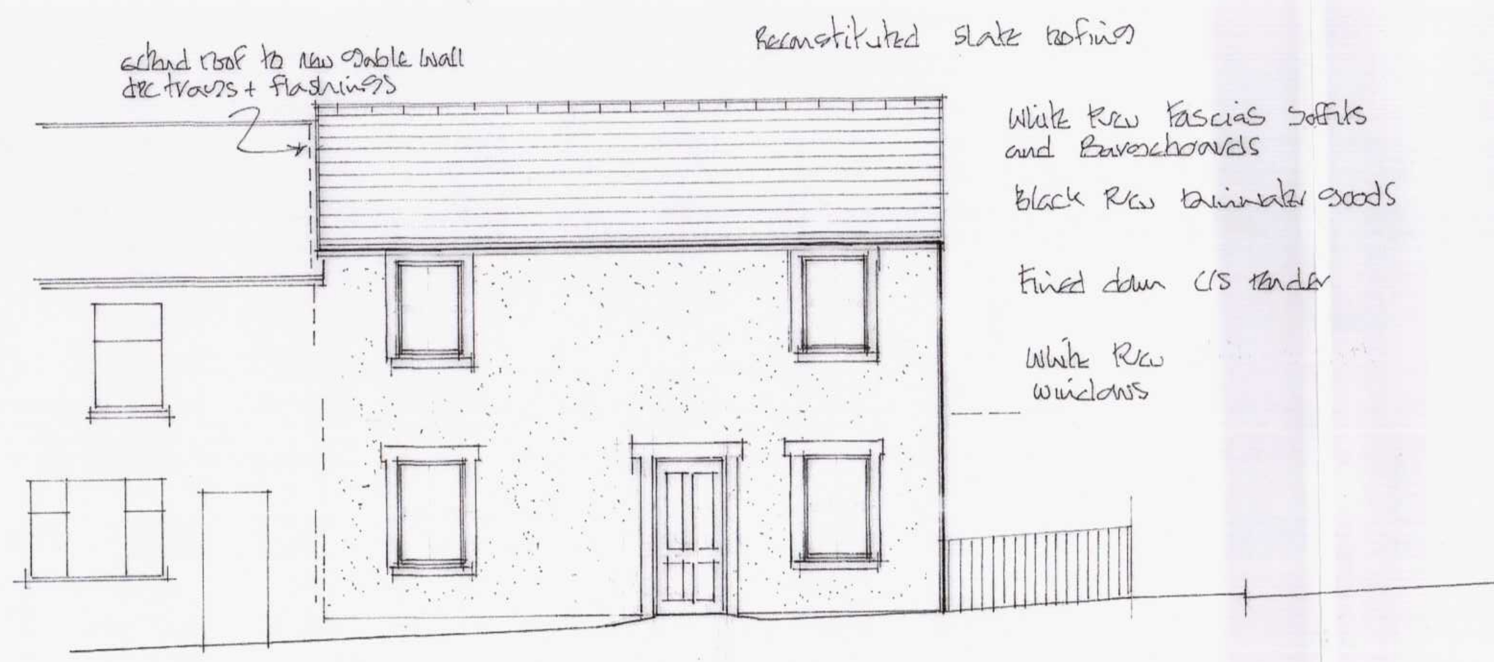
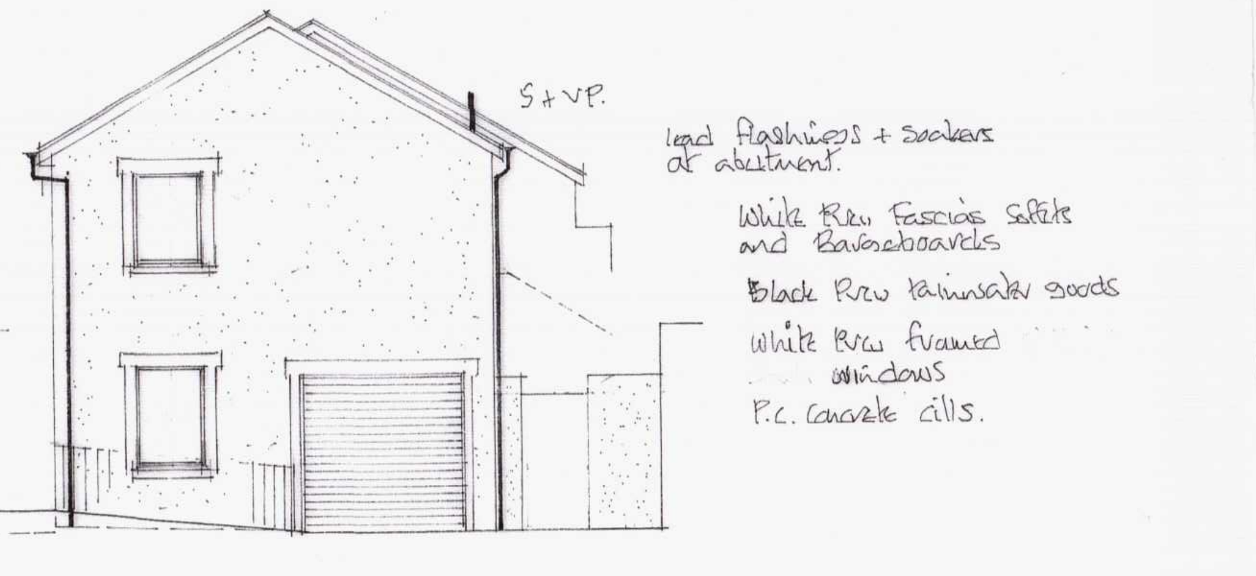
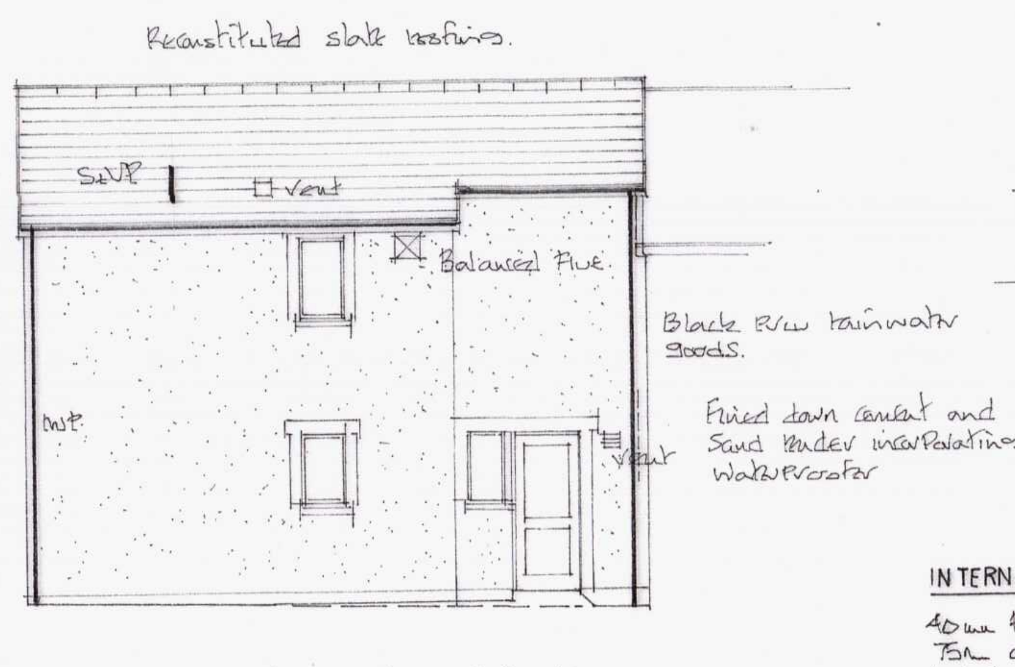

