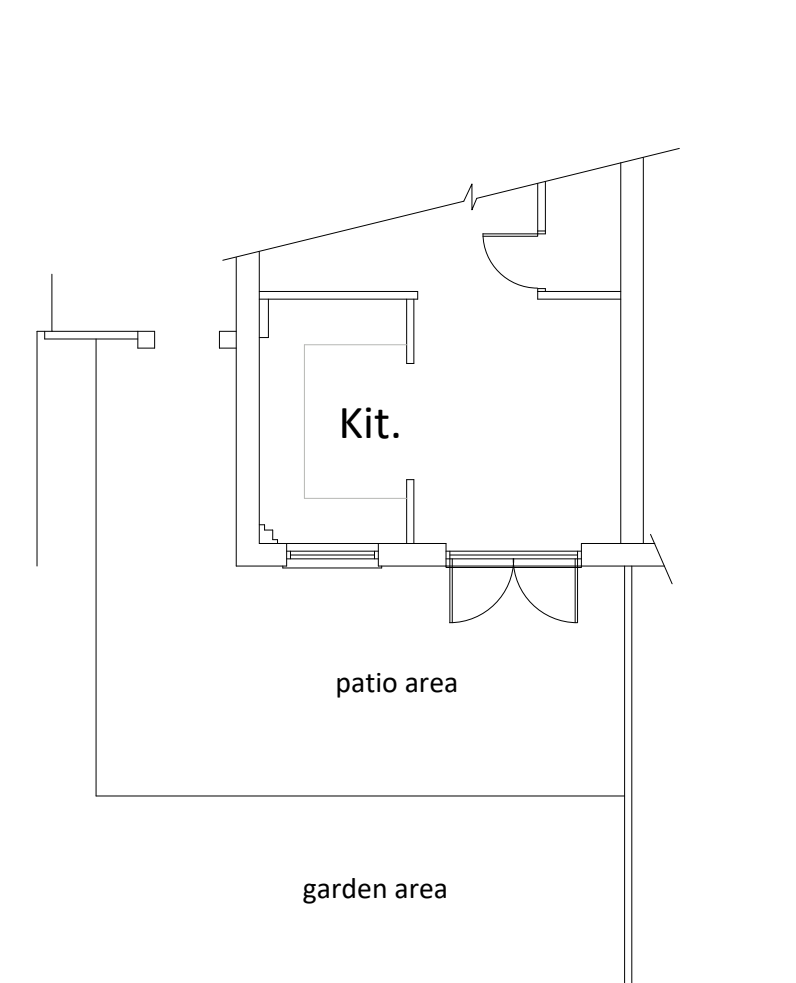
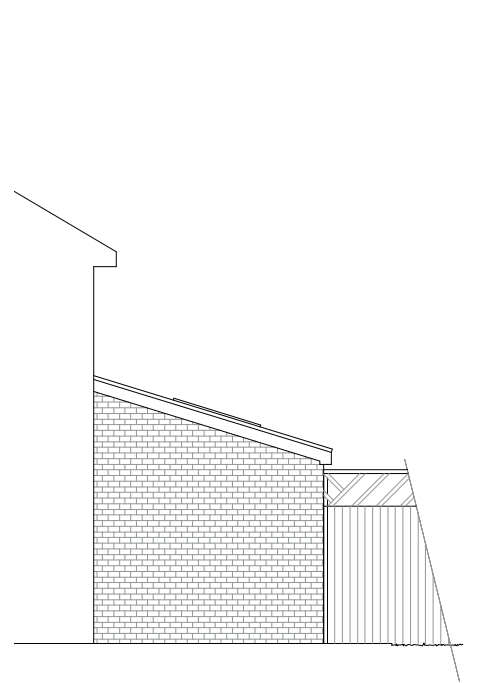


