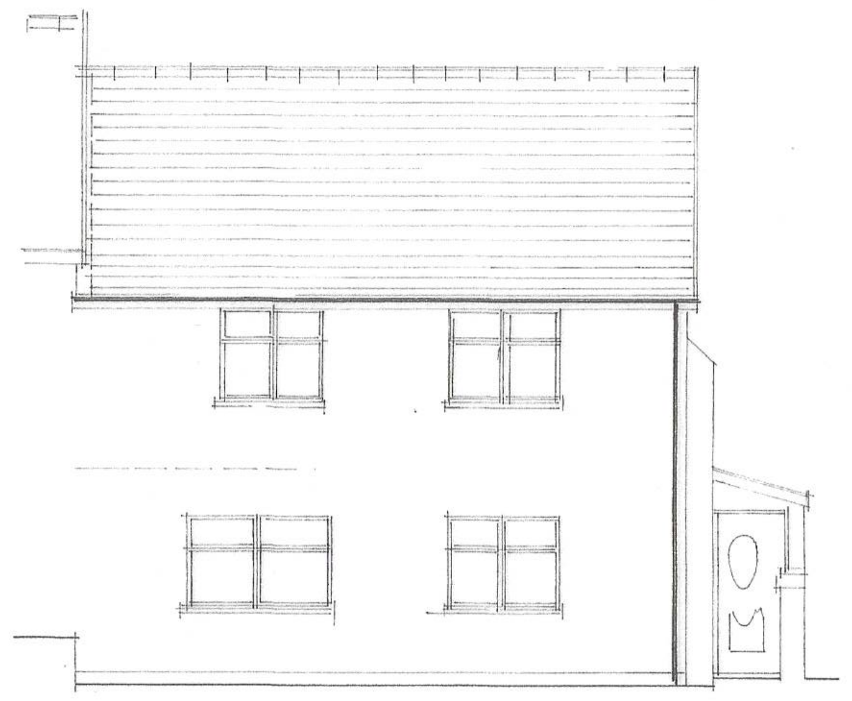
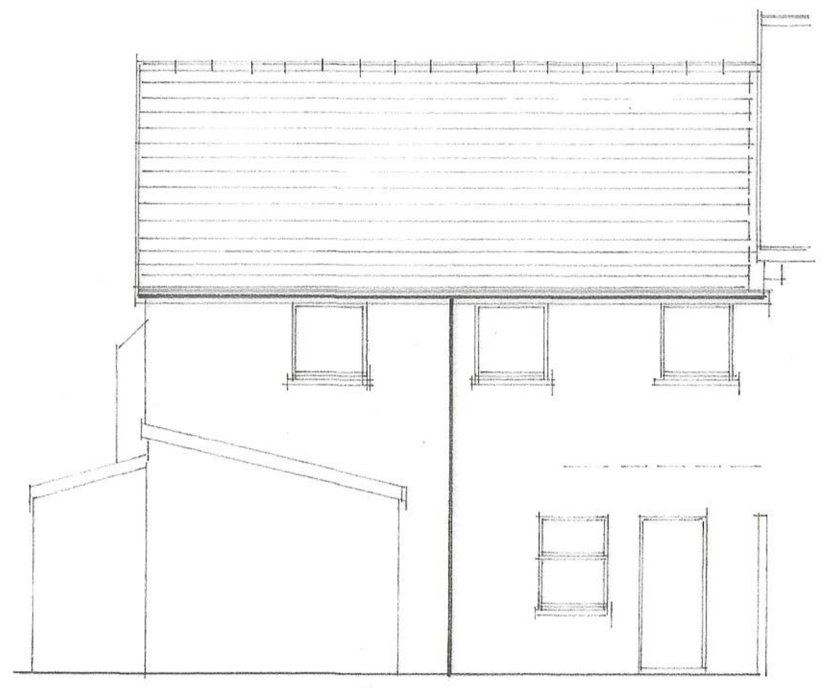
