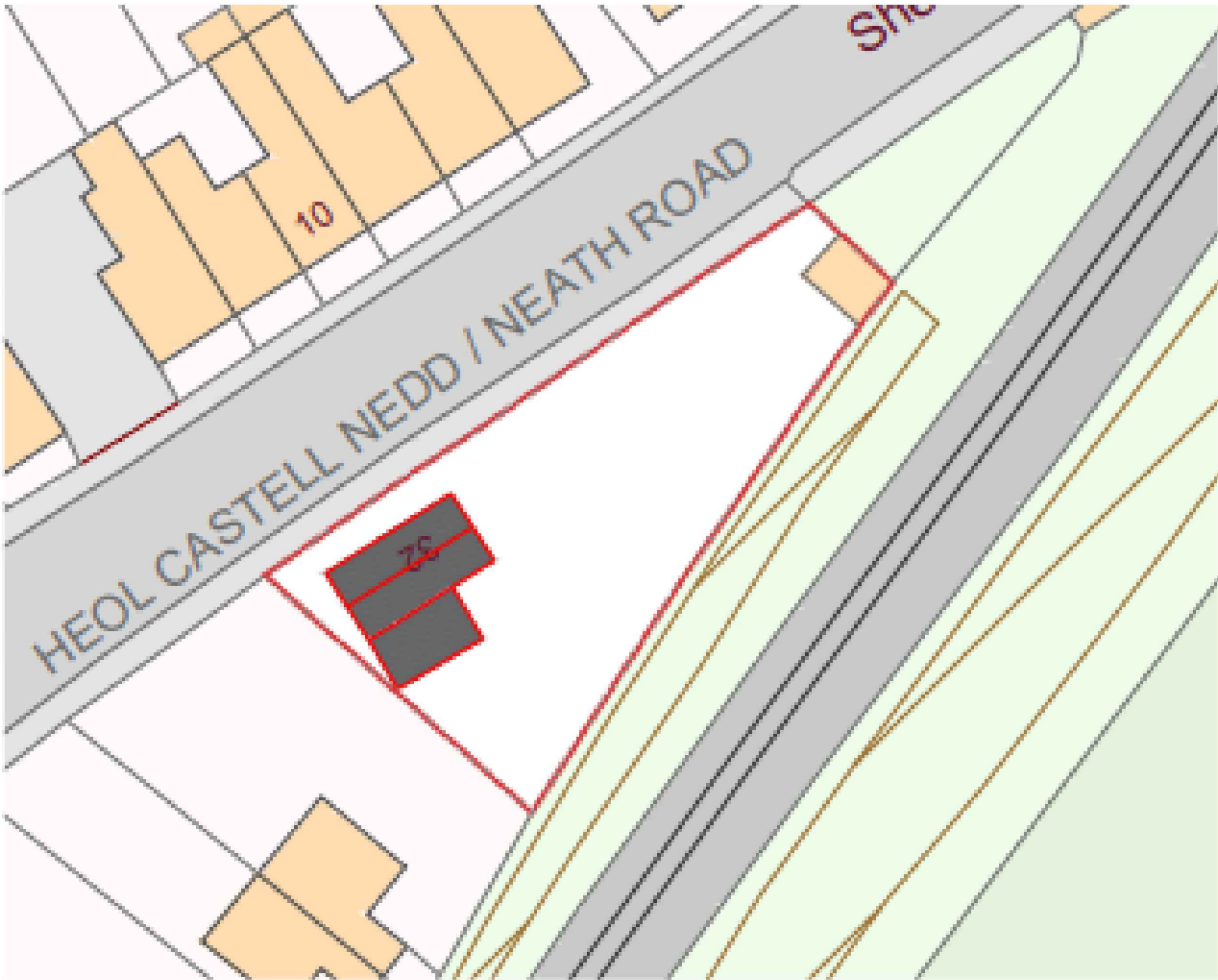


Locatuion and Block Plans:

