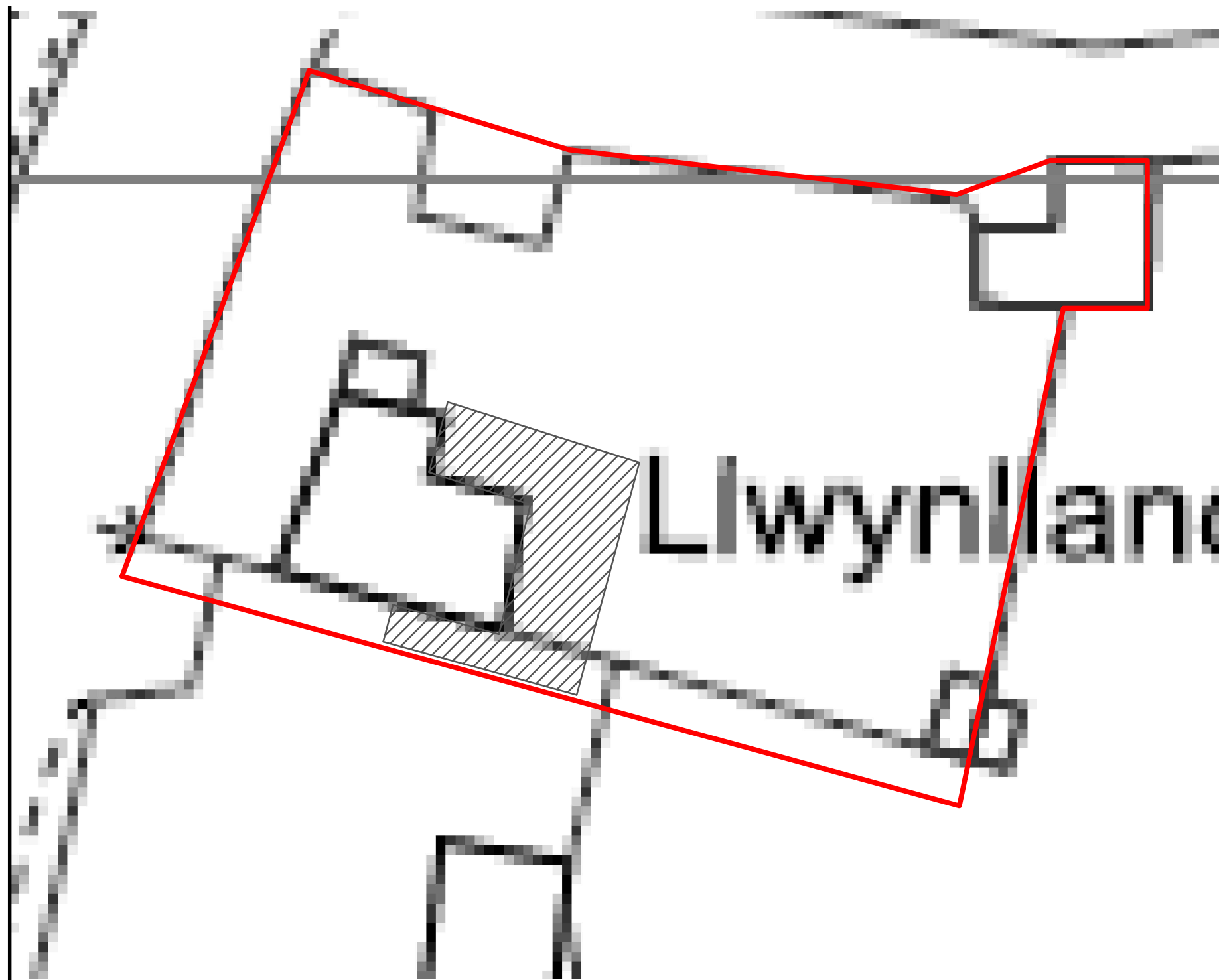
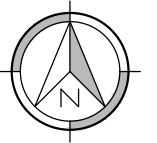




