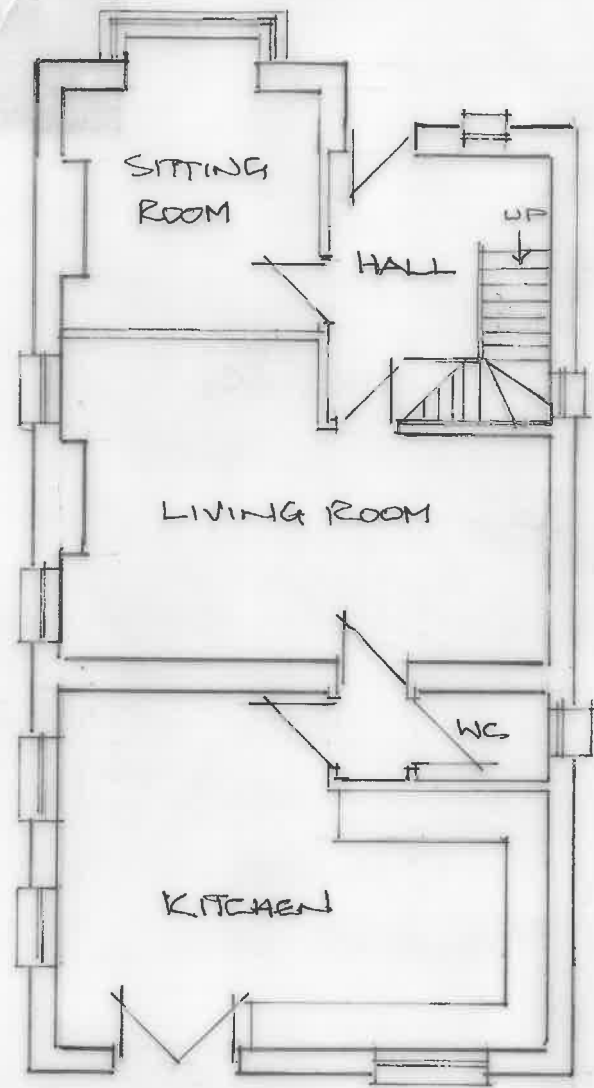
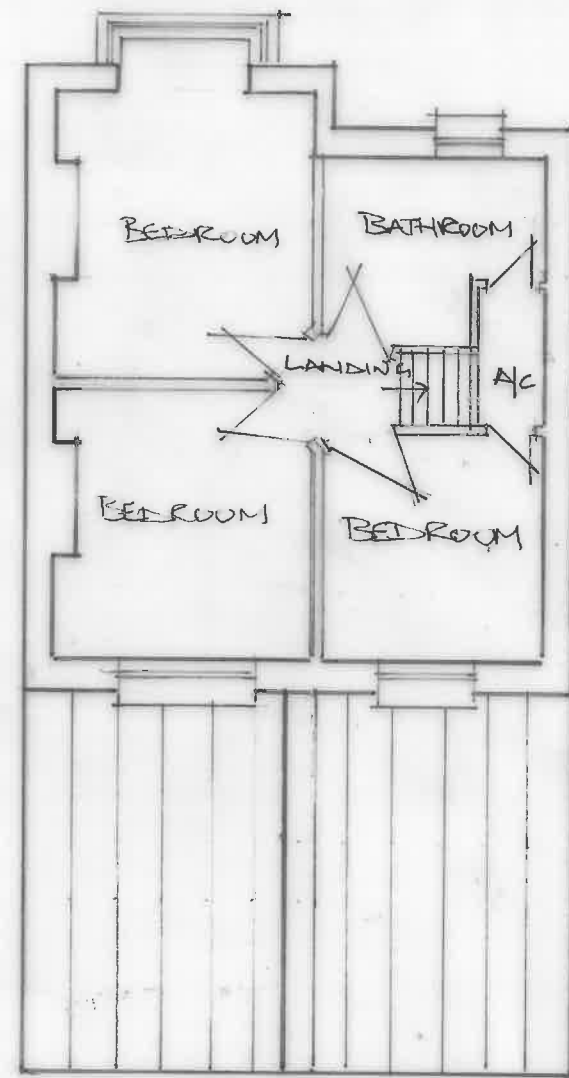


