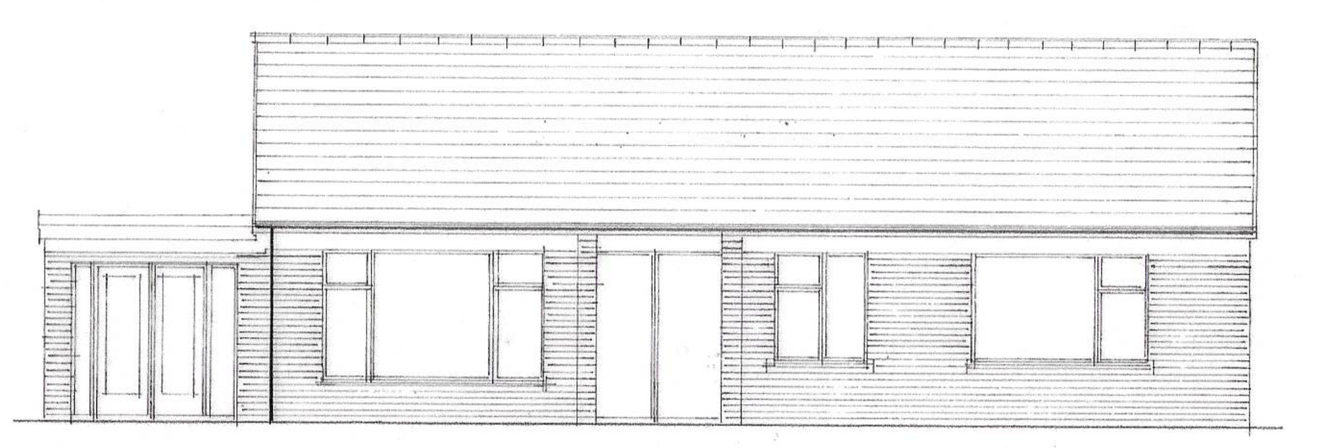
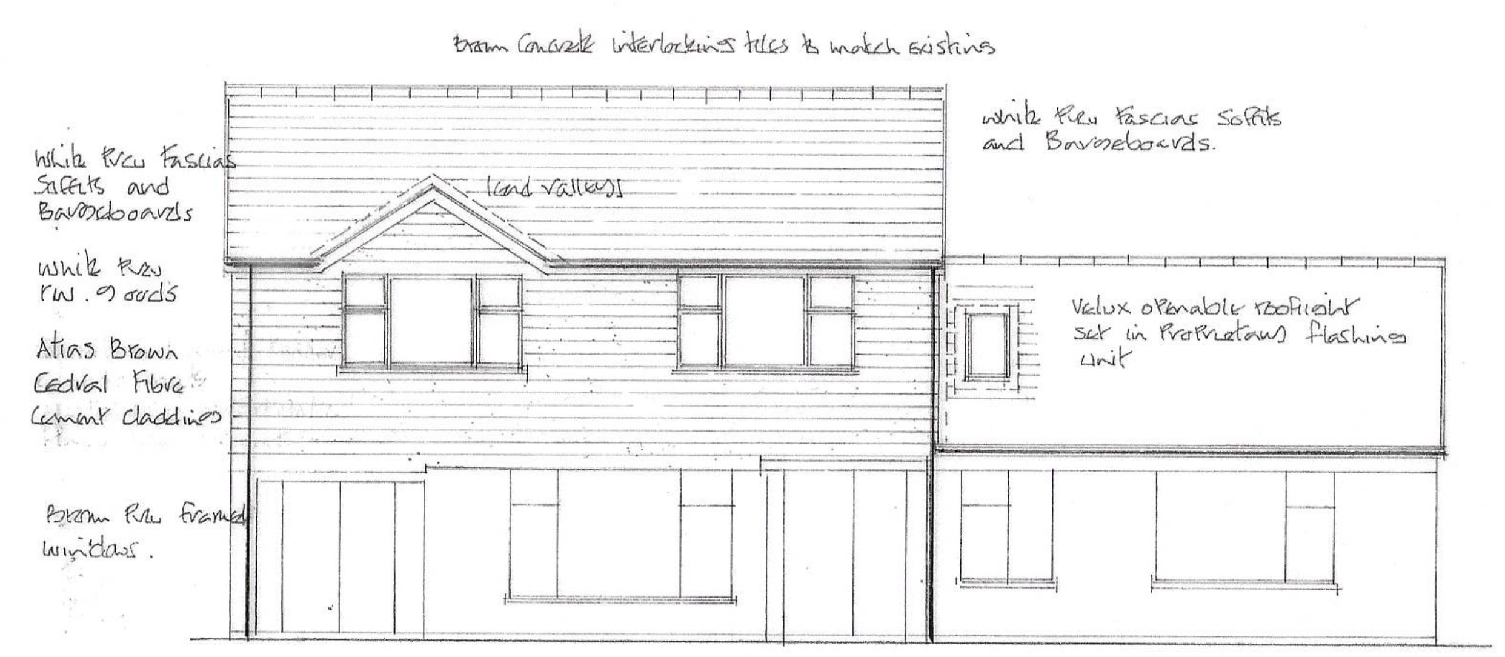
