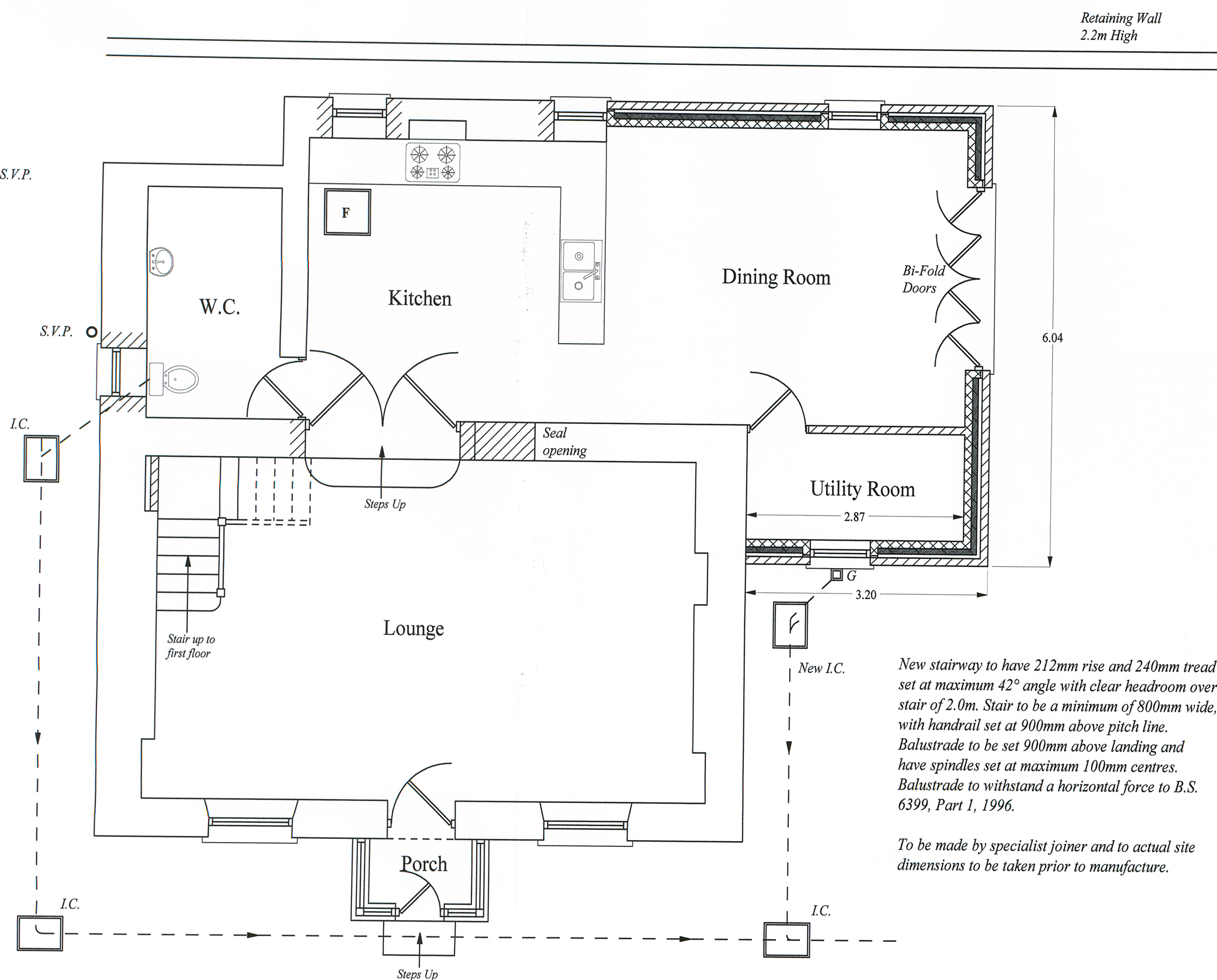
