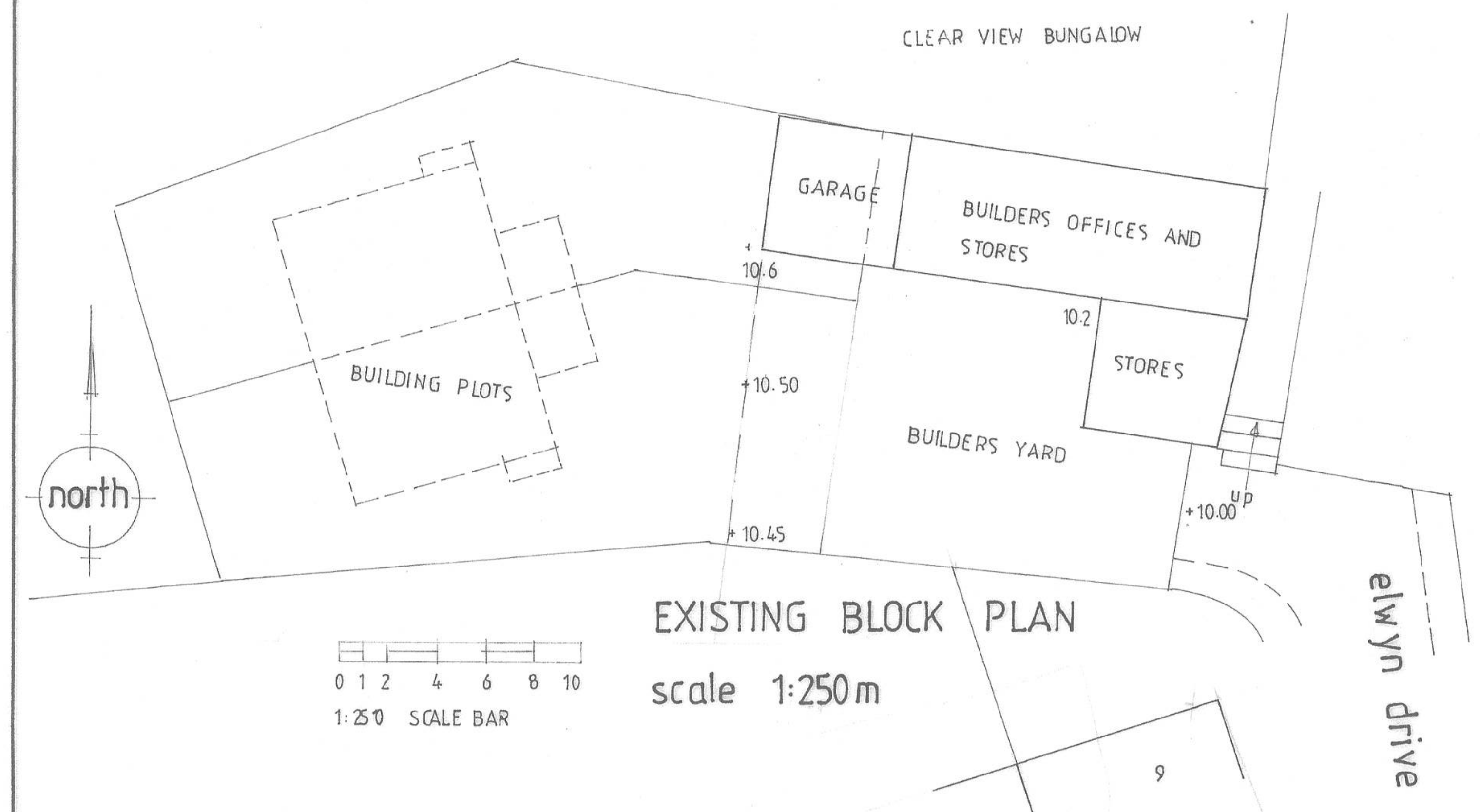
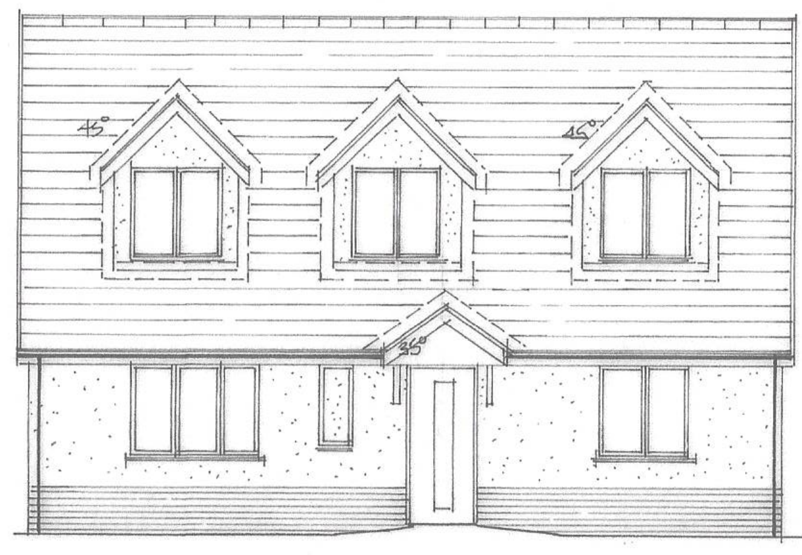


EXISTING BLOCK PLAN
scale 1:250m

0 1 2 4 6 8 10
1:250 SCALE BAR



proposed front elevation - east

0 0.5 1 2 3 4 5
1:100 SCALE BAR

White PVCu Bargeboards Fascias and soffits.

