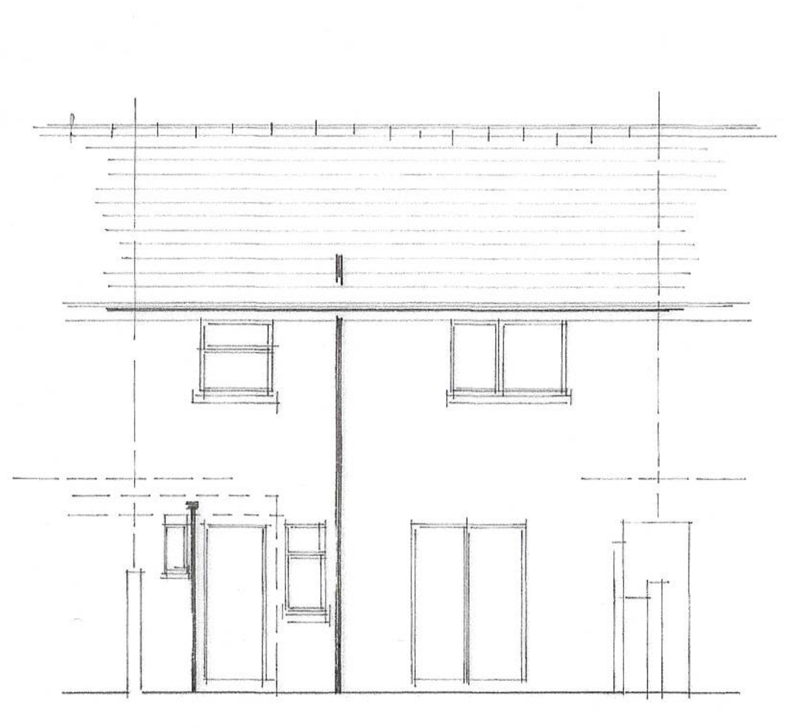
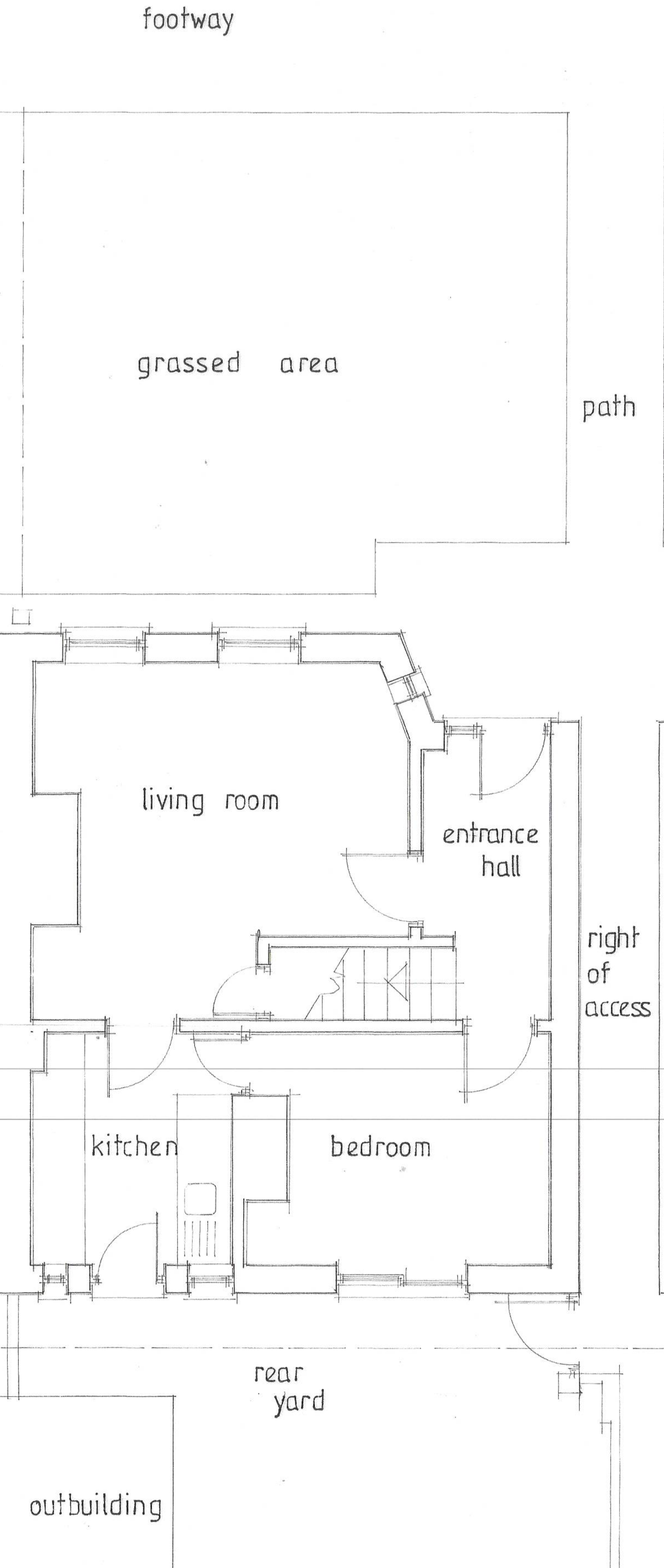