extend roof to new gable wall dpc trays + flashings
Reconstituted slate roofing
White PVCu fascias soffits and bargeboards
Black PVCu rainwater goods
Fined down C/S render
White PVCu windows

front elevation to victoria street (east)


S+VP.
lead flashings + soakers at abutment.
White PVCu fascias soffits and bargeboards
Black PVCu rainwater goods
White PVCu framed windows
P.C. concrete cills.

side elevation to overton street (north)

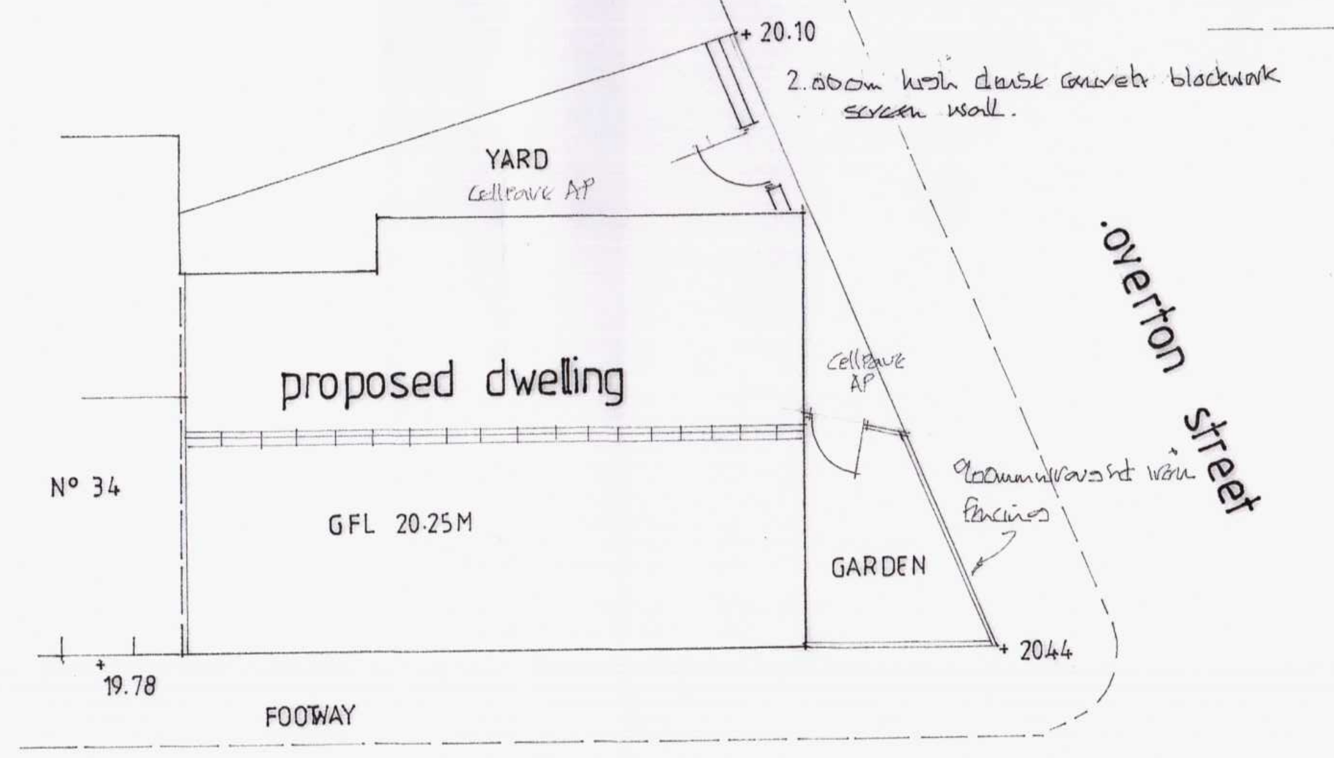

Reconstituted slate roofing.
S+VP
