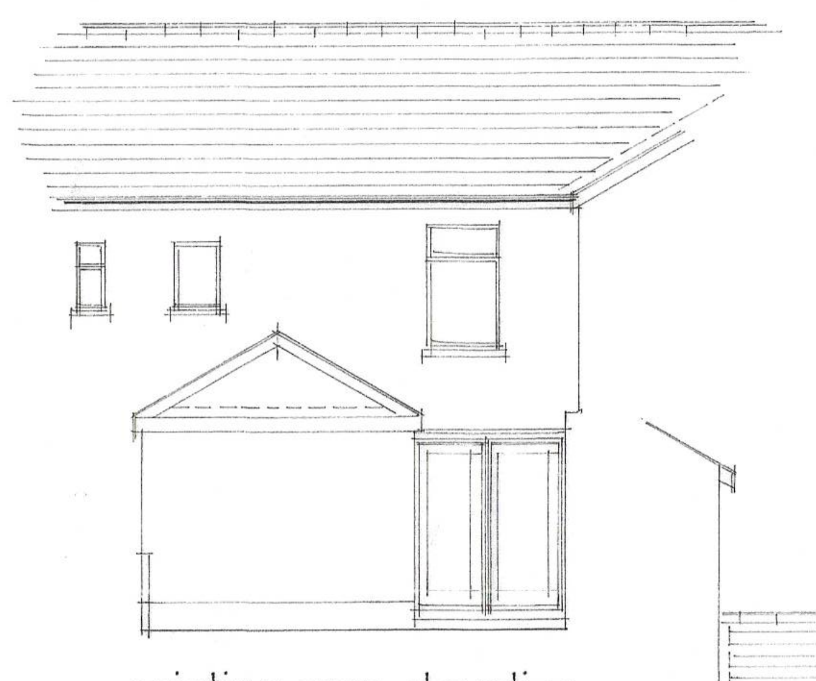
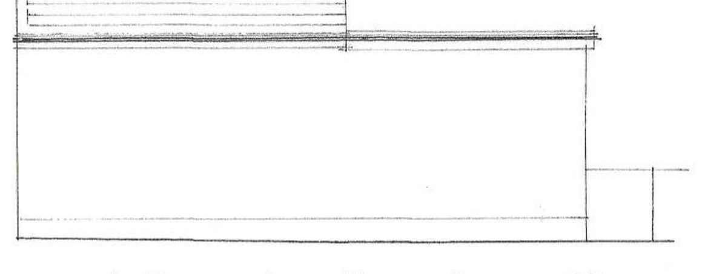
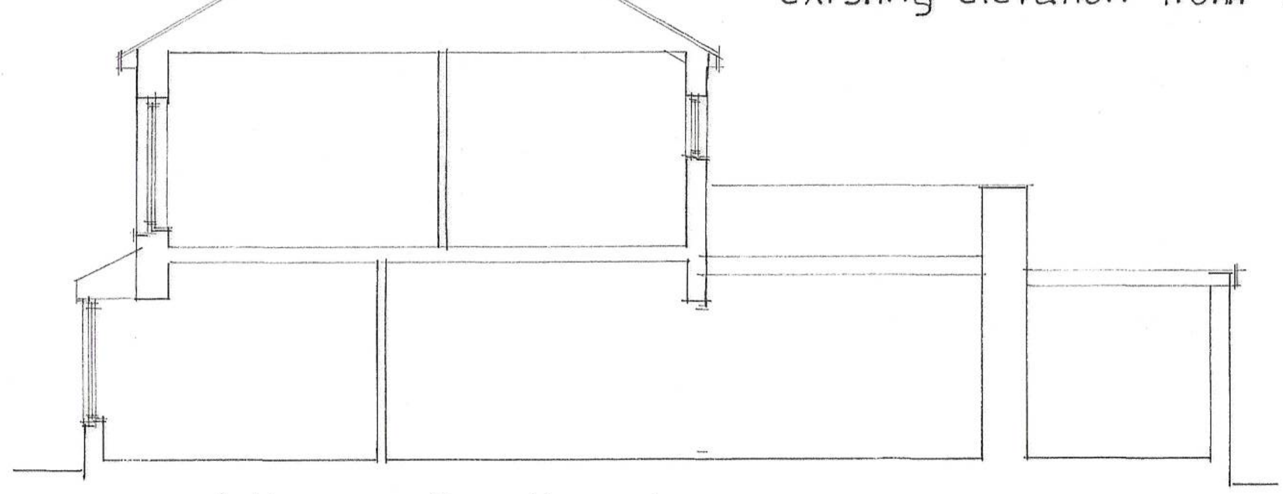
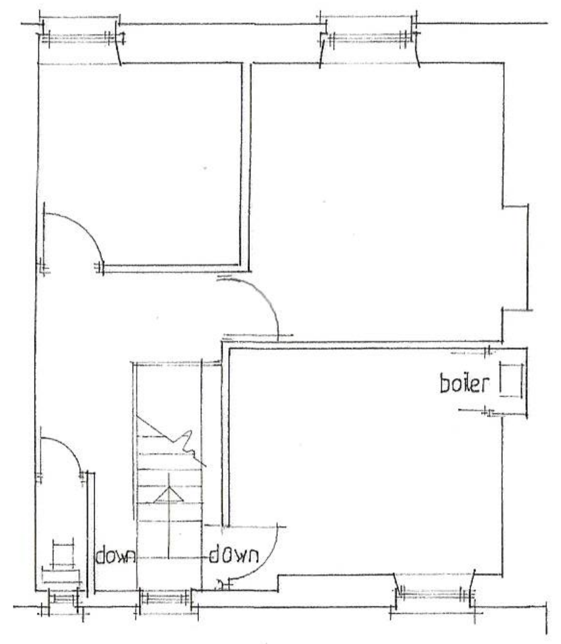
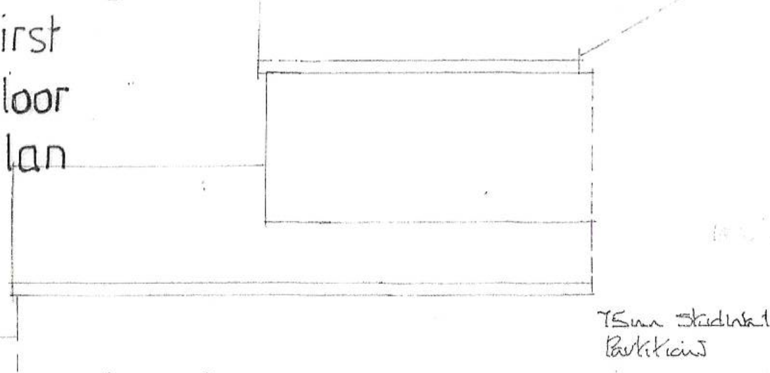

