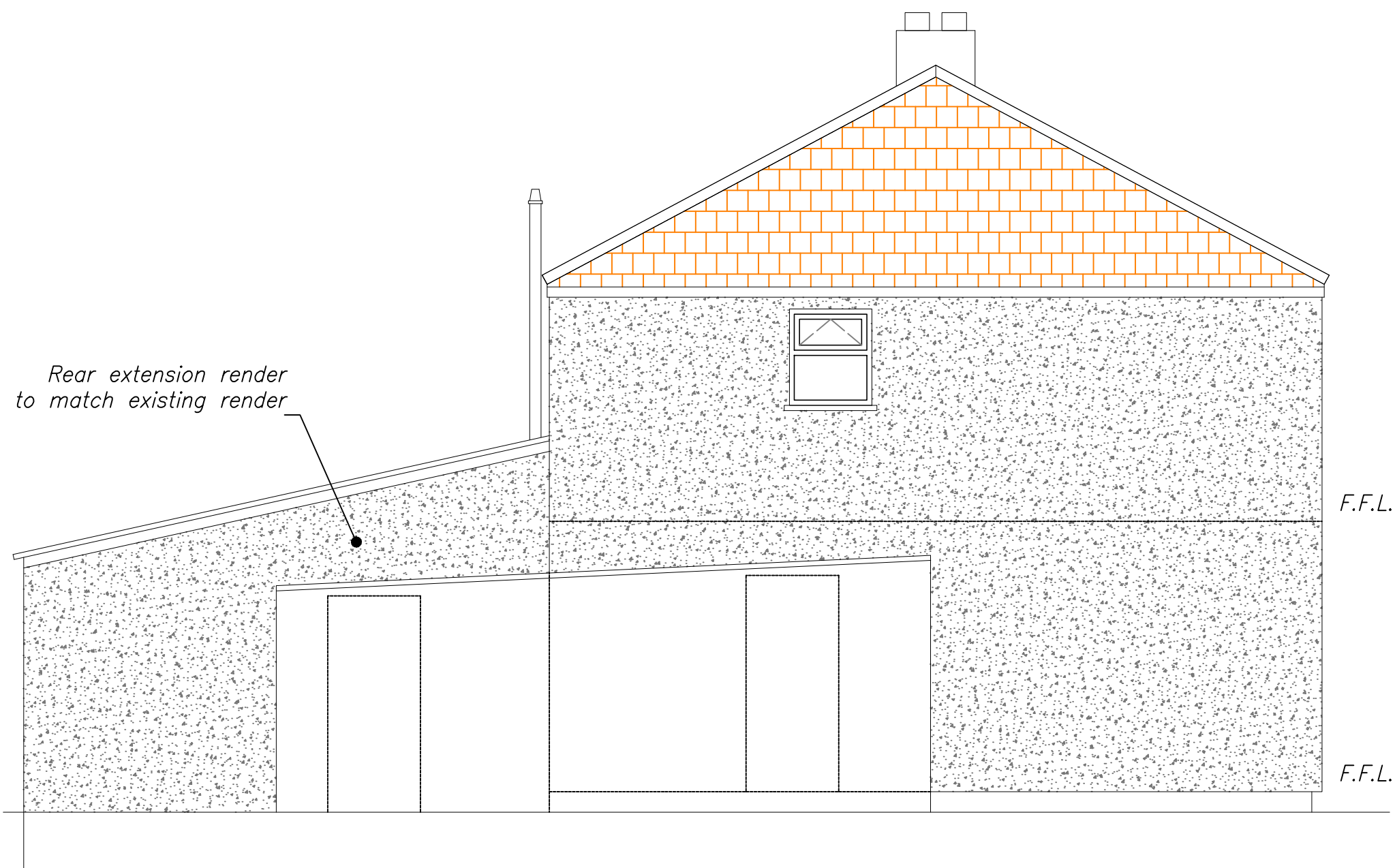