vent
Balanced Flue.
RWP
vent
Black PVCu rainwater goods.
Fined down cement and sand render incorporating waterproofer

rear elevation (west)

BRIEF ELECTRICS

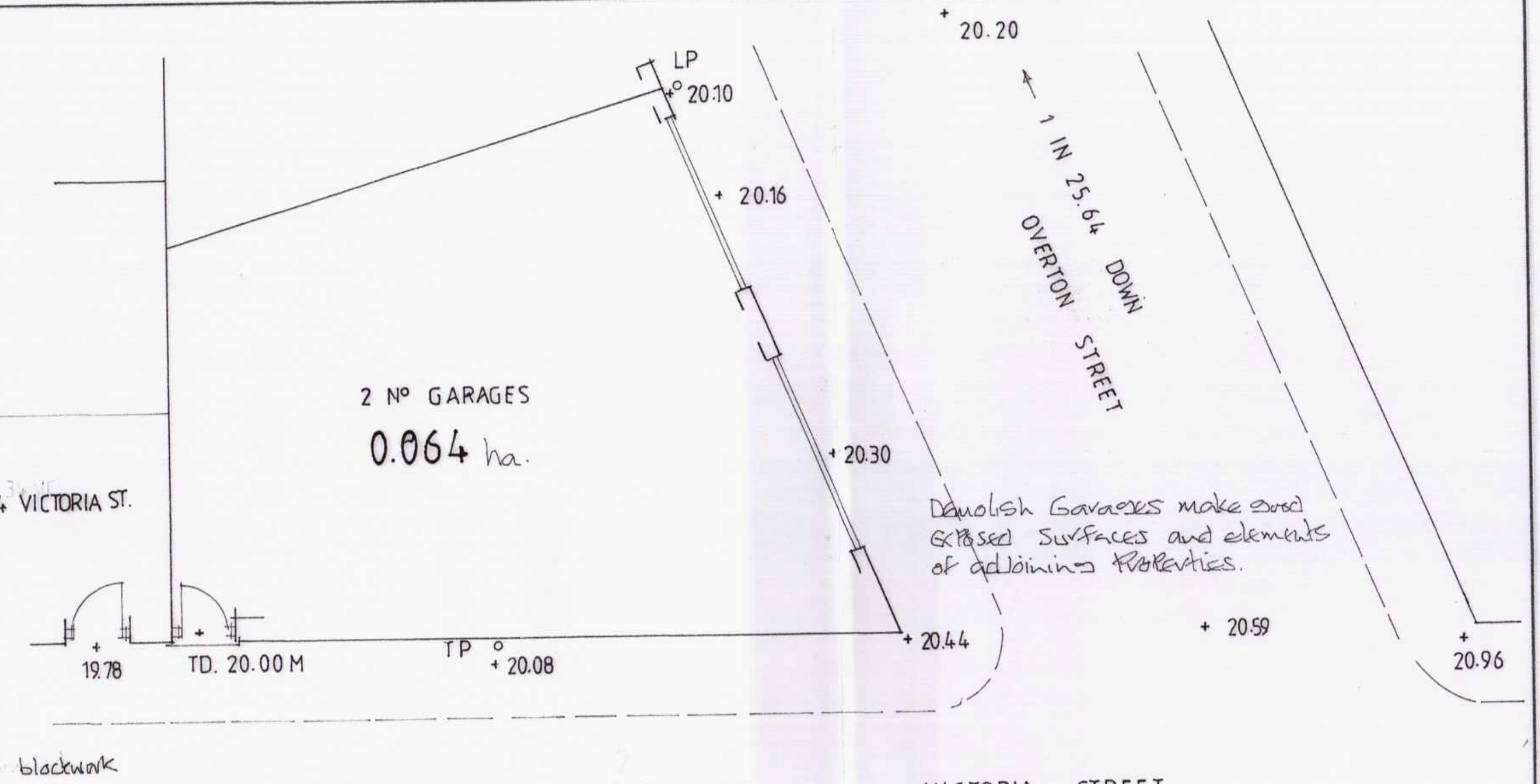
All new electrical works are to be carried out under the Competent Persons Scheme to comply with Part P. Supply fix 2Nº mains operated interconnected smoke detectors each with battery backup
Supply fix mains operated mechanical extract fan to kitchen Expelair GX6 or similar approved giving 60 lit/sec. output.