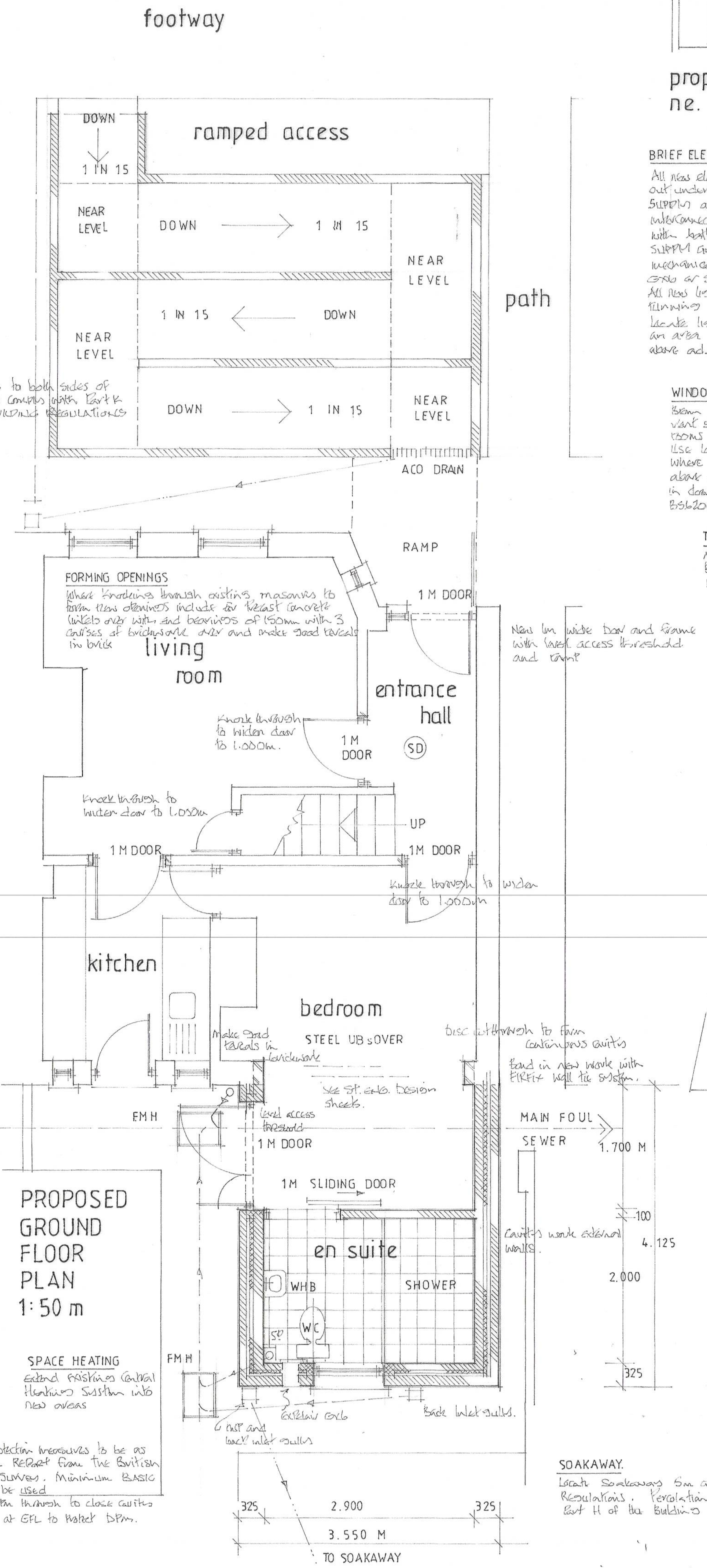


