



PROPOSED SIDE ELEVATION

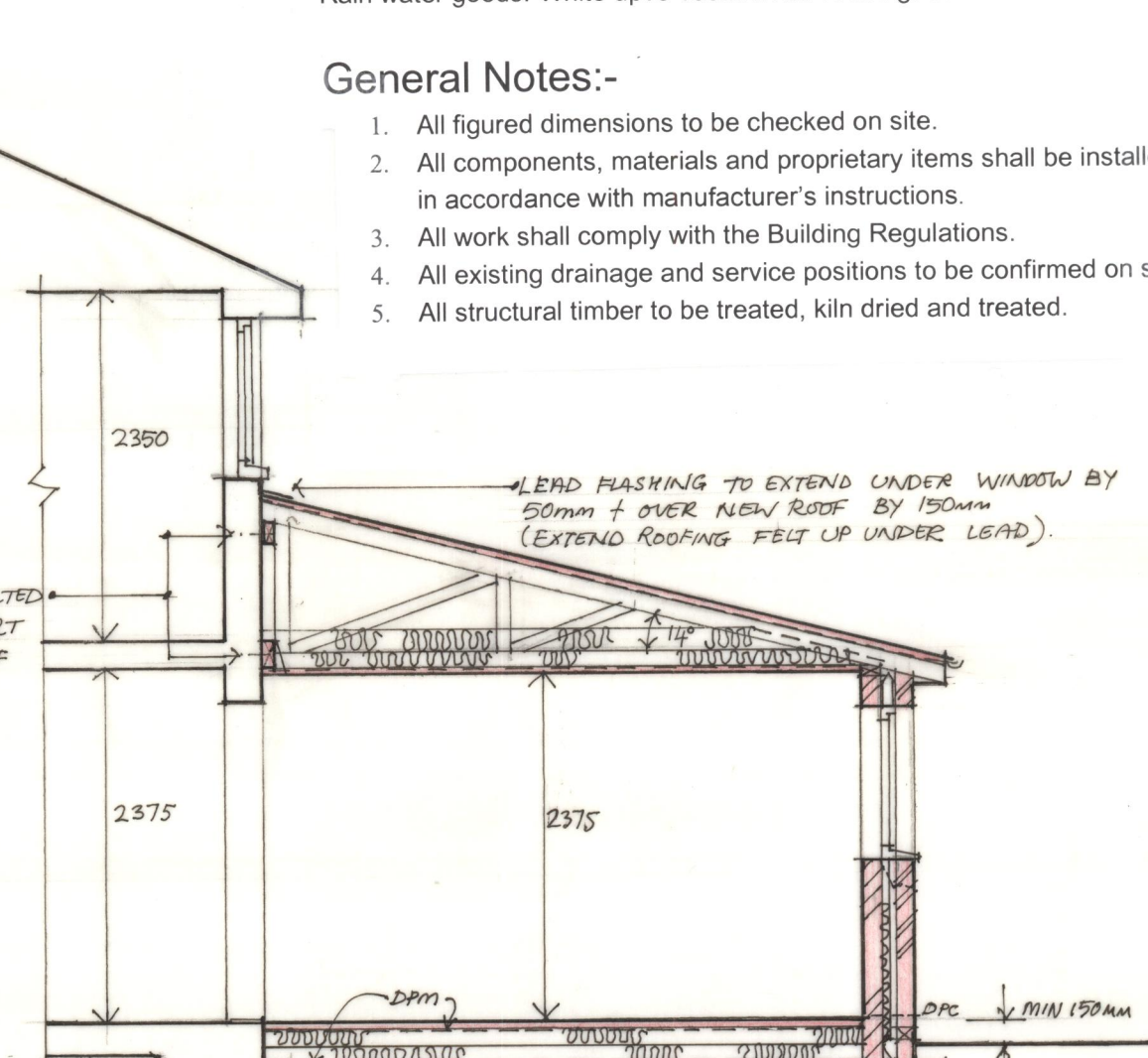
PROVIDE WEATHERTIGHT DETAIL WITH
ADJACENT ROOF IN ACCORDANCE
WITH ROOF TILE MANUFACTURERS
RECOMMENDATIONS.

