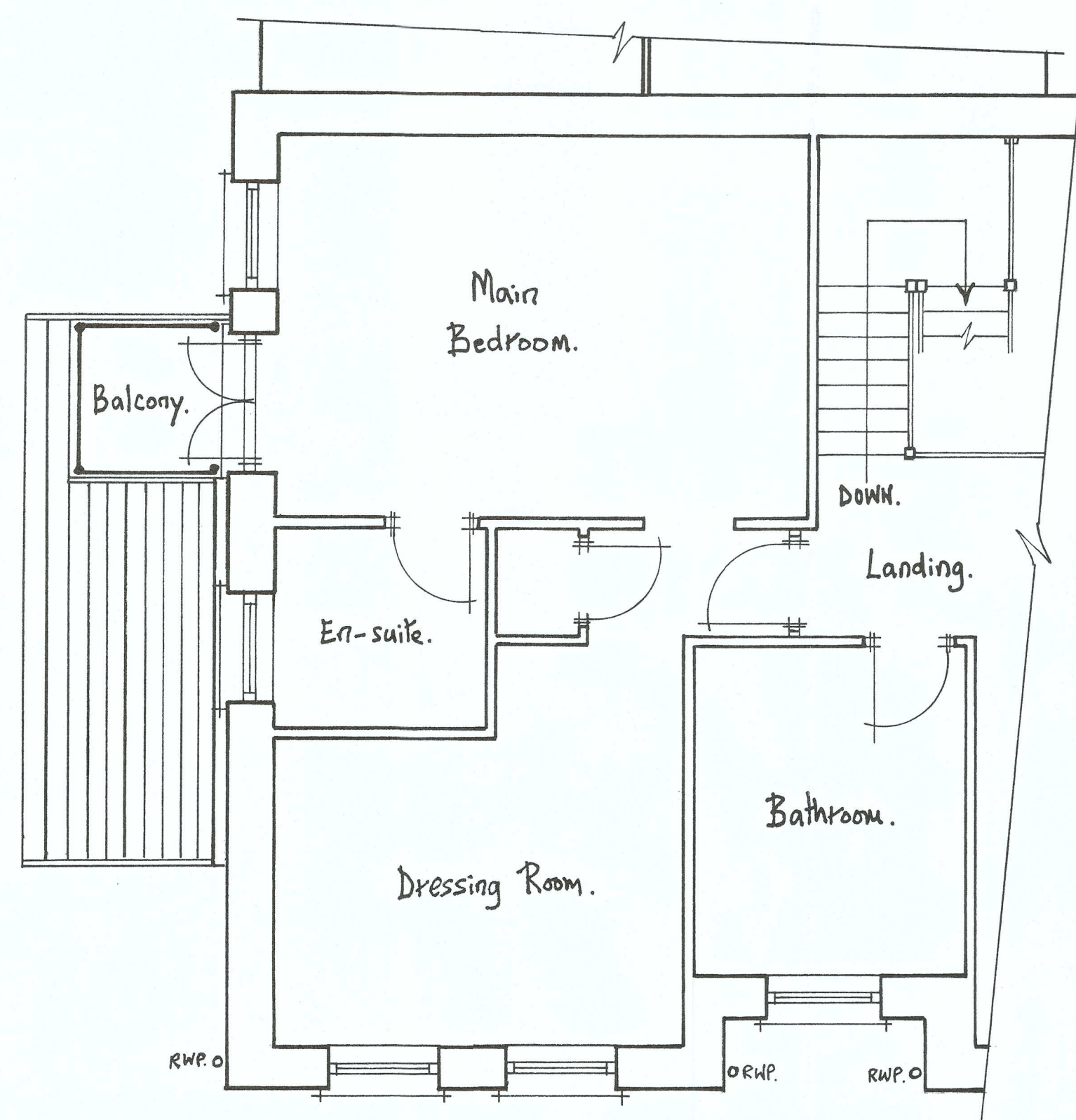
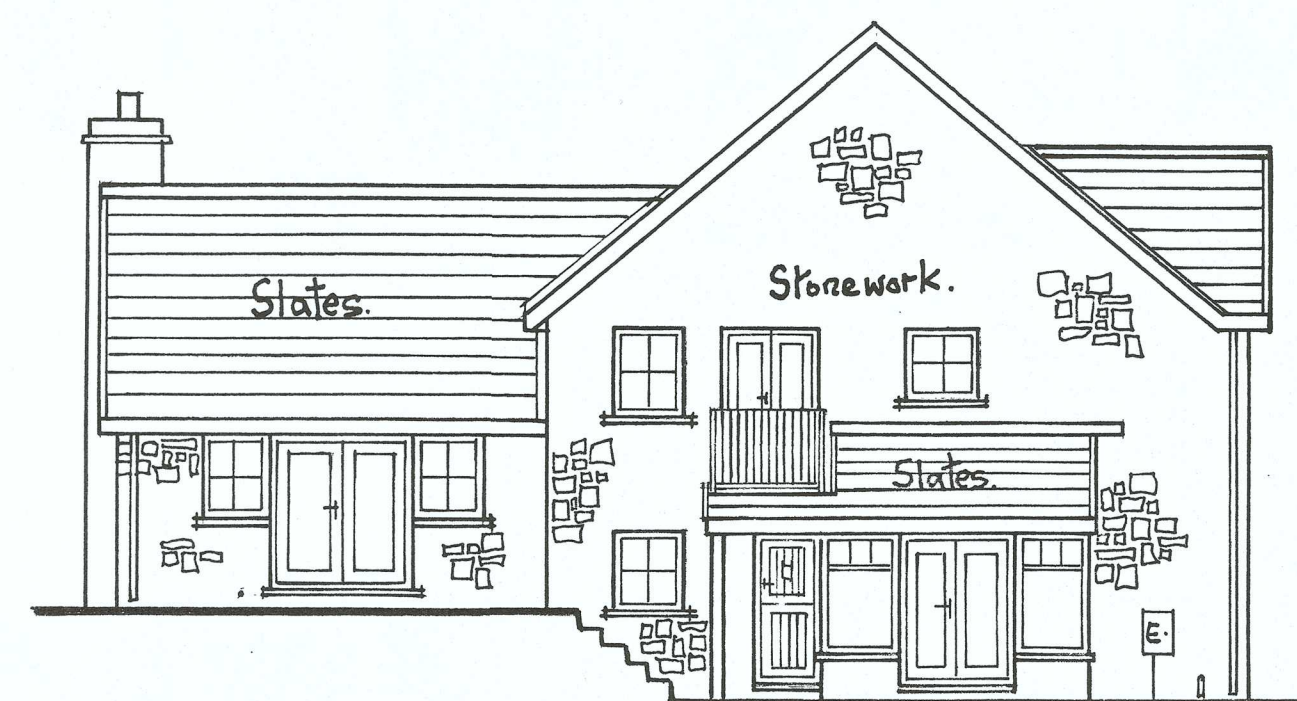
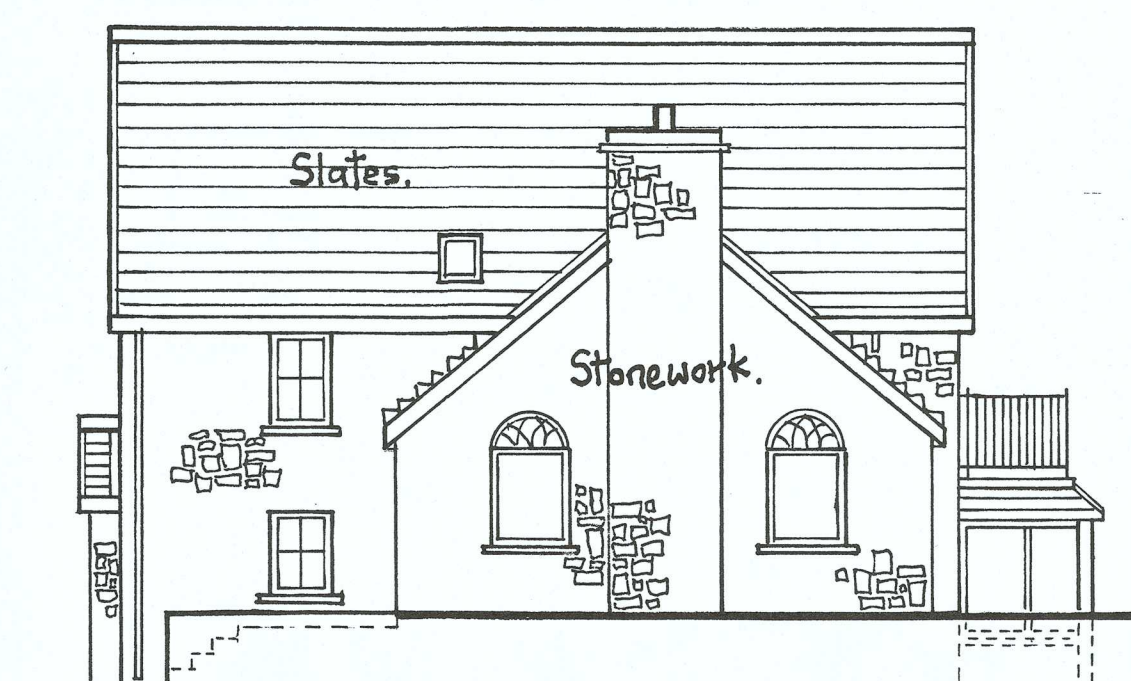




