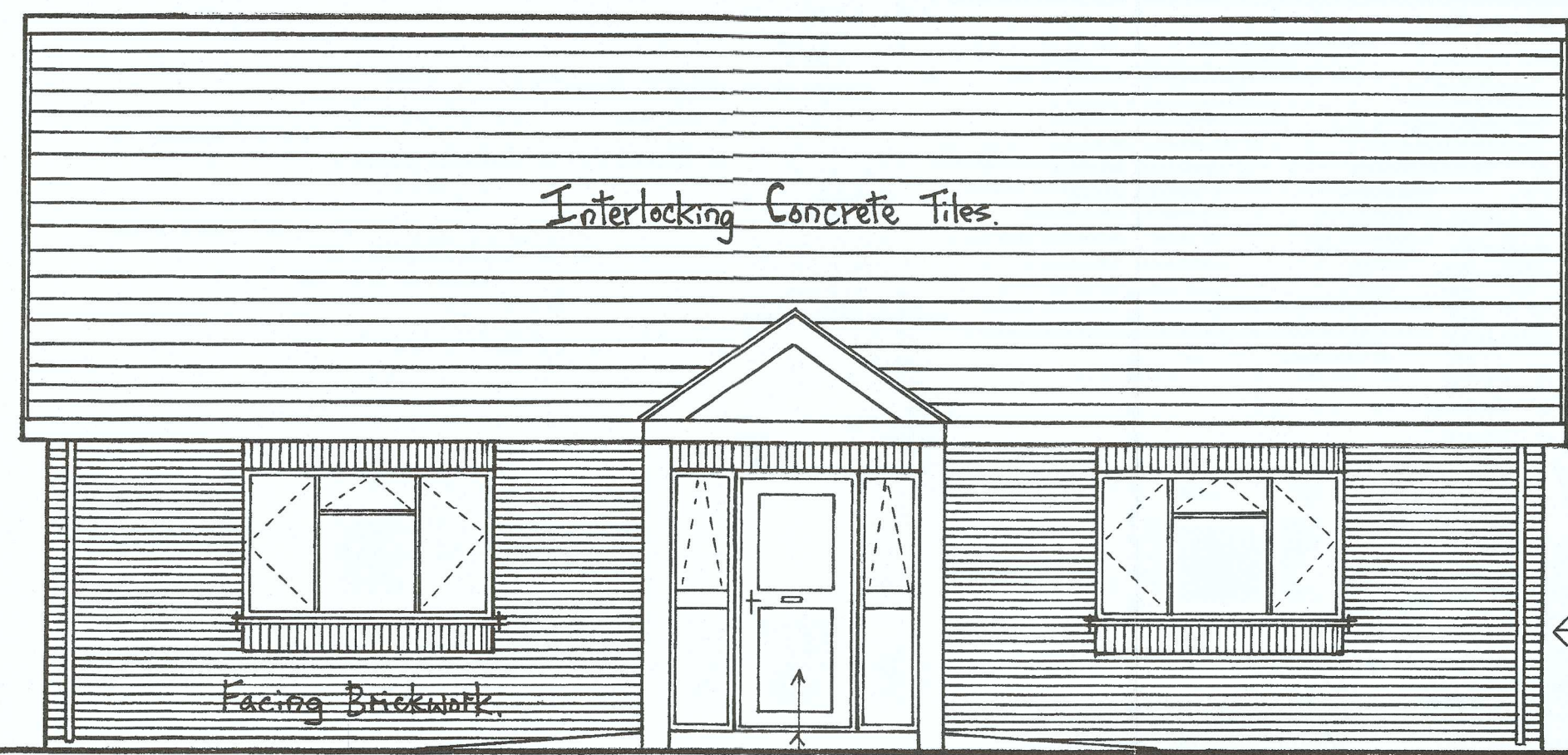
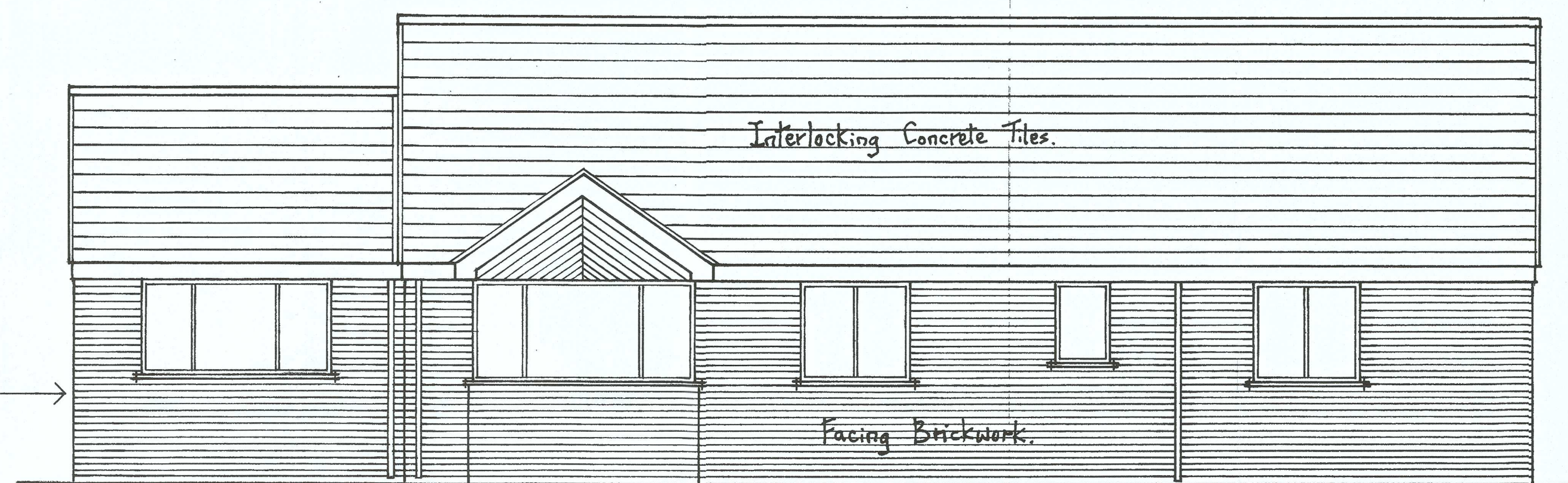