existing rear elevation

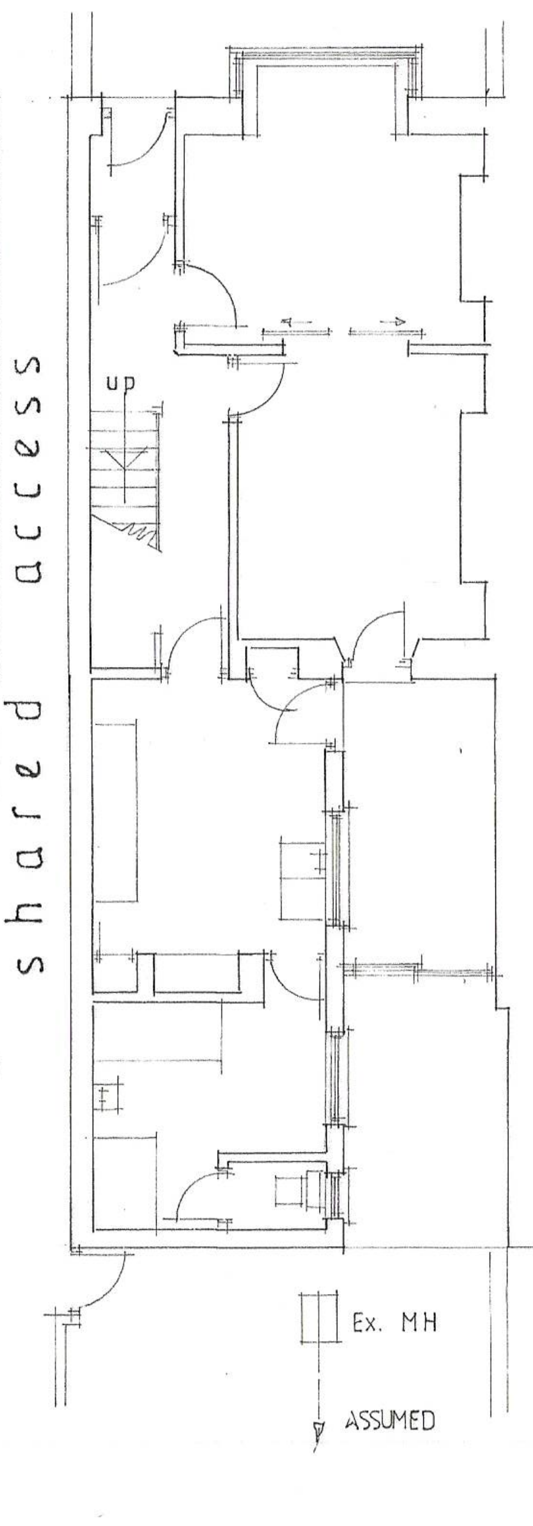

existing elevation from 22


existing section through

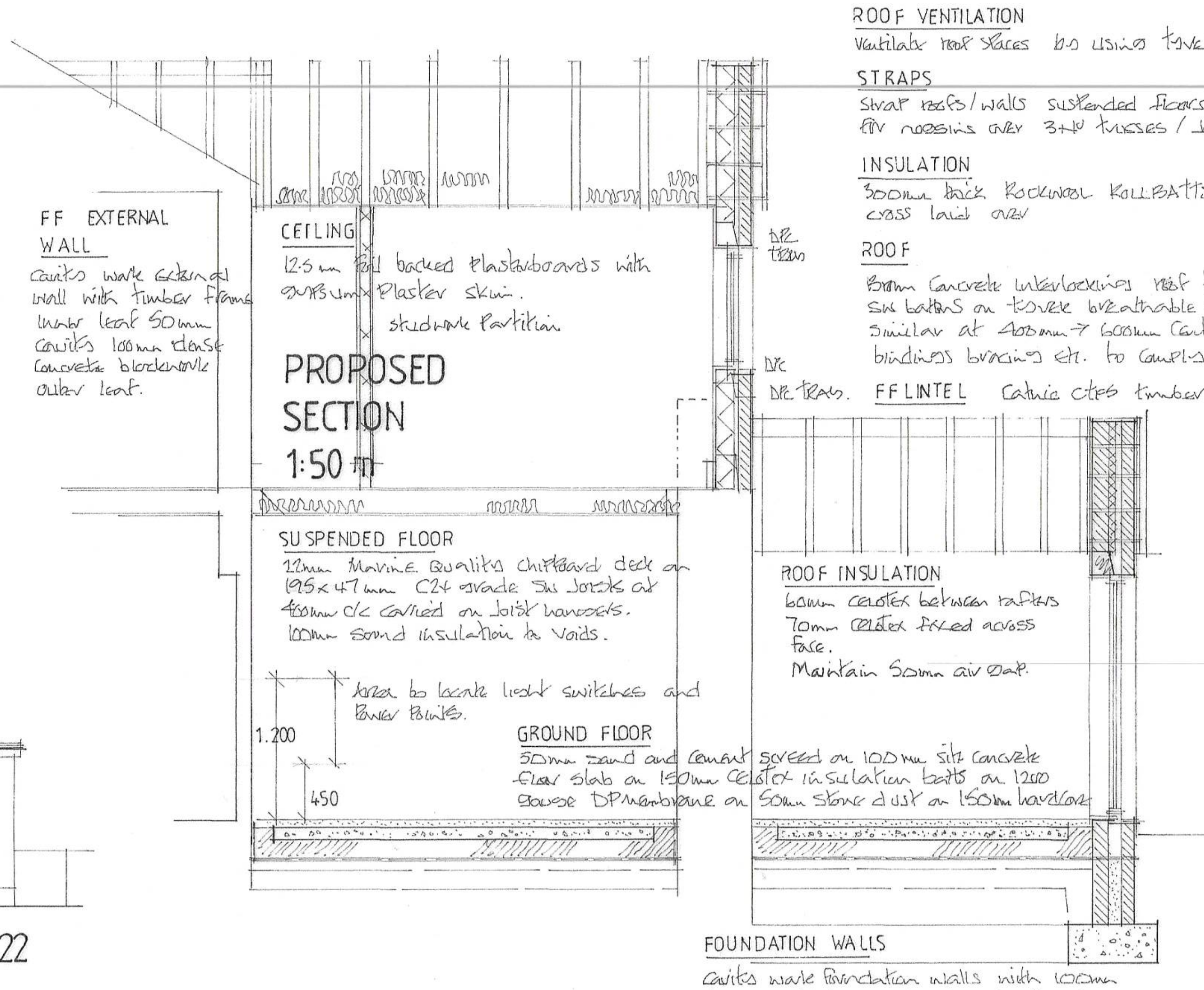


Existing First Floor Plan


view from 24



Existing Ground Floor Plan



PROPOSED SECTION 1:50 m

FF EXTERNAL WALL
Cavity wall external wall with timber frame inner leaf 50mm cavity 100mm dense concrete blockwork outer leaf.

CEILING
12.5mm foil backed plasterboards with gypsum plaster skim.

SUSPENDED FLOOR
22mm Marine quality chipboard deck on 195x47mm C24 grade SW joists at 400mm c/c carried on joist hangers. 100mm sound insulation to voids.

Area to locate light switches and power points.

GROUND FLOOR
50mm sand and cement screed on 100mm site concrete floor slab on 150mm CELOTEX insulation batts on 1200 gauge DPmembrane on 50mm stone dust on 150mm hardcore

ROOF INSULATION
60mm CELOTEX between rafters
70mm CELOTEX fixed across face.
Maintain 50mm air gap.