Supply and fix mains operated low voltage ceiling mounted mechanical extract fan ducted to external air to Bathroom Expelair GX6 or similar approved giving 15 lit/sec. output.
75% of 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 adjacent finished floor level.
Physical infrastructure for High Speed Electronic Communications Network to comply fully with Part R of the Building Regulations.



BLOCK PLAN 1:100m scale

.victoria street



SURVEY PLAN 1:100m scale

ROOF VENTILATION

Ventilate roof spaces by using Tyvek breathable membrane as underlay supplemented with continuous vents to eaves.

ROOF STRAPS

Strap roof / walls roof / suspended floors with m.s. anchors 30 x 5mm in cross section at 1.8m centres include for noggins over 3 Nº trusses / joists at gables.

EAVES

Close cavities at eaves with Rockwool TCB cavity closure system or similar approved

ROOF INSULATION

300mm thick Rockwool Rollbatts insulation to roofspace 150mm thick laid between ceilings ties 150mm thick cross laid over.

ROOF

Reconstituted slates laid to manufactures specification on pretreated graded sw battens on Tyvek breathable membrane on 30° Duo pitched trussed rafter system at 400mm / 600mm centres by Timber Frame Company to include all accessories temporary and permanent struts binders ties binders bracing etc. to comply fully with BS5268 Part 3.

INTERNAL DRAINAGE

40mm PVCu wastes to sink unit bath and wash hand basins 75mm deep seal traps to sink unit bath and w.h. basins.
Include for rodding access at elbows.
100mm dia. PVCu soil stacks to kitchen and WC terminated with Durgo valves.
100mm dia. soil and vent pipe terminated with PVCu cowl above roof line. Include for slow bend at base.
Box in soil stacks + soil vent pipe in ply faced ducts with screwed joints backfill voids with fibreglass soundproofing.

EXTERNAL WALLS

Cavity work external walls with 140mm timber frame construction inner leaf 50mm clear cavity 100mm dense concrete blockwork outer leaf. Simpsons stainless steel strongtie wall tie system at 375mm centres.

LINTELS

Catnic CTF5 timber frame lintels over openings with end bearings of 150mm minimum with dpc trays draped over