existing rear elevation ne.



EXISTING GROUND FLOOR PLAN 1:50 m



Handrails to both sides of Ramp to comply with Part K of the Building Regulations

FORMING OPENINGS
Where knocking through existing masonry to form new openings include for precast concrete lintels over with end bearings of 150mm with 3 courses of brickwork over and make good reveals in brick

Knock through to widen door to 1.000m.

Knock through to widen door to 1.050m

Knock through to widen door to 1.000m

New 1m wide door and frame with level access threshold and ramp

Make good reveals in brickwork

See St. Eng. Design sheets.

Disc cut through to form continuous cavity

Bond in new work with FIRFIX wall tie system.

Level access threshold

Cavity work external walls.

Extend curb

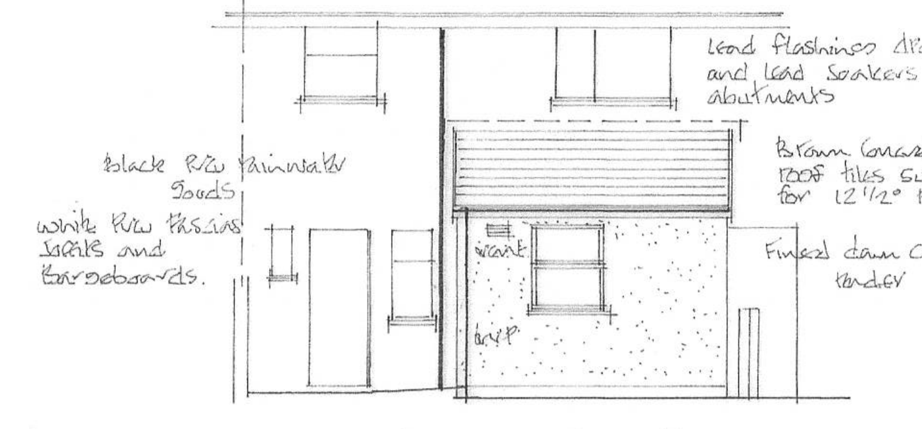
Back inlet gully.

MSP and back inlet gully

PROPOSED GROUND FLOOR PLAN 1:50 m

SPACE HEATING
Extend existing central heating system into new areas

RADON
Radon gas protection measures to be as indicated in Report from the British Geological Survey. Minimum BASIC protection to be used
1. Extend DPM through to close cavity
2. DPC tray at GFL to protect DPM.