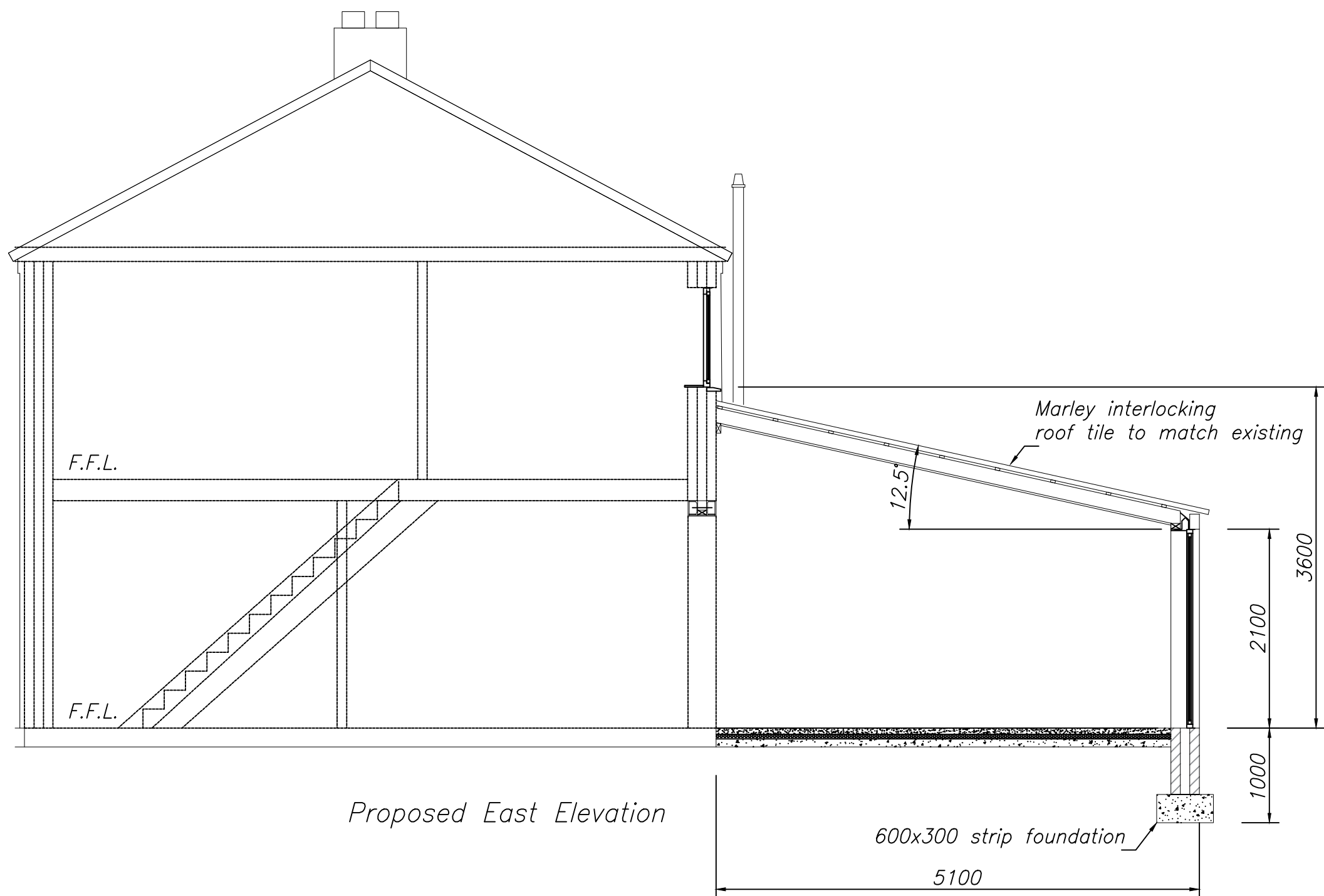




