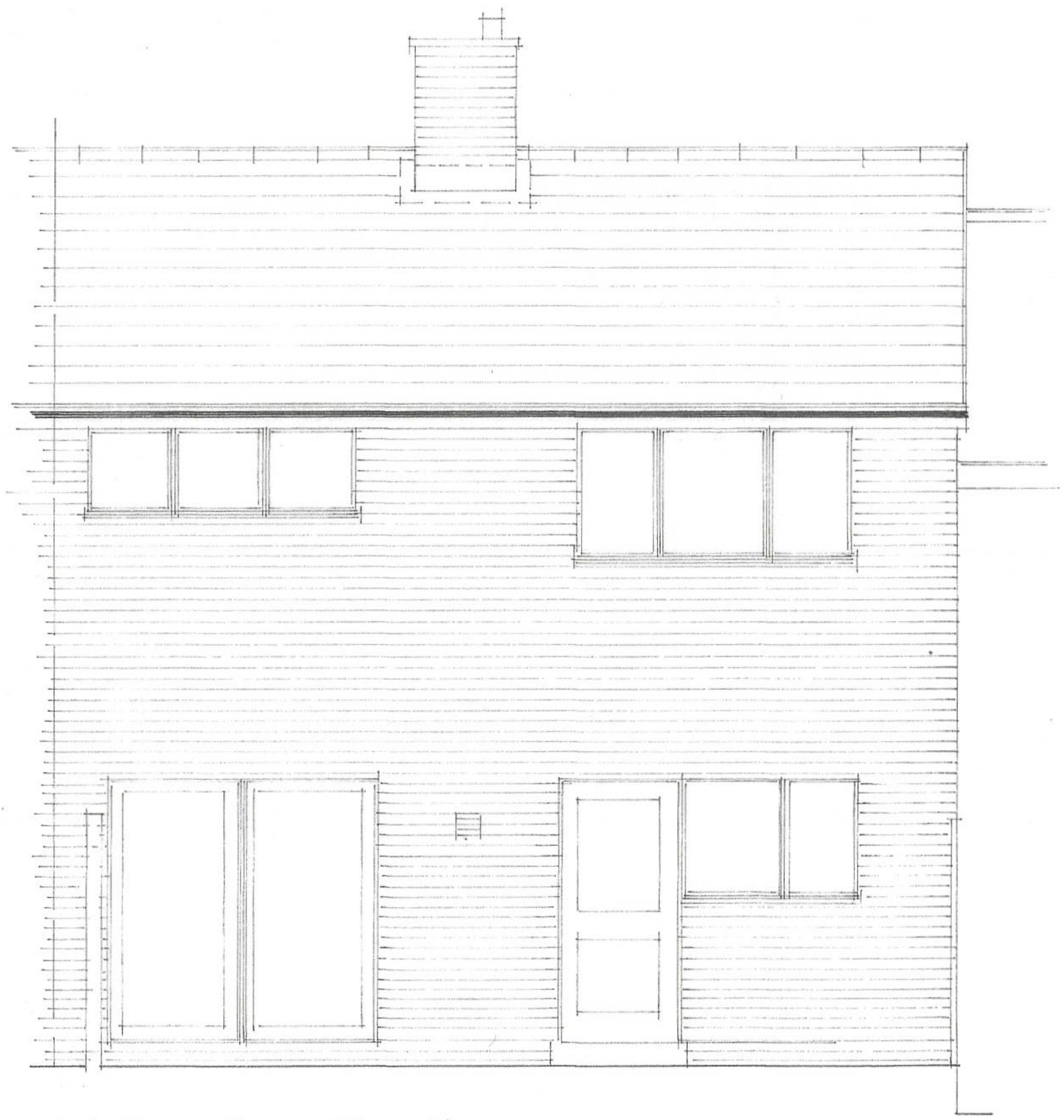
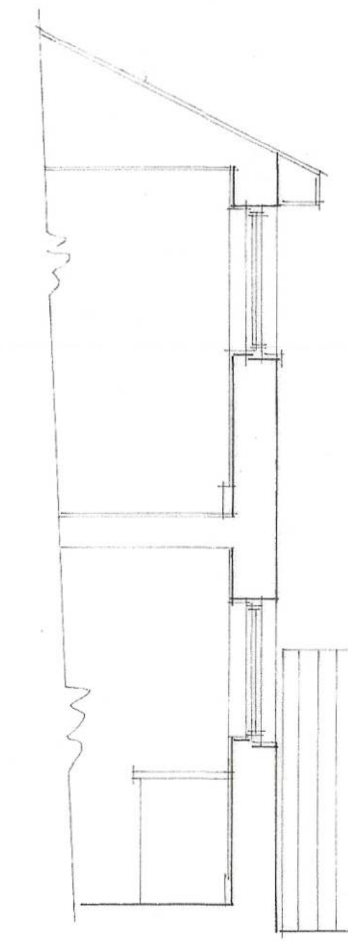
