

Internal partition walls to comprise 89x38mm CLS studwork @ max. 600 centres with 125mm plasterboard & 5mm skim finish to provide min. 30 minutes fire resistance. 89x38mm noggins @ 600 centres vertically and lined internally with 90mm sound deadening quilt to satisfy E2 . Studs to be doubled up at corners and door openings.

Internal drainage to comprise 50mm stainless steel easy clean wastes to showers, 40mm wastes to sink unit, basins and bath. 75mm deep seal traps to showers, basins, sink unit and bath including rodding access at elbows. S&V pipe to terminate 900mm above the point of the nearest opening within 3000mm and to be fitted with a birdproof cowl and should any Durgoo valves be required then they are to be positioned above the highest waste appliance.

Background ventilation to habitable rooms to be n.i.t. 8000mm squared and to be provided by trickle ventilation or similar. Bathroom ventilation to be min. 4000mm squared. Window operable area to be minimum of 1/20th. floor area of room which they serve and light transmitting area to be minimum of 1/10th. All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition). Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled. All lighting points are to be capable of running low energy lighting only.

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to bathrooms, 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.

Hot water supply to fixed bath to be restricted to a maximum of 48 degrees Celsius by way of an inline blending valve or other temperature control device

Remove window and cut down wall below and form enlarged opening in cavity wall to receive new internal door as indicated. Replaster reveals and make good.

Joists to be set to a datum whereby first floor level is consistent with existing

Horizontal & vertical dpc to all cavity closures such as eaves, cills, & reveals throughout the construction.

Emergency egress window to first floor bedroom to provide means of escape and as such should have an unobstructed operable area of at least 450mm square and a minimum area of 0.33 square metres. The bottom of the operable area is to be a maximum of 1100mm above internal floor level.

New cavity wall to be toothed and bonded every other course to existing wall or alternately secured using Furfix or similar metal profiles plugged and screwed to existing wall, vertical dpc to be provided at abutment. Cavity to be continuous with that of existing wall.

Supply and fix 2no. mains operated interconnected smoke detector alarms, each with a battery back-up, to BS5839 Part 6 and should be installed at a max. 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

Consequential Energy Efficiency Improvements

Loft insulation

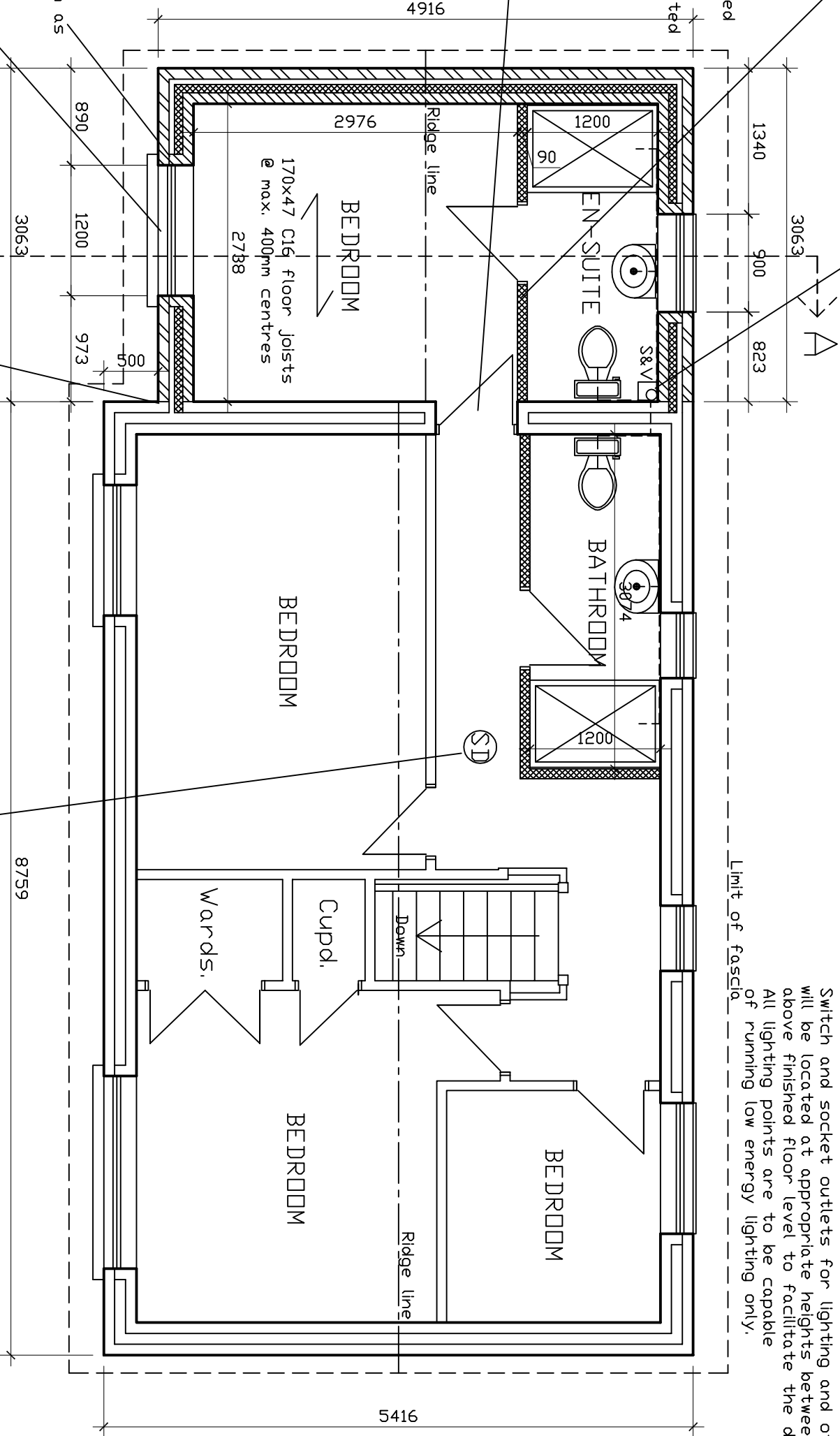
If there is no loft insulation or it is less than 200mm thick, provide 250mm insulation or increase it to 250mm.

Wall insulation

If the dwelling has uninsulated or partially insulated cavity walls then fill with insulation where suitable (cavity wall insulation may not be suitable for sites exposed to driving rain) Hot water cylinder

Upgrade any hot water cylinder insulation as follows:

- i If the hot water cylinder is uninsulated provide a 160mm thick insulated jacket or
- ii If the hot water cylinder has an insulated jacket of less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm or
- iii If the hot water cylinder has a factory fitted solid foam insulation of less than 25mm thick, add an 80mm insulated jacket.



PROPOSED FIRST FLOOR PLAN

PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS

II, ANTHONY HILL COURT,
PENTREBACH,
MERTHYR TYDFIL.

DRAWING PROPOSED FIRST FLOOR PLAN

SCALE 1:50 DATE JUNE 2022

DRAWN RE DRG. NO. 4