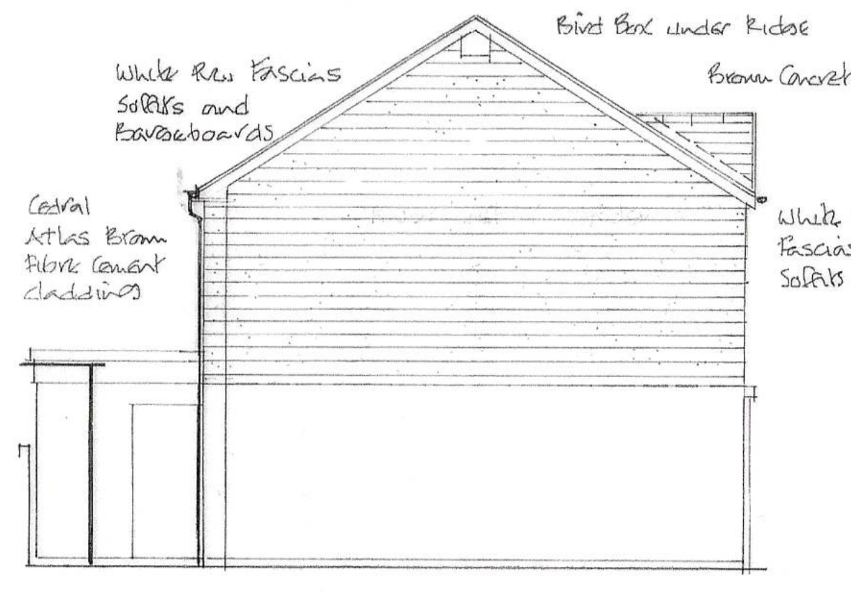