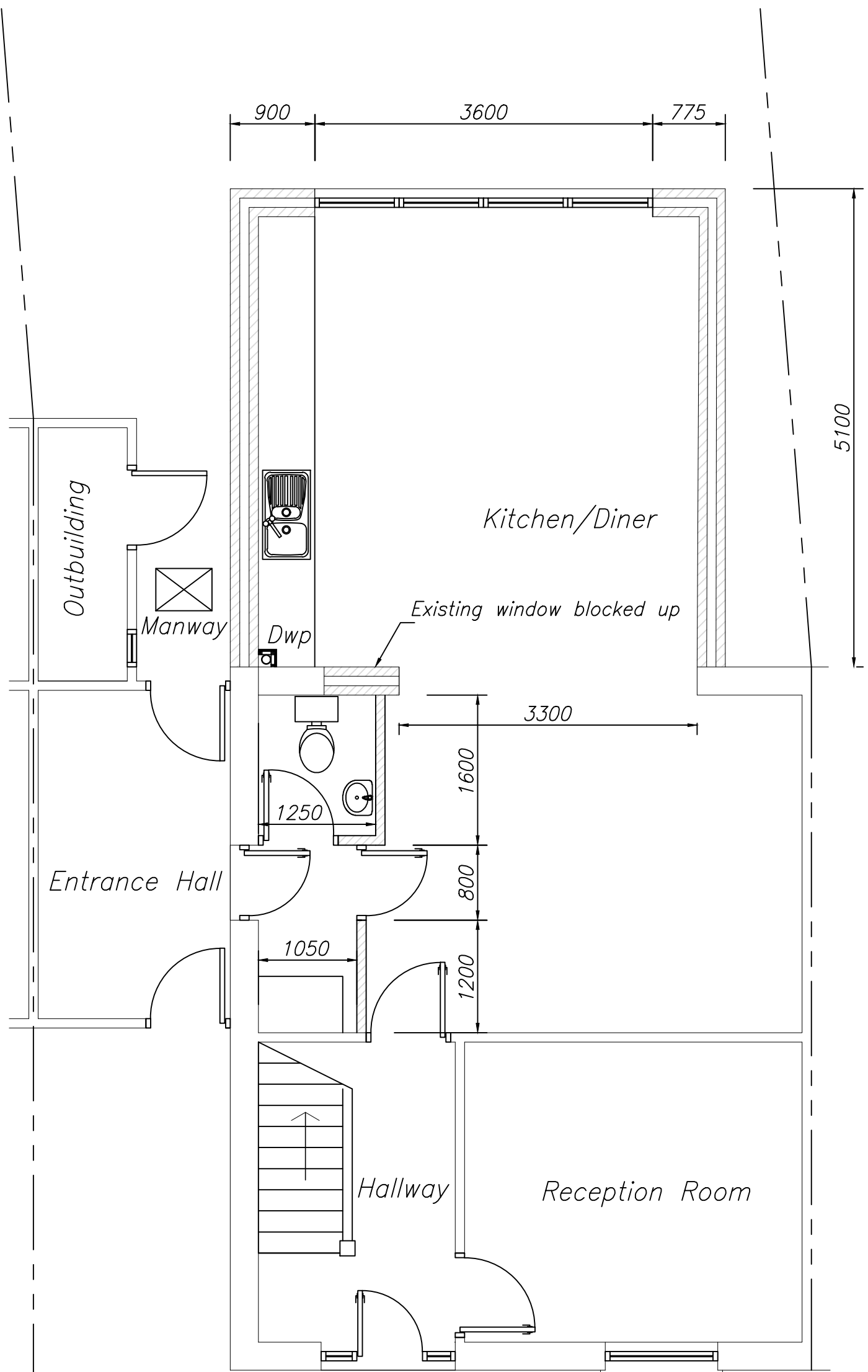
Proposed West Elevation