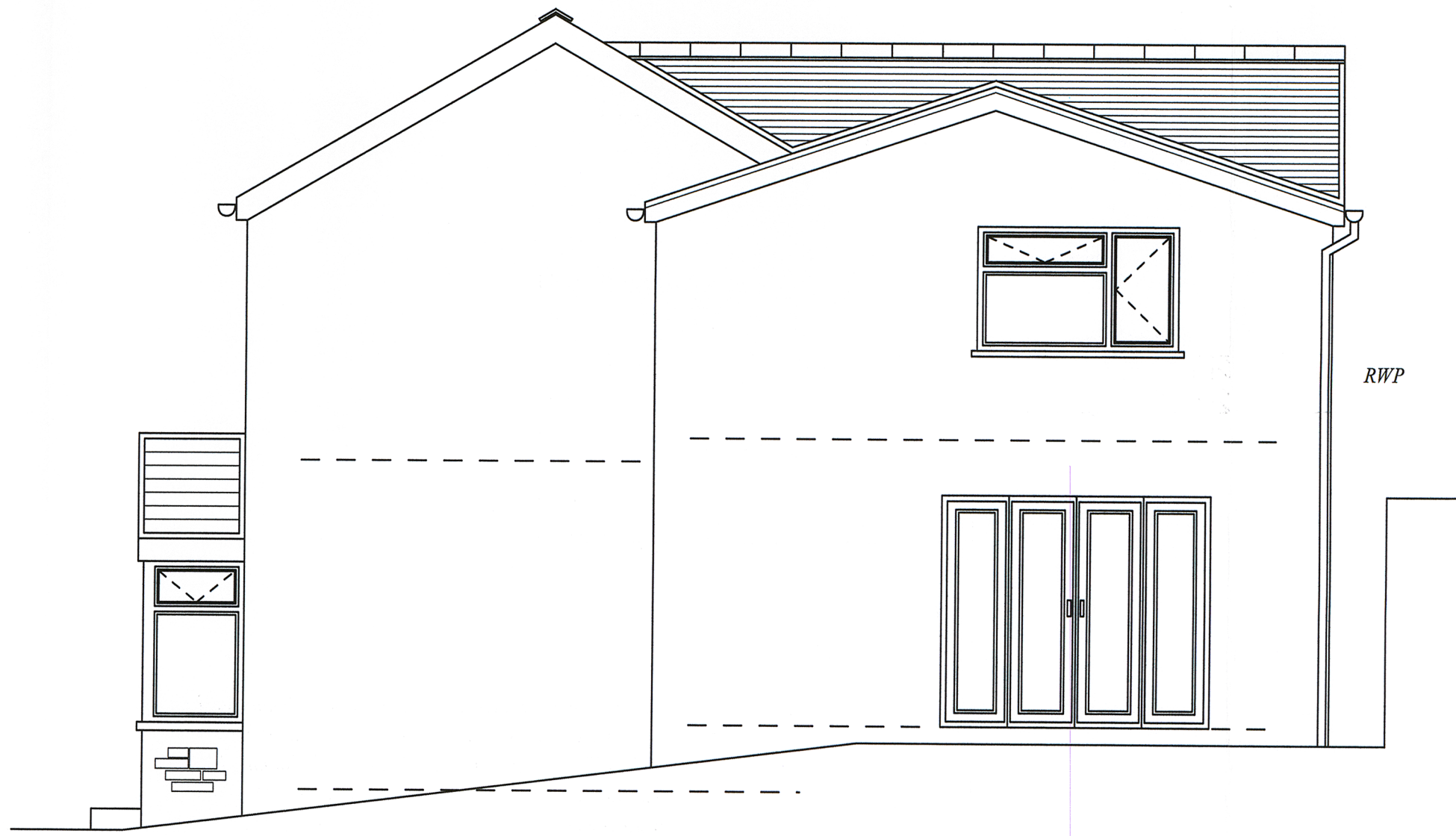