50x100 SW PLATES BOLTED
TO EXTG. WALL TO SUPPORT
NEW MONO-PITCH ROOF
TRUSSES

PROPOSED REAR ELEVATION (1:50)

SURFACE WATER DRAIN TO
DISCHARGE TO SOAKAWAY IN GARDEN
AT A MIN DIST OF 5M FROM ANY BUILDINGS.

1. All figured dimensions to be checked on site.
2. All components, materials and proprietary items shall be installed in accordance with manufacturer's instructions.
3. All work shall comply with the Building Regulations.
4. All existing drainage and service positions to be confirmed on site.
5. All structural timber to be treated, kiln dried and treated.



PROPOSED SECTION A-A (1:50)

RC RAFT FOUNDATION TO STRUCTURAL ENGINEERS DESIGN + DETAILS.



PROPOSED ROOF PLAN (1:100)

WORKS TO CONNECT FW
DRAINS TO ADOPTED
SEWER DONE WITH THE
APPROVAL OF WW/
DWR CYMRU.

PROPOSED F.W. I.C.
≈ INVERT LEVEL 1m
BELOW GROUND LEVEL.

SURFACE WATER DRAIN TO DISCHARGE TO SHAKHUPH IN GARDEN AT A MIN DIST OF 5M FROM PAVI BUILDINGS.

PROPOSED SW. I.C.

PROPOSED F.W. I.C.

KNOFF + BIG

B.I.G.

VERT DPC

OUTLINE OF EXTS WALLS TO BE REMOVED

DINING VALVE + SH

EXTD SHIP

WC

UTILITY ROOM

Cpd.

KITCHEN

HALL

LIVING ROOM

STUDY AREA

KITCHEN AREA

DINING AREA

KITCHEN VALVE + SH

EXTD SHIP

WC

UTILITY ROOM

Cpd.