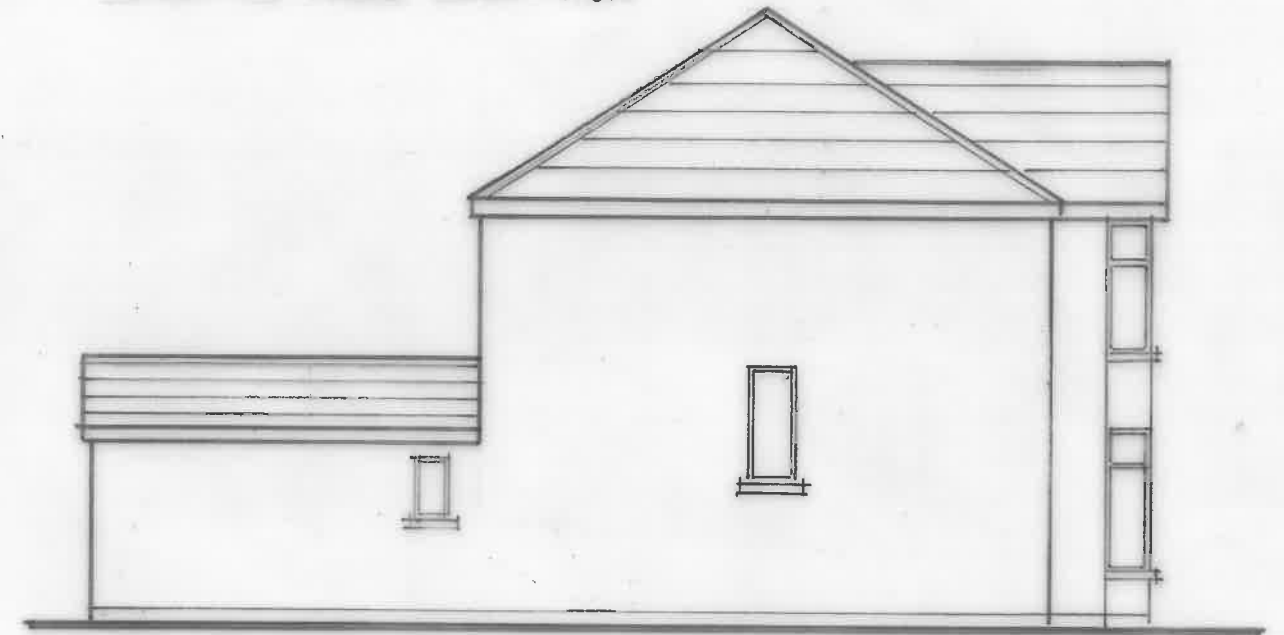
EXISTING GROUND FLOOR



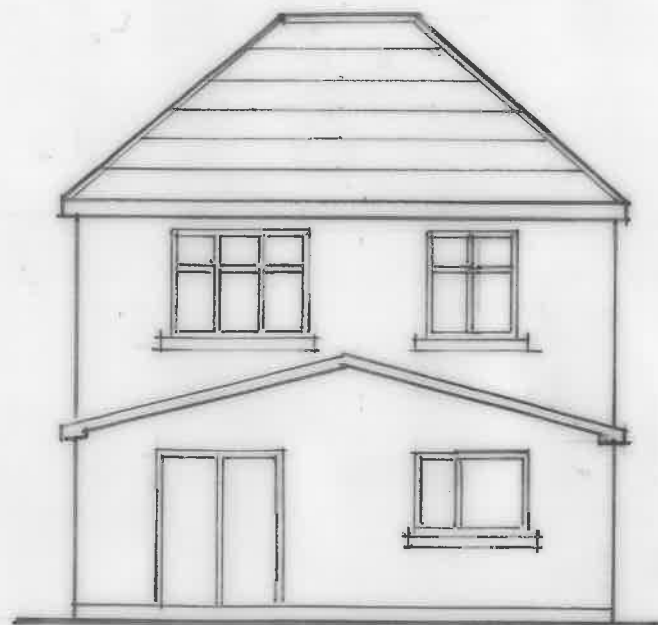
