

DIMENSIONS, to be calculated from written dimensions in preference to scaling.
Vertical dimensions marked 'S' and all horizontal dimensions are to structural faces or components.
Components to be fitted into structural or fixed openings to have on-site dimensions checked prior to order or manufacture.

HEALTH,SAFETY & FIRE

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015.
The Construction (Design and Management) Regulations, (CDM) now cover domestic projects, and in effect, Crescent Architectural is the Principal Designer however many contractors are engaged, until the Principal Contractor takes over at commencement of work.
The Client should also refer to the 'Industry Guidance for Clients' (CDM 15/1).
PRE CONSTRUCTION INFORMATION.
(over and above that which a competent contractor would be expected to know).

HEALTH & SAFETY FILE.
The Principal Contractor is required to hand over the Health & Safety File to the client comprising as built drawing(s), operating, maintenance and cleaning information.

HEALTH & SAFETY EXECUTIVE - NOTIFICATION.
Prior to commencement of work, the Principal Contractor is to notify the Health & Safety Executive if the work is expected to last longer than 30 days with more than 20 workers at any one time, or if it is expected to last longer than 500 person days.

GENERAL.
Particular care should be taken during demolition, working at height, in excavations, and with sharp, heavy, flammable and potentially toxic materials, tools and plant.
It is the duty of the client to employ competent designers and builders with proven experience in this type of work.

Fire detection and alarm system to be fitted to BS5839-G:2004 to minimum grade D category, LD2 standard.
Mains operated smoke detectors to BS EN 14604:2005.
and with standby power supply. Leave maintenance/operating instructions with occupier.

ASBESTOS

It is possible that asbestos or materials containing asbestos are present in this building, and it is not always immediately recognisable, as it can also be contained in old vinyl floor tiling, textured ceiling and wall coatings such as 'Artex', pipe lagging, ceiling tiles, electrical cupboard, sink waste connections etc.
If suspect material is encountered, work is to stop, the area sealed off and 'Asbestos-Keep Out' notices posted. Samples of the suspect material(s) to be taken and laboratory tested by licensed specialist.
If necessary, the asbestos is to be removed by a licensed contractor under the Control of Asbestos Regulations 2006, and the area subject to a satisfactory and certificated air quality test prior to work resuming.

MAIN ROOF

MAIN PITCHED ROOF, to be concrete tile as described laid and fixed to manufacturer's recommendations for location and exposure on 50 x 25mm, s.w. treated battens and breathable underlay on traditional timbering as noted.
Every other rafter end to be fixed to wall below with 1 000 x 30 x 5mm, galv. m.s straps.
Wallplate to be 1 00 x 75mm.

EAVES, to be 25mm, upvc fascia with 12mm, upvc soffit on 50 x 25mm, s.w. bearers at 400mm, c/c. Fit proprietary soffit vents equivalent to continuous 10mm, airgap.

RAINWATER GOODS, to be upvc, 115mm, half round guttering and 65mm, diameter downpipes.
FLASHINGS, TRAYS, SOAKERS, APRONS etc., to be Cavity Trays Ltd., Cavitytray types E and X as applicable, both with attached lead.

LATERAL RESTRAINT, at first floor floor and ceiling, and rafter levels by means of 2000 x 30 x 5mm,galv. m.s, straps at 2m, c/c along joists/rafters/rafters, fixed across first three joists/rafters in from gable with nogging between, built in to , and fixed to walls.

CEILINGS

Ceilings to be 13mm, plasterboard with 3mm, plaster skim finish. Sloping or flat roof ceilings to have Visqueen vapour check membrane backing with all edges and joints lapped and taped.

WALLS

EXTERNAL WALLS to be 1 00mm, dense concrete blockwork with 150mm, cavity and 1 00mm, dense concrete blockwork inner leaf. Fit 1 00mm, FIR insulation as work proceeds.
Wall ties to be stainless steel suitable for the construction and at 600mm, horizontal c/c., 450mm, vertical c/c., doubled at sjoins and jambs. Dpc to be Visqueen Zedex high performance. Install non combustible closer at top of cavity walls.
PARTITIONS to be 100 x 50mm, s.w. stud framing at 400mm, c/c. with half height nogging, 25mm, 'Isowool' quilt mfill, and linings both sides of 13mm, plasterboard with 2mm, plaster skim (shown long or cross hatched).