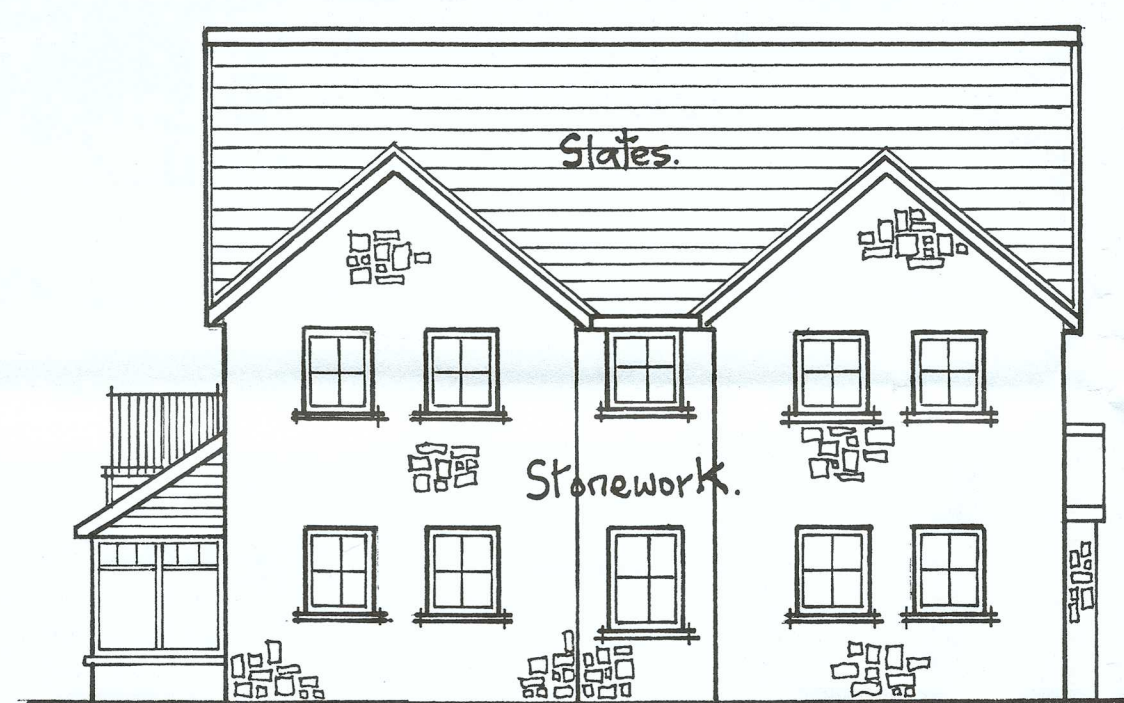
PART FIRST FLOOR PLAN.



