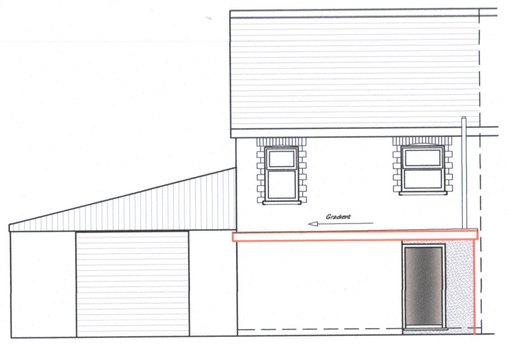
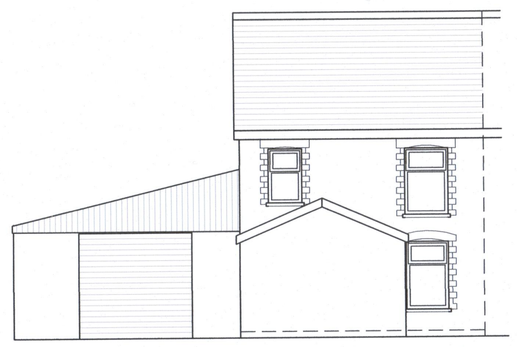
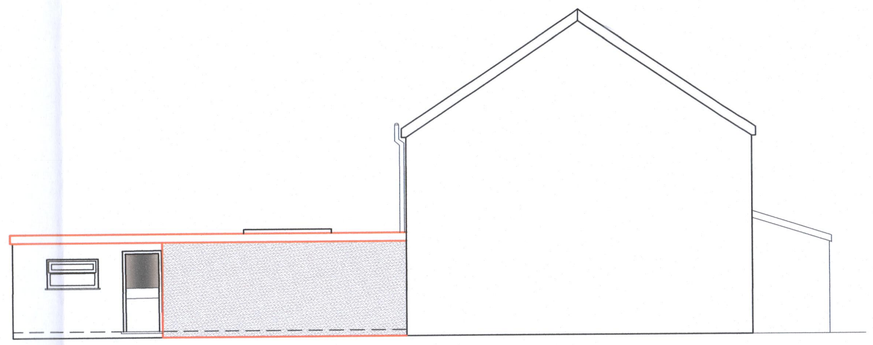