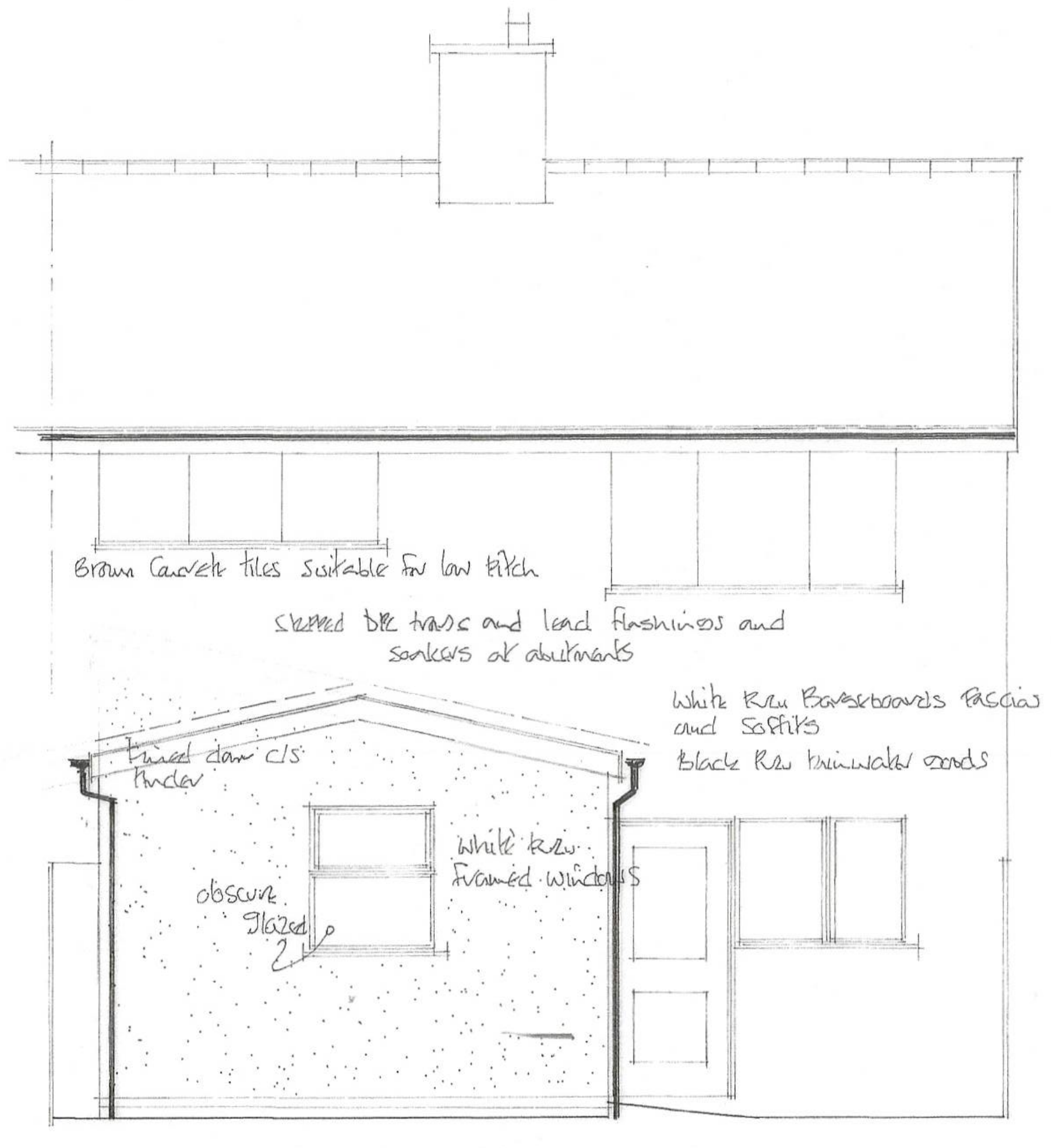