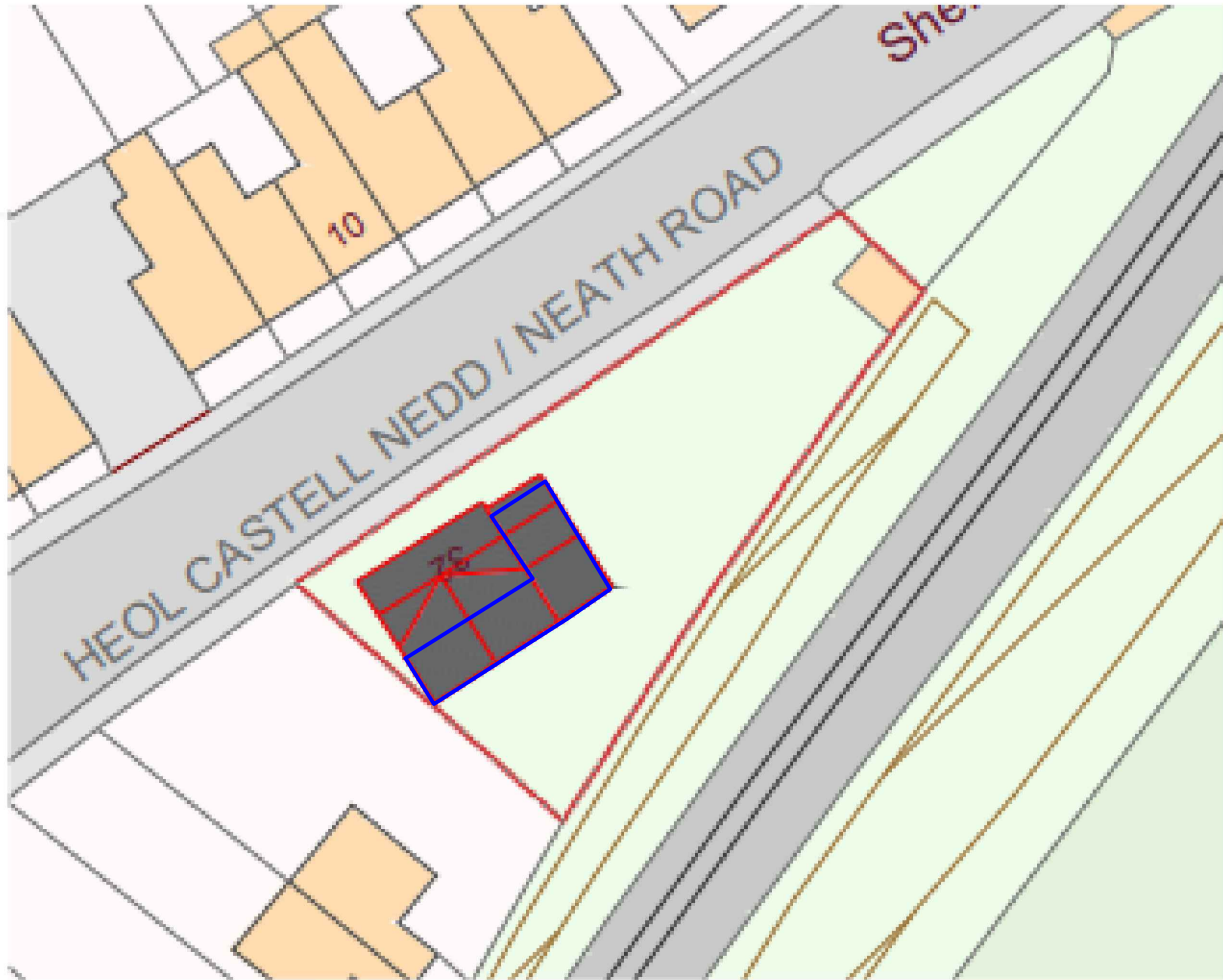
EXISTING SITE LOCATION PLAN
1:1250



EXISTING SITE BLOCK PLAN
1:500



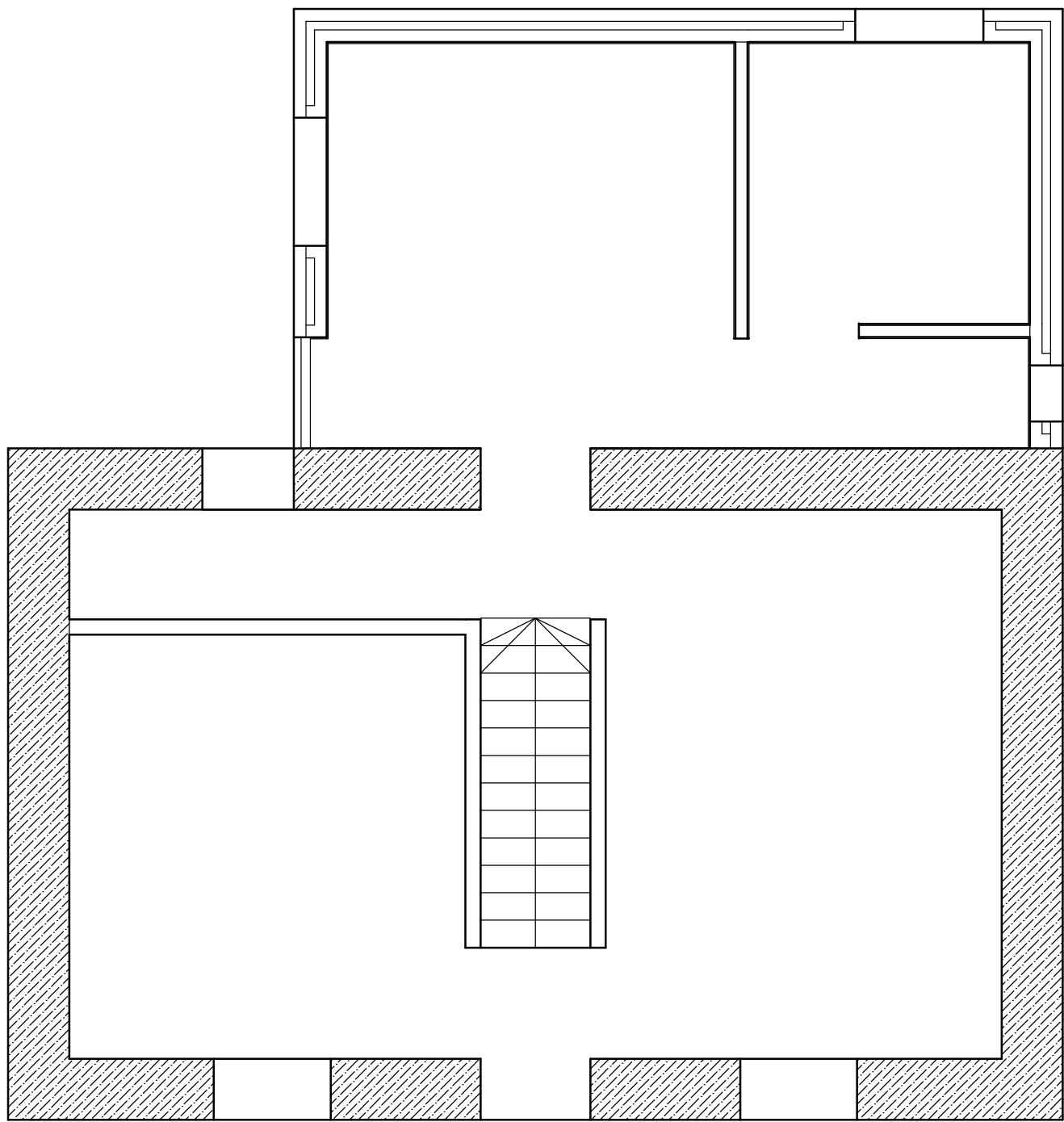
PROPOSED SITE BLOCK PLAN
1:500



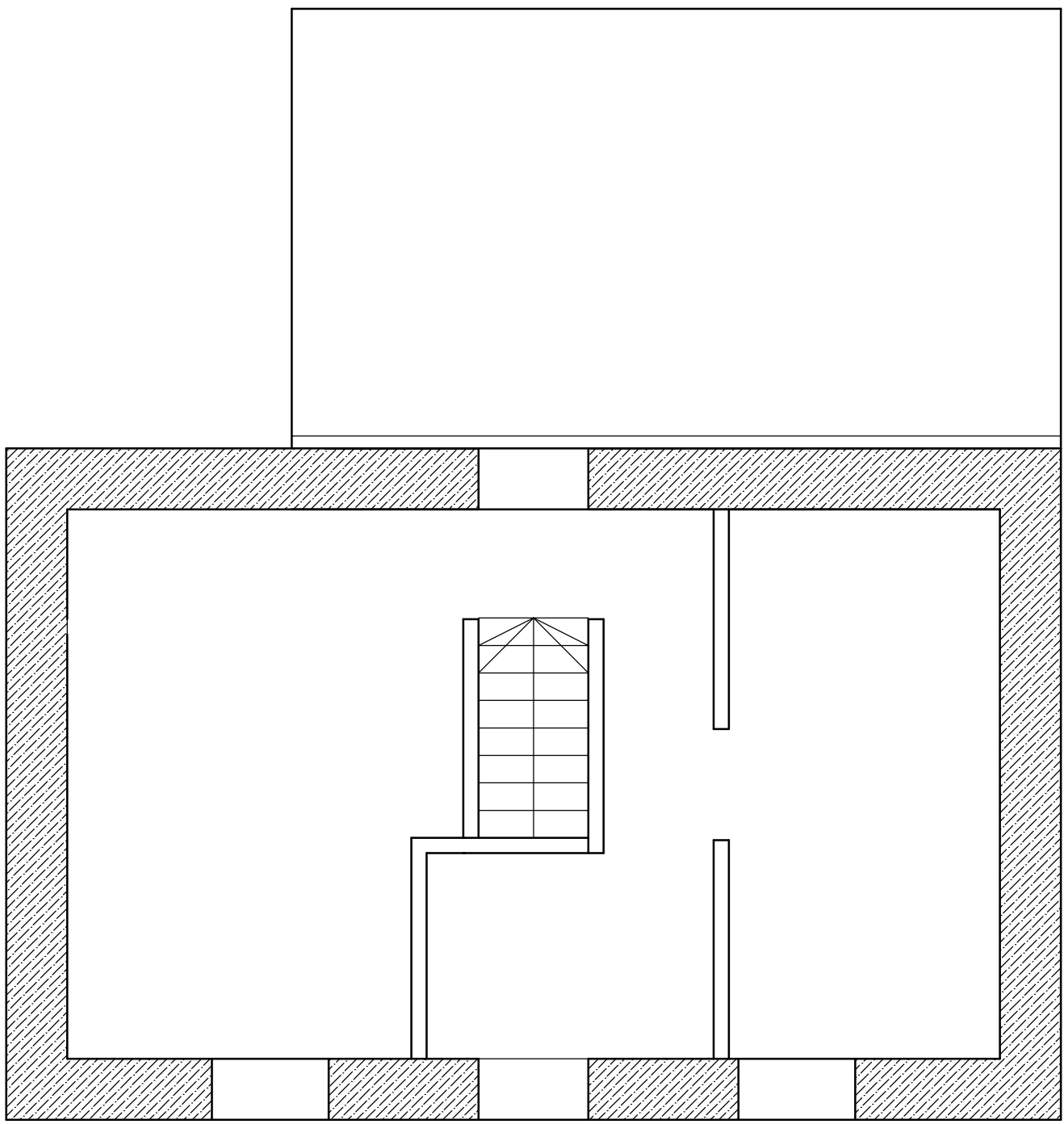
- Boundary of property.
- Proposed extension.

Title:
Location Plan
Client:
Jamie Furber
Address:
32 Main Ed, Crynant, Neath, SA10 8SE
Project:
Re: Renovation
Proposal:
Double Extension
Drawing:
General Arrangement Drawings
Drawn By: GSP
Sheet No: A2 1.3
Ref: JF 1
Date: 04/04/21
Checked: GSP
Scale: see each layout

