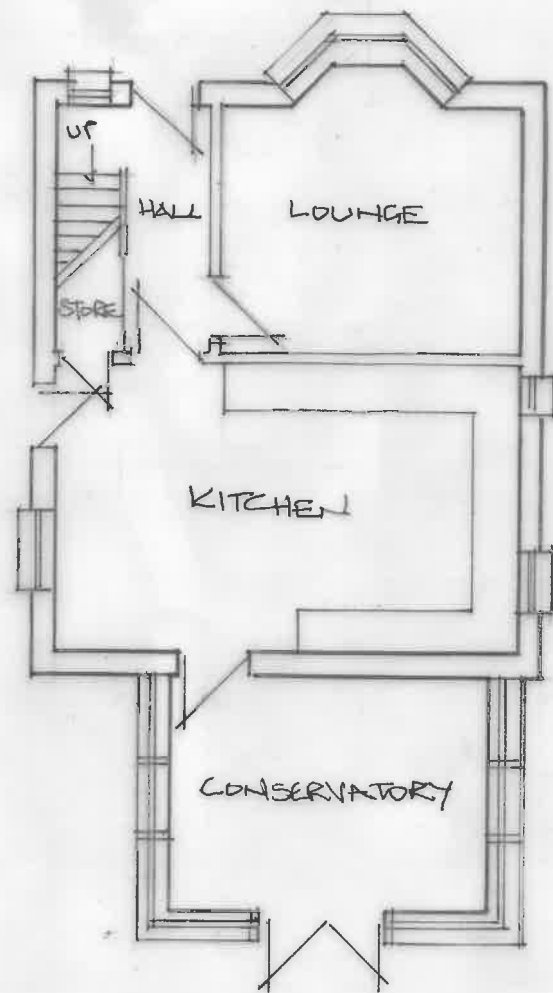
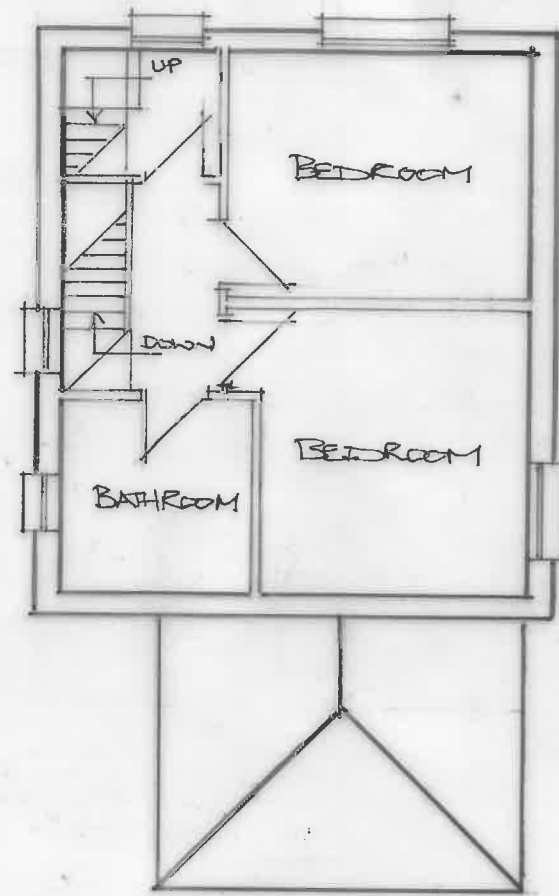