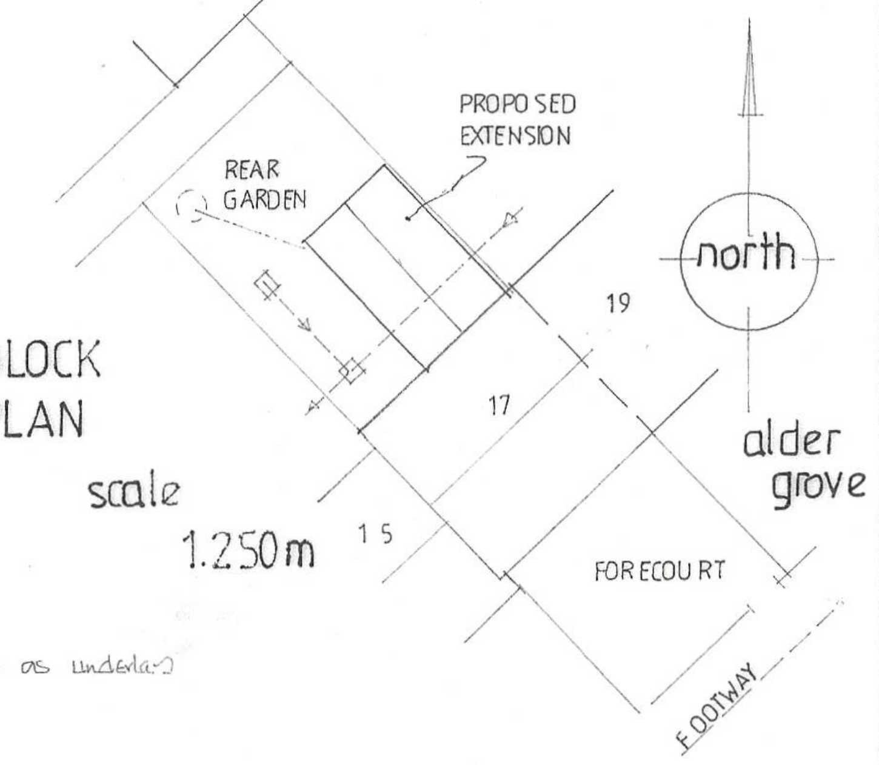
Existing Rear Elevation nw



Existing Part Section


Brown Concrete tiles suitable for low pitch
Stepped DPC trays and lead flashings and soakers at abutments
White PVCu Bargeboards Fascias and Soffits
Black PVCu rainwater goods
Finished dash C/S render
White PVCu framed windows
obscure glazed