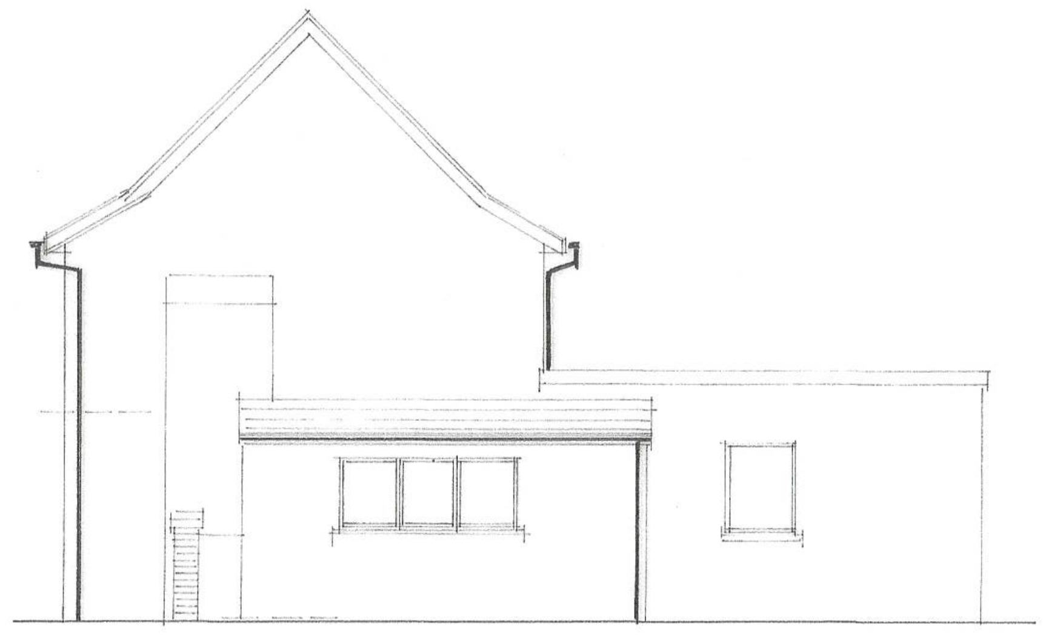
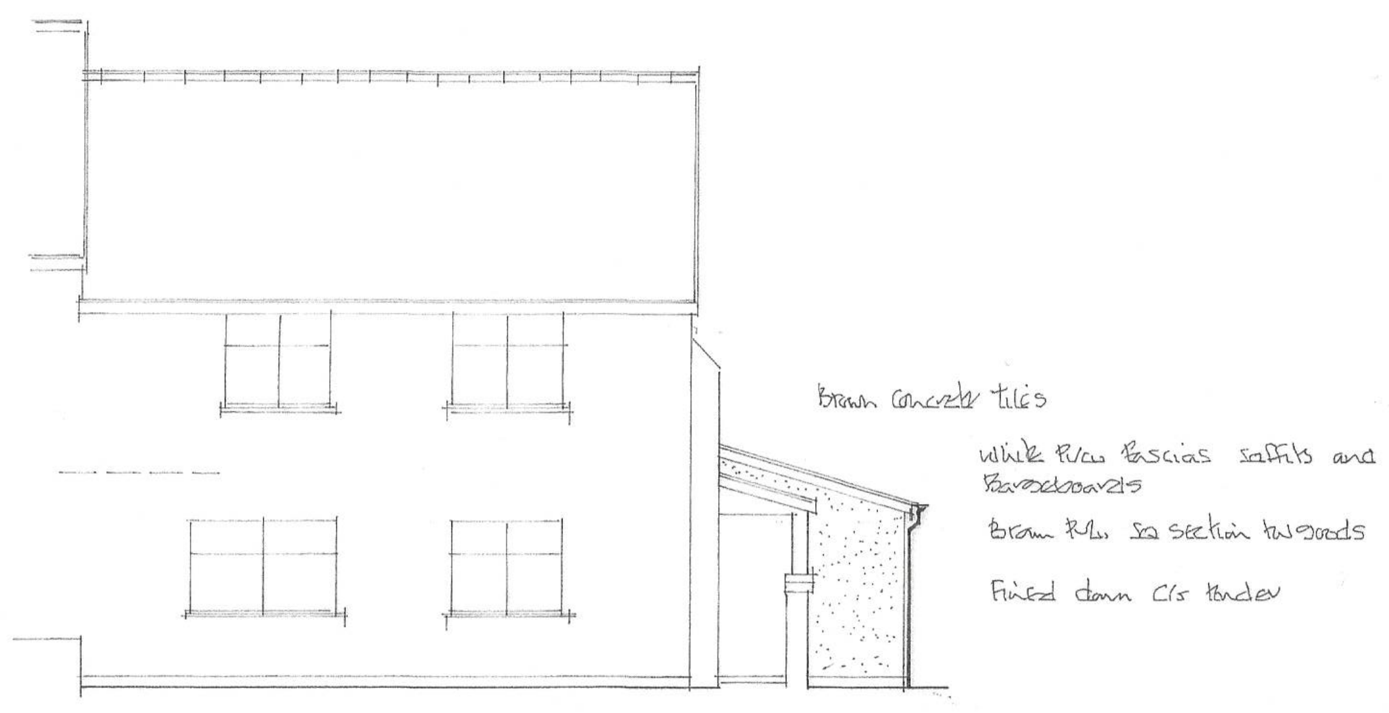