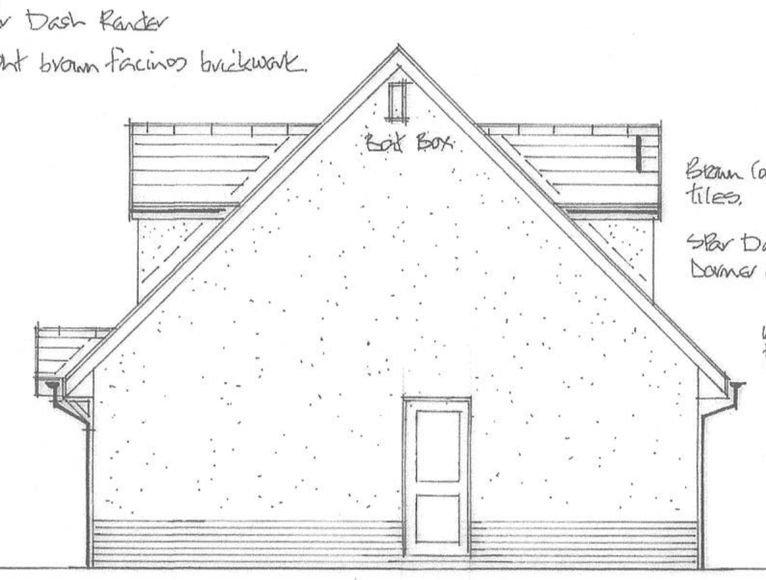
Brown concrete interlocking tiles.

White PVCu rainwater goods

Spar Dash Render

Light brown facings brickwork.

Note ALL FINISHES to MATCH PROPERTIES IN ELWYN DRIVE.



Brown Concrete tiles.

Spar Dash Dormer cheeks

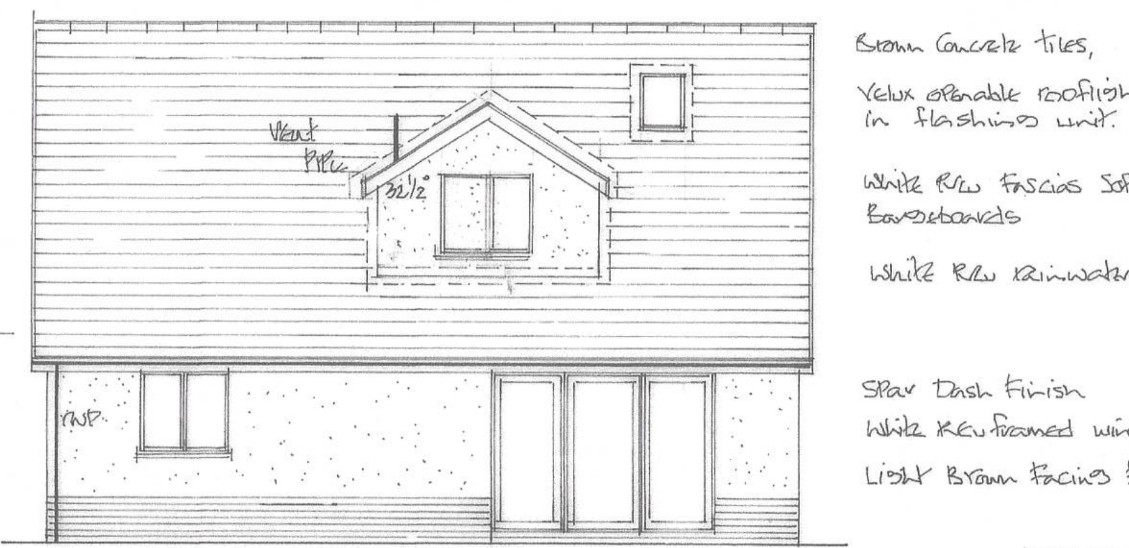
White PVCu Bargeboards Fascias and soffits.

White PVCu rainwater gutters and Downpipes.

Spar Dash Render

Light Brown facings Brickwork.

proposed side elevation - north



proposed rear elevation - west

Brown Concrete tiles,

Velux openable rooflight set in flashing unit.