Proposed Rear Elevation nw



BLOCK PLAN

scale 1.250m

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

ROOF VENTILATION

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

ROOF STRAPS

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

ROOF INSULATION

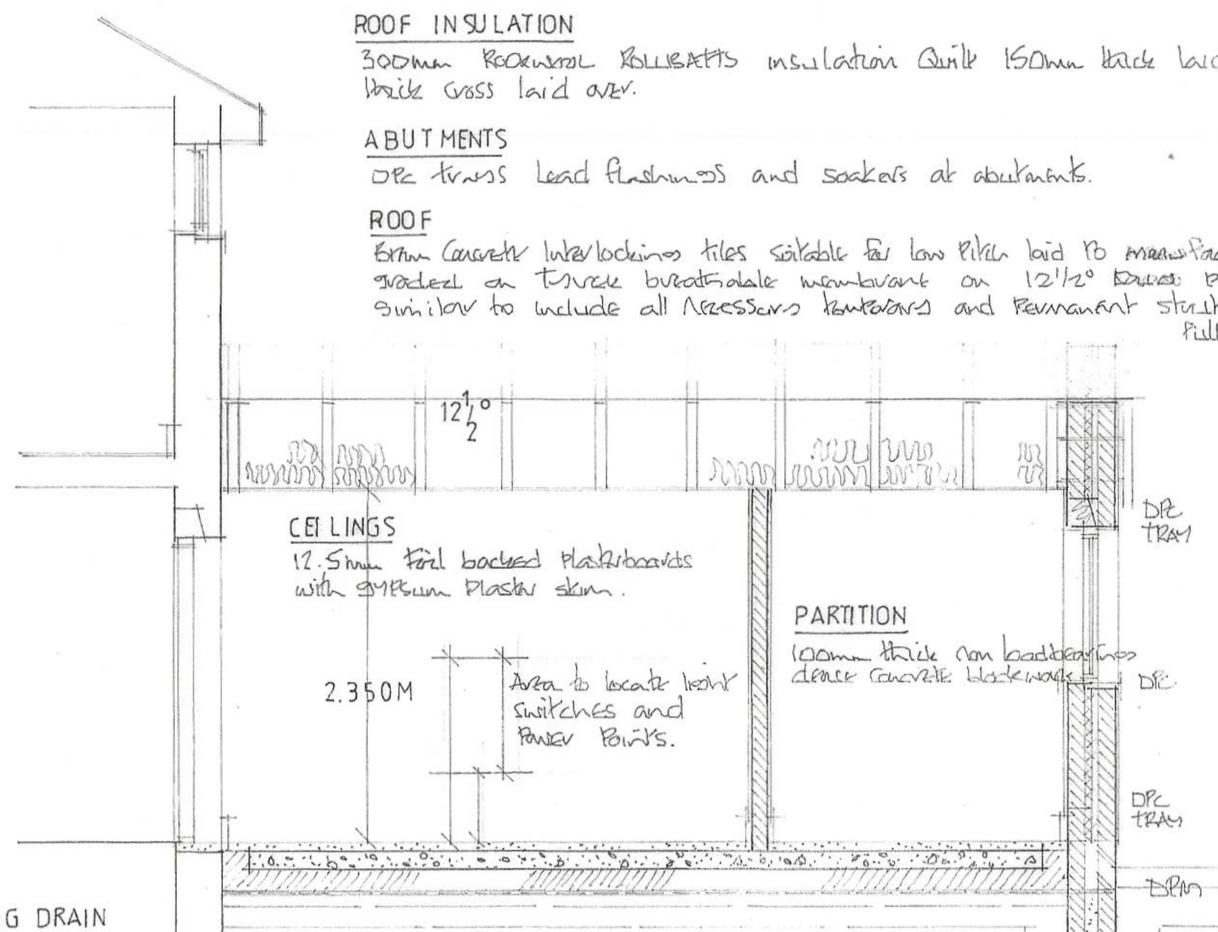
300mm Rockwool Rollbatts insulation Quilt 150mm thick laid between ceiling ties 150mm thick cross laid over.

ABUTMENTS

DPC trays lead flashings and soakers at abutments.

ROOF

Brown Concrete Interlocking tiles suitable for low pitch laid to manufacturers specification on pretreated sw battens graded on Tyvek breathable membrane on 12½° Duo pitched trussed rafters by Wanderwood or similar to include all necessary temporary and permanent struts runners ties binders bracing etc. to comply fully with BS5268 Part 3.



CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

PARTITION

100mm thick non loadbearing dense concrete blockwork.

EAVES

Close cavities at eaves with proprietary cavity closure system.

LINTELS

Catnic Coverer 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 75mm Celotex cavity wall insulation batts 50mm clear cavity 100mm dense concrete blockwork / facing brickwork outer leaf. Galvanised steel wall ties at 750mm c/c horizontally 450mm c/c vertically 300mm c/c at jambs.

DPC

Hyload horizontal damp proof course

FOUNDATION WALLS

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

EXISTING DRAIN

Locate existing drain under new annexe expose throughout its length repair / replace as found necessary. Protect with concrete cover (150mm thick) where passing through foundation walls include for precast concrete lintels over