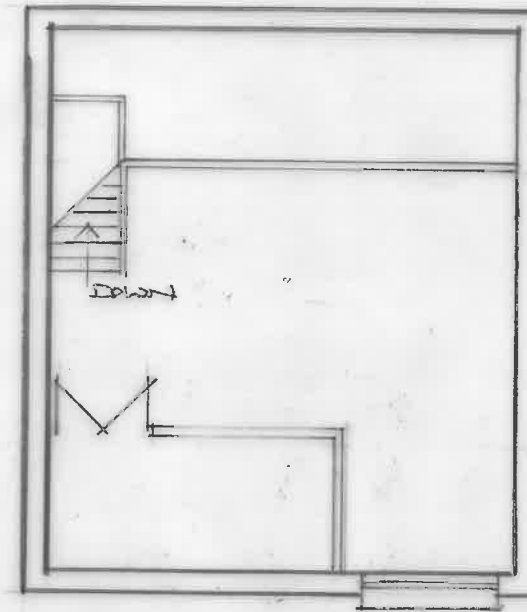
GROUND FLOOR



FIRST FLOOR

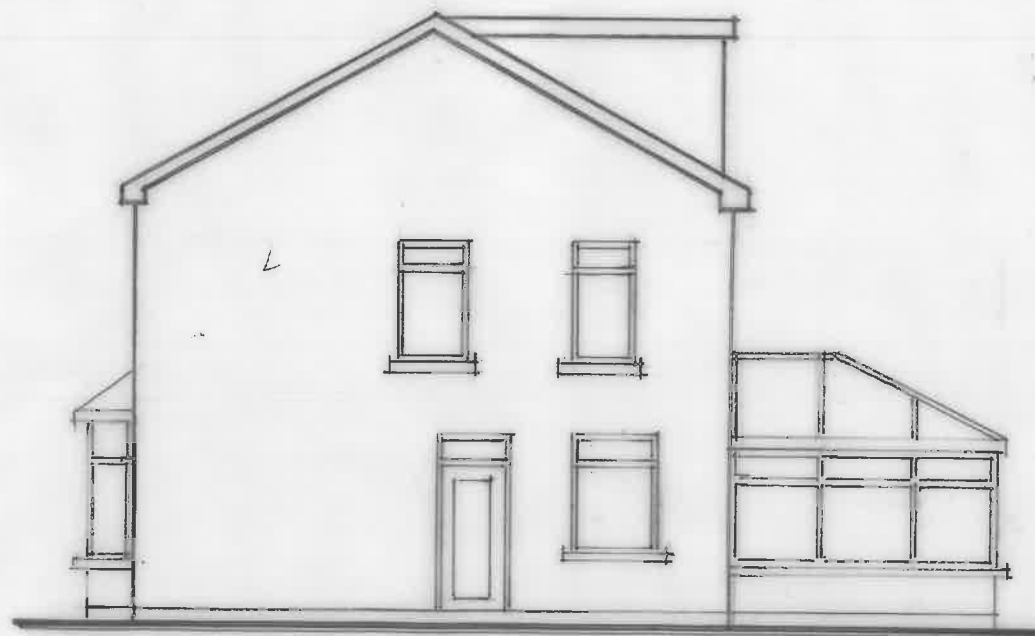


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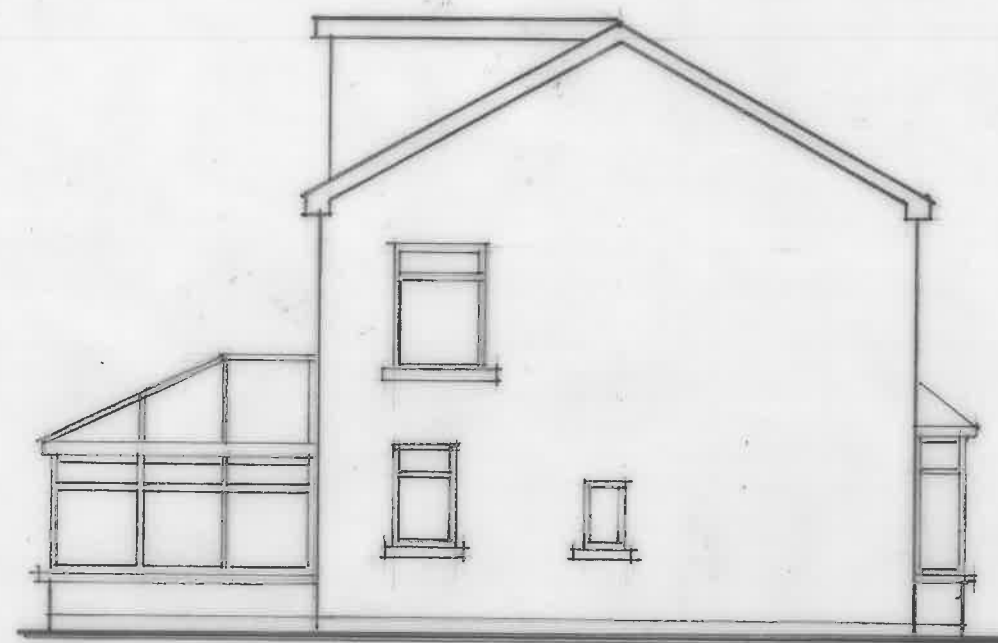


