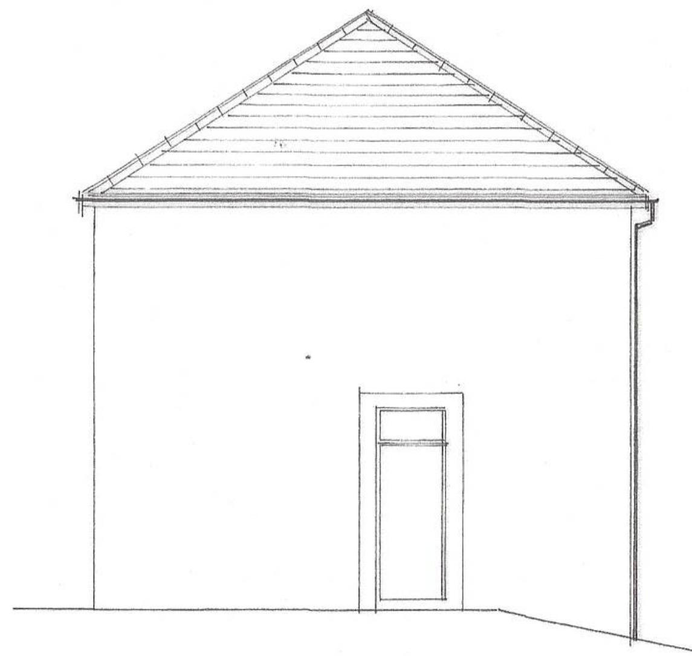
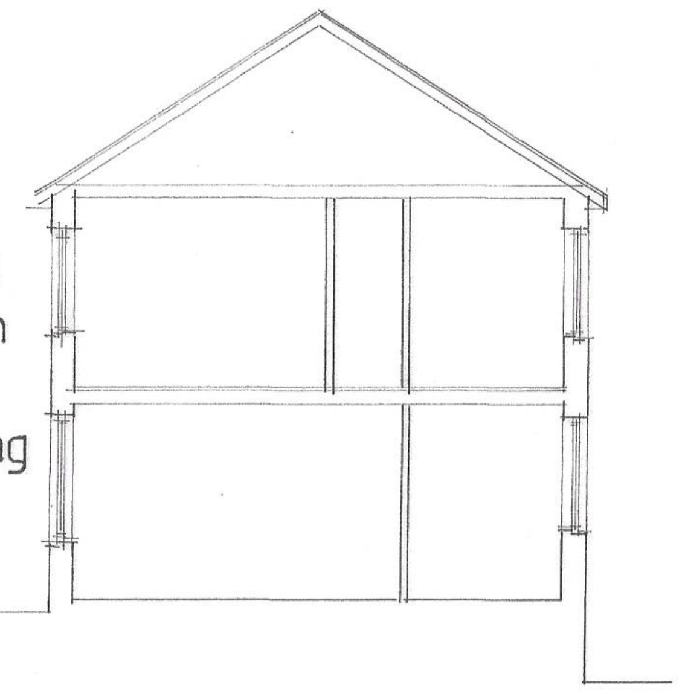
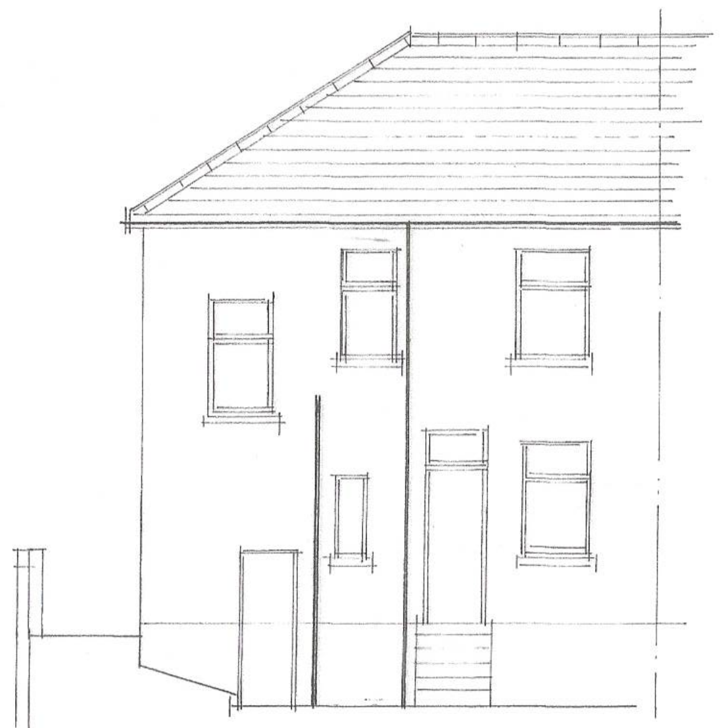