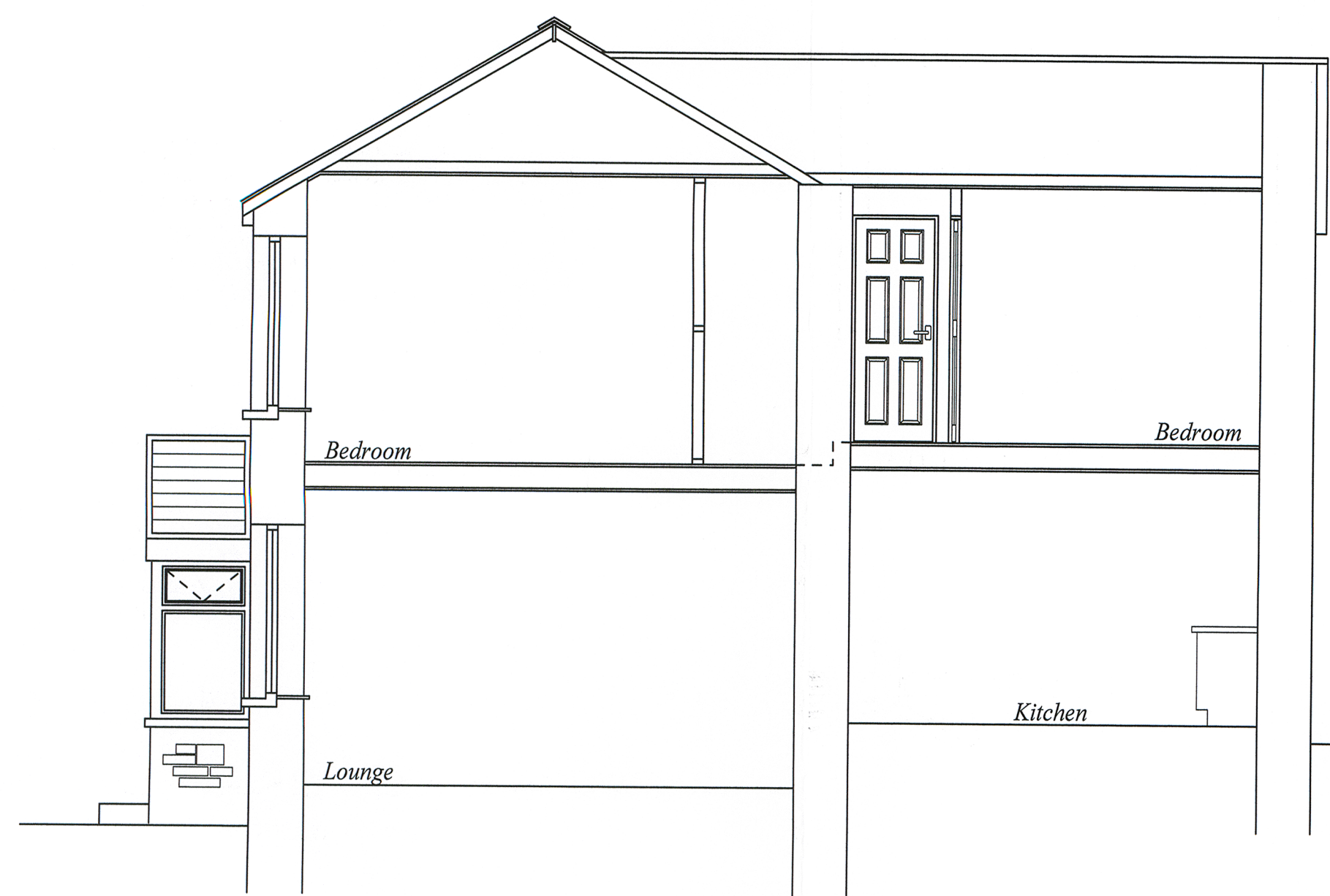