KITCHEN

HALL

LIVING ROOM

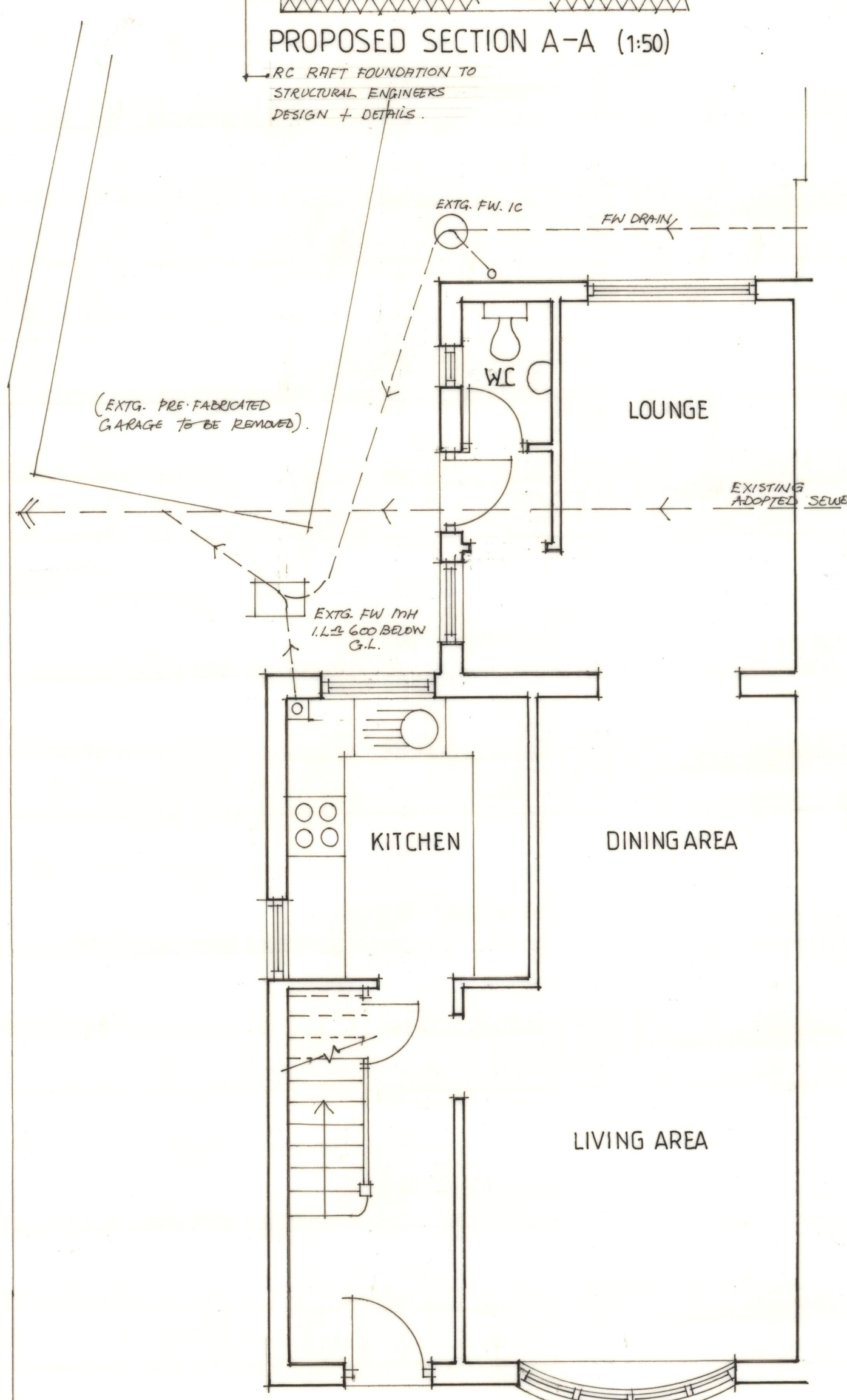
STUDY AREA

PROPOSED GROUND FLOOR PLAN (1:50)

