

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to bathroom, Xpelair GX6 or similar approved capable of providing a minimum of 15 litres/second extraction rate, which is to be directed and ducted to an external air supply.

Ground floor internal walls to comprise 100mm concrete blockwork with 13mm render/plaster finish to both faces.

Limit of fascia

Boundary fence

ADJACENT GARAGE

Ridge line

Retained common boundary wall is 140mm blockwork

Garage to adjacent property

Form new opening in cavity wall as indicated. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing. Replaster reveals and make good.

New foundations to be taken down to level of existing footing and tied in but where foul sewer pipe passes under building/ through cavity wall then foundations are required to be below pipe invert level and may need to be stepped. Where pipe passes through wall it is to be protected by 2no. pre-cast conc. lintols bridging each skin of wall and where pipe runs under building it should be surrounded by 150mm granular material. Where drainage pipes pass through the below ground wall construction, then the opening will be masked with a rigid sheet material.

Existing I/C

Rodding eye

Construction (expansion) joints to be inserted to the rear elevation intersection of new and existing brickwork. Joints to be 10mm wide to the outer skin of the cavity wall and to be filled with polyethylene backer rod pressed into the gap & weather sealed externally with polysulphide mastic sealant

External drainage to comprise back inlet type roddable trapped gullies. Build manholes in 225mm class B engineering brickwork 600x450mm internally with grade B medium duty cast iron covers and frame or pre-formed plastic chambers and rings, 500mm diameter for 100mm diameter pvc pipework below ground laid on and surrounded by granular chippings to falls of 1 in 8 maximum and 1 in 40 minimum. Connect new foul wastes to existing main foul sewer. 115mm diameter half round upvc guttering and 63mm diameter rainwater pipes into 250mm diam. polypropelene inspection chamber

Boundary fence

SENSORY ROOM

KITCHEN

DINING

LOUNGE

HALL

W.C.

Cupd.

Cupd.

WET ROOM

Gully

S&V/C

New I/C



Existing foul sewer run

Assumed foul sewer

Existing I/C

Existing I/C

Smoke detectors and fire alarm system to be designed and installed to BS5839 Part 6 : 2013 and to be located at a maximum distance of 7.5 metres from all habitable rooms within ground and first floor circulation spaces to at least a Grade D Category LD3 Standard. All apparatus is to be mains operated and interconnected, each with a battery back-up. Kitchen to be fitted with a heat detector to same specification and positioned 300mm from any walls and/or electrical source. All detectors to be interlinked to respond simultaneously

## PROPOSED GROUND FLOOR PLAN

### PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS

11, ANTHONY HILL COURT,  
PENTREBACH,  
MERTHYR TYDFIL.

### DRAWING PROPOSED GROUND FLOOR PLAN

SCALE 1:50 DATE JULY 2025

DRAWN RE DRG.NO. 3

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Note: where proposed works to boundary wall affect the adjacent property, all due care and attention will be provided to maintain this boundary or temporary measures will be put in place to protect the privacy of the neighbouring property, and any defects which may arise during construction shall be rectified at nil cost to the owners of the adjacent property. All costs and materials required to complete the works shall be the sole responsibility of the applicant and re-instatement shall be to the satisfaction of the adjacent owners