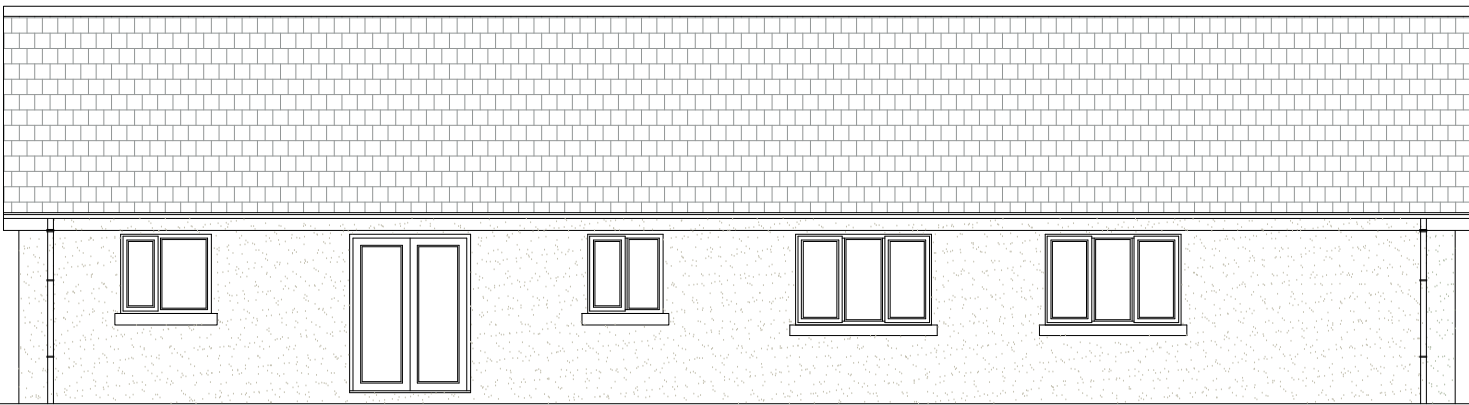


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PROPOSED REAR ELEVATION
scale 1:100

EXTERNAL FINISHES

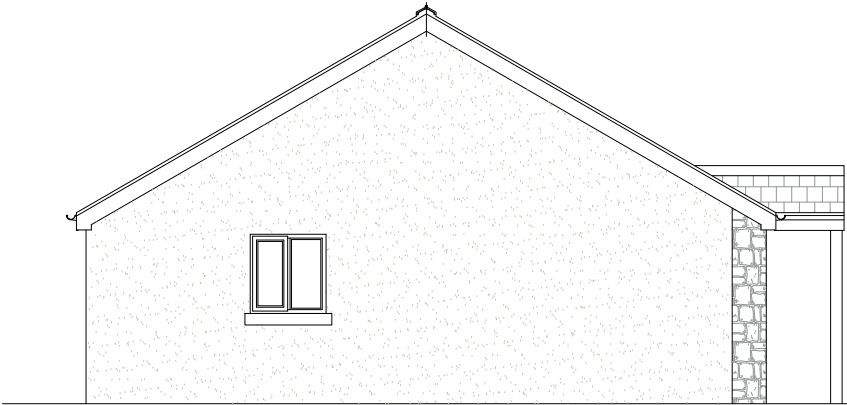
Walls - Front elevation to be of 'Bradstone' or similar natural stone walling to be approved by Local Planning Dept.
- All other elevations to have proprietary through coloured pre-mixed silicone render system such as 'K rend'. Colour to be approved by Local Planning Dept.

Cills - Cast Stone

Roof - Composite slate

Fascia/Soffit etc. u.PVC

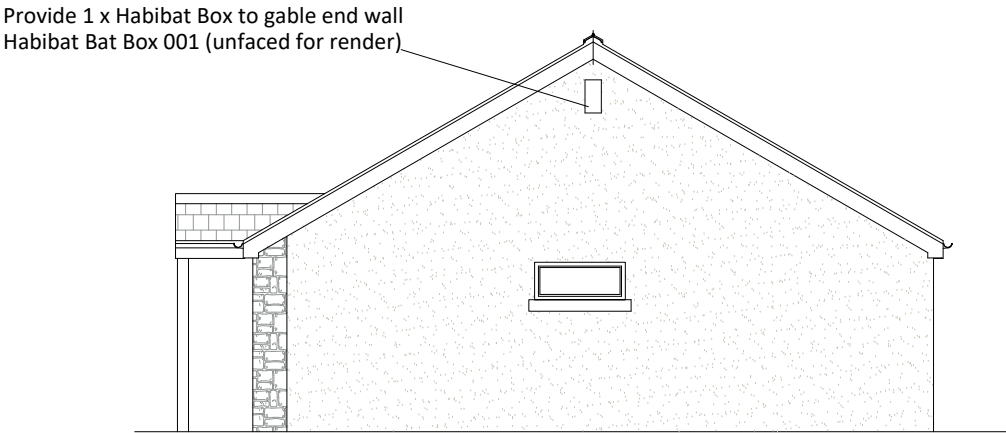
Windows/Doors -Grey Upvc frame double glazed units



