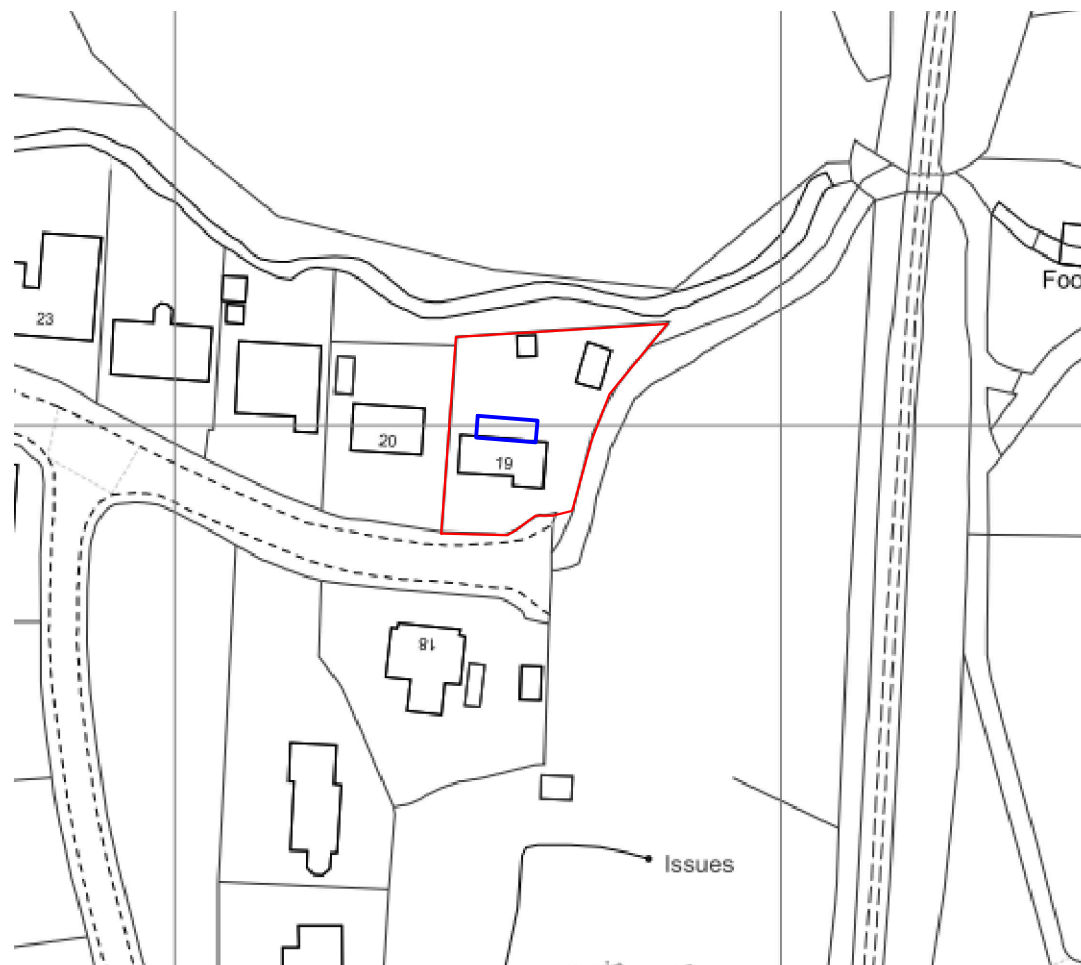


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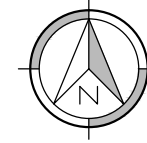
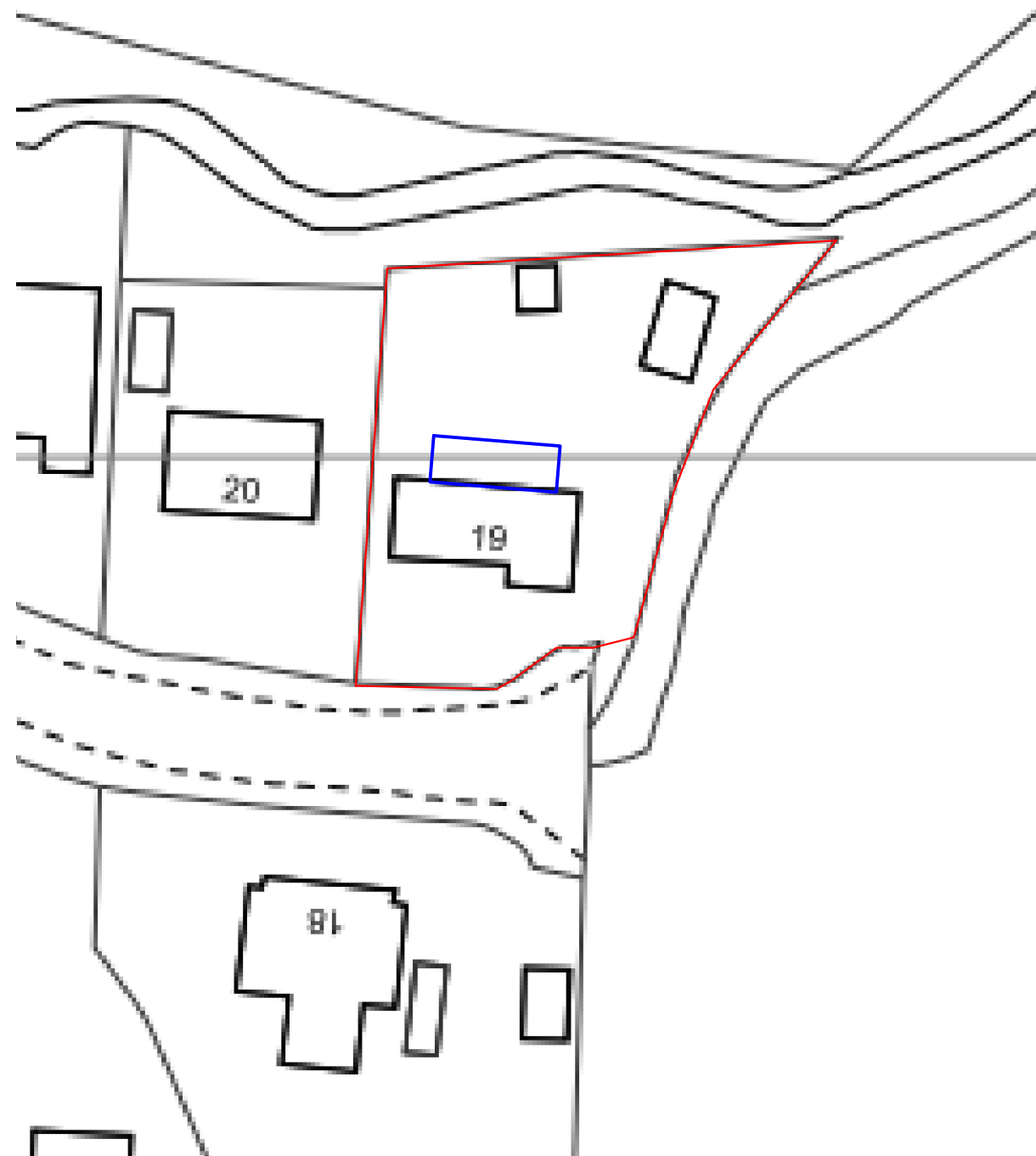
 Property Boundary

 Proposed Development

Location Plan Scale
1:1250



Block Plan Scale
1:500



Client:
Vivian and Rhiannon
Tucker

Address:
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Crynant
Neath
SA10 8PB

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Re: Home Improvement

Proposal:
Re development of
current Household with
GF Kitchen, bedroom
and bathroom
Extension.

