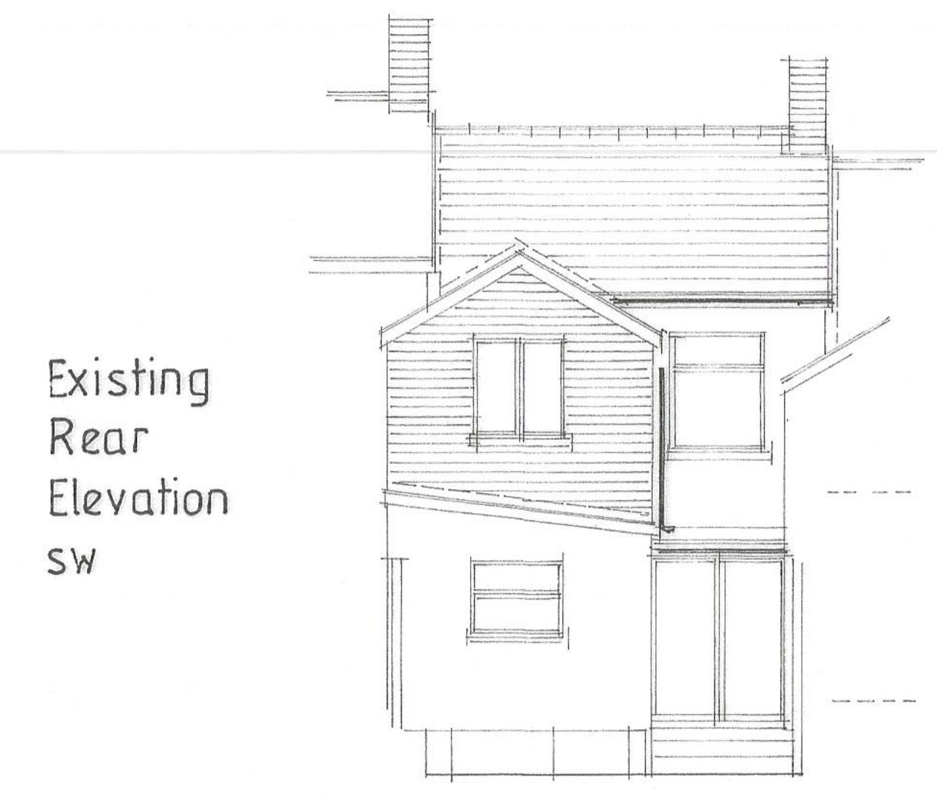
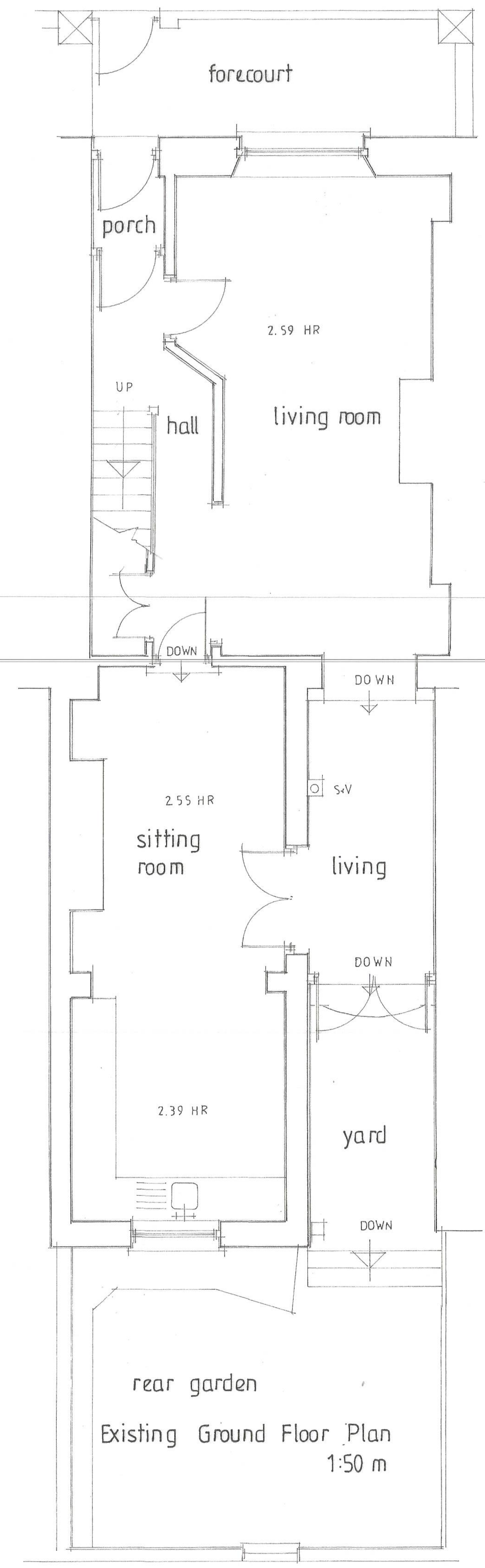