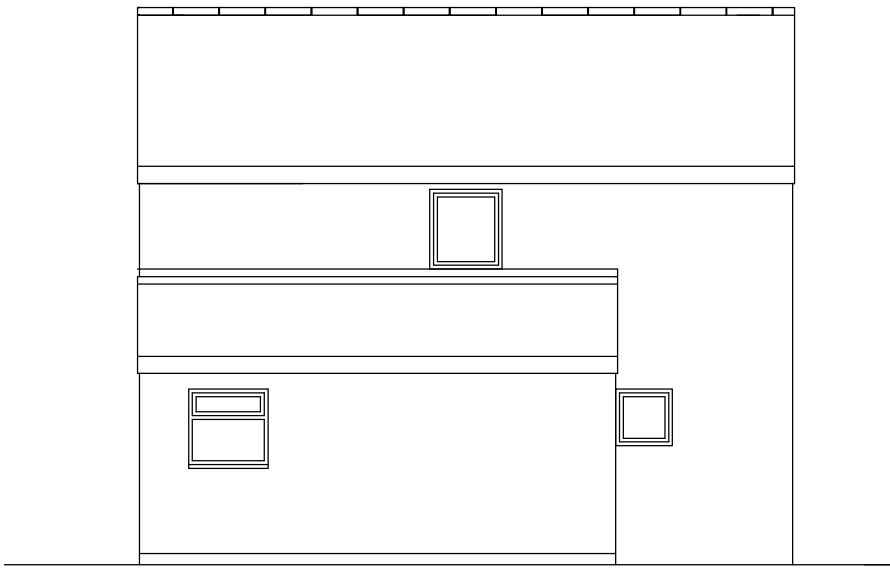
Current GF layout:
Scale 1: 50



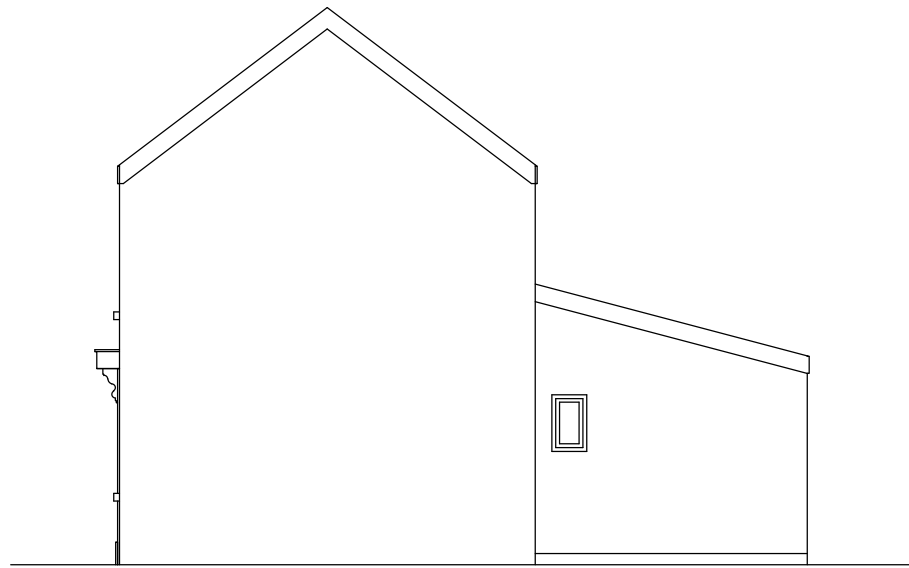
Current 1st Floor layout:
Scale 1: 50



Current Elevations:
Scale 1: 100



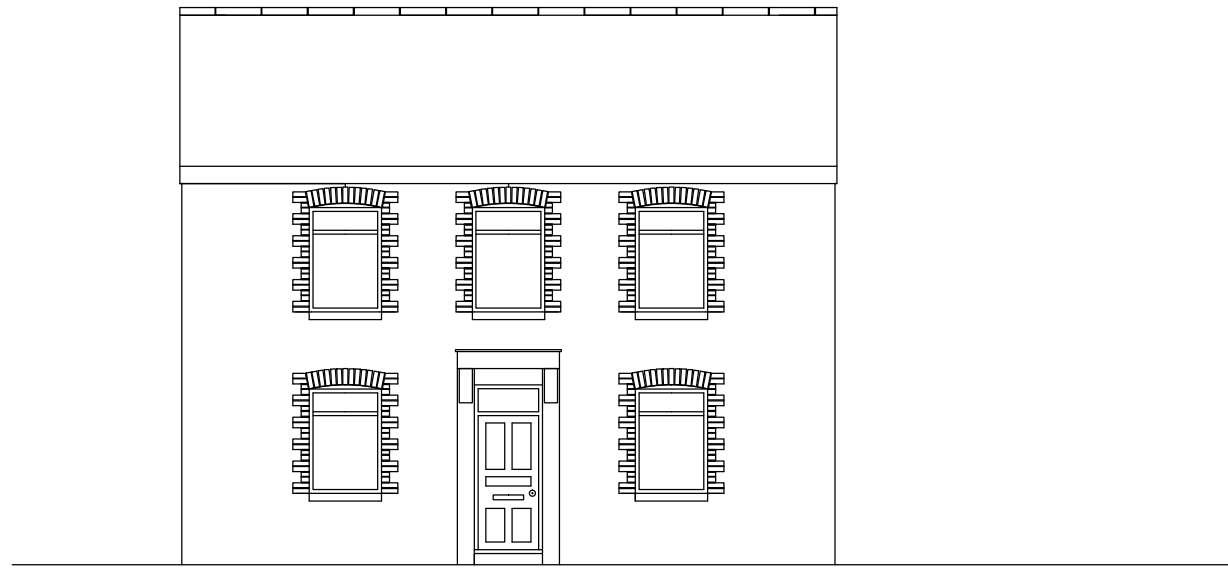
Rear



Side



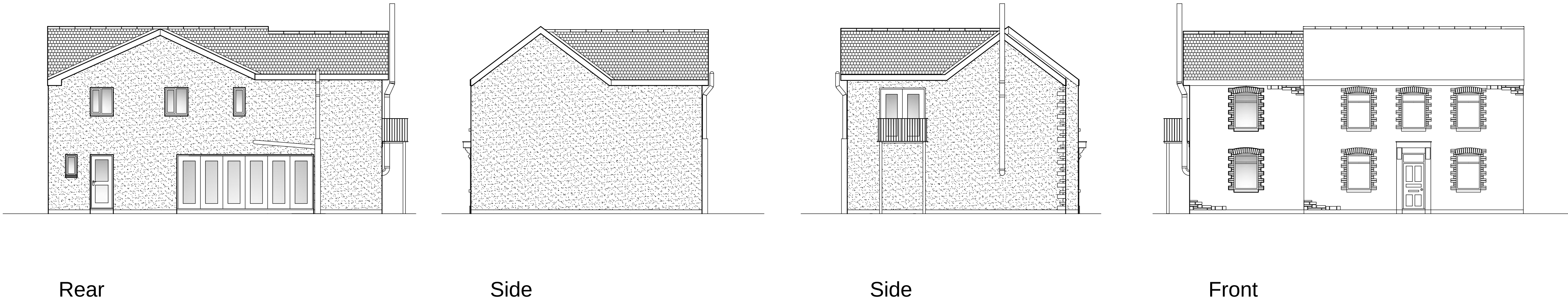
Side



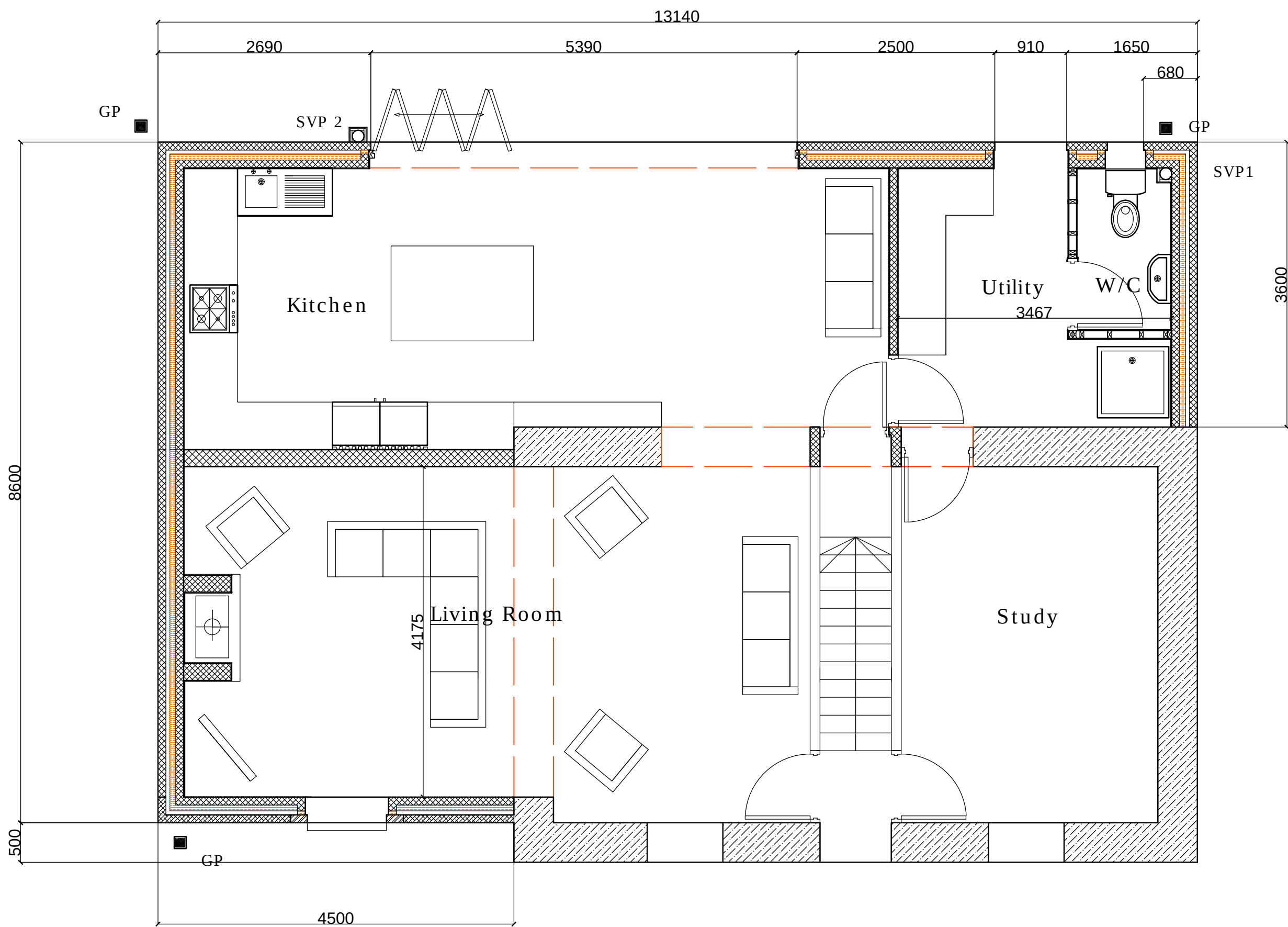
Front

Title:	Location Plan
Client:	Jamie Furber
Address:	32 Main Ed, Crynant, Neath, SA10 8SE
Project:	Re: Renovation
Proposal:	Double Extension
Drawing:	General Arrangement Drawings
Drawn By:	GSP
Sheet No:	A1 2.3
Ref:	JF 1
Date:	04/04/21
Checked:	GSP
Scale:	see each layout

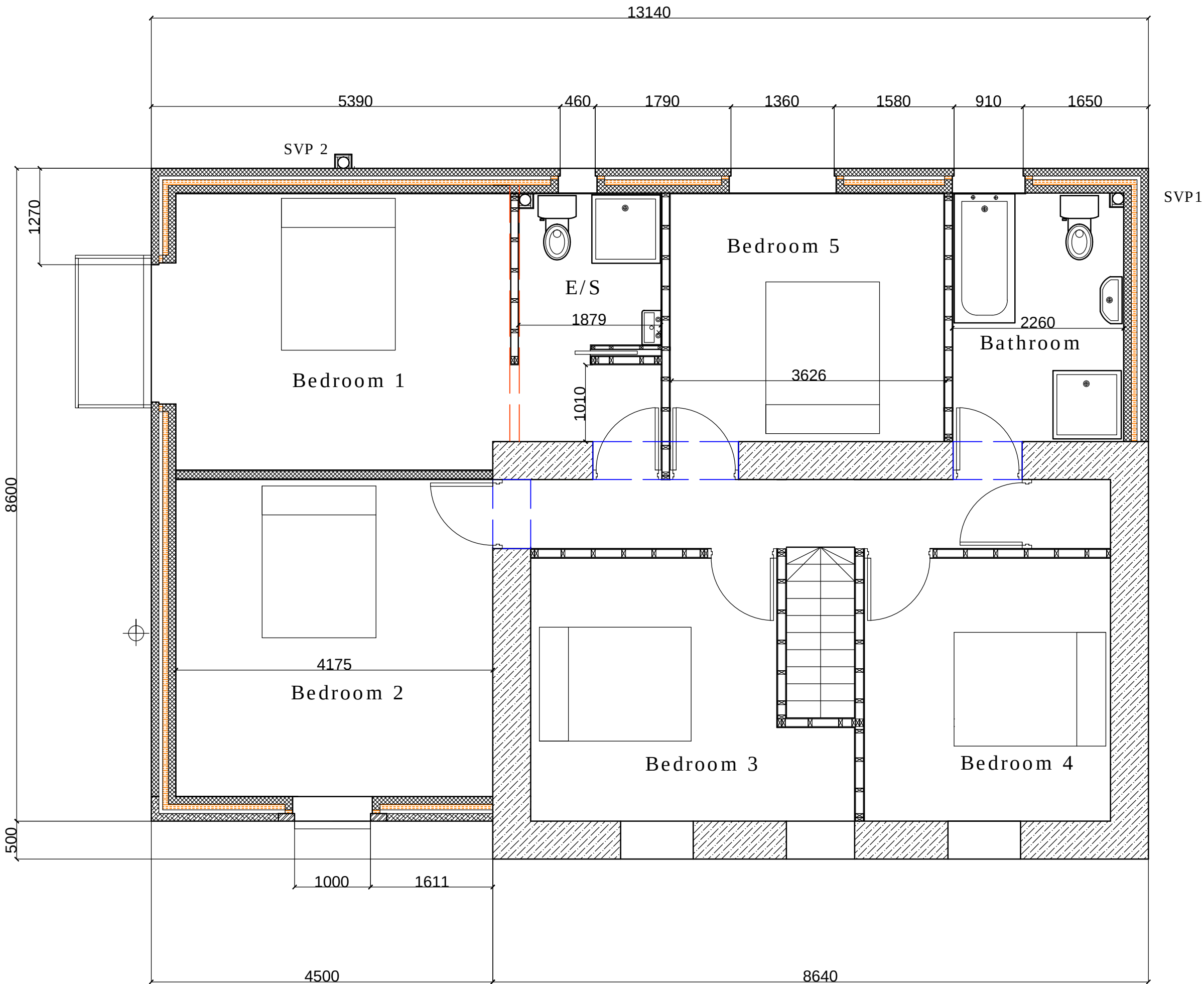
Proposed Elevations:
Scale 1: 100



GF Plan
Scale 1: 50



1st floor Plan
Scale 1: 50



Title:
Elevations and Layouts

Client:

Address:
32 Main Ed, Crynant,
Neath,
SA10 8SE

Project:

Re:

Proposal:

Drawing:
General
Arrangement
Drawings

Drawn By: GSP

Sheet No: A1 3.3

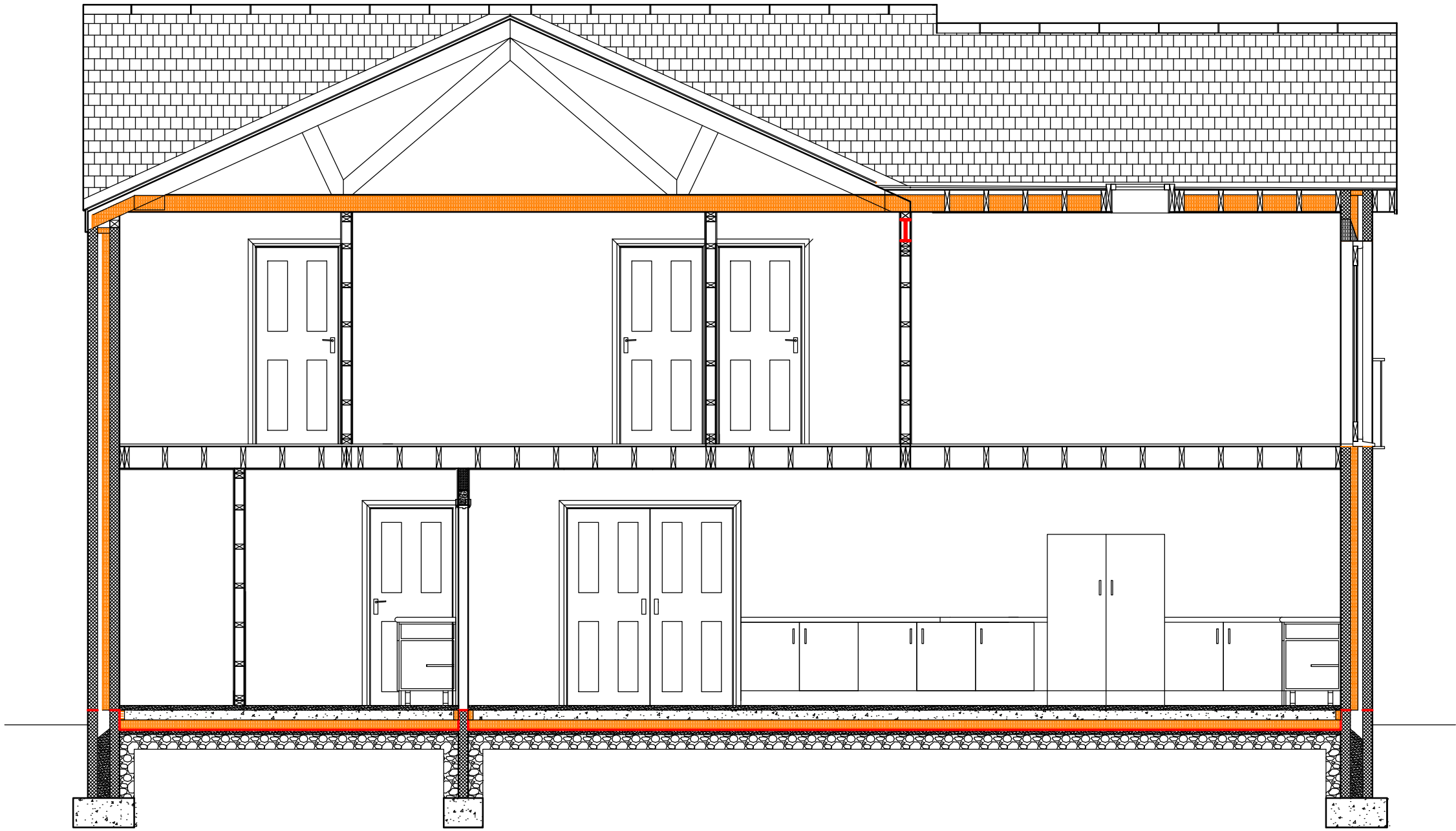
Ref: JF1

Date: 04/04/21

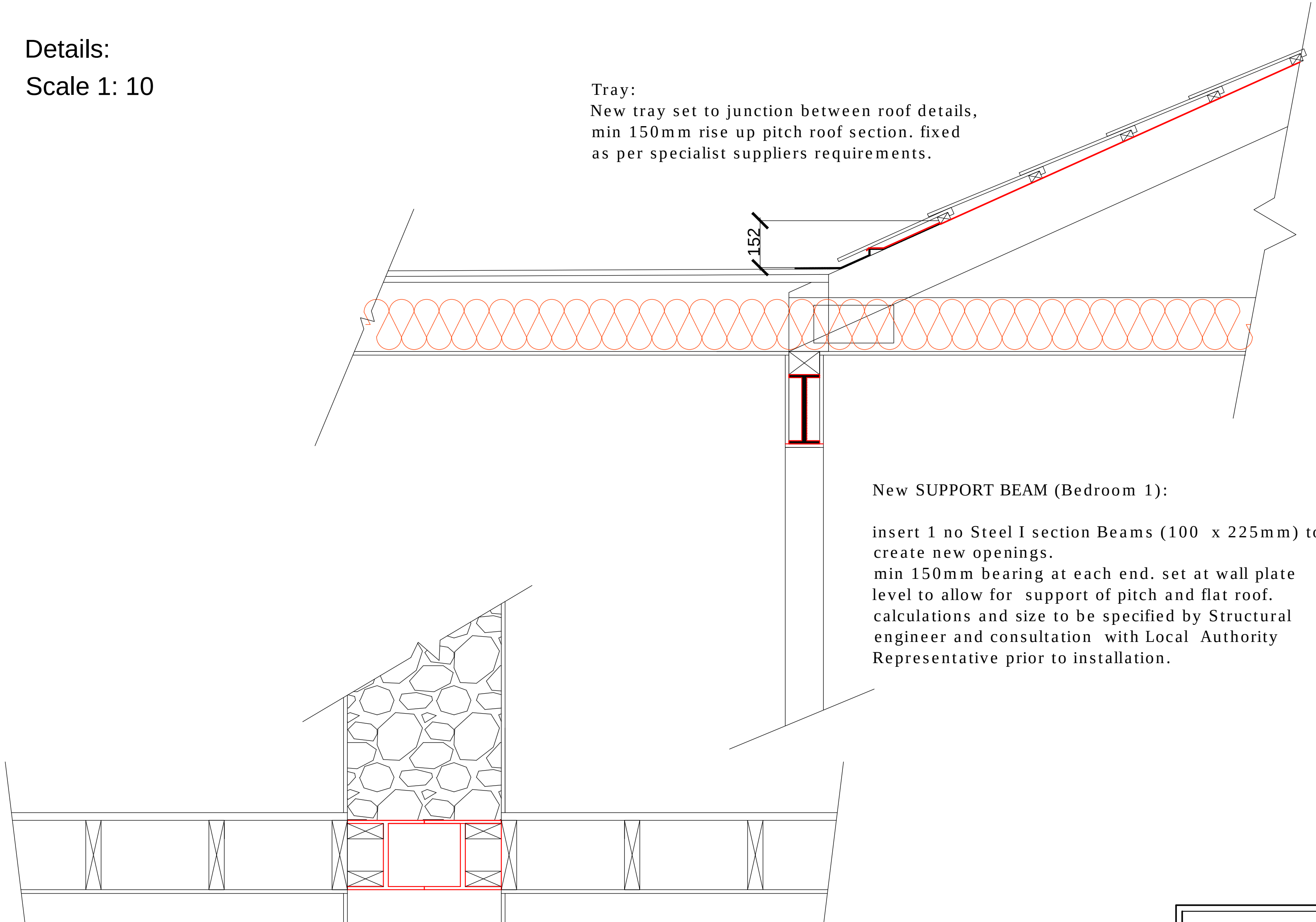
Checked: GSP

Scale: see each layout

Section A-A
Scale 1: 50



Details:
Scale 1: 10

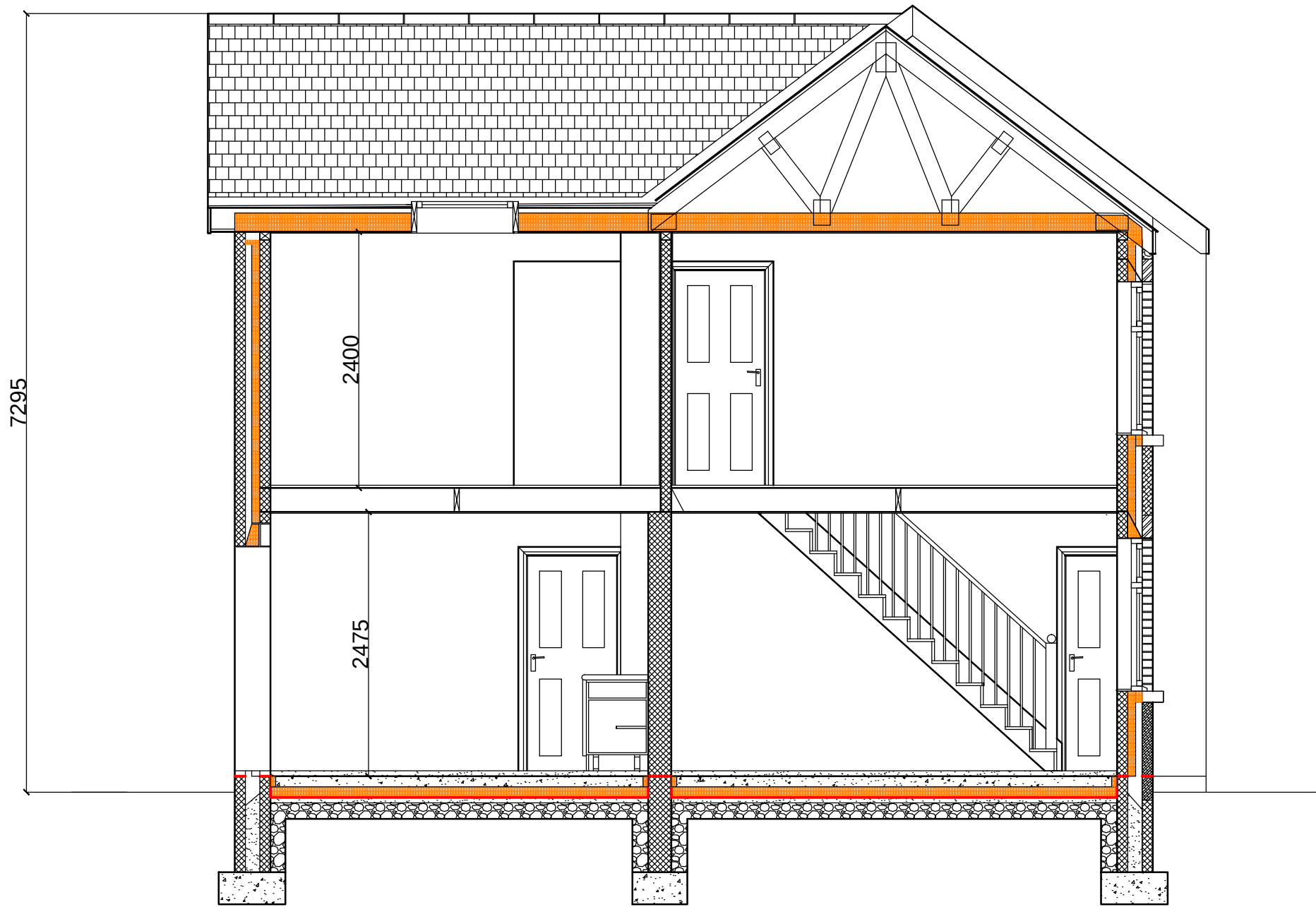


Tray:
New tray set to junction between roof details,
min 150mm rise up pitch roof section. fixed
as per specialist suppliers requirements.

New SUPPORT BEAM (Bedroom 1):

insert 1 no Steel I section Beams (100 x 225mm) to
create new openings.
min 150mm bearing at each end. set at wall plate
level to allow for support of pitch and flat roof.