White PVCu Fascias Soffits and Bargeboards

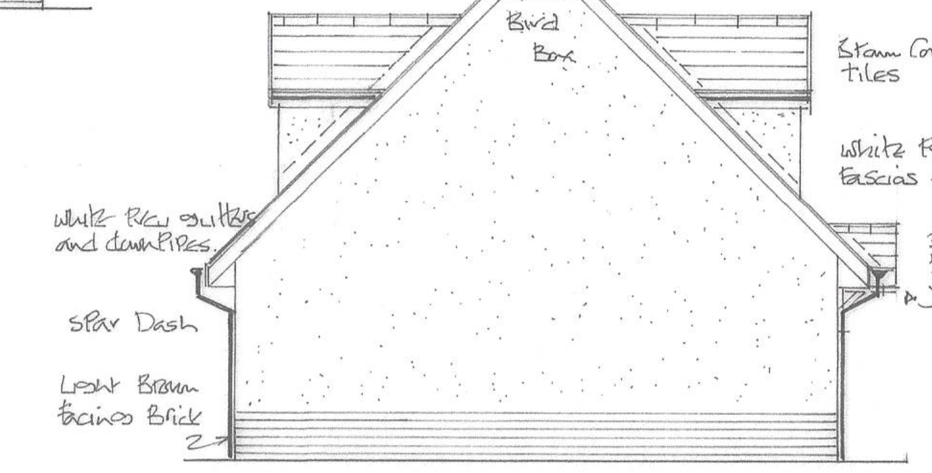
White PVCu rainwater goods

Spar Dash Finish

White PVCu framed windows

Light Brown Facing Brickwork

Hedgerow Native Species Blackthorn etc. 1.8m high.



Brown Concrete tiles

White PVCu fascias + soffits.

35° Pitch to canopy

White PVCu gutters and downpipes.

Spar Dash

Light Brown facings Brick

proposed side elevation - south

INTERNAL DRAINAGE

50mm stainless steel easy clean waste to shower

40mm PVCu wastes to sink units wash hand basin and bath.

75mm deep seal traps to shower basins sink units and bath.

Include for rodding access at elbows.

100mm dia. PVCu wastes to W.C.S.

100mm dia PVCu soil stack to OF WC terminated with Durgo valve.

100mm dia. PVCu Soil and Vent Pipe terminated in external air with PVCu cage

Box in Soil stacks in ply faced ducts with screwed joints backfill voids with insulation quilt.

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies.

White PVCu rainwater gutters and downpipes.

Build MHS in 225mm Class B engineering brickwork 600mm x 450mm internally with Grade B medium duty Cast Iron covers and frames.

100mm Dia. PVCu below ground Pipework laid on chippings bed Maximum falls 1 in 8 minimum 1 in 40.

Connect new foul drainage to existing foul sewer connection drain at eastern side of Plot.

Connect surface water runoff to new stone filled soakaway at NW boundary sited subject to porosity testing.

BRIEF ELECTRICS

All electrical works are to be carried out under the Competent Persons Scheme.

Supply and fix 2No mains operated interconnected smoke Detector Alarms each with battery back up.

Supply and fix mains operated mechanical extract fan to Kitchen Expelair GX6 or similar approved giving 60lit/sec.

Supply and fix mains operated mechanical extract fan to Utility Room Expelair GX6 or similar approved giving 30 lit/sec. output.

Supply and fix low voltage mains operated mechanical extract fans to Bathroom and En Suite ceiling mounted Expelair GX6 or similar giving 15 lit/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 adjacent finished floor level and 1.200m above.

WINDOWS

White PVCu framed double glazed units with trickle vent system 8000mm² where serving habitable rooms 4000mm² elsewhere.

Use low E glass with a 16mm air gap.

Where glazing in windows is less than 800mm above adjacent finished floor level 1.5m in doors use toughened safety glass to BS6206

Bedroom window opening lights are to be a minimum 450mm x 800mm as secondary means of escape.

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 tray at GFL to protect DPM.

SAP RATING

A SAP rating calculation is to accompany the BUILDING REGULATIONS FULL PLANS Application.

AIR TEST

On Completion of Works before occupation an Air Leakage test is to be carried out by Approved Personell.

SPRINKLER SYSTEM

Supply and Install an Automatic fire suppression system to BS 9251 : 2014. Certified on Completion.

BOILER

Gas fired Condensing Boiler with Negative Pressure Flue.

