WORK TO CONSTRUCT NEW PITCHED ROOF;
Design intent as follows. ROOF FINISH NOTED AS CLAY TILES AND NOT AS SHOWN.
THE PREFERRED UNDERLAY SPEC IS A PROPRIETARY TYVEK BREATHABLE UNDERLAY.
Where used additional eaves and ridge ventilation enhances but not required.
Where a non–breathable underlay is used then RIDGE ventilation to be provided.
Proposed roof finish must be suitable for proposed pitch, as shown.
TO BE CHECKED BY THE CONTRACTOR BOTH PRIOR TO ORDER/INSTALLATION
AND INSTALLED IN ACCORD WITH THE MANUFACTURERS INSTRUCTIONS/DETAILS NOTED.
Battens to be 50x25mm sw timber and underlay
laid to drape between rafters in accord with good building practice.
RACKING PLY NOT REQUIRED UNLESS NOTED.

THE DESIGN INTENT IS TO PROVIDE A SPECIALIST TRUSS RAFTER LAYOUT
SUPPORTED BY GIRDER TRUSS TO LINE SHOWN WITH INSULATION AT CEILING LEVEL AS NOTED.

Ensure the following;
Renewables: 2.50kW Peak Photovoltaic Panels (PV), South facing angled up to 45 degrees with little/no shading.
Specification to be agreed. Allow for 6 x 410 watt panels.
410W CANADIAN SOLAR SUPER HIGH POWER. SUBJECT TO DESIGN BY SOLAR ENGINEER.
ENSURE STRUCTURAL ROOF TIMBERS DESIGNED TO ACCOUNT FOR LOADING.
READ IN CONJ WITH SAP CALCULATION AND ELEVATION DRAWING.

WORKS CONNECTED WITH PROVISION OF SOLAR PANELS TO SOUTH ELEVATION – TYPICAL INTENT SHOWN;

ENSURE LOW PROFILE CONSERVATION STYLE PV PANELS BY "CLEARLINE FUSION".

WORK TO CONSTRUCT NEW RIDGE; VENTILATED DESIGN;
Ridge tile fixed with ss clamping plate into apx. 38x75mm ridge batten fixed with ss straps to top of rafters.
Ensure ventilation with typically upvc profile filler units to length of roof.
Insulation at ceiling level as noted.
Use of TRUSS RAFTERS spanning as noted.
READ IN CONJ WITH SPECIALIST DETAILS.

U–VALUES TO MEET AD. PART L1A; CONSERVATION OF FUEL AND POWER
THE BUILDING REGULATIONS 2013 EDITION;
SECTION 5; MODEL DESIGN VALUES. NEW DWELLINGS. TABLE 4, P25.
DESIGNED AGAINST THE FOLLOWING; U–VALUES NOTED OR BETTER.
FLOOR (0.12), EXTERNAL WALLS (0.18), PARTY WALLS (0.0),
ROOF (0.11 FOR DETACHED HOUSE),
EXTERNAL WINDOWS GLAZED (1.6 OR BETTER), (1.4 FOR DETACHED),
EXTERNAL DOORS GLAZED (1.8 OR BETTER.)
AIR TIGHTNESS (5.0). HEATING BOILER SEDBUK 88.4%.
READ IN CONJUNCTION WITH SPECIFICATION NOTES AS DESCRIBED
PART L TABLE 4 EXTRACT AND SAP CALCULATIONS.
CONSTRUCTION MAKE–UPS SPECIFIED IN CONJUNCTION WITH
CATALOGUE SUPPLIED BY MGA TITLED
THERMAL PERFORMANCE; PART L1A – MPA "THE CONCRETE CENTRE".
(REF WEMBDON SAP CALCULATION).

WORK TO PROVIDE GUTTERING AND DOWNPIPES; NOT NOTED ON APPROVED PLANNING DRAWINGS.
Confirm spec and size before order.Obtain gutter flow calc from supplier.
Agree final spec allow for the following.
HUNTER PLASTICS OR SIMILAR 100 – 125 GUTTER or similar.
Colour to be chosen from standard range but allow
for all BLACK,WHITE or BROWN.
Allow for both 68 / 82mm matching downpipes in locations shown.
Alternatively agree use of LINDAB rainwater system.