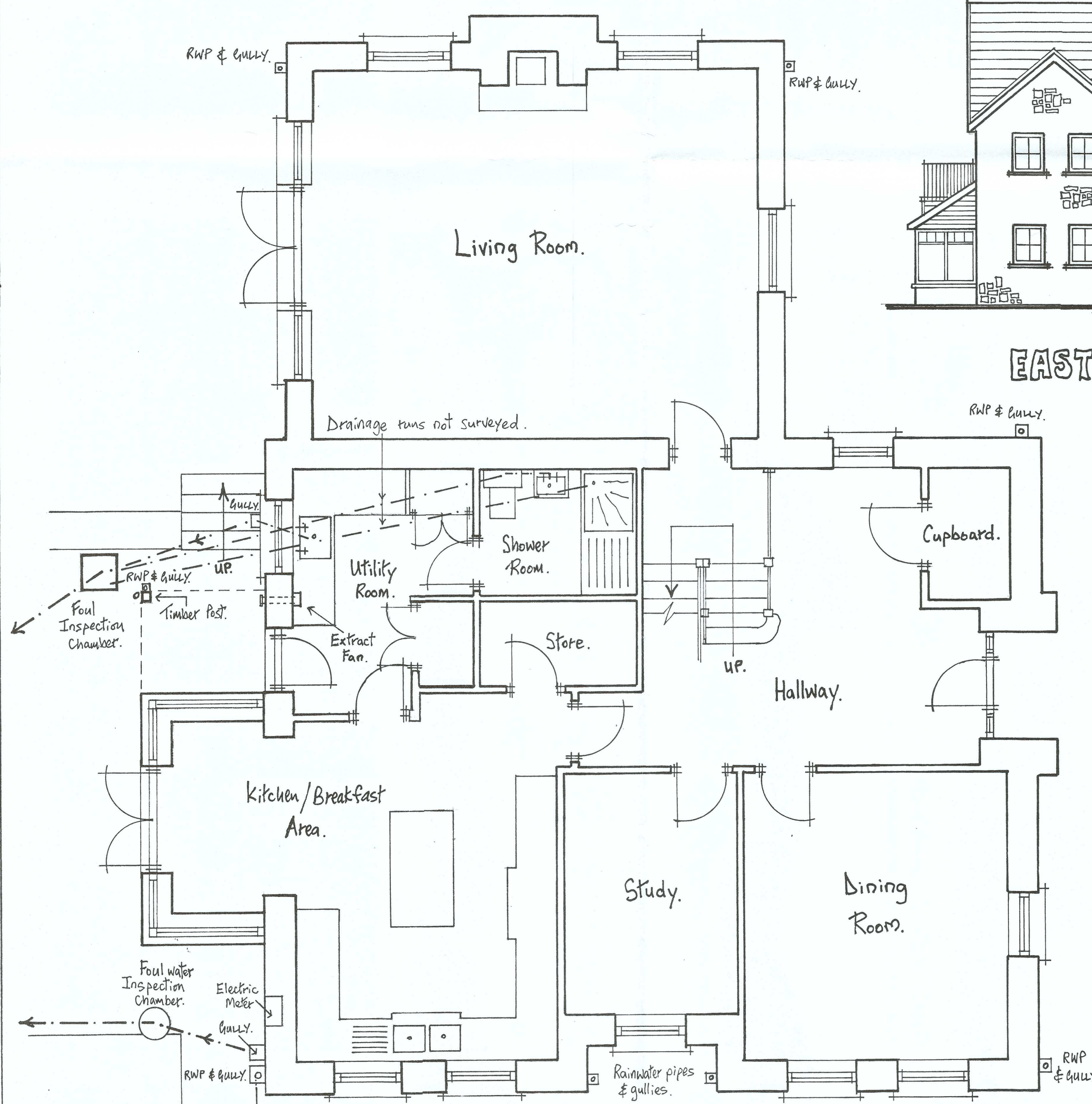
SOUTH ELEVATION.