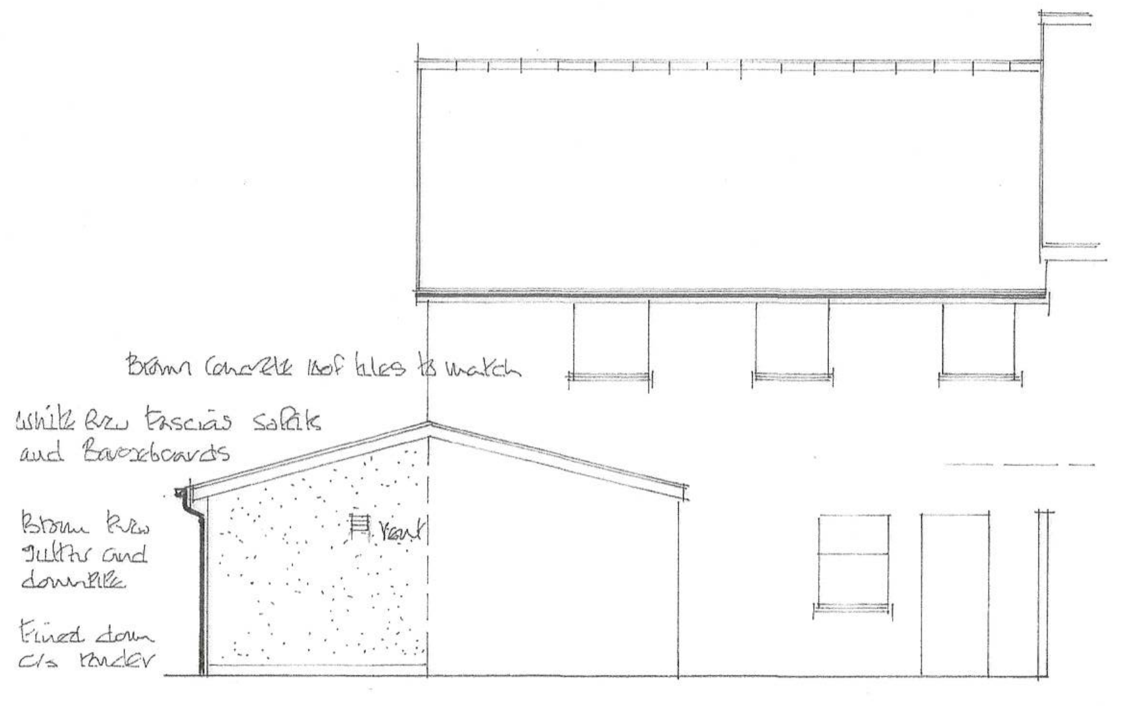
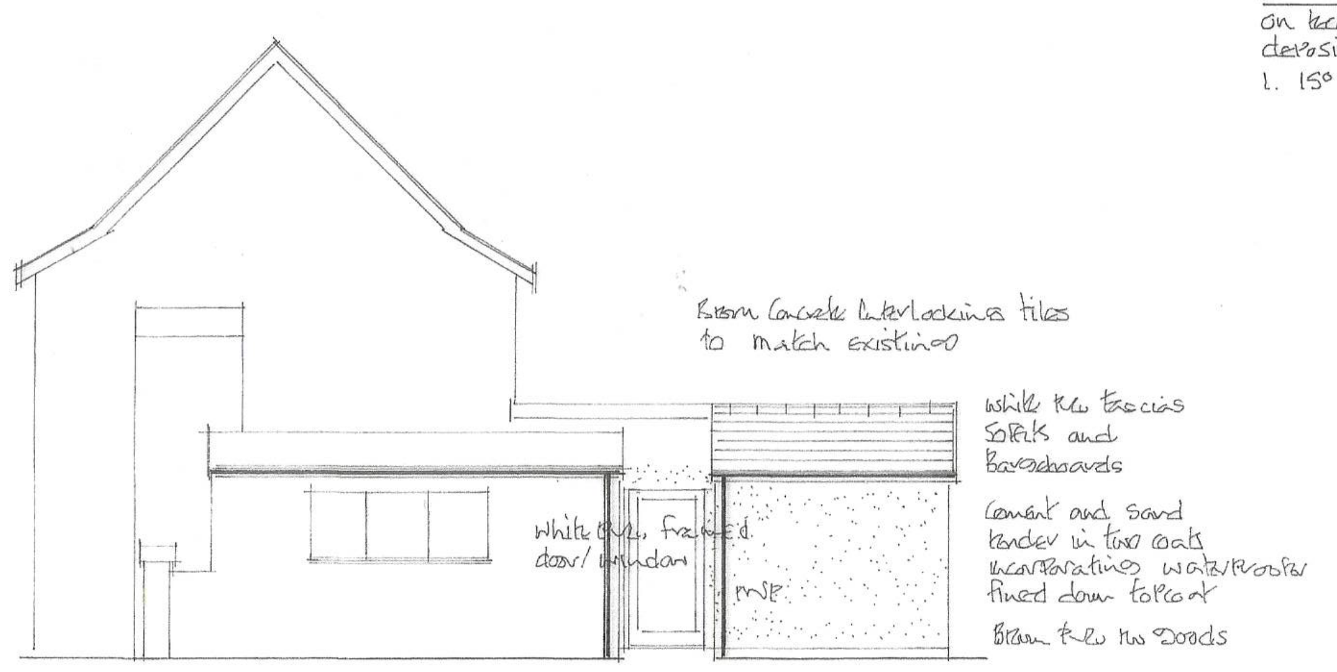