EXISTING



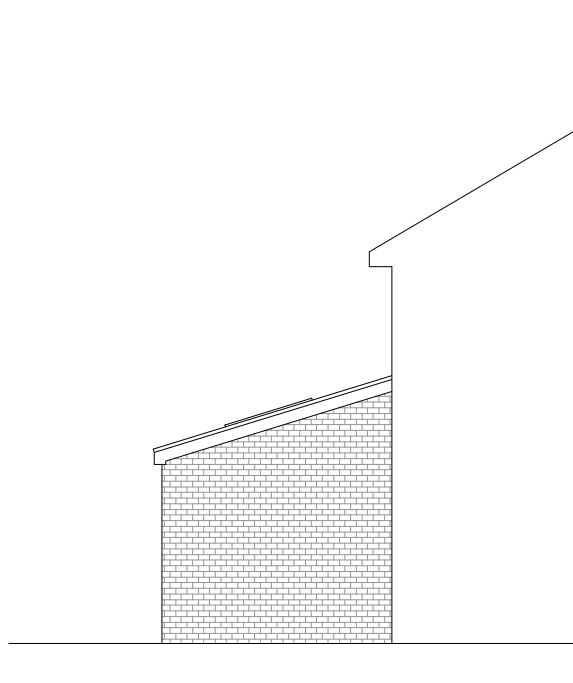
PROPOSED



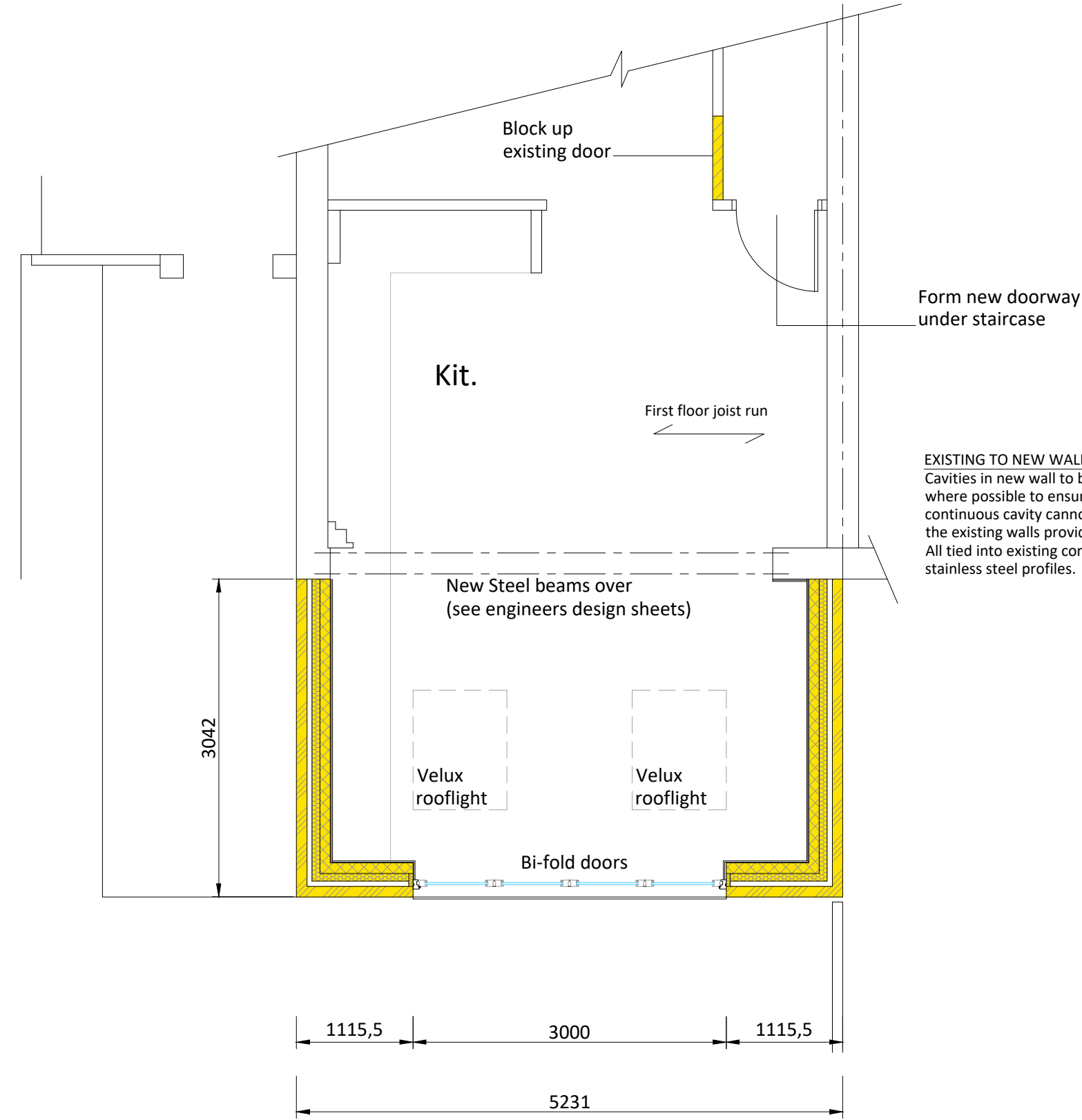
PROPOSED SIDE ELEVATION
scale 1:100



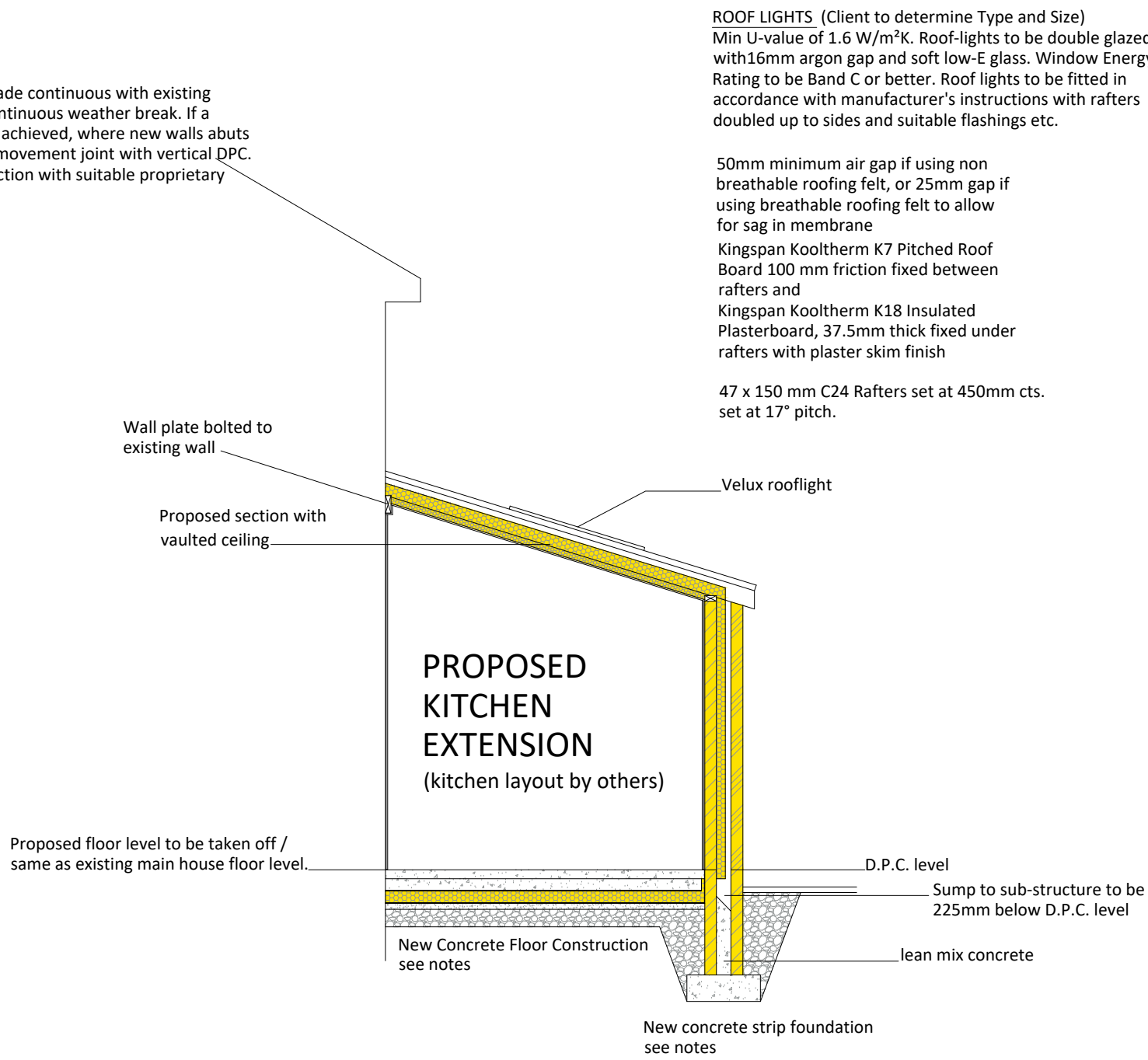
PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED GROUND FLOOR PLAN
scale 1:50



PROPOSED SECTION A
scale 1:50

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm², and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm². Purge ventilation - New Windows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60/sec or 30/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Kitchen Sink Unit - 1.7m for 32mm pipe, 3m for 40mm pipe To discharge to new gully to new l.c.