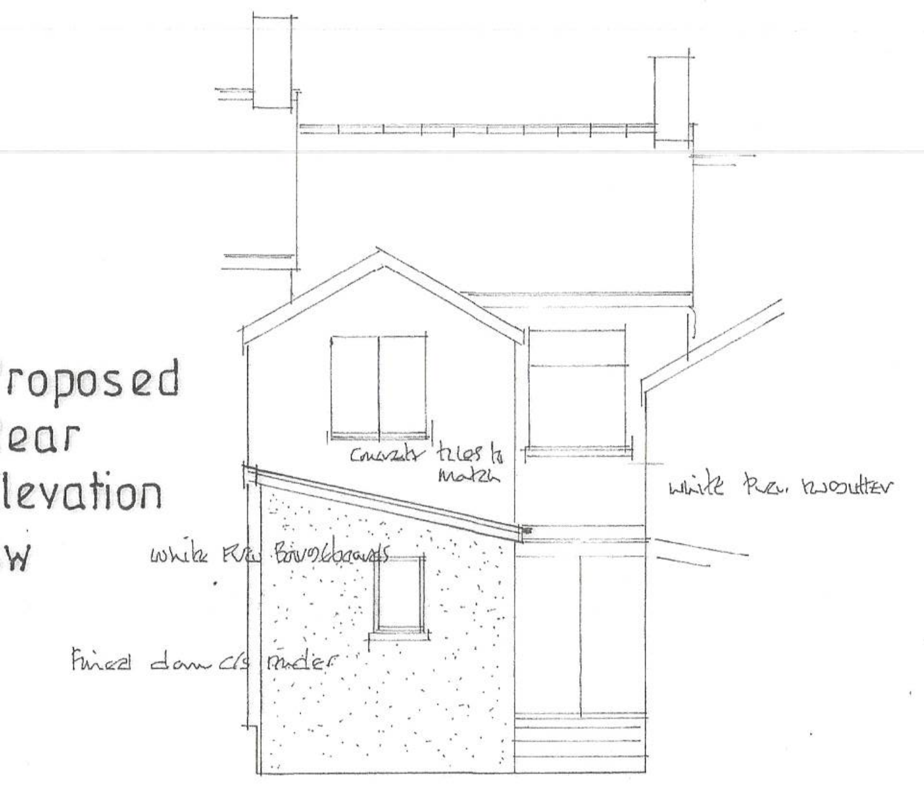