WEST ELEVATION.

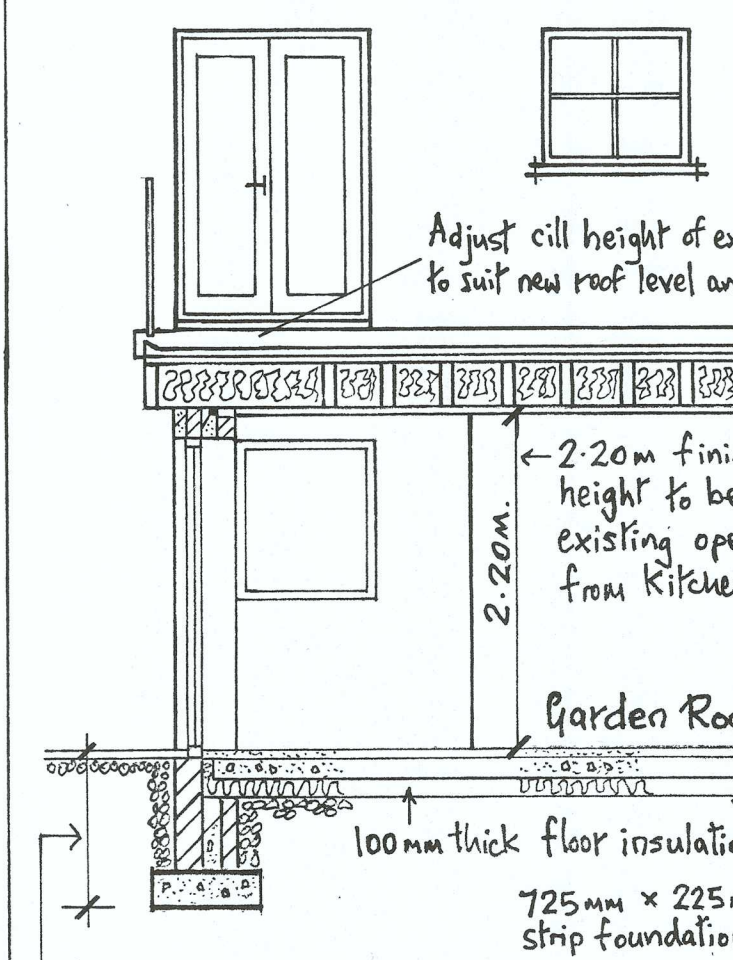


EAST ELEVATION.

