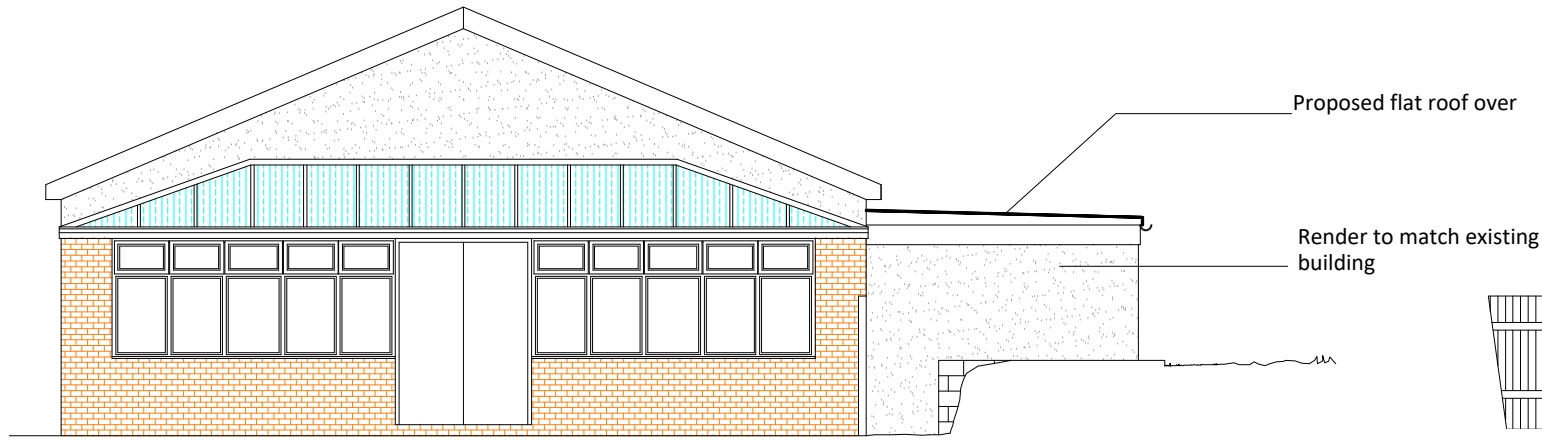
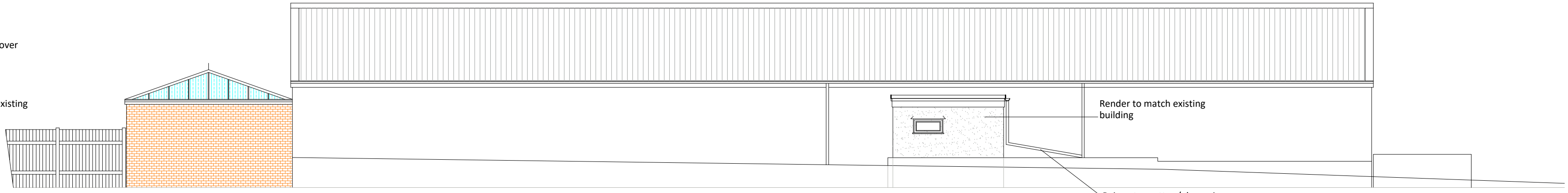
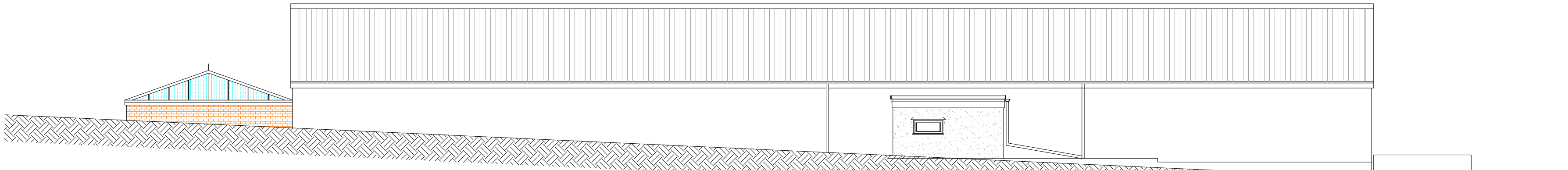




