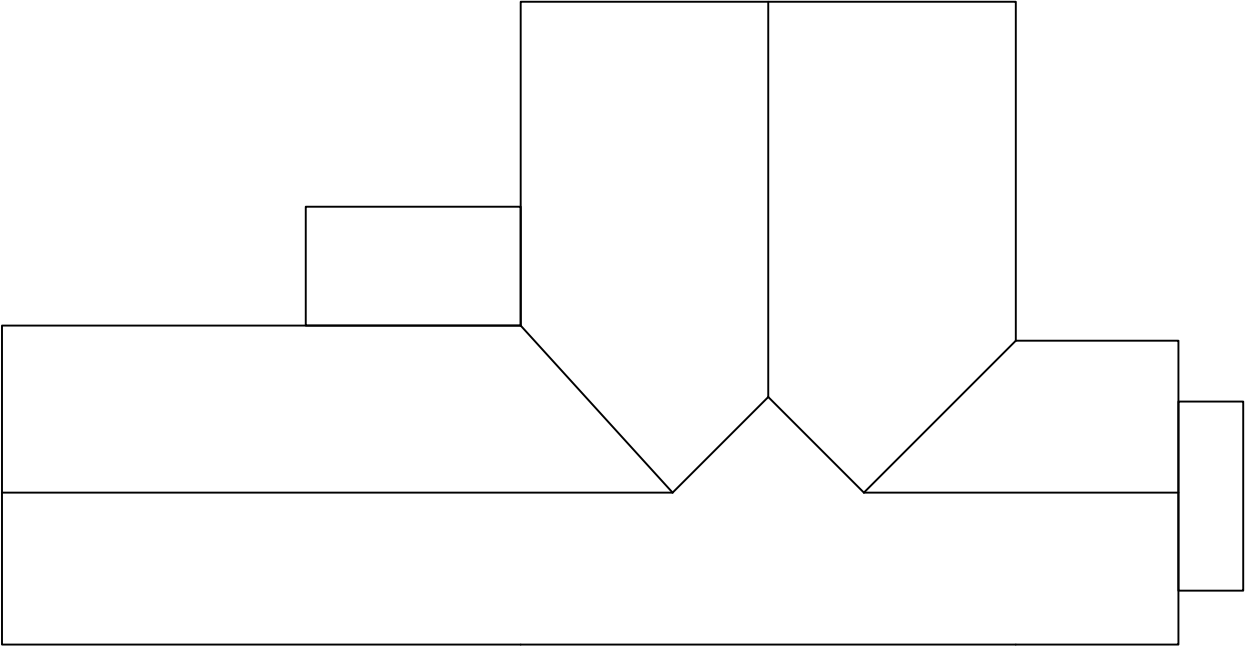
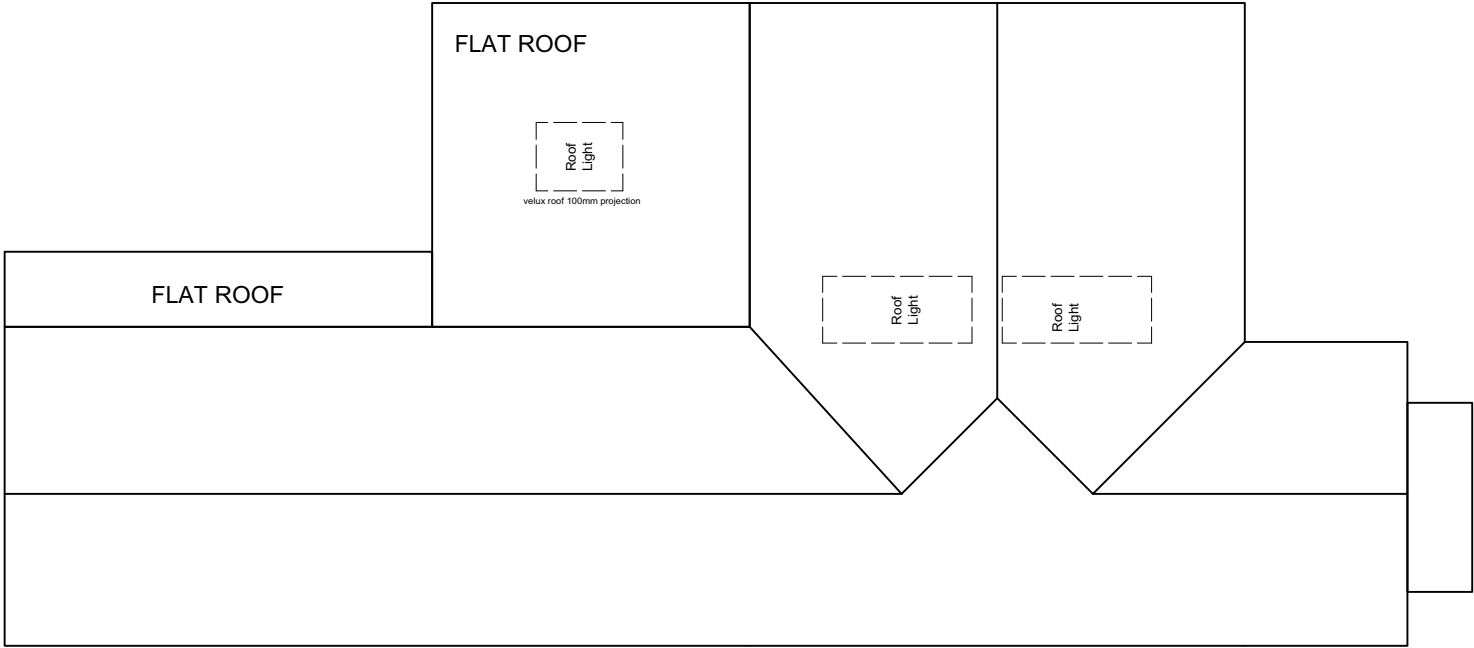
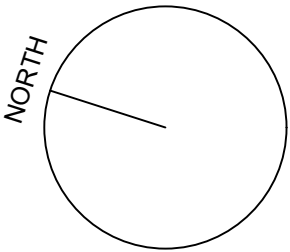