DPC

Hyload horizontal damp proof course

CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

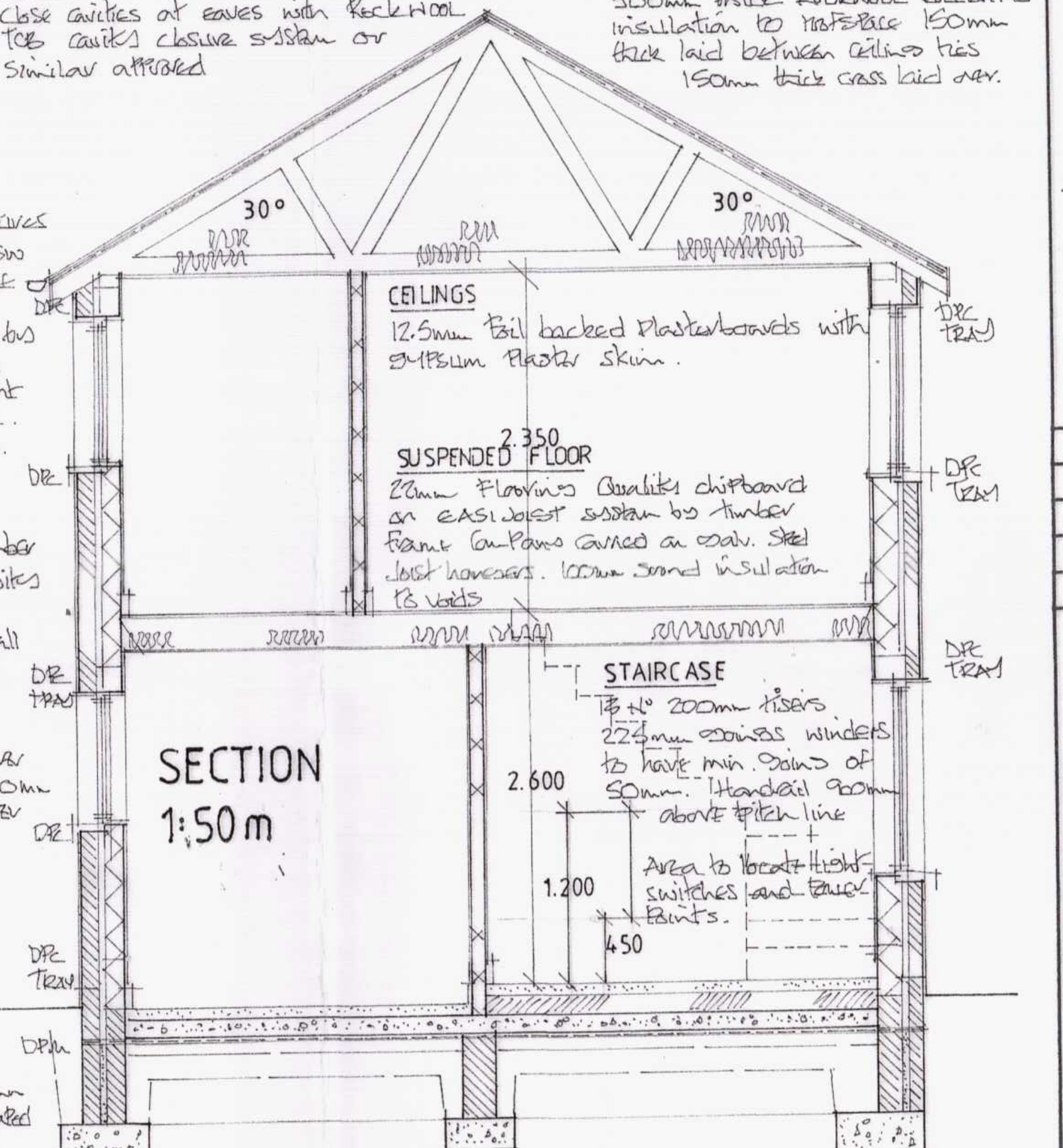
SUSPENDED FLOOR

22mm Flooring Quality chipboard on EASI-JOIST system by timber frame company carried on galv. steel joist hangers. 100mm sound insulation to voids

STAIRCASE

13 Nº 200mm risers 225mm goings winders to have min. going of 50mm. Handrail 900mm above pitch line

Area to locate light switches and power points.



SECTION 1:50m

GARAGE CEILING

Two layers each of 15mm Fireline boards with taped lapped and staggered joints. Gypsum plaster skimmed.

FOUNDATION WALLS

Cavity work foundation walls with 100mm dense concrete blockwork outer leaf 50mm cavity 150mm dense concrete inner leaf. Backfill cavity up to DPM with lean mix concrete.

FOUNDATIONS

600mm x 300mm deep 1:3:6 mix concrete traditional strip foundations depth to suit site conditions min. 900mm.

GROUND FLOOR

70mm Fibre reinforced cement and sand screed on 150mm thick Celotex insulation boards on 100mm site concrete floor slab on 1200 gauge d.p. membrane on 50mm stone dust blinding on 150mm well compacted clean hardcore.

FLOOR / FOUNDATIONS

Final floor foundation details to be determined by inspection of excavations by suitably qualified engineer.

DOORS WINDOWS SECURITY

All locking systems for doors windows etc. to comply fully with Part Q of the Building Regulations