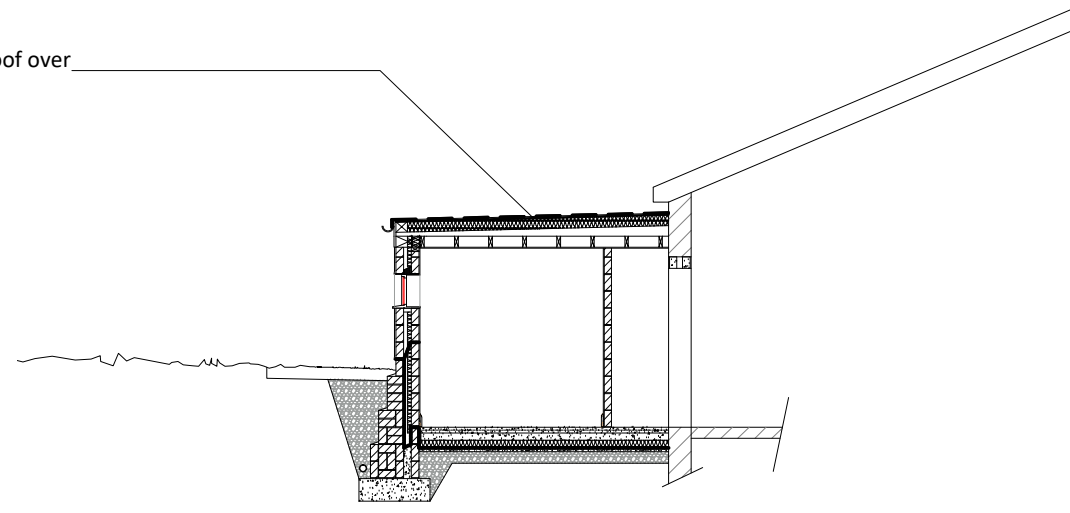
PROPOSED REAR ELEVATION scale 1:100



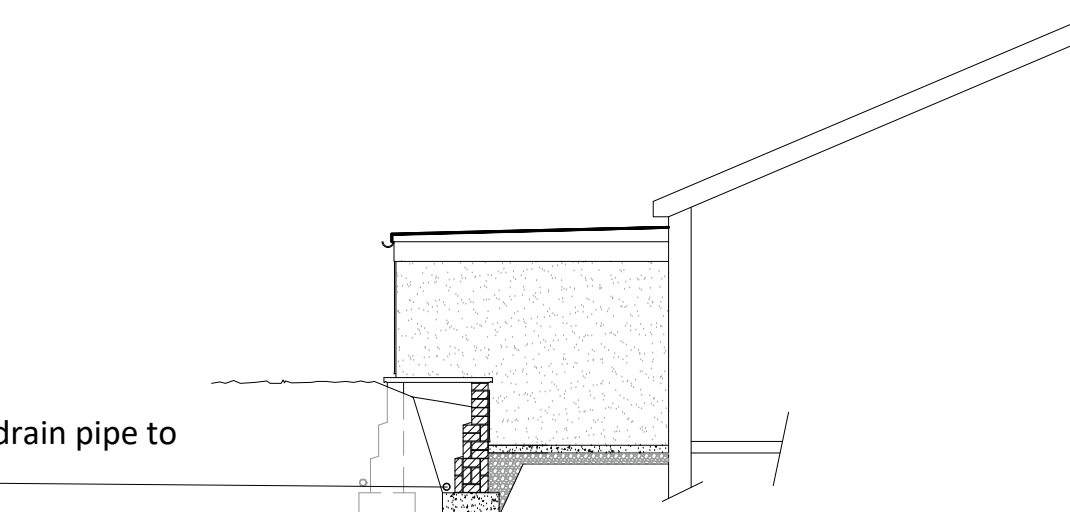