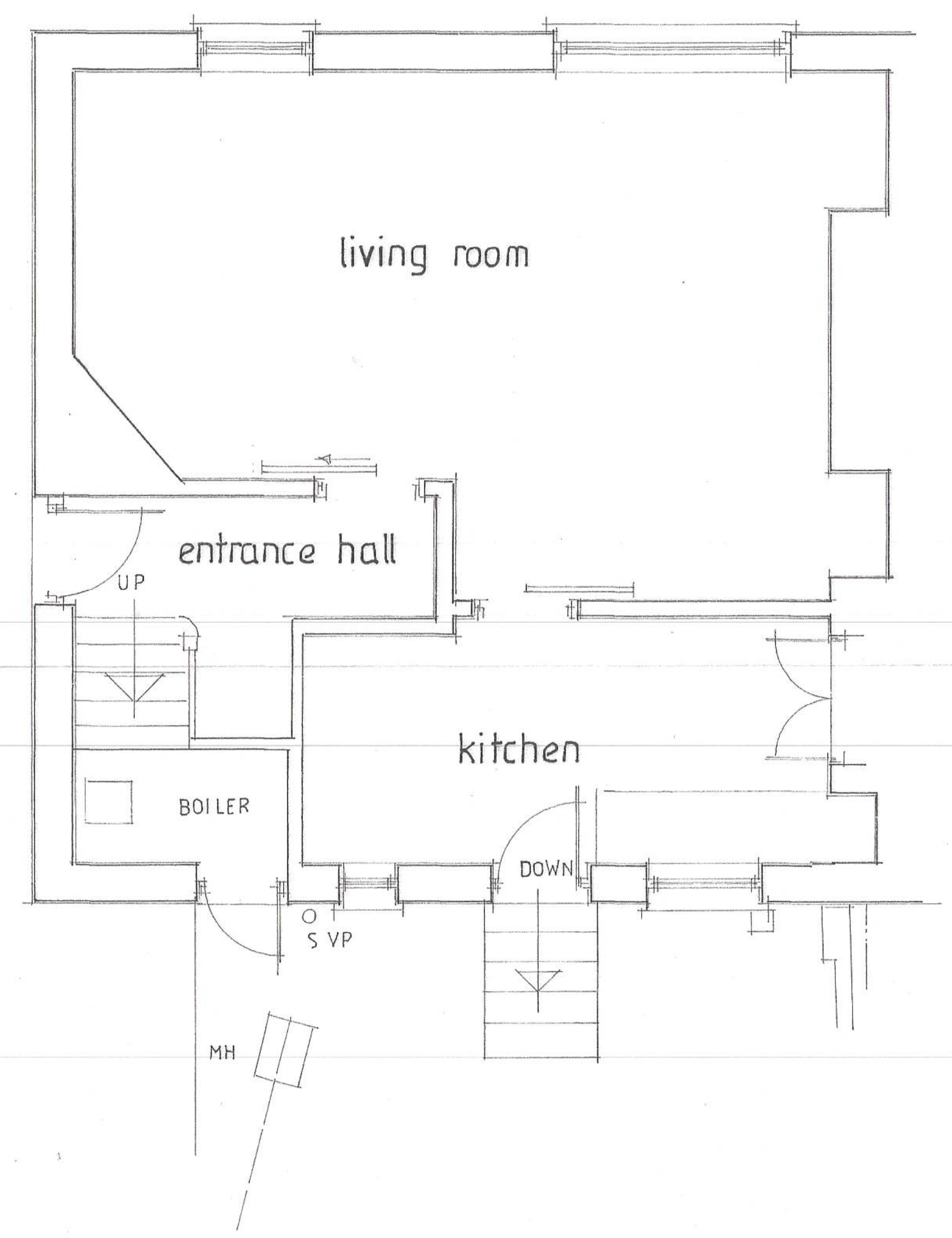
existing side elevation se



typical section as existing



existing rear elevation ne



EXISTING GROUND FLOOR PLAN 1:50 m

BRIEF ELECTRICS

All new electrical works are to be carried out under The Competent Persons Scheme.
Supply and fix 2No mains operated interconnected smoke detector alarms each with battery backup.
Supply and fix mains operated mechanical extract fans to Kitchen Expelair GX6 or similar giving 60 lit/sec. output.
Locate light switches and power points in an area between 450mm above and 1.200m above adjacent finished floor level.
All new lighting points are to be capable of running low energy lighting only.