Name	B Lewis		
Address	4 Commercial Road Rhydyfro Pontardawe SA8 4SL		
Project	Proposed Two Storey Rear Extension Existing Plans and Elevations		
Scale	1:100 1:1250	Drawing No.	BL/ 20/ 01

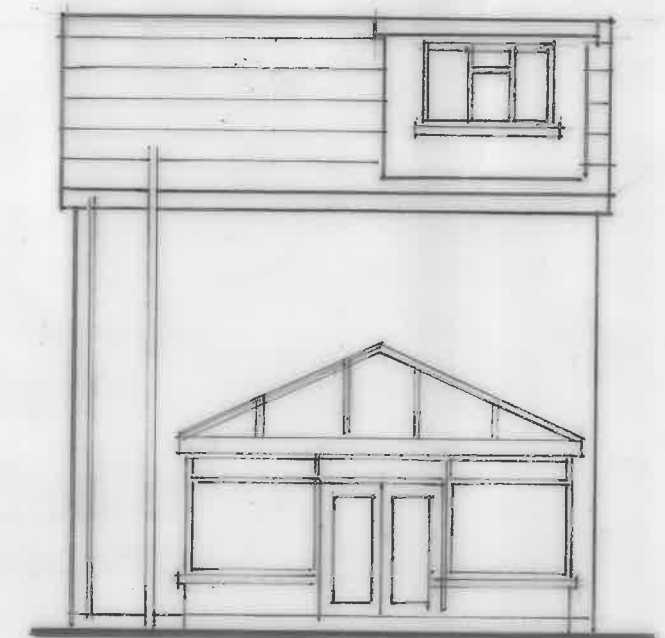
SOUTH ELEVATION