Structural verge typically formed with gable ladder or similar.
Dim as shown and / or to suit.
Roof finish continued to extent.
Finish with 50–100mm mortar bedding past sw. timber bargeboard.
SW packing behind.
Form soffit with builders work.
Finish through–out with matching UPVC to both
fascia and soffit.
WORK TO CONSTRUCT VERGE:

Build–up new cavity wall construction as spec.
Provide 100x75mm sw. timber wallplate held down with ms/ straps as lateral restraint spec and detail.
Raise sw. timber packing to suit levels and as noted.
Rafters / trusses as spec to be both birdsmouthed over wallplate
in accord with specilaist detail and fixed with BAT angles.
Extended to give overhang dim noted.
Cavity wall external skin to be built up within rafters.
Guttering as spec noted to be fixed through into 25x225mm DECORATED
sw. fascia board fixed to rafter ends with packing behind.
Roofing felt dressed over proprietary underlay support tray
in lieu of timber fillet to ensure ventilation to rafter zone.
Soffit formed with matching UPVC cladding fixed to sw. timber builders work or similar.
Close cavity with either 9mm supalux board or proprietary closer by ROCKWOOL or similar.
COORDINATE AND AGREE USE OF UPVC FASCIA AND SOFFIT.

WORKS CONNECTED WITH TYPICAL PITCHED ROOF EAVES;

ALL PROPOSED CILL AND
HEAD HEIGHTS TO BE AGREED.
READ IN CONJ WITH ELEVATION DWGS.

WORKS CONNECTED WITH NEW INTERNAL WALLS GENERALLY;
To be constructed of either 47x75mm C16 timber
or apx 70mm metal studs, all @ 600mm c/c.
ENSURE both options to be lined both sides with
min 12.5mm plasterboard to achive min 30 minute FR.
New wall forming Bathroom revision/corridor and where shown
to be TOTALLY filled with mineral wool
sound deadening insulation quilt
(min. density 10kg/m³).
READ IN CONJ WITH RACKING WALL POSITION.

WORK TO PROVIDE EXTERNAL LINTOLS; BLOCKWORK CAVITY WALLS;Typical as follows;
Support openings within external walls with IG LINTOLS or similar to suit span UNO.
IG LINTOLS LTD, AVONDALE ROAD, CWMBRAN, GWENT, NP44 1XY. TEL; 01633 486486.
FAX; 01633 486465. EMAIL; info@igltd.co.uk Specification design intent to be;
L1/S 100 for use with 100mm cavity, min 150mm end bearing and weepvents.

O/L THICKNESS APX. 348 (EXCLUDING INTERNAL AND EXTERNAL FINISH). COURSING TO SUIT.
U–VALUE ACHIEVED 0.19 SUBJECT TO BUILDING CONTROL AGREEMENT.

CAVITY WALL INSULATION; U–VALUE REQUIRED 0.18 MIN AS FOR NEW DWELLINGS NOTED.
WITH MIN 50 CLEAR CAVITY, MIN 85MM PHENOLIC INSULATION,
KINGSPAN KOOLTHERM K108 CAVITY BOARD OR SIMILAR.
INNER SKIN DESIGNED AS PROPRIETARY DENSE CONCRETE BLOCKWORK (1.13) CELCON SOLAR.

SUBJECT TO SAP CALCULATION.

WALL TIES SPACING;
Walls tied using stainless steel wall ties at 750mm centres horiz and 450m vert
with horizontal courses staggered. Additional ties to be provided
around openings at 225mm centres.
Manuf typical ANCON and to suit cavity width of 150mm UNO.

Render finish on dense concrete blockwork with min 50mm clear cavity,
insulation as noted and 100mm block inner skin as noted in u–value calc.
Wall ties as noted and close cavity / form opg as noted.
Finish internally with 12.5mm plasterboard on dabs , dry–lined or with 3mm plaster skim.

WORKS CONNECTED WITH EXTERNAL WALL CONSTRUCTION;

18mm chipboard where joists are @ 400 crs,
22mm tongue and grooved chipboard (moisture resistant throughout)
where joists are @ 600mm crs. READ IN CONJ WITH S/E DETAILS.
FLOOR JOISTS NOTED AS 300MM BCI JOISTS @ 400MM CENTRES.
READ IN ACCORD WITH S/E LAYOUT AND SPECIALIST DESIGN.
Moisture content of timber in accordance with BS8103;part 3;1996.
ALL joists of either design to be strapped to external, compartment,
separating and internal loadbearing partitions where running parallel with
m/s straps in accord with lateral restraint spec and detail.
REFER TO TYPICAL LATERAL RESTRAINT DETAIL.