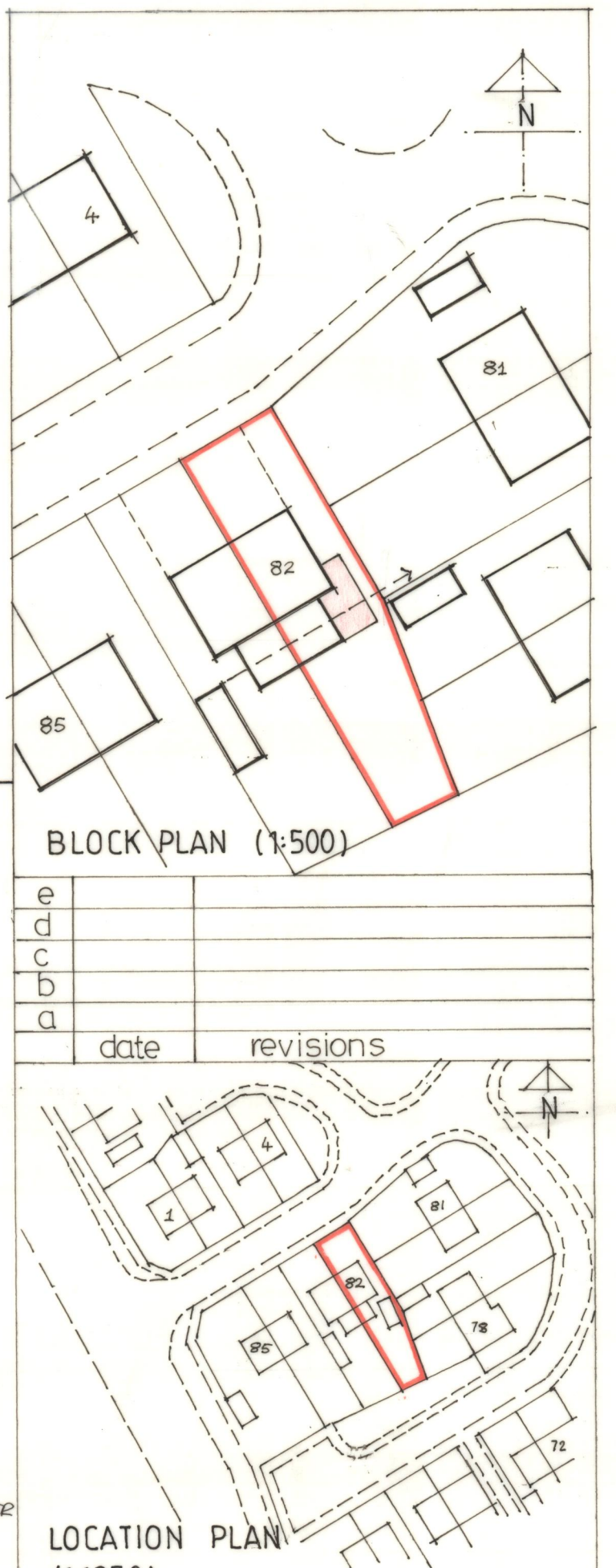
5'9"0

5'0"0

PROPOSED GROUND FLOOR PLAN
(1:50)



EXISTING GROUND FLOOR PLAN
(1:50)



LOCATION PLAN
(1:1250)

Client:

MR. & MRS. M. RICHARDS.

job title:

PROPOSED REAR EXTENSION
to 82, WINDSOR VILLAGE,
BAGLAN MOORS,
PORT TALBOT, SA12 7EY.

drug title:

EXISTING AND PROPOSED
PLANS, ELEVATIONS &
SECTION.

scale: 1:50, 1:100, 1:200, 1:500 + 1:1250

date: 14 : 5 : 2021

drg. no. A. 02.

rev.

Roof Covering:- Marley mendip 12.5 smooth concrete interlocking tile roof covering . Fixed to 50x25 treated sw battens on breathable roofing felt fixed to treated mono pitch roof trusses. Provide all necessary clips and fixings to roof covering. Provide all necessary flashings and cavity trays.

Roof Structure:- Treated sw mono pitch roof trusses at 600 centres, designed, manufactured and supplied by specialist as Manderwood or similar approved. Trusses fixed to 50x100 treated sw Wall plate at eaves to and fixed to top of wall and secured with L shaped 5x30x1200 galv. Straps at 1m centres. Also provide wall plates bolted to the existing walls. Also provide straps at ceiling level and at verge.

Roof Insulation:- Provide 250mm of Earthwool quilt roof insulation in 2 layers, the first laid between ceiling joists, the second laid at right angles across the top to achieve a min 'U'Value of 0.16 W/M2K

Ceilings;- 12.5mm thick plasterboard fixed to underside of ceiling joists with thistle plaster skim finish.
Provide all necessary noggings.

Lintols :- Provide galv. steel lintols as Keystone , or similar approved, over all new openings, with min. end bearing of 225mm.

External Walls:- 100mm thick facing brickwork, with 130mm cavity with 80mm Cellotex., or similar approved. (Polyisocyanurate cavity batts) fixed using plastic retaining clips to 250 wide s/s Anchon wall ties @ 600mm. horiz., and 450mm vertical staggered centres. With 100mm. dense conc. block inner skin with 12.5mm plasterboard dry lining and thistle plaster skim finish. To achieve a 'U' Value of 0.21 W/M2K. Provide lean-mix fill to bottom of cavity.

D.P.C.:- Provide horizontal dpc., at 150mm above external ground level, with radon D.P.M., lapped under the dpc. Also provide proprietary insulated cavity closures at window and door jamb positions. Provide vertical dpc's where new extension walls abutt existing walls. Also use stainless steel "Fir fix" crocodile ties to tie new walls to the existing. Extend radon resistant dpm across cavity to form sealed step dpc.

Floor Construction: 100mm powerfloated concrete screed with lightweight mesh reinforcement on radon dpm., on 200mm Celloflex Floor Insulation or similar on dpm with a min 'U' Value of 0.18W/M2K. On Flat RC raft foundation on stone dust blinding on 200mm thick compacted hardcore.

Windows/Doors :- White UPVC double glazed units.
Include 'K' glass and include safety glass in appropriate locations. For windows= 'U'Value of 1.6 W/M2K and for doors= 'U'Value of 1.8W/M2K.

Natural Ventilation: - All habitable rooms to have openable windows with a minimum of 1/20th Of the area of the room. All windows to have night vent latches and locks.