Black PVCu rainwater goods

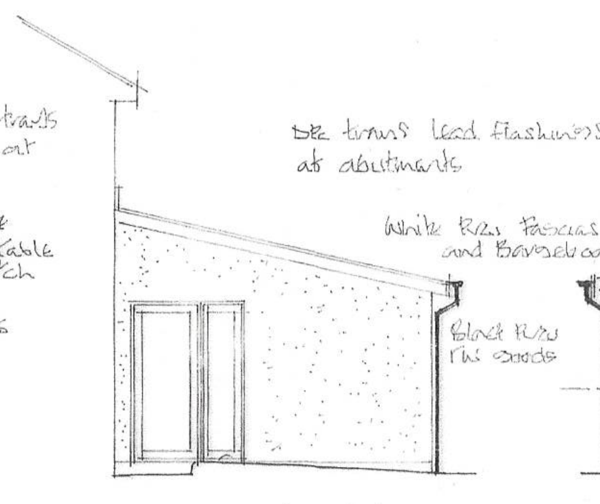
White PVCu fascias soffits and bargeboards.

Lead flashings DPC trays and lead soakers at abutments

Brown concrete roof tiles suitable for 12½° pitch

Finished down C/S render

proposed rear elevation ne.

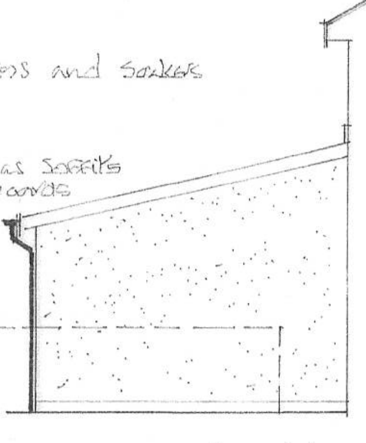


DPC trays lead flashings and soakers at abutments

White PVCu fascias soffits and bargeboards

Black PVCu R/W goods

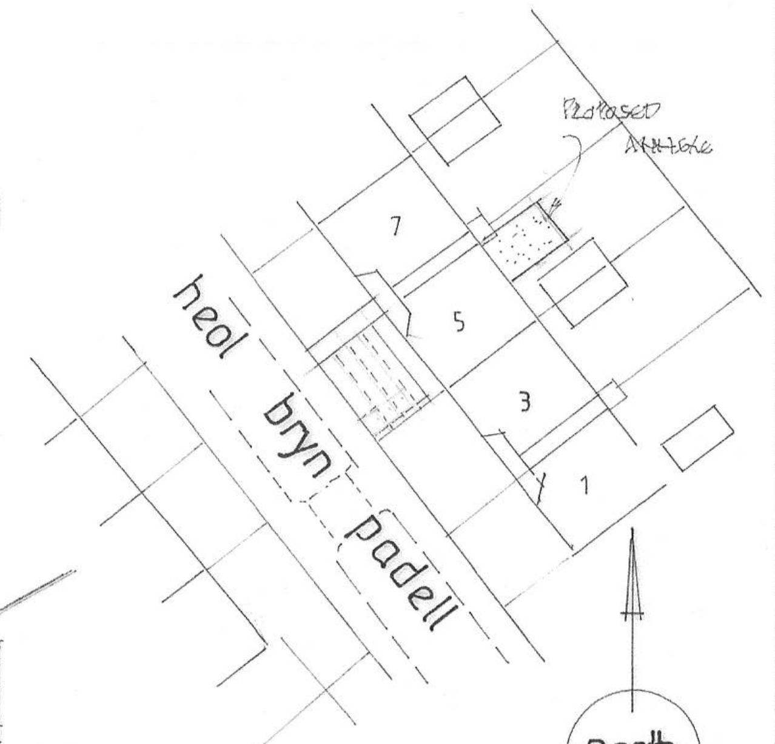
proposed side se



proposed side nw

Brown concrete roof tiles suitable for low pitch Marley MENDIP 12.5 or similar

Cement and sand render in two coats incorporating waterproofer. Finished down topcoat



BLOCK PLAN
scale
1:500

BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Persons Scheme
Supply and fix 2 No mains operated interconnected smoke detector alarms each with battery backup
Supply and fix mains operated low voltage mechanical extract fan to en suite Expelair GX6 or similar approved giving 15lit/sec.
All new lighting points are to be capable of running low energy lighting units.
Locate light switches and power points in an area between 450mm and 1.200m above adjoining finished floor level.