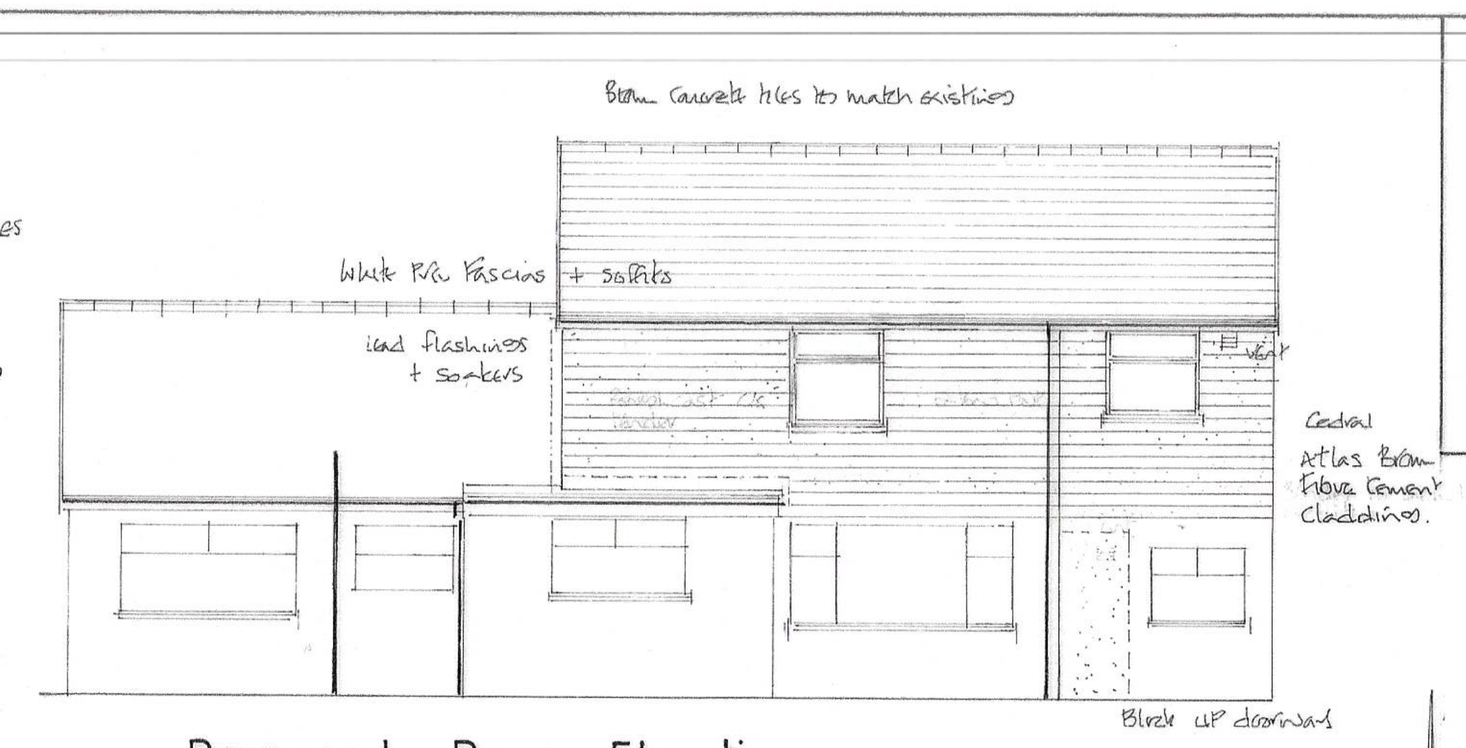
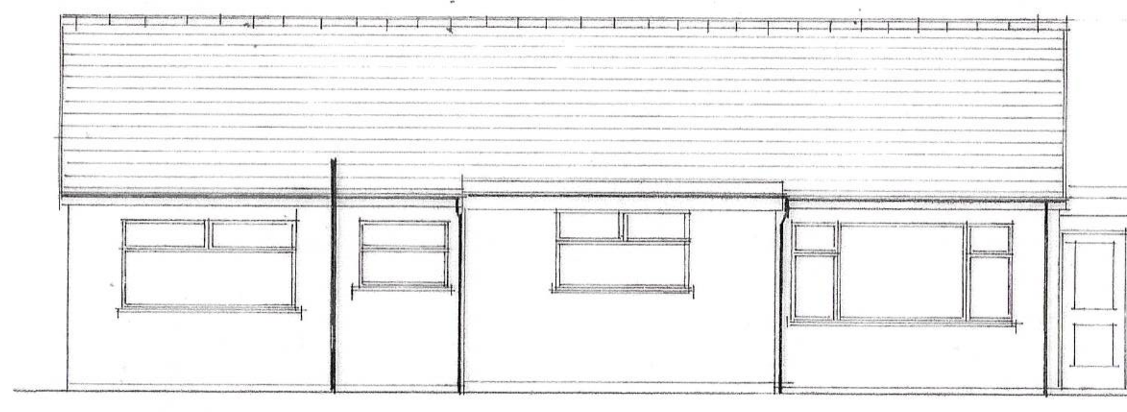

