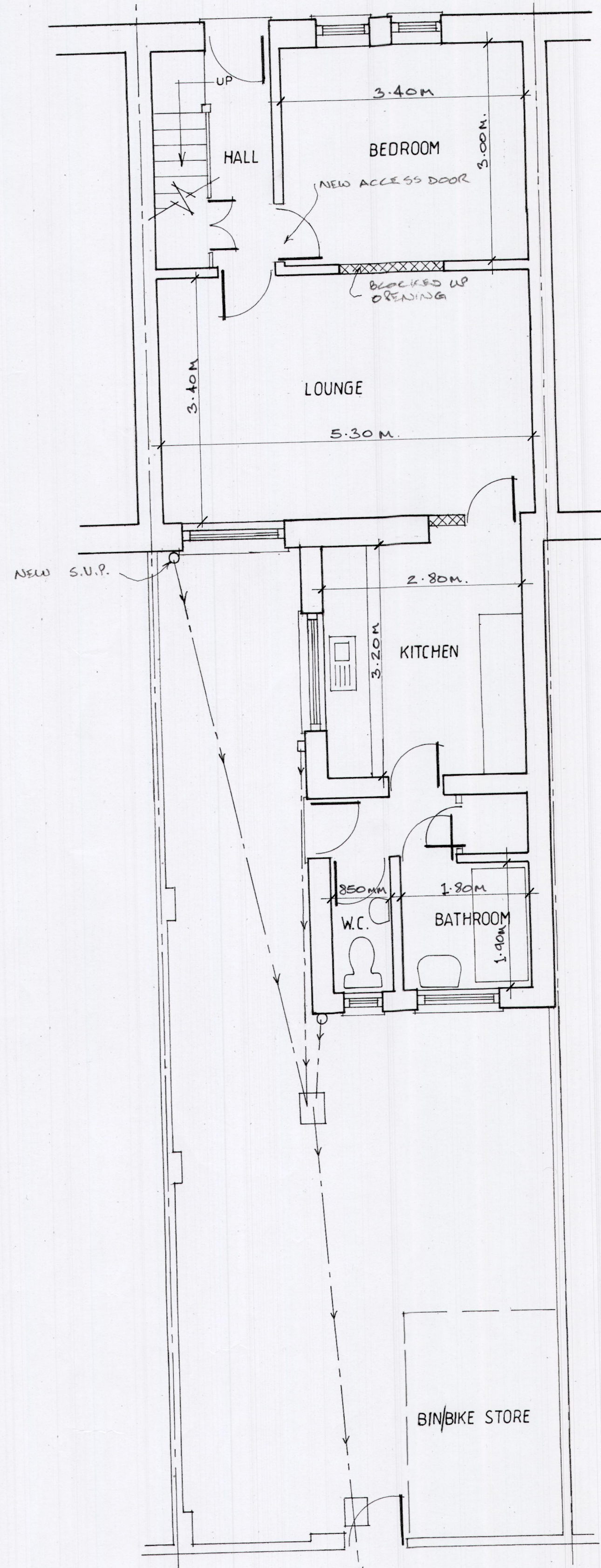
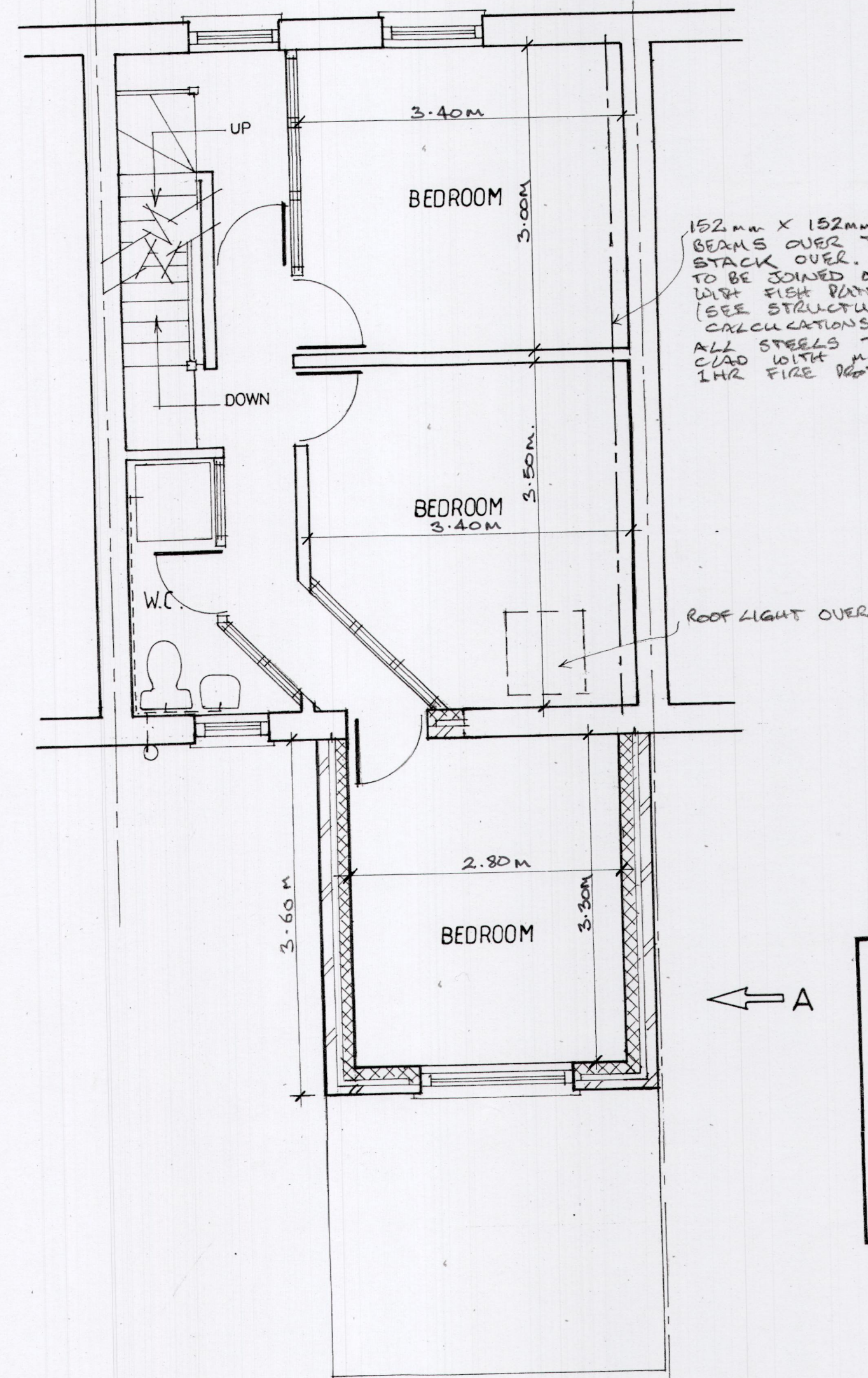