PROPOSED REAR 1:100

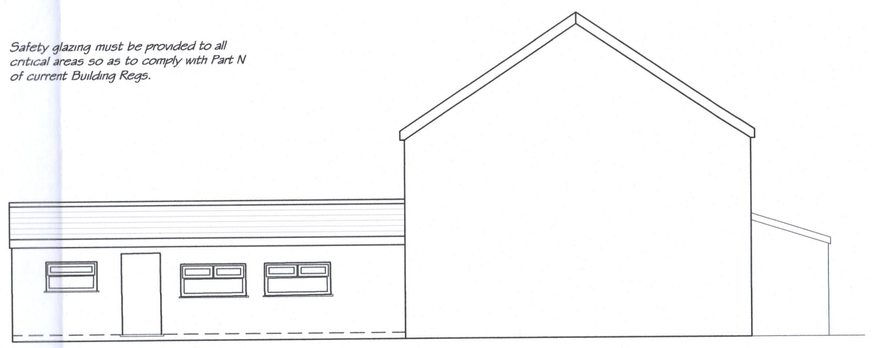


EXISTING REAR 1:100

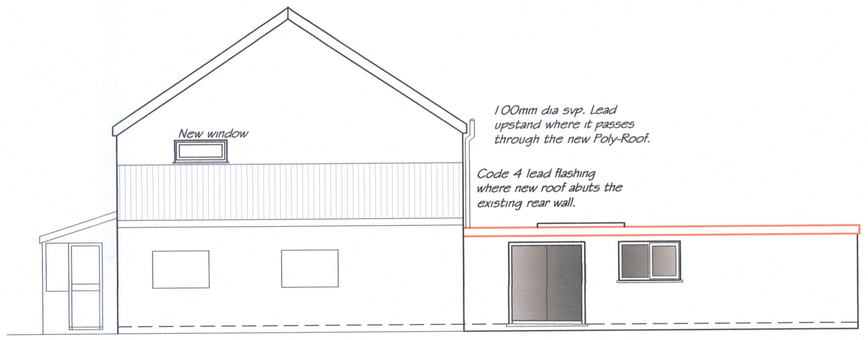


PROPOSED SIDE 1:100

Safety glazing must be provided to all critical areas so as to comply with Part N of current Building Regs.