calculations and size to be specified by Structural
engineer and consultation with Local Authority
Representative prior to installation.

Section B-B
Scale 1: 100

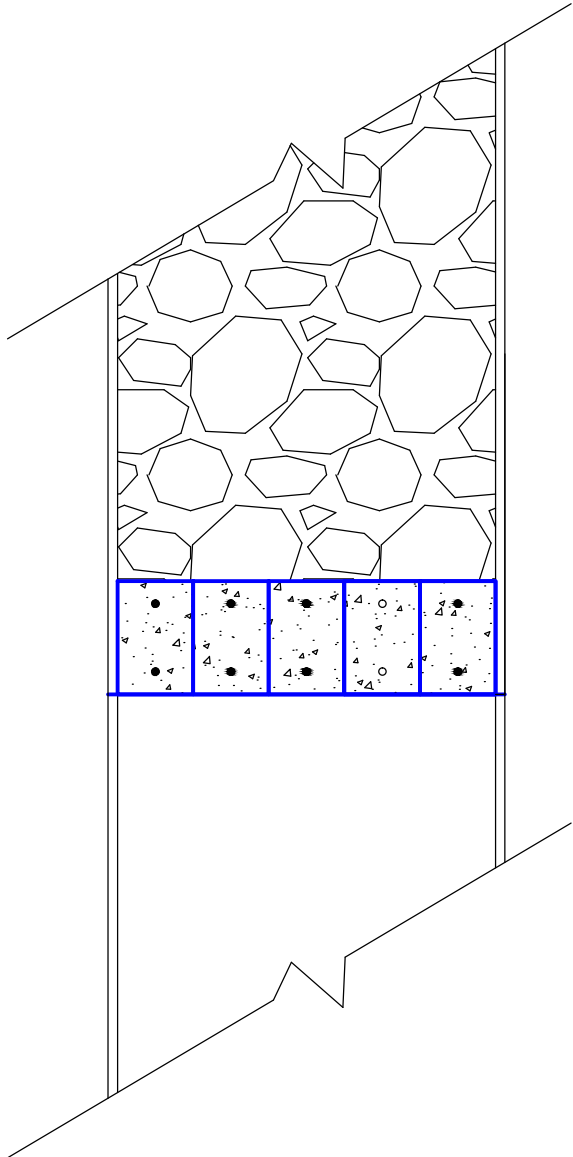


New Opening Detail (bedroom Doors):

insert 5 no reinforced concrete lintols (150
x 100mm) to create new Door openings.
min 150mm bearing at each end.

New Opening Detail (Living room):

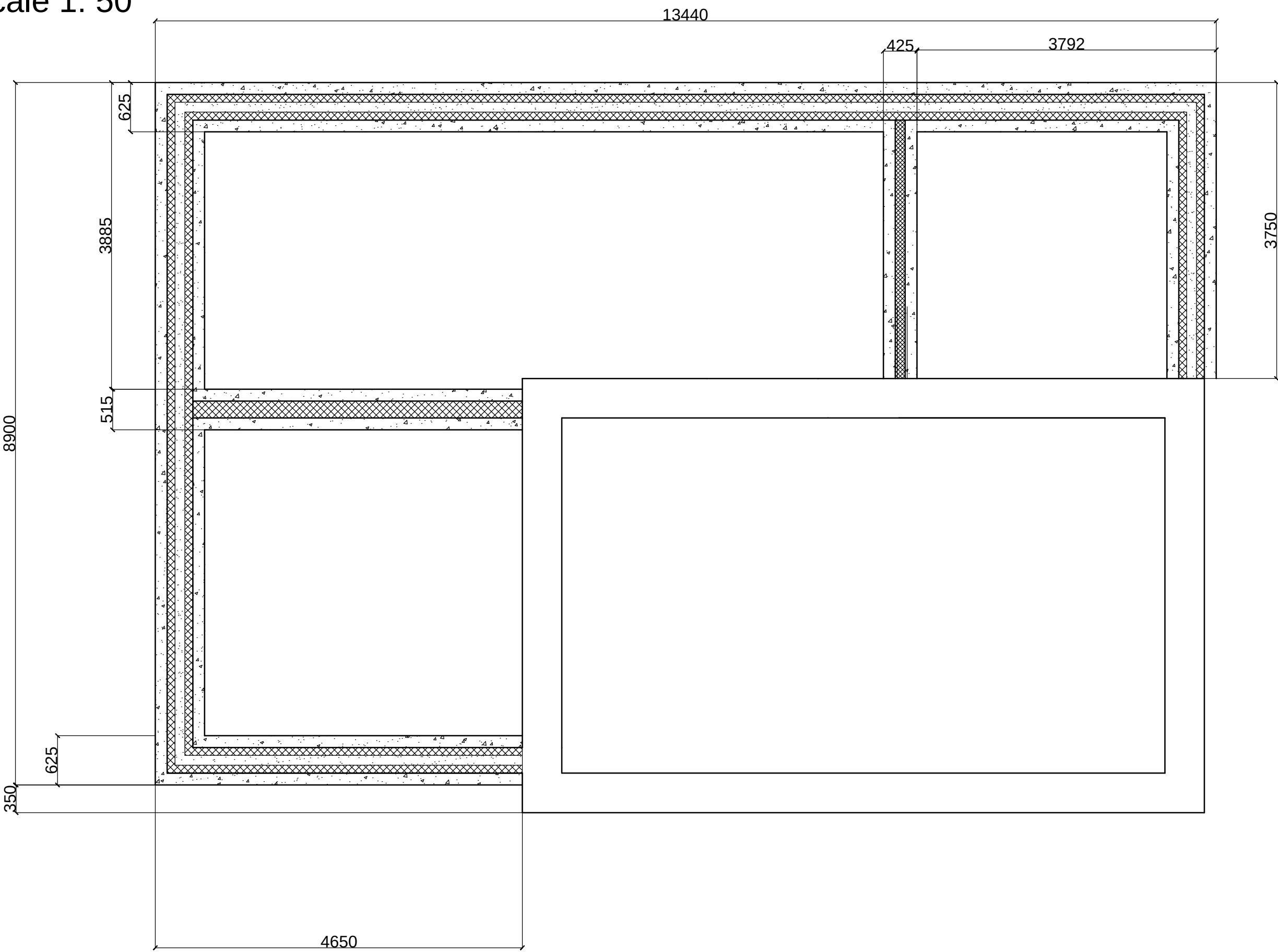
insert 2 no Steel I section Beams (250 x
225mm) to create new openings.
min 150mm bearing at each end. set at
Ceiling level to allow for clean join
ceilings.
(calculations and size to be specified by
Structural engineer and consultation
with Local Authority Representative
prior to installation.