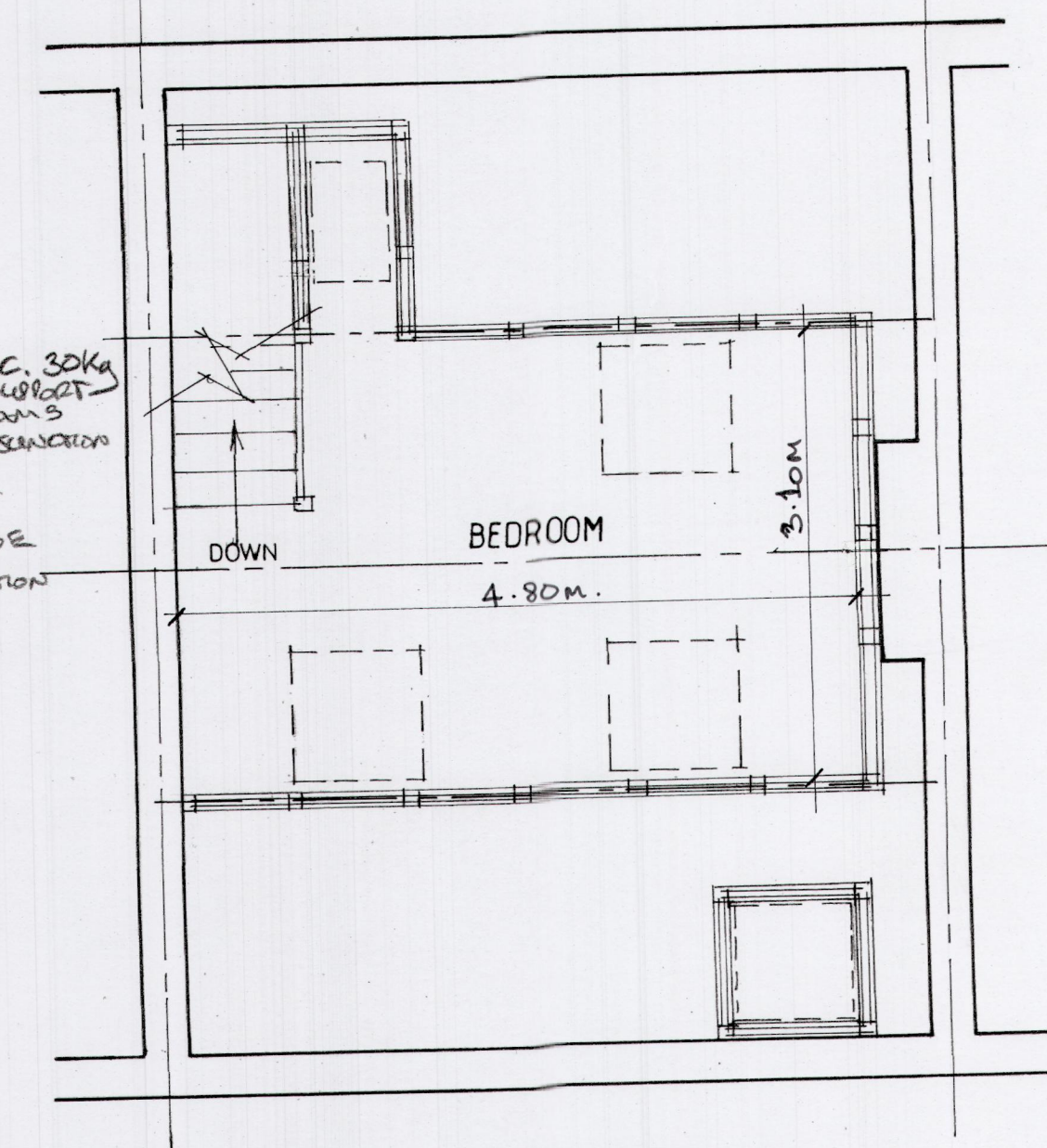