FOUNDATION WALLS
Cavity wall foundation walls with 100mm dense concrete blockwork inner leaf 125mm cavity 100mm dense concrete blockwork outer skin. Backfill cavity with lean mix concrete up to DPM.

ROOF VENTILATION
Ventilate roof spaces by using tyvek breathable membrane as underlay supplemented with continuous vents to soffits.

STRAPS
Strap roofs/walls suspended floors/walls at 1.8m centres with M.S. anchors 30x5mm in cross section include for noggings over 3 No trusses / joists at gables.

INSULATION
300mm thick ROCKWOOL ROLLBATTS insulation quilt. 150mm thick laid between ceiling ties 150mm thick cross laid over

ROOF
Brown concrete interlocking roof tiles to match existing laid to manufactures specification on pretreated graded SW battens on tyvek breathable membrane on 20° duo pitched trussed rafter system by MINDERWOOD or similar at 400mm-600mm centres to include all necessary temporary and permanent struts runners ties bindings bracing etc. to comply fully with BS5268 Part 3.

FF LINTEL Catnic CTF5 timber frame lintel over window with end bearings of 150mm dpc draped over

ABUTMENTS
Include for DPC trays lead flashings and soakers at abutments.

ROOF
Brown concrete interlocking tiles laid to manufactures specification on pretreated graded softwood battens on tyvek breathable membrane on 20° duo and mono trussed rafter vaulted roof at 400mm centres by MINDERWOOD or similar to BS5268 Part 3.

LINTELS
Catnic Caxton steel heavy duty lintels over openings with end bearings of 200mm dpc tray draped over voids packed with insulation.

EXTERNAL WALLS
Cavity wall external walls with 100mm dense concrete blockwork inner leaf 75mm CELOTEX insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf. Galvanised steel wall ties at 750mm centres horizontally 450mm c/c vertically 300mm at jambs.

DPC
Hyload horizontal damp proof course.

FOUNDATIONS
750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions.

WINDOWS
Grey PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjacent finished floor level (1.5m in doors) use toughened safety glass to BS 6206.

INTERNAL DRAINAGE
50mm stainless steel easy clean waste to shower
40mm PVCu wastes to sink unit bath and basins
100mm dia PVCu wastes to WCs.
75mm deep seal traps to shower bath basins and sink unit.
Include for rodding access at elbows
100mm dia soil and vent pipe terminated with PVCu cage include for slow bend at base.
100mm dia soil stacks terminated with DURGO Valves.
Box in S+VP + SPs in ply faced ducts with screwed joints.

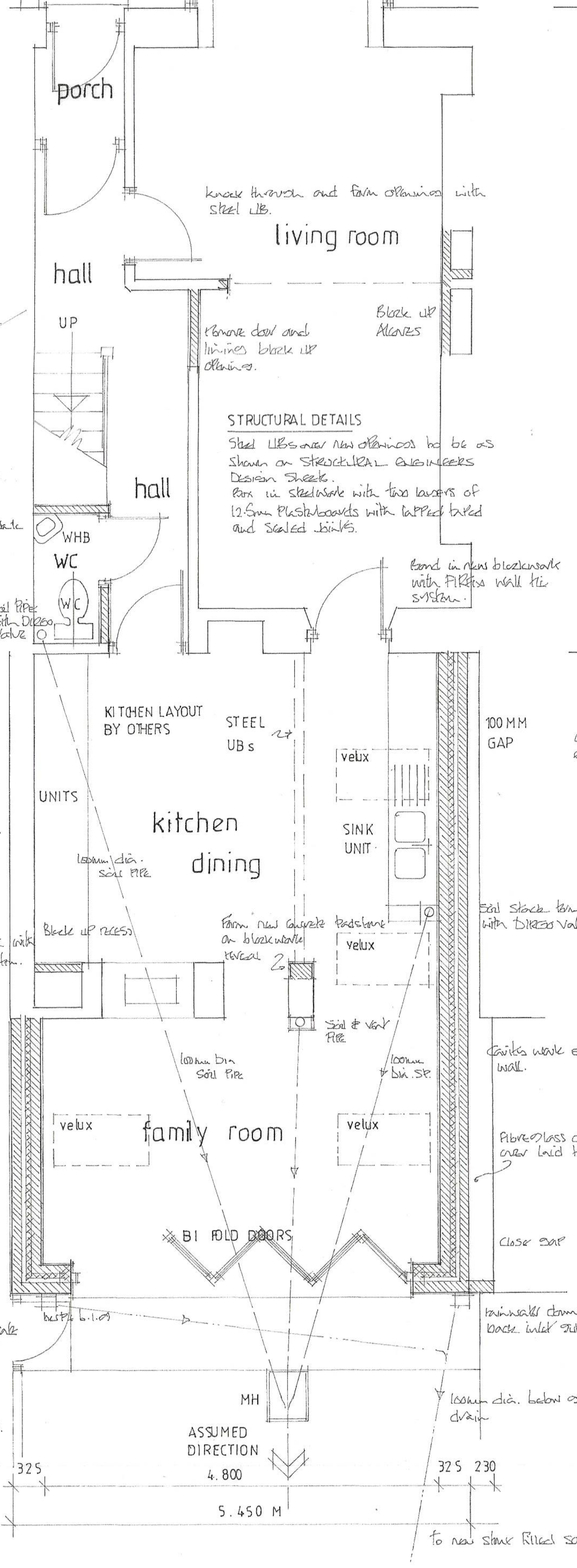
BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Persons Scheme
Supply fix 2 No mains operated smoke detector alarms interconnected with battery back up.
Supply fix mains operated mechanical extract fan to GF WC ducted to external air and operated through light switch Expelair GX6 or similar approved giving 15 lit/sec output with 15 minute over run facility.
Supply fix mains operated mechanical extract vent to kitchen Expelair GX6 or similar approved ceiling mounted giving 60 lit/sec output.
Supply fix mains operated low voltage mechanical extract vent to Bathroom Expelair GX6 or similar approved giving 15 lit/sec output.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.
All new lighting points are to be capable of running low energy lighting only.