WINDOWS

WINDOWS to be upvc framed, 28mm, argon filled double glazed units with low emissivity glass, fitted with 50mm, projecting cills, 6000sq, mm, trickle vents and 1 00mm, opening restrictors.
All windows to have at least one opening not less than 450 x 450mm, and .33 sq.m.

EXTERNAL WALL OPENINGS

Openings to have suitable Catnic or equivalent insulated steel lintols over with min, 150mm,beannigs and additional dpc.
Form window opening jambs with prop, insulated cavity closers.

Form door opening jambs by returning fully bonded inner leaf to outer with insulated vertical dpc projecting into throat in back of frame or across front of frame.

Cill dpc to be dressed down from back of window cill, stepping down in cavity and finishing at outer face of wall.

VENTILATION

Bathrooms to have mechanical vent capable of 15 litres per second, set to 15 mins, overrun.
Kitchen to have mechanical vent capable of 60 litres per second.
Utility Room to have mechanical vent capable of 30 litres per second.
All mechanical vents to be single room type with integral heat recovery function.
All window(s) and/or external doors to have openings of n.i.t. one tenth of the area of the room they serve.

INTERNAL DRAINAGE

to be Marley or equivalent 50mm, solvent welded waste system. Sanitary fittings to have anti-syphonaage traps.
If applicable, soil and vent pipe to be encased with ply on s.w. framing, with access panels to correspond with rodding access fittings on pipe. Pipe to be taken up in roof space, strapped to rafters, lagged, and terminating at ridge vent tile.

FLOORS

GROUND FLOOR, to be 50mm, screed and tile finish on 125mm, Gen 3 Mix concrete oversite slab on 500q, polythene vapour check membrane with all joints and edges lapped and taped, on 100mm, Celotex or equivalent flooring grade insulation on 1200q, Visqueen radon membrane/dpm with 50mm sand blinding on min,150mm,compacted stone hardcore. Dpm to be fully lapped and bonded with dpc. Allow for 20mm, perimeter slab insulation.

Floor to be constructed between loadbearing partition substructure blockwork built up to dpc, level, not over.
SUSPENDED TIMBER FLOORS to be 25mm, t 4 g, m.s, flooring grade chipboard on C24 225 x 75mm, joists at 400mm, c/c. Alternatively, use engineered joists. CEILINGS to be 13mm, plasterboard with 3mm, plaster skim finish. Joists spanning over 2500mm, to be solid strutted mid-span. Lay 1 00mm,dense mineral wool quilt between joists. Install triple joists under baths.

FOUNDATIONS

The 850 and 600 x 225mm, Gen 1 Mix concrete strnp foundations noted here are illustrative only, and based on them having minimum 750mm, cover, being taken to ground of minimum bearing capacity of 110KN/sq.m., or to satisfaction of the Building Inspector, whichever is the deepest. All foundations to be poured in one operation.
Trenchfill foundations may also be considered to avoid working in deep excavations.
They are to be constructed so that ground movement caused by:

a) swelling, shrinkage or freezing of the subsoil; or
b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as can be reasonably foreseen;

will not impair the stability of any part of the building.

Notwithstanding the above, local ground conditions and/or past mining/industrial/landfilling activity may require special foundations designed by a Structural Engineer.

If not specifically required as a condition of Building Regulations approval, and prior to work starting, formal enquiries should be made with the Local Authority Building Control section as to the ground conditions known to, or suspected to exist, and if recommended or required, a borehole type site investigation is to be carried out under the supervision of a Structural Engineer.

If other local searches, knowledge or experience suggest that such conditions exist, a Structural Engineer should be engaged to make recommendations for further research and/or site investigation.

The Building Inspector's specific approval of the foundation excavations and proposed foundation type is to be confirmed prior to foundations being constructed and work continuing.

EXTERNAL WORKS

DRAINAGE to be 100mm, flexible jointed upvc pipe falling 1/40 in 150mm, granular surround. Manholes to be engineering brickwork or grp bowl type with concrete bases and medium duty covers and frames. Soakaways to be min, 5m, from buildings and public roads.
Where pipes pass through substructure walls, form opening 50mm, bigger than pipe diameter, install r.c. lintols over, mask both sides with rigid board trimmed tight to pipe, and fill void with compressible sealant to prevent entry of gas. Pipes under building to have min, 100mm, granular surround.
PATHS, DRIVES and PATIOS within 1 m, of any building to be finished min, 150mm, below dpc., and laid on 50mm, sand bed on 150mm, compacted and blinded crushed masonry.