Existing Front Elevation sw


Existing Rear Elevation ne


Existing Side Elevation se


Brown Concrete tiles
White PVCu Fascias soffits and Bargeboards
Brown PVCu Sq section rwgoods
Fined down C/s render
Proposed Front Elevation sw


Brown Concrete roof tiles to match
White PVCu Fascias soffits and Bargeboards
Brown PVCu gutter and downpipe
Fined down c/s render
vent
Proposed Rear Elevation ne

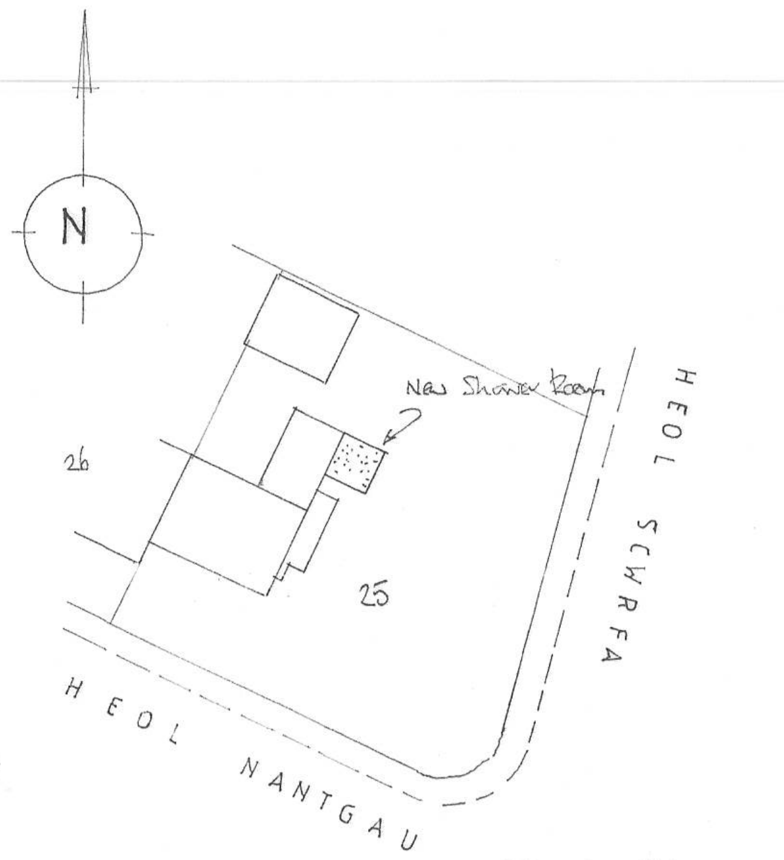

Brown Concrete Interlocking tiles to match existing
White PVCu Fascias Soffits and Bargeboards
Cement and Sand render in two coats incorporating waterproofer fined down topcoat
Brown PVCu rw goods
White PVCu framed door/ window
msp
Proposed Side Elevation se

WINDOWS

White PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000² elsewhere.
Use low E glass with 16mm air gap
Where glazing in windows is less than 800mm above internal finished floor (1.5m in doors) use toughened safety glass to BS6206

BRIEF ELECTRICS

All new electrical works are to be carried out under the Competent Persons Scheme
Supply fix 2 No mains operated interconnected smoke detector alarms each with battery backup
Supply and fix mains operated low voltage mechanical extract fan to Shower Room Expelair GX6 or similar giving 15 lit/sec. output.
Locate new light switches and power points in an area between 450mm and 1.200m above adjoining finished floor level.
New lighting points are to be capable of running low energy lighting only.



