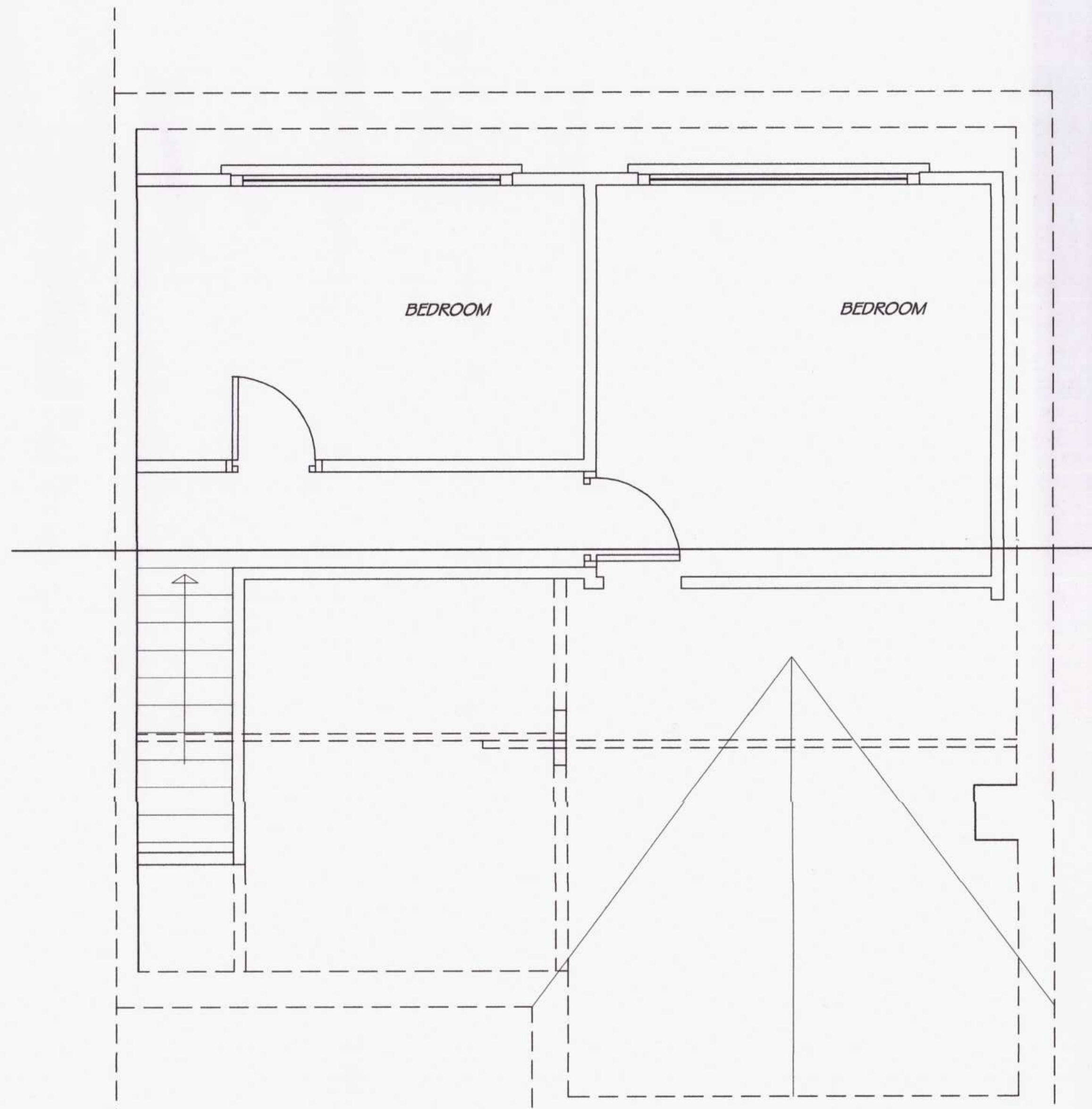
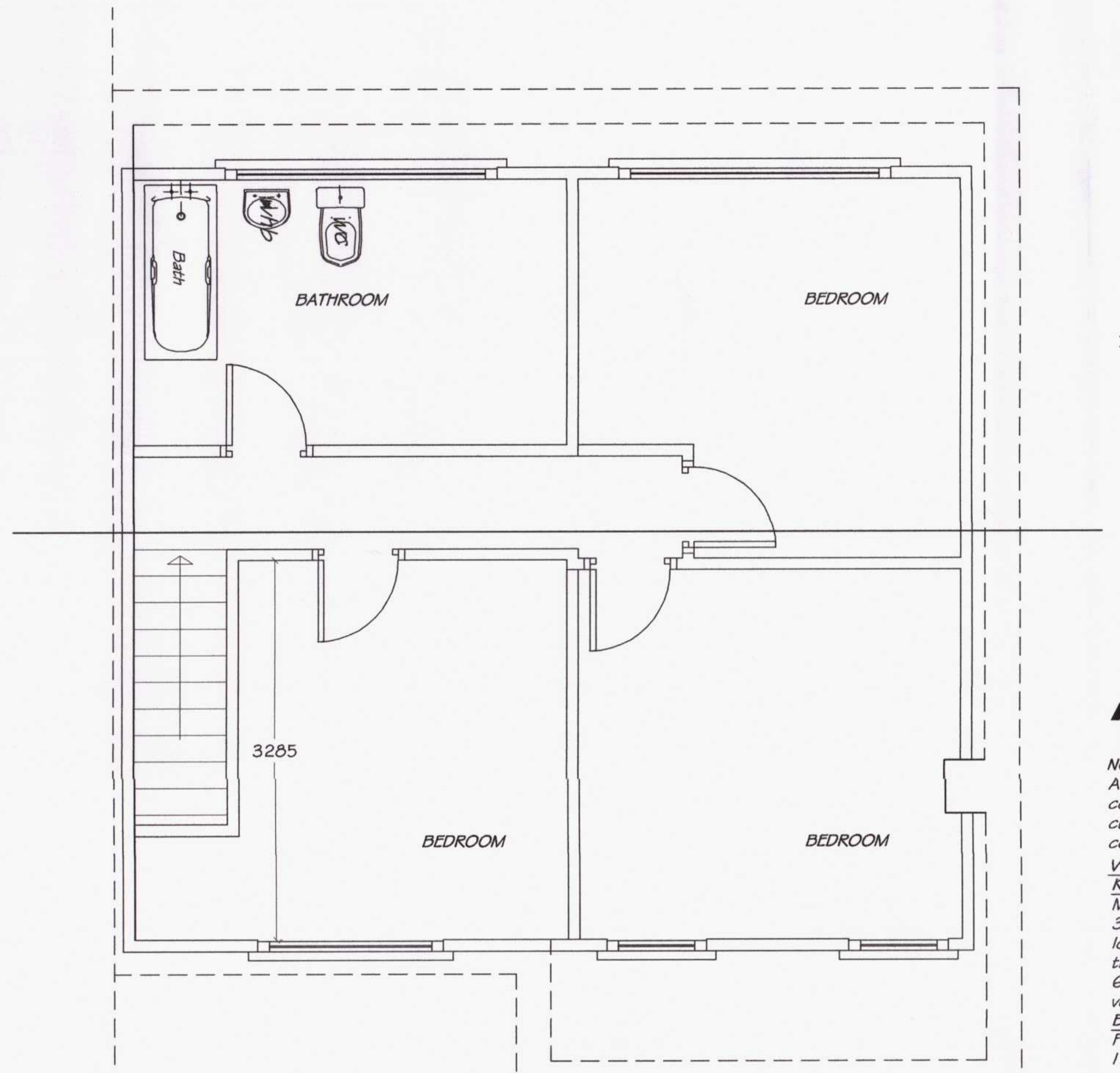
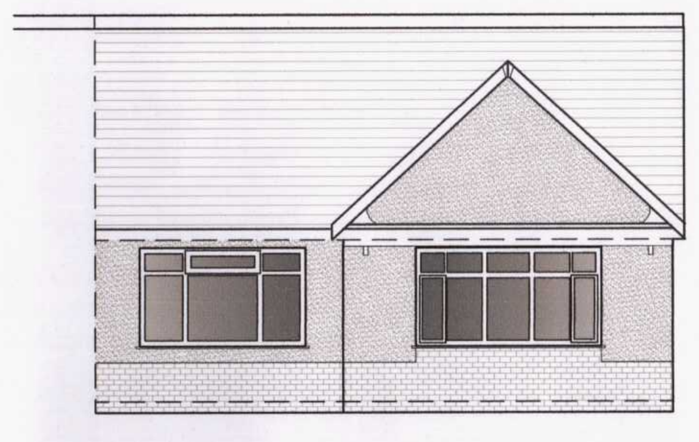