PATHS, DRIVES and PATIOS over 1 m, away from any building to be in permeable block or other permeable surfacing, finished min, 150mm below dpc., and laid on 50mm, sand bed on geotextile membrane on 300mm, compacted and blinded crushed masonry on bottom layer of geotextile membrane.
Lay all paving to nominal falls away from external walls.

ACCESSIBILITY

All electric points, switches, telephone and TV sockets, entrance doorbell push etc., to be mounted between 450 and 1200mm, above fl.
All new ground floor doors to be 900mm, wide leaving 840mm, minimum clear opening width.

ELECTRICAL INSTALLATION

All electrical installations and/or alterations to be carried out, tested and certified by a competent person as designated by the schemes approved under the Building Regulations 2000.

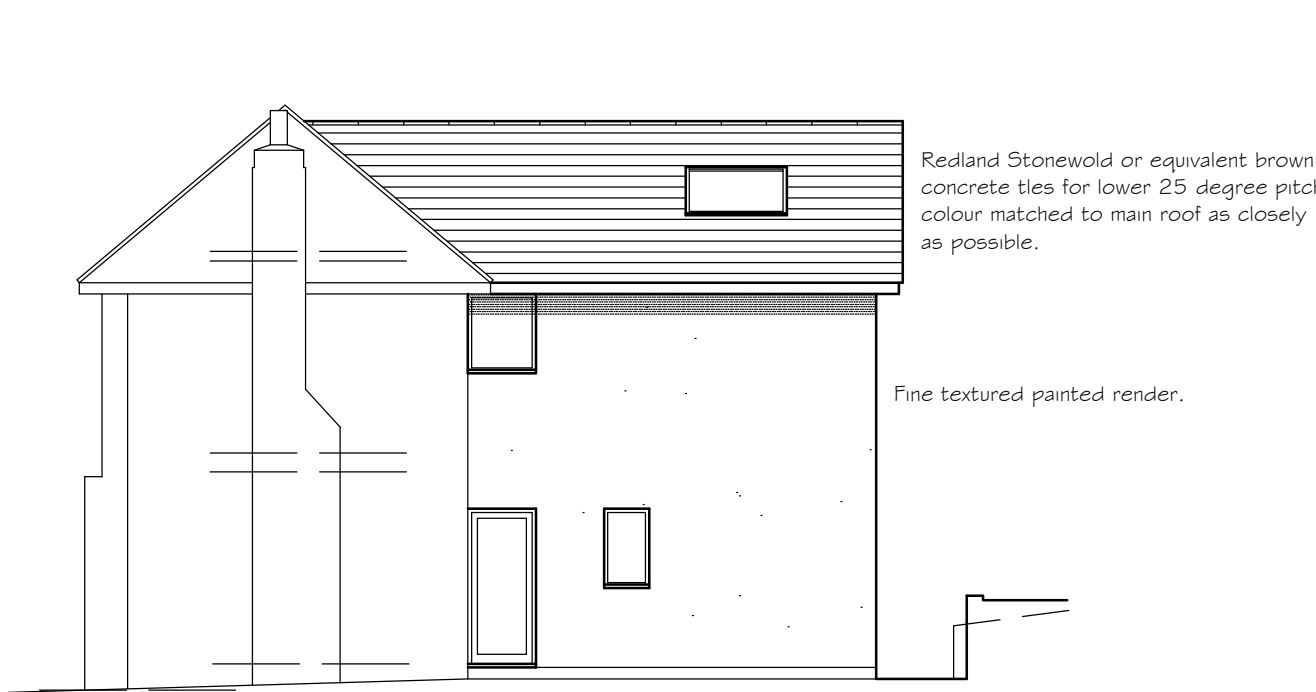
ENERGY CONSERVATION

All new light fittings/lampholders to be low energy pattern.
Any external lighting to be low energy and FIR controlled.
Ensure continuity of roof and wall insulation at eaves maintaining 50mm, roof void ventilation gap.
New masonry tied in to existing with s/s crocodiles or equivalent.