Existing Front Elevation sw


Brown Concrete interlocking tiles to match existing
White PVCu Fascias Soffits and Bargeboards
White PVCu Fascias Soffits and Bargeboards
Lead valleys
White PVCu T.W. boards
Atlas Brown Cedral Fibre Cement Cladding
Brown PVCu Framed windows
Velux openable rooflight set in Proprietary flashing unit
Proposed Front Elevation sw


Bird Box under Ridge
Brown Concrete tiles
White PVCu Fascias Soffits and Bargeboards
Cedral Atlas Brown Fibre Cement Cladding
White PVCu Fascias & Soffits
Proposed Side Elevation nw


Brown Concrete tiles to match existing
White PVCu Fascias + Soffits
Lead flashings + soakers
Cedral Atlas Brown Fibre Cement Cladding
Block up doorway
Proposed Rear Elevation ne


Existing Rear Elevation ne

ROOF VENTILATON
Ventilate roof spaces by using tyvek breathable membrane as underlay supplemented with continuous vents to soffits.

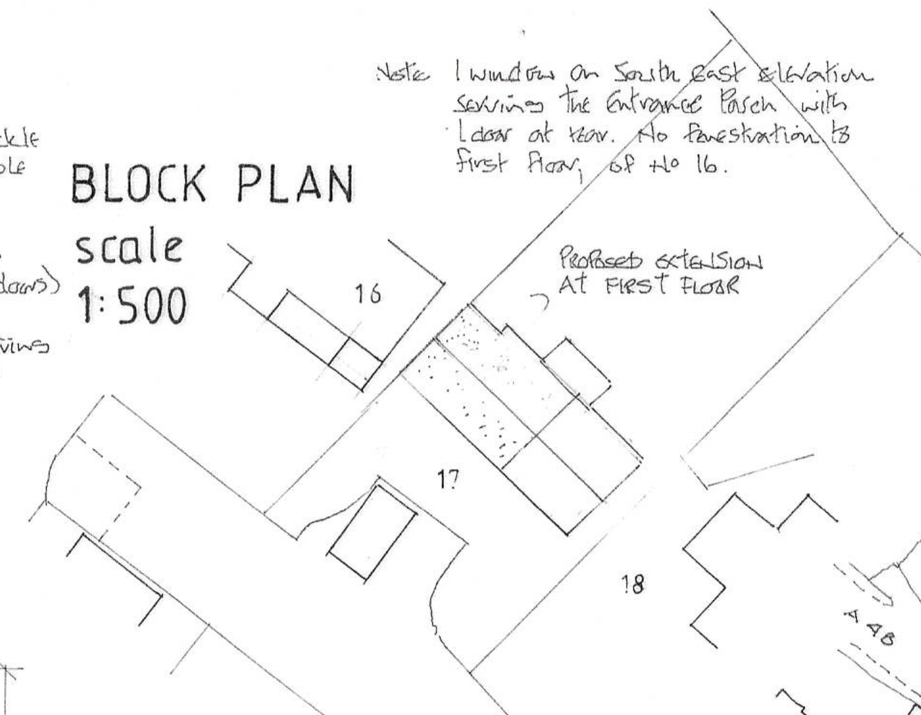
ROOF INSULATION
400mm thickness of Rockwool Rollbatts insulation quilt.

STRAPS
Strap roof / walls suspended floors / walls at 1.8m centres with M.S. anchors 30x5mm in cross section. Include for noggins over 3 No trusses / joists at gables.

ROOF
Brown Concrete interlocking tiles to match existing laid to manufactures specification on pretreated graded sw battens on tyvek breathable membrane on 32½° (assumed) trussed rafter system. Duo pitched roof by Wolfenwood or similar to include all necessary temporary and permanent struts runners ties binders bracing etc. to comply fully with BS5268 Part 3. Trusses to be Raised tie at ~~400mm~~ → 600mm Centres.