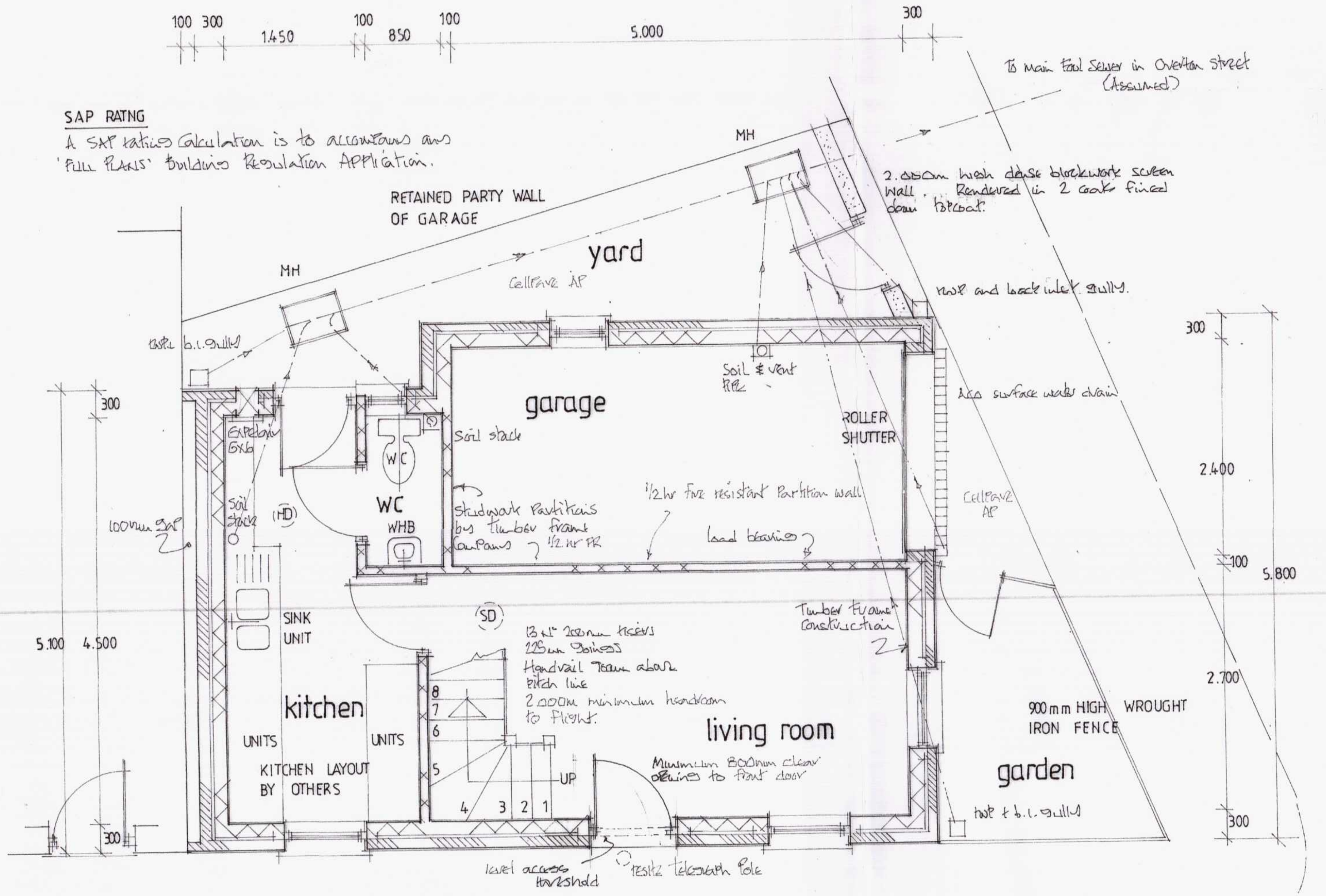
BUILDING CONTROL

On receipt of the following copies are to be deposited with Building Control.

1. timber frame details including trusses suspended floor etc.
2. SAP rating
3. Certification of installations.

SAP RATING

A SAP rating calculation is to accompany any 'Full Plans' Building Regulation Application.


100 300 1.450 100 850 100 5.000 300
To main foul sewer in Overton street (Assumed)
MH
2.000m high dense blockwork screen wall. Rendered in 2 coats fined down topcoat.
RETAINED PARTY WALL OF GARAGE
yard
Cellpave AP
MH
RWP b.i. gully
RWP and back inlet gully.
garage
Soil & vent pipe
ROLLER SHUTTER
Aco surface water drain
Expelair GX6
Soil stack
WC
WC
WHB
Soil stack
HD
100mm gap
Studwork partitions by timber frame company 1/2 hr FR
1/2 hr fire resistant partition wall
load bearing
Cellpave AP
SINK UNIT
kitchen
UNITS
UNITS
KITCHEN LAYOUT BY OTHERS
SD
13 Nº 200mm risers 225mm goings Handrail 900mm above pitch line 2.000m minimum headroom to flight.
Timber frame construction
living room
UP
Minimum 800mm clear opening to front door
900mm HIGH WROUGHT IRON FENCE
garden
RWP + b.i. gully
level access threshold
resite telegraph pole
300 2.400 100 2.700 300 5.800
300 4.500 300 5.100
FOOTWAY
HIGHWAY