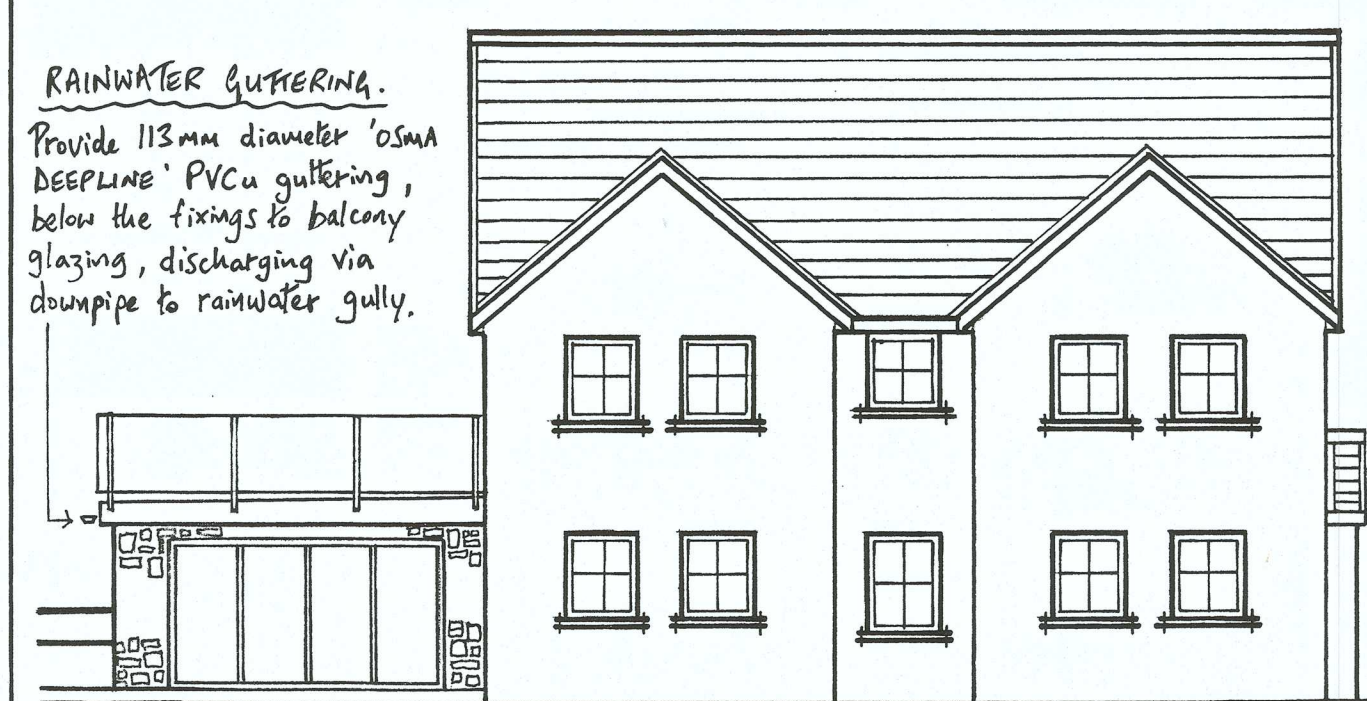


GROUND FLOOR PLAN.
EXISTING.

FLOOR CONSTRUCTION.
To comprise 50mm thick resin fibre screed, on 100mm thick 'CEMEX REBRYMIX' flooring grade concrete, on 500 gauge membrane, on 100mm thick 'CELOTEX GA4-100' floor insulation boards, on 1200 gauge damp proof membrane, on sand blinding, on minimum 150mm thick layer of well compacted, clean hardcore. Along the inner face of sub-structure external walls, provide 25mm thick insulation upstands, between wall and face of concrete floor, to counteract cold bridging.



SECTION: E-E.



EAST ELEVATION.