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Flat Roof Specification
 'ISIS 900' G.R.P. (or similar) roof, consisting of 2 layers of glass fibre chop strand mat 450g per layer, impregnated with Polyester resin, ratio 2.5-1. Grey float coat finish, on 150mm Celotex on 19mm plywood decking, or similar warm roof construction on S.W. firings laid to falls on 150mm x 50mm S.W. joists at 400mm cts. 12.5mm foilbacked plasterboard and skim to underside.
 Roof to achieve a min. U-value of 0.15 w/m2 k.

All wastes to discharge to new S.V.P. via 110mm dia. W.C. waste, and 40mm dia. p.v.c. waste pipes with 76mm deep seal traps. All plumbing to be to B.S. 5572

All electrical work to be installed by a member of an approved competent persons scheme and a completion certificate in accordance with BS7671 is to be provided

All electrical switch and socket outlets to be installed in compliance with paragraph 8.3 of approved document M 2004.

Pitched Ceiling Specification
 50mm x 50mm s.w. timbers fixed to underside of existing rafters. 100mm Celotex insulation board fitted between rafters with layer of 'super quilt' fitted to underside of rafters. Rafters to be doubled up each side of roof lights. 12.5mm foilbacked plasterboard and skim internal finish. New breathable membrane fitted in place of existing sarking felt. 50mm air gap to be maintained over the top of the insulation. Roof to have a min. u-value of not less than 0.15 w/m2 k.