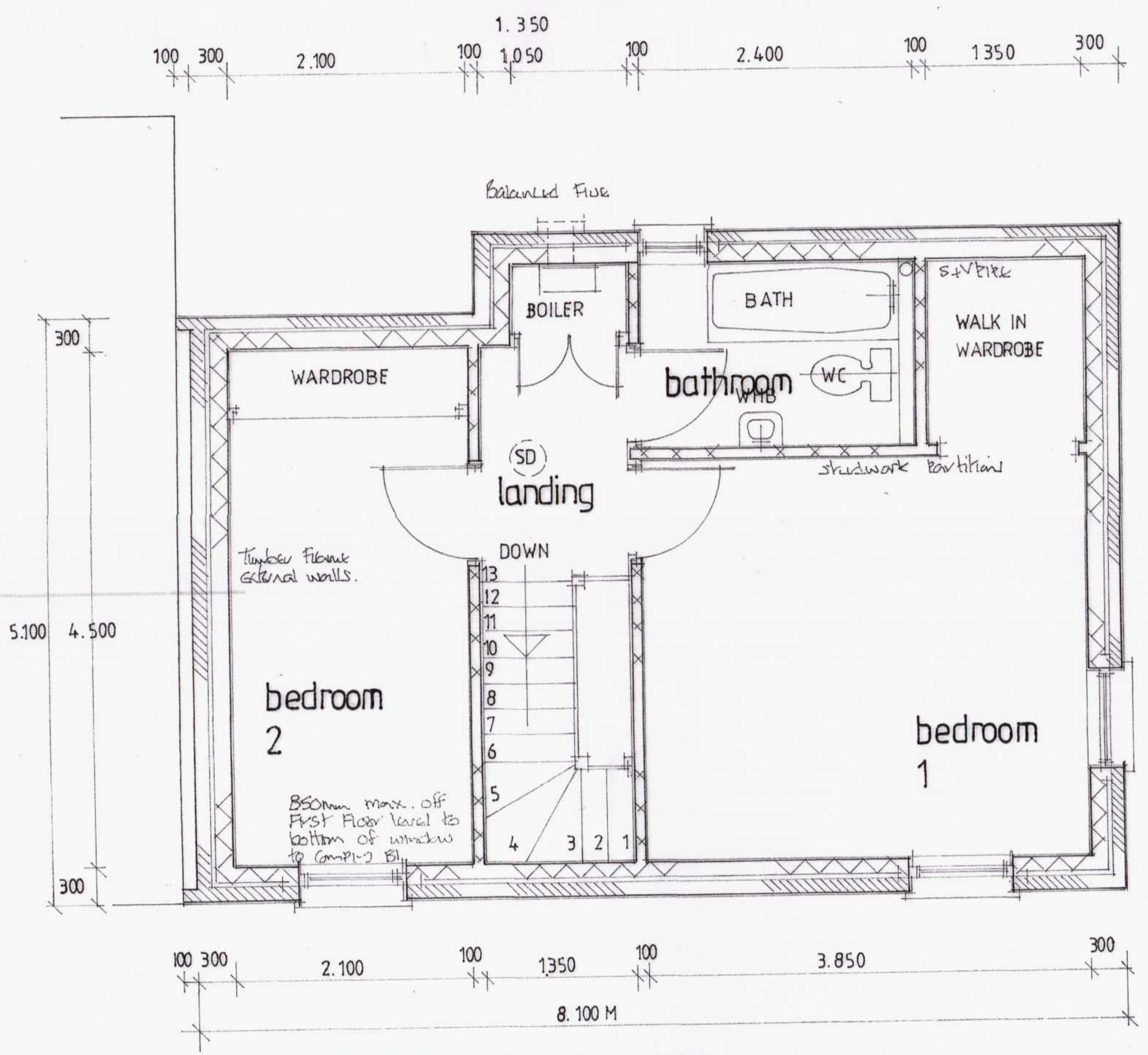
GROUND FLOOR PLAN 1:50m

100 300 2.100 100 5.300 300

8.100 M

BOILER

Wall mounted gas fired condensing boiler with balanced flue. SEDBUK rating of 92%



FIRST FLOOR PLAN 1:50m

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies.
Black PVCu rainwater gutters and downpipes.
Build MHs in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. covers and frames 100mm dia. PVCu below ground soil pipes laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
Connect new system to existing main foul sewer in Overton street (Assumed) or Victoria street if necessary.

WINDOWS

White PVCu framed sliding sash units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere. Use low E glass with 16mm air gap.
Bedroom windows are to have minimum clear openings of 800 x 450mm as secondary means of escape.
Where glazing in windows is less than 800mm above adjacent finished floor level (1.5m in doors) use toughened safety glass to BS6206.

RADON

Radon Gas Protection measures to be as requirement shown in Report from the British Geological Survey. Minimum BASIC requirement to be employed.

1. Extend DPM through to close cavity
2. DPC trays at GFL to protect DPM.

AIR TEST

On completion of works before occupation an Air leakage test is to be carried out by approved personnel.