BIODIVERSITY

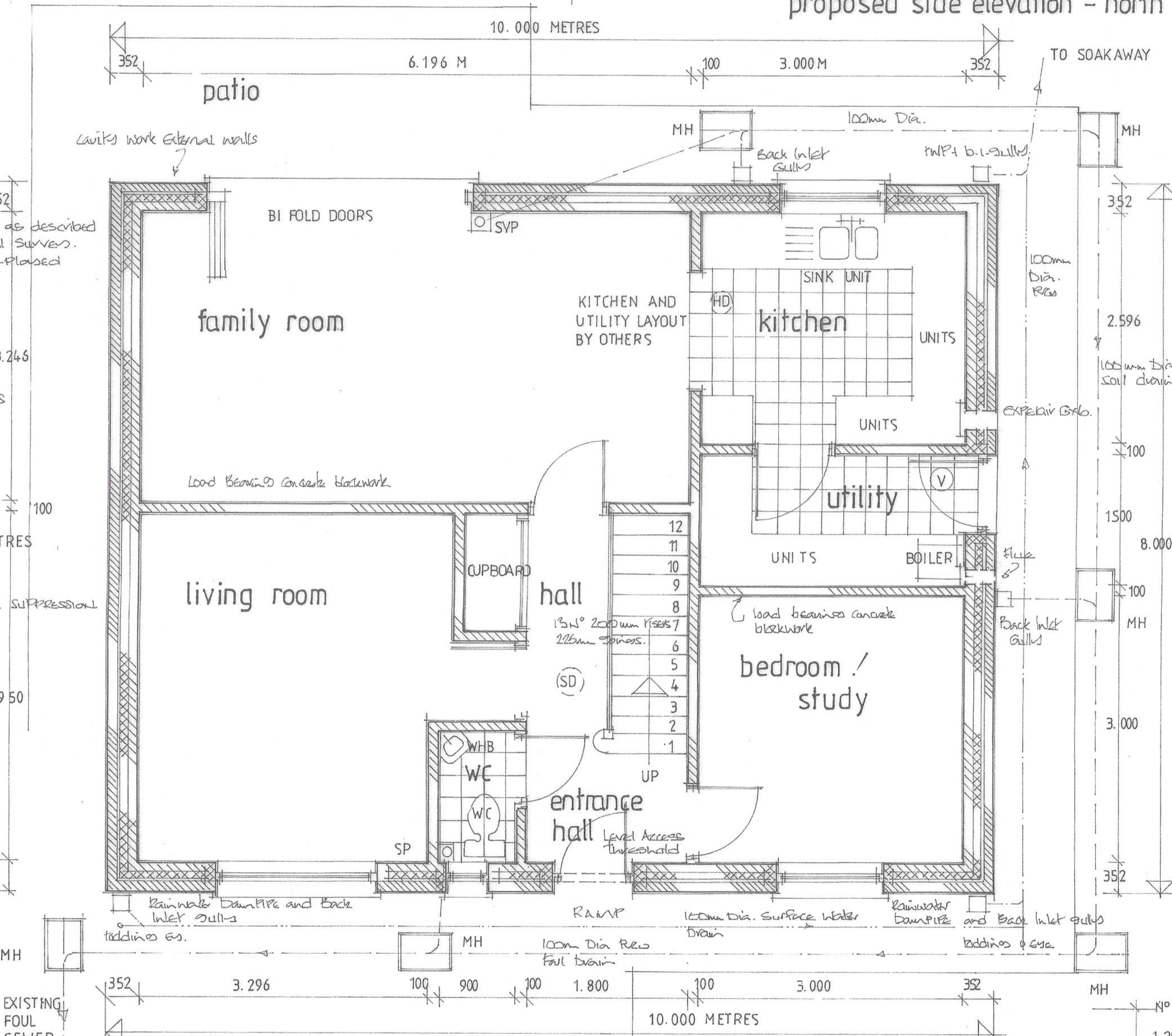
Supply and fix to North Elevation Gable a two crevice Bat Box Ecosturrockete model self cleaning 430mm high 215mm wide 68mm deep

Supply and fix to South Elevation Gable Vivaro Pro Woodstone House Sparrow Nest Box 290mm high 210mm wide 160mm deep.

Form new western boundary / screen in Native Species hedgerow Hawthorn Blackthorn Hazel etc.