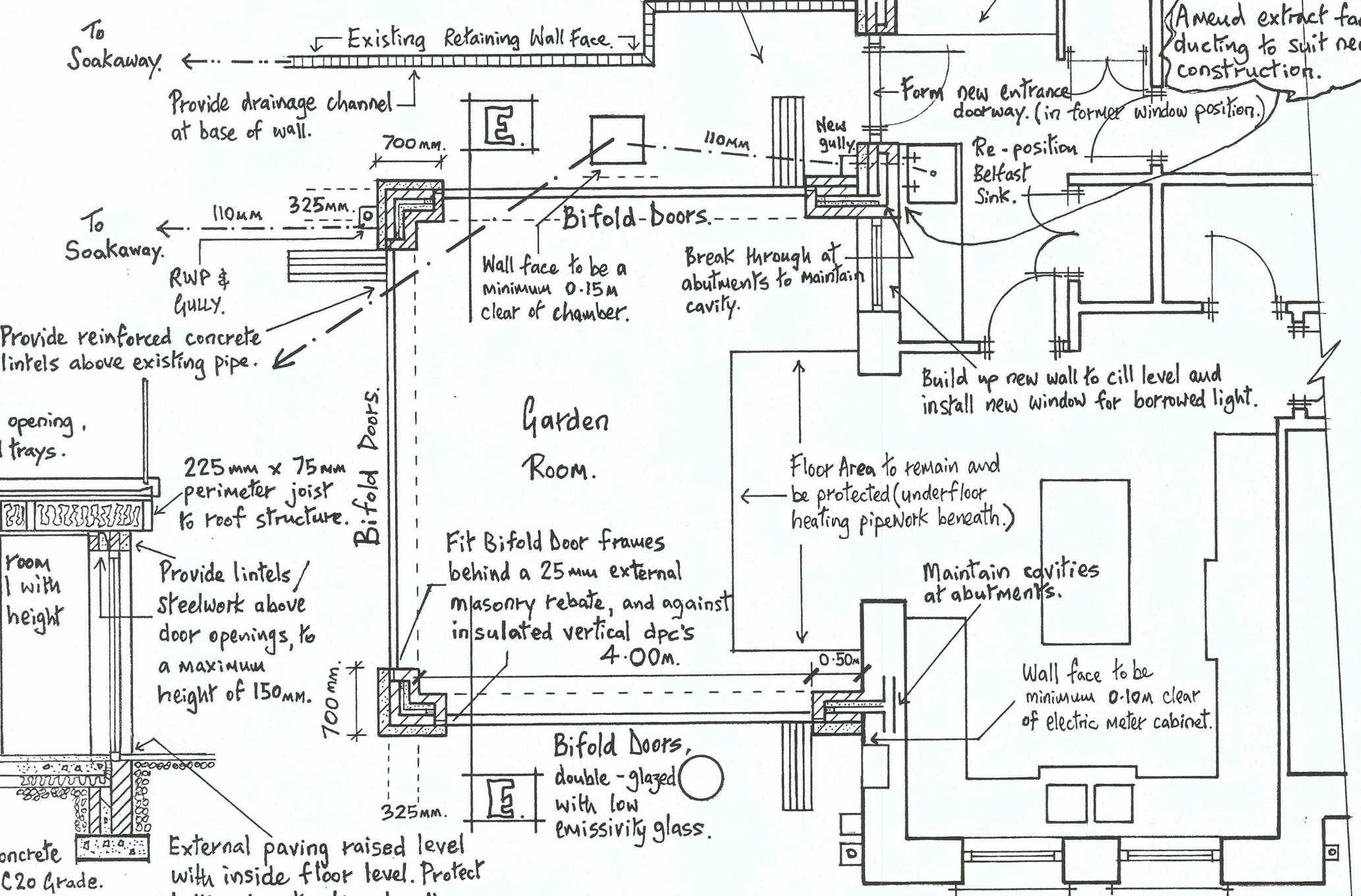
RAINWATER GUTTERING.
Provide 113mm diameter 'OSMA DEEPLINE' PVCu guttering, below the fixings to balcony glazing, discharging via downpipe to rainwater gully.

FLAT ROOF CONSTRUCTION.
To comprise weatherlight fibreglass roof covering, or equal and approved, on 25mm thick PAR EASTERN WBP grade exterior quality plywood boarding, on furring pieces to create rainwater runoff crossfall, on 225mm x 75mm C24 grade roof joists at 400mm centres. Insert 140mm thick 'CELOTEX CROWN-FIX' PIR insulation boards between roof joists; fill the remaining void above the boards with 'ISOVER SPACESAVER' thermal insulation quilts, to obviate the need for roof ventilation. Provide vertical, twist-type restraint straps to each joist bearing on the external wall, (SIMPSON model no L7S18) secured to the face of the joist and to the inner face of the external cavity wall. Joists to bear on 100mm x 50mm treated timber wallplates, vertically restrained with galvanised steel restraint straps. 12.5mm plasterboard and skim ceiling.