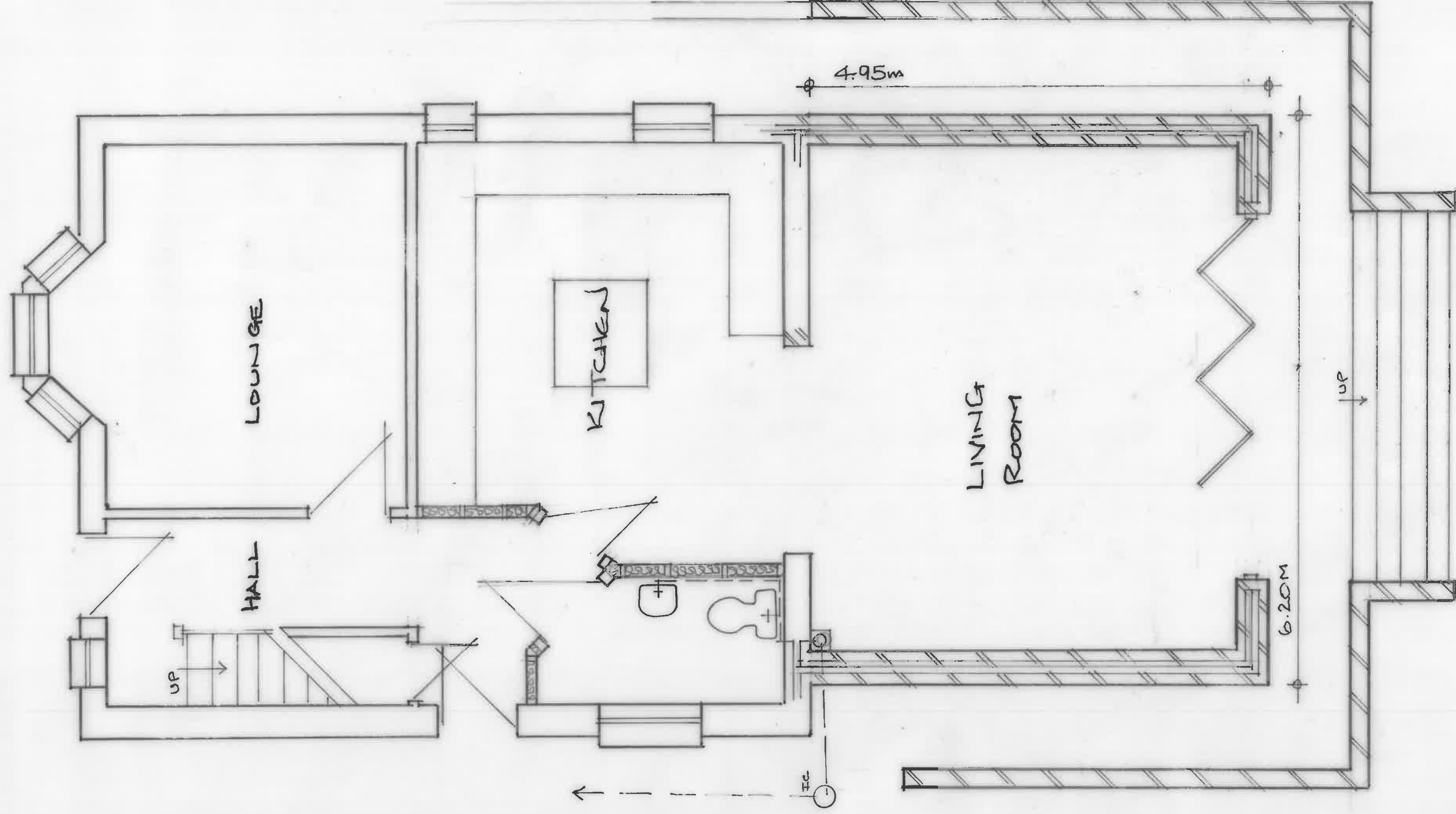
NORTH ELEVATION



EAST ELEVATION

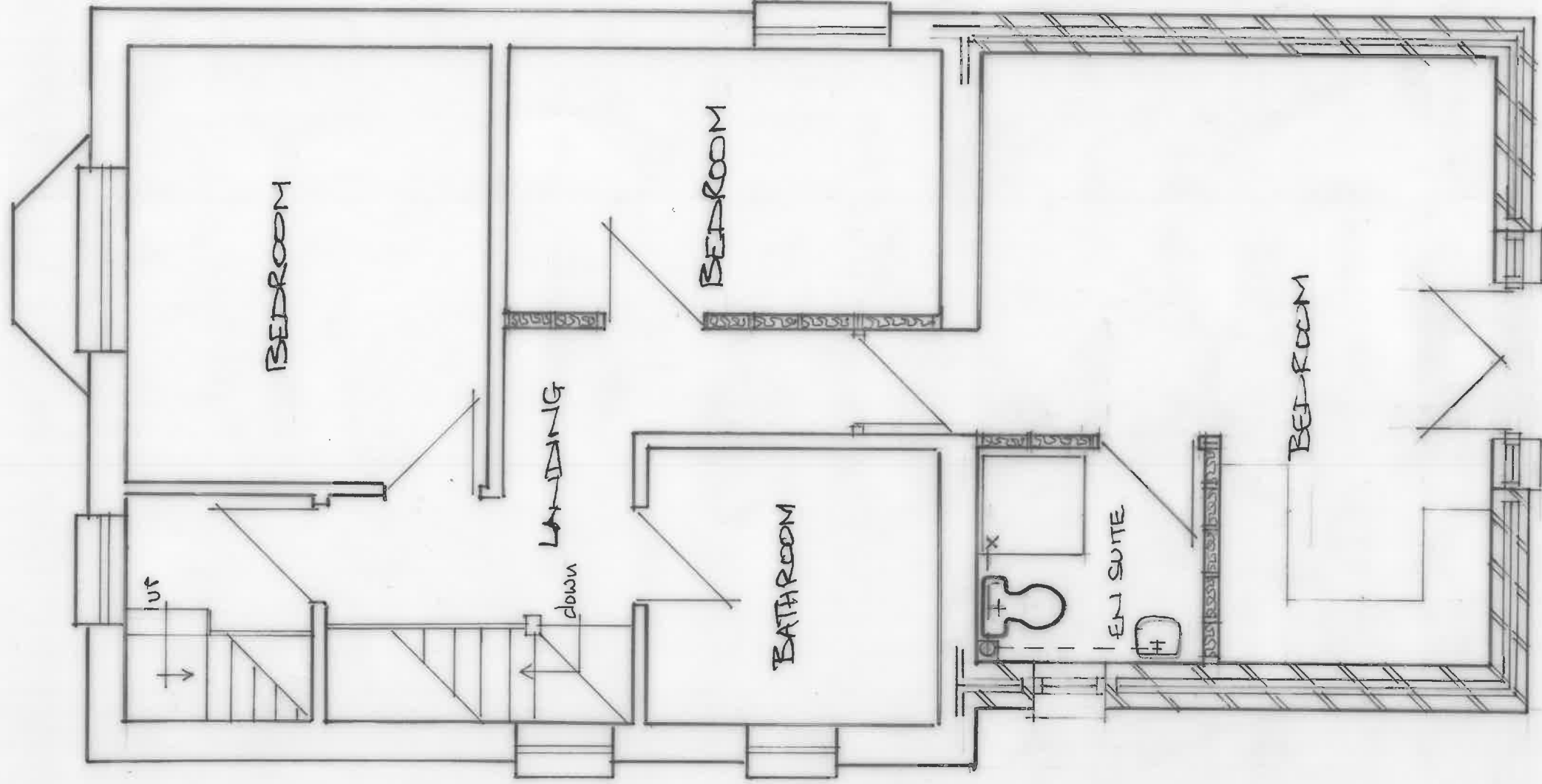


PROPOSED GROUND FLOOR



Name	B Lewis
Address	4 Commercial Road, Rhydyfro Pontardawe SA8 4SL
Project	Proposed Two Storey Rear Extension Proposed Ground Floor plan
Scale	1:50