EXISTING FIRST FLOOR PLAN 1:50

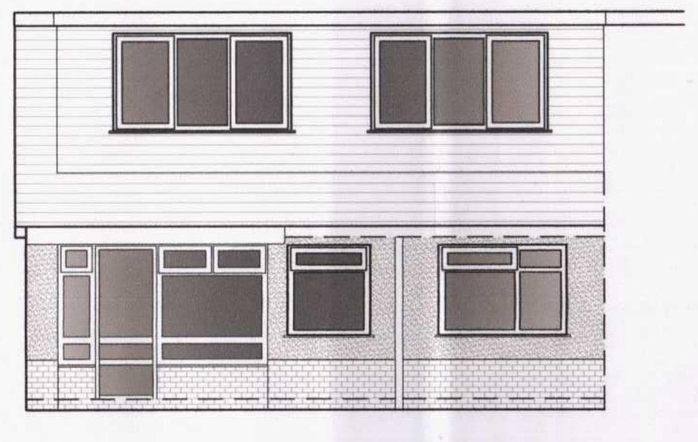


NOTE!
The exact position & depth of both the foul and surface water sewers must be located prior to commencement.

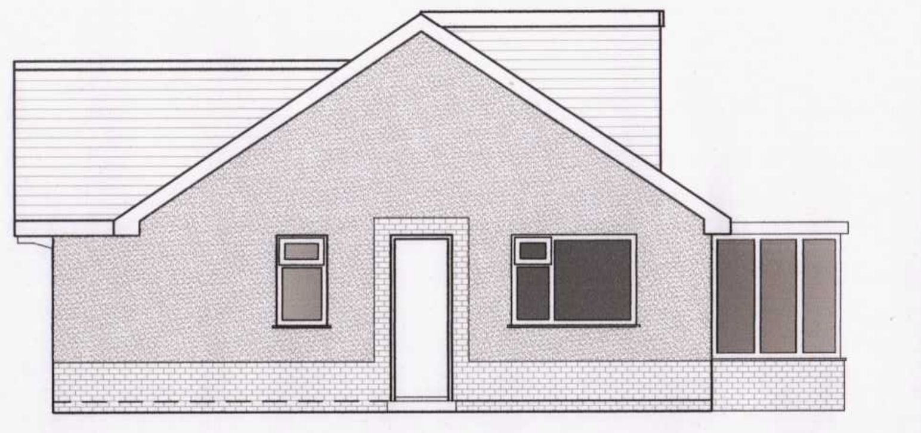
PROPOSED FIRST FLOOR PLAN 1:50



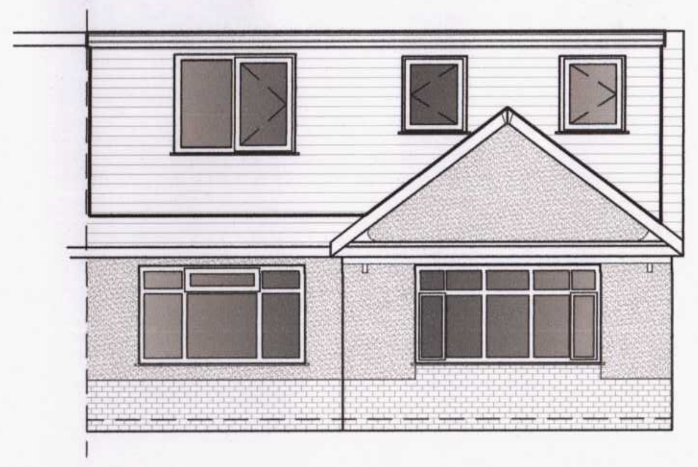
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100