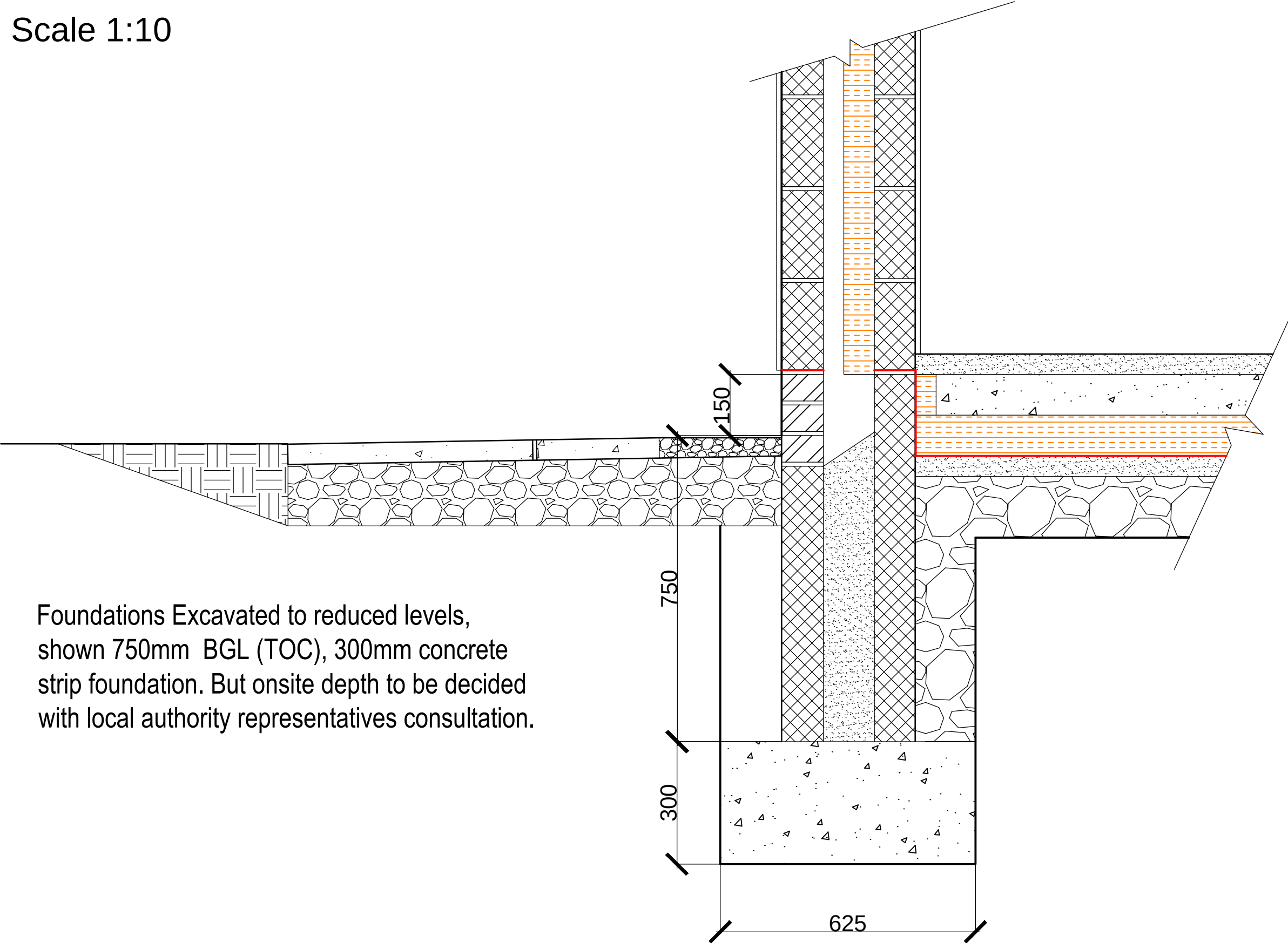
- Blue lintels are in existing building,
and concrete blockwork cavity wall
openings.
- Red lintels require Steel IG lintels
created for support structure and
opening.

Title:	Sections
Client:	Jamie Furber
Address:	32 Main Ed, Crynant, Neath, SA10 8SE
Project:	Re: Renovation
Proposal:	Convert two bedroom house into 5 bedroom, with additional living space.
Drawing: General Arrangement Drawings	
Drawn By:	GSP
Sheet No:	A1 4.3
Ref:	JF1
Date:	04/04/21
Checked:	GSP
Scale:	see each layout