Block Plan
scale
1:500

BUILDING CONTROL

On receipt of the following copies are to be deposited with BUILDING CONTROL
1. 15° mono pitched trussed rafter details

BUILDING REGULATIONS PART L

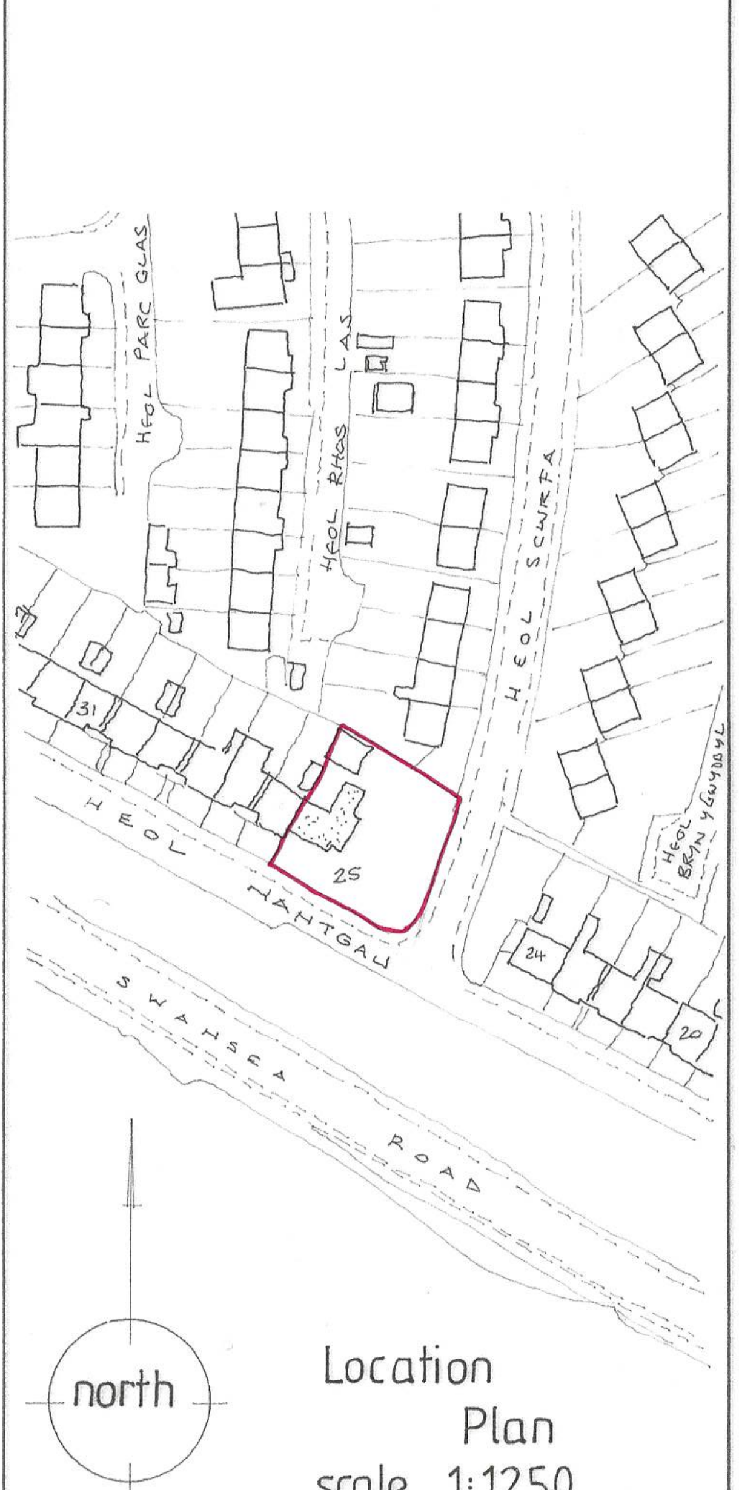
Windows and doors to achieve U value of 1.6 W/m² to comply with L1 B of the Building Regulations