EXISTING ROOF PLAN

PROPOSED ROOF PLAN

George and Co.

5 Hays Crescent,
Glynneath
Neath
SA11 5BE

806.006	ROOF PLANS		
sketch	1:100@A3	OCT21	CG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING			©George and Co.

SPECIFICATION AND BUILDING REGULATIONS NOTES

Part A – Structure

Foundations

- New foundations for internal and external walls are to be excavated, protected and formed in accordance with the Structural Engineer's specification and details.
- All existing foundations to be protected through construction.
- Foundations to be taken to the invert level of any adjacent drainage.
- Internal and External walls to be constructed as noted on drawings and as below.
- All load bearing elements as structural Engineers Specification.
- Generally to comply with CP2004 and to the Building Inspectors approval.
- Foundations to be a mass concrete strips 600 x 225mm, taken down to a level of suitable bearing strata.
- The minimum depth from existing ground level to the underside of the strip footing is to be 1000mm except adjacent existing party wall where depth not to exceed that of existing foundation on the party wall.
- Designated mix for the mass concrete strip is to be : Gen 1 to BS 5328 ; Part 1 1997, (equivalent grade C35), nominal maxi size of aggregate 20mm.
- The floor slab is to be thickend below non-loadbearing ground floor blockwork partitions to 450x200mm

Ground floor slab to extension

- To comprise:-
- - 100 mm mass concrete floor slab Mix GEN 1 to be Pan floated finished.
 - - 500 gauge VCL
 - - 150mm Celotex GA4000 floor insulation
 - - tape joints with insulating tape
 - - 1200 gauge polythene damp proof membrane
 - - 150mm sand blinded hardcore base.

Damp Proof Membrane taken up walls and lapped with wall DPC to form continuous waterproof barrier.

Include 12mm Celotex insulation vertically to the perimeter of the external walls to prevent cold bridging (as detailed on drawings).
Close cavity at eaves using rockwool cavity closer.

EXTERNAL WALLS

- 325mm cavity walls comprising:-
- 102mm brickwork to match SEE NOTE ON DRAWING.
 - 125mm cavity
 - Cavity part filled with 75mm GA4000 Celotex insulation
 - 100mm dense 7K/N blockwork inner leaf
 - plaster and skim finish, painted white, to be agreed

CAVITIES

Stainless steel cavity wall ties to BS1243 at 600mm horizontal and 450mm vertical staggered centres generally and 225mm vertically at openings and corners, to timber frame manufacturer's design and spec. Wall ties should be capable of accommodating any anticipated differential movement, fixed to stud not sheathing.
Cavity below ground level filled with lean mix concrete to within 225mm of finished floor level.
Form weep holes at 900mm centres to perpendicular joints at ground level. Incorporate DPC horizontally to each leaf at floor level and vertically at openings.
Lap 1200 gauge polythene DPM with wall DPC's to form a continuous moisture barrier.
Straight runs of block work in excess of 6m to have movement joints in accordance with BS 6093.
Form thresholds to external door openings using bricks as detailed on drawings.

LOAD BEARING STUD PARTITIONS

Load bearing partitions to be built of foundations as shown on drawings.
Non load bearing partitions to be built off floor slab.
Incorporate DPC at floor level to load bearing partitions and lap with DPM.

Stud partition to kitchen/dining room, WC to incorporate 100mm mineral Rockwool RW2 fire/sound insulation infill between studs.