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100

EXTERNAL SURFACE WATER DRAINAGE

Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H. Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufactures details and in compliance with BS6717, to allow adequate drainage. or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway. Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

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.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

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) Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/c - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m² mass per unit area) to provide adequate sound proofing.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

FIRE SUPPRESSION SYSTEM

Residential Automatic Fire Suppression Systems to be designed and installed to BS 9251 and 9252 and to have been tested for use in domestic properties. System to cover the whole dwelling except bathrooms under 5m², cupboards under 2m² and concealed voids. Maintenance of system and information to be given to property owners in accordance with approved document B.

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.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

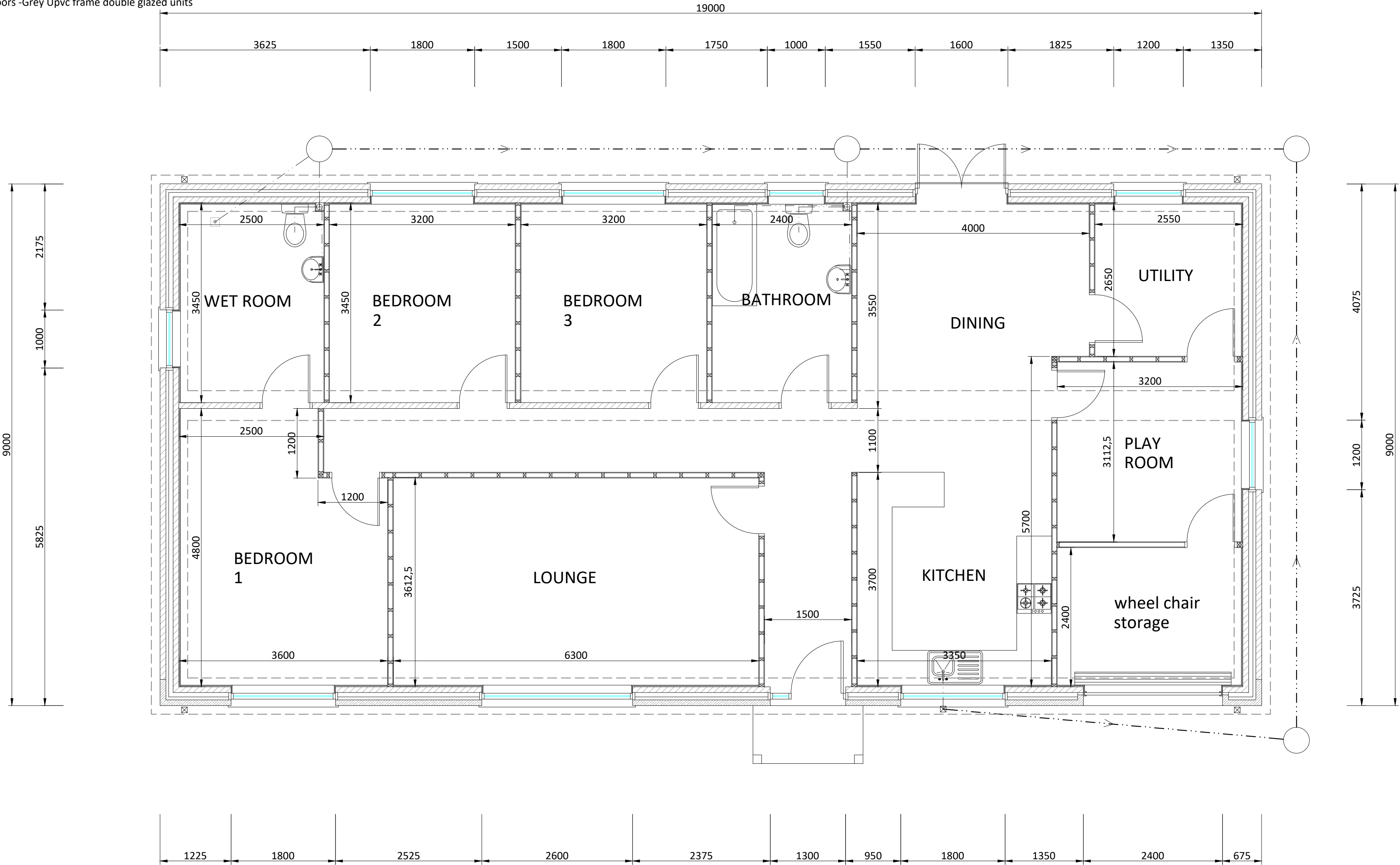
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps.

EXTRACT TO BATHROOM, and W.C.

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. 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. Intermittent extract fans to BS EN 13141-4. 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.