PROPOSED SIDE ELEVATION scale 1:100



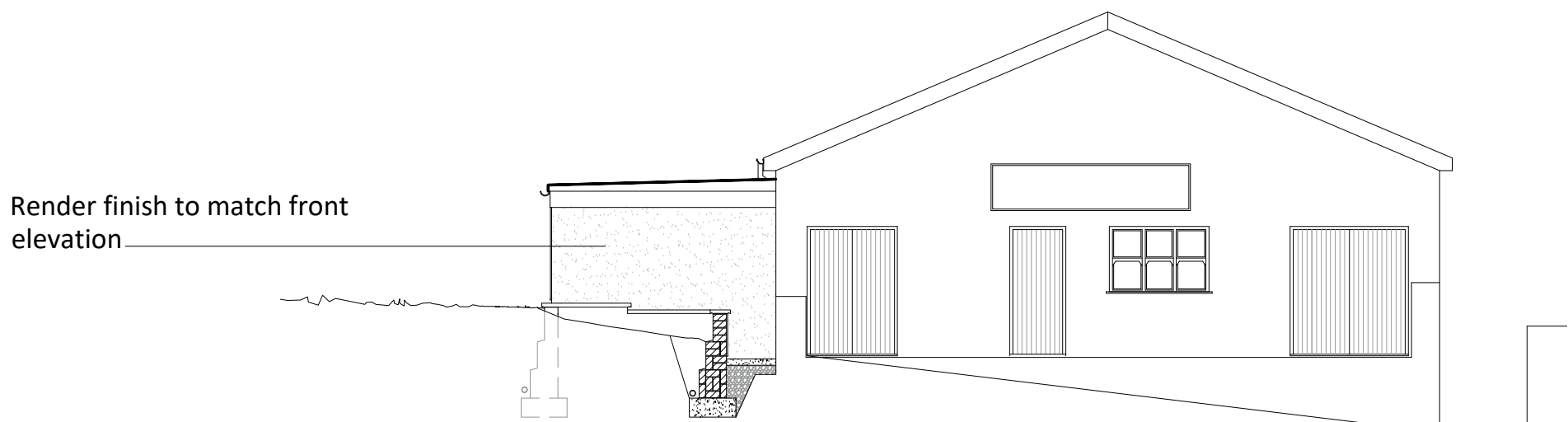
PROPOSED SIDE ELEVATION(off existing track) scale 1:100