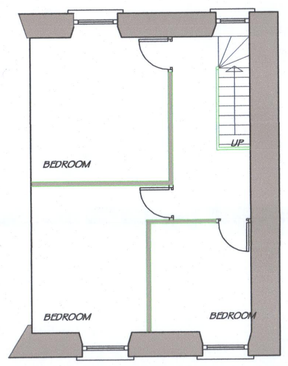
EXISTING SIDE 1:100



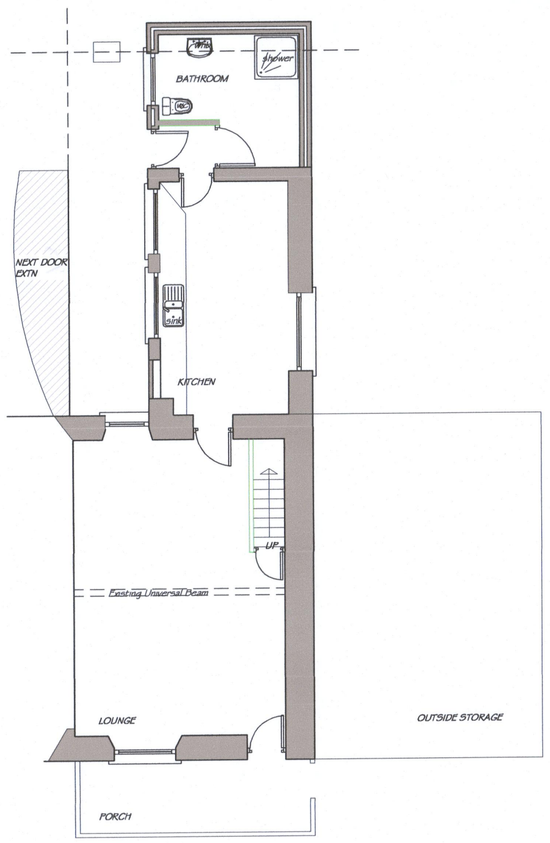
PROPOSED SIDE 1:100



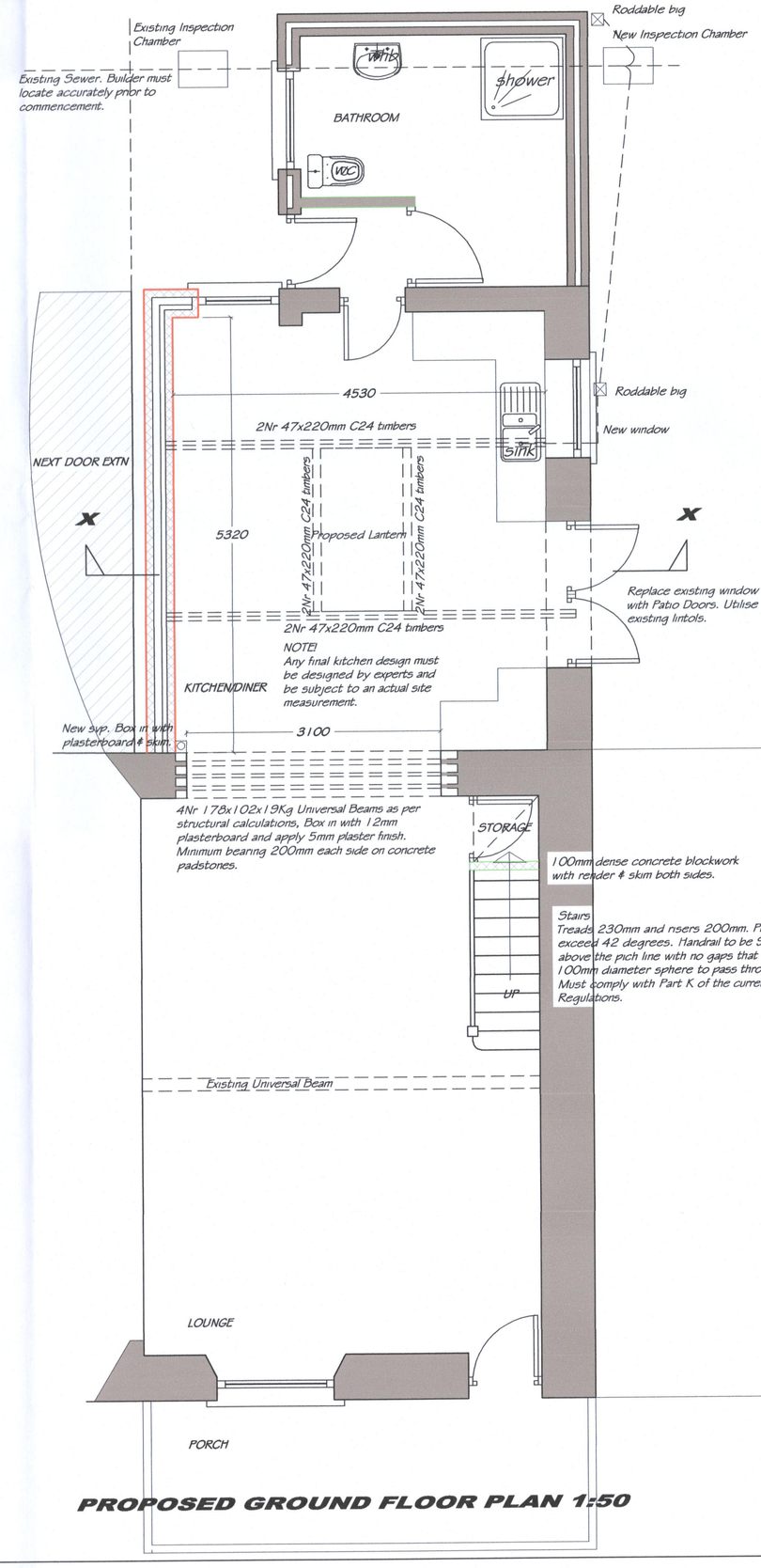
EXISTING SIDE 1:100



EXISTING FIRST FLOOR PLAN 1:100



EXISTING GROUND FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:50

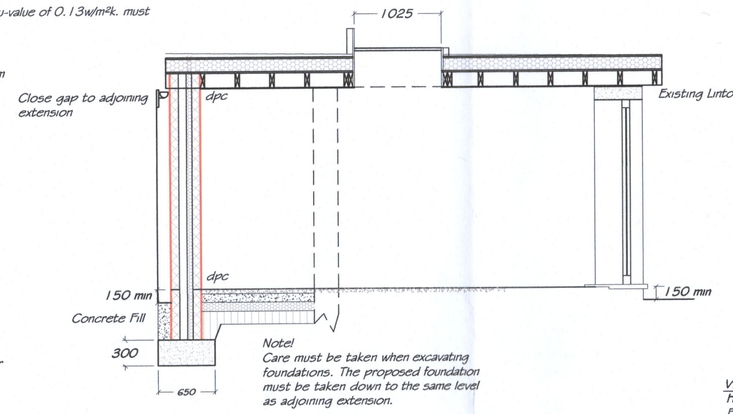
'FLAT' ROOF CONSTRUCTION (WARM ROOF)
Polyroof roofing system laid as per manufacturers' instructions on one layer of 18mm roof grade plyboard on 150mm 'Eco-therm' rigid insulation on vapour barrier on 12mm plyboard on treated timber firrings cut to 1:60 minimum gradient positioned to ensure gradient of roof is towards the receiving rainwater goods. 47 x 220mm C24 timber joists at 400mm c/c fixed to 50 x 100mm timber wall plate anchored down with galv: straps at 1m c/c.
Ceiling to be 12mm plasterboard with a 5mm plaster skim. minimum u-value of 0.13w/m²k. must comply with Part L1 of current Building Regulations.