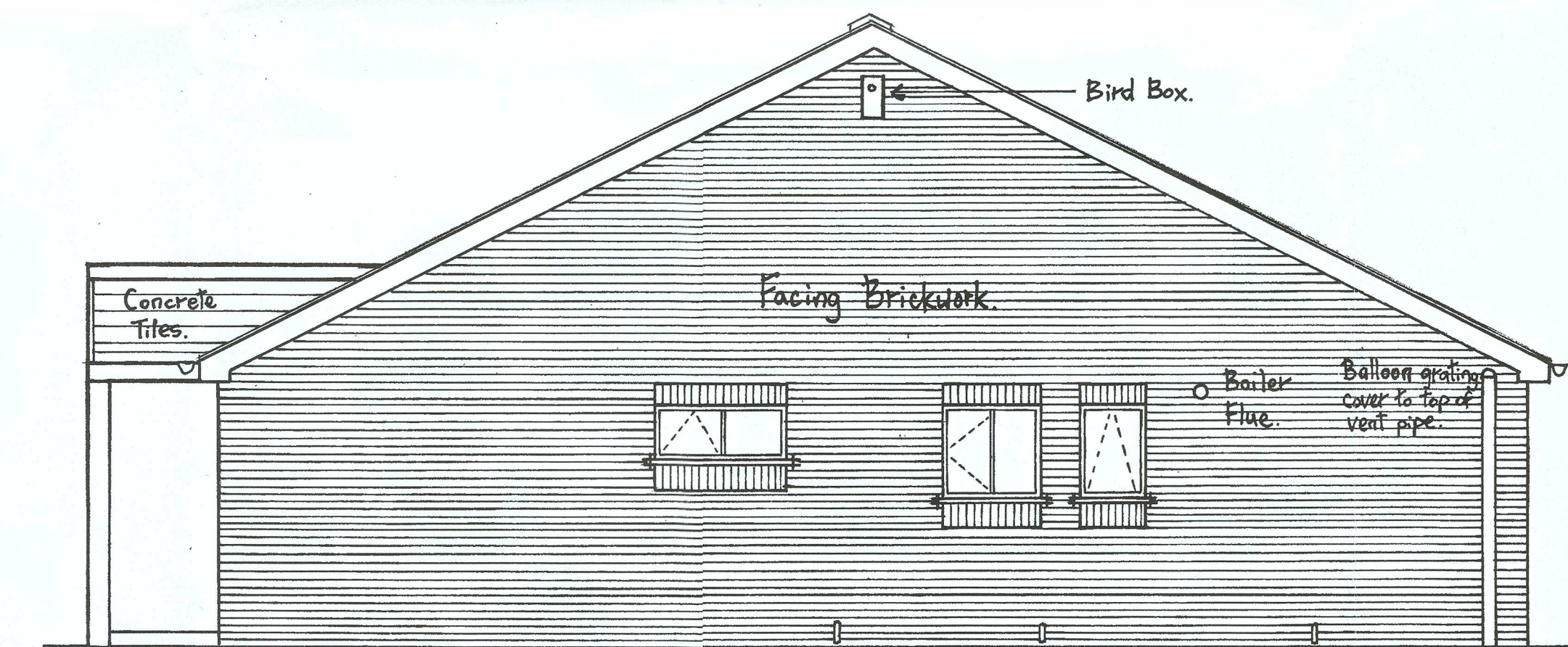
FRONT ELEVATION.