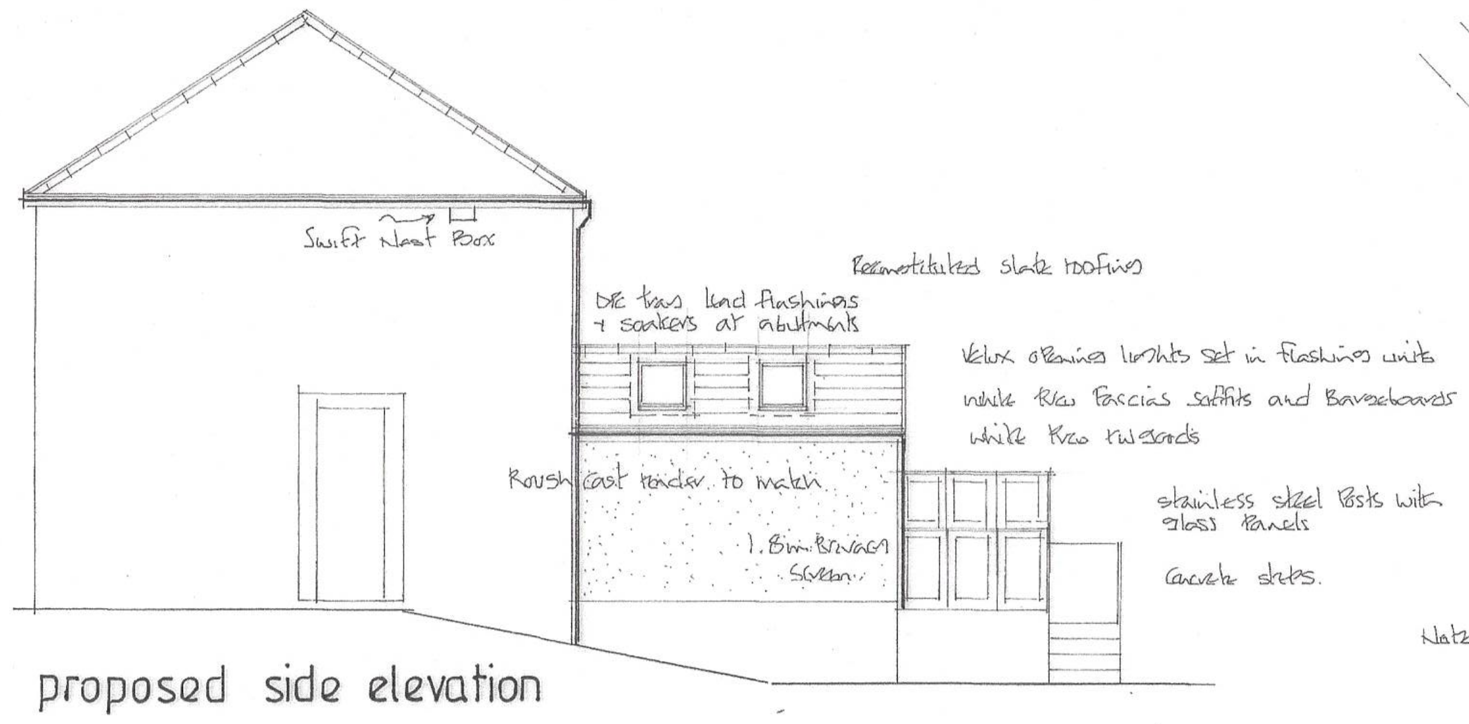
WINDOWS

White PVCu framed double glazed units with trickle vent system 8000mm^2 where serving habitable rooms 4000mm^2 elsewhere.
Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjacent finished floor level 1.5m in doors use toughened safety glass to BS6206.