EXTRACT TO KITCHEN & UTILITY ROOM

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second,, sealed to prevent entry of moisture. 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. 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.



PROPOSED FLOOR PLAN
scale 1:50

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING

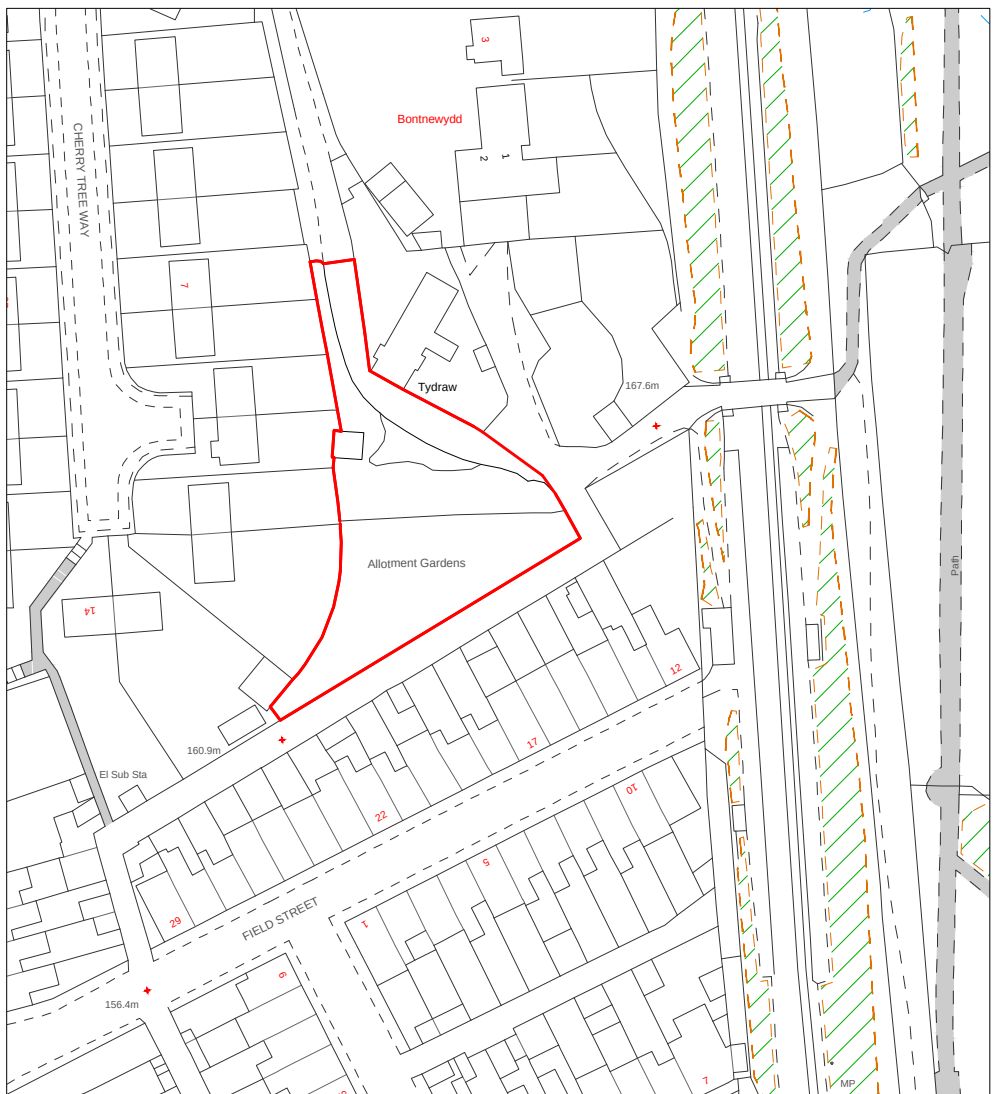
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principle entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

INTERNAL CORRIDORS AND DOOR WIDTHS

Internal passageways/corridors to be 1200mm minimum clear width and doors into all rooms to have 750mm minimum unobstructed opening width.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC

All electric sockets outlets, controls and switches etc to be positioned between 450mm and 1200mm above floor level. Accessible consumer units should be fitted with a child proof cover or installed in a lockable cupboard.



LOCATION PLAN
scale 1:1250

B	Feb. 2021	Proposed Garage Removed, Wheel chair room added
A	Jan. 2021	Proposed materials amended, bat box added to elevation

Revision Date Description

H. D. WILLIAMS Ltd.
F.R.I.C.S.

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Client
Mr and Mrs A Adams

Project
Construction of New Bungalow (Disability Use) at Land Rear of Cherry Tree Way, Trelewis. CF46 6AS

Title
Proposed Floor Plan, Elevations and Section

Date
November, 2019

Scale
As noted at A1

Drawing Number
hdw/ph/ala/01b

Job Ref.

Revision



B