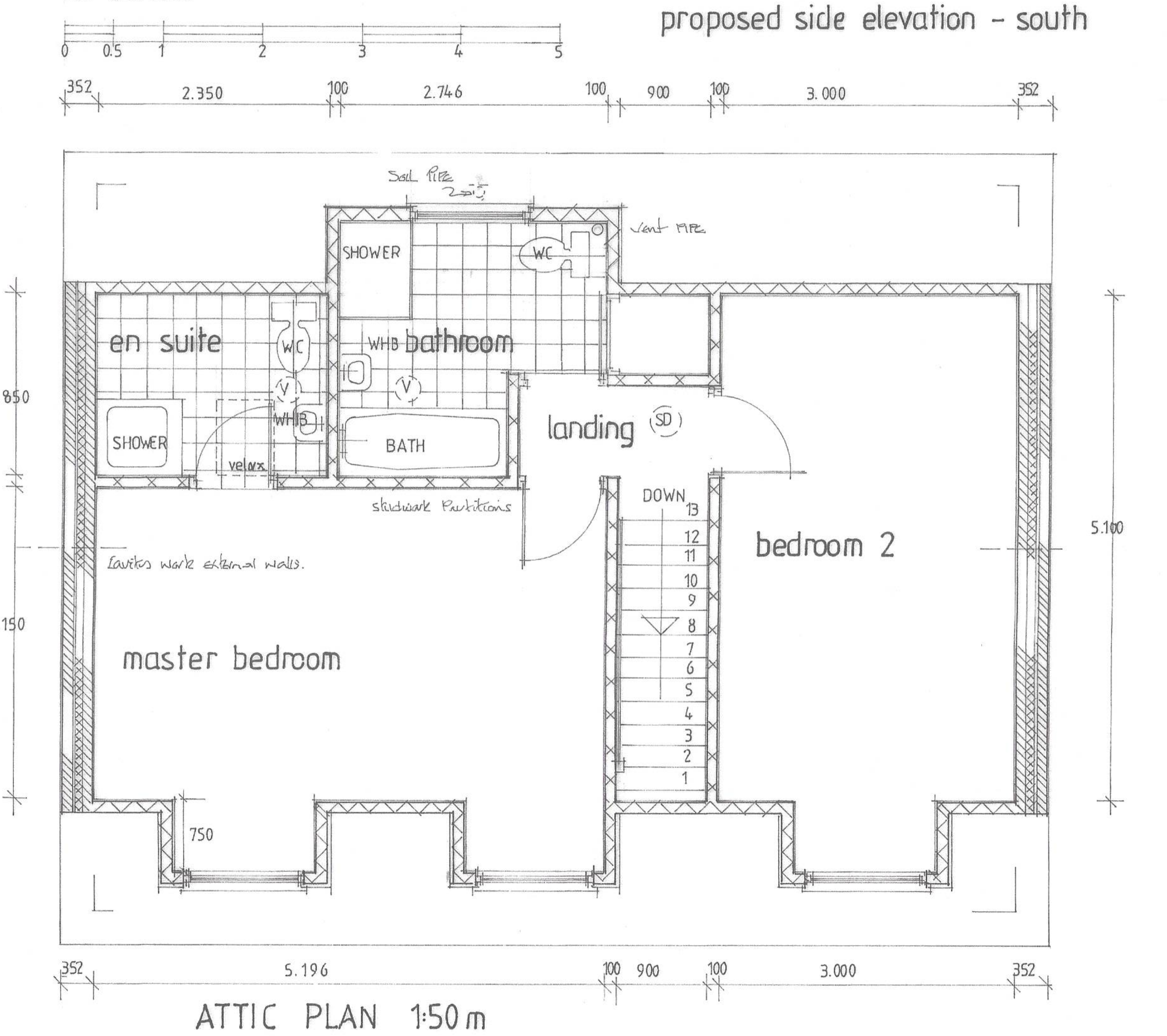
Parking and turning areas to be GRASSPARK Permeable Paving grid or similar.

Plant 2No trees - Copper Beech
- Palmatum Orange Dream.