The rooflight to be accommodated by constructing a suitably sized timber 'Box'. Using 18mm plyboard with 12mm plasterboard and 5mm plaster skim internally. The box to be bolted through double joists around the perimeter.
The roof-light to be installed by experts as per manufacturers' instructions and the glazing must comply with current Building Regulations.

ABOVE GROUND DRAINAGE
The minimum trap sizes and seal depths for appliances are as per the following table:-

	Diameter of trap	Depth of seal
~~Bath~~	~~40mm~~	~~75mm~~
Wash-hand	32mm	75mm
Shower	40mm	75mm
WC	100mm	75mm

Where the length of branch exceeds 3m for a sink, bath or a shower, install an "anti-vac" valve or increase the pipe diameter from 40mm to 50mm.
Where the length of branch exceeds 1.7m for a wash-hand basin, install same "anti-vac" valve or increase the pipe diameter from 32mm to 40mm.
If the larger branch pipe sizes are used for the sink or wash-hand basin, then the diameter of the trap need not be increased, but the tail of the trap should be 50mm long before increasing the diameter.
The soil and vent pipe is to be 100mm diameter PVC.u or similar, fitted with a 200mm internal diameter rest bend which must discharge at least 900mm above any openable area which is less than 3m from the soil and vent pipe. The top of the soil and vent is to have a cage or perforated cover fitted.
Rainwater down-pipes and gutters are to be PVC.u firmly supported without restricting thermal movement. Use 75mm dia down-pipes and 100mm half round gutters.



Note!
Care must be taken when excavating foundations. The proposed foundation must be taken down to the same level as adjoining extension.

SECTION X-X 1:50

FOUNDATIONS
The foundations for the proposed retaining walls that carry the cavity wall construction are to be C20 grade concrete strip foundations 600 x 300mm. They are to be taken down to a minimum depth of 750mm, however the actual depth will be dependent upon the actual depth sound bearing strata and is subject to a site inspection by the Local Authority's building control department. Where a drainage trench is within one metre of the building, the trench must be filled to a depth level with the underside of proposed foundation. Where the trench is more than one metre from the building, it must be filled with concrete to a depth of not less than 150mm below the underside of the proposed foundation.

EXTERNAL WALLS
BELOW GROUND
These are to consist of a 350mm cavity wall construction comprising of 100mm concrete block, 150mm cavity with galvanised or stainless steel wall ties spaced at 750mm c/c honzontally and 450mm c/c vertically and staggered.
The internal skin is to be 100mm concrete block. All blocks used below ground must have a minimum compressive strength of 7n/mm2. The cavity is to be filled to a height of 225mm below the dpc with weak mix cement. The dpc is to be a minimum of 150mm above ground level.
ABOVE GROUND
These are to consist of a 350mm cavity wall construction comprising of an external skin of 100mm blockwork, 150mm cavity with 100mm 'Kingspan' insulation fixed to the warm side of the cavity using proprietary clips. Galvanised or stainless steel wall ties of appropriate length spaced at 750mm horizontally and 450mm vertically and staggered. The internal skin is to be 100mm insulation blockwork finished with two coats of sand and cement render and plaster skim. Close cavity at eaves with 'Supertex' or similar.
External finish s/c render with dash finish to match existing.
The Thermal Transmittance (u - value) of the cavity wall construction is to be 0.16w/m²k. It is recommended that the u - value at heads, cills and unbonded jambs does not exceed 1.2 w/m²k. This can be achieved by using 'thermabate' cavity closure system or other methods described in BR 143 thermal insulation; avoiding risks.
The wall ties at unbonded jambs are to be placed at a maximum of 300mm vertically and 150mm maximum horizontally from the unbonded jamb.
All lintels are to be taken from the "Catnic" or "I.G." standard range, with a minimum end bearing of 150mm. Size and type to be verified by manufacturer.
TYING-IN
Where new walls are to be tied to existing, they are to be mechanically fixed using a proprietary building profile system, e.g. "furfix", "catnic" or similar. The system must be fixed in strict accordance with manufacturers written specification.