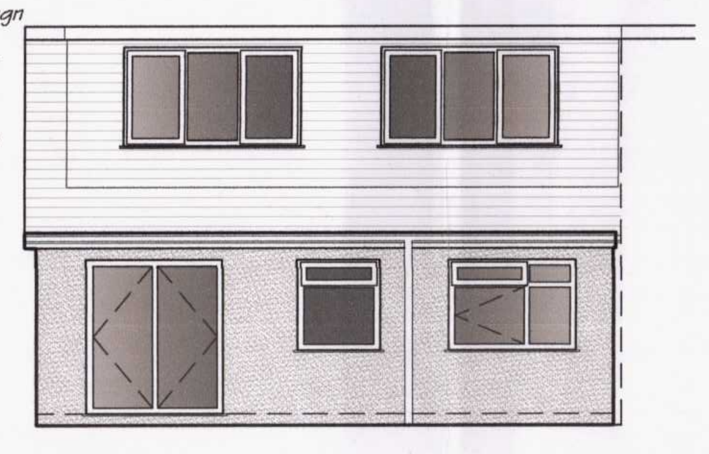


EXISTING SIDE ELEVATION 1:100

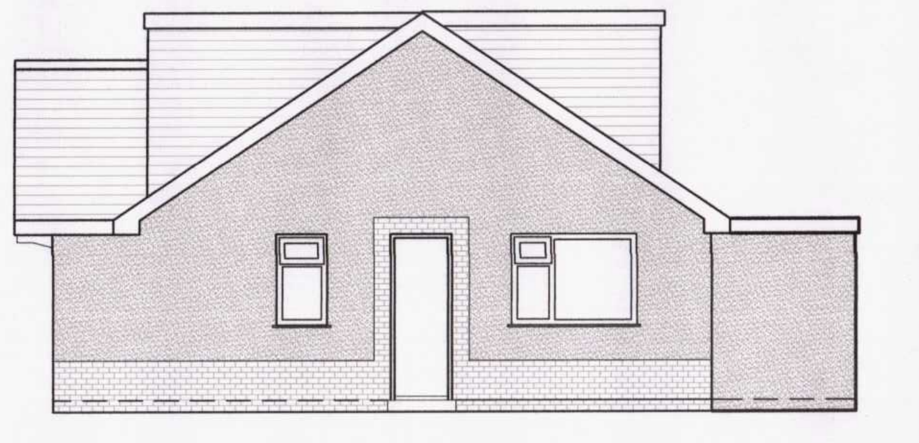


PROPOSED FRONT ELEVATION 1:100

WINDOWS
All windows to be double glazed.The design of both front windows must be such that they have a clear openable area of 850 x 500mm. Windows and doors to give minimum u-value Of 1.6 W/m²°k. Must comply with Part L of the current Building Regulations.



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

NOTE!
All electrical work must be carried out by a person who is competent to do so and must comply with Part P of the current Building Regulations. A certificate signed by a competent person will be required.

VENTILATION
Kitchen
Mechanical extractor fan capable of extracting 30litres/sec if the fan is located in a cooker hood or is located in the ceiling within 300mm of the centre line of the hob, Otherwise a fan capable of extracting 60litres/sec should be provided. Also provide trickle ventilation via a secure opening of min area 8000mm².

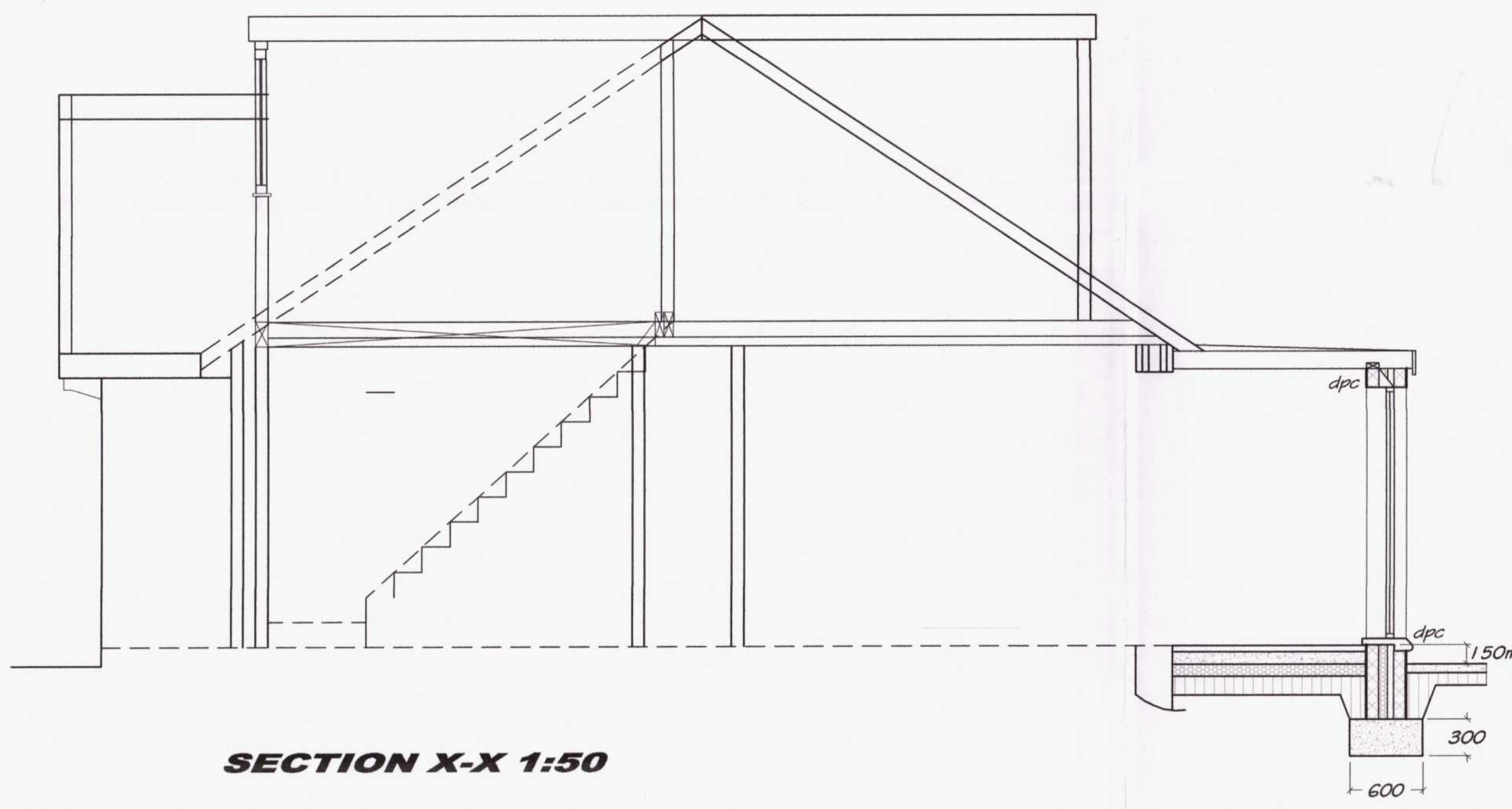
Bathroom/wc areas
Provide a mechanical extractor fan capable of extracting 15 litres/sec, plus a secure vent having a minimum area of 4000mm².