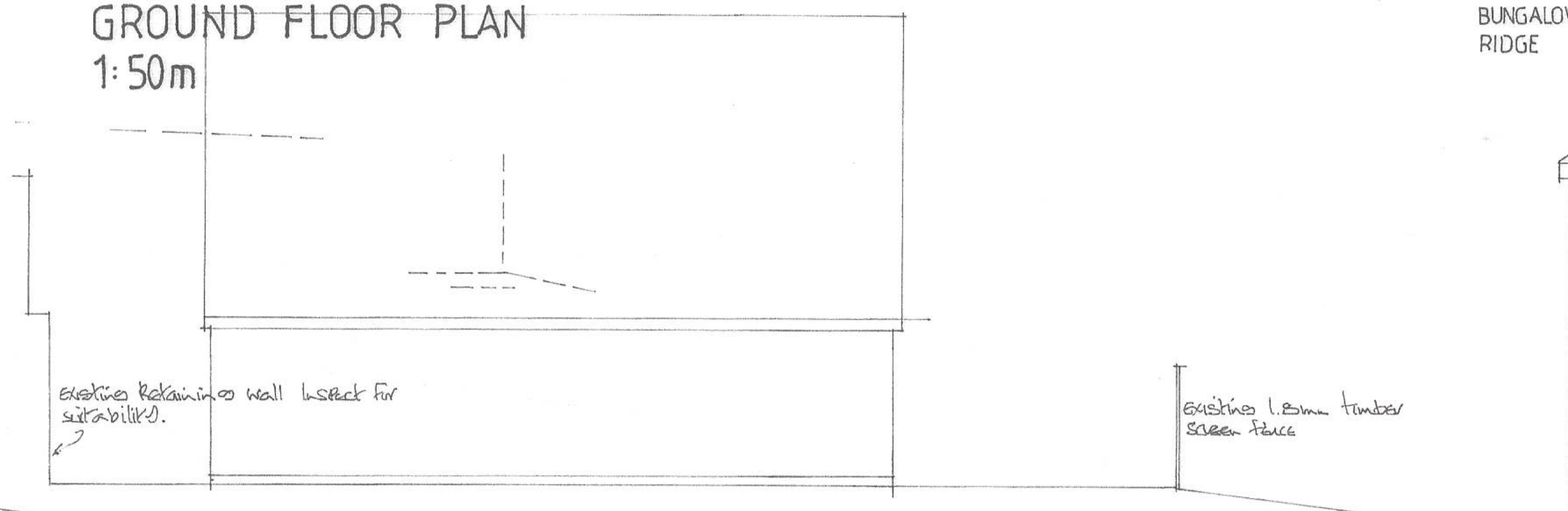


GROUND FLOOR PLAN
1:50m

1:50 BAR SCALE
0 0.5 1 2 3 4 5



ATTIC PLAN 1:50m

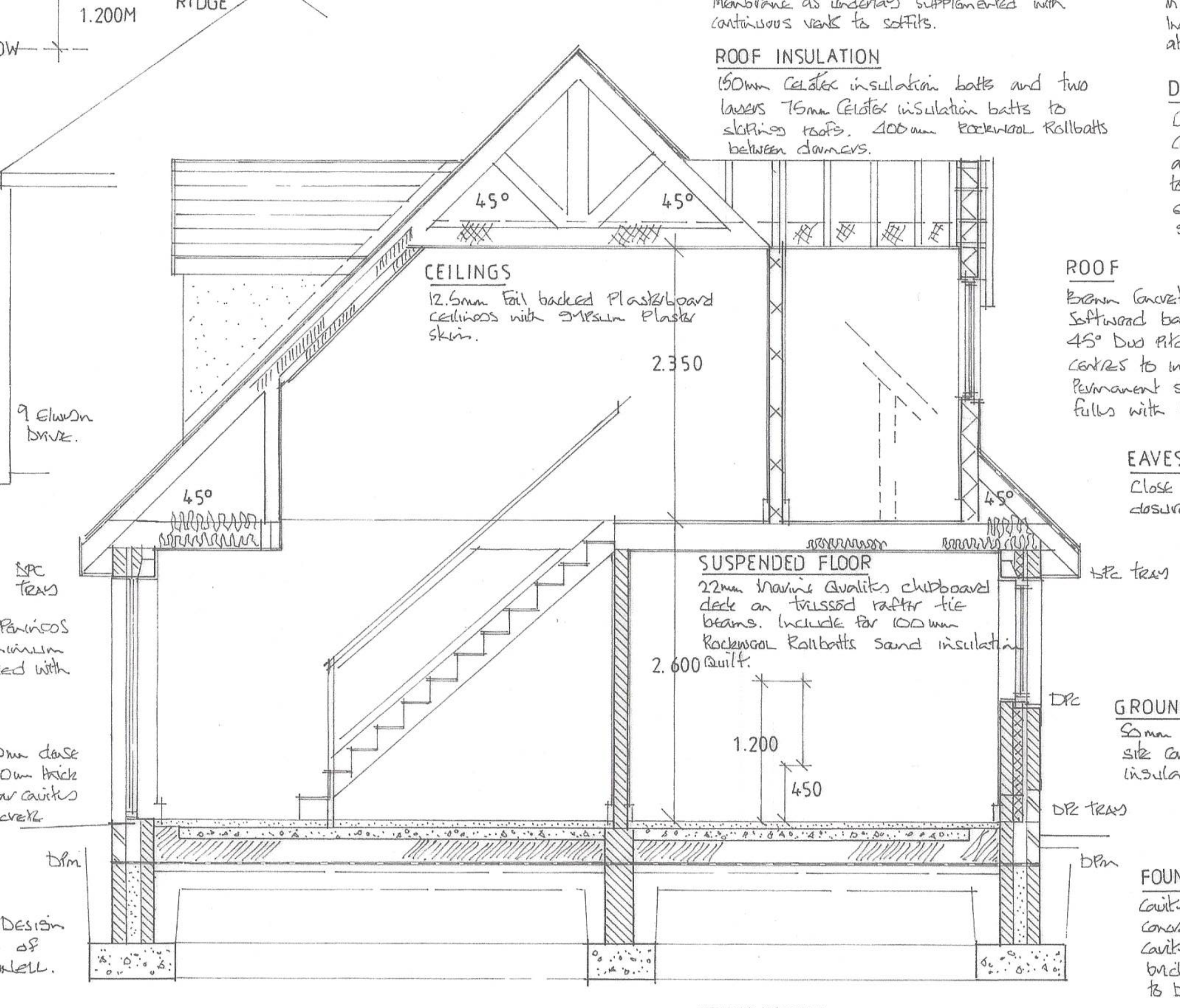

Existing Retaining Wall Inspect for stability.
existing 1.8mm timber screen fence
9 Elwyn Drive.
No 9 ELWYN DRIVE RIDGE
1.200M
BUNGALOW RIDGE

proposed section north to south 1:100m

BUILDING CONTROL

On receipt of the following Copies are to be deposited with BUILDING CONTROL.

1. 45° Pitch Attic trussed Rafter system.



PROPOSED SECTION 1:50m

LINTELS

Catnic Cougar steel lintels over openings with end bearings of 150mm minimum DPC trays draped over voids packed with insulation.

EXTERNAL WALLS

Cavity work external walls with 100mm dense concrete blockwork inner leaf 100mm thick Celotex insulation batts 50mm clear cavity Facings Brickwork and dense concrete blockwork outer leaf.

NOTE

Final Ground Floor / Foundation Design to be determined by inspection of Excavations by APPROVED PERSONELL.

CEILINGS

12.5mm foil backed Plasterboard ceilings with Gypsum Plaster skim.

ROOF VENTILATION

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

ROOF INSULATION

150mm Celotex insulation batts and two layers 75mm Celotex insulation batts to sloping roofs. 400mm Rockwool Rollbatts between dormers.

SUSPENDED FLOOR

22mm Marine Quality chipboard deck on trussed rafter tie beams. Include for 100mm Rockwool Rollbatts sound insulation Quilt.