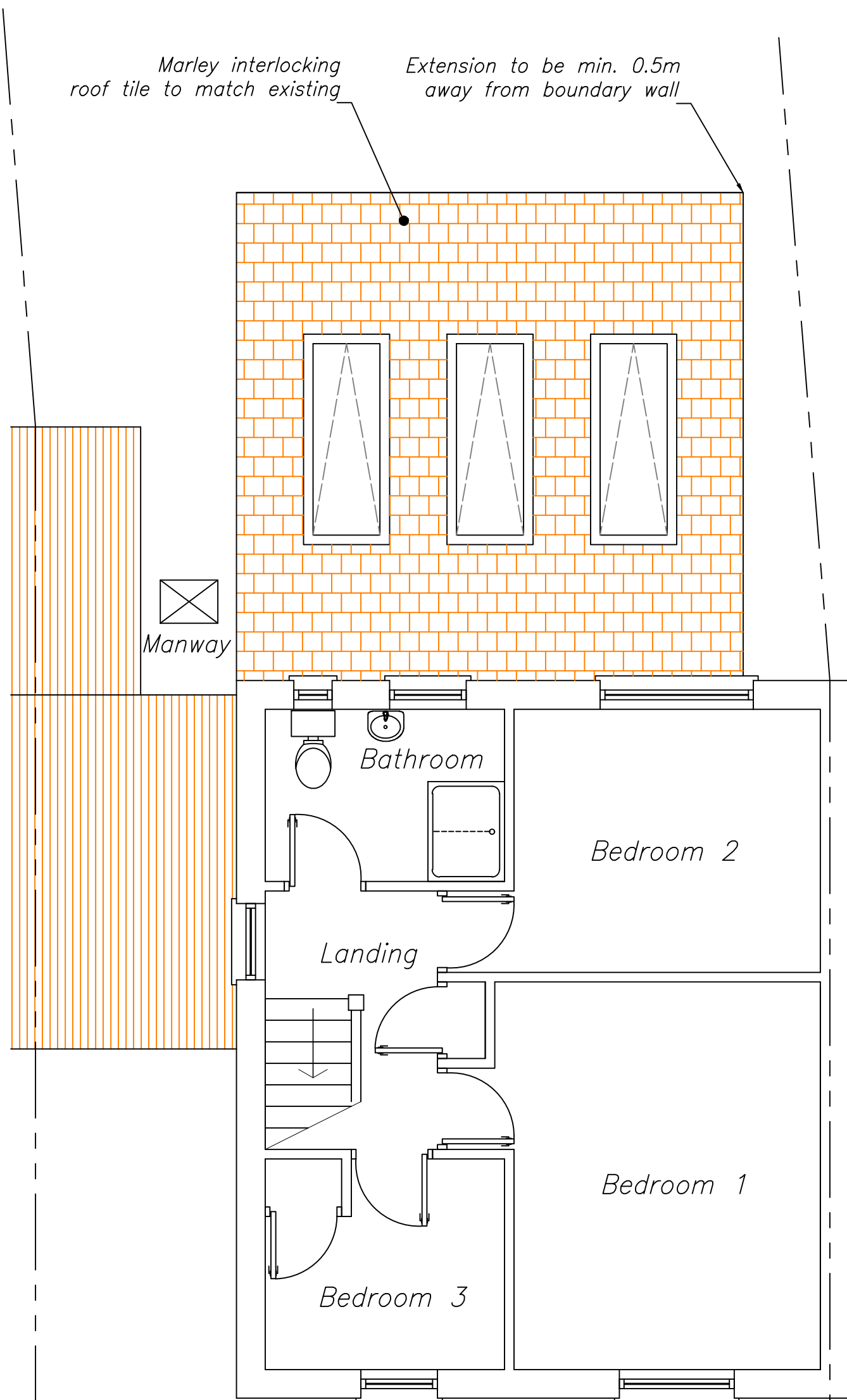
Proposed Front Elevation



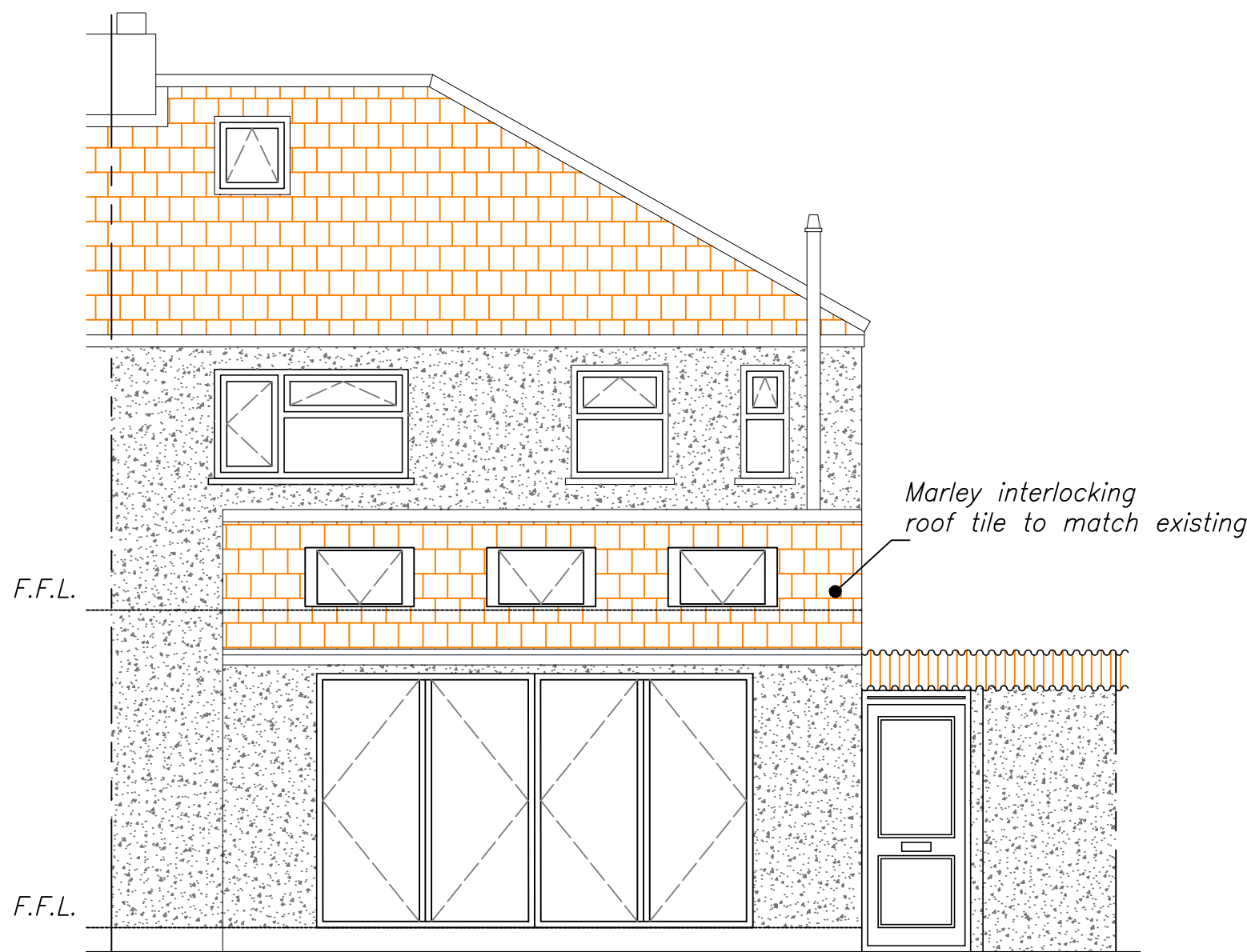
Proposed East Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Rear Elevation