NOTE
Final ground floor and foundation designs to be determined by inspection of excavations by approved personnel.

BUILDING CONTROL
On receipt of the following copies are to be deposited with BUILDING CONTROL
1. Trussed rafter design 30 and 20°.
2. Timber frame construction
3. Steel beam calculation sheets.
4.

EXTERNAL DRAINAGE
Use back inlet type roddable trapped gullies.
Black PVCu rainwater goods.
Connect new wastes into existing MH make good haunching and benching
100mm dia below ground PVCu pipes laid on chippings bed max falls 1 in 8 minimum 1 in 40.
Connect new surface water runoff to new stone filled SOAKAWAY in rear garden sized subject to porosity tests.

FORMING OPENINGS
Where knocking through existing masonry to form new openings include for P.C. concrete lintels over with end bearings of 150mm minimum and 3 courses of brickwork over.
Make good reveals in brickwork.



PROPOSED GROUND FLOOR PLAN 1:50 m

knock through and form openings with steel UB.

Remove door and linings block up openings.

Block up Alcoves

STRUCTURAL DETAILS
Steel UBs over new openings to be as shown on STRUCTURAL ENGINEERS Design Sheets.
Box in steelwork with two layers of 12.5mm plasterboards with tapered taped and sealed joints.

75mm studwork partitions

Soil pipe with DURGO valve

Bond in new blockwork with FIRFIX wall tie system.

Cavity work external walls

100mm dia. soil pipe

Block up recess

Bond in new work with FIRFIX wall tie system.

Form new concrete padstone on blockwork reveal

Soil stack terminated with DURGO Valve

Soil & vent pipe

Cavity work external wall

100mm dia soil pipe

100mm dia. SP.

Cavity work external wall.