EXISTING FIRST FLOOR



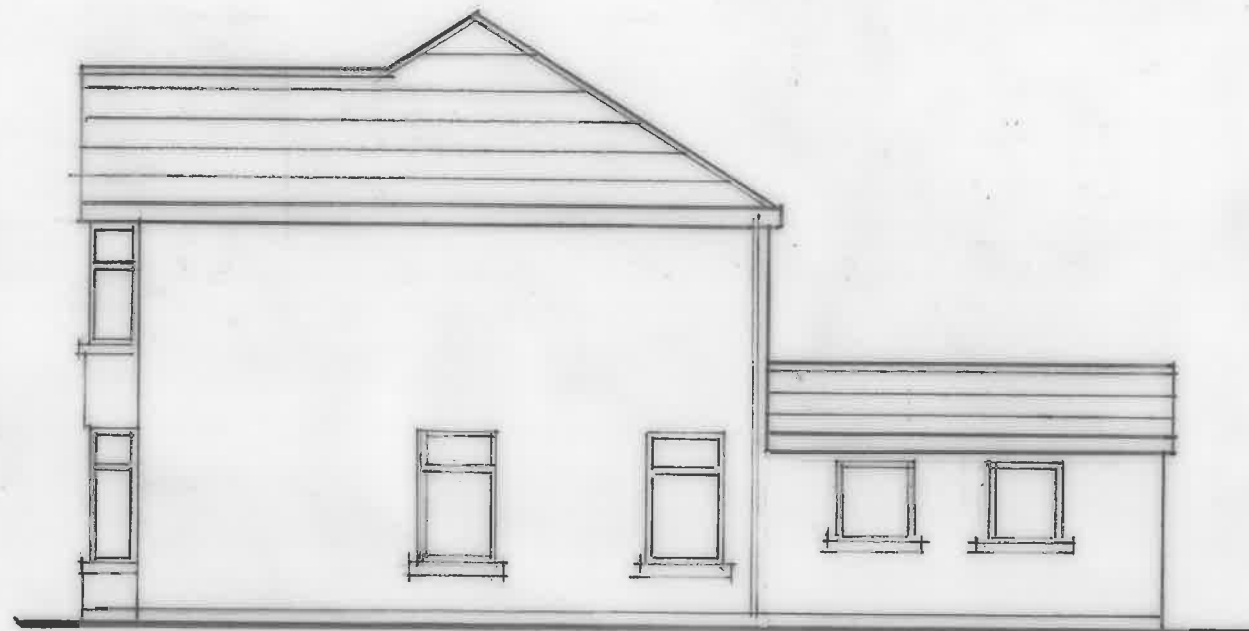
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