Drawing:
General
Arrangement
Drawings

Drawn By: GSP

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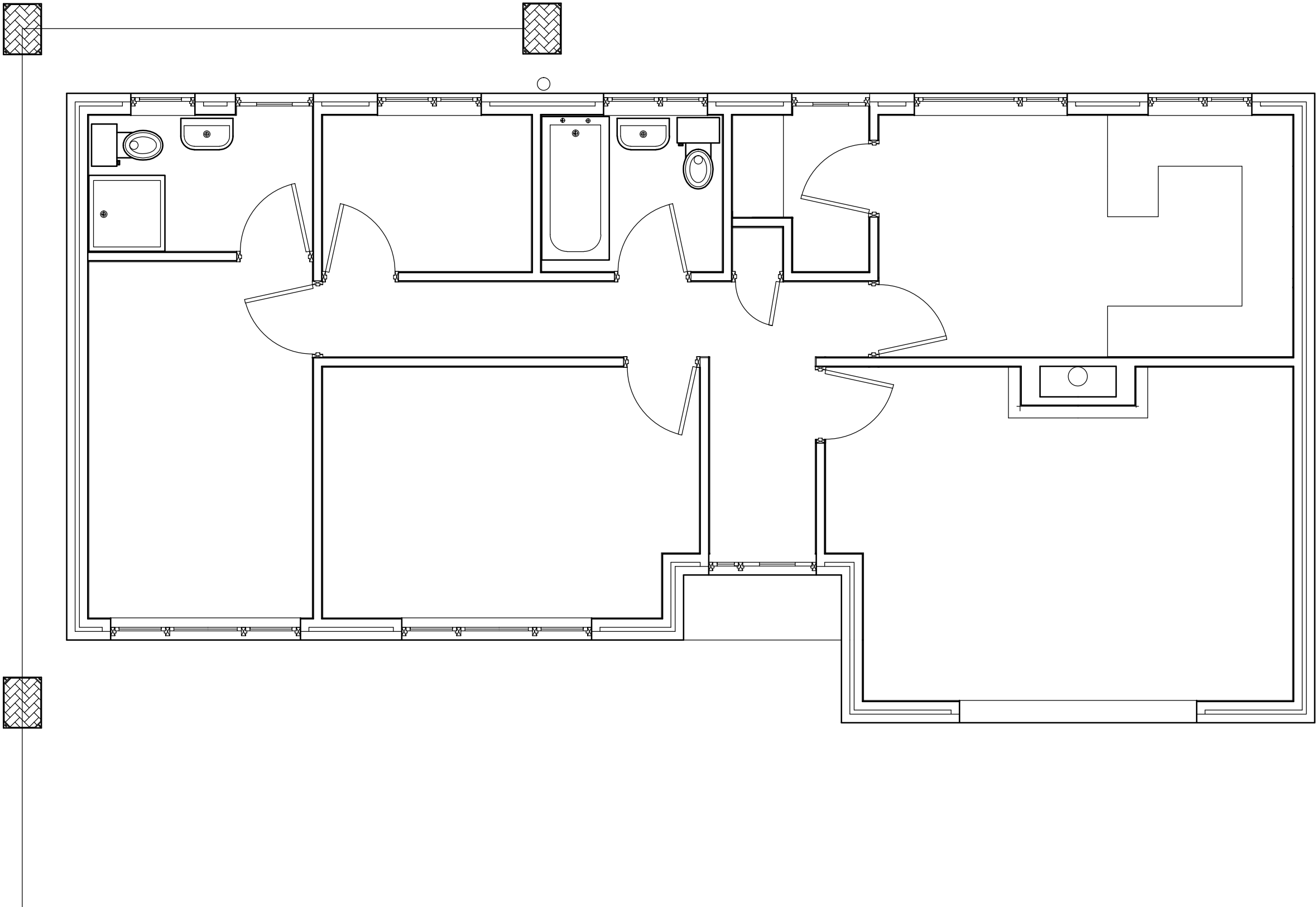
Ref: Ext 1.1

