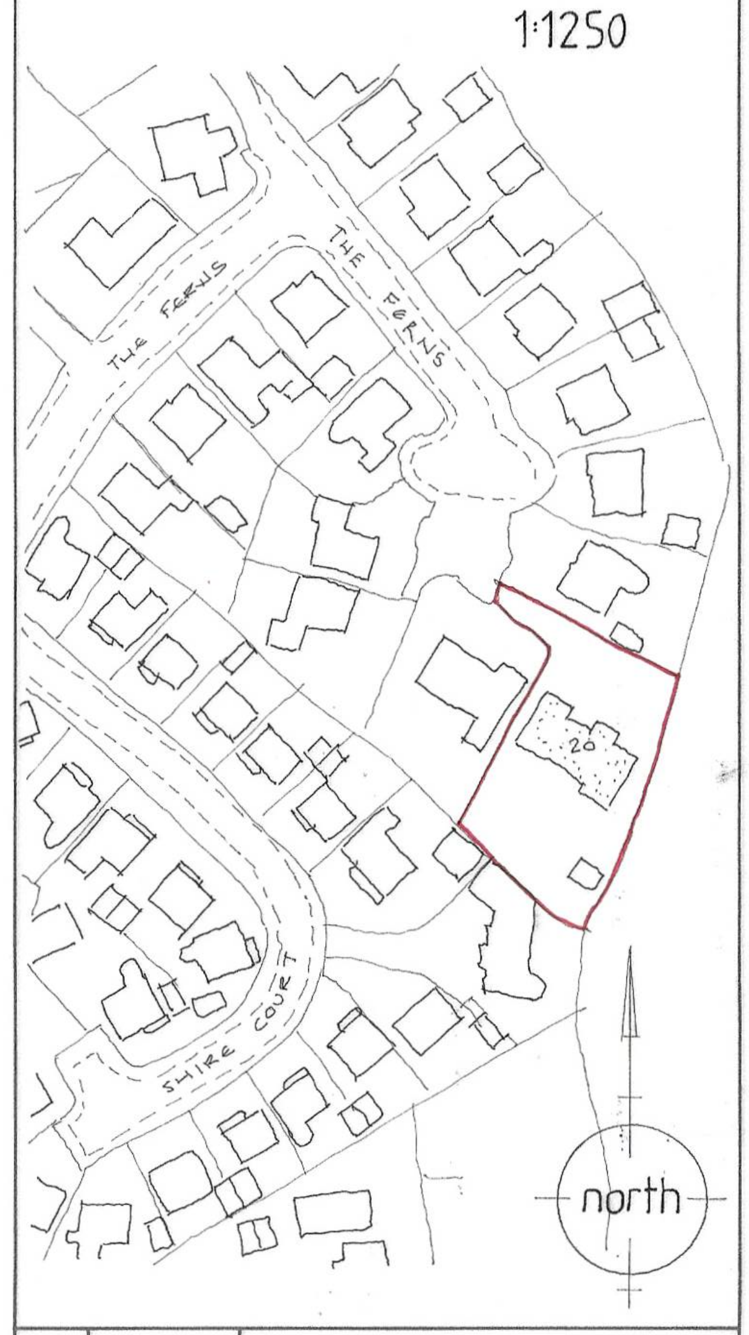
All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

LOCATION PLAN

scale 1:1250



A		
	Date	Revisions

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D. Vivian Jones AssocRICS
Building Design Services

114, Brecon Road,
HIRWAUN,
Rhondda Cynon Taff,
CF44 9NS

Tel. 01685 812069
Mobile 07702 380869
Email: vivjonesdesign@yahoo.co.uk

RICS

Client
Mr M. Saleem

Job Title
Provision of Disabled Facilities.

Drawing Title
20, The Ferns,
Quakers Yard, Treharris.
MERTHYR TYDFIL.
CF46 5LQ.

Scale 1:50 1:100 1: 500 1:1250

Date 17.02.2023 **Drawn by** VJ.

Drg. No. 2876 DFG **Rev.**

594 x 841mm **A1**

DS 342