FOUNDATIONS

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

ROOF STRAPS

Strap ROOF / WALLS at 1.8m centres with M.S. anchors 30 x 5mm in cross section Include for noggins over 3 No trusses at gables.

DORMERS

Construct Dormers in Studwork at 400mm centres with Plasterboards internally on a Vapour barrier Celotex insulation batts to voids weathershield on ply boarding externally with cement boards and spar dash finish.

ROOF

Brown Concrete Interlocking tiles on Pretreated graded Softwood battens on Tyvek breathable membrane on 45° Duo Pitched Attic type roof trusses at 400mm centres to include all necessary temporary and Permanent struts ties binders bracing etc to comply fully with BS 5268 Part 3.

EAVES

Close cavities at eaves with Rockwool TCB. closure system.

L.B PARTITIONS

100mm thick dense concrete blockwork Partitions built off 200mm thick dense concrete blockwork foundation wall all off 600mm x 300mm strip concrete foundations.

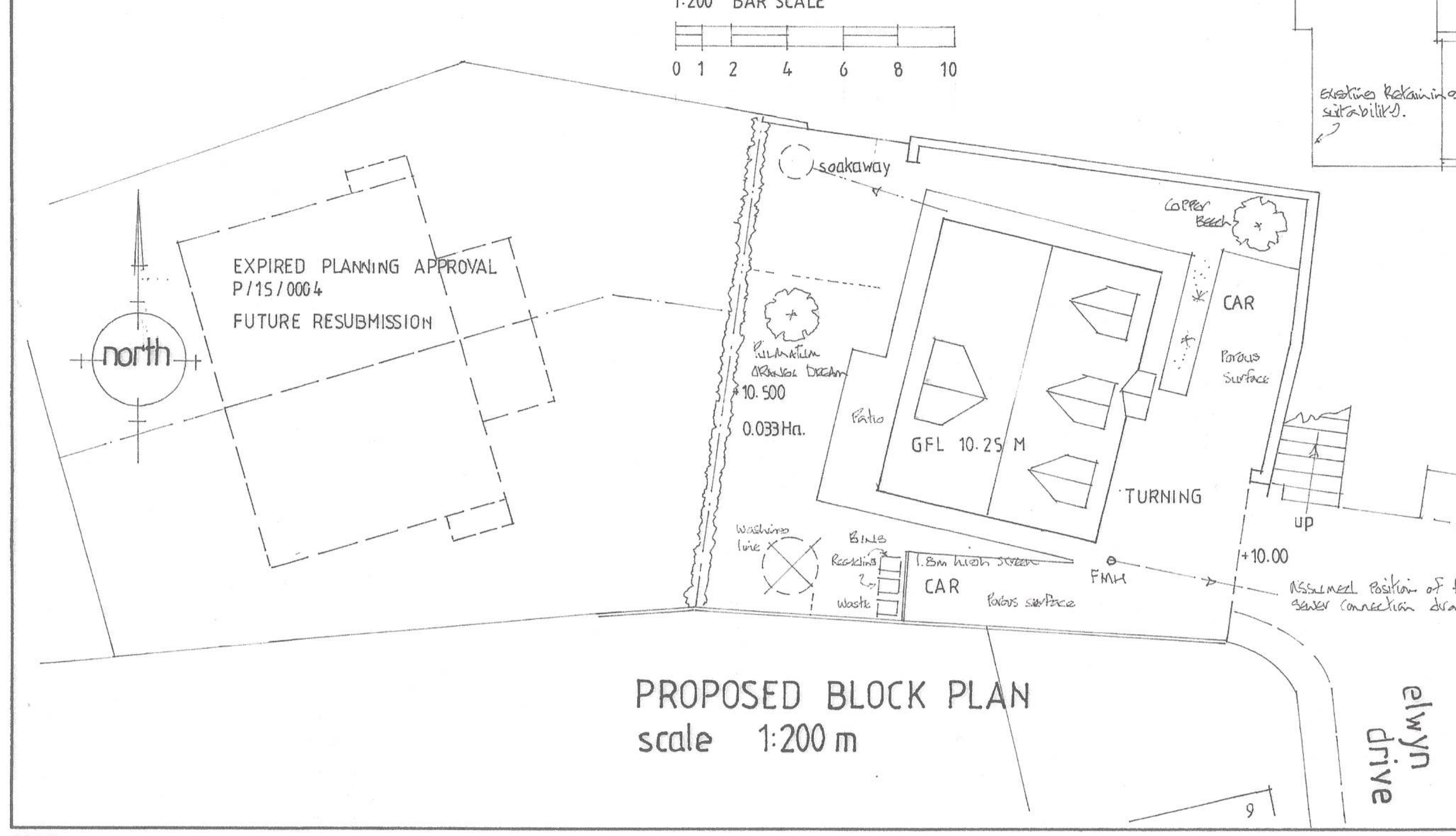
GROUND FLOOR

50mm sand and cement screed on 100mm thick site concrete floor slab on 200mm thick Celotex insulation batts on 1200 gauge damp proof membrane on 50mm stone dust blinding on 150mm minimum machine compacted clean hardcore.