Drawing No	BL/ 20 /02

PROPOSED FIRST FLOOR

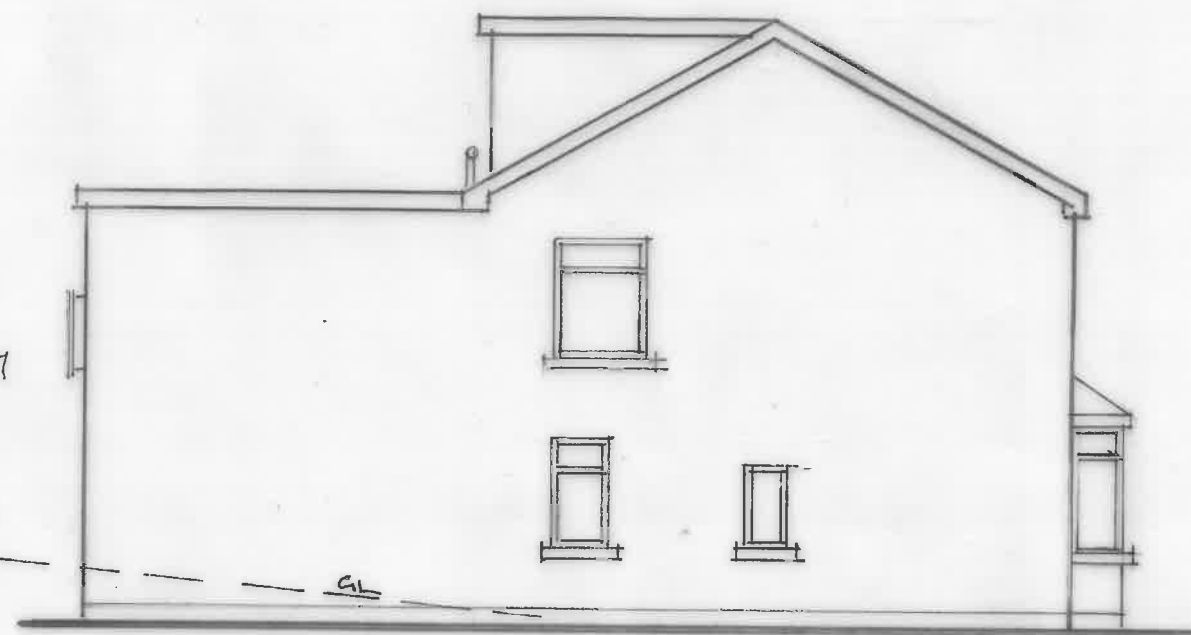


Name	B Lewis		
Address	4 Commercial Road, Rhydyfro Pontardawe SA8 4SL		
Project	Proposed Two Storey Rear Extension Proposed First Floor plan		
Scale	1:50	Drawing No	BL/ 20 /03

PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

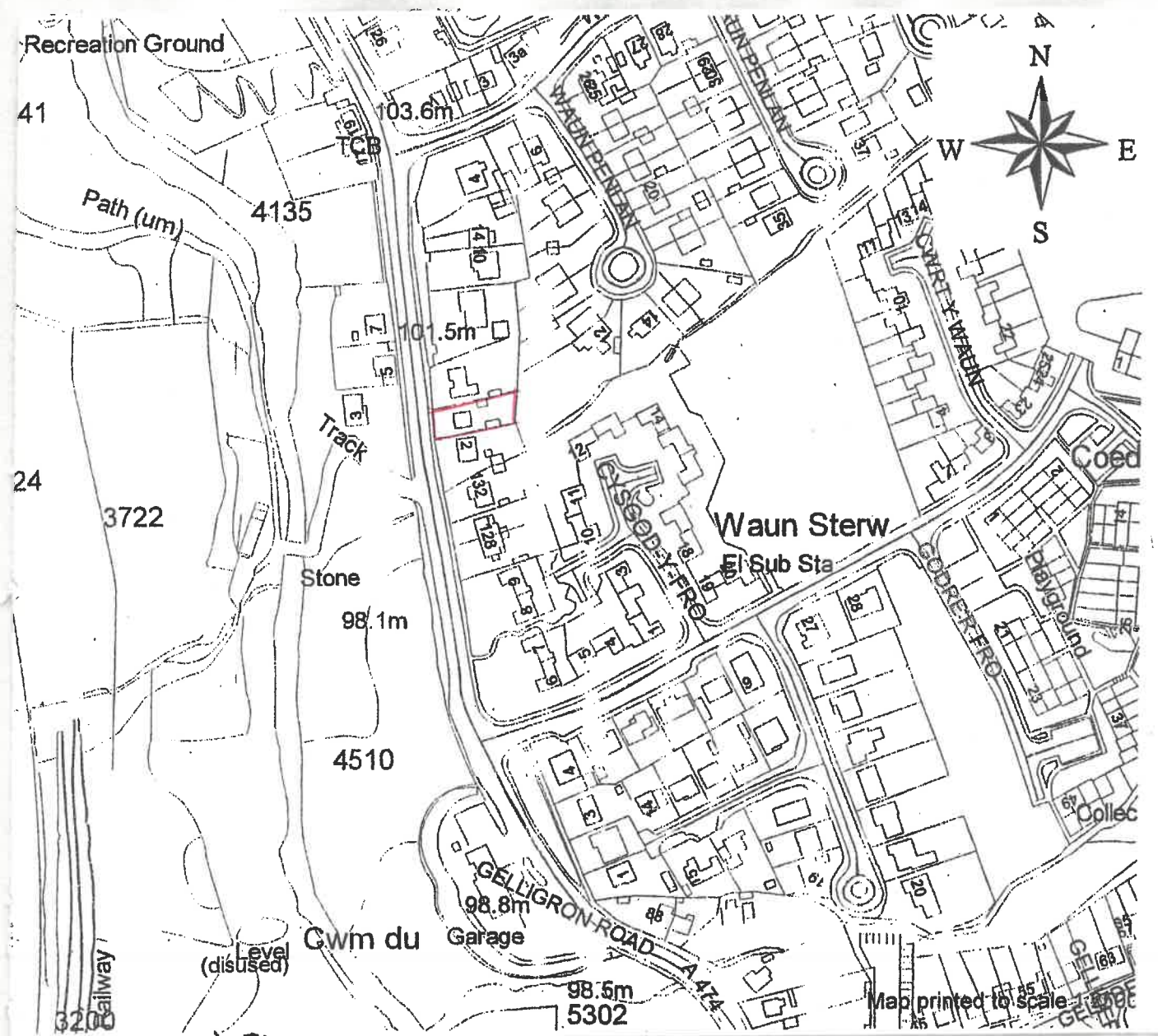


PROPOSED EAST ELEVATION

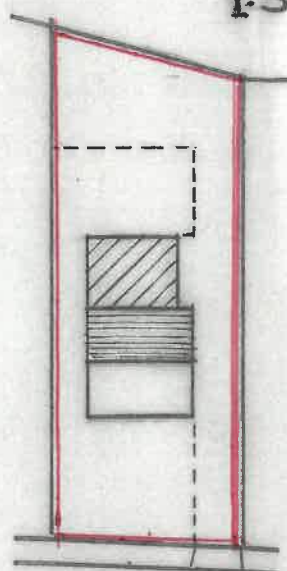


Name	B Lewis		
Address	4 Commercial Road Rhydyfro Pontardawe SA8 4SL		
Project	Proposed Two Storey Rear Extension Proposed Ground Floor		
Scale	1:100	Drawing No.	BL/ 20/ 04