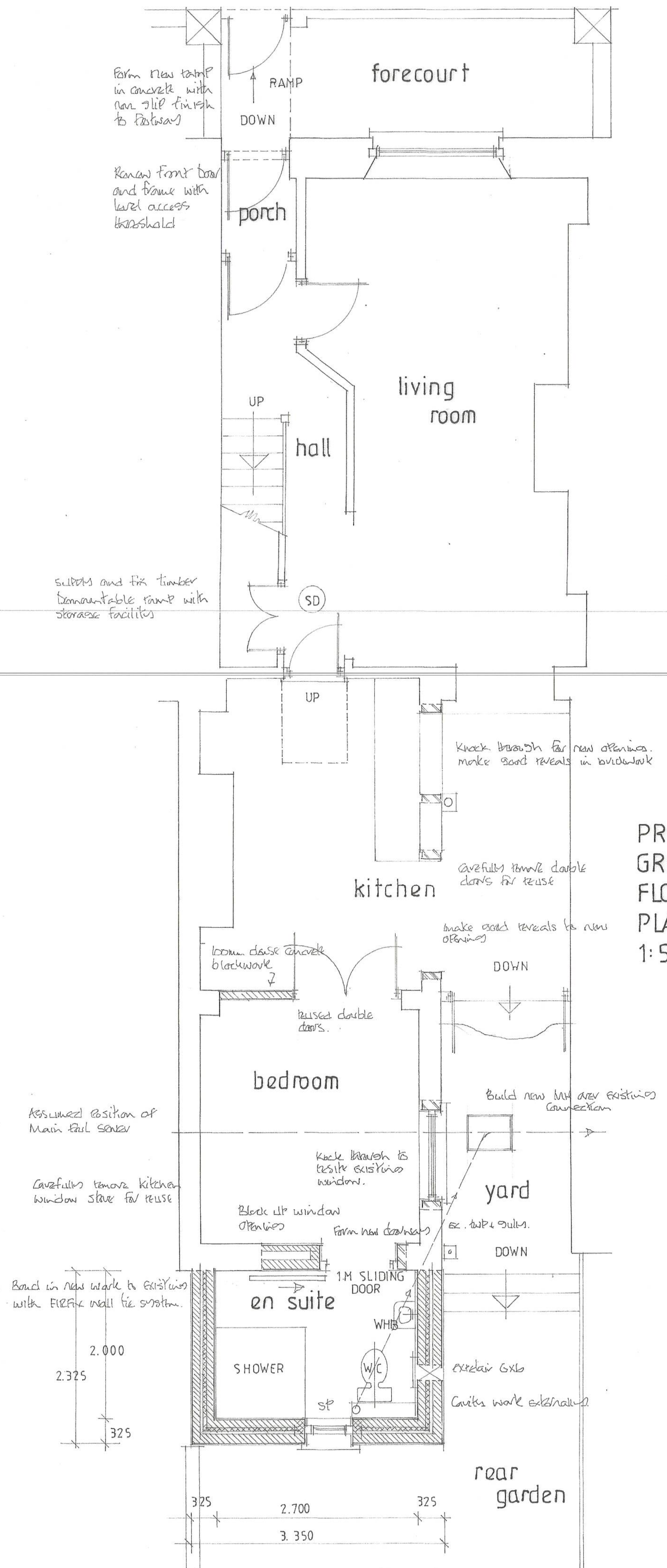
Existing Rear Elevation sw



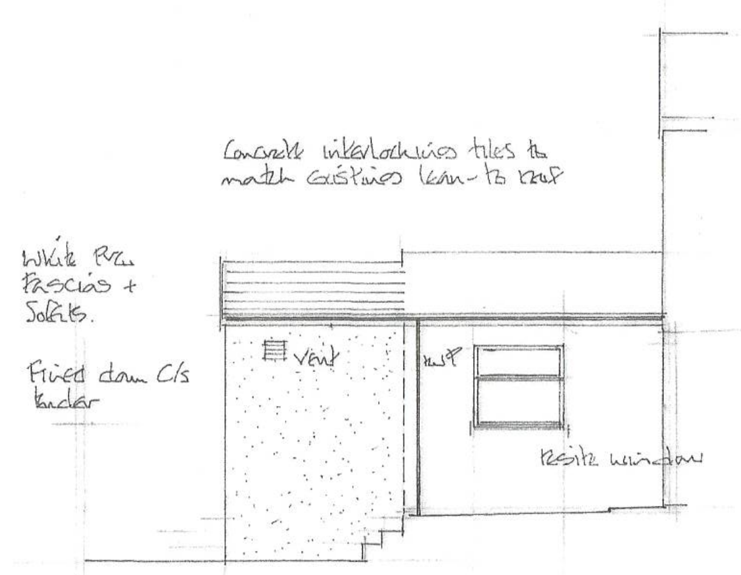
Existing Ground Floor Plan 1:50 m

Proposed Rear Elevation SW

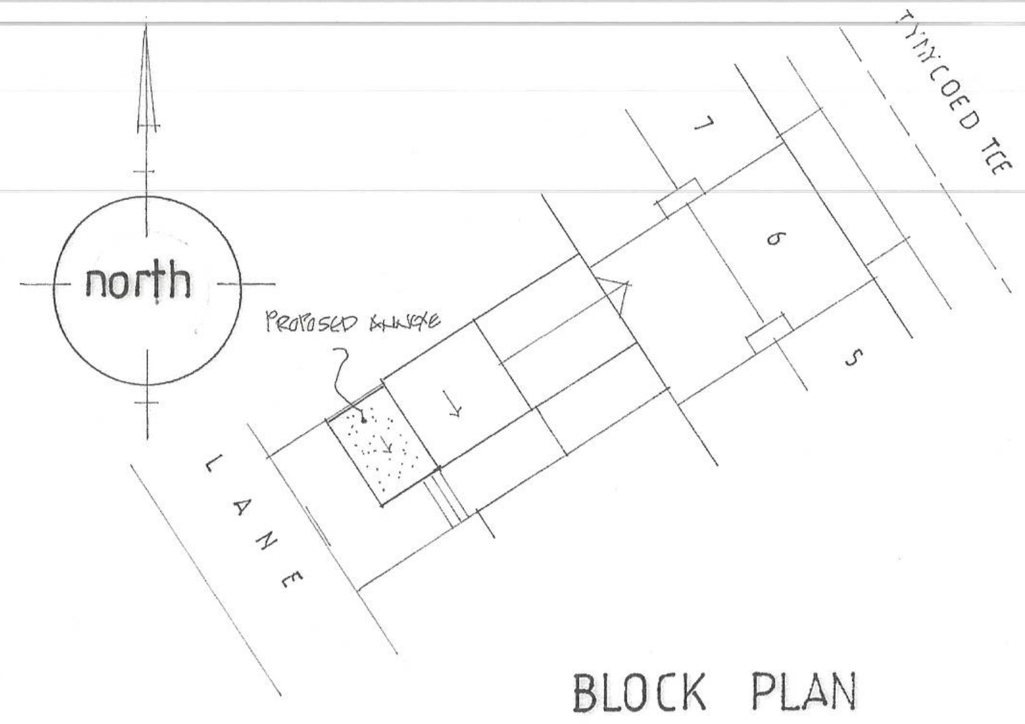



Form new ramp in concrete with non slip finish to footway
RAMP
DOWN
forecourt
Renew front door and frame with level access threshold
porch
UP
hall
living room
Supply and fix timber Demountable ramp with storage facility
SD
UP
Knock through for new openings. make good reveals in brickwork
kitchen
Carefully remove double doors for reuse
make good reveals to new openings
100mm dense concrete blockwork
DOWN
Reused double doors.
bedroom
Build new MH over existing connection
Assumed position of Main foul sewer
Knock through to resite existing window.
Carefully remove kitchen window stone for reuse
Block up window openings
Form new doorway
yard
ex. twp & gully.
DOWN
1.M SLIDING DOOR
Bond in new work to existing with FIRFIX wall tie system.
en suite
WHB
SHOWER
W/C
SP
Extrair GX6
Cavity work external walls.
2.000
2.325
325
rear garden
325
2.700
325
3.350

PROPOSED GROUND FLOOR PLAN 1:50 m


Concrete interlocking tiles to match existing lean-to roof
White PVC Fascias + Soffits.
Finished dam C/s render
vent
RWP
resite window

Proposed Side Elevation of Annexe se



BLOCK PLAN scale 1:250 m

ROOF STRAPS
Strap roof / walls at 1.8m centres with m.s. anchors 30 x 5mm in cross section. Include for noggins over 3 No trusses at gables

ROOF VENTILATION
Ventilate roof space by using Tyvek breathable membrane as underlay supplemented by continuous vents at soffits.