Date: Aug 2021

Checked: GSP

Scale: see each layout

Current Layout Ground Floor:
Scale 1:50



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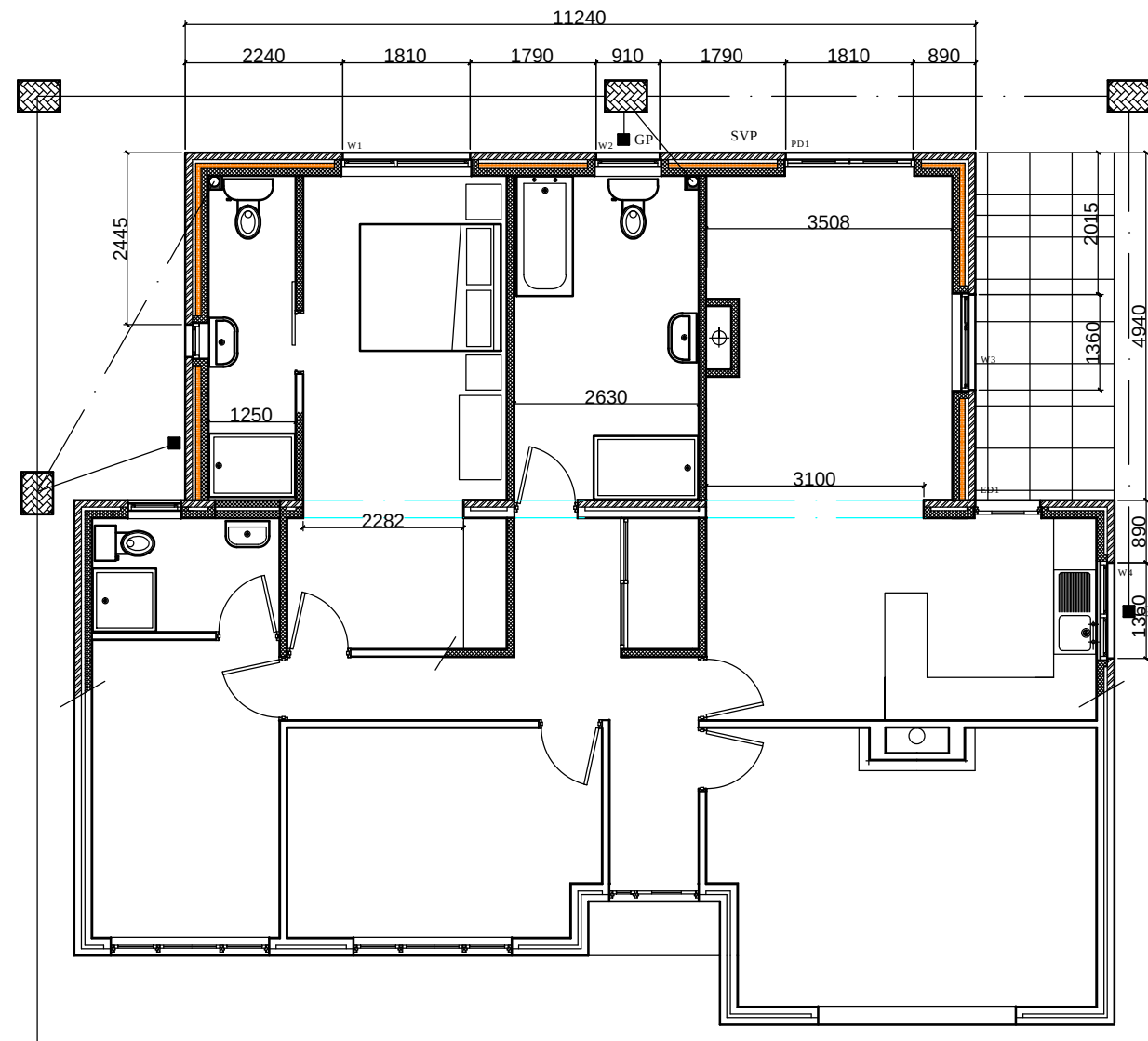
Sheet No: A3 2 of 12

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Date: Aug 2021

Checked: GSP

Scale: see each layout



Proposed Ground Floor: Scale 1:100

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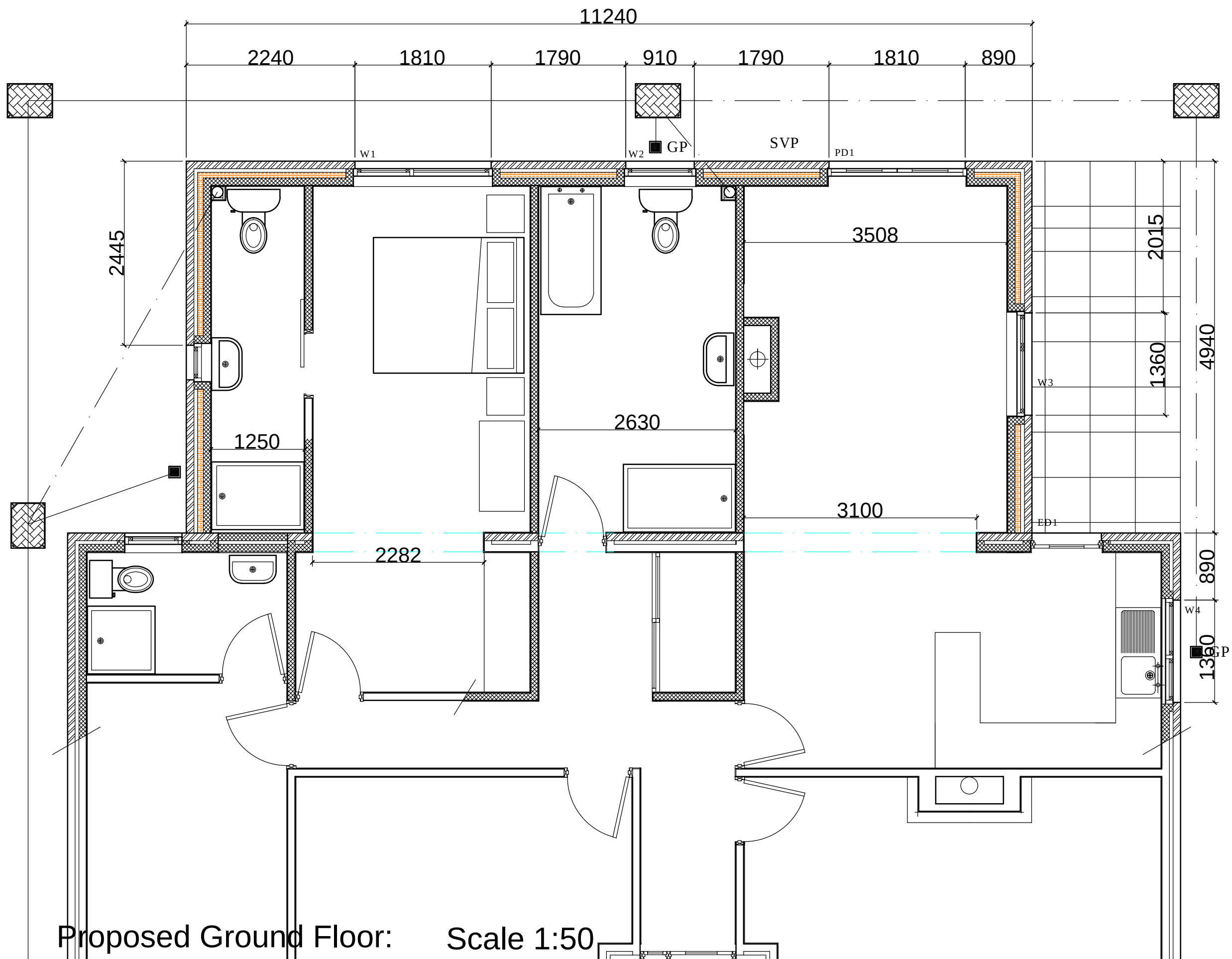
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Ref: Ext 1.1