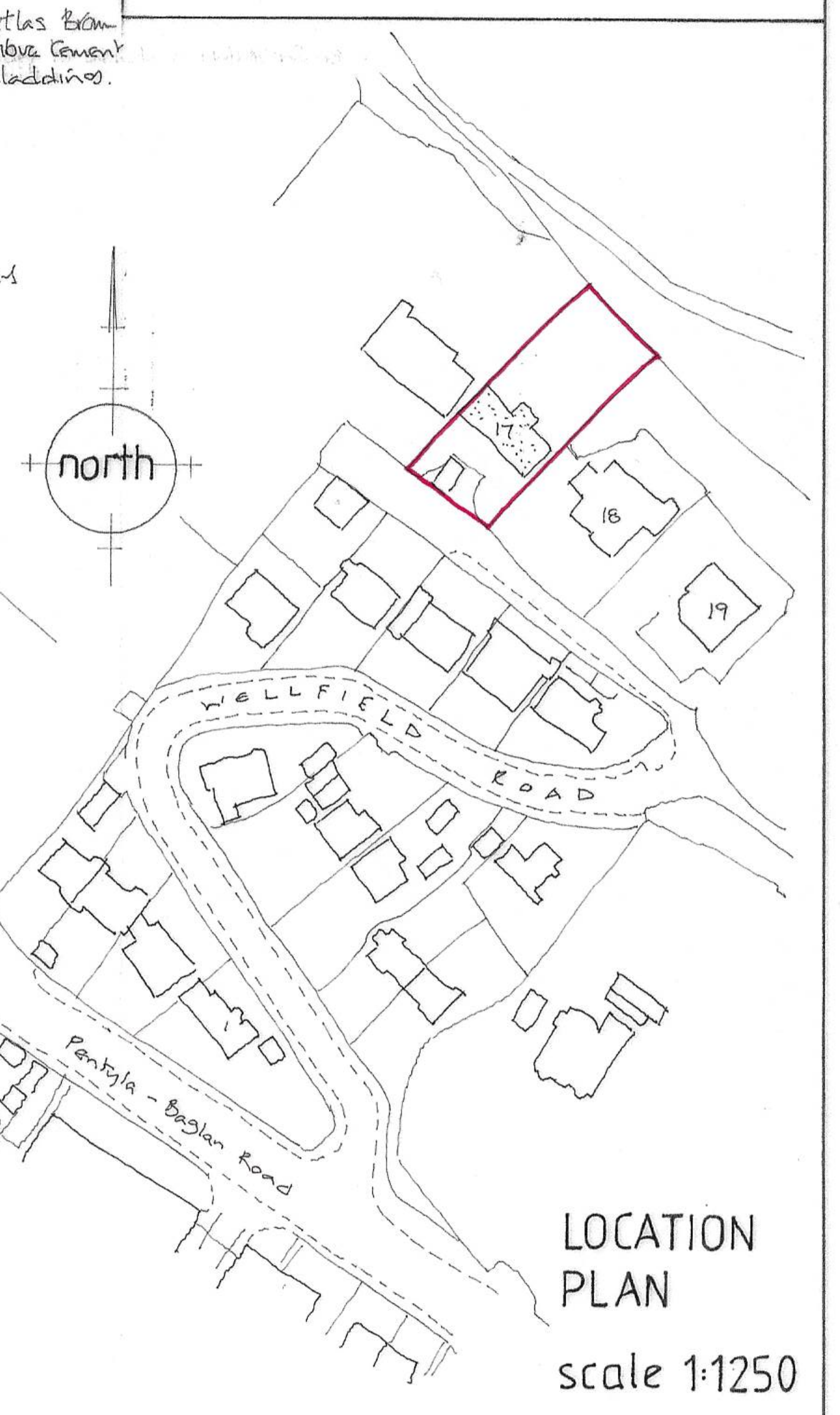
BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Persons Scheme
Supply and fix 2 No mains operated interconnected smoke detector alarms each with battery backup.
Supply and fix mains operated mechanical extract fans to kitchen Expelair GX6 or similar giving 60 lit/sec. output
Supply and fix mains operated mechanical extract fan to utility Expelair GX6 or similar approved giving 30 lit/sec.
Supply and fix mains operated low voltage mechanical extract fan to new Bathroom Expelair GX6 or similar approved giving 15 lit/sec.
All new lighting points are to be capable of running low energy lighting only.
Locate light switches and power points in an area between 450mm and 1.200m above adjoining finished floor level.

WINDOWS
Brown PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjoining finished floor level (1.5m in doors) use toughened safety glass to BS6206.
Bedroom windows are to have opening lights giving a clear 800 x 450mm minimum as secondary means of escape.