BUILDING CONTROL

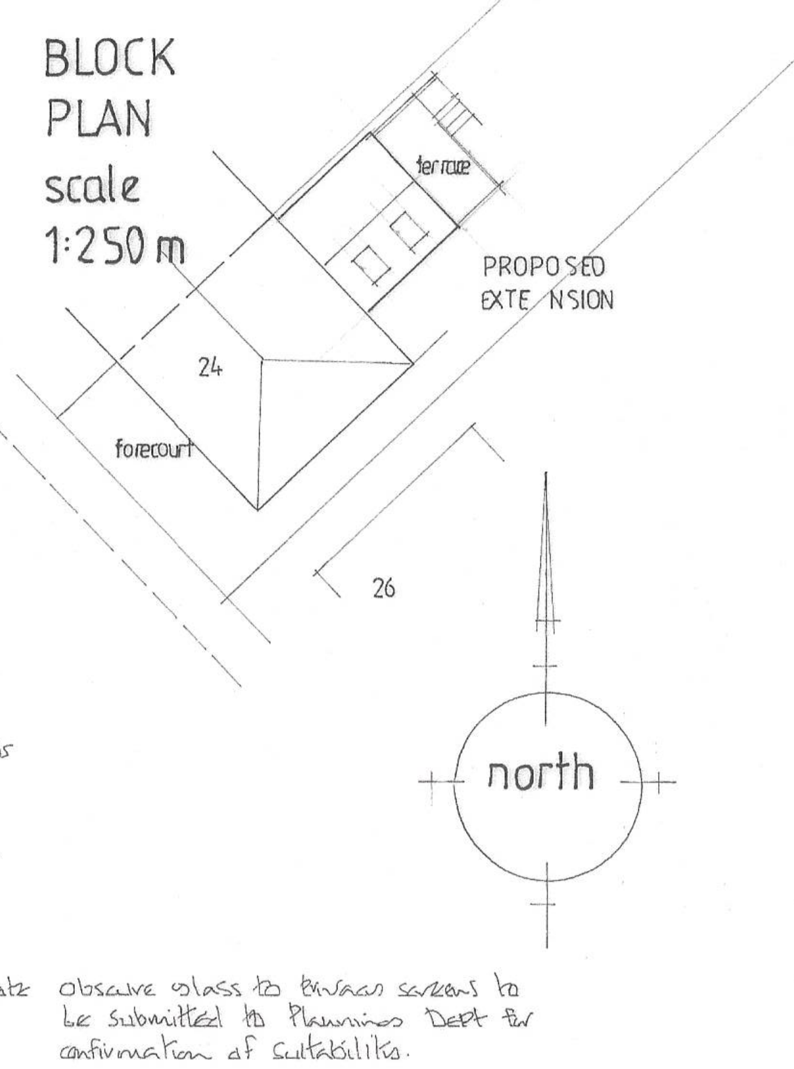
On receipt of the following copies are to be deposited with Building Control.