NON-LOAD BEARING STUD PARTITIONS

Stud partitions to comprise 75 x 50mm sw studs at 400mm horizontal centres with cross noggins at 600mm vertical centres finished both sides with 1 layer 9.5mm plasterboard and 3mm skim.
ALL STUD PARTITIONS walls to incorporate 100mm mineral wool infill between studs, waterproof plasterboard dry lining behind tiling.

LINTELS

Cavity wall lintels to be Catnic or similar insulated steel tray lintels, with integral dpc's of depth appropriate to span, and loadings in accordance with the manufacturer's recommendations. 150mm minimum end bearing.
Form weep holes at 900mm centres to perpendicular joints over lintels.

All lintels to internal partition walls to be precast or prestressed concrete appropriate to span and loadings in accordance with the manufacturers recommendations. 150mm minimum end bearing.

Openings greater than 1200mm increase lintel end bearing to 225mm, all to manufacturers design and specification.

Provide new Lead Flashing to rear roof junction.

Roof covering

- - EPDM roof covering, 1:80 minimum fall on
- - 18mm ply
- - 200mm Celotex GA4000 insulation
- - 9mm marine ply overlay board on furring pieces
- - 195 x 44mm C24 rafters at 600mm ctrs AS ENGINEERS DESIGN AND SPEC
- - vapour barrier
- - see detail

Provide herringbone strutting at mid span or two at third span positions where shown on drawings using 175 x 50 sw blocks.
Strap joists to walls at 2000mm centres with 30 x 5mm galvanised ms straps at right angles to span screwed over at least 3 joists and with hooked ends built into inner leaf of cavity wall.

CEILINGS AND INTERNAL WALLS

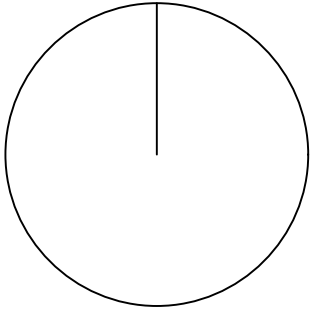
1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

Part B - Fire Safety

- The minimum periods of fire resistance of the materials will be in accordance with table A2 providing a minimum of 30 minutes resistance. Plasterboard internal linings to be to meet Class 1 Spread of flame. Elements of structure will meet 60 minutes fire resistance. Encased in 15mm Gyproc fireline board to give an hour fire protection.
- Windows to new bedroom to have an obstructed openable area that is at least 0.33SqM, be a minimum of 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor. See elevations for escape windows.
- Fire alarms fitted in accordance with BS 5839 and as electrical plan .
- No Compartmentation be between floors, around stairs will be need.
- Steel beams and columns to meet fire resistance in accordance with Table A1.

EXISTING

NORTH



806.006	BLOCK PLANS		
sketch	1:200@A3	OCT 21	CG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING			@George and Co.

 George and Co.