GROUND FLOOR CONSTRUCTION
This is to comprise of 50mm thick 1:3 sand and cement screed on 100mm C20 concrete. Kingspan or similar approved insulation is to be placed below the oversite concrete in the form of 100mm thick 'Kingspan' or similar approved 2400 x 1200 mm rigid slabs with a maximum k-value of 0.026 w/mk, laid directly on 2 layers of 1200 gauge visqueen damp-proof membrane laid continuous with the horizontal dpc. Joints between membrane must be sealed to produce an air-tight joint.
The double dpm is laid on 150mm minimum compacted grade 1 sub-base hardcore. Blind with sand. Connect membrane to dpc. The hardcore should be compacted in layers of 100mm with the maximum depth of hardcore not to exceed 600mm. The thermal transmittance (u-value) of the floor construction is to be a maximum of 0.15 w/m²k.

Note!
If there is no loft insulation (or less than 200mm thick) then the existing must be increased to a thickness of 250mm min. If the dwelling has un-insulated or partially insulated cavity walls, fill with insulation where suitable.
Also, if a water cylinder is evident, upgrade the insulation as follows:
1. if the un-insulated provide a 160mm insulated jacket
2. if the insulated jacket existing is less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm.
3. if the cylinder has factory fitted solid foam insulation less than 25mm thick, add an 80mm insulated jacket.

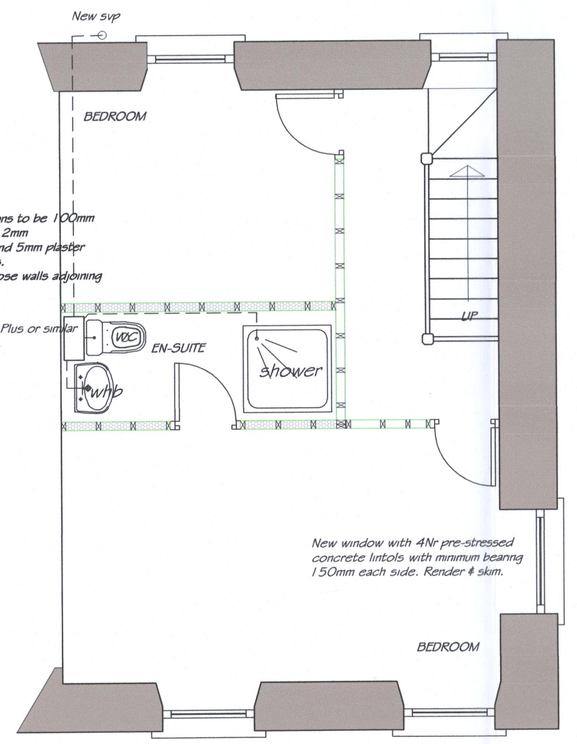
WINDOWS
All windows to be double glazed.The design of all first floor windows, new and existing, must be such that they have a clear openable area of 850 x 500mm. Use K- glass to give minimum u-value of 1.6 w/m².k.
Note!
The lowest point of opening must be less than 1100mm above floor level.

NOTE!
All electrical work must be carried out by a person who is competent to do so and must comply with Part P of the current Building Regulations. A certificate signed by a competent person will be required.