1. Trussed Rafter Details
2. Steel UB Details
3. P.C. Concrete beam and block Details (Suspended floor).

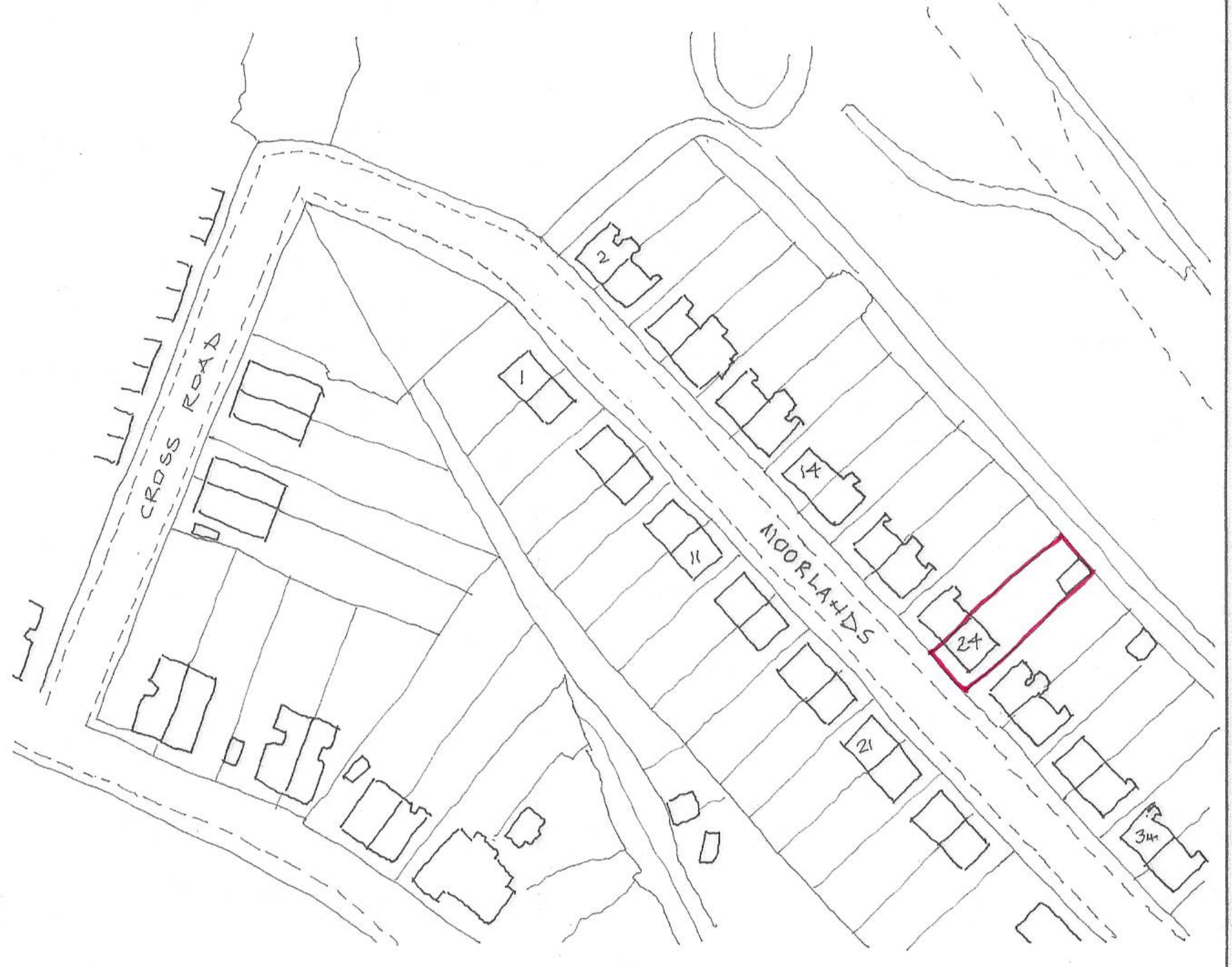

Swift Nest Box
Reconstituted slate roofing
DPC trays lead flashings + soakers at abutments
Velux opening lights set in flashing units
White PVCu Fascias soffits and Bargeboards
White PVCu rwgoods
Rough cast render to match
1.8m Privacy Screen
stainless steel posts with glass panels
Concrete steps.

proposed side elevation se

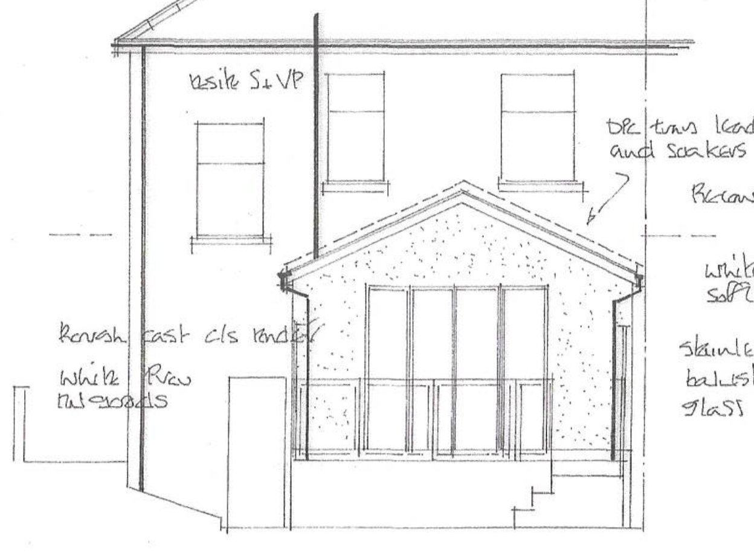
Note obscure glass to privacy screens to be submitted to Planning Dept for confirmation of suitability.