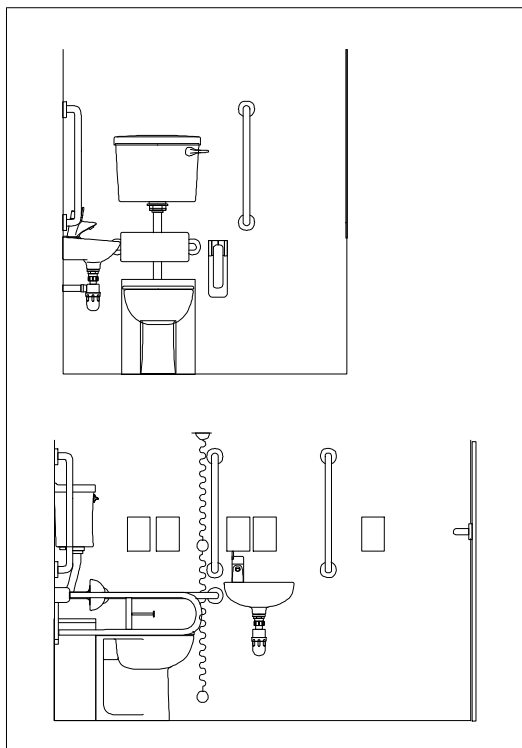
PROPOSED SECTION C/C scale 1:100



PROPOSED SECTION B/B scale 1:100



PROPOSED FRONT ELEVATION (SECTION A/A) scale 1:100



Building Regulation Part M

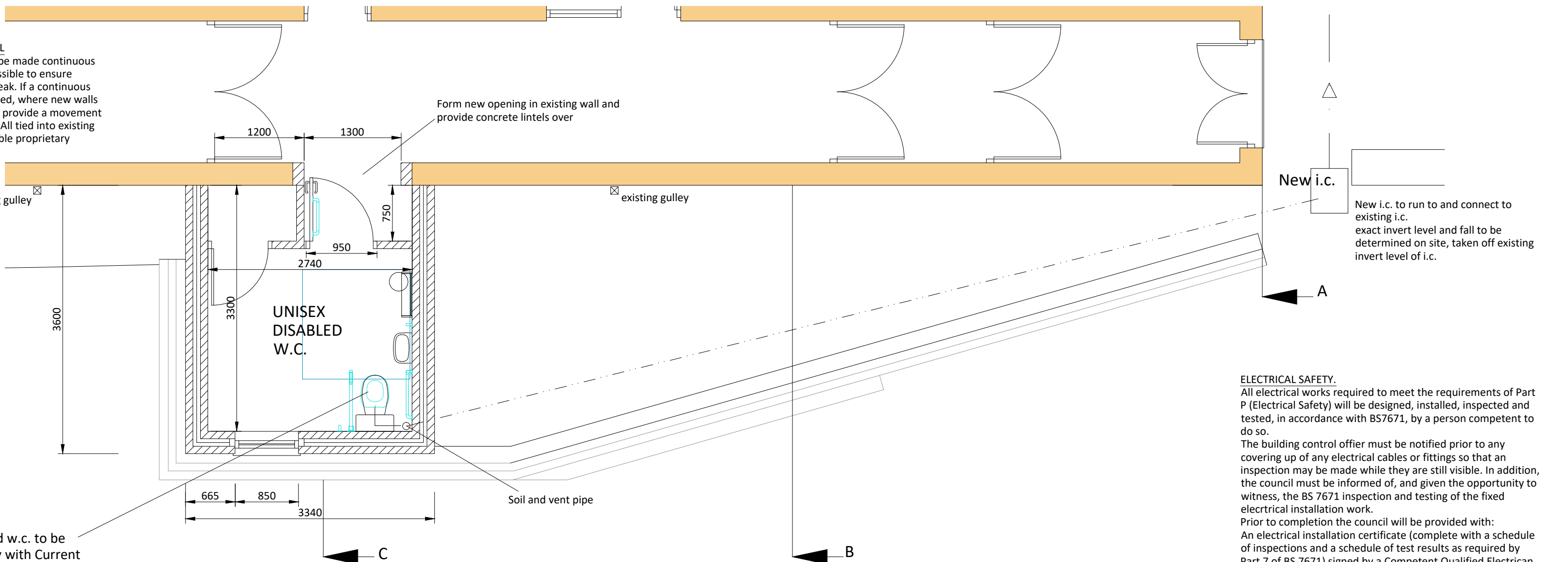
Door handles, finger plates and kickboards should be sufficiently different in colour to the door. The leading edge to all doors, including doors not designated as fire doors shall be highlighted with a contrasting high visibility colour.

Skirting board colours to highlight the junction between the floor and wall. Architraves to be coloured to highlight different from the supporting wall colour. Colour Schedule to be subject to comment and agreement from Building Control. There shall be a minimum 30 point LRV difference around doors between walls, floors and ceilings.

Switches, outlets and controls shall be of a contrasting colour with adjacent finishes and otherwise comply with Approved Document M

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abut the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

New unisex disabled w.c. to be fitted out to comply with Current Building Regs Approved Doc. Part 'M' diagram 18.



PROPOSED FLOOR PLAN scale 1:50

ELECTRICAL SAFETY.
All electrical works required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested, in accordance with BS7671, by a person competent to do so.
The building control officer must be notified prior to any covering up of any electrical cables or fittings so that an inspection may be made while they are still visible. In addition, the council must be informed of, and given the opportunity to witness, the BS 7671 inspection and testing of the fixed electrical installation work.
Prior to completion the council will be provided with:
An electrical installation certificate (complete with a schedule of inspections and a schedule of test results as required by Part 7 of BS 7671) signed by a Competent Qualified Electrician.
Sufficient information will be provided to the building owner, on completion, so that persons wishing to operate, maintain or alter the installation in the future can do so reasonably
Provide Fire Alarm System (detailed by specialist) in accordance with BS 5839:part1 2002 or equivalent European Standard.
Provide Escape lighting in accordance with BS 5266: Part 1 1999 or equivalent European Standard. Provide directional signage in accordance with BS 5499 or equivalent European Standard.