GROUND FLOOR

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

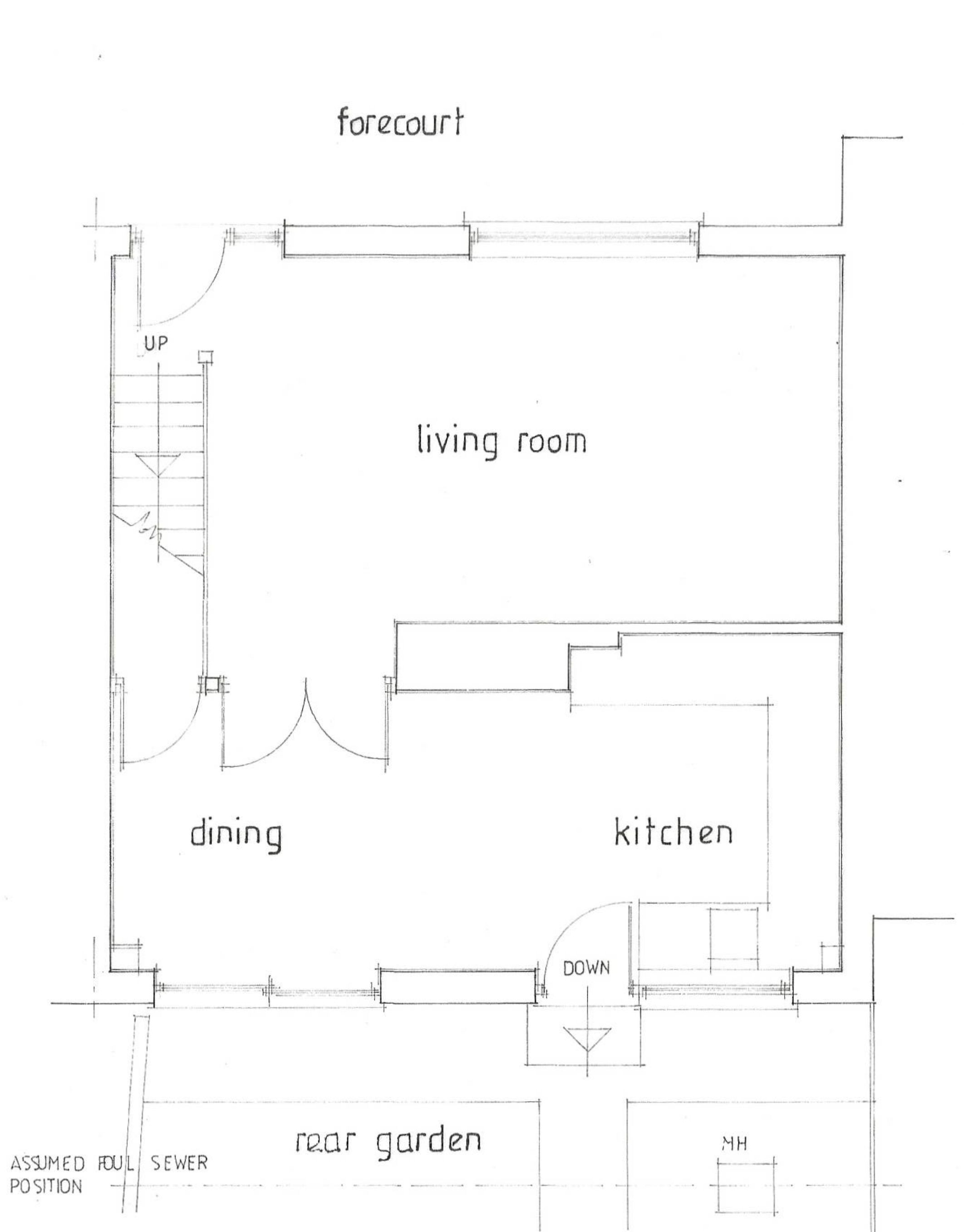
FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip foundations depth to suit site conditions take below existing drain run.

PROPOSED SECTION THROUGH 1:50

NOTE

Final Ground Floor Construction and foundation details to be determined by inspection of excavations by approved personell.



Existing Ground Floor Plan 1:50m

FORMING OPENINGS

Where knocking through existing masonry walls to form new openings include for precast concrete lintels over width and bearings of 150mm minimum and 3 courses of brickwork over. Make good reveals in brickwork.

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 cavity.
2. DPC tray at GFL to protect DPM.

