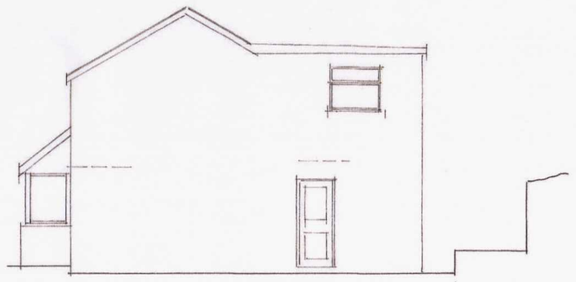
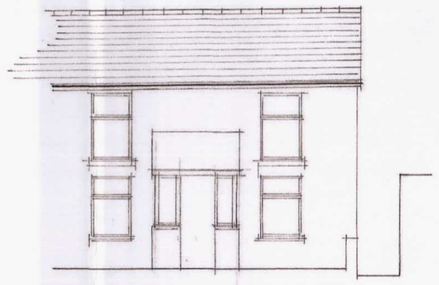
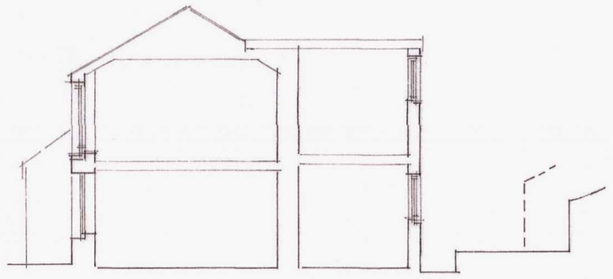