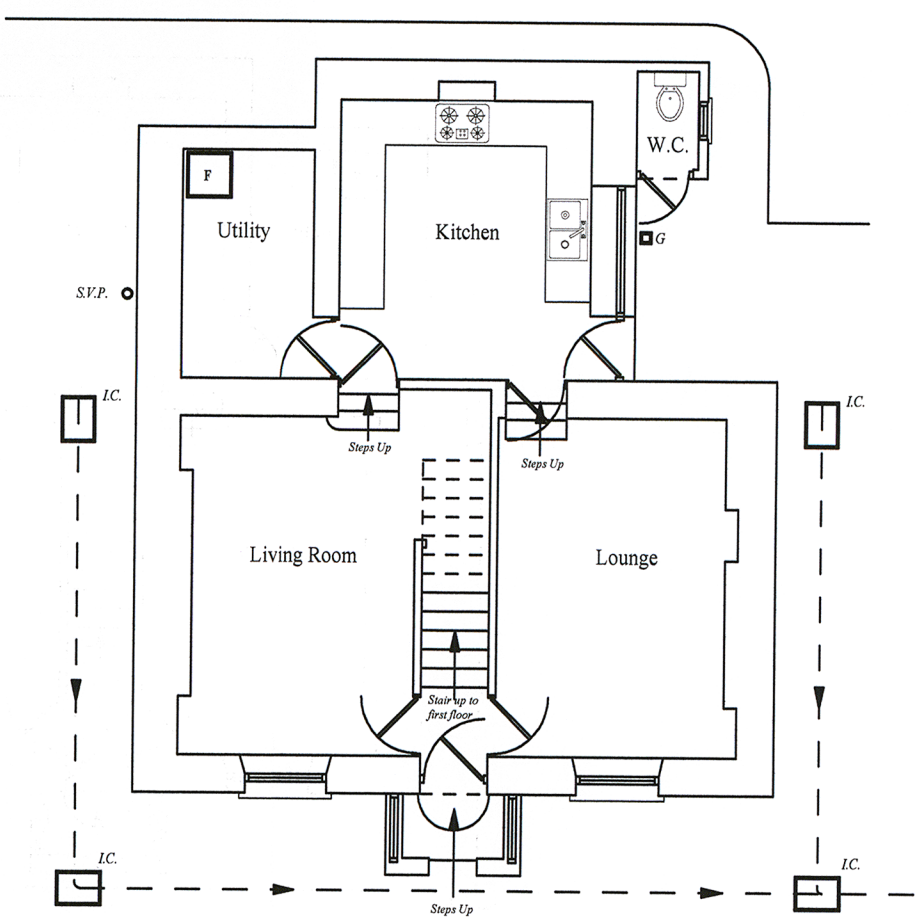
PROPOSED GROUND FLOOR PLAN



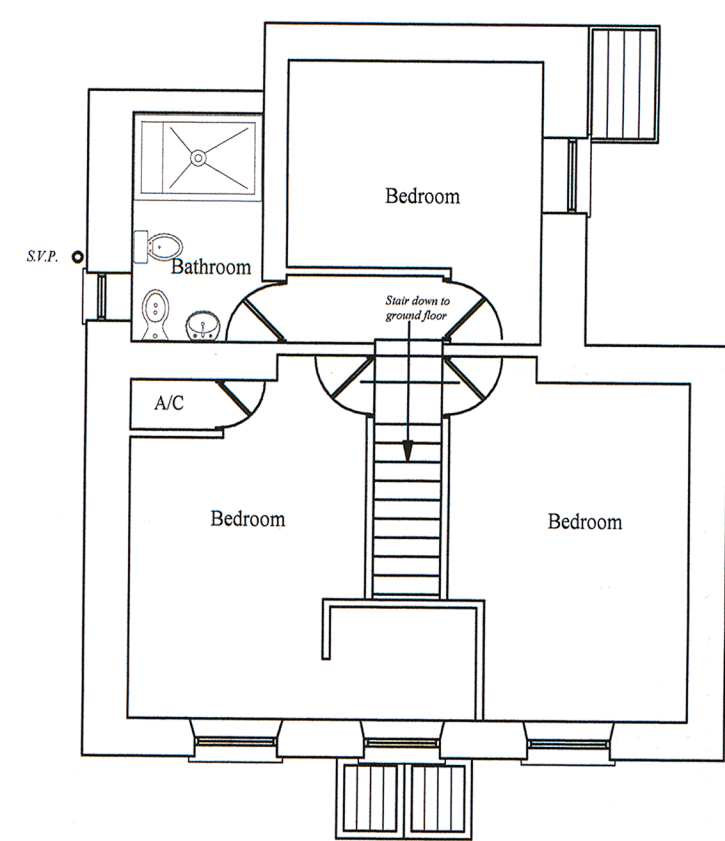
PROPOSED SIDE ELEVATION



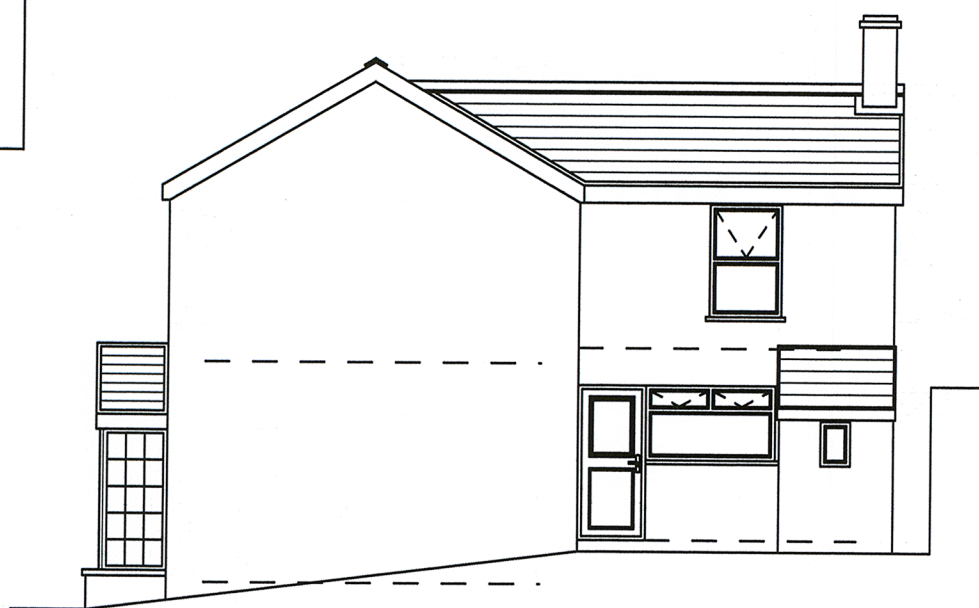
TYPICAL CROSS SECTION THROUGH PROPOSED



EXISTING GROUND FLOOR PLAN



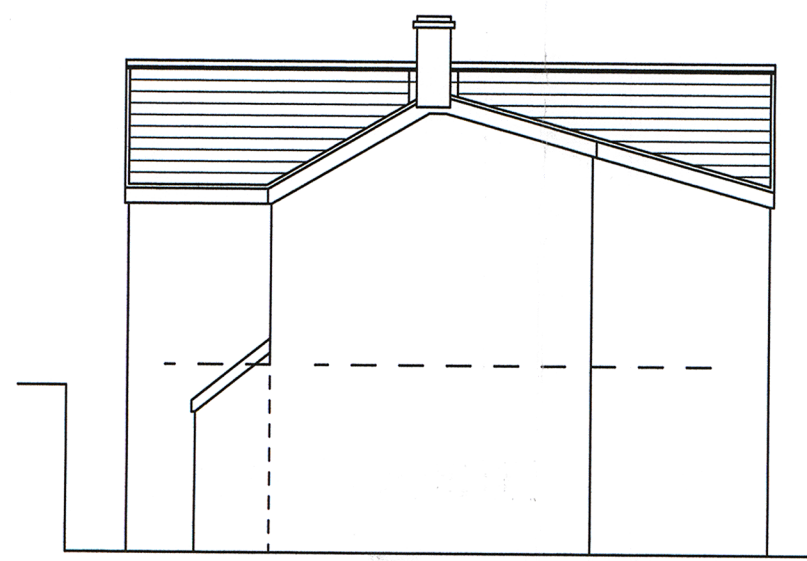
EXISTING FIRST FLOOR PLAN



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

SPECIFICATIONS

EXTERNAL WALLS

100mm Dense concrete block, 50mm clear cavity with wall ties at 450mm centres vertical and 600mm centres horizontal to be double clip type with retaining clips, to extend across 125mm cavity, reducing to 225mm centres at jambs with 100mm insulation block inner skin with 75mm Celotex insulation batts taken up to full extent of gable end walls and taken down below damp course level, finishing at the same level as the underside of the floor slab insulation. The cavity wall insulation must also meet the roof insulation at the top of the wall and still allowing ventilation to be maintained to the roof void. Render and set finish internal with render and spa dash external colour to match existing or to be agreed with Local Authority. Wall to achieve 'U' value of 0.21w/m²k.