SOUND INSULATION WITHIN FLOOR ZONE; RwDB value required=40dB.
Agree use of either 100mm BG ISOWOOL or ROCKWOOL FLEXI RIGID BATTS
supported on chicken wire or propriatary supports laid between joists.

WORK TO CONSTRUCT FIRST FLOOR;

WORKS CONNECTED WITH NEW EXTERNAL OPENINGS;
Lintol section as desc.
All to be fitted with trickle vents capable of 8000mm2.
Configuration as elevation drawings.
Close cavity with insulated cavity closers by THERMABITE, CAVITY TRAYS of YEOVIL or similar.
DO NOT CLOSE BY ANY OTHER METHOD.
Internal cillboard to be either 22mm MDF or sw. timber. with rounded edges
and mastic sealant at junctions with frame.
FOR S/O SIZES READ IN CONJUNCTION WITH LAYOUT FLOOR PLAN AND ELEVATION DRAWINGS.

WORKS CONNECTED WITH PROPOSED STAIRCASE;
READ IN CONJUNCTION WITH SPECIFICATION NOTE 15.
Staircase: finished floor to floor = AS SHOWN.

IN ACCORD WITH AD.K PARA 1.3.
PRIVATE STAIRCASE;
RISE; MIN 150 MAX 220.
GOING; MIN 220 MAX 300. MAX PITCH 42 DEG.

AGREE SETTING OUT OF STAIRWELL TRIMMERS
AS SHOWN ON GA LAYOUT PLANS.
COORDINATE AND CHECK ON–SITE STAIRWELL VOID
PRIOR TO STAIRCASE MANUFACTURE.
OBTAIN FABRICATION DRAWINGS FOR APPROVAL.

WORKS CONNECTED WITH VENTILATION TO UNDERFLOOR VOID;
Proprietary brick vents by CAVITY TRAYS of YEOVIL or similar at
max 1800mm centres and indicated "BV" on elevation dwgs.
Telescopic fittings as required. Allow for weephole vents @ 900mm crs
to base of CAVITY TRAY where formed.

SOAKAWAY DESIGN SUBJECT TO GROUND INVESTIGATION REPORT.
READ IN CONJ WITH SITE PLAN AND CALCULATION DETAIL.
WORKS CONNECTED WITH SURFACE WATER DRAINAGE;

WORK TO FORM LEVEL THRESHOLD AND ENTRANCE;
Coordinate The design intent is to provide a level threshold in a location to be agreed.
The specification noted is based on the location of the main entrance door to the dwelling.
Provide proprietary level threshold drainage channel by ACO or similar integrated with
and as part of door threshold with abutting paving slabs / external works finish.
Bed with either cement or sharpe sand on sand blinded layer of hardcore.
Provide insulated closer to cavity and integrate dpc / dpm.
READ IN CONJ WITH LAYOUT PLAN.

WORKS CONNECTED WITH CONSTRUCTION OF SUB–STRUCTURE GENERALLY;
Typically as follows and in accordance with Structural Engineers details.
External walls where appropriate from top of foundations to level as directed using either of the following;
Typical 300mm DUROX / TOPCRETE FOUNDATION BLOCKS (7N/mm). At a point min 150mm below GL.
construction changed to Inner and outer skins of 100mm DENSE concrete block with cavity as noted above
and elsewhere partially filled with C35 lean–mix cavity fill concrete to within 225mm of ground level.
Proprietary cavity wall ties to suit width and construction.
REFER TO ELEVATION DRAWINGS.

WORK TO PROVIDE TYPICAL PROPOSED FOUNDATIONS;
Typically traditional strip foundations through–out and UNO.
ALL in accord with structural engineers details where directed and Building Inspectors comments.
To be typically min 600x250 concrete as spec. taken to min 900mm depth noted from finished ground level
and to be coordinated with agreed drainage design and existing invert levels.