TRUSSED RAFTERS

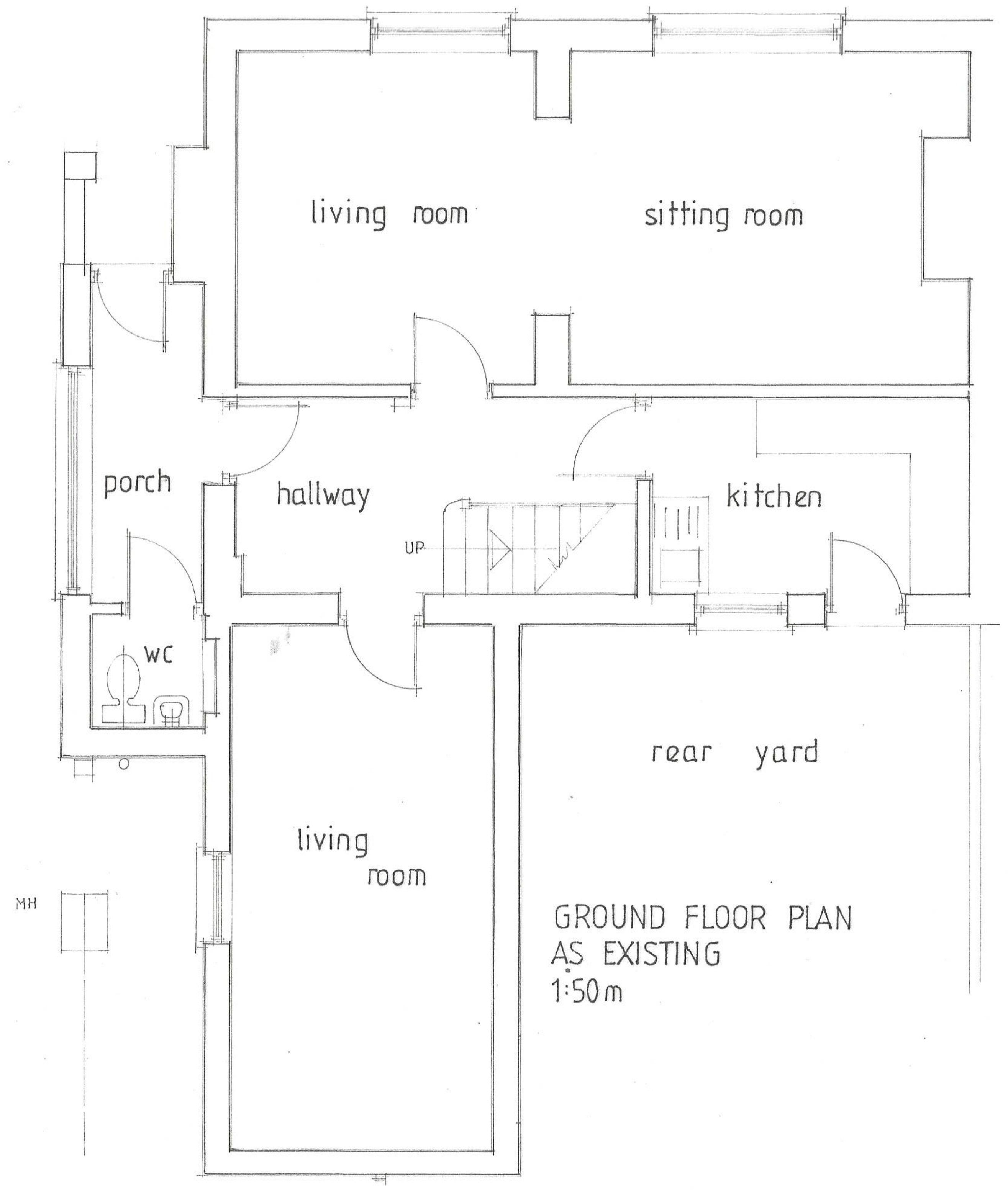
Manderwood or similar 15° mono pitched at 400mm centres to comply with PART A of the Building Regulations. Design and Calculations as attached manufacturers Details to comply BS 5268 Pt 3

TILES

Brown Interlocking concrete tiles suitable for 15° pitch complying fully with Part C of the Building Regulations.