Smoke detectors to be provided in accordance with Part B1.

NOTE!
If there is no loft insulation (or less than 200mm thick) then the existing must be increased to a thickness of 250mm min. If the dwelling has un-insulated or partially insulated cavity walls, fill with insulation where suitable.
also, if a water cylinder is evident, upgrade the insulation as follows:

1. if the un-insulated provide a 160mm insulated jacket
2. if the insulated jacket existing is less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm.
3. if the cylinder has factory fitted solid foam insulation less than 25mm thick, add an 80mm insulated jacket.

'FLAT' ROOF CONSTRUCTION
Polyroof roofing system laid as per manufacturers' instructions on one layer of 18mm roof grade plyboard on 50 x 195mm C16 timber joists at 400mm c/c fixed to 50 x 100mm timber wall plate anchored down with galv: straps at 1m c/c.
To create through ventilation to rafters fix 50x50mm timbers at right angles to the rafters before fixing treated tapered timber firring strips cut to 1:60 min gradient positioned to ensure gradient of roof is toward the receiving rainwater goods.
Ceiling to be 12mm plasterboard with a 5mm plaster skim. Provide 125mm thick kingspan insulation laid between the joists to give a minimum u-value of 0.15w/m²k. Must comply with Part L1 of Current Building regulations.
25mm ventilation air gap at soffit level protected by a flyproof mesh.
Code 4 lead with cavitray where roof abuts the existing rear wall.