Date: Aug 2021

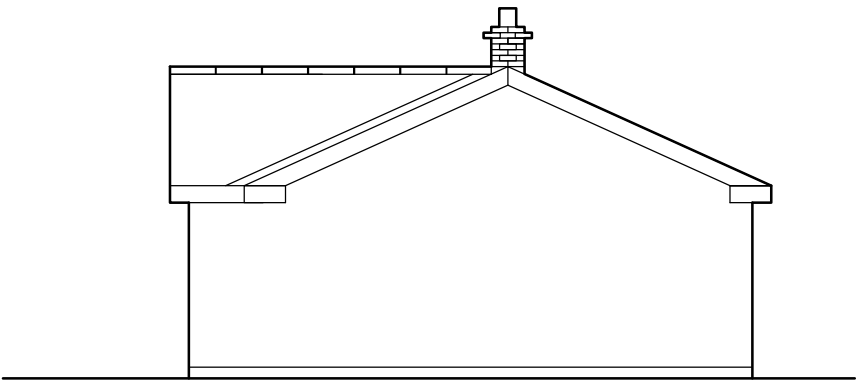
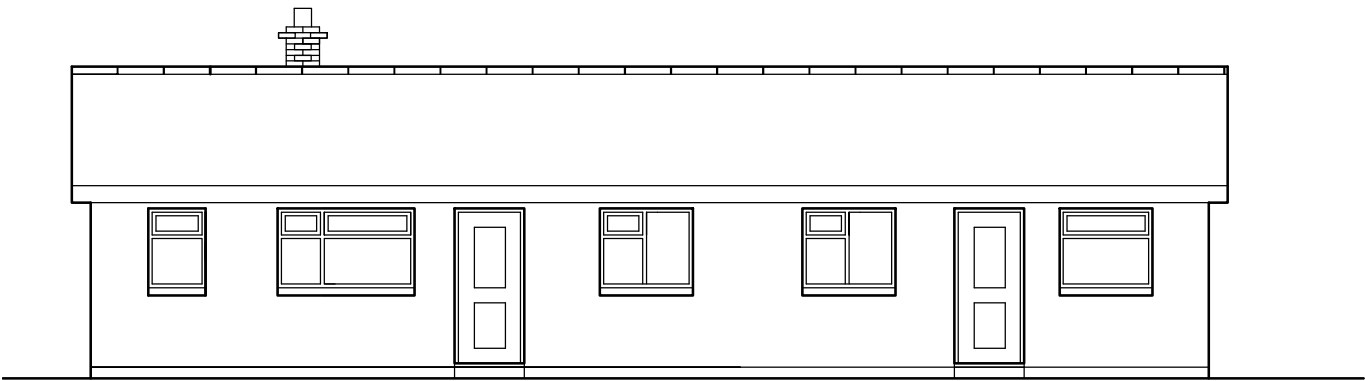
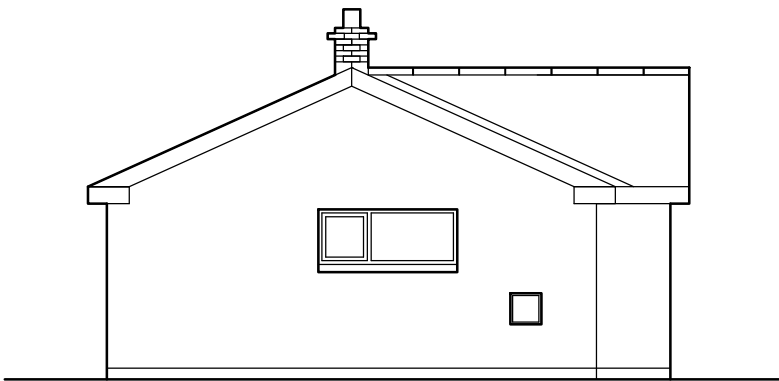
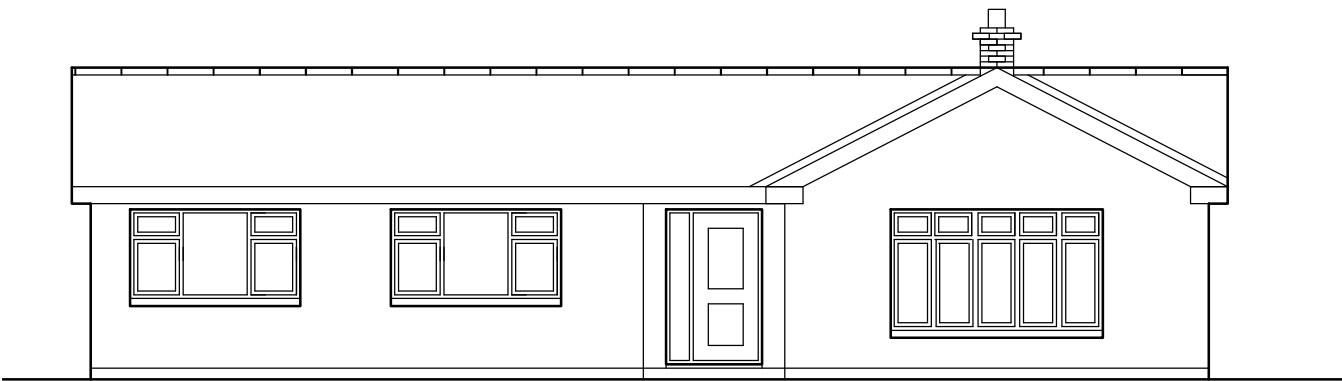
Checked: GSP

Scale: see each layout



Client: Vivian and Rhiannon Tucker
Address: 19 Heol Las Fawr Crynant Neath SA10 8PB
Project: Re: Home Improvement
Proposal: Re development of current Household with GF Kitchen, bedroom and bathroom Extension.
Drawing: General Arrangement Drawings
Drawn By: GSP
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Ref: Ext 1.1
Date: Aug 2021
Checked: GSP
Scale: see each layout