Location
Plan
scale 1:1250



GROUND FLOOR PLAN
AS EXISTING
1:50m

FORMING OPENINGS

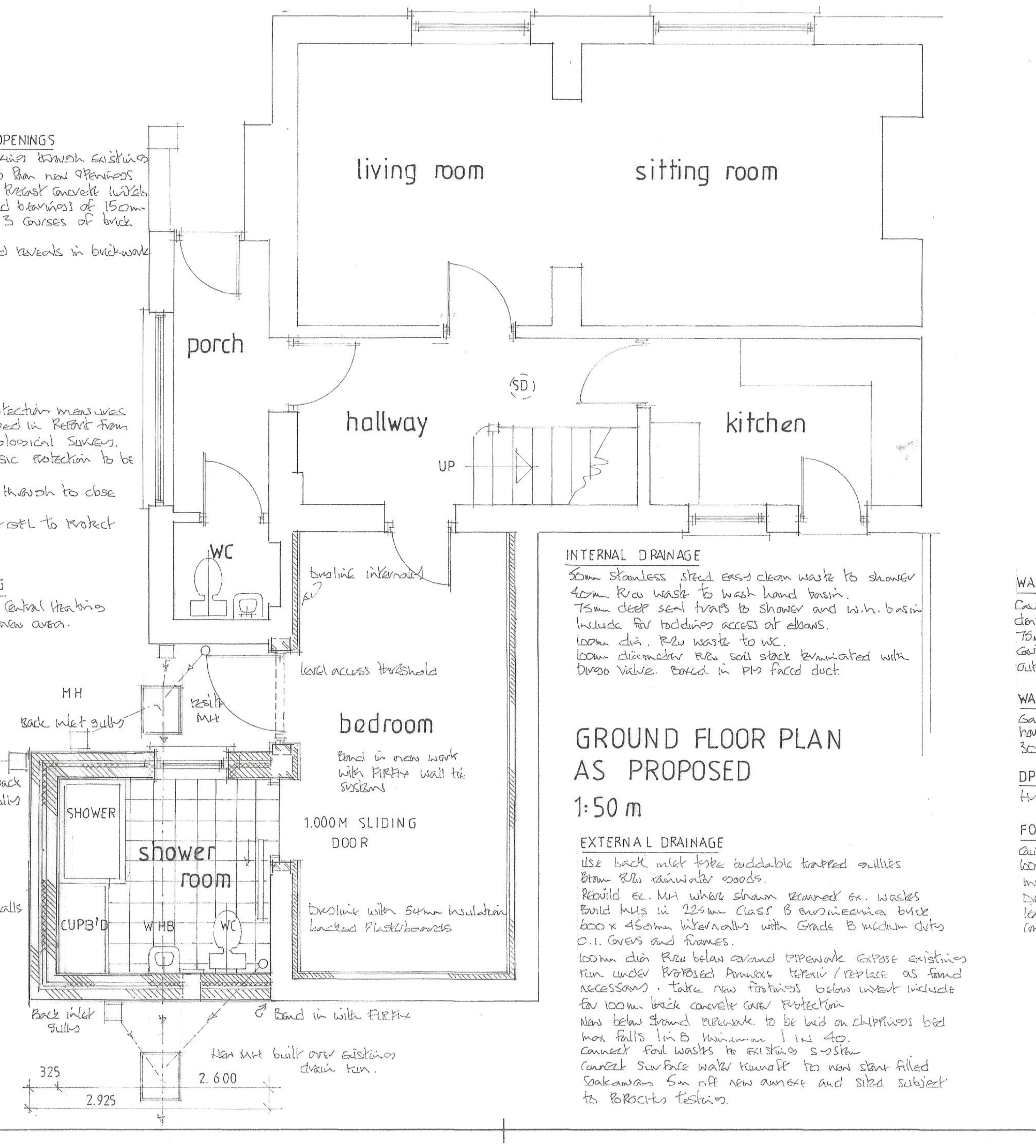
Where knocking through existing masonry to form new openings include for precast concrete lintels over with end bearings of 150mm minimum 3 courses of brick over.
Make good reveals in brickwork

RADON

Radon Gas Protection measures to be as described in Report from the British Geological Survey. Minimum BASIC protection to be employed.
1. Extend DPM through to close cavity
2. DPC tray at GEL to protect DPM.

SPACE HEATING

Extend existing Central Heating system into new area.



INTERNAL DRAINAGE

50mm stainless steel easy clean waste to shower
40mm PVCu waste to wash hand basin.
75mm deep seal traps to shower and w.h. basin
Include for rodding access at elbows.
100mm dia. PVCu waste to WC.
100mm diameter PVCu soil stack terminated with Durgo Valve. Boxed in ply faced duct.

GROUND FLOOR PLAN
AS PROPOSED
1:50 m

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies
Brown PVCu rainwater goods.
Rebuild ex. MH where shown reconnect ex. wastes
Build MHs in 225mm Class B engineering brick 600 x 450mm internally with Grade B medium duty C.I. Covers and frames.
100mm dia PVCu below ground pipework expose existing run under proposed Annexe repair / replace as found necessary. Take new footings below invert include for 100mm thick concrete cover protection
New below ground pipework to be laid on chippings bed max falls 1 in 8 minimum 1 in 40.
Connect foul wastes to existing system
Connect surface water runoff to new stone filled soakaway 5m off new annexe and sited subject to porosity testing.

ROOF VENTILATION

Ventilate roof spaces by using Tyvek breathable membrane as underlay supplemented with continuous vents to soffits.

ROOF INSULATION

300mm Rockwool Rollbatts to roof space 150mm thick laid between ceiling ties 150mm thick cross laid over.

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

Brown interlocking concrete roof tiles on pretreated graded battens on Tyvek breathable membrane on 15° mono pitch trussed rafters by MANDERWOOD or similar to include all necessary temporary and permanent struts runners ties battens bracing to comply fully with BS 5268 Part 3.