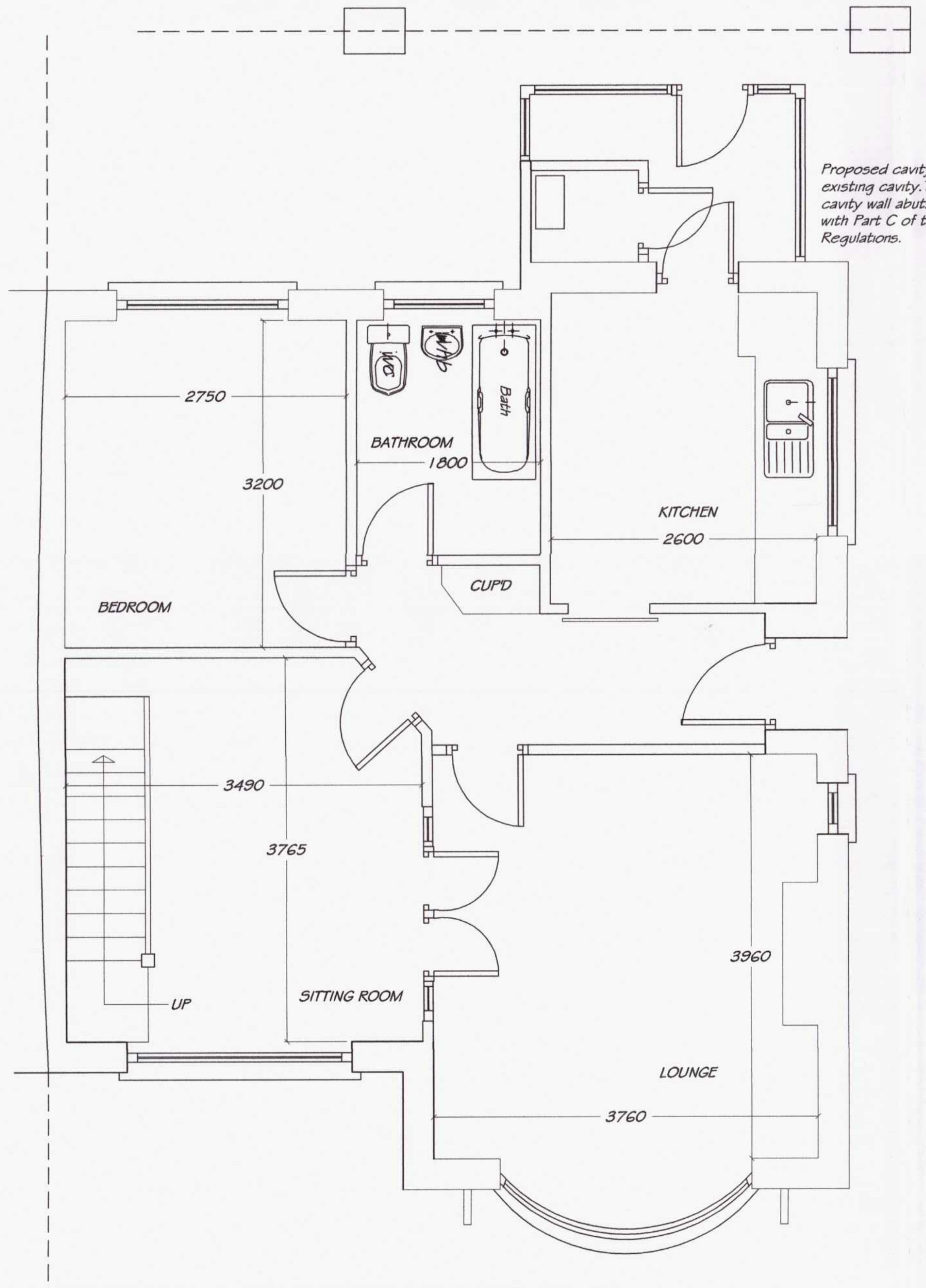
SECTION X-X 1:50

EXTERNAL WALLS
BELOW GROUND
These are to consist of a 325mm cavity wall construction comprising of 100mm concrete block, 125mm cavity with galvanised or stainless steel wall ties spaced at 900mm c/c horizontally and 450mm c/c vertically and staggered.
The internal skin is to be 100mm concrete block. All blocks used below ground must have a minimum compressive strength of 7n/mm2. The cavity is to be filled to a height of 225mm below the dpc with weak mix cement. The dpc is to be a minimum of 150mm above ground level.
ABOVE GROUND
These are to consist of a 325mm cavity wall construction comprising of an external skin of 100mm blockwork, 125mm cavity with 75mm 'Kingspan' insulation fixed to the warm side of the cavity using proprietary clips. Galvanised or stainless steel wall ties of appropriate length spaced at 750mm horizontally and 450mm vertically and staggered. The internal skin is to be 100mm dense concrete blockwork finished with two coats of sand and cement render and plaster skim. Close cavity at eaves with 'Superlux' or similar.
The Thermal Transmittance (u - value) of the cavity wall construction is to be 0.21w/m²°k. It is recommended that the u - value at heads, cills and unbonded jambs does not exceed 1.2 w/m²°k. This can be achieved by using 'thermabate' cavity closure system or other methods described in BR 143 thermal insulation; avoiding risks.
The wall ties at unbonded jambs are to be placed at a maximum of 300mm vertically and 150mm maximum horizontally from the unbonded jamb.
All lintels are to be taken from the "Catnic" or "I.G." standard range, with a minimum end bearing of 150mm. Size and type to be verified by manufacturer.
TYING-IN
Where new walls are to be tied to existing, they are to be mechanically fixed using a proprietary building profile system, e.g. "furfix", "catnic" or similar. The system must be fixed in strict accordance with manufacturers written specification.

BELOW GROUND DRAINAGE
All new drains are to be 100mm diameter pvc.u, poly-pipe or similar with flexible joints laid to falls on a granular bed. minimum fall 1:40.
Where pipes pass under the building they must be encased with 150mm min C20 grade concrete.
All back inlet gullies and rainwater gullies must have roddable access.
All new manholes are to be constructed of Class B engineering bricks to BS 3921 (1985) and laid in english bond with 1:3 sand cement mortar to BS 5628, on a 150mm min C20 concrete base. All entries to the manhole are to be formed using 3/4 section channels. Inspection chambers are to be fitted with light weight galvanised cover and frame. If the manhole is to be internal use double sealed bolted down type.
Note! all works must comply with BS 8301.