Stud partitions to be of 100mm x 50mm s.w. studs at 600mm cts. with noggins to suit 100mm mineral wool infill to provide min. 40db sound insulation. 12.5mm plasterboard and skim to both sides

New floor joists to be 175mm x 50mm s.w. at 400 cts.

Staircase Specification
 New staircase to have min. 225mm treads and max. 187mm risers and a pitch line not to exceed 42 degrees. Min. headroom of 2.0m. Handrail to be fitted at a max. height of 1.00m off the pitch line.

Means of escape window to be provided to new second floor which has an unobstructed openable area of at least 0.33 m squared and to be at least 450mm x 750mm in either direction. The bottom of the openable area should not be more than 1100mm above the floor. All glazing to be Pilkington K glass with a min. U-value not less than 1.60 w/m2 k.

A smoke detection system to be installed with a min. of 3 no. detectors (1 no. in hall, 1 no. on landing & 1 no. on new second floor) wired into the mains with a battery back up. All fitted in accordance with B.S. 5839.

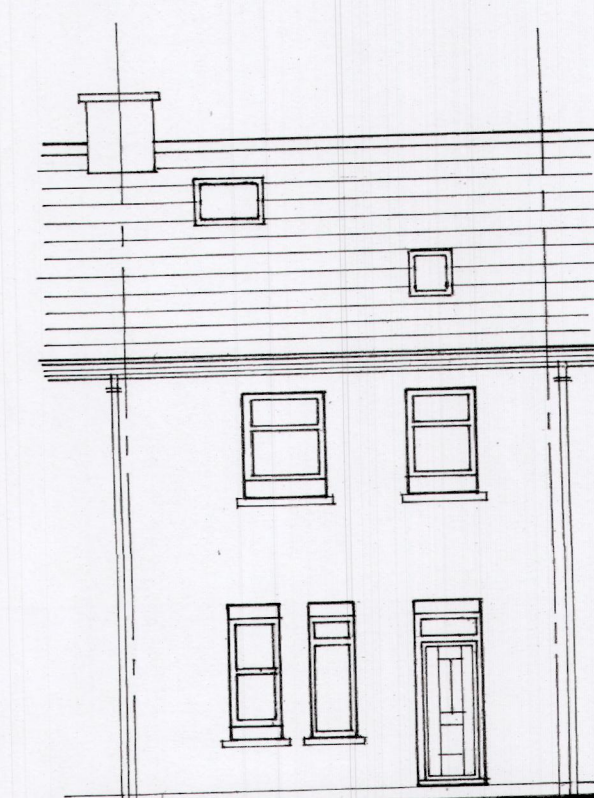
All doors to habitable rooms off existing hall and landing to be min. 1/2 hr. fire doors, or, smoke detection system to be extended to include detectors fitted in all habitable rooms.

Cavity wall specification
 100mm concrete blockwork inner skin. Min. 125mm Cavity with 75mm Celotex insulation bat. 100mm concrete blockwork with 19mm sand/cement render - outer skin. 9mm Supalux cavity closures. Wall ties to be stainless steel with insulation bat retainers, and staggered 450mm. Vertical and 600mm. Horizontal. Wall to achieve a min. U-value of 0.21 w/m2 k.