Fibreglass channel over laid to falls

Close gap

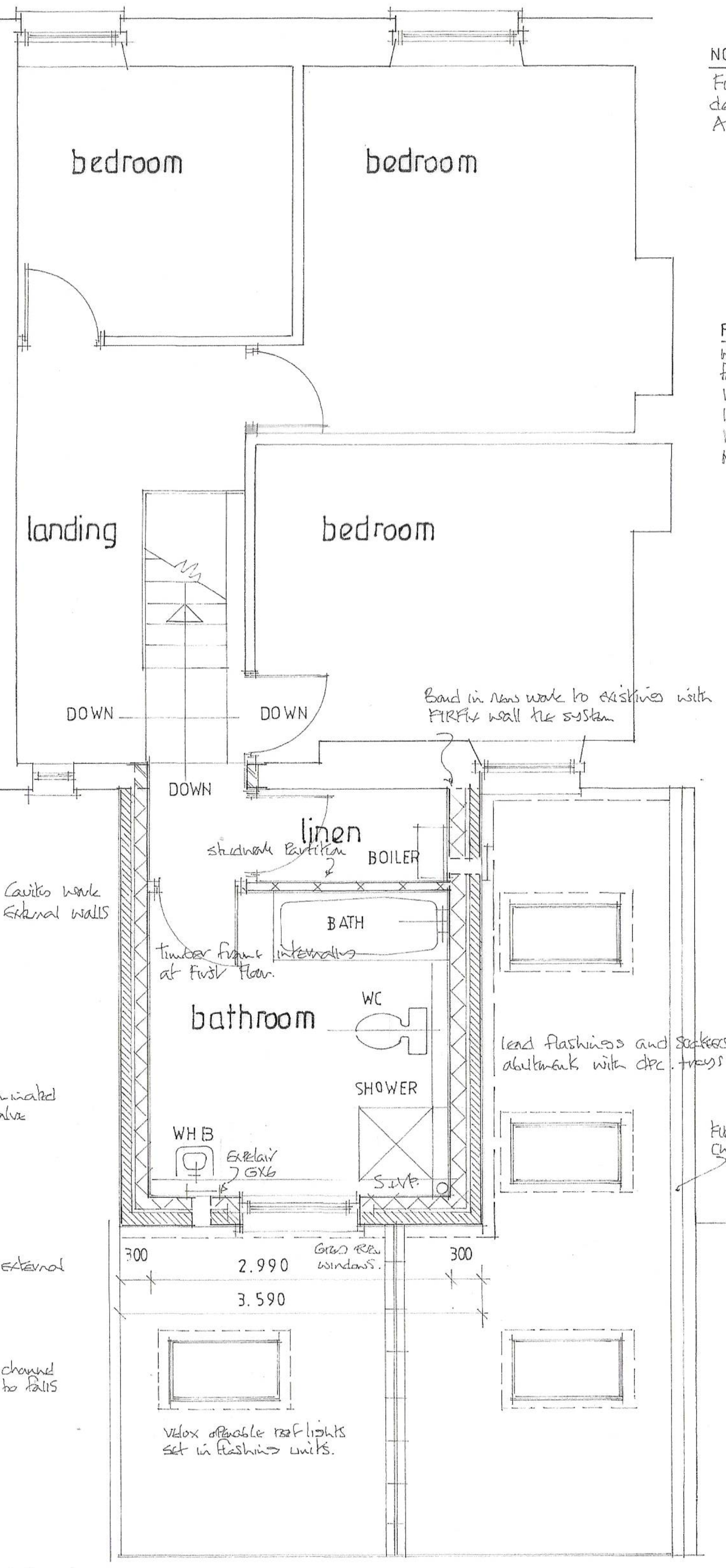
Rainwater downpipe and back inlet gully.

100mm dia. below ground SW drain

To new stone filled SOAKAWAY.

INSPECT FOOTINGS
Excavate to expose foundations to side and gable walls for inspection as to suitability for building over at first floor underpin if found necessary.

RADON
Radon Gas Protection Provision to be as described in Report from the British Geological Survey.
Minimum BASIC protection to be employed.
1. Extend DPM through to close cavity.
2. DPC tray at GFL to protect DPM.



PROPOSED FIRST FLOOR PLAN 1:50 m

Bond in new work to existing with FIRFIX wall tie system

studwork Partition

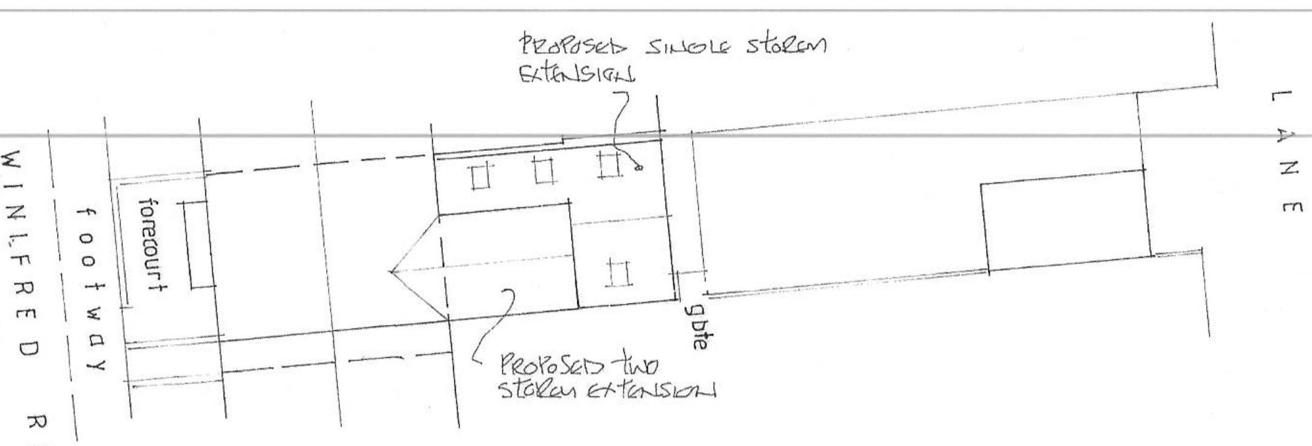
Timber frame internal walls at First Floor.