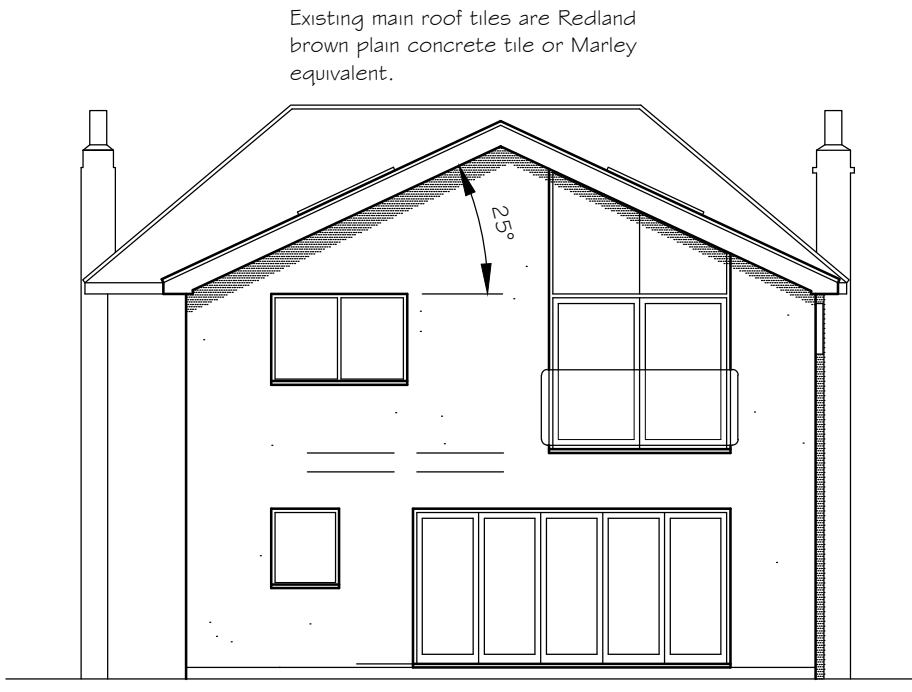
Existing cavity walls to have Type B Cavitytray vertical dpc cut in and additional wall ties installed both sides.

STRUCTURAL ENGINEER

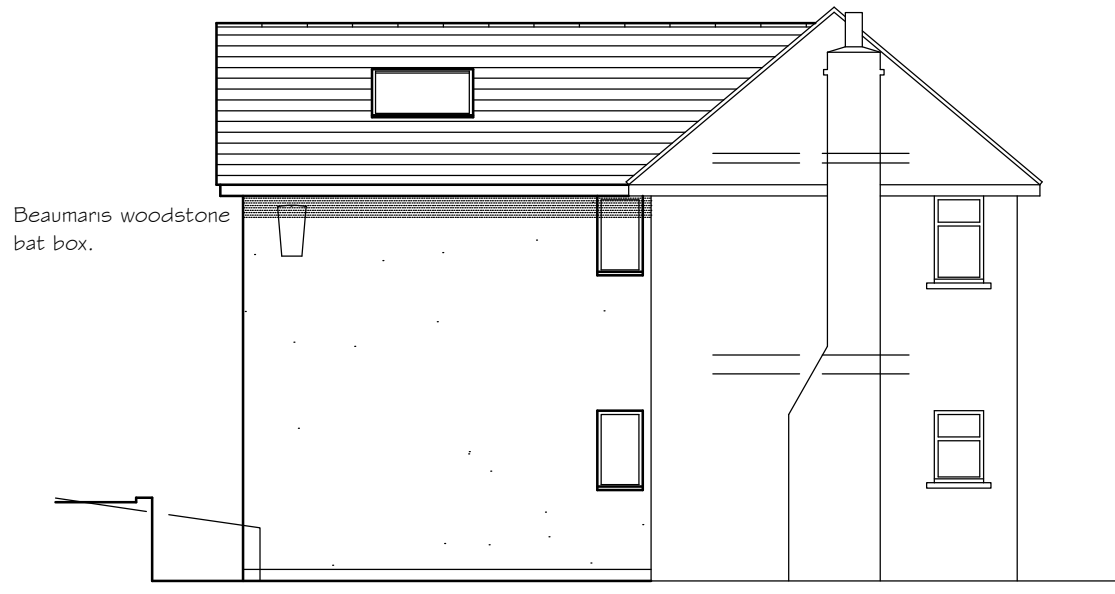
Any new structural steelwork, bearings, connections and bases etc., to design and specification of the Structural Engineer.