5 Hays Crescent,
Glynneath
Neath
SA11 5BE

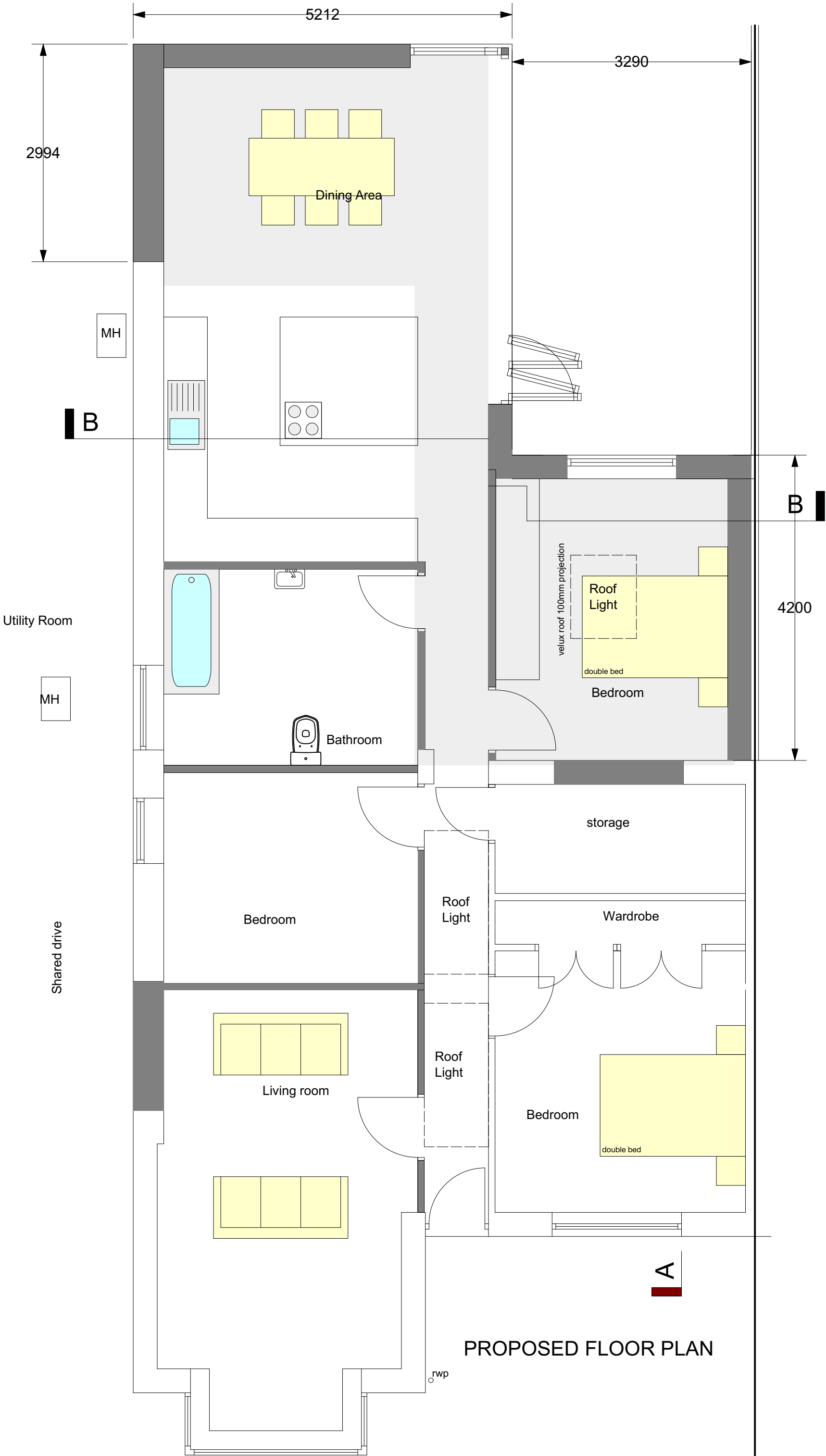
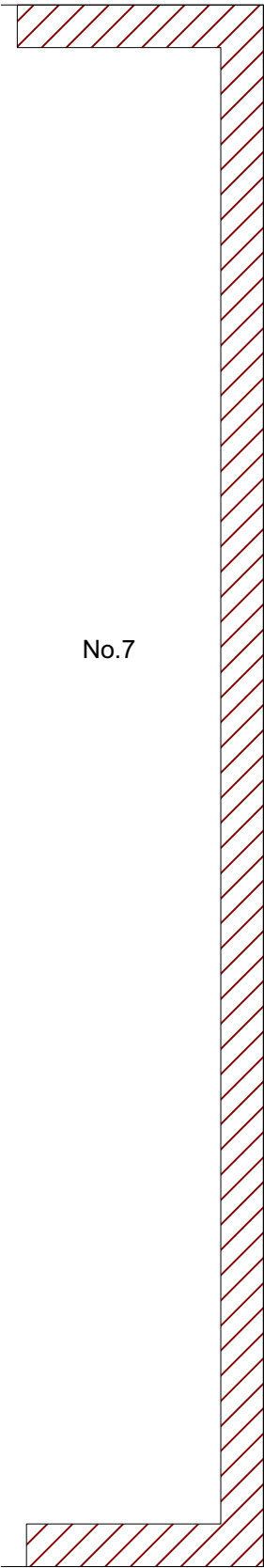
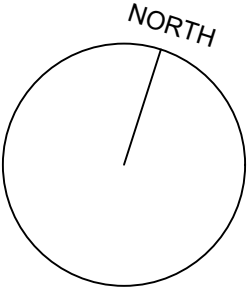
HAY'S CRESCENT



806.001	PLANS			
sketch	1:50@A3	OCT 21	CG	
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio				
DO NOT SCALE THIS DRAWING			©George and Co.	

 George and Co.