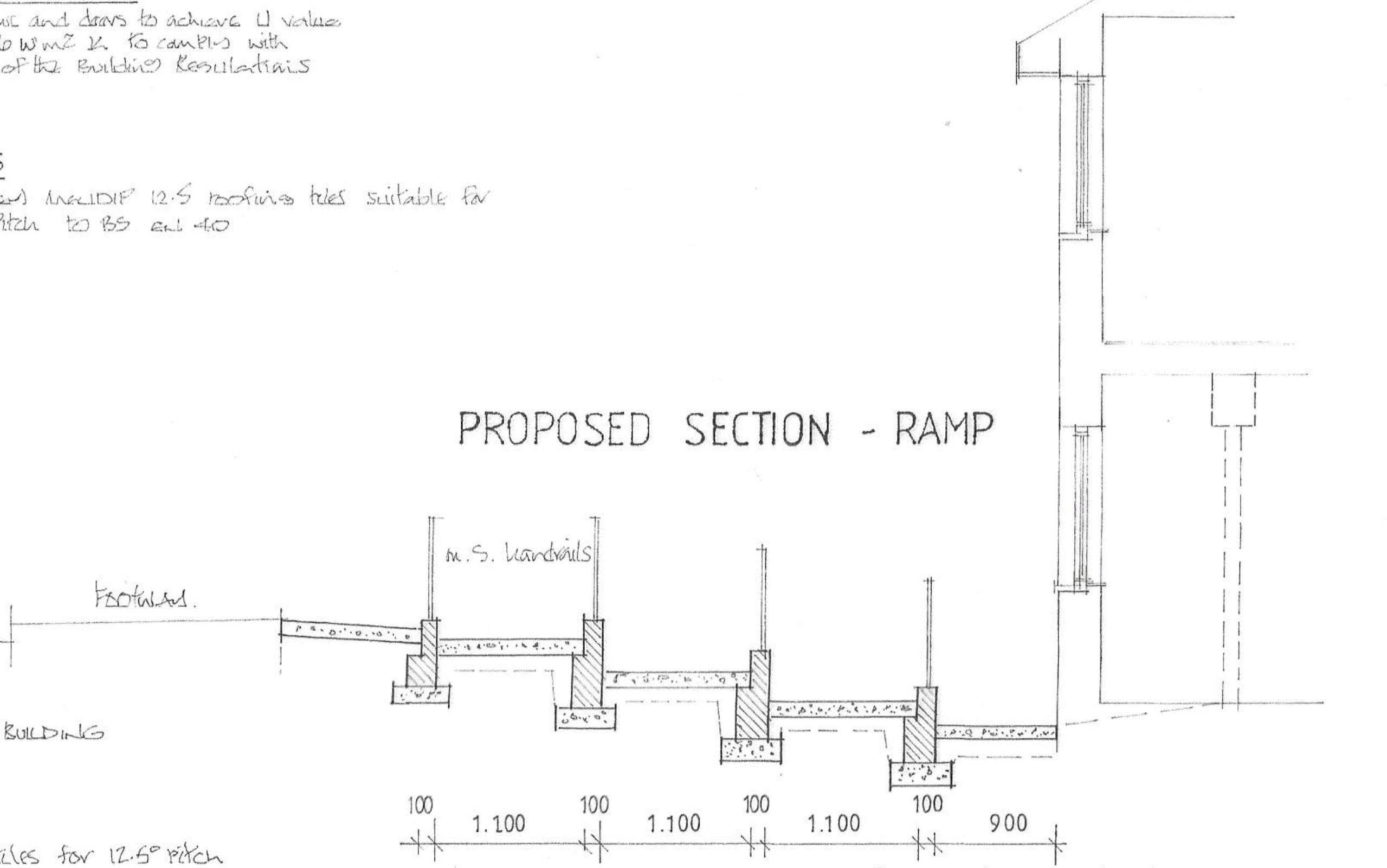
PART BUILDINGREG'S
Windows and doors to achieve U value of 1.6 W/m² K to comply with L1B of the Building Regulations

TILES
Marley MENDIP 12.5 roofing tiles suitable for low pitch to BS EN 490

WINDOWS
Brown PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000 mm² elsewhere.
Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjoining finished floor level 1.500m in doors use toughened safety glass to BS6206.