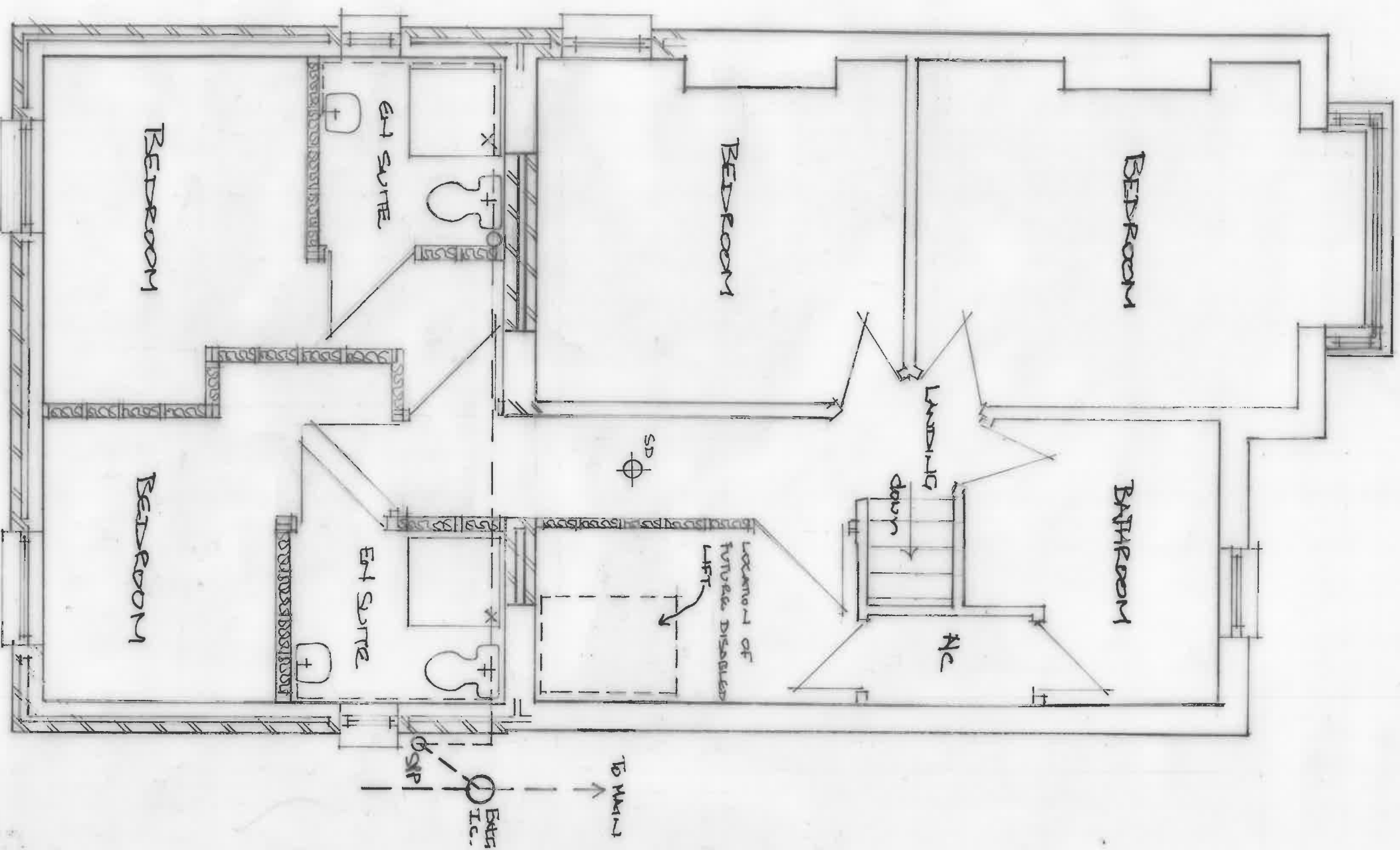


EXISTING EAST ELEVATION



Name	Mr D. Davies		
Site Address	2 Hopkin Street Pontardawe Swansea SA8 4JQ		
Project	Two En Suit bedrooms in First floor Rear Extension		
Scale	1:100	Drawing No.	DD/20/01

PROPOSED FIRST FLOOR



D/S

Name	Mr D. Davies		
Site Address	2 Hopkin Street Pontardawe Swansea SA8 4JQ		
Project	Two En Suite bedrooms in First floor Rear Extension		
Scale	1:50	Drawing No.	DD/20/02