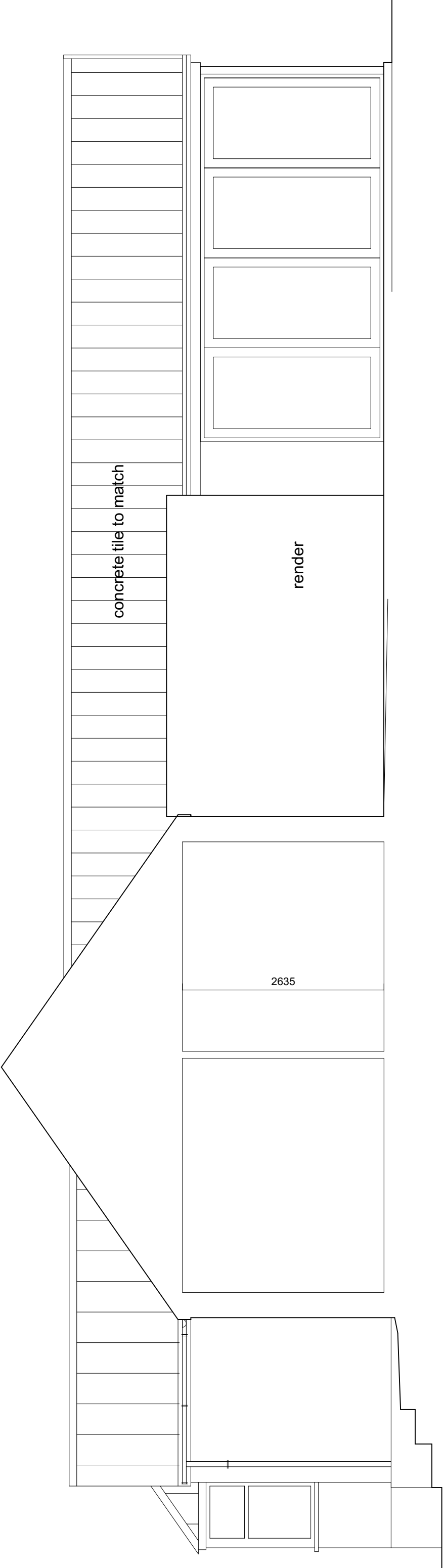
5 Hays Crescent,
Glynneath
Neath
SA11 5BE



 George and Co.

5 Hays Crescent,
Glynneath
Neath
SA11 5BE

806.002		Section	
sketch	1:50@A3	OCT 21	CG
1st Floor Woodfred Studios 82 High St Merthyr Tydfil CF37 8DE 01633 26652 info@georgendco.studio www.georgendco.studio			
DO NOT SCALE THIS DRAWING			©George and Co.



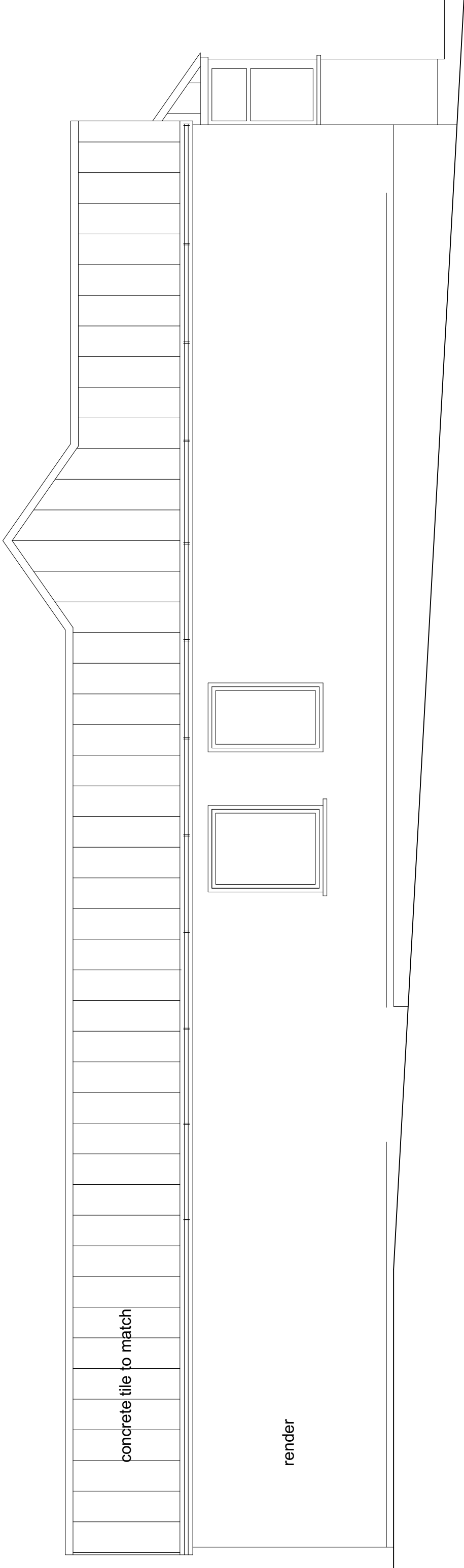
PROPOSED SIDE ELEVATION / SECTION



George and Co.