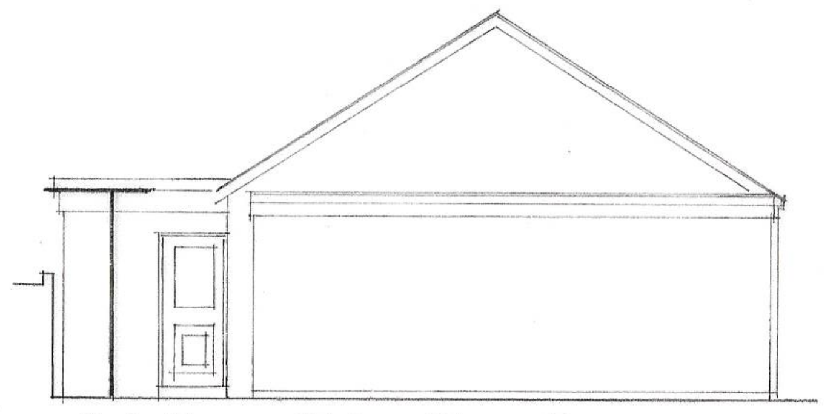


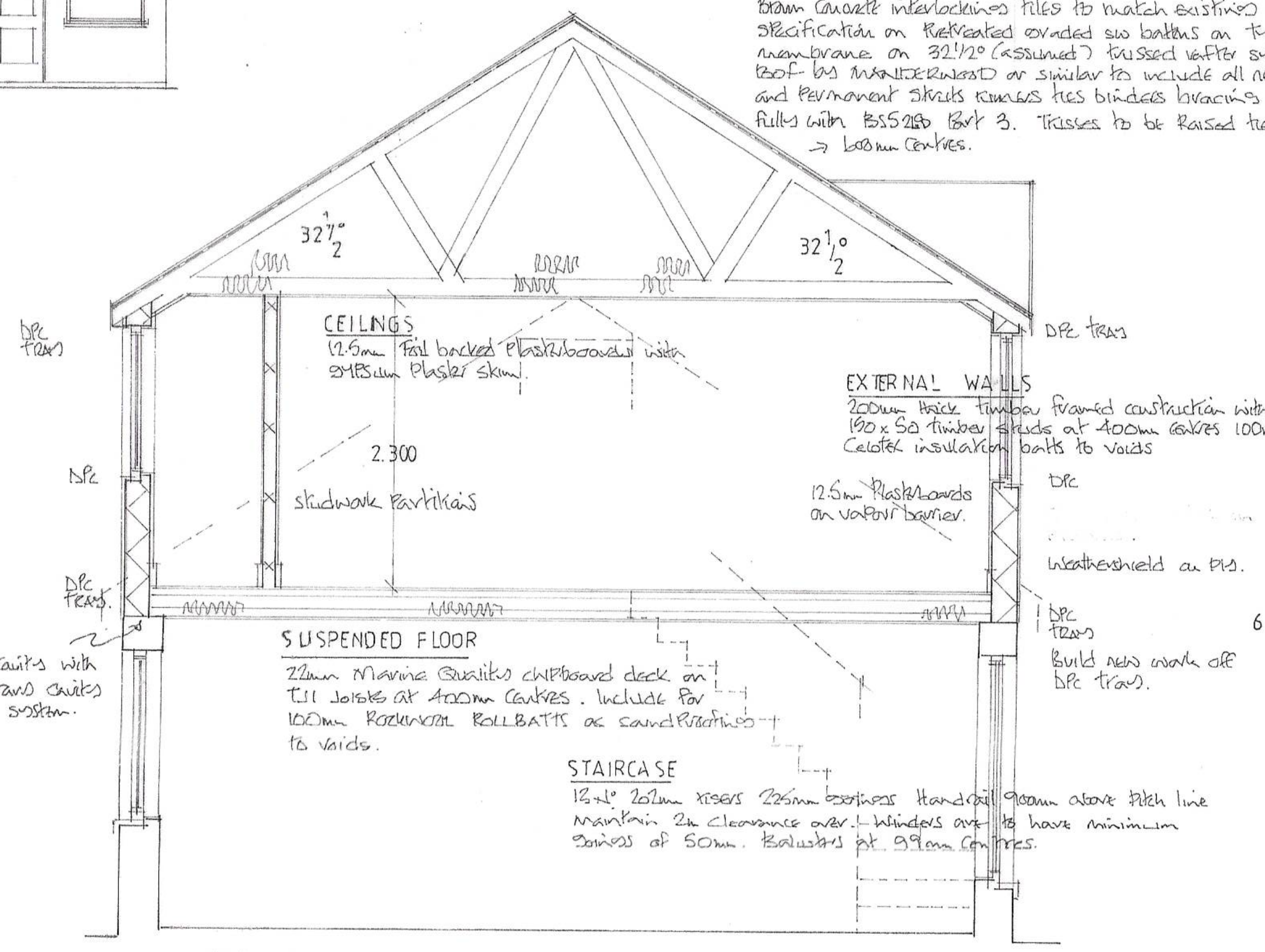
Note: 1 window on South East elevation serving the Entrance Porch with 1 door at rear. No fenestration to first floor of No 16.