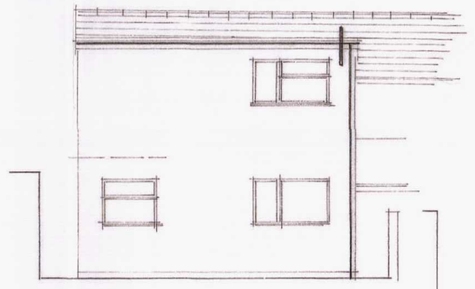
existing side elevation nw



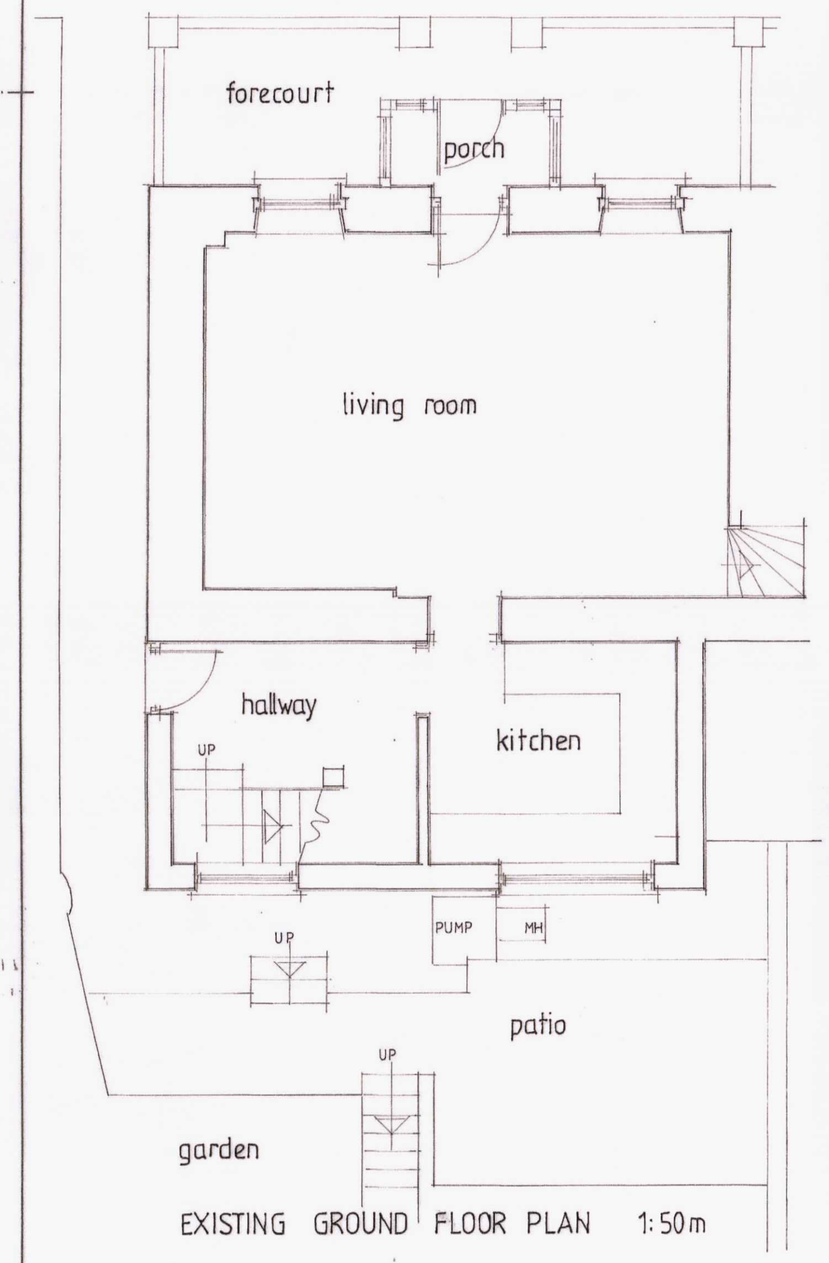
existing front elevation ne



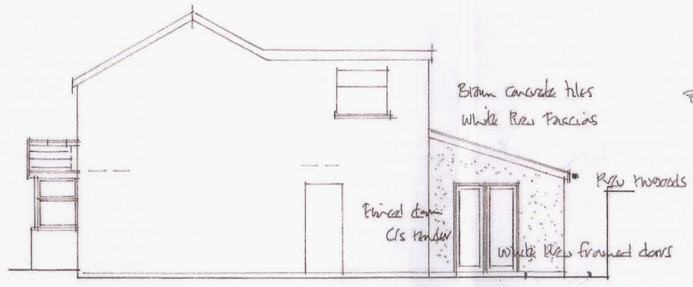
existing typical section



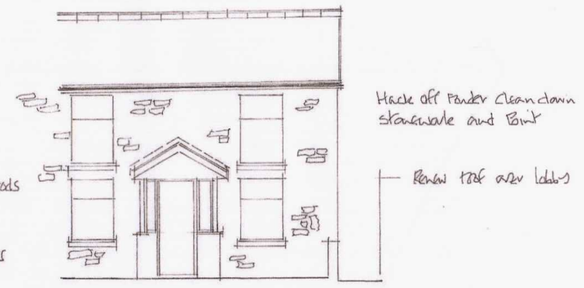
existing rear elevation sw



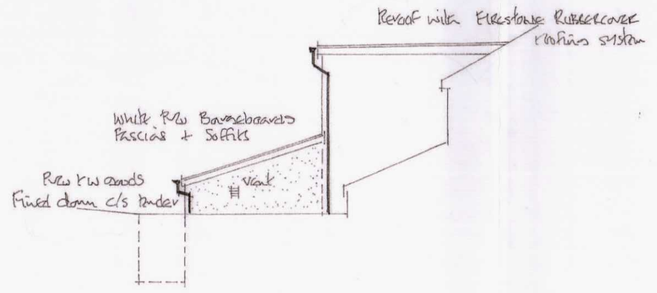
EXISTING GROUND FLOOR PLAN 1:50m



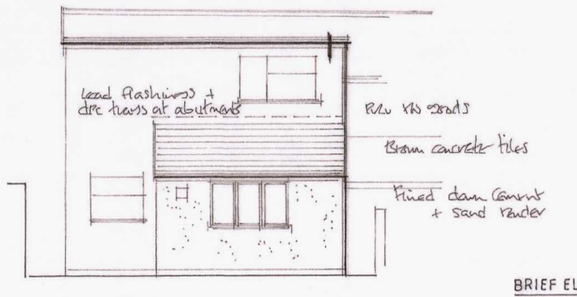
proposed side elevation nw



proposed front elevation ne

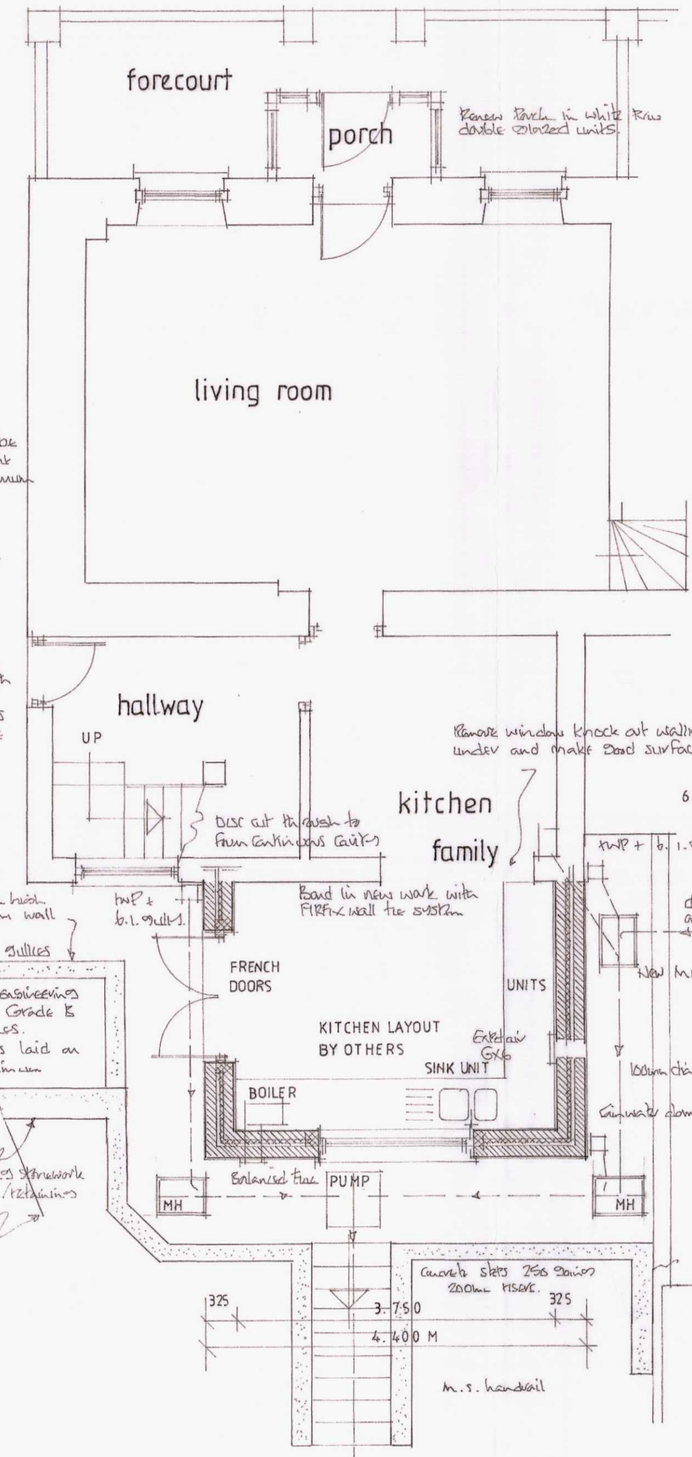


proposed side elevation se

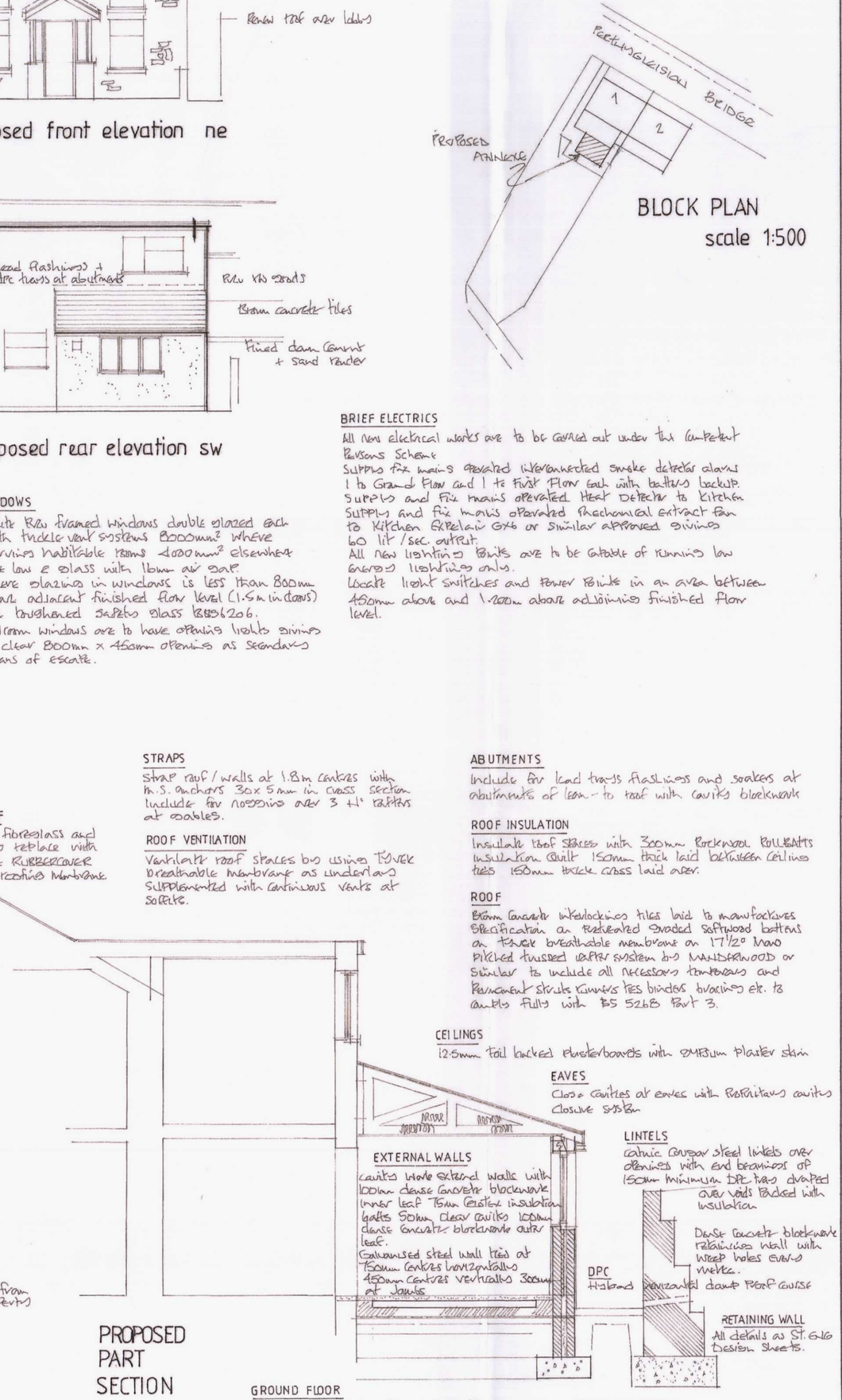


proposed rear elevation sw

BLOCK PLAN
scale 1:500



PROPOSED GROUND FLOOR PLAN 150m



PROPOSED PART SECTION 1:50m

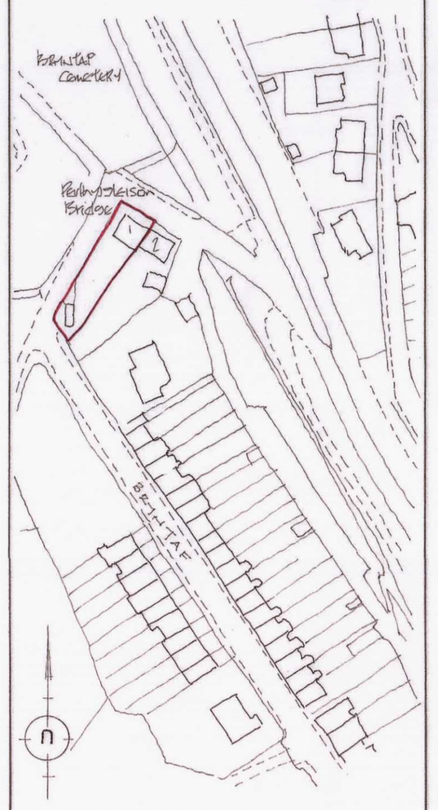
NOTES:

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



RADON
Radon Gas Protection measures to be as described in Report From The British Geological Survey Minimum basic Protection to be employed.
1. Extend DPM through to close cavities.
2. DPC trays at GF level to protect DPM.