5 Hays Crescent,
Glyneath
Neath
SA11 5BE

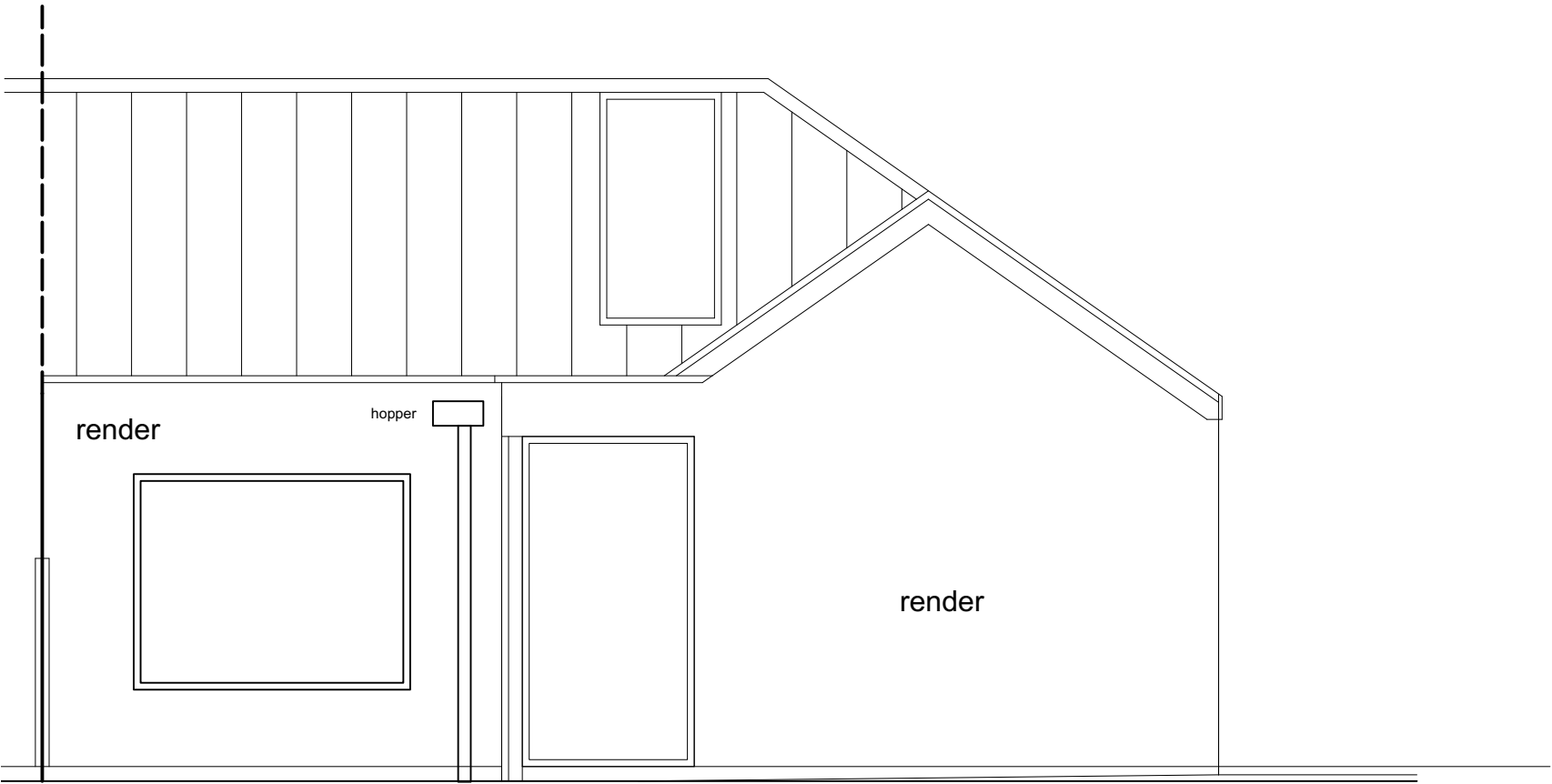
806.003	ELEVATION		
sketch	1:50@A3	OCT 21	CG
1st Floor Woodfred Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING			©George and Co.