TRUSSED RAFTERS
Manderwood or similar to comply with PART A of the BUILDING REGULATIONS Design and calculations as attached manufacturers specification

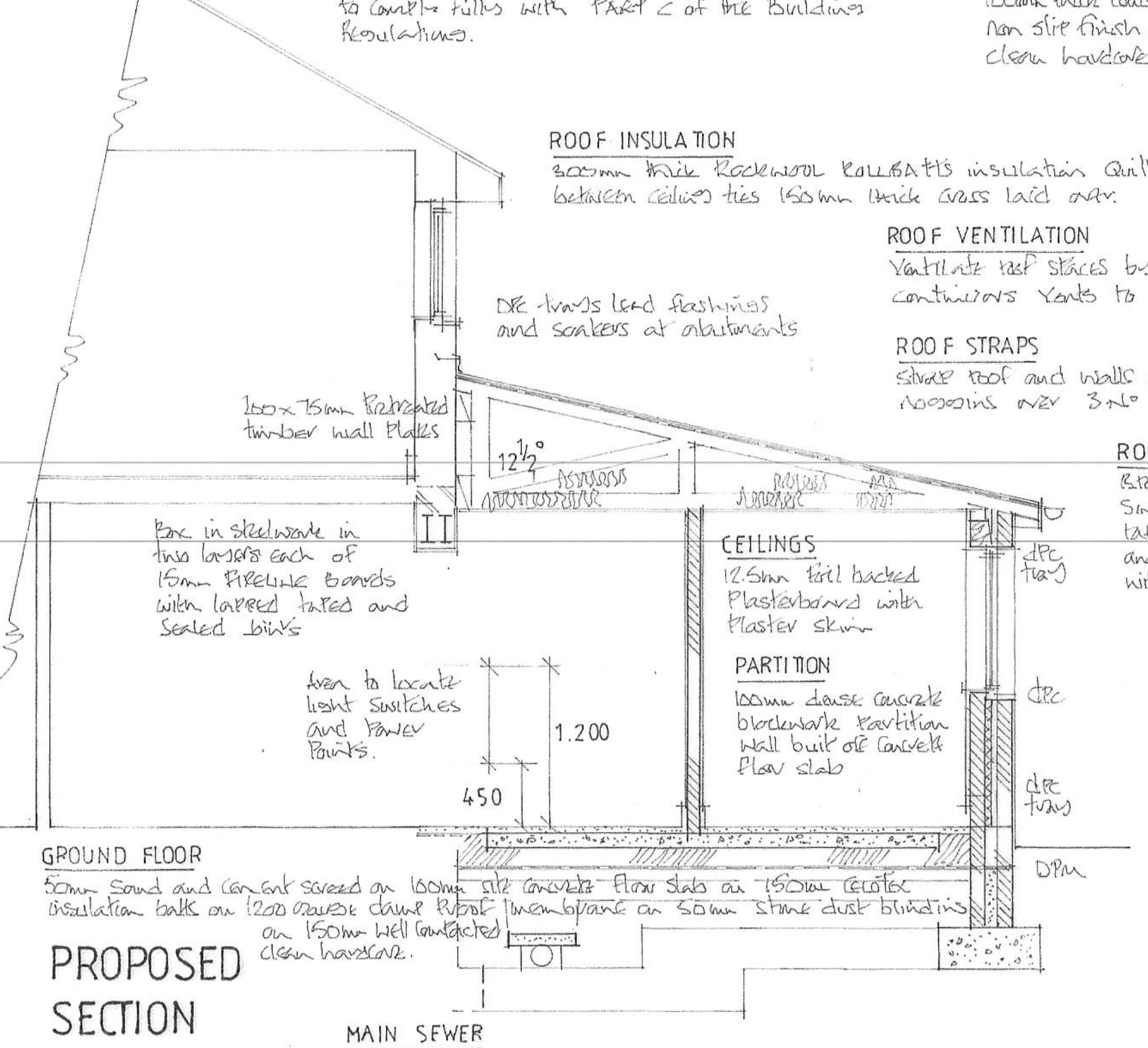
TILES
Brown concrete interlocking tiles for 12.5° pitch Marley Mendip 12.5 or similar to BS 5534:2014 to comply fully with PART C of the Building Regulations.