INTERNAL DRAINAGE
40mm Pvcu wastes to sink unit with 75mm deep seal traps.
Include for trapping access at ebows Redirect existing soil Stack waste into new manhole.

BOILER
Resite Boiler ultimate if found necessary and extend flueline into new enclosure.

EXTERNAL DRAINAGE
Use back inlet type laddable trapped gullies Pvcu rainwater goods.
Build new walls in 225mm Class B engineering brickwork 600 x 450mm internally. Grade B mortar with C.I. cables and fixtures.
100mm below ground Pvcu drain pipes laid on cbr/mpvs bed Max. Falls 1in 8 minimum 1 in 40.
Rebuild Paint in new position.
All wastes to be glanded up to main foul sewer as existing.

STRAPS
Strap roof / walls at 1.8m centres with M.S. anchors 30 x 5mm in cross section Include for noggins over 3 +1 rafters at gables.

ROOF VENTILATION
Ventilate roof spaces by using TORK breathable membrane as underlay SUPPLEMENTED with continuous vents at soffits.

FLAT ROOF
Take off fibreglass and boarding replace with PRESTOLITE RUBBERCOVER EPDM roofing Membrane

ABUTMENTS
Include for lead trays flashings and soakers at abutments of lean-to roof with cavity blockwork

ROOF INSULATION
Insulate roof spaces with 300mm Rockwool ROLLBATTS insulation. Quilt 150mm thick laid between ceiling ties 150mm thick. cross laid over.

ROOF
Brown concrete interlocking tiles laid to manufacturers specification on pressure treated softwood battens on TORK breathable membrane on 17½° hand pitched trussed rafter system by MANUFACTURER or similar to include all necessary tortoises and Permanent struts runners ties binders bracings etc. to comply fully with BS 5268 Part 3.

BRIEF ELECTRICS
All new electrical works are to be carried out under the competent Persons Scheme
Supply fix mains operated interconnected smoke detector alarms 1 to Ground Floor and 1 to First Floor each with battery backup.
Supply and fix mains operated Heat Detector to kitchen
Supply and fix mains operated mechanical extract fan to Kitchen & Plan Grts or similar approved giving 60 l/s / sec output.
All new lighting points are to be capable of running low energy lighting only.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.

WINDOWS
White Pvcu framed windows double glazed each 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 BS6206.
Bedroom windows are to have openings lights giving a clear 800mm x 450mm openings as secondary means of escape.

A	07.04.20	Retaining wall notes added JL
	Date	Revisions

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Client
Tamsin Meriel

Job Title
Proposed Single Storey Extension.

Drawing Title
1, Perthygleision Bridge,
Aberfan,
MERTHYR TYDFIL.
CF48 4PP.

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

Date 14.02.2020 Drawn by JL

Drg. No. 2716 R Rev.

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
Town & Country Planning Act 1990
PERMISSION GRANTED SUBJECT TO CONDITIONS
30 APR 2020
J. JONES
BA(Hons) BTP M.R.T.P.I
HEAD OF TOWN PLANNING

200048

MTCBC
AMENDED PLANS
24 APR 2020
RECEIVED

DS 342

594 x 841mm A1