Current Elevations:
Scale 1:100



Client:
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Drawn By: GSP

Sheet No: A3 3 of 12

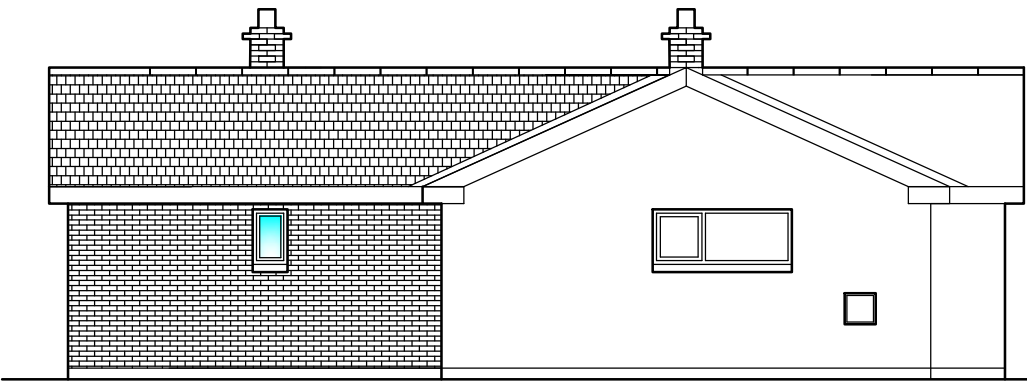
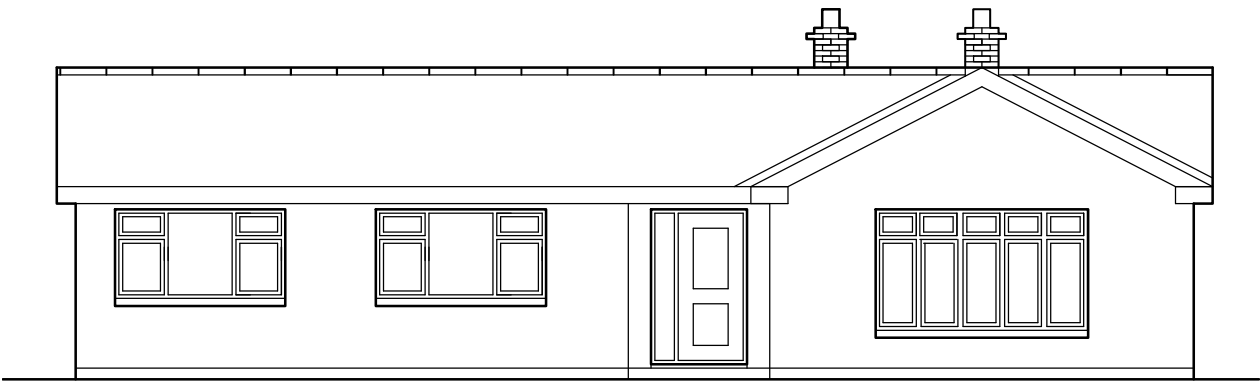
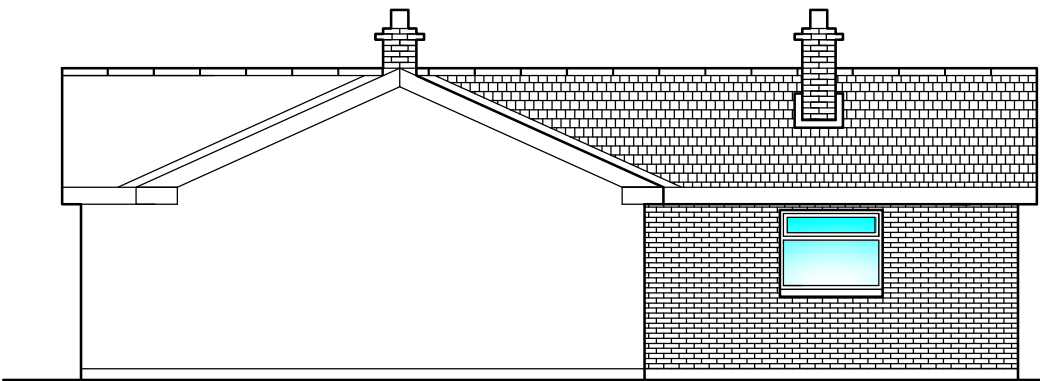
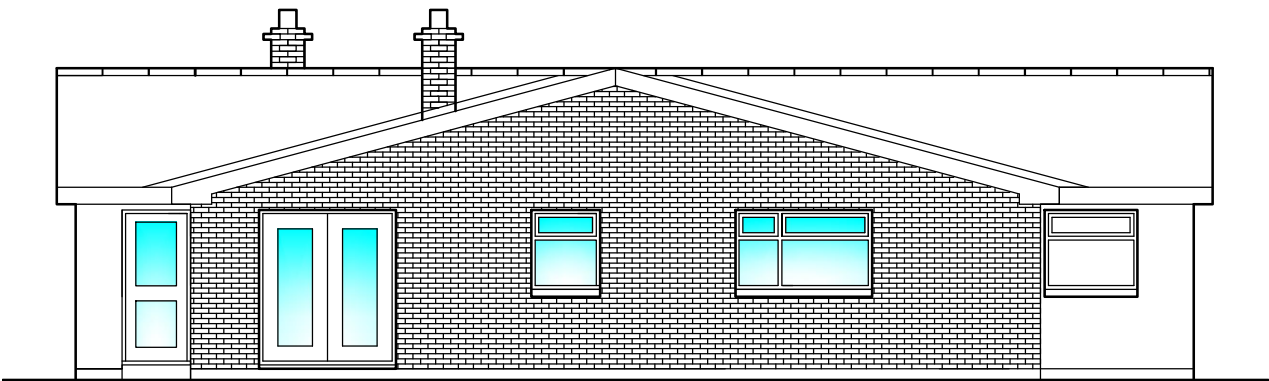
Ref: Ext 1.1

Date: Aug 2021

Checked: GSP

Scale: see each layout

Proposed Elevations:
Scale 1:100



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Drawn By: GSP

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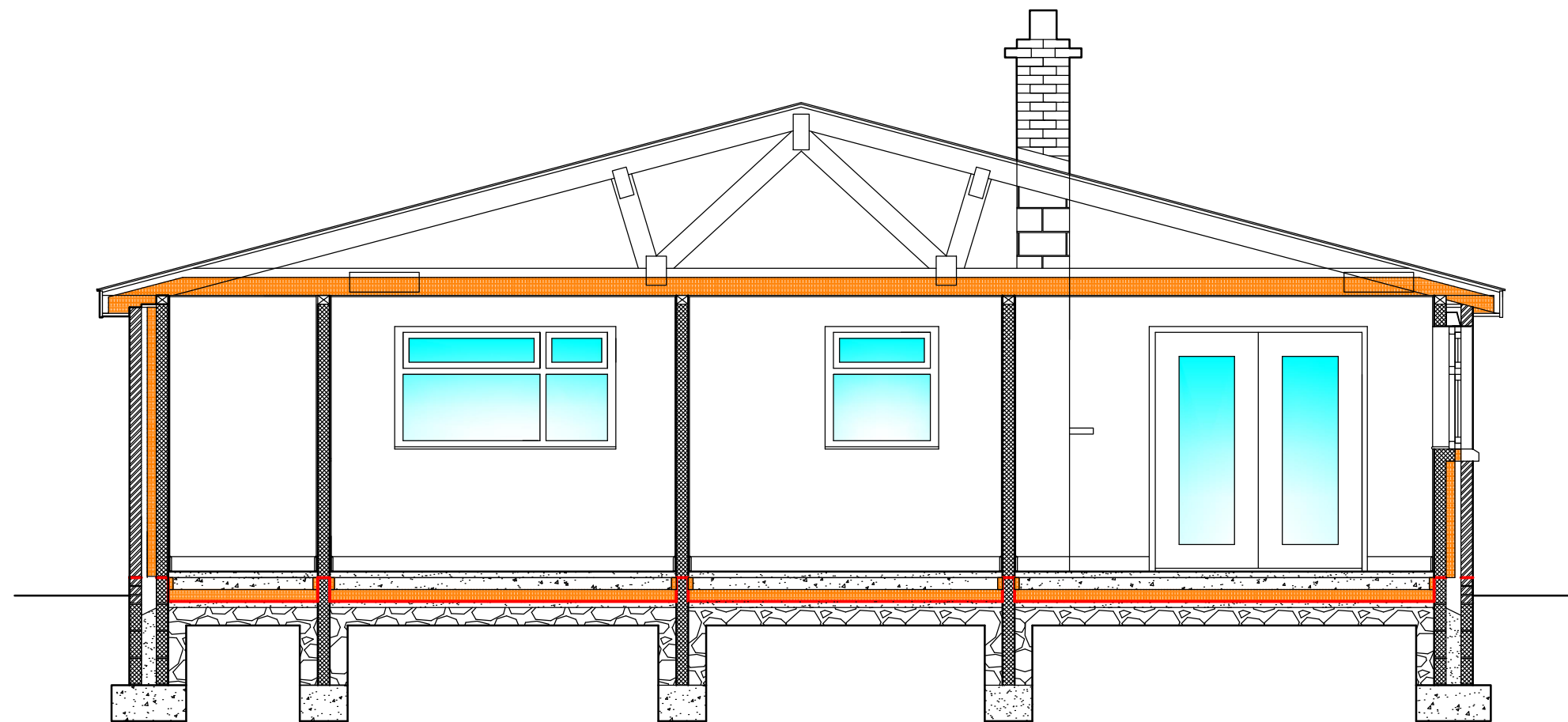
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Scale: see each layout