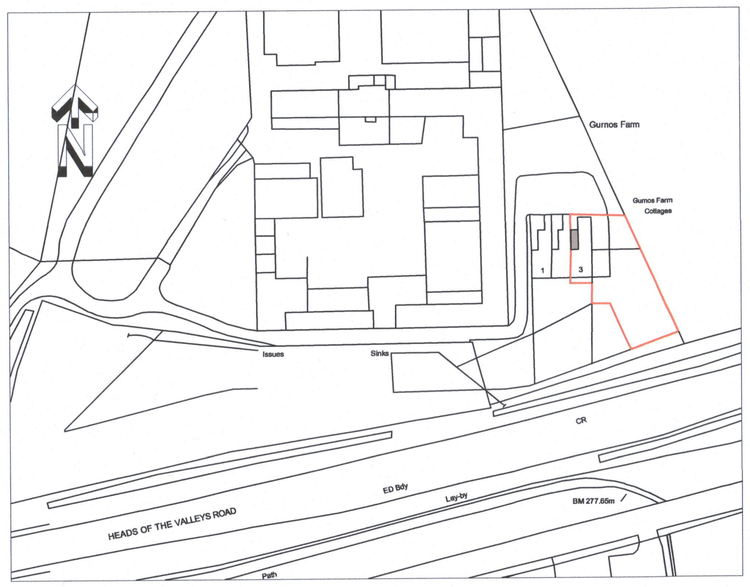
Below ground drainage
All new drains are to be 100mm diameter pvc.u, poly-pipe or similar with flexible joints laid to falls on a granular bed. minimum fall 1:40.
Where pipes pass under the building they must be encased with 150mm mn c20 grade concrete.
All back inlet gullies and rainwater gullies must have roddable access.
All new manholes are to be constructed of class b engineering bricks to bs 3921 (1985) and laid in english bond with 1 : 3 sand cement mortar to bs 5628, on a 150mm mn C20 concrete base. All entries to the manhole are to be formed using 3/4 section channels. Inspection chambers are to be fitted with light weight galvanised cover and frame. If the manhole is to be internal use double sealed bolted down type.
Note! all works must comply with BS 8301.

NOTE!
If there is no loft insulation (or less than 200mm thick) then the existing must be increased to a thickness of 250mm min. If the dwelling has un-insulated or partially insulated cavity walls, fill with insulation where suitable. also, if a water cylinder is evident, upgrade the insulation as follows:
1. if the un-insulated provide a 160mm insulated jacket
2. if the insulated jacket existing is less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm.
3. if the cylinder has factory fitted solid foam insulation less than 25mm thick, add an 80mm insulated jacket.

VENTILATION
Habitable Rooms
For rapid ventilation each proposed habitable room must have an openable area of at least 1/20th of the floor area of the room served, with some part of the opening at least 1.75mm above ground level.
In addition background ventilation must be provided having an openable area of not less than 8000mm². The openable area should be controllable, secure and located to avoid undue draughts eg trickle ventilator.
Kitchen
Provide mechanical extractor fan capable of extracting 30 litres/sec if fan is located in a cooker hood or is located in the ceiling within 300mm of the centre line of the hob.
Otherwise a fan capable of extracting 60litres/sec shoould be provided,
Shower room/wc areas/Utility
Provide a mechanical extractor fan capable of extracting 30 litres/ second plus a secure vent having a minimum area of 4000mm². Including en-suite.
Smoke detectors.
Smoke detectors to be provided in accordance with Part B1.



PROPOSED FIRST FLOOR PLAN 1:50



LOCATION PLAN 1:1250

Client:	Project:	Drawing Title:	Date:
MR M REGAN	PROPOSED SINGLE STOREY EXTENSION AT: 3, GURNOS FARM COTTAGES, GURNOS, MERTHYR TYDFIL	PROPOSED & EXISTING PLANS & ELEVATIONS	APRIL 2024