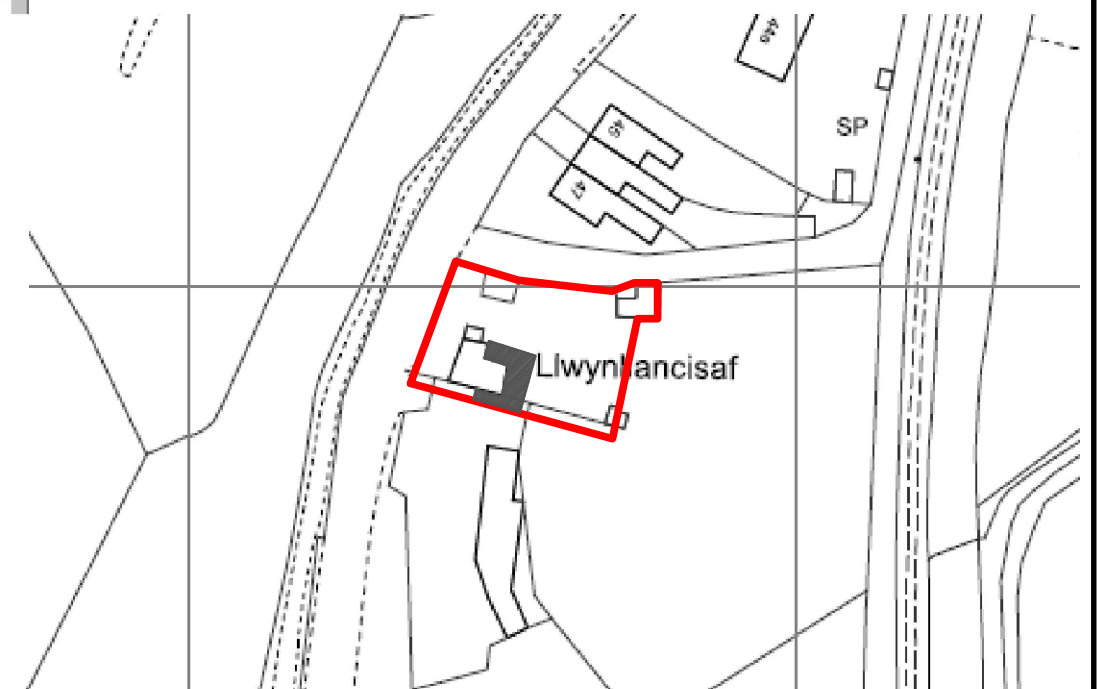
Block Plan Scale
1:200

Key

-  Boundary
-  Proposed Development

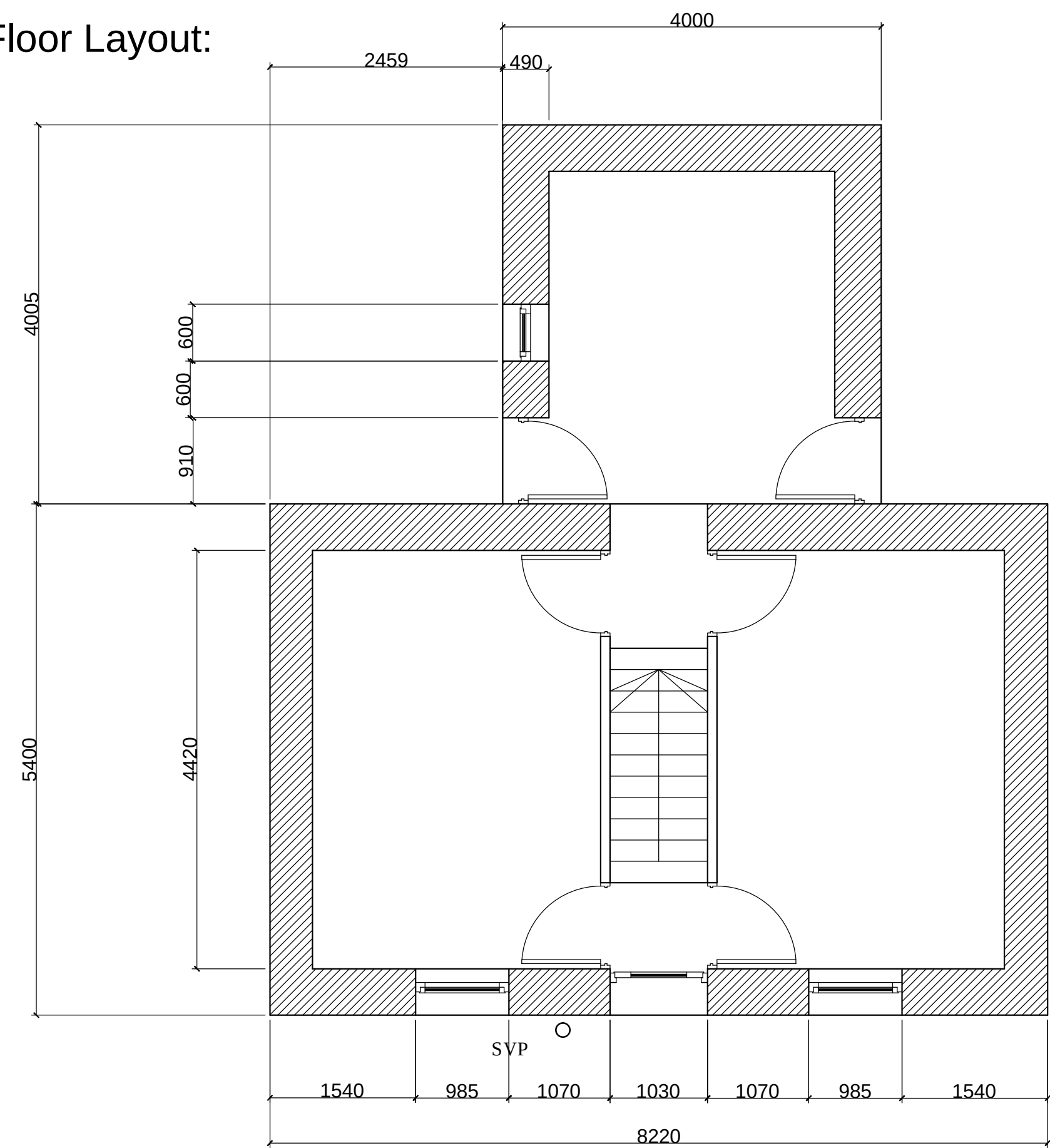


Location Plan Scale
1:1250

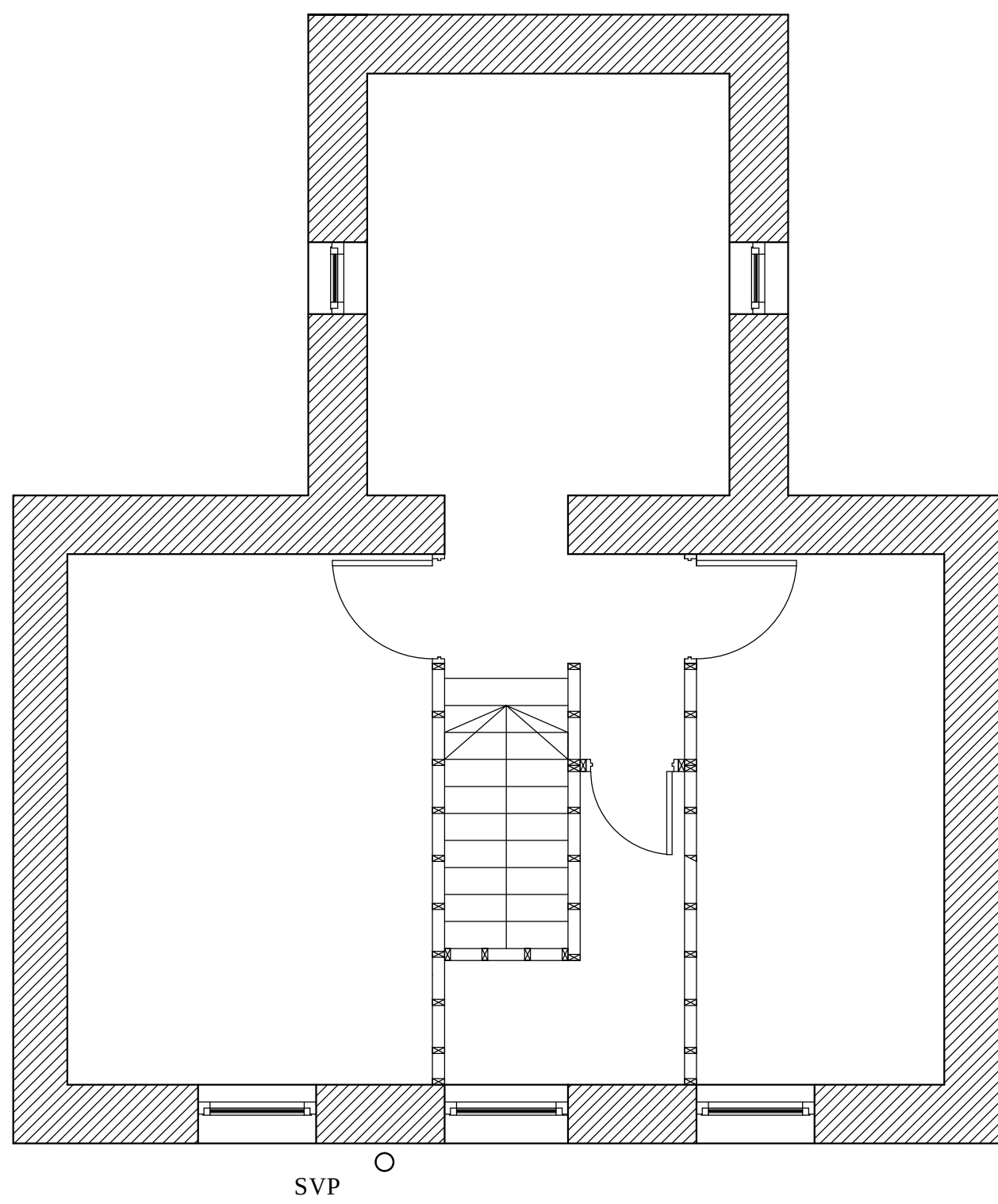


Client:	Project:	Drawing: General Arrangement Drawings	Drawn By: GSP
Mr A Vowles	Re: Renovation		Sheet No: A3.1.2
Address: Llwynllanc isaf farm Neath Road Crynant Neath SA10 8SE	Proposal: Re development of current layout.		Ref: SA10 8SE
			Date: June 2017
			Checked: GSP
			Scale: see each layout