Foundation Plan:
Scale 1: 50

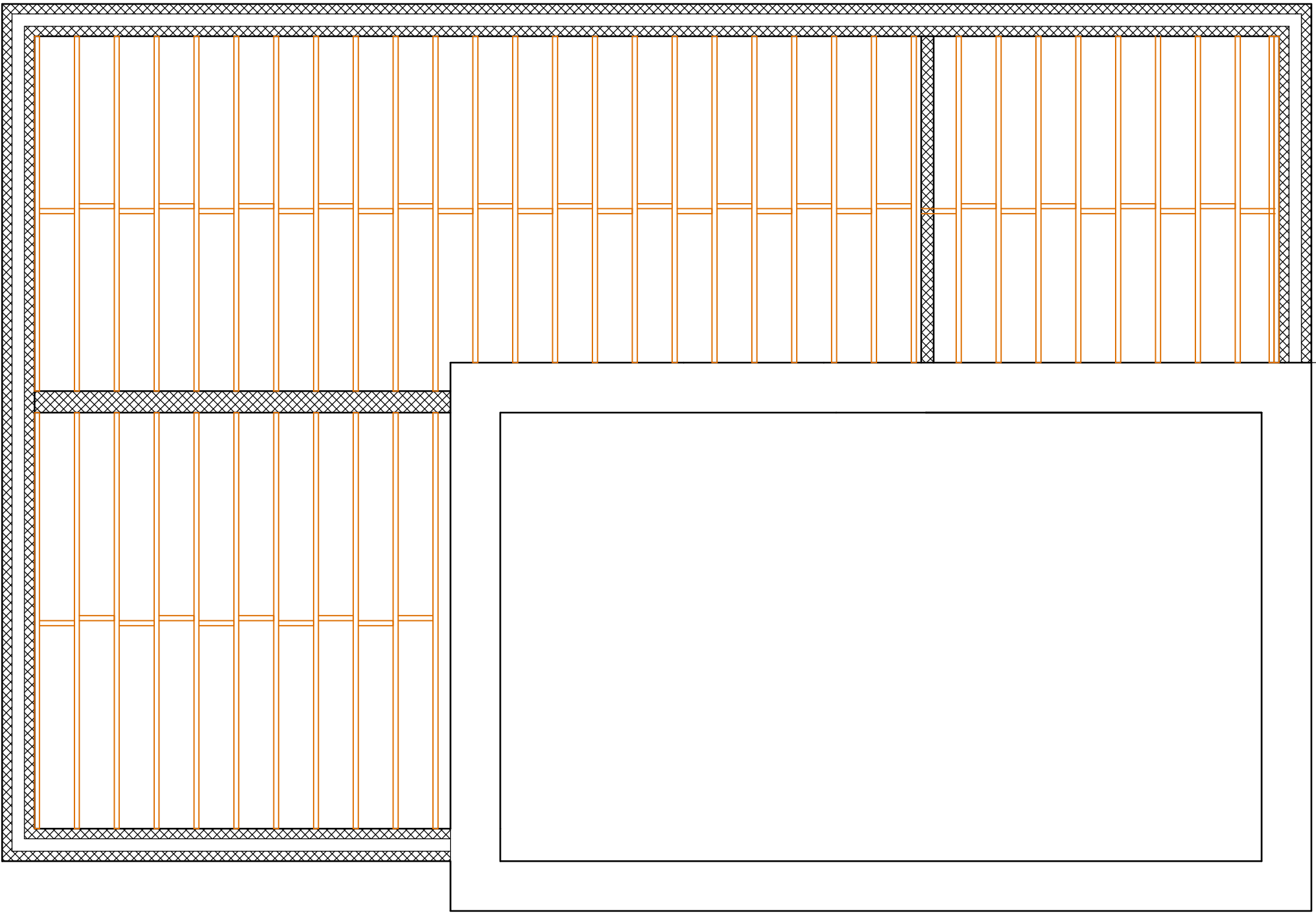


Foundation Detail:
Scale 1:10

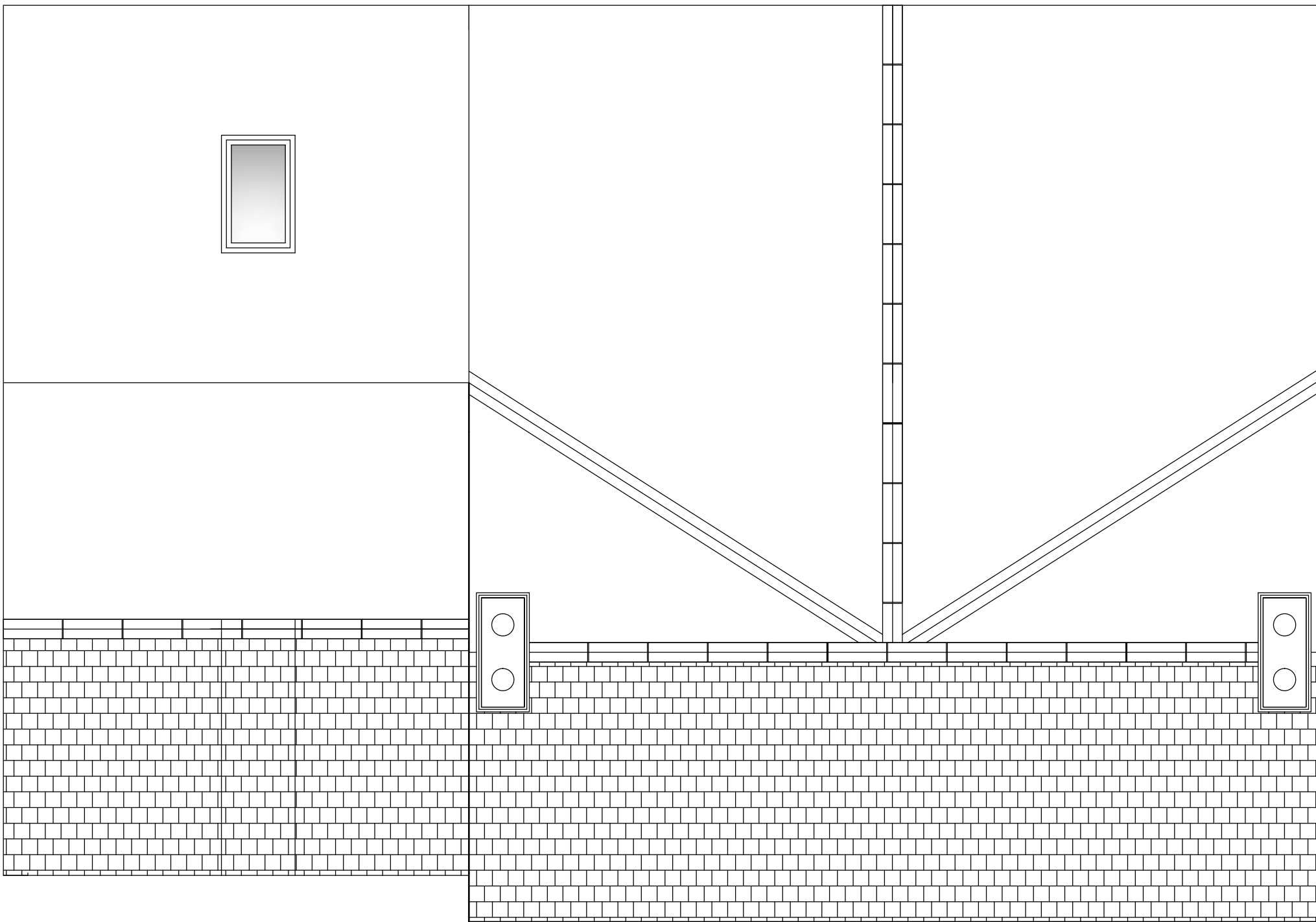


Foundations Excavated to reduced levels, shown 750mm BGL (TOC), 300mm concrete strip foundation. But onsite depth to be decided with local authority representatives consultation.

Floor Plan:
Scale 1: 50



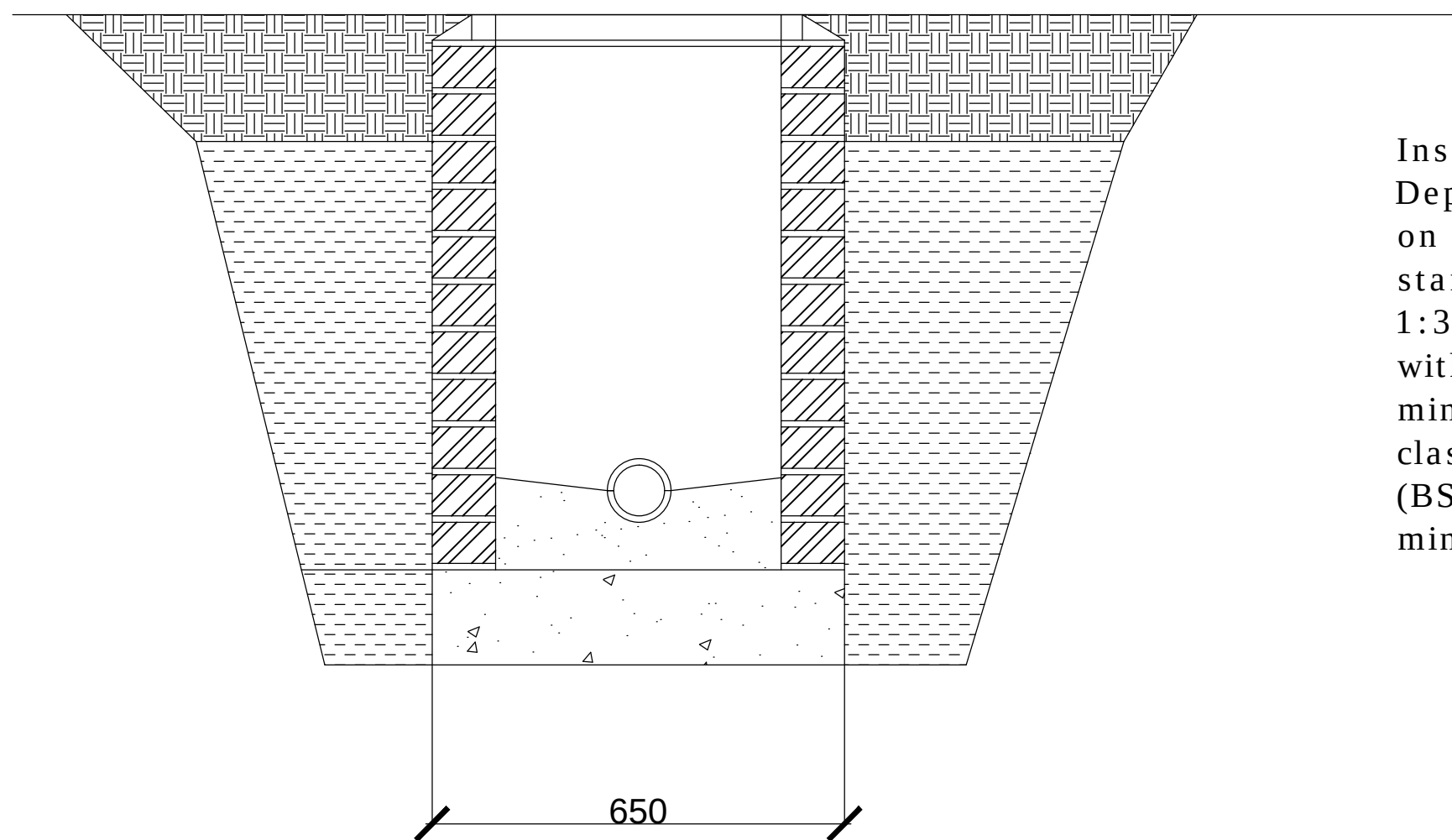
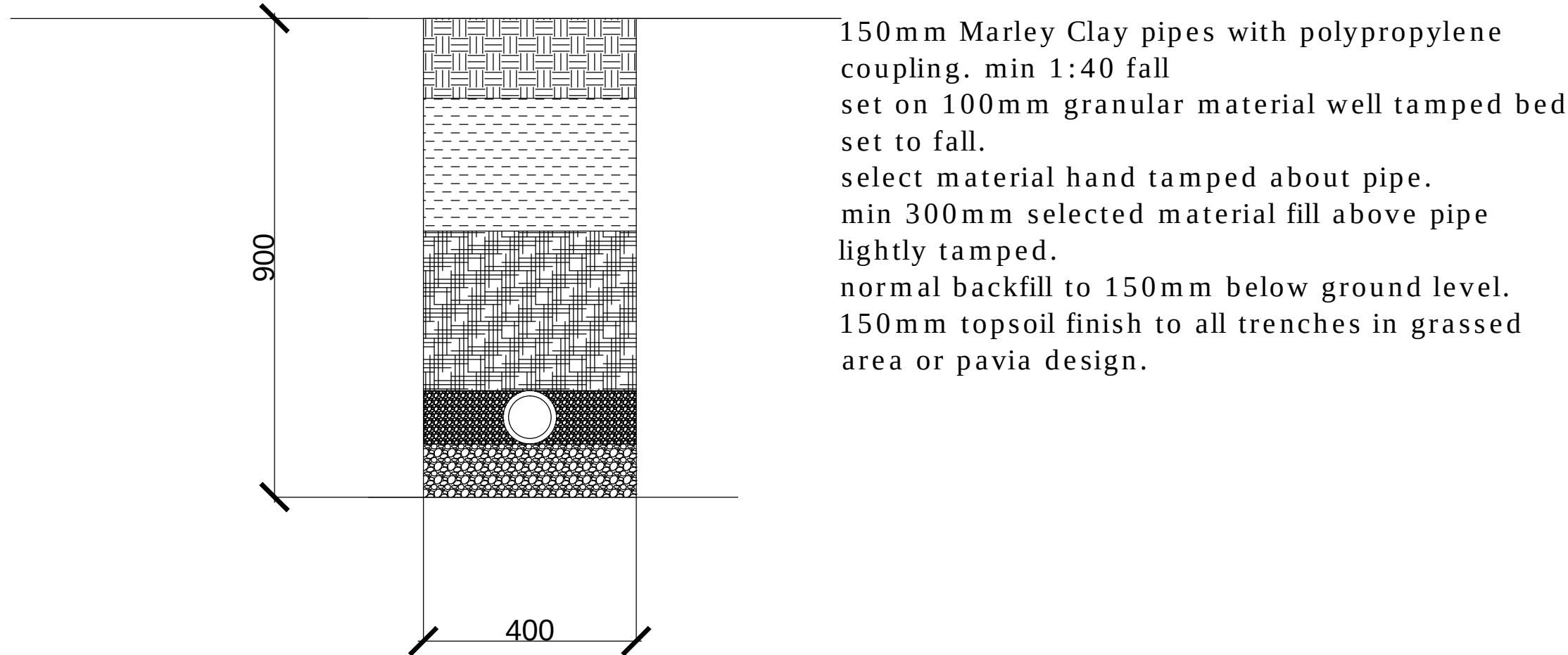
Roof Plan:
Scale 1: 50



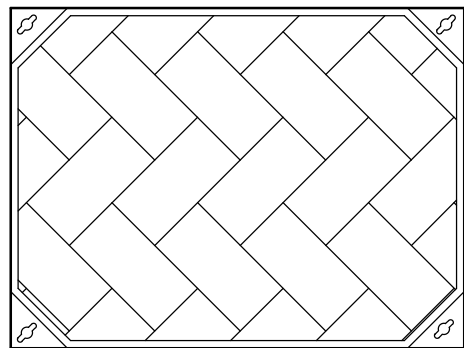
Title: Details
Client: Jamie Furber
Address: 32 Main Ed, Crynant, Neath, SA10 8SE
Project: Re: Renovation
Proposal: Convert two bedroom house into 5 bedroom, with additional living space.
Drawing: General Arrangement Drawings
Drawn By: GSP
Sheet No: A1 5.3
Ref: JF1
Date: 17/05/20
Checked: GSP
Scale: see each layout