ROOF INSULATON
300mm thick Rockwool Rollbatts insulation quilt. 150mm thick laid between ceiling ties 150mm thick quilt cross laid over

TRUSSED RAFTERS
Manderwood or similar 12½° (assumed) mono pitched rafter system at 400mm centres to comply with Part A of the Building Regulations.
Design and Calculations as attached Manufacturers Details to comply BS EN 40.

EAVES
close cavities at eaves with proprietary cavity closure system.

ROOF
Concrete interlocking tiles to match existing suitable for low pitch on pretreated graded sw battens on 12½° (assumed) mono pitched trussed rafter system by MANDERWOOD or similar to include all necessary temporary and permanent struts bracing etc. to comply fully with BS5268 Part 3

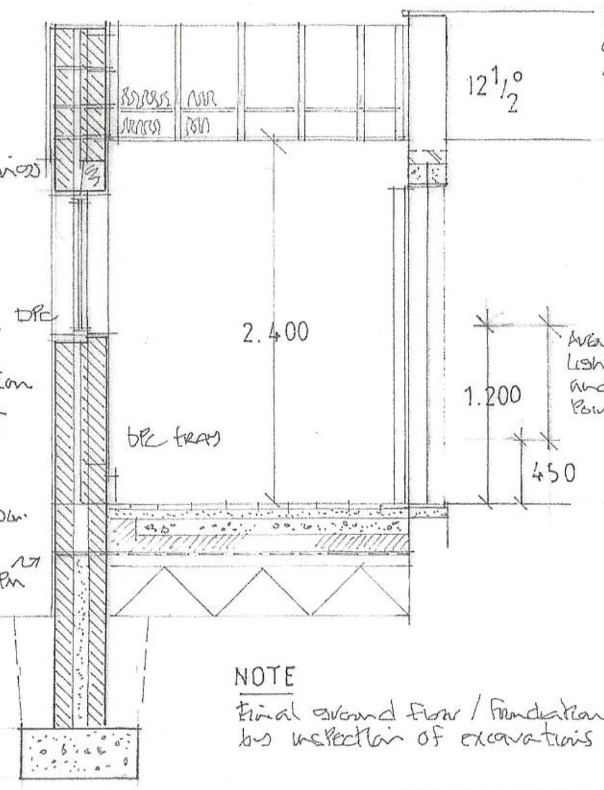
CEILING
12.5mm foil backed plasterboards with gypsum plaster skim.

LINTELS
Catnic Gallery 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 insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf.
Galvanised steel wall ties at 750mm centres horizontally 450mm c/c vertically 300mm at jambs.

DPC
Hyload horizontal damp proof course.

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



PROPOSED TYPICAL SECTION 1:50 m

TILES
Interlocking concrete tiles suitable for low pitch complying fully with Part C of the building Regulations

BUILDING REGULATIONS PART L
Windows and doors to achieve U value of 1.6W/m² to comply with L1 B of the Building Regulations

GROUND FLOOR
Non slip tiles on 50mm Sand and Cement Screed on 100mm Site Concrete floor slab on 150mm CELOTEX insulation batts on 1200 gauge d.p. membrane on 50mm stone dust blinding, on minimum 150mm well compacted clean hardcore.

NOTE
Final ground floor / foundation design to be determined by inspection of excavations by approved Personell.

BULDING CONTROL
On receipt of the following copies are to be deposited with Building Control
1. Mono pitched trussed rafters

BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Persons Scheme.
Supply and fix low voltage mains operated mechanical extract vent to en suite Expelair GX6 or similar giving 15 lit/sec.
Supply and fix 2 No smoke detector alarms mains operated interconnected each with battery backup.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.

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 adjacent finished floor level (1.5m in doors) use toughened safety glass to BS6206.