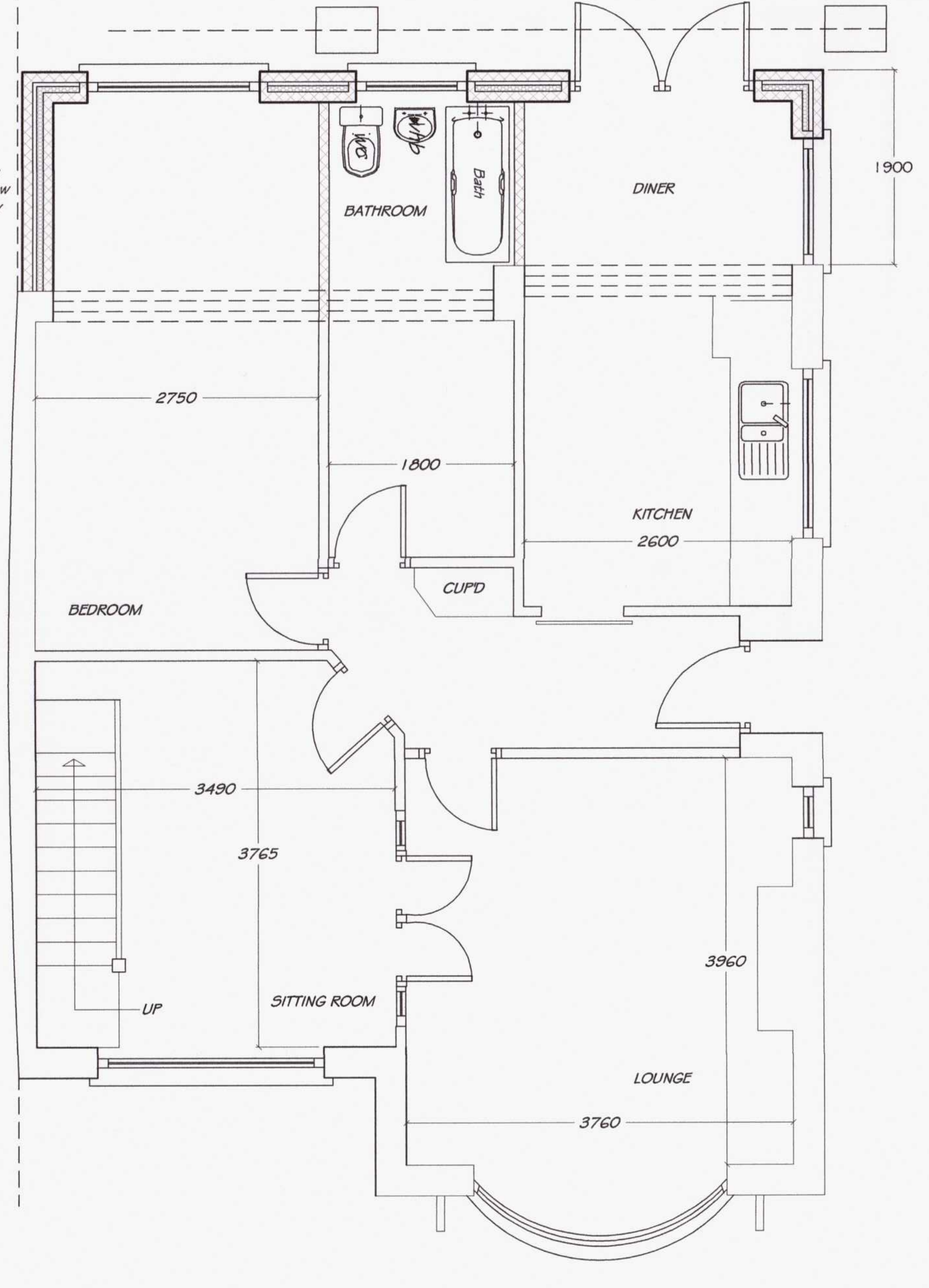
GROUND FLOOR CONSTRUCTION
This is to comprise of 50mm thick 1:3 sand and cement screed on 100mm C20 concrete. Celotex or Kingspan insulation is to be placed below the over-site concrete in the form of 75mm thick 2400 x 1200 mm rigid slabs with a maximum k-value of 0.026 w/mk, laid directly on 1200 gauge visqueen damp-proof membrane laid continuous with the horizontal dpc.
The dpm is laid on 150mm minimum compacted grade 1 sub-base hardcore. Blind with sand. Connect membrane to dpc. The hardcore should be compacted in layers of 100mm with the maximum depth of hardcore not to exceed 600mm. The thermal transmittance (u-value) of the floor construction is to be a maximum of 0.18 w/m²°k.

FOUNDATIONS
The foundations for the cavity wall construction are to be C20 grade concrete strip foundations 600 x 300mm. They are to be taken down to a minimum depth of 750mm, however the actual depth will be dependent upon the actual depth sound bearing strata and is subject to a site inspection by the Local Authoritys' building control department.
Where a drainage trench is within one metre of the building, the trench must be filled to a depth level with the underside of proposed foundation. Where the trench is more than one metre from the building, it must be filled with concrete to a depth of not less than 150mm below the underside of the proposed foundation.