Provide 225mm x 75mm C24 Grade joists as edge beams behind fascias, for securing of the balcony balustrading support posts.

ELECTRICS/HEATING.
To be extended from existing systems within the house.

WALL CONSTRUCTION.
New extension cavity walls to comprise 100mm thick dense concrete block outer skin, 125mm wide cavity with 75mm thick 'CELOTEX CW4000' PIR insulation boards affixed to the inner skin, and 100mm thick dense concrete block inner skin. Face outer skin with stonework, recovered from the demolition/alteration of the existing building. Use 'SIMPSON STRONG-TIE' 250mm long WTS2-250 stainless steel wire wall ties, at max. 750mm centres horizontally and 450mm centres vertically. At reveals, provide wall ties vertically to every blockwork course.

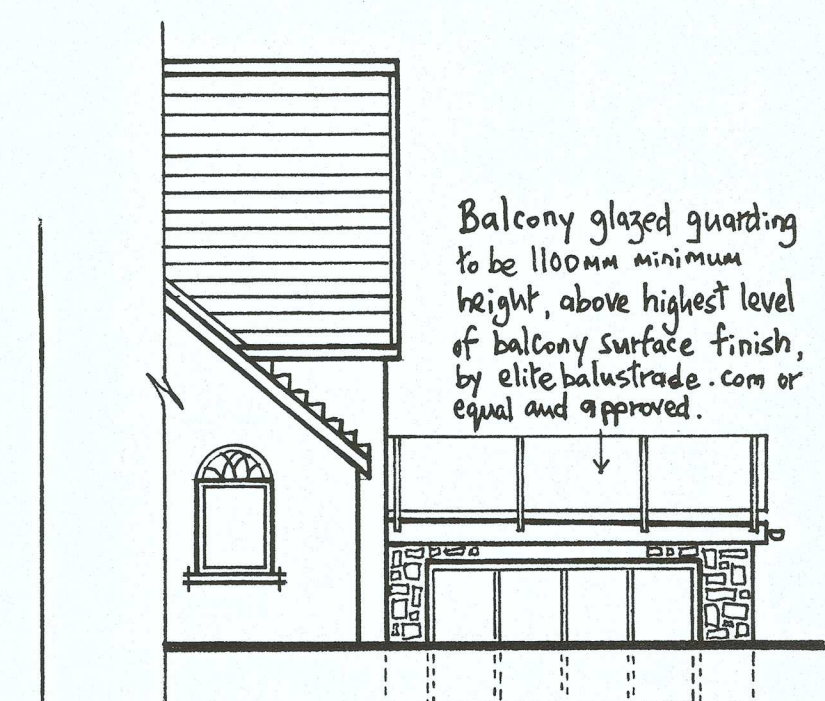


PROPOSED.

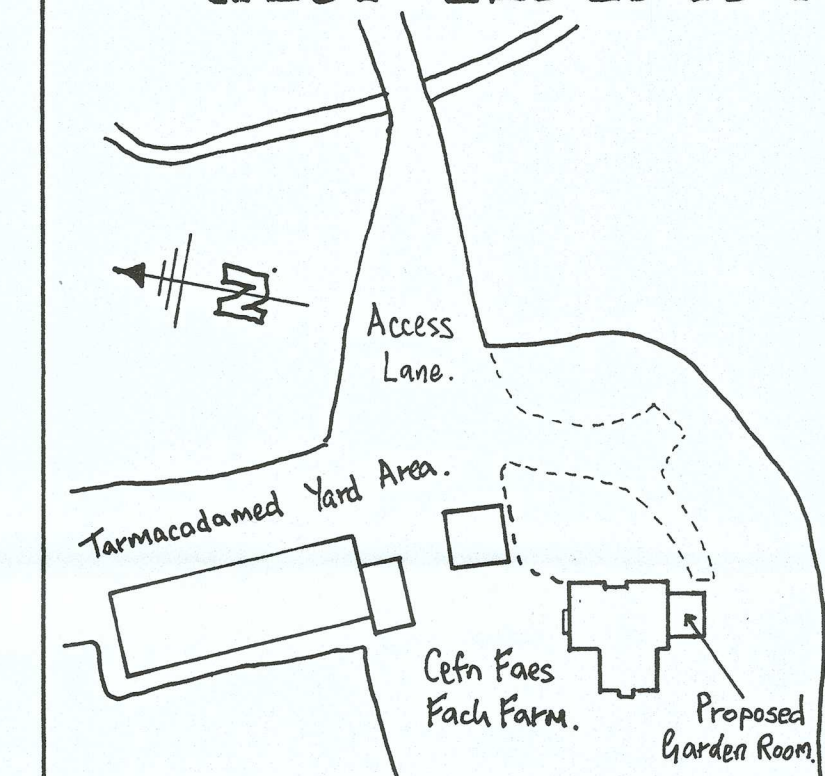
GARDEN ROOM LAYOUT.