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

806.004	ELEVATION		
sketch	1:50@A3	OCT 21	CG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING			©George and Co.

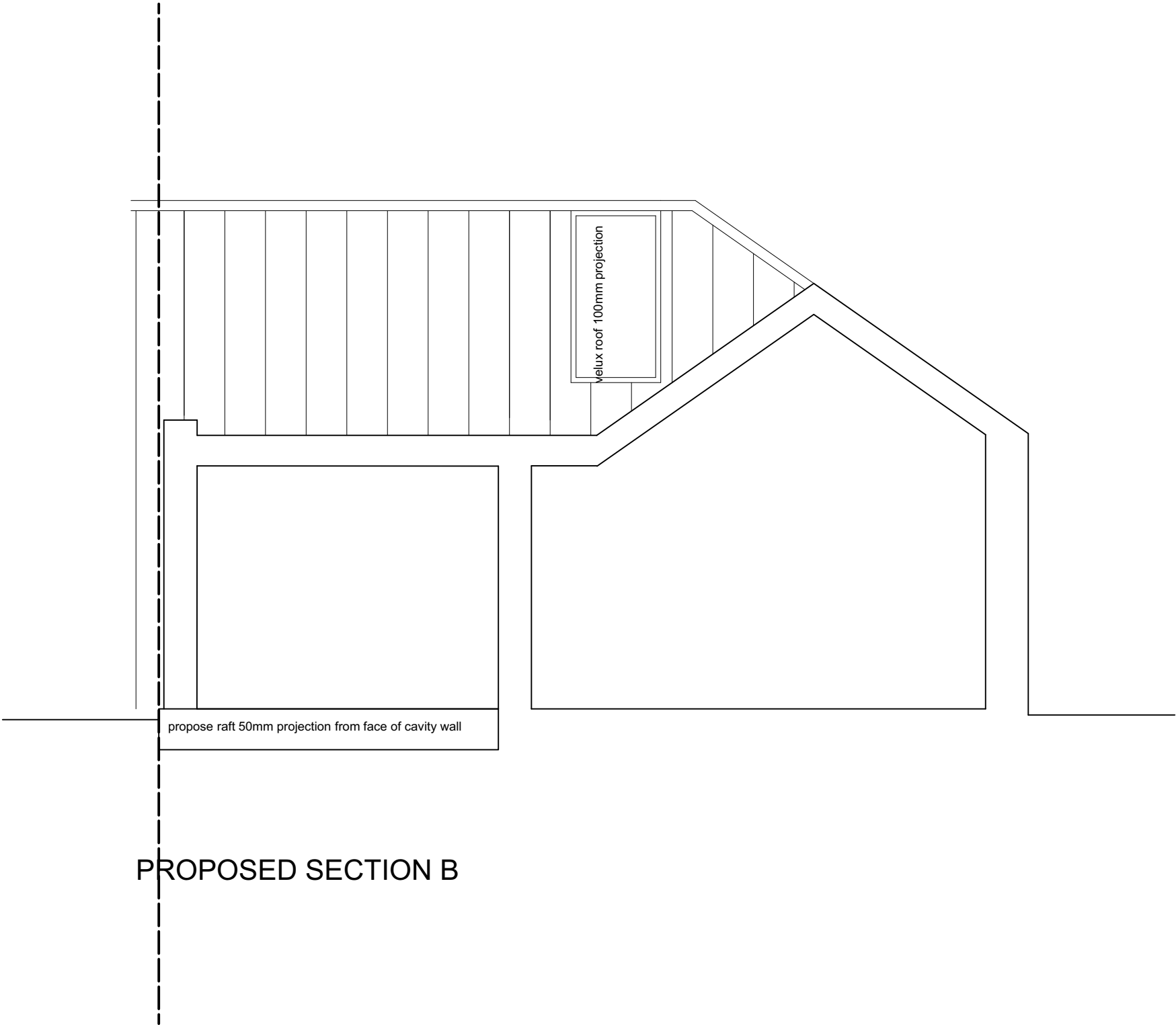


George and Co.

5 Hays Crescent,
Glynneath
Neath
SA11 5BE

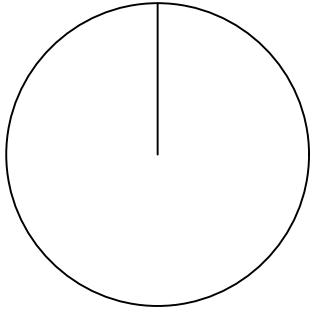
806.005	SECTION		
sketch	1:50@A3	OCT 21	CG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 078303228652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING			©George and Co.

PROPOSED SECTION B



PROPOSED

NORTH



806.007		BLOCK PLANS	
sketch	1:200@A3	OCT 21	CG
1st Floor Woodford Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
DO NOT SCALE THIS DRAWING			©George and Co.

 George and Co.

5 Hays Crescent,
Glynneath
Neath
SA11 5BE



HAY'S CRESCENT

Part C- Site Preparation and resistance to moisture

- External Walls will have a cavity tray above all openings incorporating weepholes and above the base of the cavity (to discharge water to outer leaf) and a vertical damp proof course around openings. Maintain 150mm between damp proof courses to external walls and the adjacent external ground level.

Part D - Toxic Substances

- No Insulation materials using urea formaldehyde foam are to be used.

Part E - Resistant to Passage of Sound

- N/A.

Part F - Ventilation

- Rooms provide rapid ventilation via opening windows with opening area equal to at least one twentieth of the room floor area. Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.
- Mechanical ventilation equivalent to 60 litres per second is to be provided to bathroom, 15l/s to WC and 60 litres per second to kitchens.

Part G - Hygiene

- Sanitary ware and installation will conform to the requirements of Part G of the Building Regulations.
- The existing boiler system will be removed.