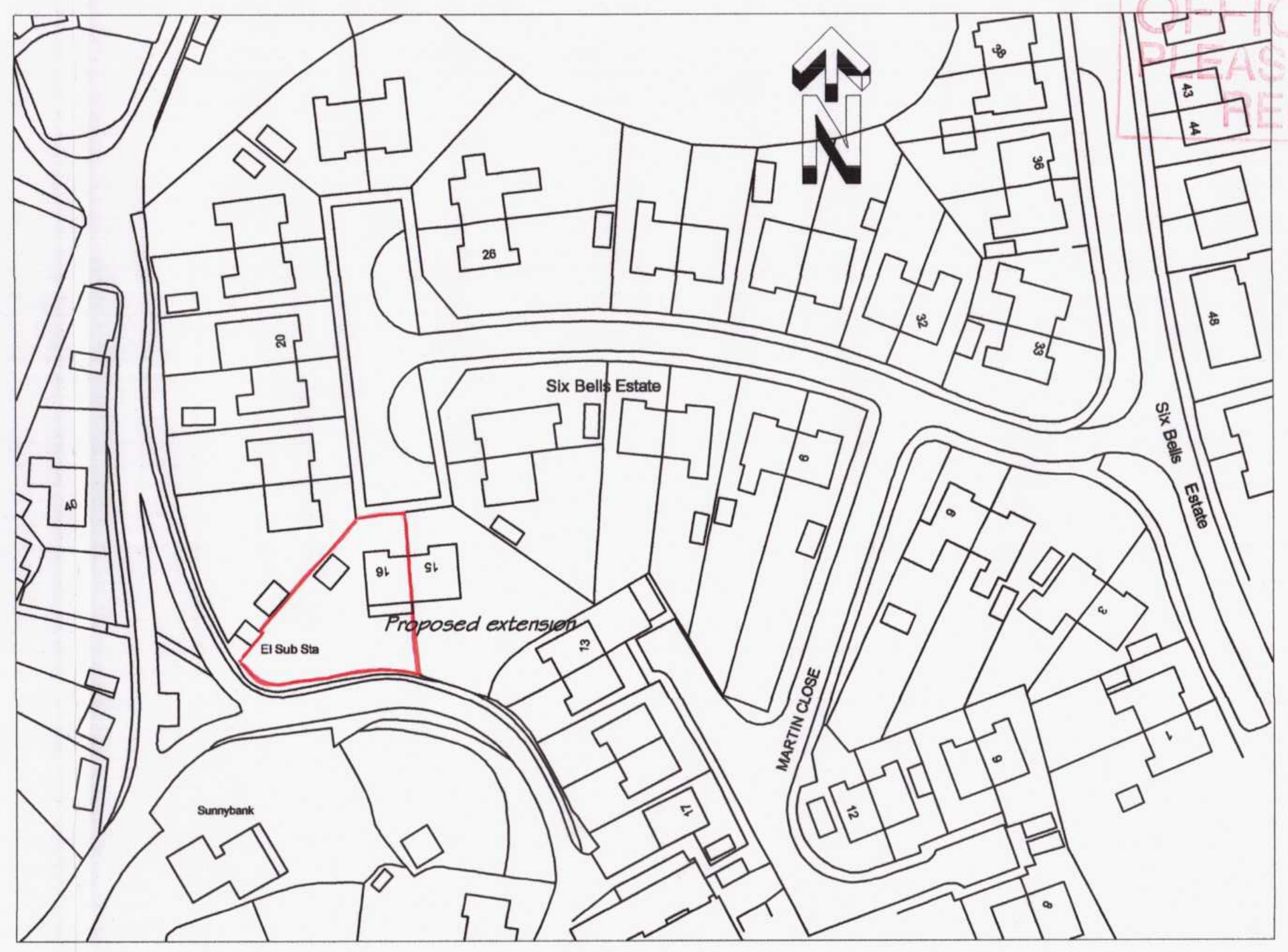


Proposed cavity to be continuous with the existing cavity.This for each area where new cavity wall abuts the existing. Must comply with Part C of the current Building Regulations.

EXISTING GROUND FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50



LOCATION PLAN 1:1250

200239

MTCBC
PLANNING DEPARTMENT
9 OCT 2020
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Client:	Project:	Drawing Title:	Date:
Ms CERIN THOMAS	**PROPOSED FRONT DORMER & REAR SINGLE STOREY EXTENSION AT: 16, SIX BELLS ESTATE, HEOLGERRIG, MERTHYR TYDFIL**	**PROPOSED PLANS, SECTION & ELEVATIONS**	**SEPT 2020**