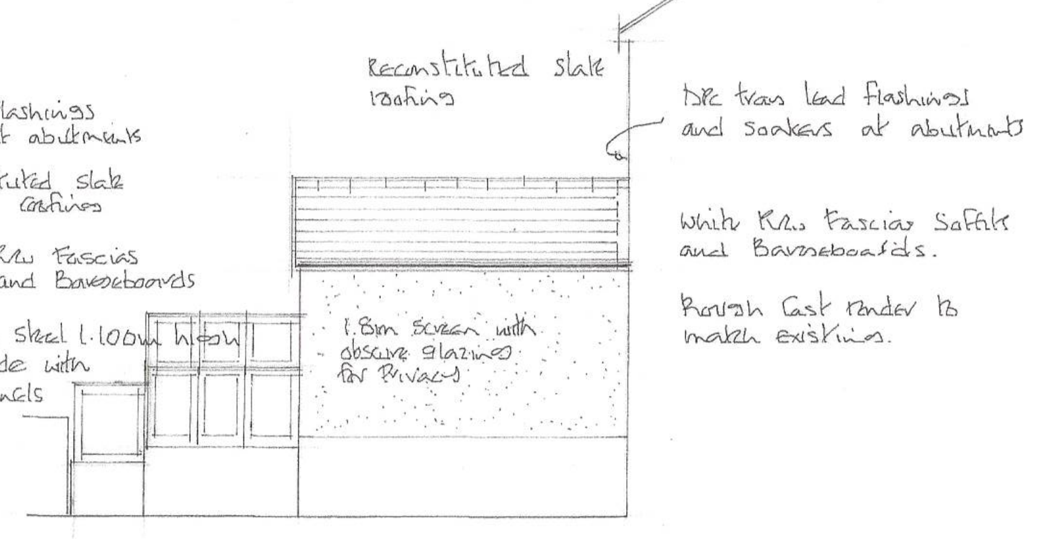
BLOCK PLAN scale 1:250 m



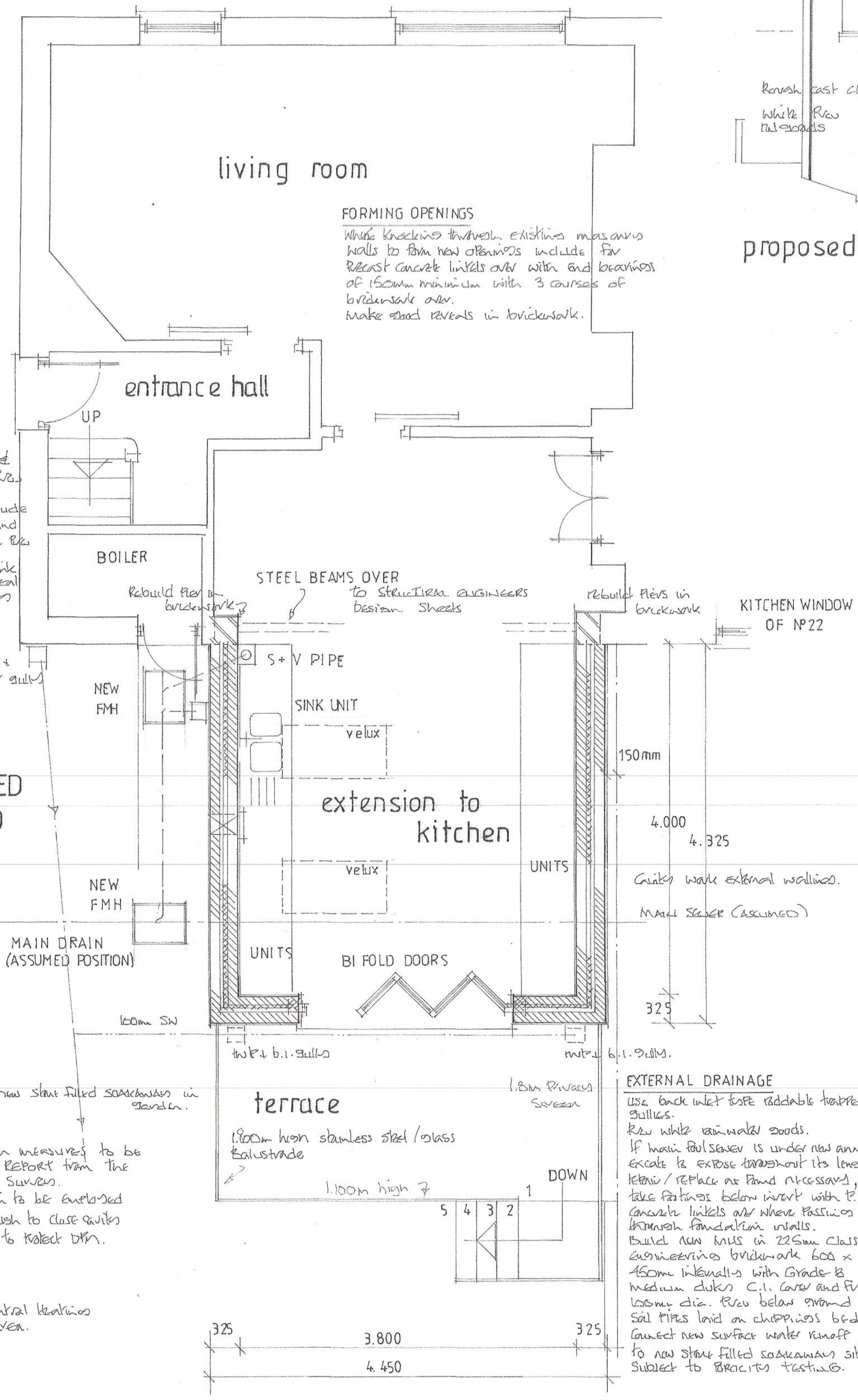
LOCATION PLAN scale 1:1250


Resite S+VP
DPC trays lead flashings and soakers at abutments
Reconstituted slate roofing
White PVCu Fascias soffits and Bargeboards
Rough cast c/s render
White PVCu rwgoods
Stainless steel 1.100m high balustrade with glass panels

proposed rear elevation ne


Reconstituted slate roofing
DPC trays lead flashings and soakers at abutments
White PVCu Fascias Soffits and Bargeboards.
Rough Cast render to match existing.
1.8m screen with obscure glazing for privacy

proposed elevation to nº 22



FORMING OPENINGS