Drainage & IC

Storm Drainage



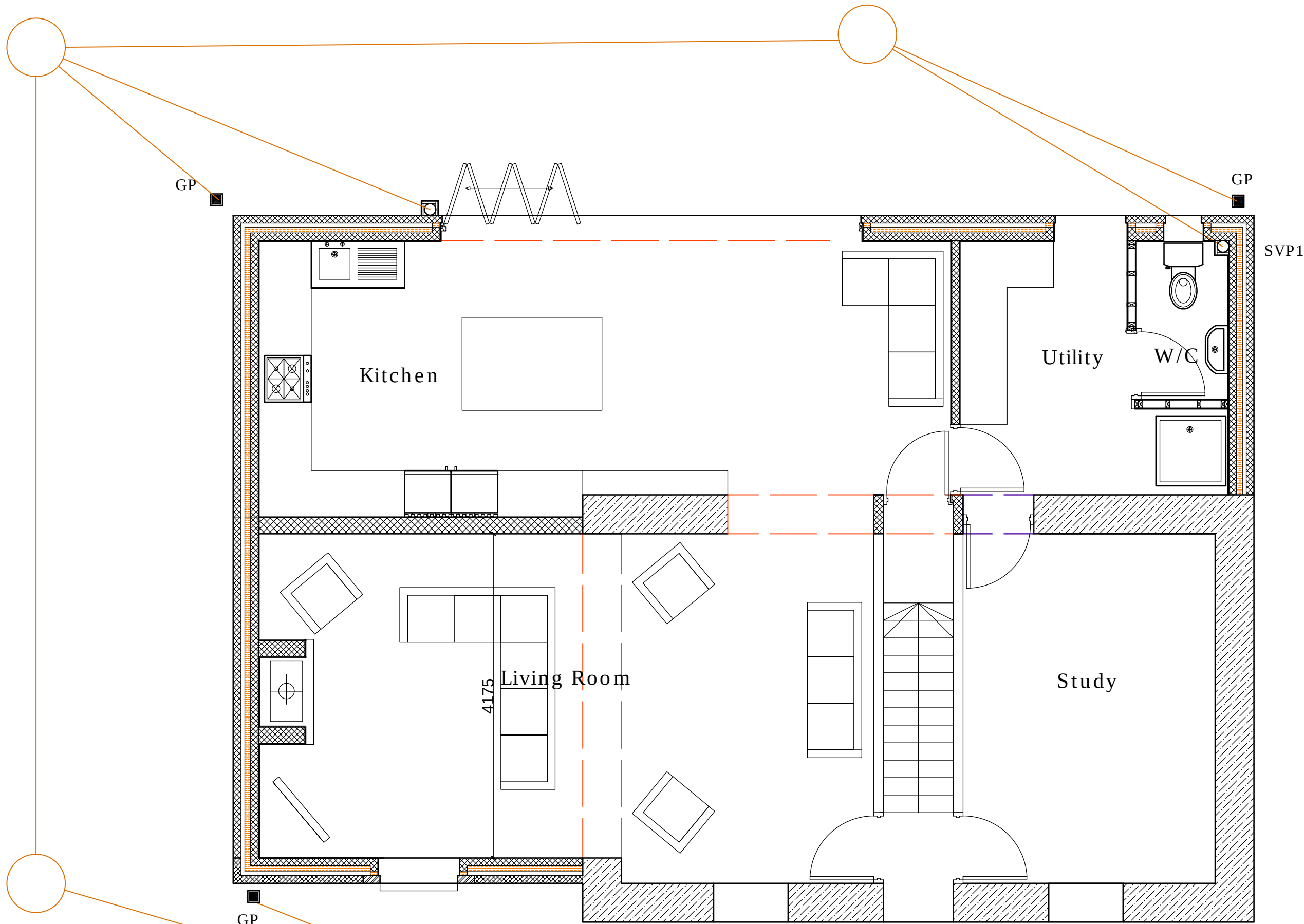
Inspection Chamber
Depth set to existing Drainage
on site.
standard 100mm conc base
1:3:6
with haunching 1:3 mix with a
min 1:6 fall to self clean drain.
class A Engineering bricks
(BS3921) to create walls with a
min 1:3 mix



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

Scale 1: 10

Drainage plan:
Scale 1: 50



Existing vertical drop
IC.

Title:	Drainage
Client:	Jamie Furber
Address:	32 Main Ed, Crynant, Neath, SA10 8SE
Project:	Re: Renovation
Proposal:	Convert two bedroom house into 5 bedroom, with additional living space.
Drawing:	General Arrangement Drawings
Drawn By:	GSP
Sheet No:	A1. 6.3
Ref:	JF 1
Date:	17/05/20
Checked:	GSP
Scale:	see each layout

32 Main Road, Crynant

Preliminaries:

Remove end wall of utility and prepare for bonding of new wall.
Expose existing foundations insert starter bars to receive new foundation.
Expose existing drainage and prepare alterations.
Expose and remove existing lean to roof and prepare walls for first floor construction.
Remove existing en-suite partition walls and make good.

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 6250mm wide, 300mm thick for cavity walls.

Walls:

Outer skin: 100mm facing brick, to match existing quoins and header pattern around windows. with dressed stone (blue pennant) or similar to front elevation. All other walls 100mm blwk (7N/mm2), with matching 13mm render/dash finish to external surface Clear cavity of 50mm 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 (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/m2K.
New walls to be bonded into existing or proprietary fixing used, all cavities to be made continuous and sealed at eaves.
External 13mm render to match existing wall finish.
100mm External natural stone to match Front wall, with yellow bwk borders to windows

Stud Partitions:

Partition walls of 50 x 75 mm studs at 400 mm centres with 25mm min absorbent layer of mineral wool batts (min 10kg/m3 between studs and line with single layer of plasterboard (mass per unit area 10kg/m2).
Solid walls:
100mm and 215mm , 7N/mm2 standard blockwork with masonry cement/sand ratio1:3 min. all ground floor walls to be load bearing to assist in suspended floor designs

Lintels:

Insert Catnic Cavity Lintels CX 139 / 100 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, Lintels to have stop ends with 2No weep holes minimum per opening and every 450mm horizontally.

Concrete reinforced 150 x 100mm, to new openings with min 150mm bearing at each end.

Bespoke Steel I beams fabricated for use in supporting cavity wall and roof structure, with calculations to support design requirements, from structural engineer and agreement with local authority representative. min 150mm bearing.

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 to be turned up on perimeter walls with 300 µm dpm, min lap joints of 150mm turned up wall and tucked into dpc. Consolidated sulphate free hardcore, maximum depth 600mm, min thickness 100mm. (U value 0.25 W/m2K).
Ensure garage floor is 100mm min. below house floor level.

Doors and Windows:

Entrance doors to have min width of 838mm, internal doors of 762mm min width, corridors min 900mm wide. To allow minimal circulation problems when property in use.
Fit ½ hour fire resistant door between dwelling and garage with 25mm rebated frame and fit "Perko" door closer.
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.
Extract ventilation rates to: bathroom(including en-suite facilities) 15 l/s, sanitary accommodation 6 l/s.
Background and extract ventilation to be at least 500mm apart.
Area Weighted average U value for windows and doors 2.2 W/m2K.

First Floor Construction:

19 mm t and g boarding (mass per unit area 15 kg/m2) C24 grade joists at 400mm centres 47mm thick, depth to match existing floor but in no case less than 120mm. Place 2 No joists bolted together beneath internal stud partitions. Joists to be supported on the inner leaf with all apertures sealed to prevent air ingress, alternatively use joist hangers.

Ceilings:

12.5mm Foil - backed plasterboard and plaster skim.

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.

Boiler/Flues:

Extension or alteration of existing heating system to be carried out by a CORGI registered and Gas Safe registered. Installer to meet with Building Regulations, IEE Wiring Regulations and local Water byelaws. Fit thermostatic valves to new heat emitters.

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.

Pitched Roof:

Roof finish: tiles to match the existing finish as far as possible. Roof pitch as existing.
Fit lay boards over existing pitched roof to facilitate valley construction.
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.
Trussed rafters to be fixed at 400mm centres with longitudinal and diagonal bracing. Diminished trussed rafters to form valley. Truss manufacturer to provide structural calculations.
Alternatively, construct a cut roof comprising of: rafters of 47 x 150mm C24 at 400mm centres. Ceiling joists of 47 x 175mm fitted as above, with 2 No binders 47 x 150mm at 1/3 rd span. Or similar as designed by specialist manufacturer. All fixed to 75 x 100mm min wallplate bedded in cement mortar with holding down straps at 1200 mm centres.
Lay 175mm Rollbatt insulation between joists (U value 0.16 W/m2K). Provide eaves ventilation equal to a 25mm continuous vent fitted with a fly-proof scree.
All dimensions to be checked prior to ordering any trussed rafters and checked by manufacturers.

Flat roof:

Roof finish: Fibre glass Coated aggregate plus smooth borders finish to roof.
Fix fibre glass roof Topseal or similar installed in accordance with manufacturers specifications and Code of Practice, secure to softwood battens, min lap 75mm, approved reinforced roofing felt. Fit Code No 4 lead flashing at roof intersections.
18mm OSB3 T & G sheets fixed to Firrings creating required fall,(max 10 degree fall from main structure to rear elevation) with 25mm expansion gap and fillet trim up to walls. Ready for (min 2) layers of fibreglass 450g/m2 finish fixed to board with topcoat finish colour Dark Grey with edge trim directing water fall to drip trim and rainwater goods.
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 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.

velux window - curve glass system or similar fitted as specified by specialist manufacturer/installer (structural opening 90 x 60 cm).

General:

Contractor to visit plot prior to commencement of work to acquaint themselves 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.

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.
Foulwater: expose existing to check invert levels and direction, if below foundations surround pipe in 150mm of concrete up to the underside of the foundation.
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.

Internal SVP fitted with non return trap, dergo valves or similar.

Internal: above ground, waste traps to wash-basin/bidets 32mm, elsewhere 40mm and 100mm to W.C's. Fit 75mm deep seal traps if discharging to 100mm soil and vent pipe. S&V pipe to terminate 900mm above any opening within 3m. All drainage to BS 8000 Part 14 and CP 8301
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.

Title:
Specification
Client: Jamie Furber
Address: 32 Main Ed, Crynant, Neath, SA10 8SE
Project: Re: Renovation
Proposal: Convert two bedroom house into 5 bedroom, with additional living space.
Drawing: General Arrangement Drawings
Drawn By: GSP
Sheet No: A1. 7.3
Ref: JF1
Date: 17/05/20
Checked: GSP
Scale: see each layout