RAD ON
Radon Gas Protection Provision to be as indicated in Report from the British Geological Survey.
Basic Protection to be a minimum employed
1. Extend DPM through to close cavity
2. DPC trays at G.F level to protect DPM

SPACE HEATING
Extend existing Central Heating System into new areas

FORMING OPENINGS
Where knocking through existing masonry to form new openings include for Precast Concrete lintels over with end bearings of 150mm minimum with 3 courses of brickwork over.
Make good reveals in brickwork.

INTERNAL DRAINAGE
50mm easy clean stainless steel waste to shower
40mm PVCu wastes to sink unit and wash hand basin
75mm deep seal traps to shower basin and sink unit
Include for rodding access at elbows.
100mm PVCu waste to WC
100mm PVCu Soil stack terminated with Durgo Valve. boxed in ply faced duct with screwed joints.

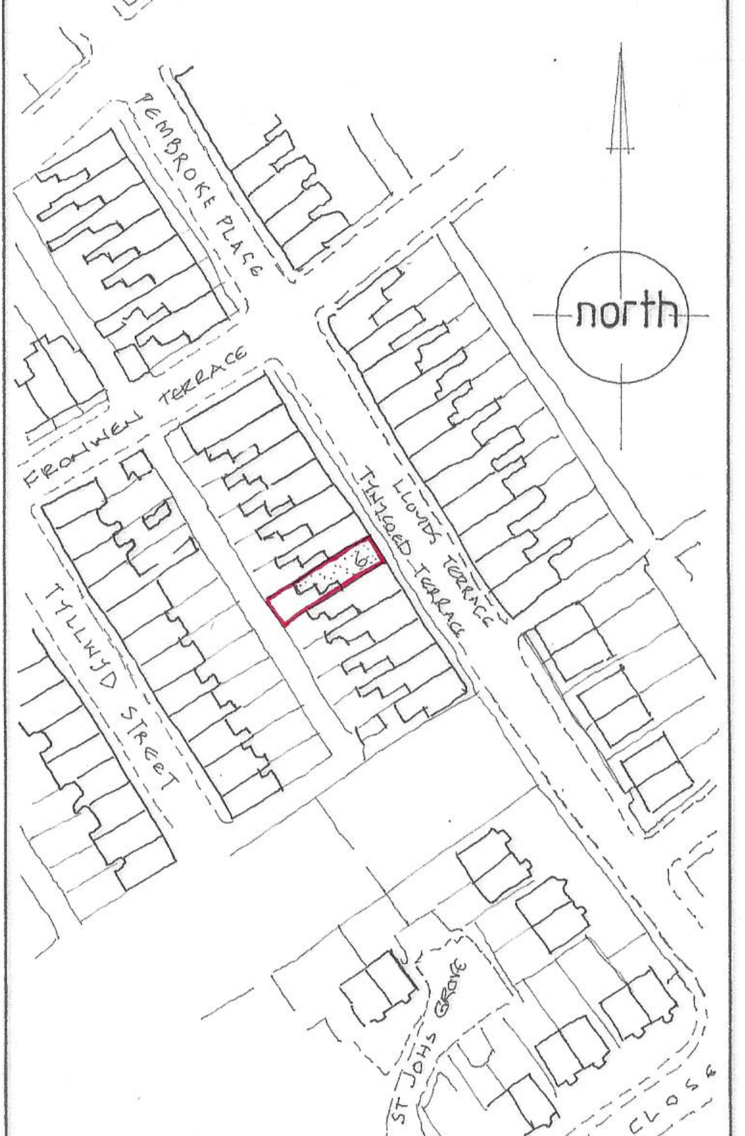
EXTERNAL DRAINAGE
Locate main foul sewer connection and build MH over in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frame.
100mm dia PVCu below ground Soil Pipes laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
PVCu rainwater gutters and stop end to match existing

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

A	Date	Revisions

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RICS

Client
Mr. Martin Skelly.

Job Title
Provision of Disabled Facilities.

Drawing Title
6, Tynycoed Terrace,
Penydarren.
MERTHYR TYDFIL.
CF47 9HU.

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

Date 15.06.2022 **Drawn by** VJ.

Drg. No. 2867 DFG **Rev.**

DS 342

594 x 841mm A1