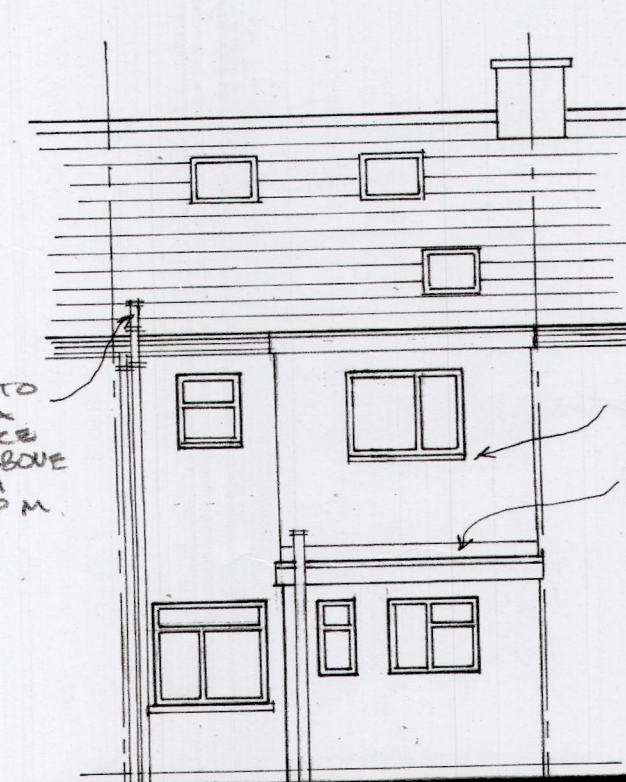
Kitchen to be mechanically ventilated to the outside air to give extraction of :
 Extract fan - 60 litres/sec. Or Cooker hood - 30 litres/sec
 Utility to be mechanically ventilated to the outside air to give min. 30 litres/sec extraction.
 Bathrooms to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

Wastes from Utility, bathrooms and kitchen to discharge to foul sewer system via 110mm dia. W.C. waste, and 40mm dia. p.v.c. waste pipes with 75mm deep seal traps.
 An in line blending valve is to be fitted to all baths to ensure the maximum hot water temperature is no more than 48 degrees centigrade.

Carnie CG130/100 lintols over all external openings. Vertical and horizontal D.P.C.'s to all openings.
 Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m2 k.
 Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981
 Means of escape window to be provided to proposed first floor bedrooms, which have an openable area of at least 0.33 m squared and be at least 450mm x 750mm in either direction. The bottom of the openable area should not be more than 1100mm above the floor.