Windows
To be high performance UPVC incorporating cills complete with double glazed units comprising 4mm thick low-E glass and 24mm cavity space. Trickle vents to be provided to archive minimum of 8000mm.
Opening casements to archive permanent ventilation to habitable rooms of not less than 1/20th of floor area of room. Stippled obscure glazing to be provided to bathroom windows and cloakrooms.
Provide casement stays and window locks to all ground floor windows. Restrictors to be fitted to first floor windows to enable cleaning from inside. Window locks to be fitted to windows adjacent rainwater pipes. One window to the first floor front windows to incorporate egress hinges to facilitate escape in the event of fire.
Jambos to windows to have thermabate or similar insulated cavity closer dpc arrangement. Provide a cavity tray at the head of all openings (except to underside of soffits) with weepholes in the brickwork at 1200mm centers. Provide dpc under cills.
All openings in external walls are to incorporate damp proof courses in accordance with BS 743 and CP 121. Provide two part polysulphide mastic sealant to perimeter of windows. Cill heights lower than 800mm from floor level are to have glazing comprising of toughened laminated safety glass, also glazing below 800mm, except external doors to have guarding in accordance with Approved Document K, Section 3, Diagram 11. Total area of windows and doors are to exceed 22.5% of floor area of building. Provision to be made for emergency egress – min area of opening to be 0.33sqM, max cill height 1100mm.

Roof Construction
Roof covering to be approved concrete interlocking tiles to Local Authority approval, on 38 x 25mm treated softwood battens. Tiles to be fixed in accordance with manufacturers recommendations for location and exposure. Reinforced roofing felt to BS747 P111 is to be laid over rafters and lapped 150mm horizontally and vertically, secured with clout nails. Provide 325mm type 5U felt underlapping to the first width of underlay and carry well into gutters at eaves.
Roof trusses are to be designed and installed in accordance with BS55268 and CP122 P111 1973, braced at ceiling and roof level in accordance with manufacturers specification. Refer to section drawing for pitch.
Trusses to be fixed on 100 x 50mm treated continuous softwood wallplate, secured to wall with 1200 x 30 x 5mm galvanised mild steel straps at max. 2m centres. End trusses to be similarly strapped to gable walls at max 1.8m centres with nogging incorporated between trusses for strap fixing.
Provide 250mm of glass fibre quilt insulation at ceiling level. 150mm is to be laid between joists whilst second layer is laid perpendicular to the first, all to achieve at least 0.16W/m K. Insulation to sloping ceilings to be 80mm celotex GA2000 between rafters and 30mm under rafters to achieve 0.2W/mK. Provide insulation retainers at joist/rafter junction to maintain a min 50mm air space to roof void. Proprietary fascia and soffit system to incorporate a continuous ventilation system equal to a 10mm continuous clear air space. Provide ventilated ridge system to suit tile/slate where sloping ceilings occur. Ceiling to be 12.7mm plasterboard nailed to underside of ceiling joists with stippled artex finish.

Internal Partitions
All ground floor partitions to be dense concrete blockwork, load bearing walls to be taken down to foundations. Provide dpc to all partitions, partitions to be bonded into inner skin or tied with approved mechanical fixing.
First floor partitions to be studwork comprising 100x50mm CLS at 400mm centers with 9.5mm plasterboard and skim finish. Acoustic quilt min 25mm and min density of 10kg/cu.m to be installed between all rooms.

Internal Doors
All internal doors to be solid core, hardwood veneered, with hardwood lippings to stiles finished with factory applied lacquer. Generally 820x2040mm with 1pair of 75mm butt hinges. All door handles to be fixed 900mm above floor level. Provide door stops to all doors that open adjacent walls or fixtures.

Drainage
Construct new Inspection Chambers in positions shown on plan form, 215mm Class B engineering bricks on 100mm concrete slab. All channels to be finished with sand & cement benching. Chamber to be fitted with Class C cast iron cover and frame. Alternatively use proprietary PVCu manhole – 600mm or similar 450mm diameter including all necessary fixture and fitting and preformed benching unit. All underground pipework to be 600mm or similar approved 110mm diameter laid to minimum 1:40 falls.