FOUNDATION WALLS

Cavity work foundation walls 100mm dense concrete blockwork inner leaf 150mm cavity. Dense concrete blockwork / Facings brickwork outer skin. Backfill cavity up to DPM with lean mix concrete.

1:200 BAR SCALE
0 1 2 4 6 8 10



PROPOSED BLOCK PLAN
scale 1:200m

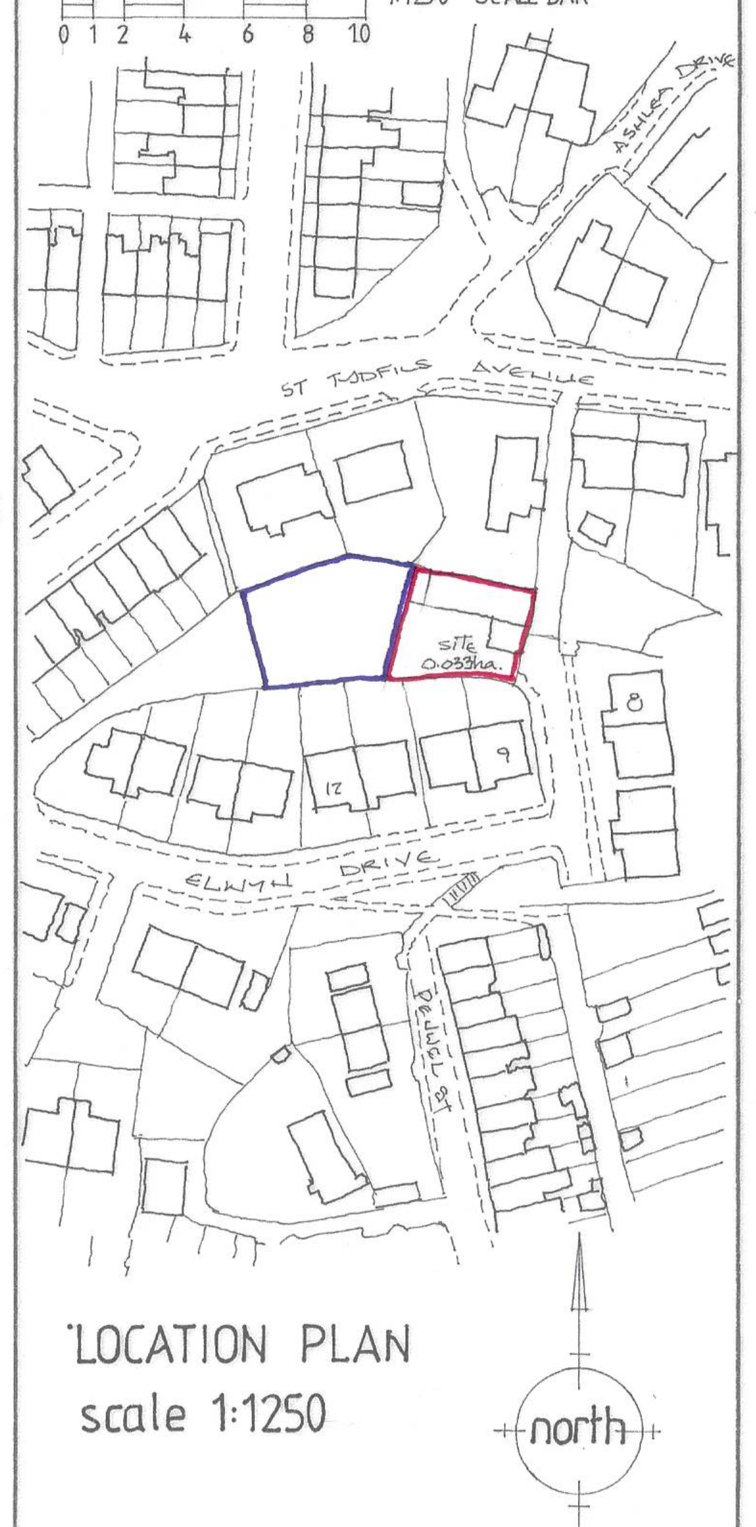
NOTES:

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.

1:1250 SCALE BAR
0 1 2 4 6 8 10



'LOCATION PLAN
scale 1:1250

A	Date	Revisions

© copyright

D. Vivian Jones AssocRICS
Building Design Services
114, Brecon Road,
HIRWAUN,
Rhondda Cynon Taff,
CF44 9NS

Tel. 01685 812069
Mobile 07702 380869
Email: vivjonesdesign@yahoo.co.uk

RICS

Client
L.L.Powles Property Developments Ltd.

Job Title
Proposed Demolition of
Offices and Stores and
Construction of Bungalow.

Drawing Title
Builders Offices Stores,
Elwyn Drive,
MERTHYR TYDFIL.
CF47 0NJ.

Scale 1:50 1:100 1:200 1:250 1:1250

Date 23.04.2026 **Drawn by** VJ.

Drg. No. 3073 NB **Rev.**

DS 342

594 x 841mm A1