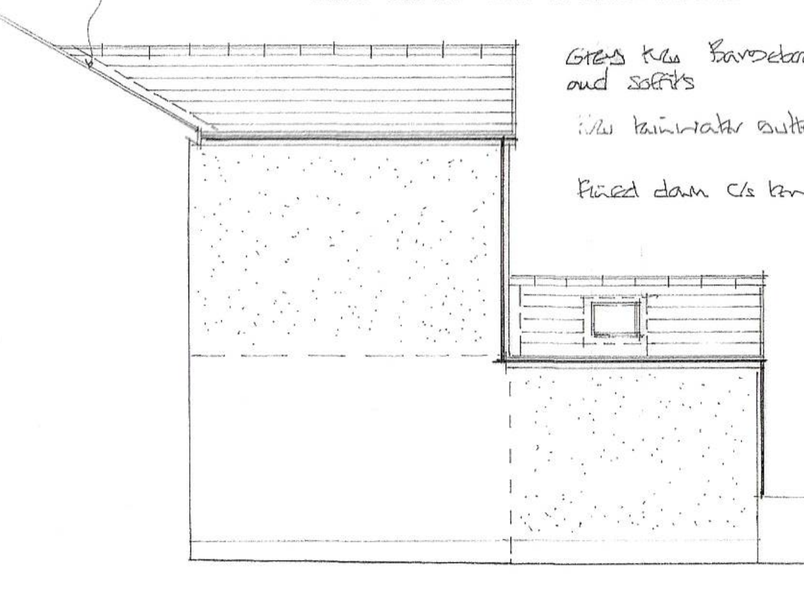
lead flashings and soakers at abutment with dpc. trays

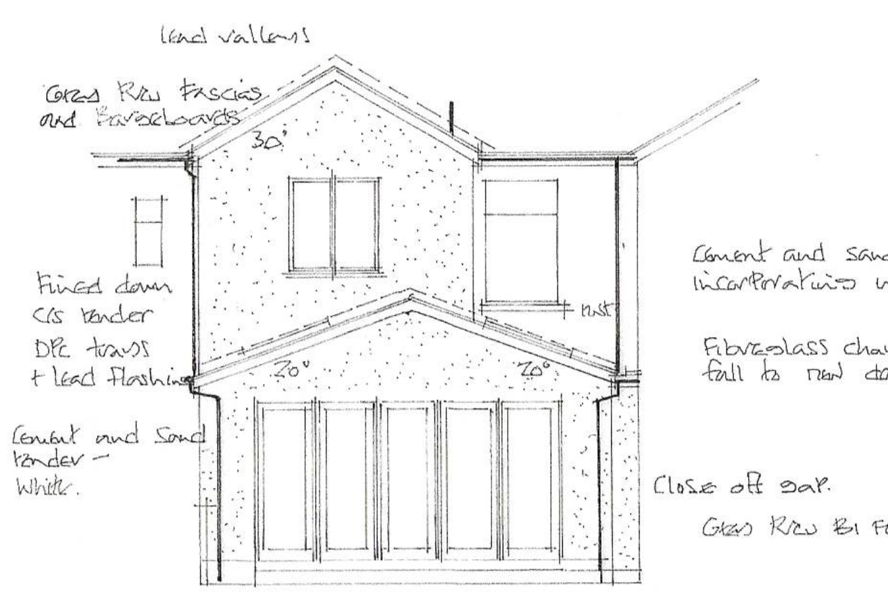
Fibreglass Channel

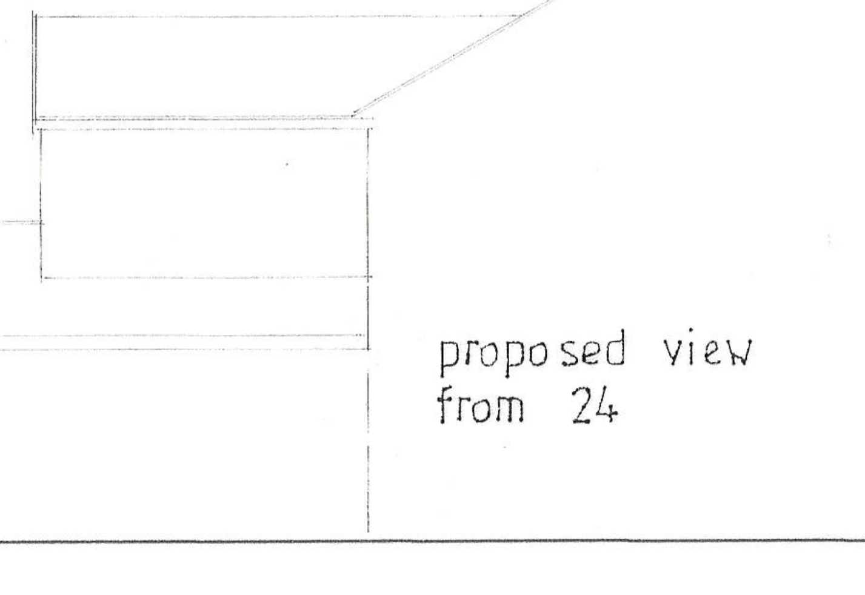
Grey PVCu windows.