STREET SCENE SHOWING ELEVATIONS.

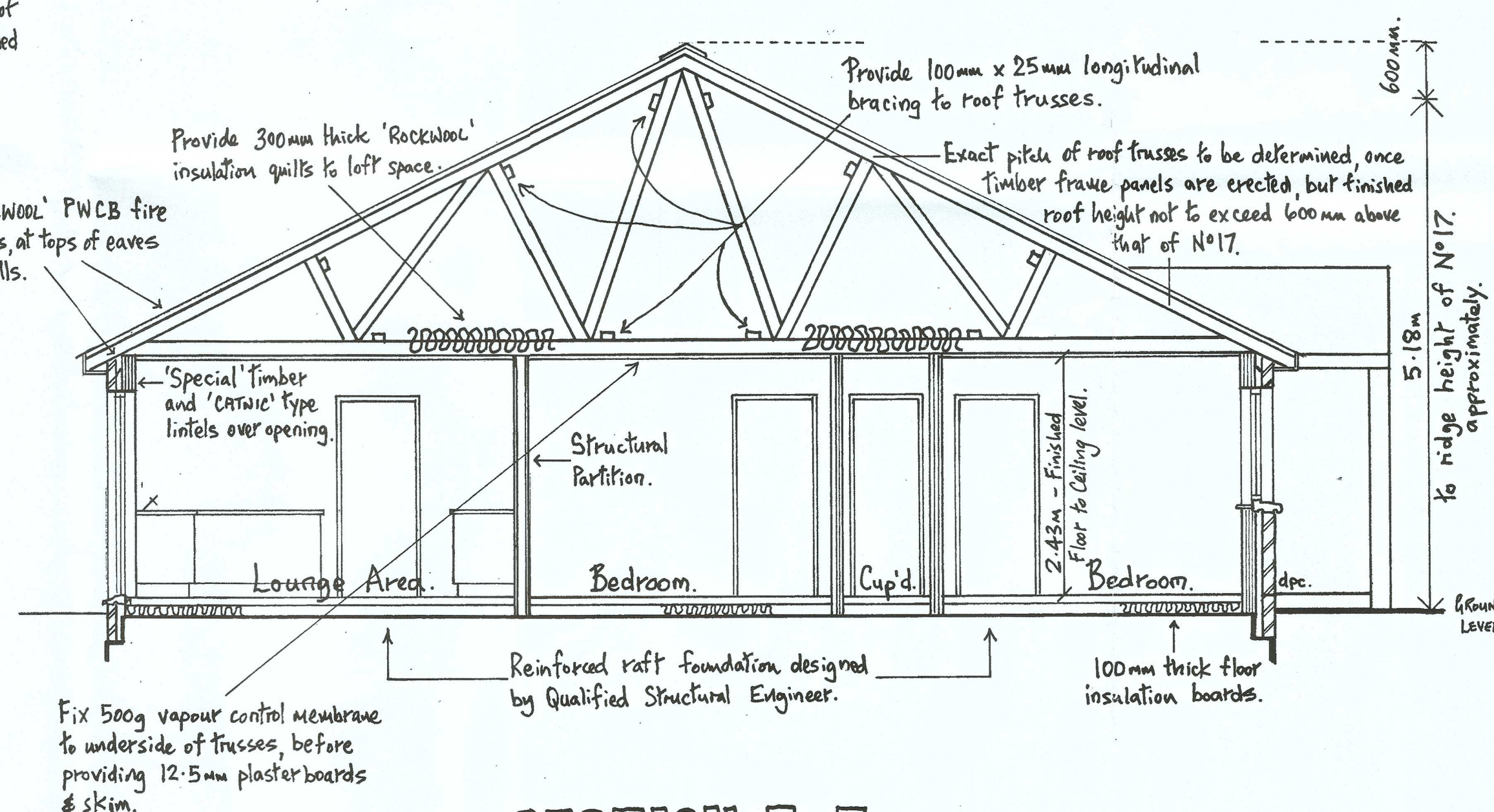