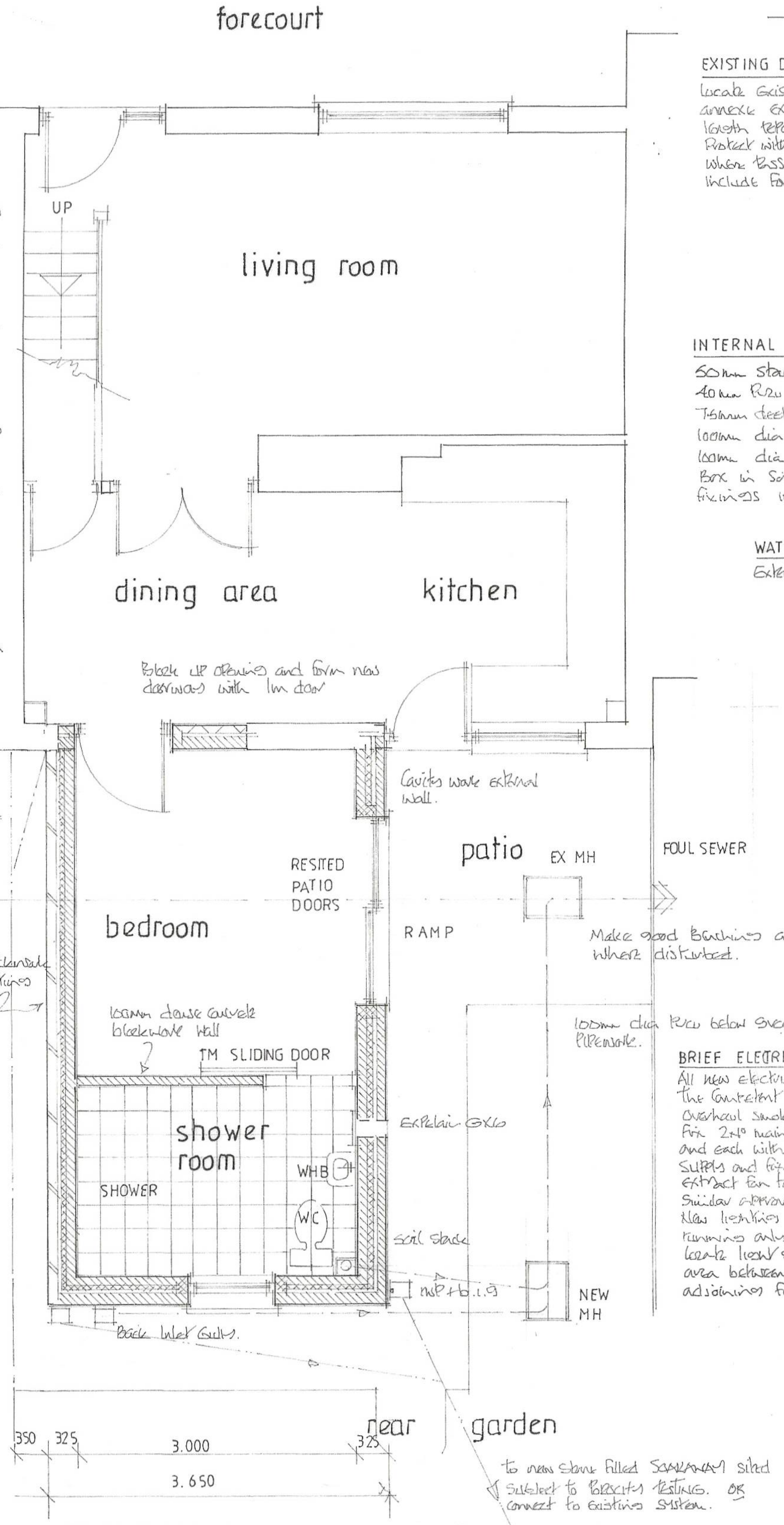
Bond in new work to existing with FIRFIX wall tie system

WINDOWS

White PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use Low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjoining finished floor level (1.5m in doors) use toughened safety glass to BS6206.

EXTERNAL DRAINAGE

Use back inlet type rodable trapped gullies.
Black PVCu rainwater gutters and downpipes.
Build MH in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frame.
100mm dia. below ground soil pipes laid on chippings bed max. falls lines minimum 1 in 20.


forecourt
UP
living room
dining area
kitchen
Block up opening and form new doorway with 1m door
Cavity work external wall.
patio
EX MH
FOUL SEWER
RESITED PATIO DOORS
bedroom
RAMP
Make good benching and haunching where disturbed.
Red facing brickwork to match existing
100mm dense concrete blockwork wall
TM SLIDING DOOR
100mm dia PVCu below ground pipework.
shower room
SHOWER
WHB
WC
Expelair GX6
Soil stack
RWP+b.i.g
NEW MH
Back Inlet Gully.
rear garden
to new stone filled SOAKAWAY sited subject to porosity testing. OR connect to existing system.
3.500
5.925
100
2.000
325
350
325
3.000
325
3.650