Velux openable roof lights set in flashing units.


PROPOSED SINGLE STOREY EXTENSION
PROPOSED TWO STOREY EXTENSION
gate
forecourt
footway
WINIFRED ROAD
LANE
BLOCK PLAN scale 1:250


Lead valleys
Brown Concrete tiles to match existing
Grey PVCu Bargeboards Fascias and soffits
PVCu rainwater gutters and downpipes
Fixed down C/S render + Coloured white
Velux rooflights set in proprietary flashing units
Grey PVCu windows
proposed elevation from 22


lead valleys
Grey PVCu Fascias and Bargeboards
30°
20°
20°
Fixed down C/S render
DPC trays + lead flashing
Cement and sand render - White.
Cement and sand render in two coats incorporating waterproofer
Fibreglass channel over gap laid to fall to new downpipe.
Close off gap.
Grey PVCu BI FOLD Doors.
proposed rear elevation


proposed view from 24

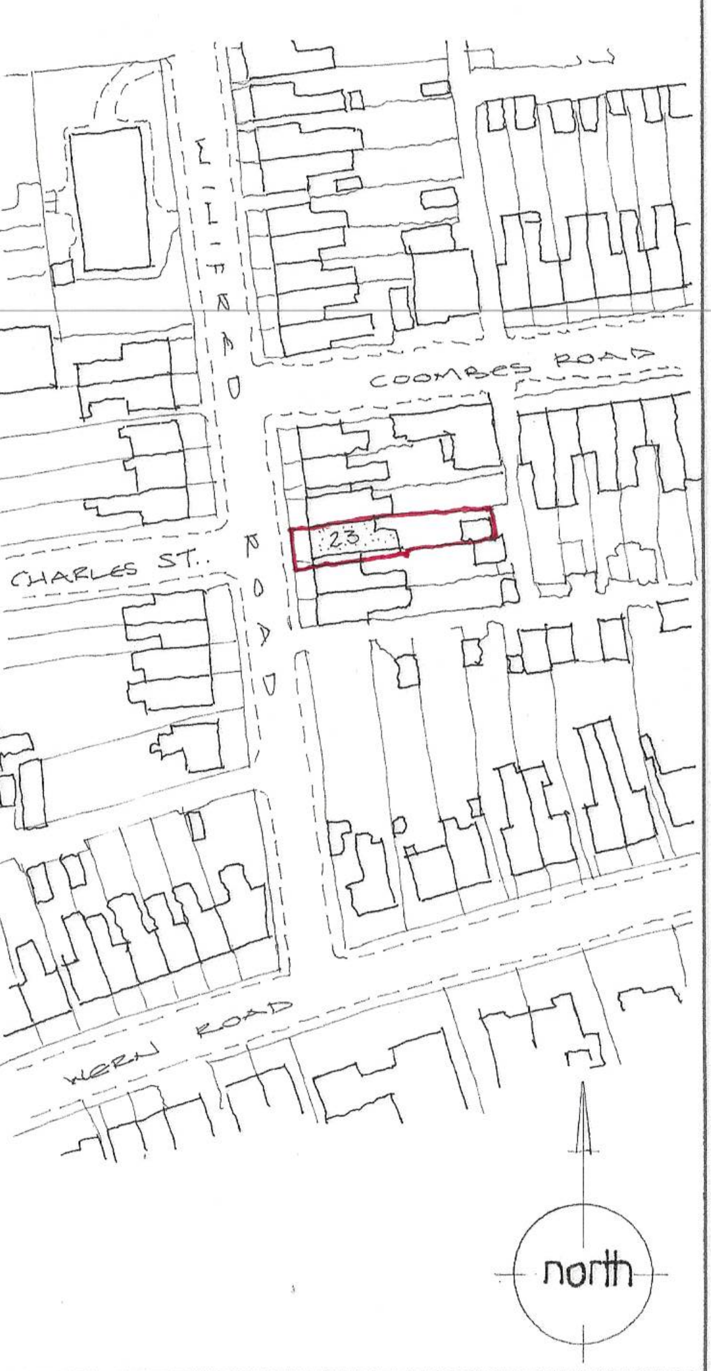
NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

LOCATION PLAN scale 1:1250



	Date	Revisions	
B	23.06.2021	View from 24 added	VJ
A	09.06.2021	PVCu altered to Grey	VJ

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RICS

Client
Mr Ian Burton.

Job Title
Proposed Two Storey and Single Storey Extensions.

Drawing Title
23, Winifred Road,
Skewen,
NEATH.
Neath Port Talbot.
SA10 6LA.

Scale 1:50 m 1:100m 1:250 1:1250

Date 03 06 2021 **Drawn by** VJ

Drg. No. 2806 R. **Rev.**

594 x 841mm A1

DS 342