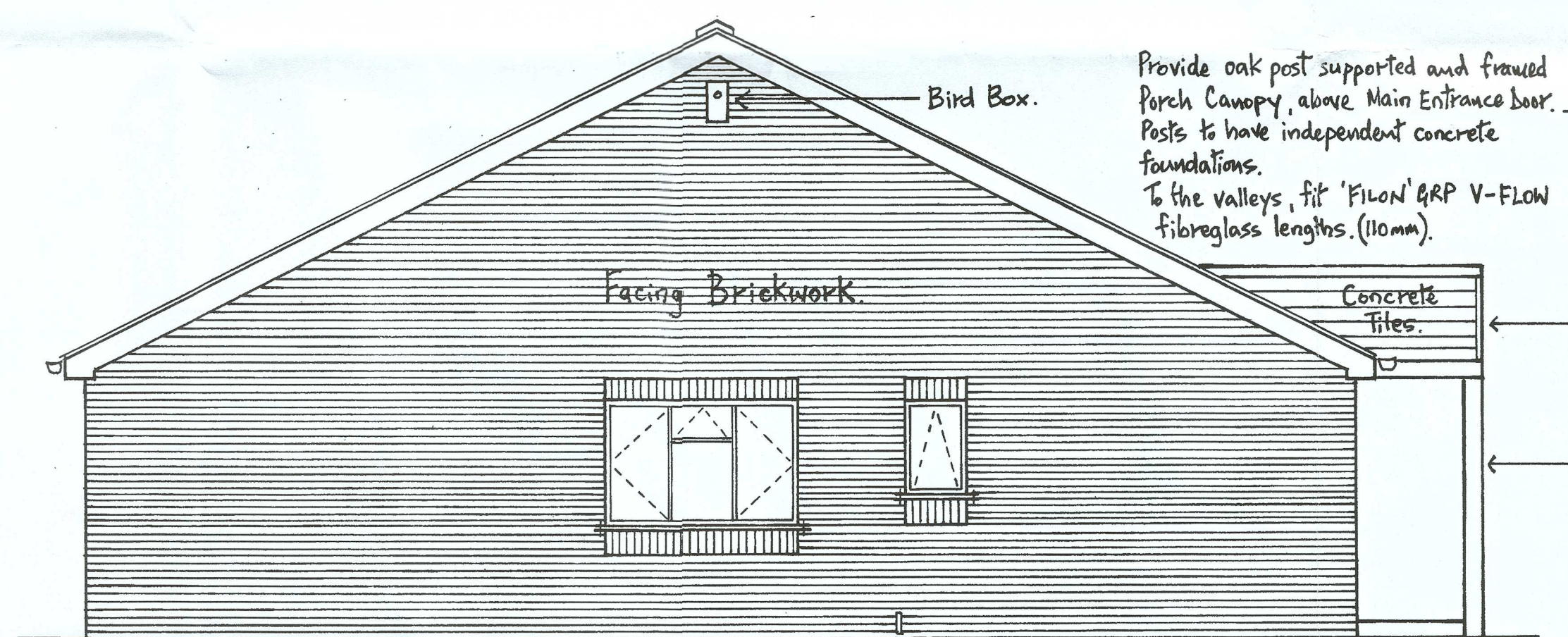
N° 17.



