



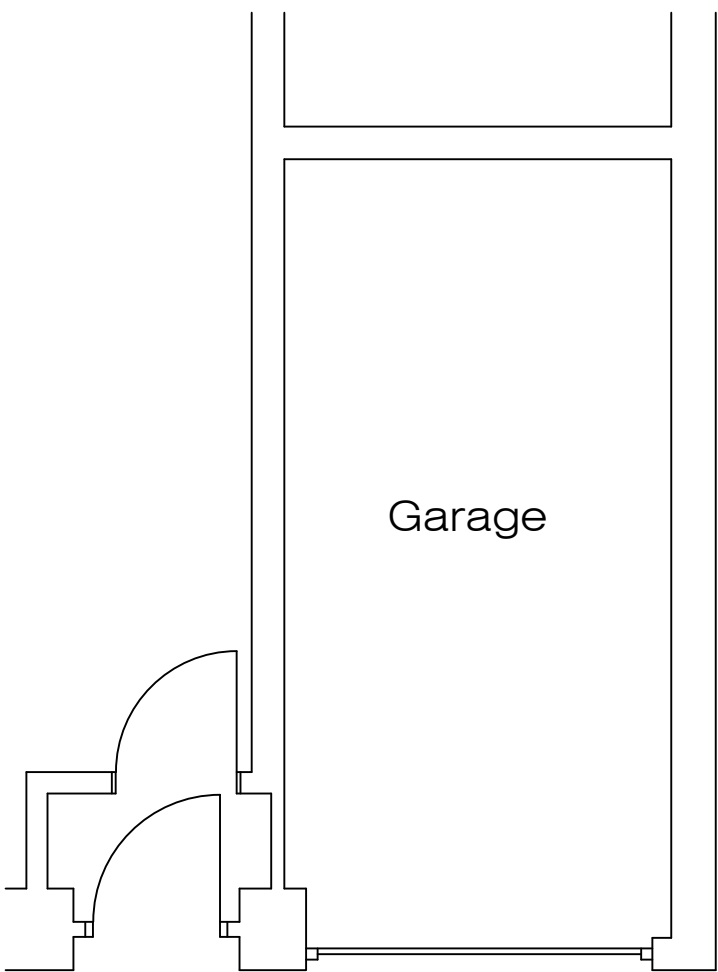
EXISTING FRONT ELEVATION



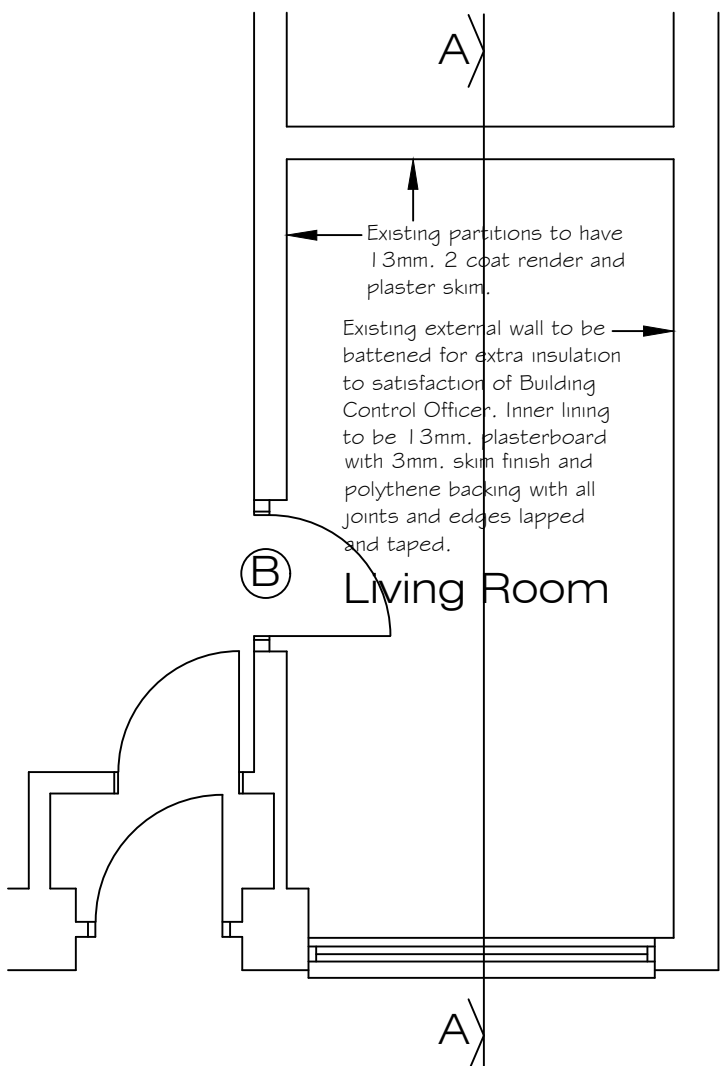
PROPOSED FRONT ELEVATION



SECTION A - A 1/25.