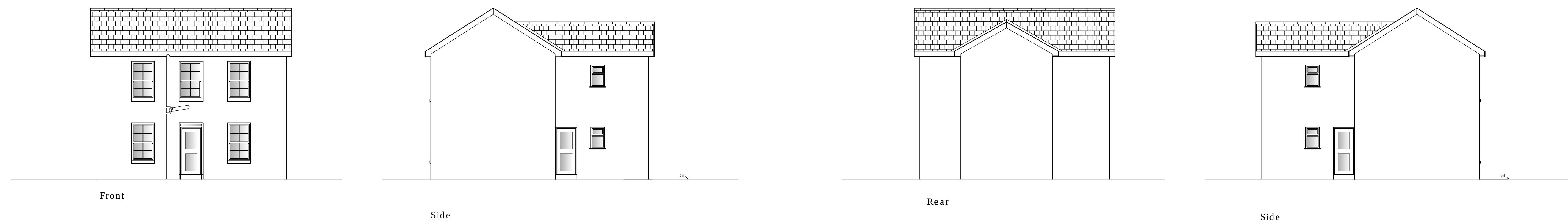
Current Ground Floor Layout:
Scale 1:50



Current 1st Floor Layout:
Scale 1:50

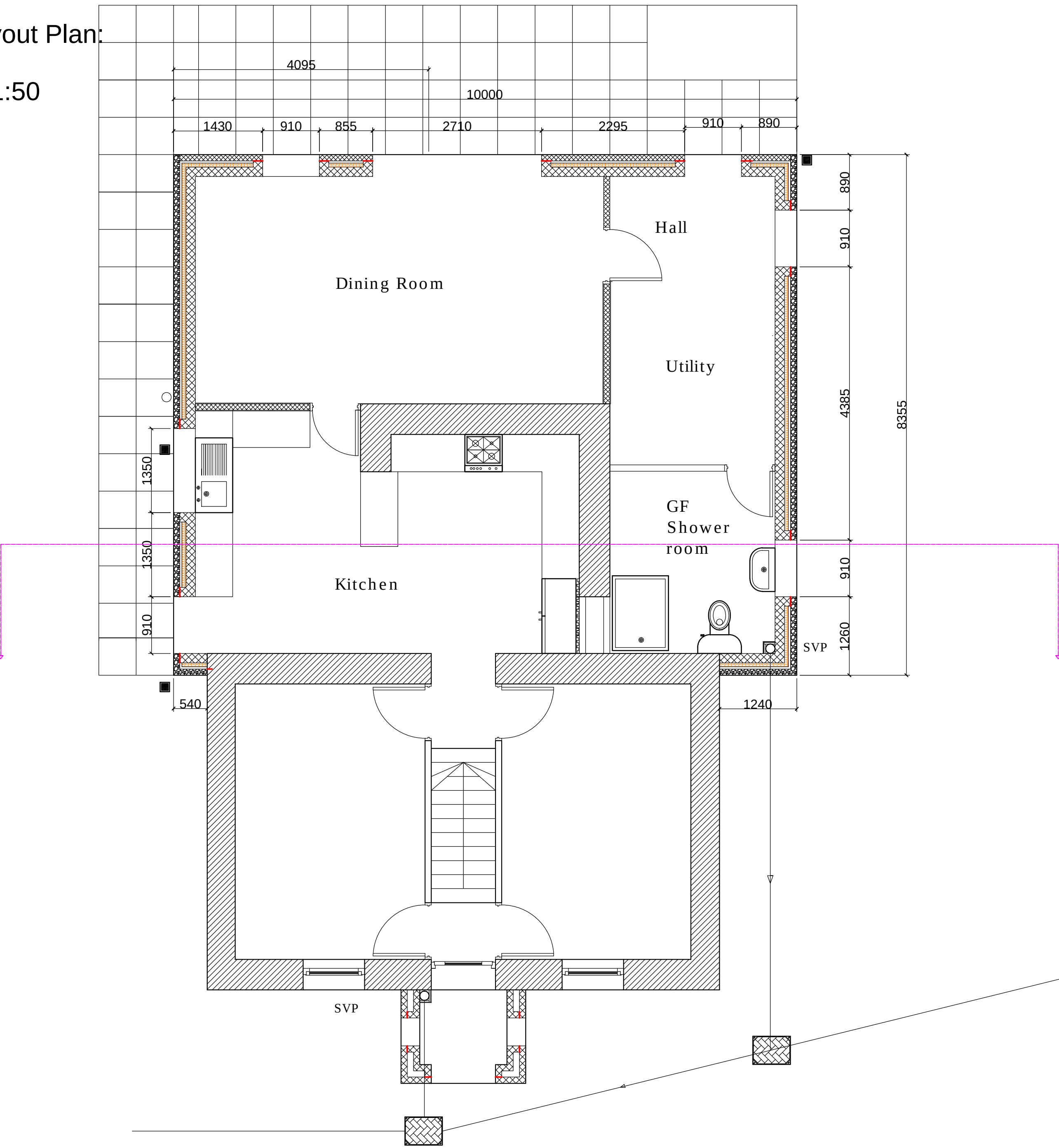


Current Elevations:
Scale 1:100

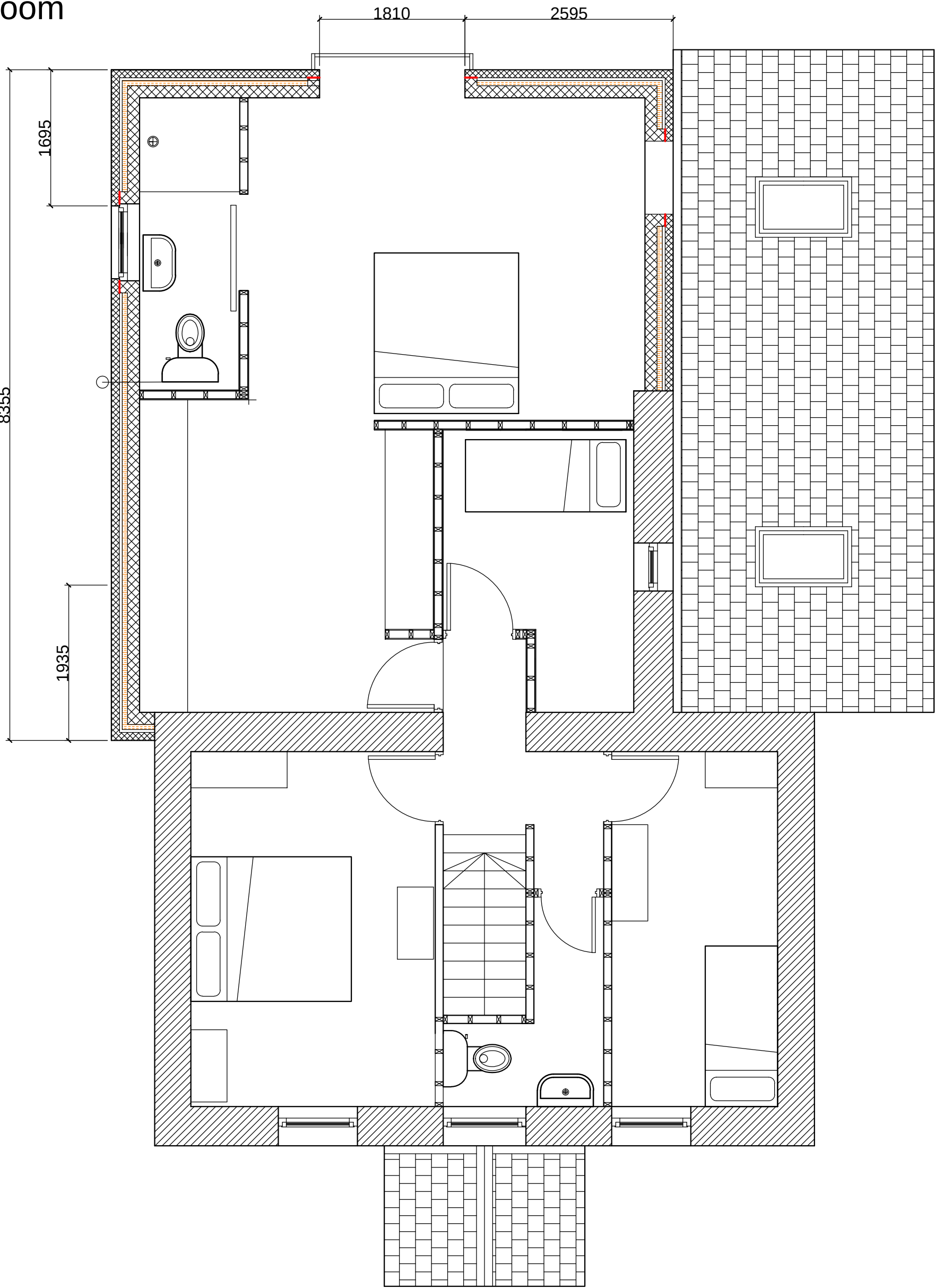


Client:	Project:	Drawing: General Arrangement Drawings	Drawn By: GSP
Mr A Vowles	Re: Renovation		Sheet No: A1.2
Address: Llwynllanc isaf farm Neath Road Crynant Neath SA10 8SE	Proposal: Re development of current layout.		Ref: SA10 8SE
			Date: June 2021
			Checked: GSP
			Scale: see each layout