CONSTRUCTION NOTES.
All works to be carried out in accordance with the current Planning, Building Regulations and Subsequent Amendments. No variations should be made to the approved drawings without the express permission of the Local Authority Building Inspector.

This drawing is intended only for Planning & Building Control Useage. This is not a construction drawing.
This drawing may be scaled for planning purposes only.

The contractor must check dimensions prior to commencement of works and report any discrepancies. The contractor is responsible for locating existing services on site and ensure that any diversions, terminations, extensions are carried out by an approved sub-contractor.

DRAINAGE.
Generally:
Foul water drainage to be in accordance with the Approved Document H of the Building Regs. or B. S. 8301 : 1985 Code of Practice for Building Drainage.

All new drainage to be constructed using 110 Marley or similar with falls to run to existing inspection chambers to existing sewer system. Drains within 1.000 m of building to be encased in 150 mm concrete.

Where pipes penetrate external walls the appropriate lintels are to be provides to the required opening with an allowance of 50 mm min. clearance around pipe and both sides of the wall penetration to be masked with rigid sheet material in order to prevent the entry of fill or vermin

All pipes passing under the building to be surrounded with 150 mm min. mass concrete encasement and where the crown of the pipe is within 300 mm of the underside of the slab the concrete encasement must be integral with the floor slab. Standard 150 mm back inlet gulleys to be used where shown, all gulleys to be bedded in concrete.

NEW INSPECTION CHAMBER.
To be constructed using 215mm engineering brickwork with bagged joints on 1:2:4 mix concrete ed 150mm thick with suitable benchwork. All drain connections within inspection chamber to be on a soffit to soffit basis and turned in direction of flow of main sewer. Inspection chamber to have medium duty galvanised steel cover and frame.

NEW WASTES.

All new wash hand basin wastes to have 75 mm deep seal traps and 40 mm diam. wastes to be set to falls to run separately to discharge point.

All new w.c.'s to have 100 mm diam. trapped outlet and 100 mm diam. waste set to fall to discharge point, new soil and vent pipe.

SOIL AND VENT PIPE (Internal)
To be 110 mm diameter u.P.V.C. Marley or similar type pipe to fall to ground with 200 mm rest bend at its base suitably concreted in. Pipe to discharge to existing inspection chamber. Pipe to be boxed in where exposed to view with 50 x 50 mm timber stud with suitable finish as fire stop. Provide minimum 1 No. 300 x 300 mm inspection panel. Pipe to extend through roof and have patent sleeve and soakers at its junction with roof covering and wire cage at its terminal.

Soil stack to ground floor w.c. to be as above but to be fitted with a dergo or similar non-return valve at it's terminal.

MECHANICAL VENTILATION

Toilet Areas;
to have mechanical extractor capable of extracting air at a rate not less than 15 litres per second or 3 air changes per hour, which may be connected to the light switch and operated manually, with 15 minutes overrun.

HEATING.
Existing central heating system to be extended to accomodate the new extension. System to be checked for capability and any heating installation should be under taken by a qualified person who must also provide all relevant installation / testing certification prior to occupation. If a new boiler has to be installed then it is to be of the condensating type.

B April 2022 Proposed front elevation amended.

A April 2022 Amended as Building controls email

H. D. WILLIAMS Ltd.
F.R.I.C.S.

CHARTERED SURVEYORS
TIRFESURYDD SIARTREDIG

123, Treallaw Road, Tonypandy,
Mid Glam., CF40 2NP.
Tel. (01443) 441078 Fax (01443) 434191
email: hdwilliams1@hotmail.co.uk

Client **THE COMMITTEE OF BEDLINOG R.F.C.**
The Square,
Bedlinog, Merthyr Tydfil.
CF46 6TG

Project **Proposed Toilet Block Extension**
at
Bedlinog R.F.C.

Title **PROPOSED PLAN,**
ELEVATIONS AND SECTIONS.

Date **Nov, 2021** Scale **as noted**

Drawing Number **hdw/ph/bed.02b** Job Ref. Revision