EAVES

Close cavities at eaves with Rockwool cavity closure system.

CEILINGS

12.5mm Foil backed Plasterboards with gypsum Plaster skim.

LINTELS

Catnic Cougar steel lintels over openings with end bearings of 150mm DPC trays draped over. Voids packed with insulation

WALLS

Cavity work external walls with 100mm dense concrete blockwork inner leaf 75mm Celotex insulation batts 50mm cavity 100mm dense concrete blockwork outer leaf.

WALL TIES

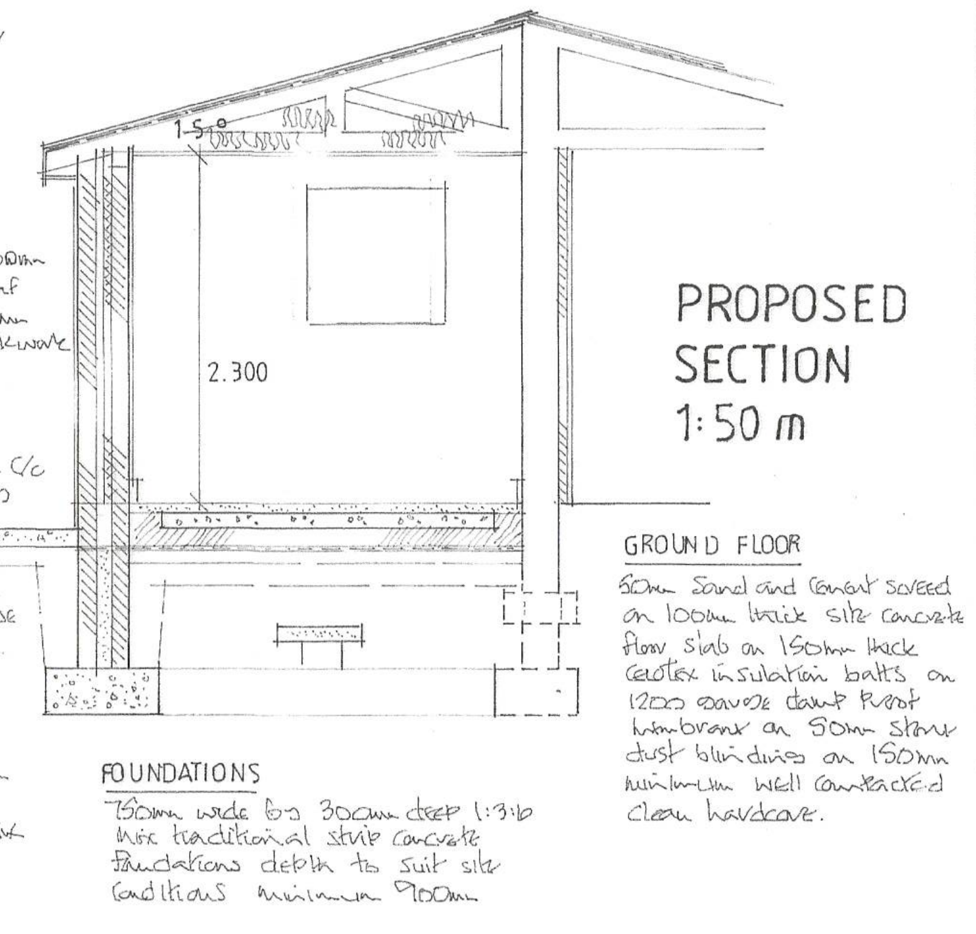
Galvanised steel wall ties at 750mm c/c horizontally 450mm c/c vertically 300mm at Jambs

DPC

Hyload horizontal damp proof course

FOUNDATION WALLS

Cavity work foundation walls with 100mm dense concrete blockwork inner skin 125mm cavity 100mm Dense concrete blockwork outer leaf. Back fill cavity with lean mix concrete up to DPM.



PROPOSED
SECTION
1:50 m

FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions minimum 900mm

GROUND FLOOR

50mm Sand and Cement screed on 100mm thick site concrete floor slab on 150mm thick Celotex insulation batts on 1200 gauge damp proof membrane on 50mm stone dust blinding on 150mm minimum well compacted clean hardcore.

NOTE

Final ground floor and foundation design to be determined by inspection of excavations by approved Personnel

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.

A	Date	Revisions

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RICS

Client
Mr Geraint Edwards.

Job Title
Provision of Disabled Facilities.

Drawing Title
25 Heol Nantgau
MERTHYR TYDFIL
CF48 1EY

Scale 1:50 1:100 1:500 1:1250

Date 27.05.2022 **Drawn by**

Drg. No. 2868 DFG **Rev.**

DS 342

594 x 841mm A1