BLOCK PLAN
scale 1:500



LOCATION PLAN
scale 1:1250


Existing Side Elevation nw

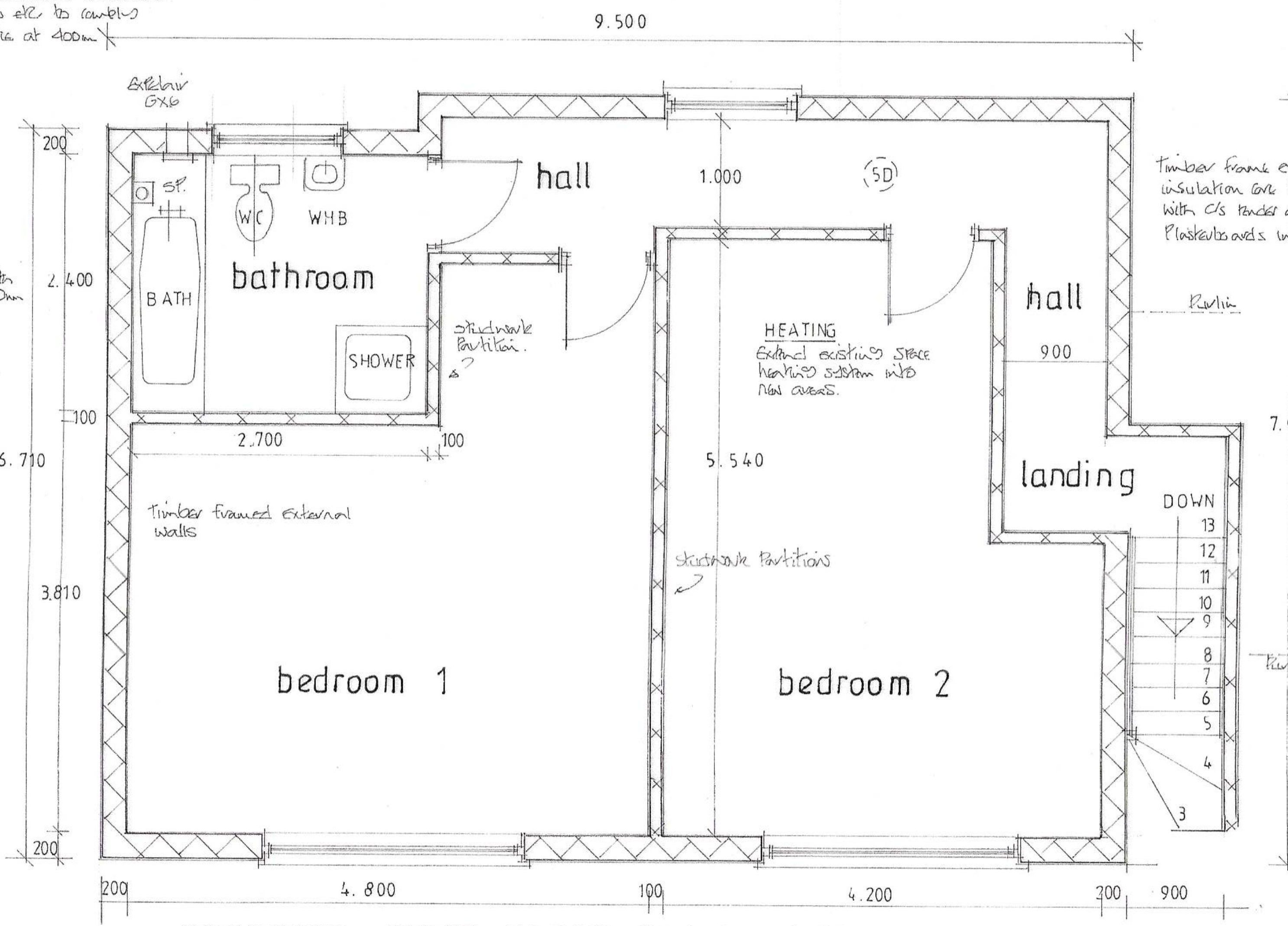

32½°
32½°
DPC tray
DPC
Weathershield on Ply.
DPC trays
Build new work off DPC trays.
Close cavity with Rocketvent cavity closure system.
2.300
studwork partitions
12.5mm Plasterboards on vapour barrier.
6.710
3.810
2.400
200
100
CEILINGS
12.5mm Foil backed Plasterboards with gypsum Plaster skim.

EXTERNAL WALLS
200mm thick timber framed construction with 150 x 50 timber studs at 400mm centres 100mm Celotex insulation batts to voids

SUSPENDED FLOOR
22mm Marine Quality chipboard deck on TJI joists at 400mm centres. Include for 100mm Rockwool Rollbatts as soundproofing to voids.