SPRINKLER SYSTEM

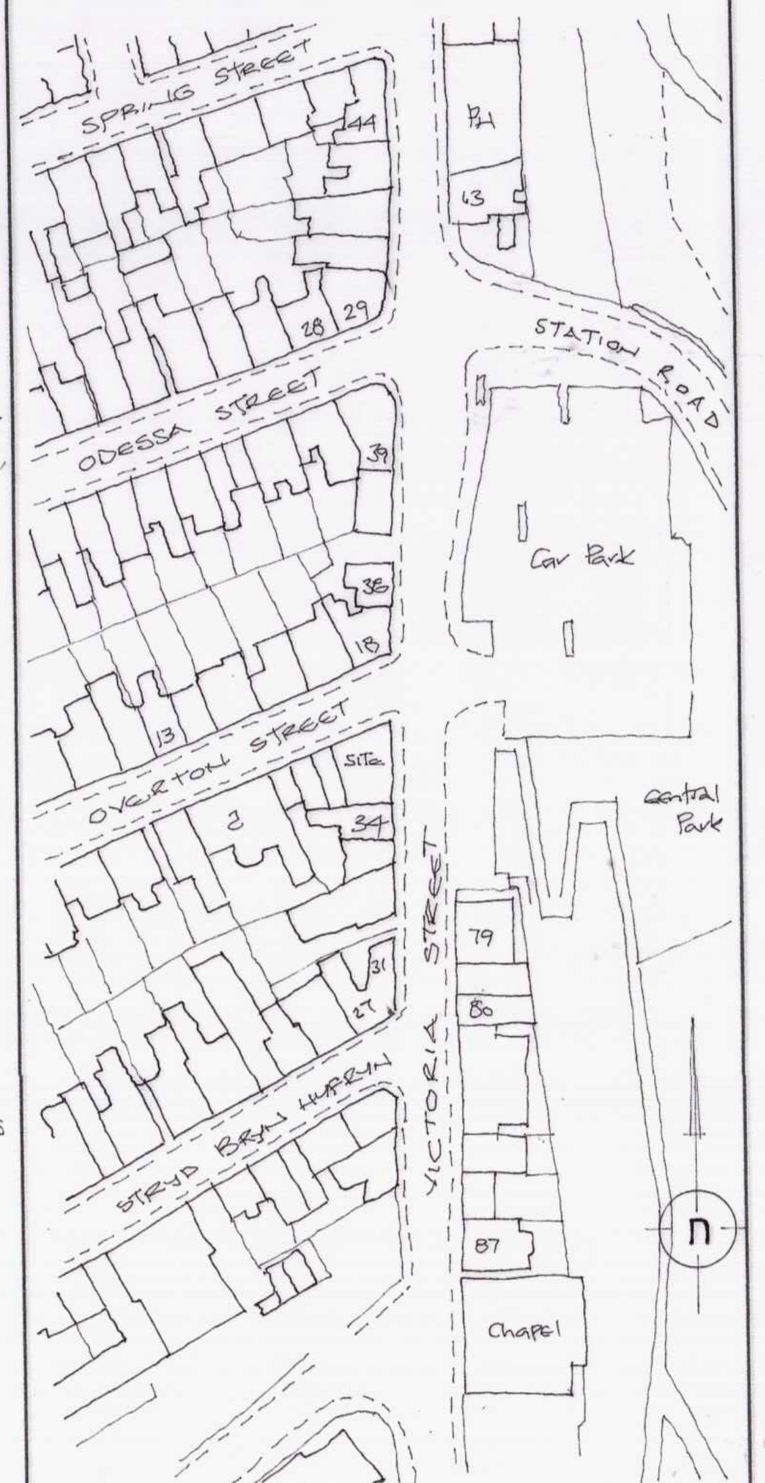
Supply and install an Automatic Fire Suppression system to BS9251:2014 certified on completion.

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 1:1000

	Date	Revisions	
C	19.03.2020	Windows changed to casement	VJ
B	02.08.2019	B Regs amendments	VJ.
A	28.12.2018	Rear boundary enclosure changed	VJ.

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200073

MTCBC
PLANNING DEPARTMENT
27 MAR 2020
RECEIVED

Client
MMA.

MERTHYR TYDFIL
COUNTY BOROUGH
COUNCIL
OFFICE COPY
PLEASE DO NOT
REMOVE

Job Title
Proposed Demolition of 2nº
Semi Derelict Garages and
Construction of Two Storey
Dwelling with Integral Garage.

Drawing Title
Garages at Overton Street,
Dowlais,
MERTHYR TYDFIL.
CF48 3AT.

Scale 1:50 1:100 1:1000

Date 16.11.2018 **Drawn by** VJ

Drg. No. 2641 NB **Rev.**

594 x 841mm A1

DS 342