Supply hot and cold water to all fittings as appropriate.

LEAN TOO ROOF
New rafters to be 47 x 150mm C24 timbers set at 400mm centres, with one end secured to cavity wall plate 100 x 50 mm, opposite end off new 195 x 47 mm wall plate secured via rawbolts to wall at 600 mm centres with rafters birds mouthed over. Rafters set at 17 degree pitch.

Roof ventilation to be provided by patent tiled roof vents set at high level at abutment to wall provide over fascia vent at eaves. Install eaves tray to ensure insulation does not block ventilation path at eaves.

Provide 50mm minimum air gap if using non breathable roofing felt, or 25mm gap if using breathable roofing felt to allow for sag in membrane.

Where ceiling slopes provide inter and under insulation. Provide 100mm thick Kingspan Kooltherm K7 Pitched Roof Board or similar rigid high performance thermal insulation boards friction fixed between the rafters with 37.5 mm fixed under rafters, with integral vapour checked plaster board and skim finish.

Provide 12.5mm foil backed plaster board ceiling with plaster skim finish.

LATERAL RESTRAINT
Provide galvanised mild steel straps to anchor roofs to new cavity walls, to have minimum cross section 30 x 5mm secured to manufacturers instruction at 1800mm centres. Similar straps to be provided to secure 100 x 75 mm wall plate to cavity walls to be 30 x 5 x 1000mm profile twice bent and secured to manufacturers instruction at 450mm centres.

CEILINGS
Generally to be 12.5mm thick Gyproc Wallboard plasterboard ceilings. Foil backed plasterboards to be used in Kitchen and Bathrooms. All plasterboard to have min. weight of 10 kg/m².

All plasterboard joints shall be reinforced with proprietary joint reinforcement tape (Gyproc FT50) in the preparation for a smooth, seamless plaster skim finish.

ROOF LIGHTS (Client to determine Type and Size)
Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

50mm minimum air gap if using non breathable roofing felt, or 25mm gap if using breathable roofing felt to allow for sag in membrane
Kingspan Kooltherm K7 Pitched Roof Board 100 mm friction fixed between rafters and
Kingspan Kooltherm K18 Insulated Plasterboard, 37.5mm thick fixed under rafters with plaster skim finish
47 x 150 mm C24 Rafters set at 450mm ctrs. set at 17° pitch.

Wall plate bolted to existing wall
Proposed section with vaulted ceiling.

PROPOSED KITCHEN EXTENSION
(kitchen layout by others)

Proposed floor level to be taken off / same as existing main house floor level.

New Concrete Floor Construction see notes
Sump to sub-structure to be 225mm below D.P.C. level
lean mix concrete
New concrete strip foundation see notes

CONSTRUCTION NOTES.
All works to be carried out in accordance with the current Planning, Building Regulations and Subsequent Amendments. No variations should be made to the approved drawings without the express permission of the Local Authority Building Inspector.

This drawing is intended only for Planning & Building Control Usage. This is not a construction drawing. This drawing may be scaled for planning purposes only.

The contractor must check dimensions prior to commencement of works and report any discrepancies. The contractor is responsible for locating existing services on site and ensure that any diversions, terminations, extensions are carried out by an approved sub-contractor.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

STRIP FOUNDATION
Provide 225mm x 625mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 750mm below ground level or to level of existing foundations, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.18 W/m²K Solid ground floor to consist of 150mm consolidated well-ramped hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 100mm thick Celotex FR5000. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.21W/m²K, 20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm medium dense block. Ensure a 50mm clear residual cavity and provide 75mm Celotex GCS000 insulation fixed to inner leaf constructed using 100mm medium dense block, 0.51 or lower. Internal finish to be 12.5 mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

DPC
Provide horizontal strip polymer (hyloadd) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1: 1996 and BS EN 845-1: 2003

CAVITIES TRAYS
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

CLIENT
Mr & Mrs Phillips
2, Charlotte Gardens,
Dowlais, Merthyr Tydfil.
CF48 3LU

PROJECT
Proposed Rear Extension
at
2, Charlotte Gardens, Dowlais
Merthyr Tydfil. CF48 3LU

TITLE
Existing and Proposed Floor Plans,
Elevations and Section

DATE
January, 2021

SCALE
as noted at A1

DRAWING NUMBER
hdw/ph/sp.01

JOB REF.
Job Ref.

REVISION
Revision

RICS
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