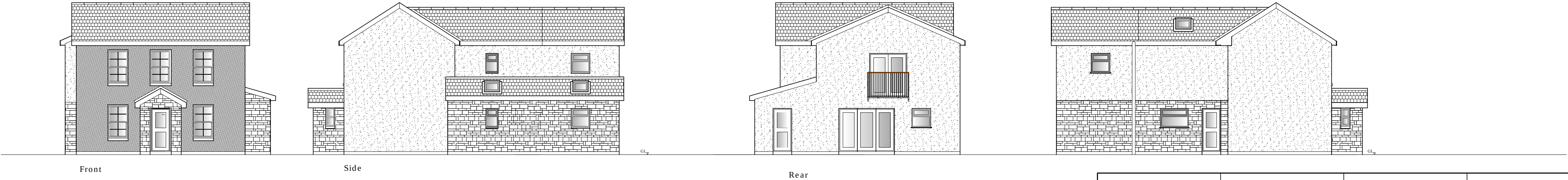
GF Layout Plan:
Scale 1:50



1st FL Layout:
En Suite Master Bedroom
Scale 1:50

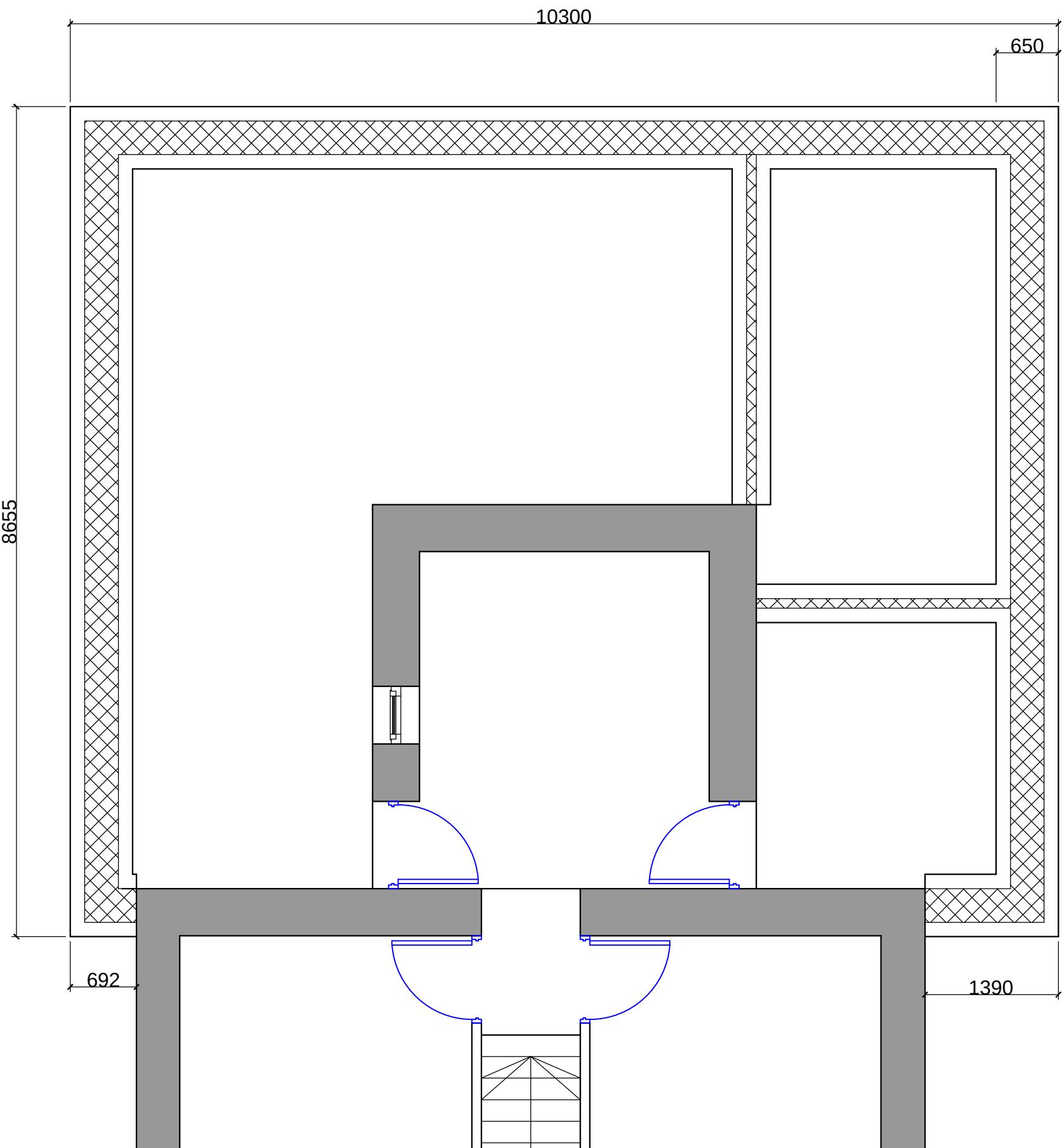


Proposed Elevations:
Scale 1: 100



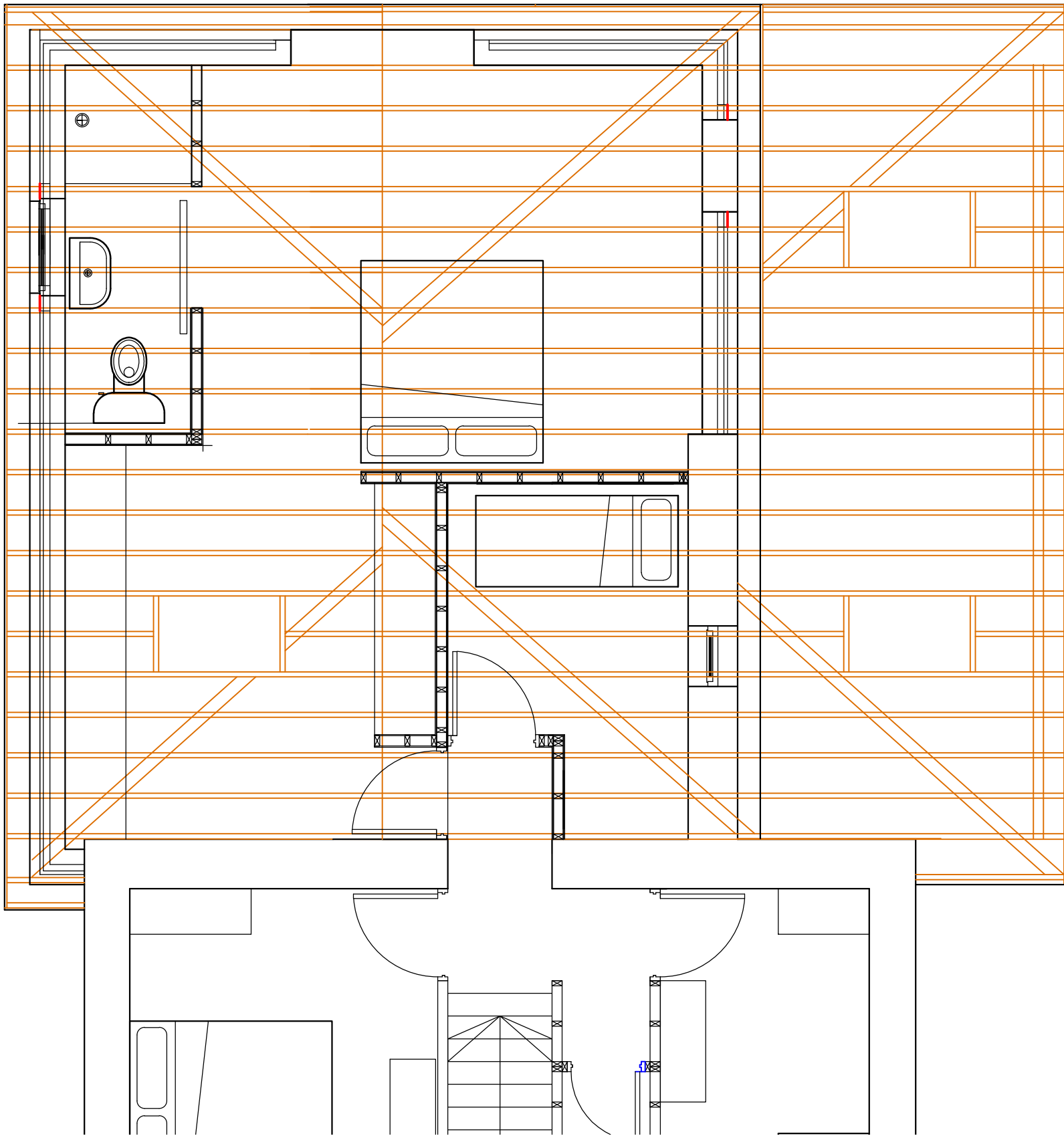
Client: Side	Project:	Drawing: General Arrangement Drawings	Drawn By: GSP
Mr A Vowles	Re: Renovation		Sheet No: A1.2
Address: Llwynllanc isaf farm Neath Road Crynant Neath SA10 8SE	Proposal: Re development of current layout.		Ref: SA10 8SE
			Date: June 2021
			Checked: GSP
			Scale: see each layout

Foundation Plan:



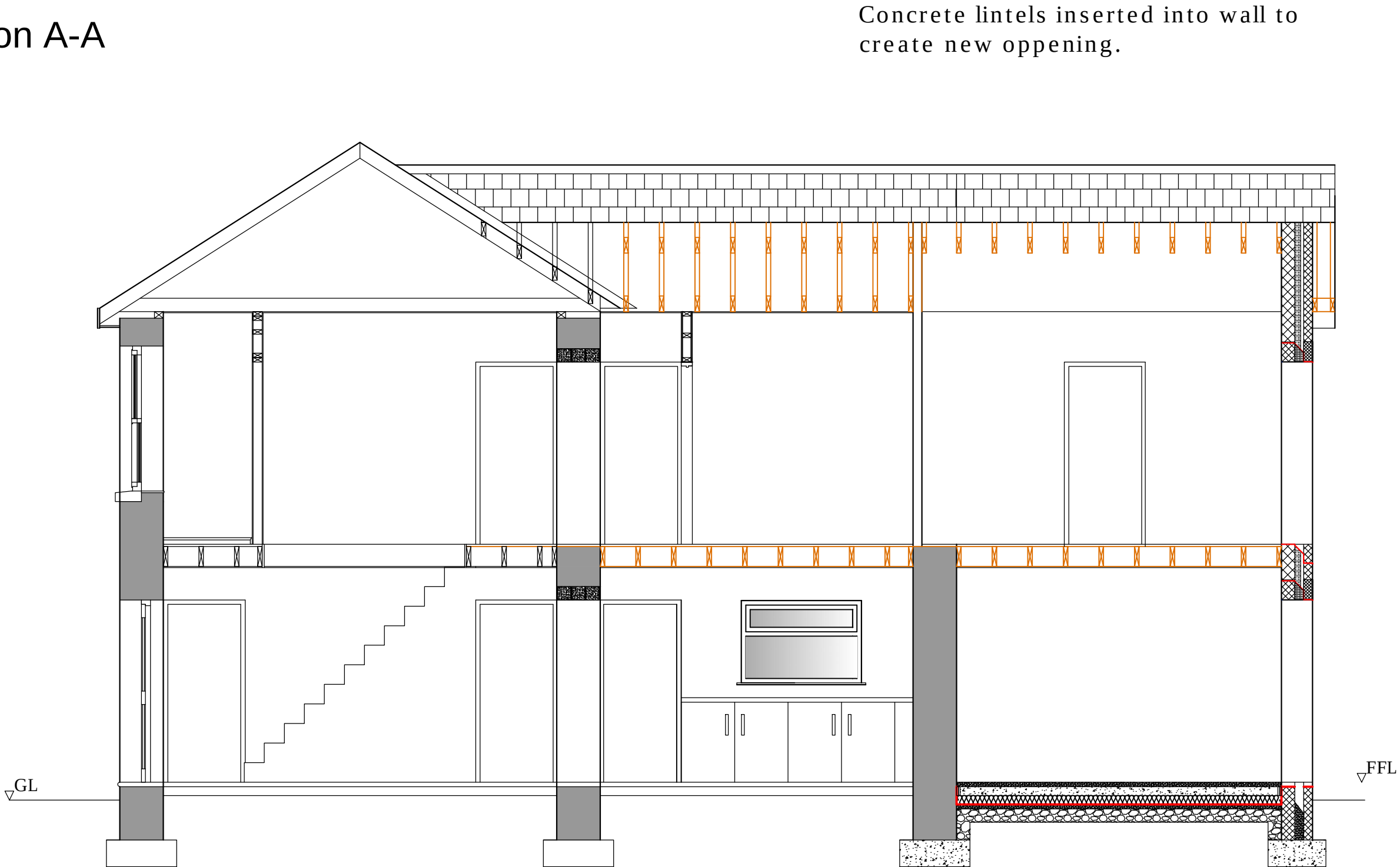
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Roof Plan:



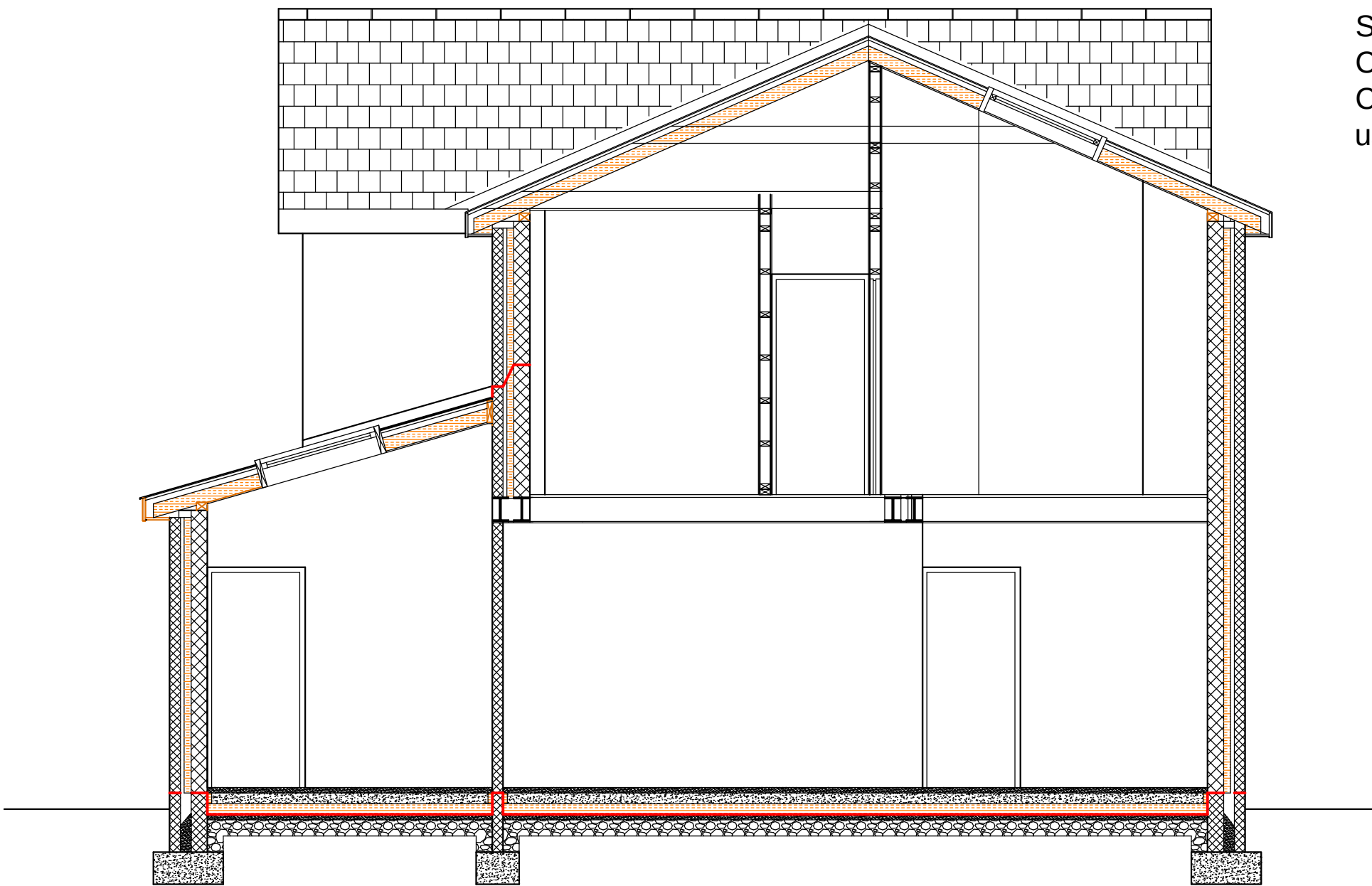
Scale 1:50

Section A-A



Section B-B:

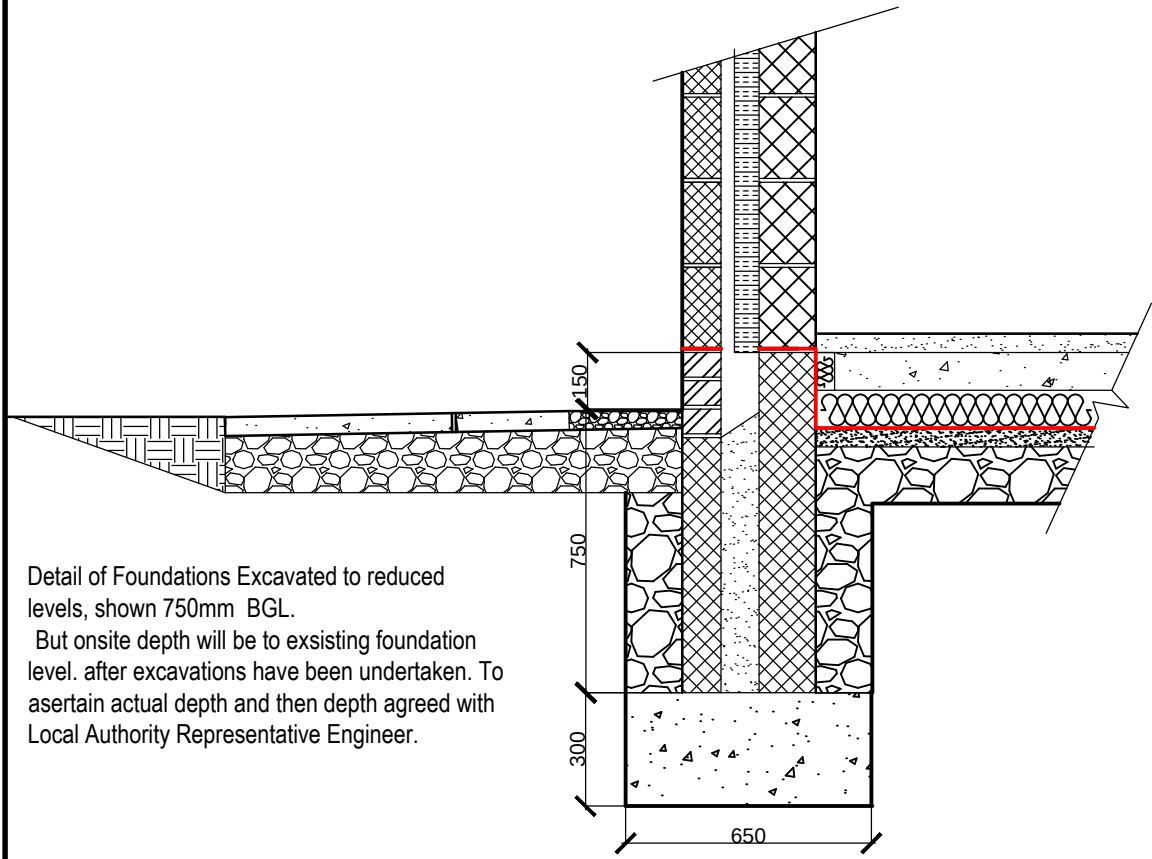
Scale 1:50



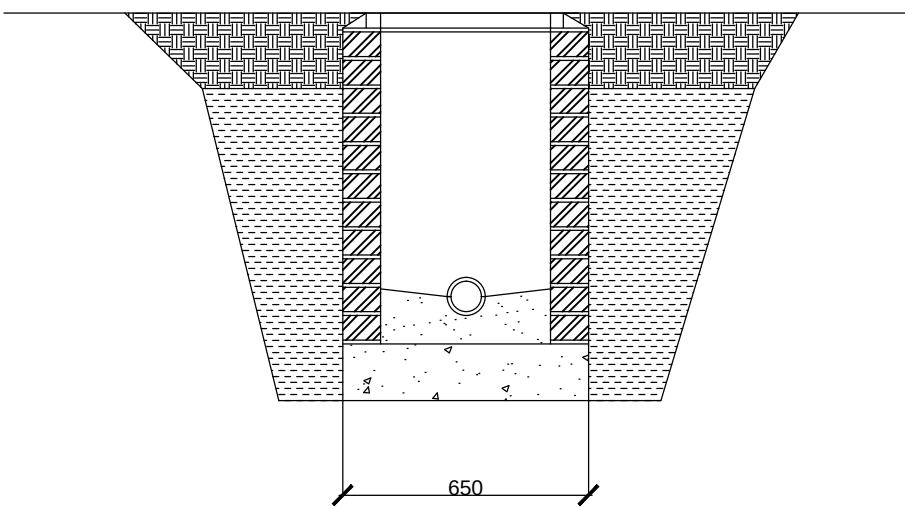
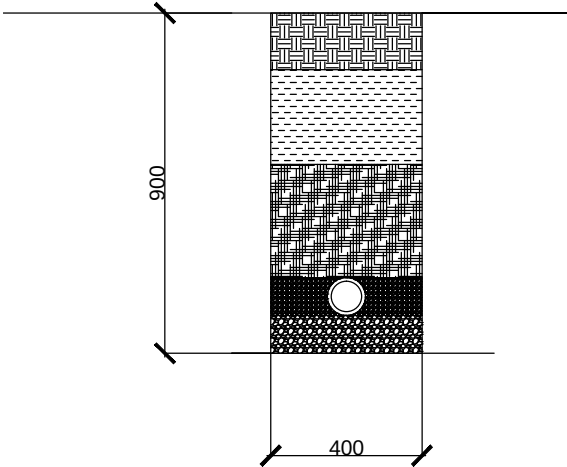
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Client:	Project:	Drawing: General Arrangement Drawings	Drawn By: GSP
Mr A Vowles	Re: Renovation		Sheet No: A1.3
Address: Llwynllanc isaf farm Neath Road Crynant Neath SA10 8SE	Proposal: Re development of current layout.		Ref: SA10 8SE
			Date: June 2021
			Checked: GSP
			Scale: see each layout

Foundation Plan:

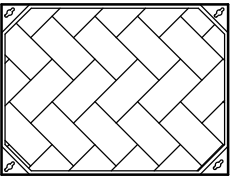


Drainage and IC:



100mm upvc pipe with polypropylene coupling. min 1:40 fall set on 100mm granular material well tamped bed set to fall. select material hand tamped about pipe. min 300mm selected material fill above pipe lightly tamped. normal backfill to 150mm below ground level. 150mm topsoil finish to all trenches in grassed area or pavia design.