PROPOSED GROUND FLOOR PLAN 1:50

INTERNAL DRAINAGE

50mm stainless steel easy clean waste to shower
40mm PVCu wastes to wash hand basin and sink unit
75mm deep seal traps to shower basin and sink unit
100mm dia PVCu waste to WC.
100mm dia PVCu soil stack terminated with Durgo valve box in soil stack in ply faced duct with screwed fixings include for fibreglass sound insulation packing.

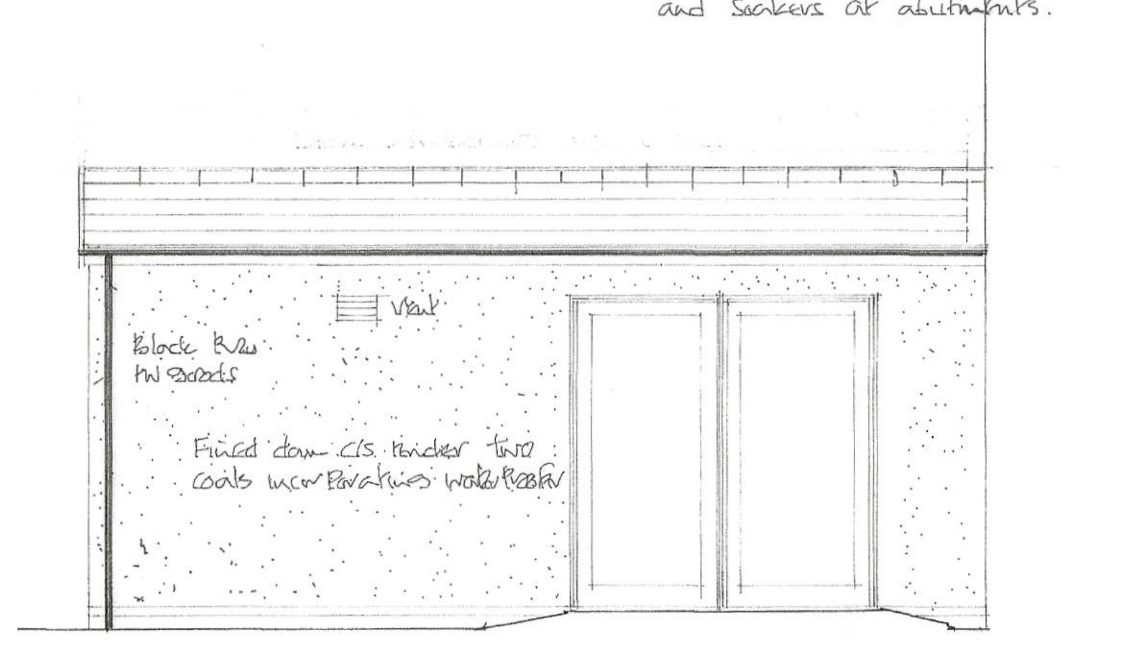
WATER AND SPACEHEATING

Extend existing system into new areas.

BUILDING CONTROL

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

1. Trussed Rafter Design
2.


Stepped DPC trays lead flashings and soakers at abutments.
Vent
Block PVCu rw goods
Finished dash C/S render two coats incorporating waterproofer