WORKS REQUIRED TO PROVIDE TRENCH FILL FOUNDATIONS; Confirm existing ground conditions.
Where TRENCH FILL foundations are directed where clay sub–soil is found provide CLAYMASTER.

WORKS TO FORM NEW GROUND FLOOR; U–VALUE REQUIRED (DESIGNED) 0.13.

FLOATING FLOOR DESIGN.
Excavate / reduced dig existing ground level in area of works to ensure agreed make–up.
Grub–out existing redundant drainage where found and directed and as part of any demolition works desc.
Floor finishes and any instructed underfloor heating to be confirmed.
22mm WEYROC T&G flooring or 22mm chipboard V313.
All to be laid over proprietary 1000 guage separating layer on insulation as noted laid over B&B floor units as layout.
To be laid over 1200 guage polythene DPM lapped around edge as detailed.
AGREE USE OF SCREED IN LIEU OF WEYROC NOTED. GROUND BEARING SLAB IN LIEU OF B&B UNITS.

RADON INVESTIGATION NOT KNOWN.
ALLOW EXTRA OVER FOR A GAS MEMBRANE AS SPEC IN LIEU OF 1200 GUAGE NOTED.
AGREE WITH BUILDING INSPECTOR BEFORE ORDER AND INSTALLATION.
Propraitary GAS MEMBRANE by either ICOPAL or RIW and to be compatible with agreed DPC spec.

INSULATION DESIGN; AS CELOTEX WEBSITE.
U–VALUE REQUIRED (DESIGNED) 0.13 IN ACCORD WITH AD. PART L1A 2010.
PA RATIO AS PER LAYOUT PLAN = 0.68 UNLESS NOTED OTHERWISE.
MIN 140MM THICK CELOTEX GA3000 OR SIMILAR TO ACHIEVES A U–VALUE NOTED.
MIN 30MM AROUND PERIMETER EDGES AS SHOWN.

WORKS CONNECTED WITH PROFILE OF NEW MANHOLE, READ IN CONJ WITH GA LAYOUT SITE PLAN;

Contractor to complete site survey and establish existing drain runs, levels and direction.
Build new cavity wall construction as desc. Provide new connections.
Construct pipe bend below slab and through external wall as spec.
Support wall with pc. conc lintols and seal as detail AA(52)27.
Connect to new manhole as desc.

Connect new drain run to new manholes shown and within site.
To be a plastic manhole by HEPWORTH or similar, depth ranging 1000 – 1500mm.
Provide new 100m dia clayware or similar drainage, bedded as spec.
establish public sewer in main road. Gain approval to break into manhole.
Connect with back–drop as standard detail.
READ IN CONJUNCTION WITH LAYOUT FLOOR PLAN.

DRAWING NUMBER; 2401; AL(3–)20.

WORKS TO BOUNDARY AND FOUNDATION DETAIL IN CONJUNCTION WITH PARTY WALL AGREEMENT.

THIS DRAWING IS FOR COSTING PURPOSES ONLY
AND NOT FOR CONSTRUCTION UNTIL APPROVED.

Tyical Section A – A

This drawing is copyright:–

Figured dimensions must be taken in preference to scaled dimensions and ALL contractors and suppliers must check and verify al dimensions on site before preparing shop drawings, commencing work or pre–ordering of fixtures and fittings.It is deemed as part of good building practice that ALL contractors will have read an understood manufacturers instructions in relation to materials specified.

ALL contractors are to carry out the works indicated in accordance with the latest Building Regulations, British Standards, Codes of Practice, specifications and any legislation that may be in force @ the time of construction, together with latest robust standard details, NHBC specification of works and practices covered under both the Health and Safety at Work Act and current CDM regulations.

Work should only be undertaken from drawings referred to in the Local Authority approval documents.

SHEET: A–1
SCALE: AS SHOWN.
DATE: NOV. 23.

Atrium
Planning Consultants
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PROPOSED PROJECT DESCRIPTION:
PROPOSED DWELLINGS ON LAND BETWEEN
99 - 107, BRECON ROAD,
MERTHYR TYDFIL, CF47 8NG.
FOR MR UDAM SINGH.

SHEET TITLE:
AS SHOWN.

REVISIONS;
C. 10/03/24 PV PANELS UPDATED. KNJ

Matt John
MSc Regeneration
BSc City and Regional Planning
RTPI
Accredited Degrees