Where knocking through existing masonry walls to form new openings include for precast concrete lintels over with end bearings of 150mm minimum with 3 courses of brickwork over.
Make good reveals in brickwork.

INTERNAL DRAINAGE

Resite and renew Soil & Vent Pipe 100mm dia. PVCu boxed in with plywood with screwed joints include for slow bend at base and terminate externally with PVCu cage.
40mm PVCu wastes to sink unit with 75mm deep seal trap. Include for rodding access at elbows.

PROPOSED GROUND FLOOR PLAN 1:50m

RADON

Radon Gas Protection measures to be as indicated from REPORT from The British Geological Survey.
Min. Basic Protection to be employed

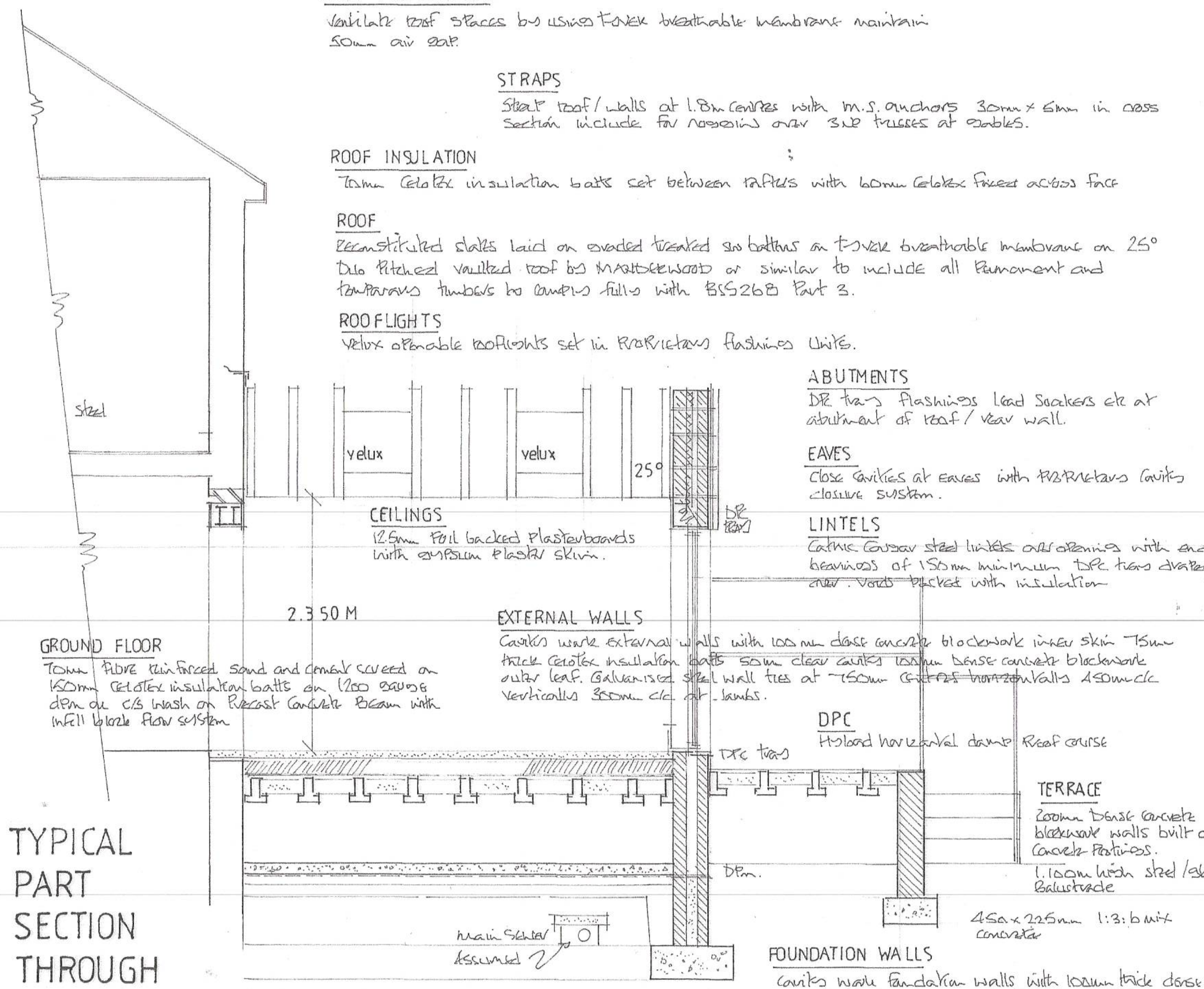
1. Extend DPM through to close cavity
2. DPC trays at GFL to protect DPM.