Proposed Side Elevation sw

TRUSSED RAFTERS

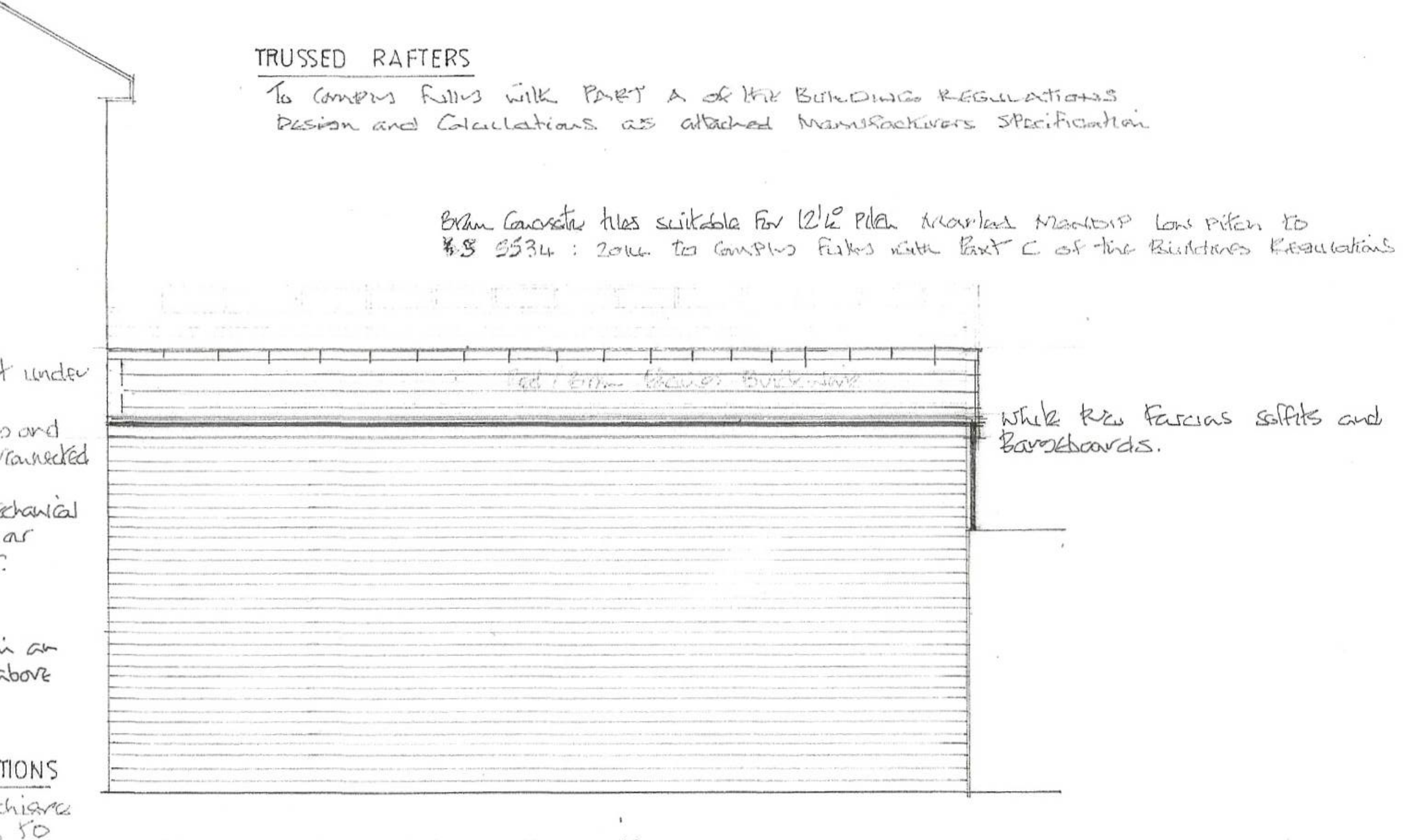
To comply fully with PART A of the BUILDING REGULATIONS Design and Calculations as attached Manufacturers Specification

BRIEF ELECTRICS

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

PART L BUILDING REGULATIONS

Windows and Door to achieve U value of 1.6W/m²K to comply with Part L1B of the Building Regulations.


Brown Concrete tiles suitable for 12½° pitch Marley Mendip low pitch to BS 5534 : 2014 to comply fully with Part C of the Building Regulations
White PVCu fascias soffits and bargeboards.

Proposed Side Elevation ne

SOAKAWAY

Locate soakaway 5 metres away from building complying with PART H of the BUILDING REGULATIONS. Percolation tests in accordance with BRE digest 365 and BS 8301 Part H of the Building Regulations.

	Date	Revisions
B	02.09.2021	Roof changed to Duo Pitch VJ
A	31.08.2021	Building Regulation Amendments VJ

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RICS

Client
Emma Thomas

Job Title
Proposed Provision
of Disabled Facilities.

Drawing Title
17, Alder Grove,
Gurnos.
MERTHYR TYDFIL.
CF47 9SF.

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

Date 20.07.2021 **Drawn by** VJ.

Drg. No. 2817 DFG **Rev.**

594 x 841mm A1

DS 342