EXISTING PLAN



PROPOSED PLAN

DIMENSIONS, to be calculated from written dimensions in preference to scaling.
Vertical dimensions marked 'S' and all horizontal dimensions are to structural faces or components.
Components to be fitted into structural or fixed openings to have on-site dimensions checked prior to order or manufacture.

HEALTH, SAFETY & FIRE

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015.
The Construction (Design and Management) Regulations, (CDM) now cover domestic projects, and in effect, Crescent Architectural is the Principal Designer; however many contractors are engaged, until the Principal Contractor takes over at commencement of work.
The Client should also refer to the 'Industry Guidance for Clients' (CDM 15/1).
PRE CONSTRUCTION INFORMATION.
(over and above that which a competent contractor would be expected to know).

HEALTH & SAFETY FILE.

The Principal Contractor is required to hand over the Health & Safety File to the client comprising as built drawing(s), operating, maintenance and cleaning information.

GENERAL.

Particular care should be taken during demolition, working at height, in excavations, and with sharp, heavy, flammable and potentially toxic materials, tools and plant.
It is the duty of the client to employ competent designers and builders with proven experience in this type of work.

Fire detection and alarm system to be fitted to BS5839-6:2004 to minimum grade D category, LD2 standard.

WALLS

EXTERNAL WALLS to be 102mm, 'bucket handle' pointed facing brickwork with 125mm, cavity and 100mm, dense concrete blockwork inner leaf. Fit 75mm, PIR insulation as work proceeds.
Wall ties to be stainless steel suitable for the construction and at 600mm, horizontal c/c., 450mm, vertical c/c., doubled at quons and jambs. Dpc to be Visqueen Zedex high performance.

WINDOW

WINDOW to be upvc framed, 28mm, argon filled double glazed units with low emissivity glass, fitted with 50mm, projecting cills, 8000sq. mm, trickle vents and 100mm, opening restrictors.
Window to have at least one opening not less than 450 x 450mm, and .33 sq.m.

EXTERNAL WALL OPENINGS

Sill dpc to be dressed down from back of window sill, stepping down in cavity and finishing at outer face of wall.

VENTILATION

Window to have openings of n.l.t. one tenth of the area of the room.

FLOOR

Clean and prepare existing floor slab to receive boarded/laminate floor to clients' choice on 500g, polythene vapour check membrane with all joints and edges lapped and taped on Celotex or equivalent flooring grade PIR insulation in thickness to make up level with finished floor in main house, on 1200g, Visqueen radon membrane. New dpm to be lapped and bonded with existing dpc as far as is possible.

ACCESSIBILITY

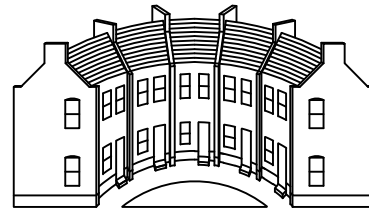
All new electric points, switches, telephone and TV sockets etc., to be mounted between 450 and 1200mm, above ffl.
New internal door to be 900mm, wide leaving 840mm, minimum clear opening width.

ELECTRICAL INSTALLATION

All electrical installations and/or alterations to be carried out, tested and certified by a competent person as designated by the schemes approved under the Building Regulations 2000.

ENERGY CONSERVATION

All new light fittings/lampolders to be low energy pattern.
Form new opening as shown rebuilding jambs in fully bonded engineering brickwork. Install r.c. lintols over with min. 225mm, end bearings. Make good to finishes.



Crescent Architectural

Architectural Design & Services
M.C.I.A.T.
38 De La Beche Road, Sketty,
Swansea, SA2 9AR.
Telephone: 01792 208039 Mobile: 07818 067467
e-mail: crescent3000@aol.com

Project
Proposed Garage Conversion
at 9 Cae Morfa, Skewen,
Neath, SA10 6EE.

Description

PLANNING DRAWING

Scale 1/50 & 1/100 @ A1.

Date September, 2019.

Drawn

Checked

Drawing No.

PH19/110/1