Rainwater Goods
Rainwater goods to be PVCu, Marley squareline or similar approved used in conjunction with appropriate downpipes discharging into back inlet gullies connected to new drainage system. (refer to plan).

Mechanical Services
Central heating to be via gas fired boiler with min SEDBUK efficiency rating of 78% serving radiators and low pressure hot water storage system. To be 15mm small bore to BS 2871 table X or microbore to BS 2871 table W. All radiators to have thermostatic valves and installation to be carried out by corgi registered contractor.

Electrical Services
Installation to be to 18th edition of IEE Regs and British Standard specification and codes of practice. Install mains operated self contained smoke detectors conforming to BS 5446 P11 located within ground and first floor circulation areas adjacent to areas of risk. Provision to be made for efficient lighting in accordance with Appd Doc L1 Tbl 4.

Ventilation
Habitable rooms to have ventilation via openable windows with a total of at least 1/20th floor area of the room. Windows to have trickle vents with minimum area of 4000mm.
Kitchens to have mechanical extract ventilation at a rate of 60 litres/second, extractor may be operated intermittently.
Bathrooms to have mechanical extract ventilation at a rate of 15 litres/second.
WC and utility rooms to have mechanical extract ventilation at a rate of 30 litres/second.

Foundations
Concrete strip foundations 600x300mm. 30K/N design mix. Minimum depth to be 900mm to founding level. All sizes and depths to be to the approval of the local authority building control officer.

External Wall Construction
300mm overall construction, comprising 100mm Facing brick outer skin, 100mm overall cavity including 50mm celotex GA3050 partial fill cavity wall insulation, inner skin to be 100mm dense concrete blockwork. Internal finish to be 12.5mm plasterboard on plaster dabs with 3mm skim finish to achieve at least 0.35W/m K. Wall ties to be Catnic BB3 stainless steel or similar to BS-1243 including insulation retaining disks installed staggered at 750mm centers horizontally and 450mm centers vertically. Provide additional ties at intermediate courses and at perimeter of all openings and at internal angles and end returns. Ties to slope downward toward outer leaf. No ties to be laid on dpc. Weepholes to be provided at 150mm below dpc level at 1200mm centers. Additional ties are also to be provided at gable apex.

Leadwork
All lead flashings to be code 4 lead and to have a minimum upstand of 150mm above roof covering and to be dressed minimum 25mm into blockwork or brickwork under proprietary cavity trays. All stepped cavity trays to have stepped ends and weepholes are to be provided at all abutments. Valley details are to be code 4 lead or GRP on 25 x 150mm valley boards with roof tiles clipped and fixed in accordance with manufacturers instructions.

Ground Floor Construction
To be 50mm sand cement screed over Ruberoid tanking membrane on 100mm concrete floor slab, 50mm polyurethane floor insulation, 1200 gauge visqueen damp proof membrane on blinded hardcore fill. All to archive U Value of 0.25W/m K.

Lintels
IG or similar insulated galvanized steel lintels with dpc tray over. Provide weepholes minimum of two per opening on cavity tray. Lintels to have minimum end bearing of 150mm. Internal lintels over doorways to be 100x50mm PC concrete with minimum end bearing of 100mm.

Rev	By	Date		
A	Proposed House Plans and Elevations	ODK	19/09/22	SK DESIGN SERVICES
B	Updated per Planning Guidance	ODK	23/09/22	
				Project: Proposed Single Storey Rear Extension Address: 5 Park Street Glyncorrwg Neath / Port-Talbot
				Client: Mr Harri Witts Title: Proposed Layout
				Dwg.No. 001-02 Rev: B

This drawing must not be scaled. Figured dimensions and levels to be used.
Any inaccuracies must be notified to SK Design Services.
Detail drawings and large scale drawings take precedence over smaller scale drawings.

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