LOCATION PLAN 1:2500



BLOCK PLAN 1:500



GENERAL SPECIFICATION

FOUNDATIONS

Plain in-situ concrete, GEN mix 3, to BS 5328, 750 x 300mm under external walls, 450 x 300 mm under load bearing partitions. Where steps occur the concrete overlap to be twice height of step, foundation thickness or 300mm, whichever the greater. Concrete blockwork, BS 6073: Part 1, 7N/mm² to DPC level. 125mm cavity with vertical twist stainless wall ties to BS 1243, max 750mm centres horizontally and 450mm vertically. Concrete GEN 1 mix 1 cavity fill to 225mm below ground level. 75mm fibre reinforced screed on 100mm oversite slab, 120mm Celotex XR 4000 floor insulation (0.019 Wm/K) turned up on edge of slab, 1200 gauge damp proof membrane turned up and on to horizontal DPC. 150 mm minimum hardcore bed well consolidated with 25mm dust/sand blinding.

Depth and final design of foundations to Local Authority approval.

Dwelling floor to have a min. 'U' value of 0.18 Wm²K minimum.

WALLS

100mm concrete block outer skin, rendered and finished to match existing, 125mm wide cavity as before, with 75mm Celotex CG 5000 (0.02 WM/K) insulation fixed with retaining clips to inner skin to manufacturers requirements. 100mm concrete block inner skin plasterboard dot & dab and skimmed. Cavities closed at eaves level. Insulated I.G. lintels with DPC cavity trays to openings. Construct 25mm min. check rebates to all window and door reveals. The frame 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. Ground floor partitions to be 100mm concrete blockwork rendered and skimmed. 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 0.21 W/m²K min.

FLOORS

254mm deep, 122 x 47mm chord, easi-joist at 400mm centres. Joists to be 'doubled - up' under line of partitions. 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 eyroc 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, laid on 140mm Celotex Crown Fix insulation board (0.22W/mK), on vapour barrier, on 18mm external grade WBP plywood. 195 x 47mm SC3 flat roof joists at 400mm centres. 100 x 50mm softwood wall plate securely fixed and restrained with ms-wall plate straps at 1200mm centre. Upvc fascia fixed to joist ends. Upvc soffit with 25mm minimum continuous vented grilles. 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 and doors to be upvc 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 8 No locations. External lighting to have the ability to be automatically extinguished when there is enough daylight, and when not required at night.

Provide mains power smoke detectors with battery over-ride in agreed locations. Mechanical ventilation to kitchen to have capacity of 60 litres/second. Mechanical ventilation to en suite and ground floor wc to have capacity of 15 litres/second with 15minute over-ride.

HEATING AND PLUMBING INSTALLATION

Existing central heating installation to be extended 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. Existing 110mm soil and vent pipe to be altered or replaced. 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. Pipework beneath slab to be bedded and surrounded in concrete with minimum of 150mm cover. P.C.C. lintels over pipes where passing through walls, with 50mm space all around and rigid sheet material masking both sides. Manholes to be GRP/ Class B engineering brickwork with medium duty covers and frames. Foul drainage connected to existing foul sewer. Storm drainage where possible taken to existing rainwater gullies, or to soakaways located 5m min. from buildings.

JULIET BALCONY

Steel and glass balcony, marine grade 316 steel to BS4360, galvanised and PPC, 10mm toughened glass. Guarding to be capable of resisting a horizontal force of 0.74kN/m min, and design load on each fixing of 0.6kN. No gaps greater than 95mm

Name	B Lewis			
Address	4 Commercial Road, Rhydyfro Pontardawe SA8 4SL			
Project	Proposed Two Storey Rear Extension Location & Block Plans			
Scale	1:2500 1:500	Drawing No	BL/ 20	/05