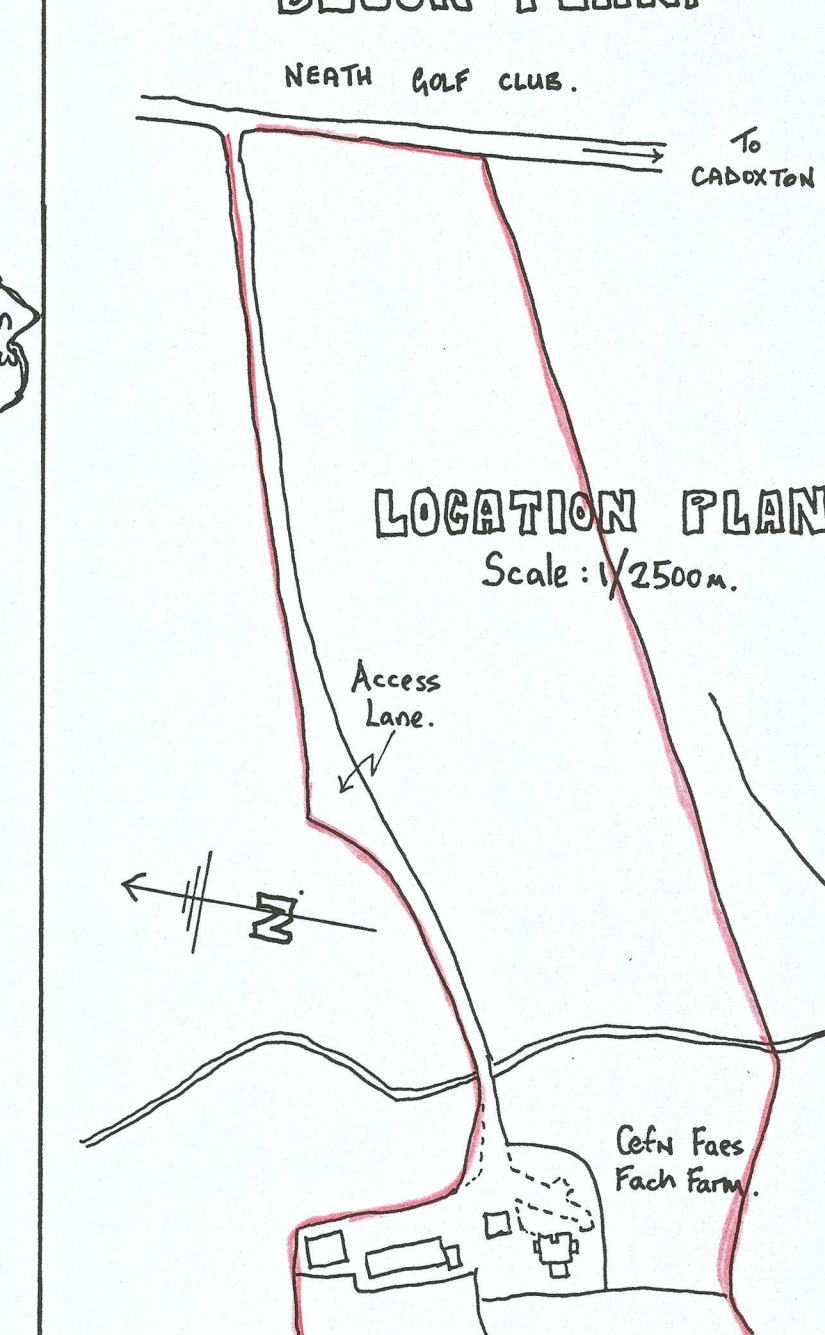
SOUTH ELEVATION.



WEST ELEVATION.



BLOCK PLAN.



LOCATION PLAN.

PROPOSED GARDEN ROOM AT GEFN FAES FACH FARM, GADOXTON, NEATH, FOR D&G. GRIFFITHS.

WORKING-DRAWING.

DATE	FEBRUARY 2022	DRAWING NO	01
SCALE	1:50m; 1:100m.		