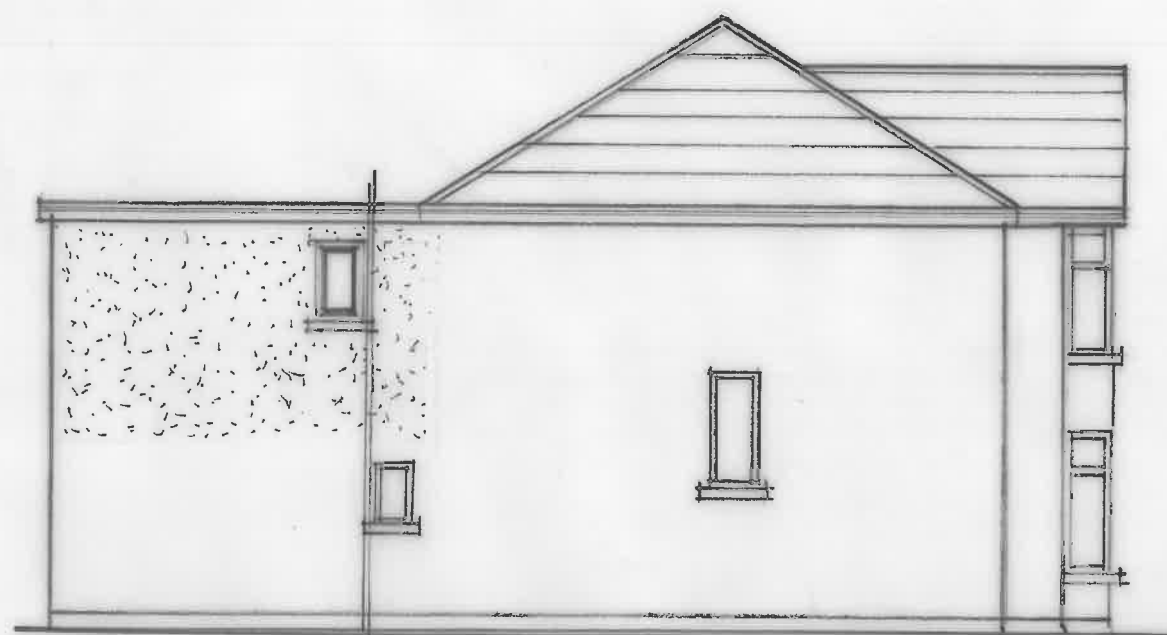
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



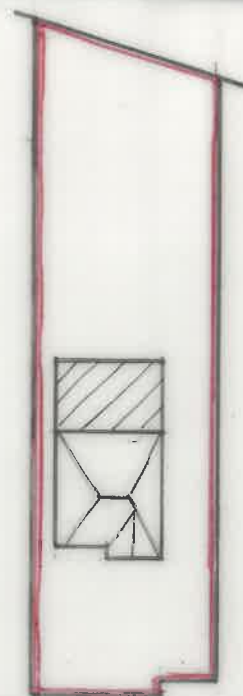
PROPOSED WEST ELEVATION



Name	Mr D. Davies		
Address	2 Hopkin Street Pontardawe Swansea SA8 4JQ		
Project	Two En Suit bedrooms in First floor Rear Extension		
Scale	1:100	Drawing No.	DD/20/03

LOCATION PLAN

1:2500



BLOCK PLAN

1:500

GENERAL SPECIFICATION

WALLS

100mm concrete block outer skin, rendered and finished to match existing, 50mm wide drained and vented cavity, with timber frame wall ties at 450mm max. centres fixed to sheathing. Timber frame construction consisting of breather membrane on OSB3 sheathing fixed to 38 x 140mm CLS studding at 600mm centres with 120mm Celotex CG 5000 (0.02 WM/K) insulation fixed between studs, lined with vapour control barrier to manufacturers requirements. 12.5mm plasterboard and skimmed. Cavities closed at eaves level. Insulated timber frame lintels, with DPC cavity trays to openings. Construct 25mm min. check rebates to all window and door reveals. The window and door frames should be set back behind the outer leaf of masonry, damcor or similar approved insulated vertical DPC's at reveals to openings. Alternatively, an insulated finned cavity closer may be used.