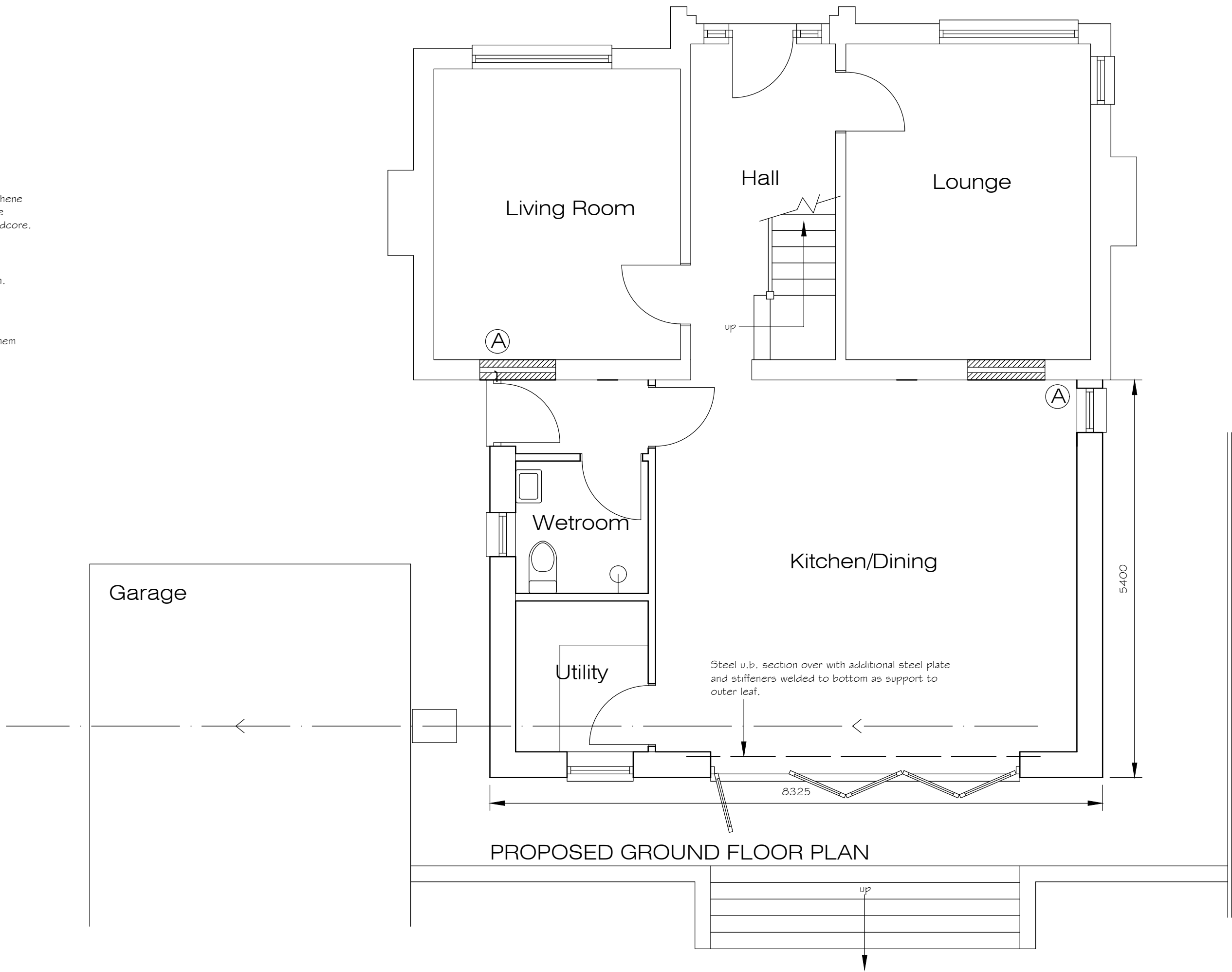
PROPOSED SIDE ELEVATION



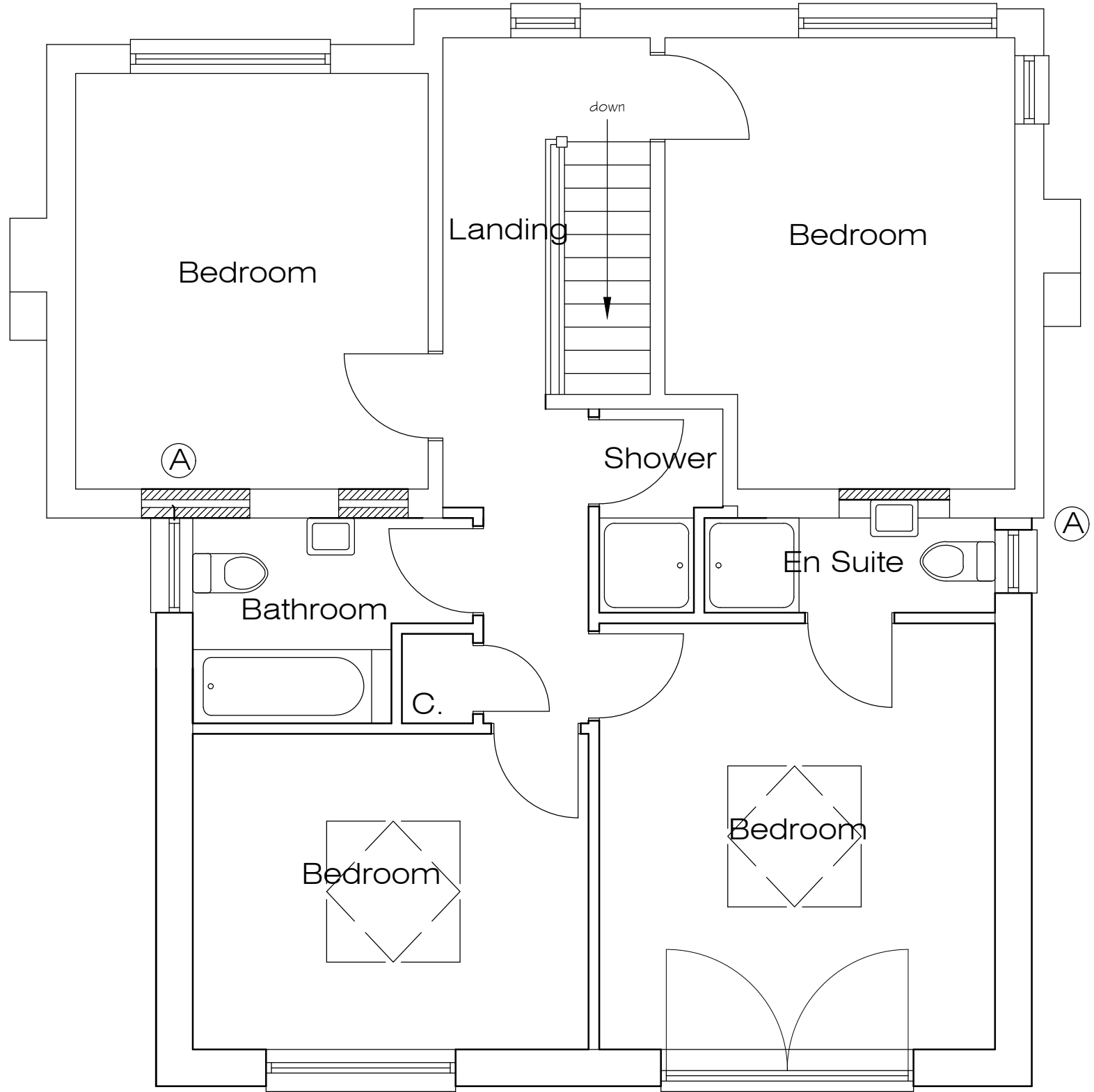
PROPOSED REAR ELEVATION



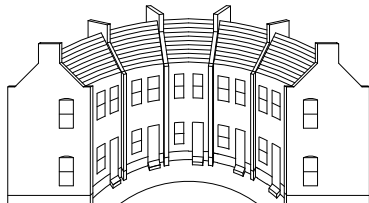
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Crescent Architectural

Architectural Design & Services
M.C.I.A.T.

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Swansea, SA2 9AR.
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Project
Proposed Extension at
68 Crymlyn Road, Skewen,
Neath, SA10 6EG.

Description

PLANNING DRAWING

Scale 1/50 & 1/100 @ A1.	Date November 2022.
Drawn	Checked

Drawing No.
PH22/405/2B

0m. 1m. 2m. 3m. 4m. 5m.
Scale 1 to 50.