Section A-A
Scale 1:50



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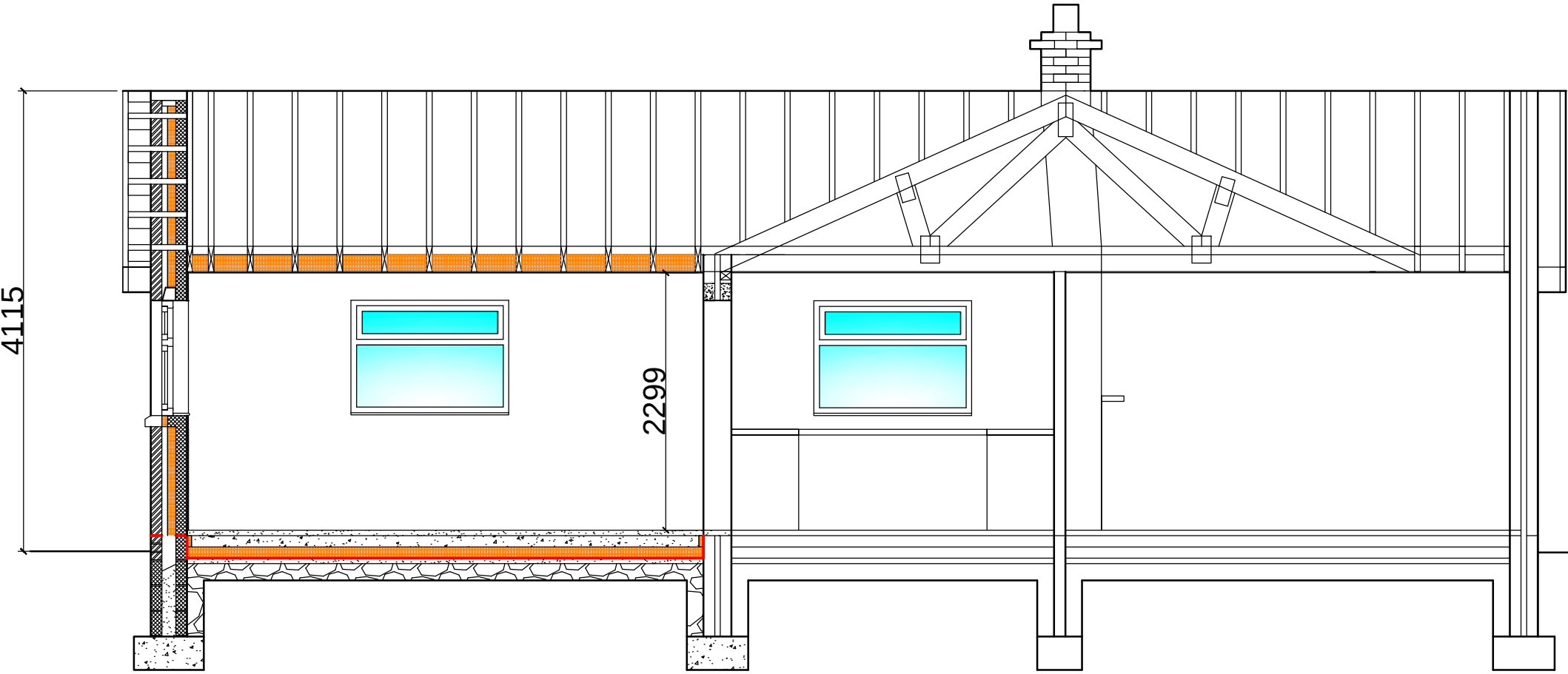
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Scale: see each layout

Section B-B:
Scale 1:50



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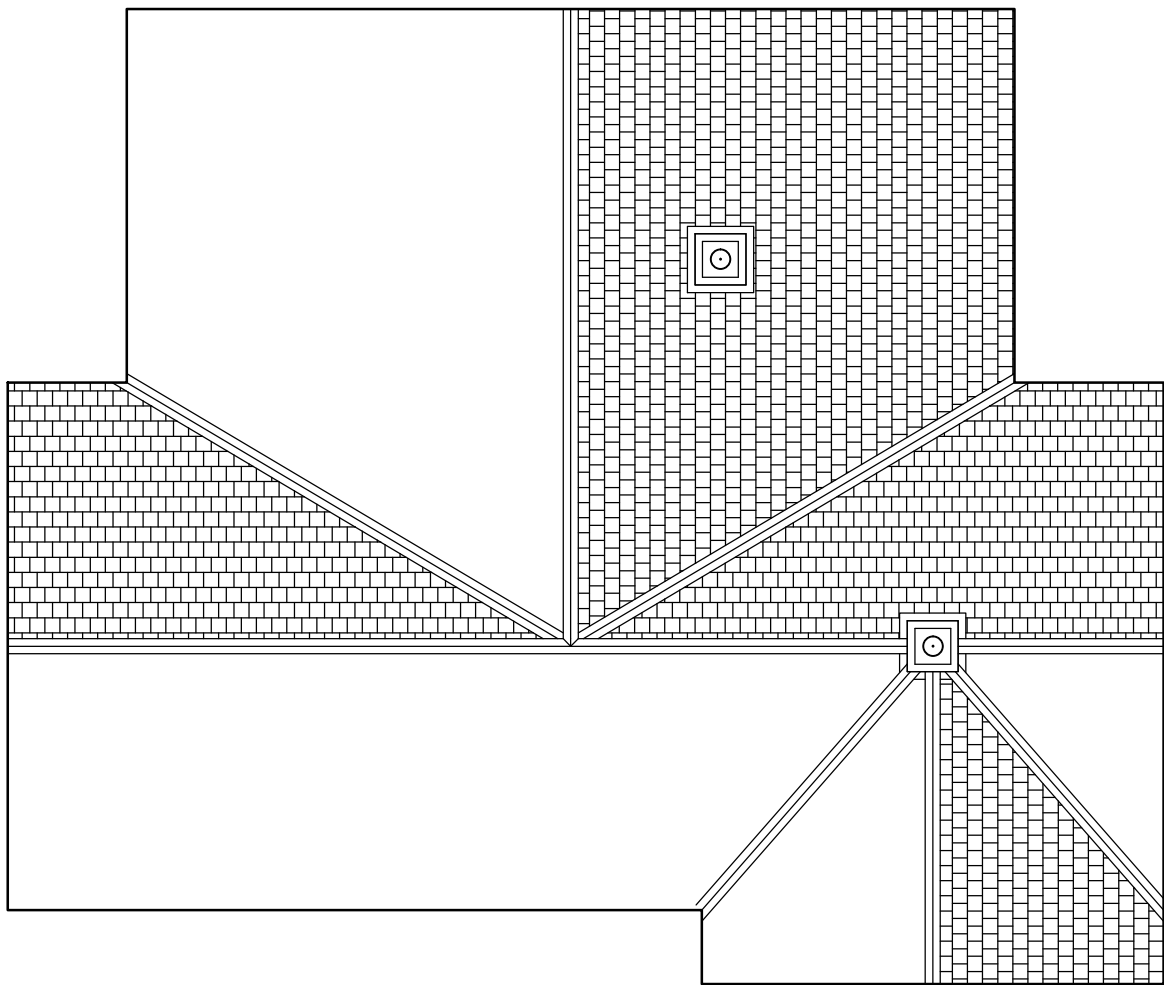
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Scale: see each layout