First floor partitions to be 50 x 75mm min. studwork faced both sides with 15mm plasterboard with a min. mass per unit area of 10kg/m2 and skim finish. An absorbent layer of unfaced mineral wool batts or quilt (min. thickness 25mm, min. density 10kg/m3) which may be wire reinforced, suspended in the cavity.

External walls to have a min. 'U' value of 0.20 W/m2K minimum

FLOORS

254mm deep easi-joist, 72 x 47mm chord sizes at 600mm. Bracings and fixings as designed. Overall design and calculations to be provided by manufacturer. Mild steel restraining straps at 2m centres extending over 3 No. joists, screwed to solid blocking support. 18mm weyroc tongued and grooved floor boarding moisture resistant screwed and glued to joists, to have a min. mass per unit area of 15kg/m2. Ceilings to be lined with 15mm plasterboard, skimmed finish, with a min. mass per unit area of 10kg/m2. An absorbent layer of mineral wool (min. thickness 100mm, min. density 10kg/m3) laid in floor cavity.

ROOF

GRP seamless flat roof covering laid in accordance with the manufacturers specification, on 140mm Celotex insulation board (0.22W/mK), on vapour barrier, on 18mm external grade WBP plywood. 220 x 47mm SC3 softwood ceiling joists at 600mm centres, securely fixed and restrained with ms wall plate straps at 1200mm centres. 450mm min. code 4 lead to abutment existing roof. Upvc fascia and bargeboard to match existing. Soffit to match existing with 25mm minimum continuous vented grilled. Rainwater goods to be UPVC, gutters laid to 1:600 fall minimum, with a flow rate of 3.23 litres/second. Downpipes to suit. Ceilings to comprise one layer 12.5mm plasterboard with skim finish.

Roof to have 'U' value of 0.18 W/m2K.

WINDOWS AND DOORS

Windows to be upvc, colour TBA, double-glazed with 16mm gap, glazing to be Low - E, EN = 0.15, supplied by FENSA registered manufacturer. Window openings to be 1/20 th min. of floor area to habitable rooms, and opening windows to other rooms. Window area to be 25% max. of floor area. Windows to have opening area of at least 0.33m2 and at least 450mm high and 450mm wide with the bottom of the openable area not more than 1100mm above the floor. Glazing in critical areas to be Part N.

Windows and doors to have 'U' value of 1.6 w/m2

ELECTRICAL INSTALLATION

Installation to be designed to comply with current I.E.E. requirements and be installed to N.I.C.E.I.C. 17th edition standards. Switches and sockets to be at appropriate heights between 450mm and 1200mm from floor level.

Provide lamps having a luminous efficacy greater than 40 lumens per circuit - watt in all locations.

Provide mains power smoke detectors with battery over-ride in locations as shown.

Mechanical ventilation en suite to have capacity of 15 litres/second with 15 minute over-ride.

HEATING AND PLUMBING INSTALLATION

Extend existing central heating installation to be carried out by a registered plumber. Temperature controls to be effected by individual thermostatic radiator valves. A timing device will be provided to control periods when the heating system operates. System controls must switch boiler off when heat is not required. All cold water feeds must be directly off the rising main supply. Wash hand basin waste to be 32mm min., shower and sink waste to be 50mm min. 22mm overflows, 75mm deep seal traps. 110mm soil and vent pipe connected to existing manhole. Installation to be certified by Gas Safe registered plumber.

DRAINAGE - BELOW GROUND

100mm UPVC drainage pipes and fittings. Pipes laid to adequate falls and bedded and surrounded with granular material connected to existing manhole and taken to existing foul sewer. Storm drainage taken to existing rainwater gullies.

MEANS OF ACCESS

Doorway clear opening widths to be 750mm min. and 800mm min. to corridors 900mm wide. Internal corridors to be 900mm wide min.

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