Inspection Chamber
Depth set to existing Drainage on site.
standard 100mm conc base 1:3:6 with haunching 1:3 mix with a min 1:6 fall to self clean drain.
class A Engineering bricks (BS3921) to create walls with a min 1:3 mix



FACTA Class AA Inspection Cover
BS EN124 (600 x 450 x 90mm)

Scale 1:20

Specification - GF New Kitchen and Dining Room, 1st floor en suite bedroom master and additional bedroom.

General:

Contractor to visit plot prior to commencement of work to acquaint himself with the site characteristics as no claim for want of knowledge will be upheld later. The Party Wall Act of 1996 requires you to give 2 months notice of proposed works to the adjoining neighbours (within 3m of work) and obtain their written consent.

Preliminaries:

Remove all works and prepare for bonding of new walls to existing building.
Expose existing foundations insert starter bars to receive new foundation.
Expose existing drainage and prepare alterations.

Foundations:

All foundations to be taken to a depth not affected by seasonal change or frost; to loadbearing strata and below invert level of any drains whichever is greater and in no case less than 750 mm. Lay strip foundations 630mm wide, 450mm thick for Supporting walls. with consultation to Local Authority Representatives.

Walls:

Outer skin: 100 mm Cropped Granite natural finish and 100mm standard 7N/mm². with 13mm two coats wet dash render finish, to match existing and two courses below ground level. Clear cavity of 100mm width min. with wall ties to BS 1243 spaced every 900mm horizontally and 450mm vertically, and every 300mm vertically adjacent to openings. 75mm wall cavity bats.

Inner skin of: 100mm standard 7N/mm² standard block with internal finish of 13mm 11mm thistle browning plaster with 2mm finishing coat of thistle multi finish plaster with steel trowel finish.
The external wall to comply with U Value 0.27 W/m² K.

New walls to be bonded into existing or proprietary fixing used, all cavities to be made continuous and sealed at eaves.

Lintels:

Insert Catnic Cavity Lintels CX90/125, BHD100, BHD140 or similar to BS EN 10142:1991 in accordance with the manufacturers instructions on a mortar bed, allowing a nominal 150mm bearing each end, inner and outer leaves to be raised together,
External Lintels to have stop ends with 2 no weep holes minimum per opening and every 450mm horizontally.

Damp proof courses:

Insert 100mm dpc's min 150mm above adjoining ground level. Separate cavity trays to be fitted over lintels and continuously across closely spaced openings in accordance with BS 8104.
The dpc should extend 25mm beyond the outer face of the cavity closer and vertical dpc.
Vertical dpc's at wall openings should project at least 25mm into cavity.
Provide cavity trays at wall / roof intersection.

Ground floor:

50mm sand and cement screed on 100mm concrete slab on 100mm Kingspan insulation or similar to be turned up on perimeter walls with 300 µm dpm, min lap joints of 150mm turned up wall and tucked into dpc, 50mm Clean sharp blinding to HC. Consolidated sulphate free hardcore, maximum depth 600mm, min thickness 150mm. Overall U value 0.25 W/m2K.

1st floor (suspended):

25mm t & g SW tongue and groove floor boards laid on C24 SW treated timber joists 225 x 50mm @ max 400mm C/Cwith 38 x 38mm diagonal or purpose made galv metal cross bracing between joists, lateral restraints provided at 2000mm C/C. With 25mm marine ply floor boarding. All electrical and plumbing materials to be fitted at appropriate depths as to not cause the joists to fail. The new joists to be supported by. Built in at one end and supported by Support wall, Existing wall and lintols.Wall bolts: fixed to external skin with 6no per joist M10 120mm wall bolts.25mm two layers of 12.5mm thick wallboard to underside rafters creating ceiling to underpass taped and filled joints and skim finish.

Doors and Windows:

new Entrance doors to have min width of2700mm byefolding door fitted as per specialist contractors/suppliers requirements
System 1 background ventilation to double glazed units serving habitable rooms; i.e. bathrooms, shower-rooms and utility rooms to have min ventilation area of 5000 mm2 and opening lights (windows) venting 1/20th of floor area of room served at 1.75m above floor level.
Area Weighted average U value for windows and doors 2.2 W/m2K
2 no velux windows or similar fitted to mono pitch roof as located as per specialist suppliers instructions approx size 1200 x 750mm.

Electrics:

Wiring, lighting and socket points to clients requirements and must comply with BS: 7671 and the IEE wiring regulations. Installed by a qualified person and approved by a member of the EEA.

Pitch Roof:

Roof finish: Roof finish: tiles to match the existing finish as far as possible. Roof pitch as existing. Fix tiles in accordance with Code of Practice, secure to softwood battens, min lap 75mm, approved reinforced roofing felt. Fit Code No 4 lead flashing at roof intersections with external wall..

175 x 47mm SC24 Timber @ max 400mm C/C, cut into space between wall plate and bearing joist, with M12 100mm fixing bolt @ 900mm C/C, 12.5mm foil back plasterboard with 100mm insulation batts in space provided allowing for natural ventilation from Eaves to Ridge.All fixed to 75 x 100mm min wall plate bedded in cement mortar with holding down straps at 1200 mm centres. Lay 100mm Rollbatt insulation between joists and 140 mm over the joists. (U value 0.16 W/m2K). Provide eaves ventilation equal to a 25mm continuous vent fitted with a fly-proof screen.

Lateral Restraint:

Where joists/rafters are parallel to the walls or wall is unsupported for more than 3 metres provide lateral restraint at 2 metre centres with 30 x 5 mm galvanised mild steel straps fitted across three joists/rafters and fix to the walls.

Drainage:

Rainwater: 115mm rainwater goods discharging via new and existing 63mm diameter rainwater pipe to the existing and new back inlet gullies discharging to existing main sewer or 1m3 soakaways sited 5m from any building.
Below ground; Marley pipes to BS 4660 and BS EN 1401-1 laid to minimum gradient of 1:40 with 150 mm granular surround and backfill to BS 5955 Part 6 1980. Incorporate flexible joints within 150 mm of passing through walls to allow for settlement, connect to foul sewer. Build inspection chambers min. 600 x 450mm at changes of direction, gradient or at junctions, of; 150 mm concrete base, 225 mm 2nd class engineering brick with smooth benching and standard cover frame. Fit rodding eyes at top of drainage run.
All drainage to comply with BS 8000 Part 14 and CP 8301.

All design requirements shown and described are to be altered/re-specified as per any local authority representatives requirements and or suggestions. To fall within local authority needs.

Princess Balcony: bespoke 1200mm high gav steel banister and 15mm balistradings @ max 100mm c/c frame 200 x 2000mm base fixed to wall with 8 no m10 wall bolts.

Client:	Project:	Drawing: General Arrangement Drawings	Drawn By: GSP
Mr A Vowles	Re: Renovation		Sheet No: A1.4
Address: <i>Llwynllanc isaf farm</i> Neath Road Crynant Neath SA10 8SE	Proposal: Re development of current layout.		Ref: SA10 8SE
			Date: June 2021
			Checked: GSP
			Scale: see each layout