SPACE HEATING

Extend existing Central Heating system into new area.

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies.
PVCu white rainwater goods.
If main foul sewer is under new annexe excavate to expose throughout its length repair/replace as found necessary, take footings below invert with P.C. concrete lintels over where passing through foundation walls.
Build new MHs in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frames 100mm dia. PVCu below ground soil pipes laid on chippings bed.
Connect new surface water runoff to new stone filled soakaway sited subject to porosity testing.



ROOF VENTILATION

Ventilate roof spaces by using Tyvek breathable membrane maintain 50mm air gap.

STRAPS

Strap roof/walls at 1.8m centres with m.s. anchors 30mm x 5mm in cross section include for noggins over 3No trusses at gables.

ROOF INSULATION

75mm Celotex insulation batts set between rafters with 60mm Celotex fixed across face

ROOF

Reconstituted slates laid on graded treated sw battens on Tyvek breathable membrane on 25° Duo Pitched vaulted roof by MARLBEEWOOD or similar to include all permanent and temporary timbers to comply fully with BS5268 Part 3.

ROOFLIGHTS

Velux openable rooflights set in proprietary flashing units.

ABUTMENTS

DPC trays flashings lead soakers etc at abutment of roof/rear wall.

EAVES

Close cavities at eaves with proprietary cavity closure system.

LINTELS

Catnic Cougar steel lintels over opening with end bearings of 150mm minimum DPC trays draped over. Voids packed with insulation

CEILINGS

12.5mm Foil backed plasterboards with gypsum plaster skim.

EXTERNAL WALLS

Cavity wall external walls with 100mm dense concrete blockwork inner skin 75mm thick Celotex insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf. Galvanised steel wall ties at 750mm centres horizontally 450mm c/c vertically 300mm c/c at jambs.

GROUND FLOOR

70mm fibre reinforced sand and cement screed on 150mm Celotex insulation batts on 1200 gauge dpm on c/s wash on precast concrete beam with infill block floor system

DPC

Hyload horizontal damp proof course

TERRACE

200mm dense concrete blockwork walls built off concrete footings.
1.100m high steel/glass Balustrade

FOUNDATION WALLS

Cavity wall foundation walls with 100mm thick dense concrete blockwork inner leaf 125mm cavity 100mm dense concrete blockwork outer leaf. Backfill cavity with lean mix concrete up to DPM.

GROUND COVER

100mm thick site concrete slab on DPM on 50mm stone dust blinding on 150mm well compacted clean hardcore.

FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions, minimum 750mm. taken below invert level of sewer where within 1metre.

TYPICAL PART SECTION THROUGH AS PROPOSED 1:50m

NOTE

Final foundation design to be determined upon inspection of excavations by Approved Personell.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

	Date	Revisions
B	12.07.2022	Nest Box added to SE elev. VJ.
A	11.07.2022	Privacy screening added to terrace VJ.

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RICS

Client
Mr. Kelvin Powell

Job Title
Proposed Single Storey
Extension to Kitchen

Drawing Title
24, Moorlands,
Dyffryn Cellwen,
NEATH .
Neath Port Talbot.
SA10 9HU.

Scale 1:50 1:100 1:250 1:1250

Date 29 06 2022 **Drawn by** VJ.

Drg. No. 2881 R **Rev.**

DS 342

594 x 841mm A1