SIDE ELEVATION.
(facing N°17.)



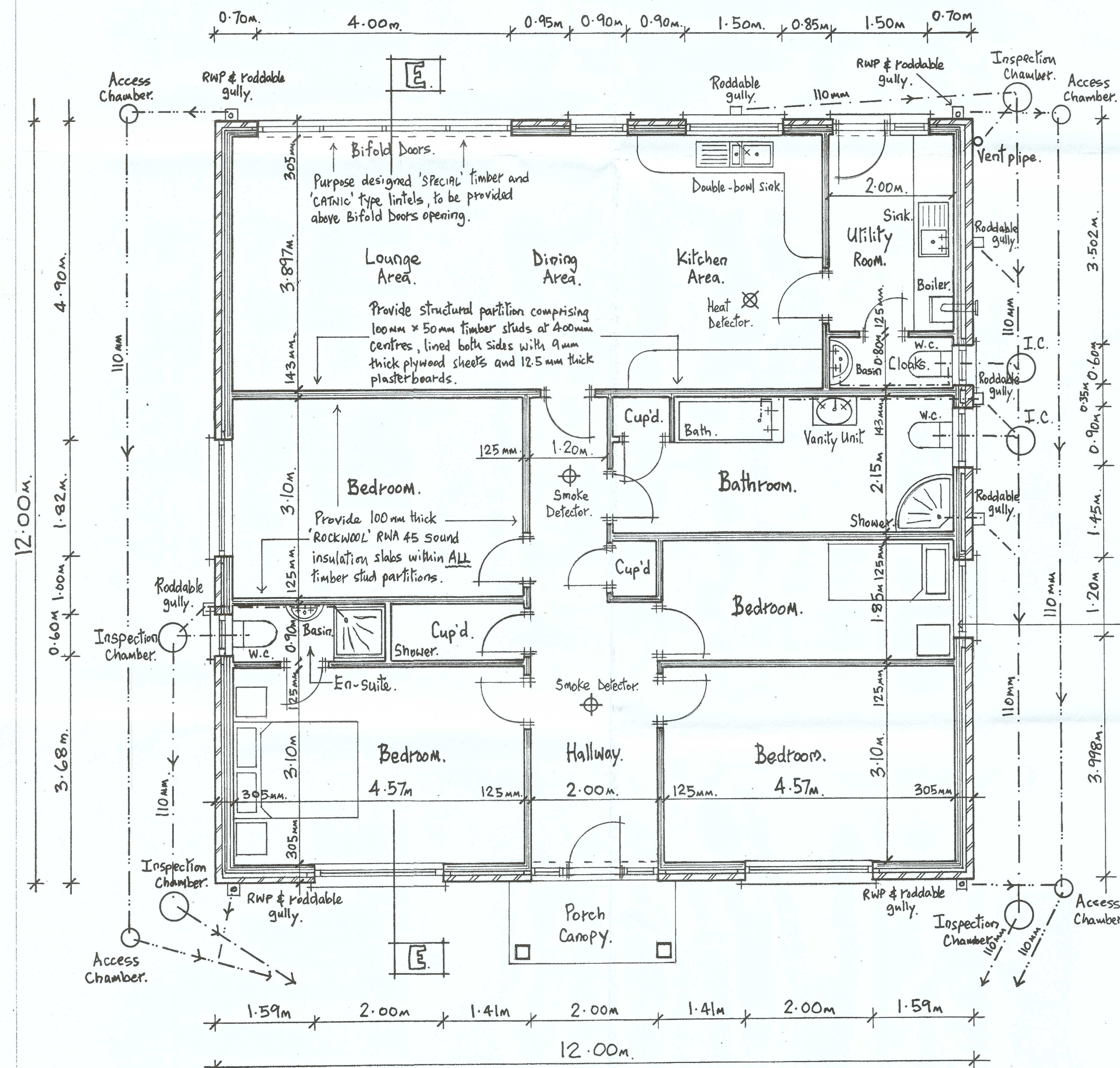
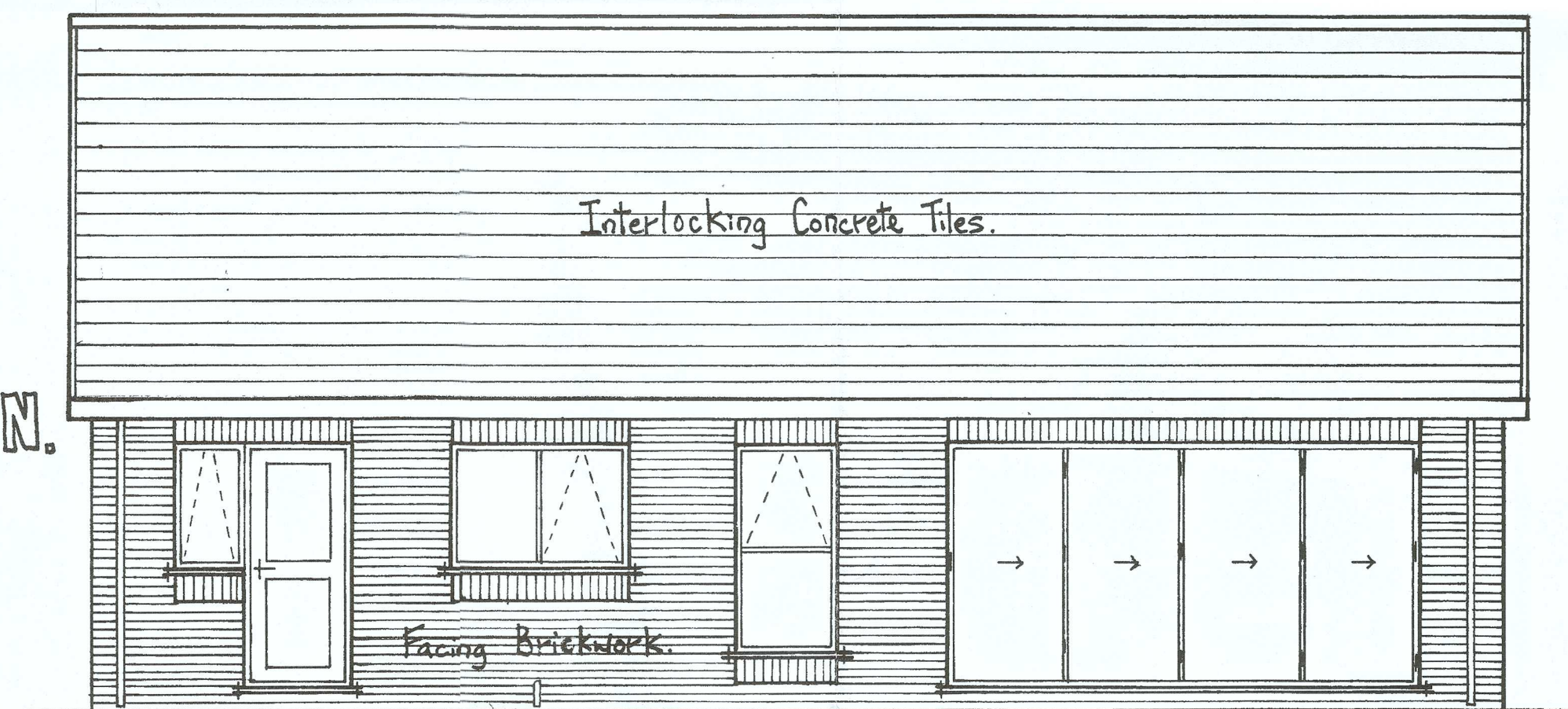
SIDE ELEVATION.



SECTION: E-E.

Provide level access to front
Entrance Door.
Door to have 775 mm clear
opening (when opened to 90°
degrees), between face of
door and door frame.

REAR
ELEVATION.