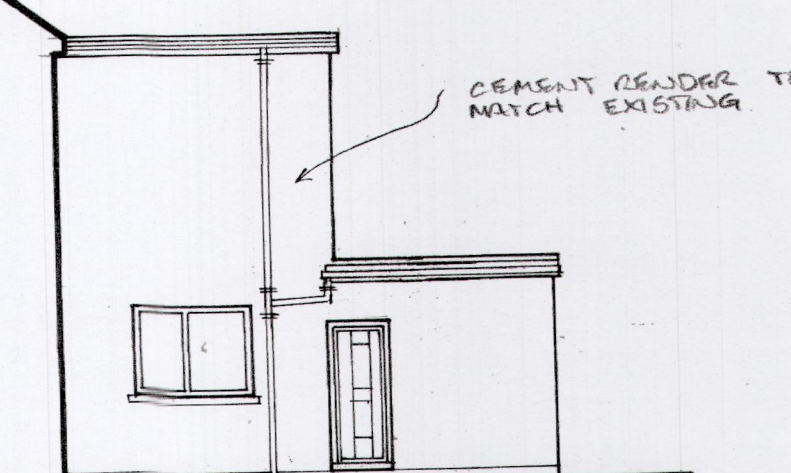
FRONT ELEVATION



REAR ELEVATION

NEW S.V.P. TO TERMINATE A MIN. DISTANCE OF 100mm ABOVE ANY OPENING WITHIN 3.0m

CEMENT RENDER TO MATCH EXISTING
 CODE 4 LEAD FLASHING MIN. 150mm UPSTAND

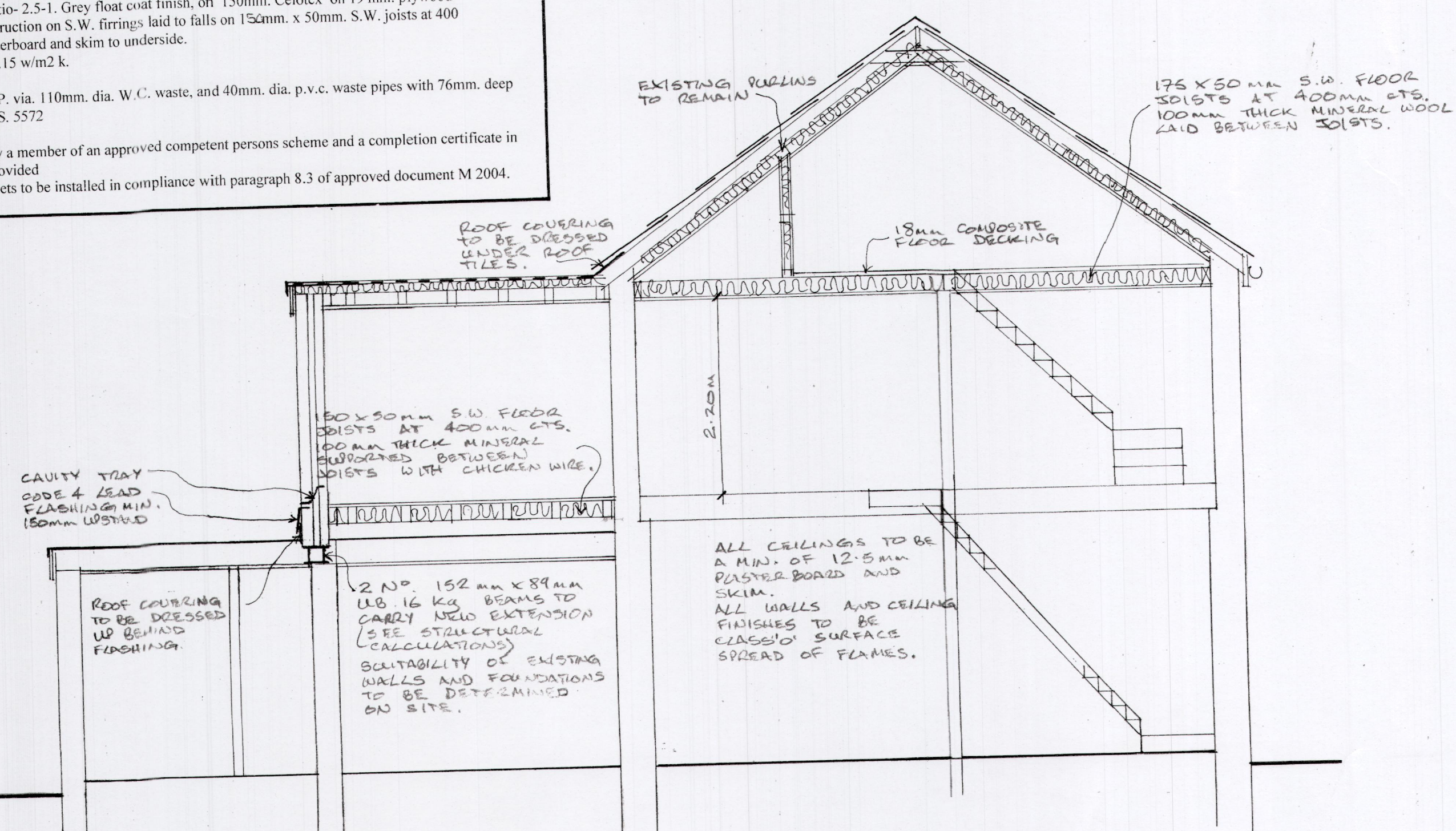


SIDE ELEVATION

WVC FACIAS TO MATCH EXISTING

CODE 4 LEAD FLASHING MIN. 150mm UPSTAND CAVITY TRAY INSTALLED BEHIND

ELEVATION → A



TYPICAL SECTION

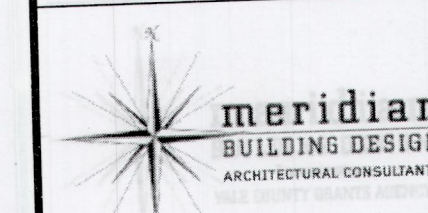
Project: PROPOSED CHANGE OF USE at 14, GLYN STREET, PORT TALBOT, NEATH PORT TALBOT.

PROPOSED

Scale: 1:50, 1:100

Drwg. No. PTP 03

Date: NOVEMBER 2022.



Tel. 02920 515952

All dimensions to be checked on site prior to commencement of works.
 Exact Location of all services to be determined on site by owner/builder