Block bond new walls to existing with either patent fixing system or block bonding with 225mm deep indents at 900mm centres.

FOUNDATIONS

Concrete strip foundation taken down below invert level of drain, or to suitable ground bearing strata, or 800mm whichever is the greater. Strip to be 600mm wide and 225mm thick in 1:2:4-40mm aggregate concrete.

ROOF WORKS

Anchor Centurion low profile tiles, laid to 100mm head lap and 13° pitch and nailed on alternate courses, on 50x25mm treated battens on roofing felt laid to 225mm head lap, on 47x150mm common rafters and 50x175mm softwood ceiling joists at 400mm centres, C24 grade spiked together and to 100x50mm wall plate, with 75x225mm purlin and binder at mid spans to support roof structure, built in at ends with ends treated. Provide 5mmx1.2m long mild steel angles fixed to wall plate and built into walls at maximum 2.0m centres to assist lateral restraint. Provide 12.5mm foil backed plasterboard and skim or Artex ceiling under, cross nogged to receive edge of boards. Provide roof ventilation with patent eaves vents at back or on face of fascia boards with fly proof screens and vent tiles at high level where necessary, to allow 0.3% cross ventilation of roof void. Provide glass fibre insulation quilt in attic space, with 100mm thick laid between joists and 150mm thick laid across and over joists to give 250mm insulation in roof void. Floor to achieve 'U' value of 0.16w/m²k.

PARTITIONS

100mm Dense concrete block wall with render and set finish both sides, tied to flank walls, on concrete strip foundation, 600mm wide and 225mm thick, and taken down below any adjacent drain pipes to suitable ground bearing strata or 800mm whichever is the greater.

STUD PARTITIONS

12.5mm x 10Kg/m² Plasterboard, laid with staggered joints fixed to 50x100mm softwood studs set at 400mm centres, cross nogged and to receive edge of board, with sole and head plates, with skim finish both sides, with 25mm dense sound absorbing insulation quilt laid between studs to protect against impact sound etc. with mid density of 10Kg/m². Provide green water resistant plasterboard to shower/bathroom side of stud wall.

SOLID FLOORS

65mm Sand and cement screed with light weight mess reinforcement at mid point to prevent cracking, on 100mm Celotex insulation batts, which must have a 25mm upstand around the perimeter of floors, including where the slab touches the outside walls with Visqueen 1000G over on 100mm concrete, on Visqueen 1200G damp proof membrane, laid to 150mm sealed laps, turned up wall and tucked under D.P.C. on 150mm compacted hardcore fill with sand blinding. Floor to achieve 'U' value of 0.18w/m²k.

TIMBER FLOORS

22mm T&G flooring quality Weyroc fixed to 50x195mm softwood C24 grade, joists at 400mm centres and cross nogged at mid span with Catnic patent steel noggings fixed to makers instructions. Joist's ends to be treated and built into walls. Provide 100mm dense sound absorbing quilt between joists to improve sound insulation, i.e. impact sounds etc. with mid density of 10kg/m². 12.5mm x 10Kg/m² foilbacked plasterboard laid with staggered joints with skim or Artex ceiling under with noggings to receive end of boards. Floor to achieve 'U' value of 0.28w/m²k. Provide mild steel lateral restraint straps at max 2.0m centres.

Proposed Side and Rear Extension,
at 16 Glynneath Road,
Resolven,
for Mr. Adrian Clarhe-Wills,
Scale: 1:50 & 1:100 @ A1
Drawn: March 2017, Sheet 1 of 2

Amended June 2019

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