Roof Plan:
Scale 1:100



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Specification -

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 Decking/patio and garden decoration in proposed location of new extension.
Expose existing foundations so that agreement can be made with local representatives on depth of 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 load bearing strata and below invert level of any drains whichever is greater and in no case less than 750 mm. Lay strip foundations 625mm wide, min 225mm thick for Supporting walls with consultation to Local Authority Representatives.

Walls:

Outer skin: 105mm Hathaway Brindle Facing Bwk natural finish, to match existing Structure. 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. 65mm wall cavity bats.
Inner skin of: 150mm Celcon solar 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/m²K.
New walls to be bonded into existing or proprietary fixing systems used. All cavities to be made continuous and sealed at eaves.

Lintels:

Insert Catnic Cavity Lintels CG 90/100 or similar to new utility room, to kitchen dining room, bedroom and bathroom windows. internal openings (utility/bathroom) and any altered door location to be 150 x 100 reinforced concrete lintels All to BS EN 10142:1991 or similar fitted 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, On larger openings(kitchen diner) 2 no per span catnic BHD 100 lintels or similar to support openings. all 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 (Solid):

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.

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Doors and Windows:

New Entrance doors to have min width of 910mm door fitted as per specialist contractors/supplier's requirements.
insert and create new windows 1, 2, 3 and 4, PD 1 and ED1.
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/m 2K.
En Suite Window to be fitted with obscured patterned glass to ensure privacy.

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 (Pitch):

Roof finish: min 15 degree pitch, tiles to match the existing finish as far as possible. Fix tiles in accordance with Code of Practice, secure to softwood battens, min lap 75mm, approved reinforced roofing felt. 225 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 150mm Rollbatt insulation between joists. (U value 0.16 W/m2K). Provide eaves ventilation equal to a 25mm continuous vent fitted with a fly-proof screen.

Chimney:

RedBank Conc class 1 flue liner to chimney min535 x 310 or similar plus all required components and trays, insulated infill to chimney to suit max 10 KW stove/room heater. min 2 no 215 x 215mm permanent vents and cavity wall liner as per approved document J placed at low level around main living area. In consultation with Local Authority Representative

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.

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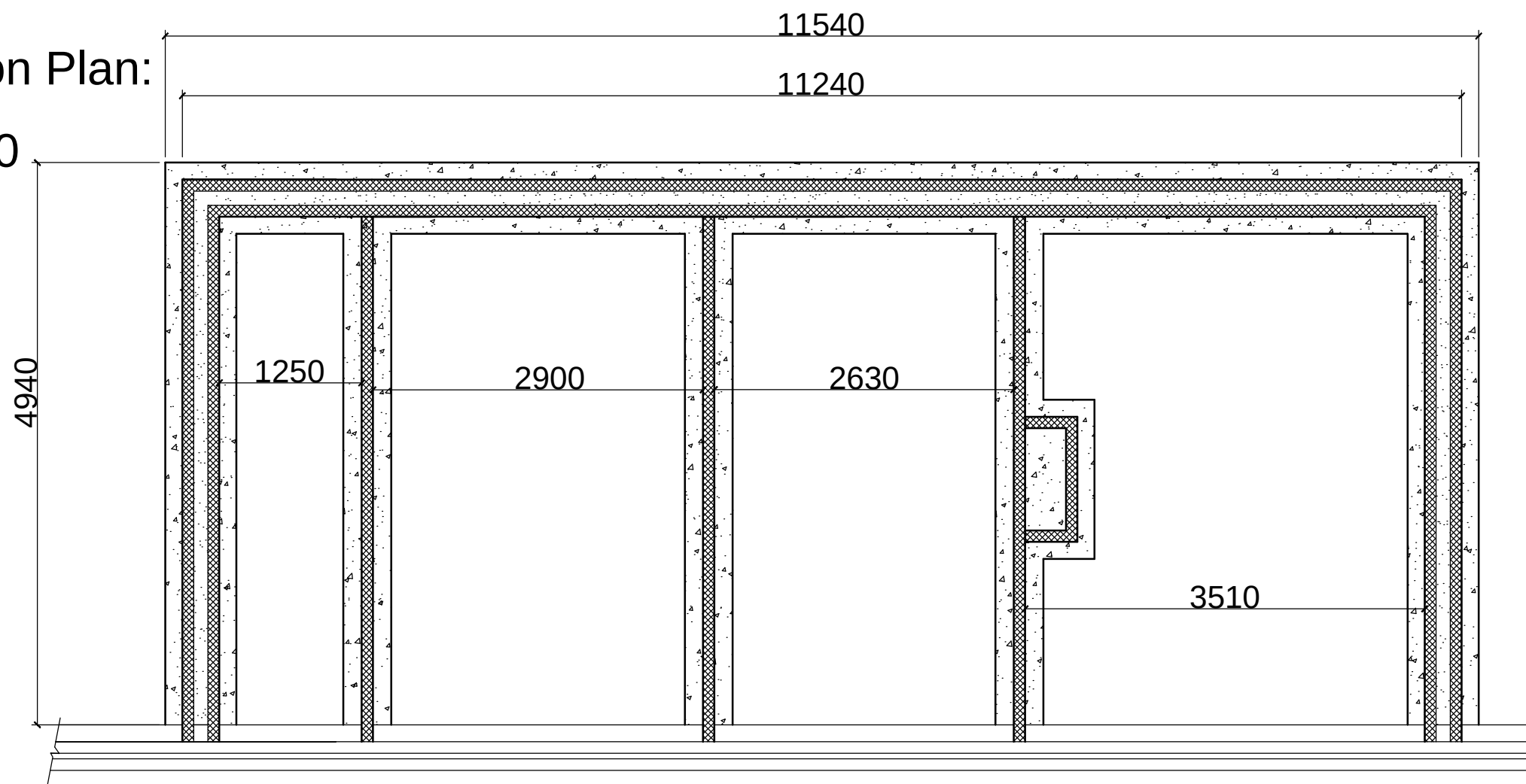
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Scale: see each layout