PROPOSED SECTION - RAMP

100mm thick concrete ramp with non slip finish on 100mm clean hardcore well compacted.

100mm dense concrete blockwork side edging built off 200mm dense concrete blockwork off 450mm wide by 200mm deep 1:3:6 mix concrete.



DPC trays lead flashings and soakers at abutments

100 x 75mm pretreated timber wall plates

Box in steelwork in two layers each of 15mm FIRELINE boards with lapped taped and sealed joints

Area to locate light switches and power points.

CEILINGS
12.5mm foil backed plasterboard with plaster skim

PARTITION
100mm dense concrete blockwork partition wall built off concrete floor slab

GROUND FLOOR
50mm sand and cement screed on 100mm site concrete floor slab on 150mm CELOTEX insulation batts on 1200 gauge damp proof membrane on 50mm stone dust blinding on 150mm well compacted clean hardcore.

PROPOSED SECTION -ANNEXE 1:50

ROOF INSULATION
300mm thick ROCKWOOL ROLLBATTS insulation quilt to roof space 150mm thick laid between ceiling ties 150mm thick cross laid over.

ROOF VENTILATION
Ventilate roof spaces by using tyvek breathable membrane as underlay supplemented with continuous vents to soffits.

ROOF STRAPS
Strap roof and walls at 1.8m centres with m.s. anchors 30x5mm in cross section. Include for noggins over 3 No trusses at gables.

ROOF
Brown concrete interlocking roof tiles suitable for low pitch on pretreated graded SW battens on TYVEK breathable membrane on 12½° mono pitch trussed rafter system by MANDERWOOD or similar to include all necessary temporary and permanent struts runners ties binders bracing etc. to comply fully with BS 5268 Part 3. at 400mm centres.

EAVES
Close cavities at eaves with proprietary cavity closure system.

LINTELS
Steel catnic Caxton lintels over openings with end bearings of 150mm minimum DPC trays draped over voids packed with insulation.

WALLS
Cavity work external walls with 100mm dense concrete blockwork inner leaf 75mm CELOTEX insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf.
Galvanised steel wall ties at 750mm centres horizontally 450mm c/c vertically 300mm at jambs.

DPC
Hyload horizontal damp proof course

FOUNDATION WALLS
Cavity work foundation walls with 100mm dense concrete blockwork inner leaf 125mm cavity 100mm dense concrete blockwork outer leaf.
Backfill cavity with lean mix concrete up to DPM.

FOUNDATIONS
750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions minimum 900mm.

MAIN SEWER
Expose main sewer throughout its length under new annexe repair replace as found necessary take new fittings below invert. Include for precast concrete lintels over where passing through foundation walls protect under buildings with concrete cover (150mm)

NOTES
Final ground floor / foundation design to be determined by a visual inspection of the excavations by approved personnel.

BUILDING CONTROL
On receipt of the following copies are to be deposited with BUILDING CONTROL
1. Lean-to roof truss design
2. Structural engineers steel design sheets and dimensions.

