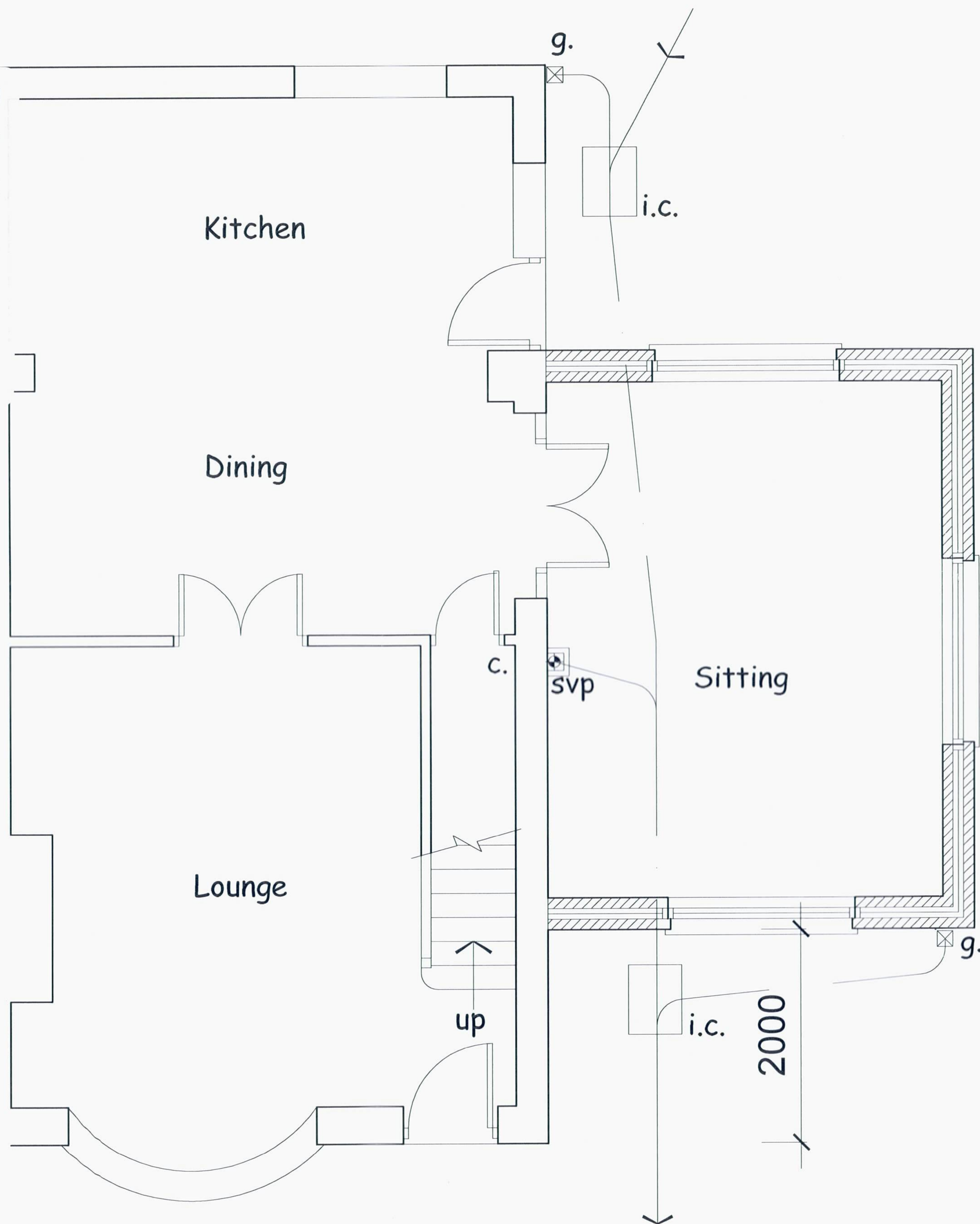


3D901*



Planning - Historic Plan



Proposed Ground Floor Layout

Windows

To be high performance UPVC incorporating cills, complete with double glazed units comprising 4mm thick low E glass and 16mm cavity space with Argon fill. Trickle vents to be provided to achieve a minimum of 8000mm² Opening casements to achieve permanent ventilation to habitable rooms of not less than 1/20th of floor area of room served. Obscure glazing is to be provided to bathroom windows. Windows are to have an opening light which has a minimum unobstructed clear opening of 0.33sq.m to facilitate escape in the event of fire. Jambs to windows to have an insulated cavity closer/dpc arrangement with a cavity tray at the head of all openings including stopped ends with weepholes at 1200mm centres. Provide a dpc under cills. Cill heights lower than 800mm from floor level are to have glazing comprising of toughened laminated safety glass.

Roof Construction

Concrete interlocking roof tiles to match existing, on 50 x 25mm treated softwood battens at approved ctrs., on reinforced roofing felt to BS747, lapped 150mm and carried well into the gutter at eaves. Roof trusses by specialists braced at ceiling and roof levels in accordance with manufacturers instructions, fixed to 100 x 50mm wallplate. Wallplate in turn secured by 1200 x 30 x 5mm galvanised m.s. straps at 2000mm ctrs.. End rafters to be similarly fixed to gable wall at 1500mm ctrs. with noggins between for strap fixing. Provide 300mm glassfibre quilt insulation to roof space. Proprietary fascia / soffit system to incorporate a continuous ventilation system equal to a 25mm continuous air space. 12.5mm foil-backed plasterboard nailed to the underside of trusses with 5mm skim or artex finish. Fascia, soffit, barge boards and rainwater goods to be upvc to match existing property.

External Wall Construction

310mm overall construction, comprising 100mm dense concrete blockwork inner leaf and outer leaf, 110mm overall cavity including 60mm celotex CW3060Z partial fill cavity wall insulation tied to inner skin. Heavy duty one twist stainless steel wall ties with insulation retaining discs installed staggered at 750mm centres horizontally and 450mm centres vertically. Provide additional ties at the perimeter of all openings and at internal angles. No ties are to be laid on the dpc.

Ground Floor Construction

To be 65mm reinforced sand/cement screed (reinforcement to be lightweight steel) laid on 125mm oversite concrete floor slab, on 70mm celotex CW3070Z floor insulation, loose laid with joints tightly butted together. Include for insulation at perimeter edges. 1200 gauge dpm laid over 25mm sand blinding, all on 150mm maximum thickness layers of compacted hardcore to make up levels. Ensure dpm is lapped a minimum of 150mm dressed up at edges and linked with wall dpc.

Lintels

IG or similar approved insulated steel lintels with dpc tray over. Provide weepholes minimum of two per opening on cavity tray. Lintels to have minimum end bearing of 150mm.

Leadwork

All lead flashings are to be code 4 lead and to have a minimum upstand of 150mm above roof covering and to be dressed a minimum of 30mm into blockwork or brickwork under proprietary cavity trays.

Mechanical extract ventilation to be provided as follows :-

En-suite - 15 litres per second.

Habitable rooms to have ventilation via openable windows with a total of at least 5% of the floor area.

Neath Port Talbot
Neath Port Talbot
LOCAL AUTHORITY PLANNING ACT 1990
APPROVED

Date 118 JUL 2006

AMENDED PLANS
RECEIVED.....

RECEIVED
05 JUL 2006

Rev. A - Extension set back a further 1000mm (Planning Dept. Request)

Project

Mr. P. Billing

Proposed Two Storey Side Extension
at : 3 Crawford Road, Baglan, Port Talbot.

January 2006
Scale 1:50
Drawing No.

2006 / 04 / 03

A