Part H - Drainage and Waste Disposal

- Refer to drawings for layout of all new above ground drainage. All Sanitary appliances will discharge to a 100mm ventilation stack, which will vent to the atmosphere.
- Air admittance valves to comply with prEN 12380.
- Above ground drainage to BS 5572. Minimum trap sizes and steel depths
- Rainwater drainage to roof area to use concealed gulleys connected to existing system via downpipes as drawings.
- Rainwater and waste gullys to be Osma roddable bottle gully ref: 4D700 bedded to manufacturer's recommendations.
- All new below ground drainage and its connections into the existing system TBC on site.
- Foul Drains laid to 1 in 40 minimum falls. Surface water drains laid to 1 in 80 minimum falls.
- Pipe runs near buildings within 1000mm of the foundations of the building shall have a concrete trench fill to a level equivalent to the underside of the foundation base.
- New Inspection chambers will be 450x450mm.
- 40mm wastes to sinks. 75mm deep seal traps.
- Resealing traps to be provided to 32mm wastes exceeding 1500mm in length and 40mm wastes exceeding 3000mm in length.

Part J - Combustion Appliances

- Existing boiler to be replaced and as is. Existing radiators removed and replacement underfloor heating in the new extension is to be connected to existing boiler system.
- The system to be designed to comply with BS 5449, 1990.
- Boiler to be a Combination/Condensing boiler with heat exchanger, installed in accordance with BS 6798,1987- to achieve a minimum of 86% efficiency.
- Independent thermostatic control of heating and hot water circuits using room thermostats in main living rooms and thermostatic radiator valves to all radiators except those in main living rooms

The whole of the installation to meet the requirements of the current British Standard Code of Practice.

Part K - Protection from falling, collision and impact

- Safety glass will be installed in glazed panels within 800mm above finished floor level. Glazing will be designed to comply with BS 6206.
- Glazing below 1500mm to doors should be toughened glass, to comply with Part N of the current Building Control documents.

Part L - Conservation of Heat and Power

- Walls = 0.21W/m2K
Roof= 0.15W/m2K
Floor= 0.18W/m2K
Windows= 1.6W/m2K
- All windows are to be double glazed Low E units to achieve the required U-Value.
- Opening lights as indicated on elevation drawings. All windows to have trickle ventilators in window frame head.
- Consequential improvements will be carried out to a value not less than of 10% of the value of the principle works. These improvements include replacement windows, new insulation and roof covering, replacement energy efficient lighting.

- WINDOWS TO HAVE PRESSED EXTENDED CILLS TO PROJECT CLEAR OF FACE OF EXTERNAL BLOCKWORK.
- All accessories for the correct installation in accordance with the manufacturers specification.

WINDOWS AND BI-FOLD PATIO DOOR
Windows to be VELFAC 200 series windows, with double or triple glazed sealed units, with opening lights as indicated on elevation drawings. Windows frames to be SET AS DETAILED.
Glass to all windows to be low emission 'K' glass or similar approved and to have a whole unit 'U' value of 1.4Wm2K or better and to have a low g factor 0.5 to comply with the Approved document L1A.
All windows to have trickle ventilators in window frame head.
Toughened glass to be fixed to all external doors.
Installation to be in strict accordance with manufacturers specification.
Weatherseal window head, jambs and cill to be Compriband 600.

EXTERNAL BI-FOLD DOORS

Sliding Doors to be as clients requirements, Smart Systems Visoglide Plus profile, with double glazed sealed units, to have a whole unit 'U' value of 1.5Wm2K or better and to have a low g factor 0.5, toughened double glazed units as indicated. All accessories for the correct installation in accordance with the manufacturers specification. <http://www.smartsystems.co.uk>

Part M - Access for the disabled

- Wall mounted outlets, telephone points and TV sockets will be located between 400mm and 1000mm above the floor.

Part N - Glazing

- Safety glass will be installed in glazed panels within 800mm above finished floor level.
- Between finished floor level and 1500mm above if in doors or side panels close to either edge of a door
- Glazing will be designed to comply with BS 6206.

Part P - Electrical Safety

- Electrical installation, inspection and testing of electrical installations to comply with Part P of the Building Regulations and to be in accordance with the fundamental principles identified in BS7671:2001
- The responsibility of design, adequacy and suitability of each system shall be the contractors.
- Extract fans to be fitted as indicated on plan.

General

JOINERY

Skirting, window head batten, internal window cills and architraves to openings to be softwood, all to be painted.

Skirting to be 19x200mm square edge section.

Architraves to be 19x100 square edge section.

All to be agreed

MATERIALS AND WORKMANSHIP.

All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.

Plumbing to comply with BS 5572.

Electrical work to comply with the current edition of the IEE Regulations and current Part P document.

Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be C16 where specified by the Engineer.

All softwood to be vacuum pressure impregnated; tanalith, vac-vac or celcure.

Softwood for joinery to BS 1186 part 1, screws to BS 1210, nails to BS 1202.

Carpentry to comply to CP 112.

All brickwork below DPC level to be Class B engineering bricks.

GENERAL.

Do not scale off the drawings.

All heights, levels, sizes and dimensions to be checked on site before any work is put in hand.

Locate existing services/drainage runs prior to construction. Existing services through site to be protected during construction.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified G+Co.