INTERNAL DRAINAGE
50mm stainless steel easy clean waste to shower
40mm PVCu waste to wall mounted non pedestal wash hand basin
75mm deep seal traps to shower and basin
100mm dia PVCu waste to WC
100mm dia. PVCu soil stack terminated with DURGO valve

SOAKAWAY.
Locate soakaway 5m away from buildings and comply with Part H of the Building Regulations. Percolation tests in accordance with BRE DIGEST 365 and BS 8301 Part H of the Building Regulations

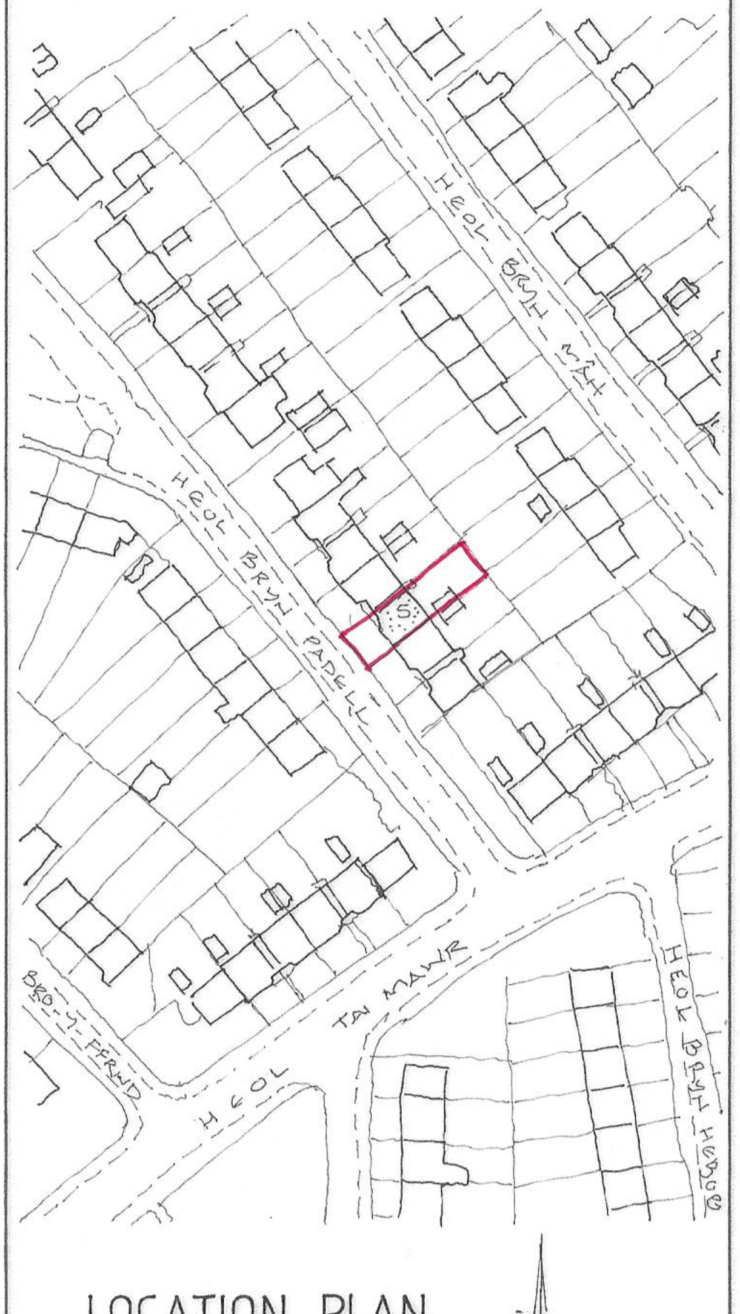
EXTERNAL DRAINAGE
Use back inlet type roddable trapped gullies
PVCu rainwater gutters and downpipes
Build MHs in 225mm Class B engineering brickwork 600x450mm internally with Grade B medium duty C.I. covers and frames.
100mm dia. PVCu below ground soil pipes laid on chippings bed maximum falls limits minimum 1 in 40.

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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RICS

Client
Carl Preece

Job Title
Provision of Disabled Facilities.

Drawing Title
5, Heol Bryn Padell,
MERTHYR TYDFIL.
CF48 1NG.

Scale 150 1:100 1:500 1:1250

Date 01.03.2022

Drawn by

Drg. No. 2841 DFG

Rev.

DS 342

594 x 841mm A1