

- 1 All dimensions in millimetres unless otherwise stated.
2 Do not scale off drawing. All dimensions to be checked on site.

Facilities

Boiler and Flue

Boiler and Flue and Terminal to be repositioned in accordance with **BS 5440-1, Building Regulations Approved Document J**, and manufacturer specifications by a **Gas Safe Registered Engineer** and issue certificate.
Maintain the wall-hung combi boiler around 1800mm from the floor.

Boiler cupboard fixing

Supply and fix a cupboard measuring W 600mm x H 900mm x D 450mm.Made of MFC/ MDF heat and moisture resistant material.
Maintain Top Clearance 300mm minimum gap between the top of the boiler and the cupboard ceiling.
Bottom Clearance minimum 100 mm gap at the base to accommodate pipe work and allow proper airflow.
Maintain Side Clearance 100mm to 150mm on each side.
Maintain allowance for cupboard door to open up to 90-degree angle without striking countertops or other appliances.
Maintain Front space minimum 700mm of clear unobstructed space directly in front of the boiler cupboard for GSE visual access and service clearance.

Drainage (For Washing Machine)

The waste outlet to discharge via a 40mm diameter uPVC pipe fitted with an internal deep-seal appliance standpipe trap (minimum 75mm water seal).
The waste pipe to discharge directly into a Bottle Interceptor Gully (BIG).

Surface Water Drainage (Roof Gutters)

Rainwater from the new single-storey roof extension to be collected via a 112mm half-round uPVC gutter, discharging into a 68mm diameter Rainwater Pipe (RWP).

Carbon Monoxide Detection & Safety

A hardwired or long-life battery-powered carbon monoxide (CO) alarm to be fitted by a Certified Electrical Engineer complying with BS EN 50291. To be fixed to the ceiling in accordance with the manufacturer's guidance, located between 1000mm and 3000mm horizontally away from the boiler casing.The electrical engineer to complete other relevant electrical works, certify and issue certificate.

Mechanical Extraction

A mains powered mechanical extractor fan complying with Approved Document F (Wales) to be installed. To be capable of achieving a minimum extraction rate of 30 l/s.

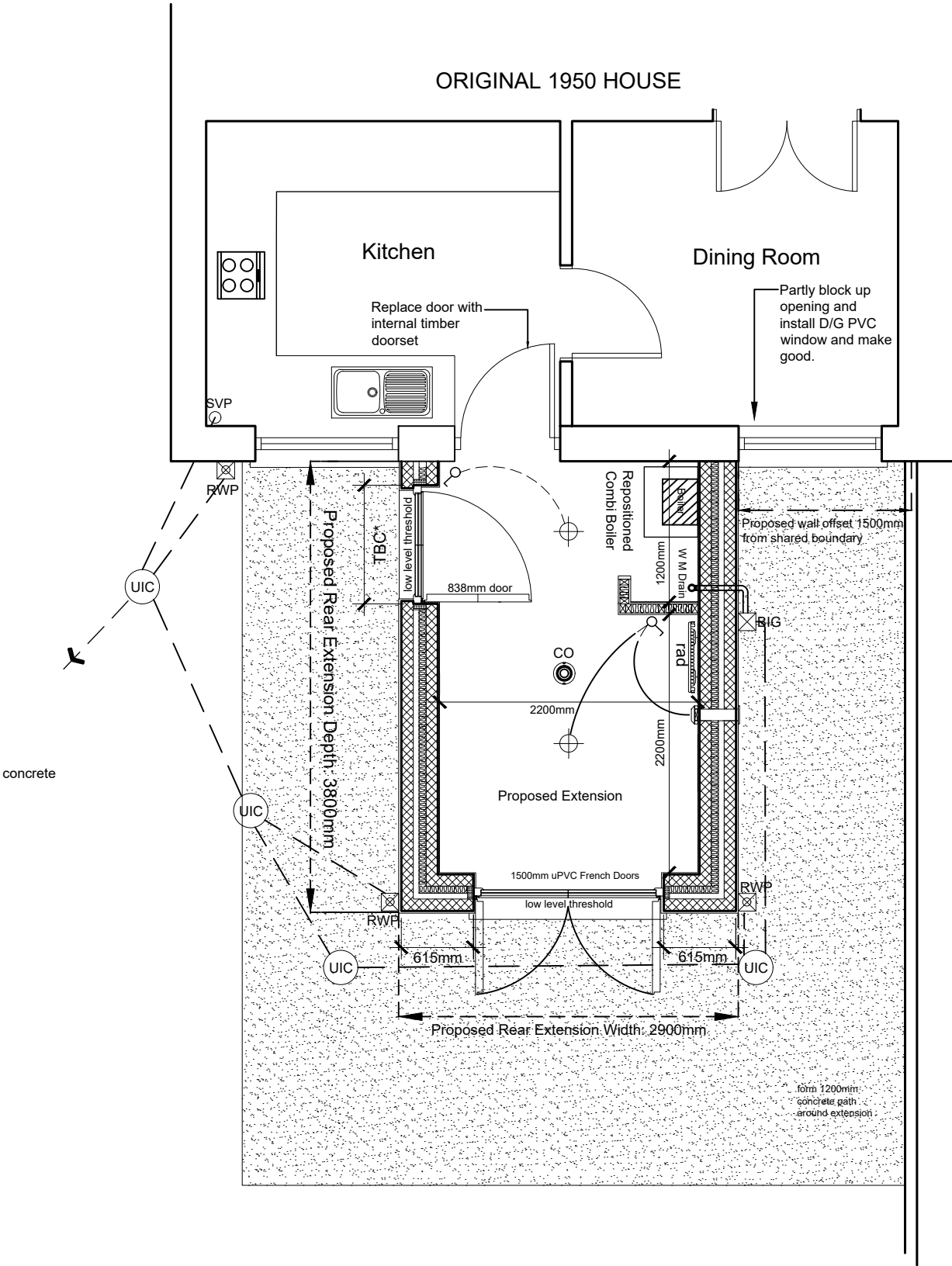
Background Ventilation & Air Transfer:

The new internal timber opening into the extension must be provided with a permanent clear undercut. The gap between the underside of the finished door frame and the top of the final floor covering to be a minimum of 10mm across the full width of the door.

French and Side Doors:

French and Side door sets to be fully insulated, energy-efficient units achieving a maximum whole-element U-value of 1.4 W/m²K (or lower).
Door sets to utilize high-performance D/G units (minimum 28mm thickness) fitted with argon gas fill and low-emissivity (Low-E) glass coatings.
All glass within 1500mm of the finished floor level on both set to be specified as toughened safety glass.
Both new door frames to feature integrated trickle ventilators giving a minimum background airflow capacity of 8000mm² per room space.

shared access drive



Proposed Plan

Rev	Details	Dr	Date
Neath Port Talbot Castell-nedd Port Talbot County Borough Council Cynor Bwrdeistref Sirol Neath Port Talbot Castell -nedd Port Talbot County Borough Council Cynor Bwrdeistref Sirol Social Services, Health and Housing Housing Renewal and Adaptations Service Tregelles Court Neath Abbey Road Neath Abbey Neath SA10 7DF			
Project			
30 Maes Y Glyn Lower Brynamman			
Rear Room Extension			
Proposed Plan			
Drawn	JO	Checked	Approved
Date	Aug26	Date	Date
Scales 1:50 or as shown			
Drawing No. DFG9054/02			