FLOOR LAYOUT PLAN.

NOTES:
Roof covering to comprise 'MARLEY MODERN' interlocking concrete roof tiles (or equal and approved) all nailed or mechanically clipped to 50mm x 25mm treated, graded timber battens complying with BRITISH STANDARD 5534, or 'TYVEK SUPRO PLUS' breather membrane underlay (the manufacturer advising that no additional roof space ventilation is required when using this product).
Roof trusses to be supported on 'purpose designed and fabricated' trussed rafters at maximum 600mm centres, by FFEEST TIMBER ENGINEERING, LTD, (or equal and approved).
Roof trusses are to bear on load-bearing timber frame internal skin of external cavity walls (with additional support provided by structural internal partition; and be braced with 100mm x 25mm longitudinal and other bracing members, in accordance with the recommendations of B.S. 5268 - 3:1998. Within the roof space, provide 300mm thick 'Rockwool' thermal insulation quilts, between and over ceiling chords of trusses (electric cable runs in the roof space to be kept above the installed insulation).
Horizontally restrain gable wall brickwork triangles with additional 'ANCON STAFFIX' timber frame wall ties (as described below).

External walls to comprise 102.5mm facing brick outer skin, 62.5mm cavity and 140mm timber frame inner skin. Provide 'CELOTEX' XR4130 P.I.R. wall insulation boards 130mm thick between studwork (or equal and approved).
Connect facing brickwork to timber frame vertical studs spaced at 600mm centres, and 450mm centres vertically, utilising 'ANCON STAFFIX' 152mm long, TYPE C stainless steel timber frame wall ties complying with BS 5268-6:1:1996.
Provide 50mm x 50mm timber firestops around all door and window openings.
Provide 'CATNIC' SL50 - TF galvanised steel timber frame lintels, or equal and approved, above all door and window openings, with 'HYLOAB' damp proof courses over.
Provide 'HYLOAB' vertical damp proof courses, at the edge of door and window frames in external walls, at the interface of the masonry against timber frame.

New floors to comprise 75mm thick resin fibre screed, on 500 gauge polythene membrane, on 100mm thick 'CELOTEX' XR4400 floor insulation boards, on 1200 gauge damp proof membrane, on reinforced raft foundation designed by a Qualified Structural Engineer.

HEATING & HOT WATER.
To be provided by a 'BAXI', gas-fired, wall-mounted condensing combination boiler (or equal and approved). Boiler to be located in the UTILITY ROOM and be fitted with a balanced flue.
(Exact size/output required to be determined by PLUMBER, prior to installation).

ELECTRICAL INSTALLATION.
To comply with B.S. 7671:2008, Approved Document PART P (2018 Edition) and the 17th Edition of the IEE Regulations.
All power sockets and light switch plates to be fitted, at between 450mm and 1200mm off finished floor level; distribution board switches at between 1350 - 1450mm; and any external lighting to be controlled by P.I.R. Sensors.

FIRE PROTECTION.
Provide an automatic fire suppression system, in accordance with BS 9251:2014 (sprinkler systems for domestic and residential occupancies) to all rooms.
Provide mains operated, optical smoke detectors, located in the HALLWAY; and a heat detector in the KITCHEN AREA; all conforming with system installation guidance contained in B.S. 5839-6:2004 FIRE DETECTION SYSTEM.
Detectors are to be ceiling mounted, 300mm clear of any light fittings, interlinked and operated by a single independent circuit of the DISTRIBUTION BOARD.

MECHANICAL EXTRACT VENTILATION.
Provide a mechanical extract fan to the KITCHEN AREA, using a COOKER HOOD with an extraction rate of minimum 30 LITRES PER SECOND; to the UTILITY ROOM with a minimum extraction rate of 30 LITRES PER SECOND; and to the BATHROOM & EN-SUITE, with a minimum extraction rate of 15 LITRES PER SECOND.

PROPOSED BUNGALOW
ON LAND ADJACENT 17 GARDNERS
LANE, PENCAERAU, NEATH
FOR MR ANDREW SIMS.

WORKING DRAWING.

SCALE.	1:50m	DRAWING N°
DATE.	FEBRUARY, 2022.	01