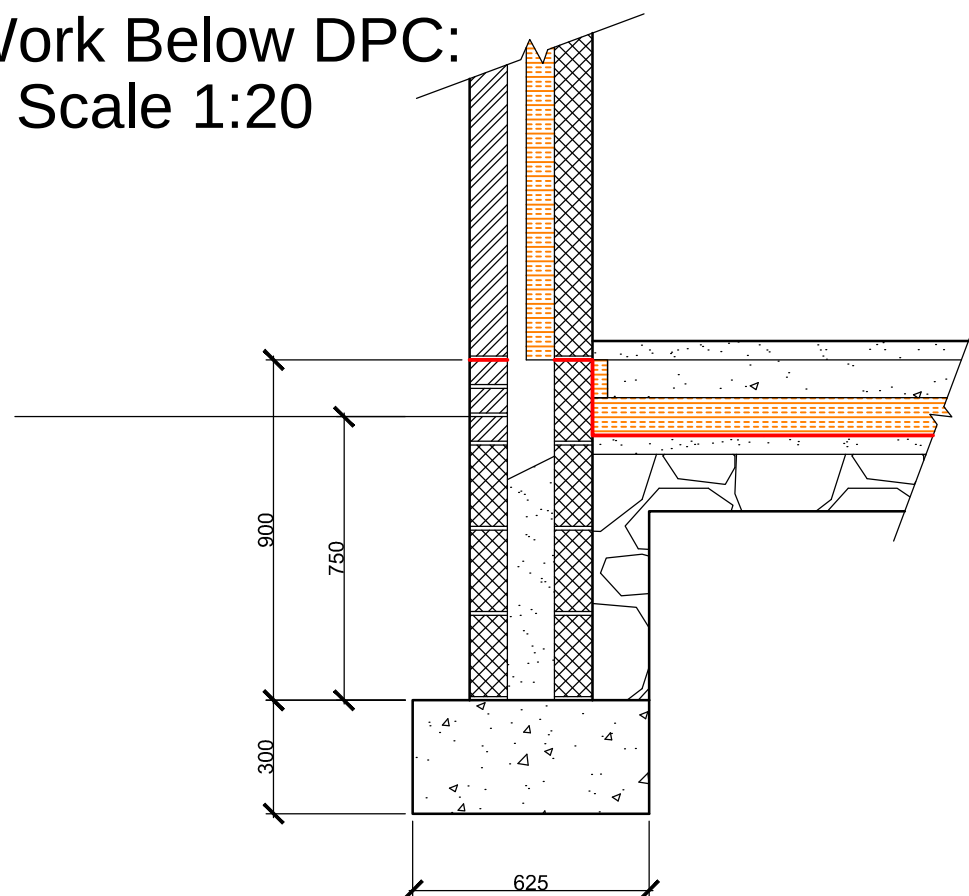
Foundation Plan:

Scale 1:50



Work Below DPC:

Scale 1:20



Min 2 no 10mm dia, 400mm rebar fitted to foundation as connection locator and joint strengthener. set min 200mm into existing fdn.

Foundations Excavated to reduced levels, shown 750mm BGL. But onsite depth to be set at existing foundation level. after excavations have been undertaken. and agreed upon with Local Authority Representative. (as no site excavation/inspection has been undertaken during design stage).

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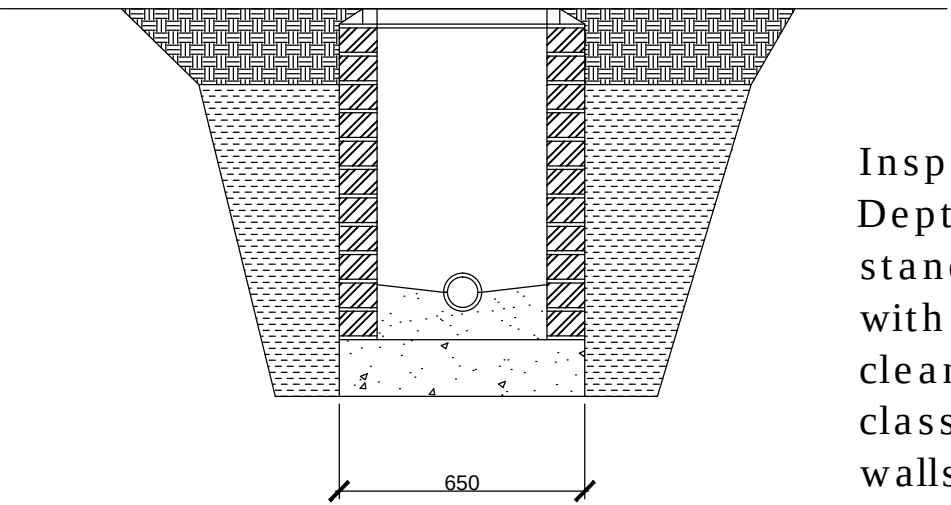
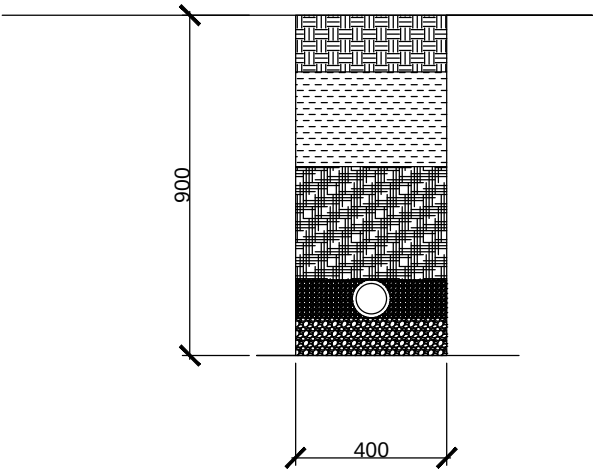
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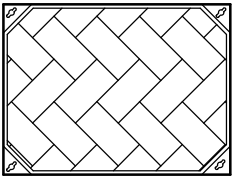
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Drainage and IC: Scale 1:20

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 as per requirements



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)

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