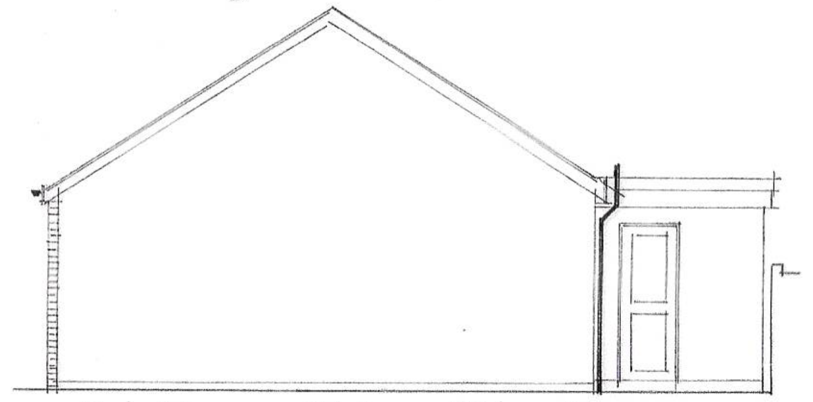
STAIRCASE
13 No 202mm risers 225mm goings Handrail 900mm above pitch line maintain 2m clearance over. Winders are to have minimum goings of 50mm. Balusters at 99mm centres.

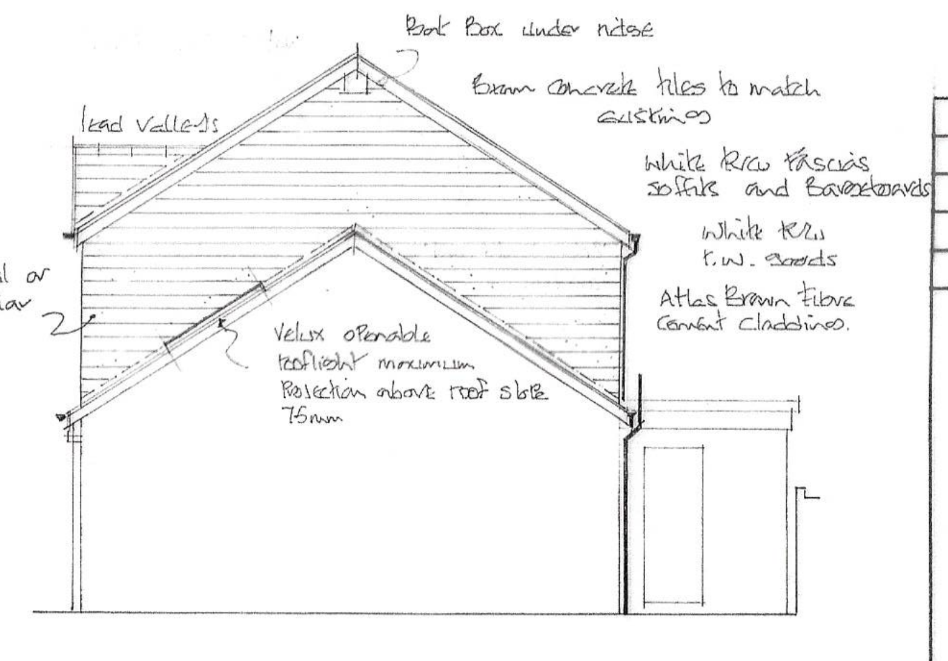
PROPOSED SECTION 1:50m

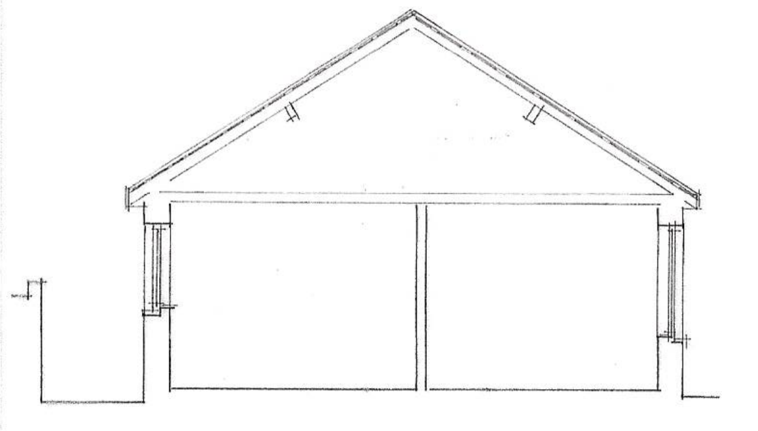


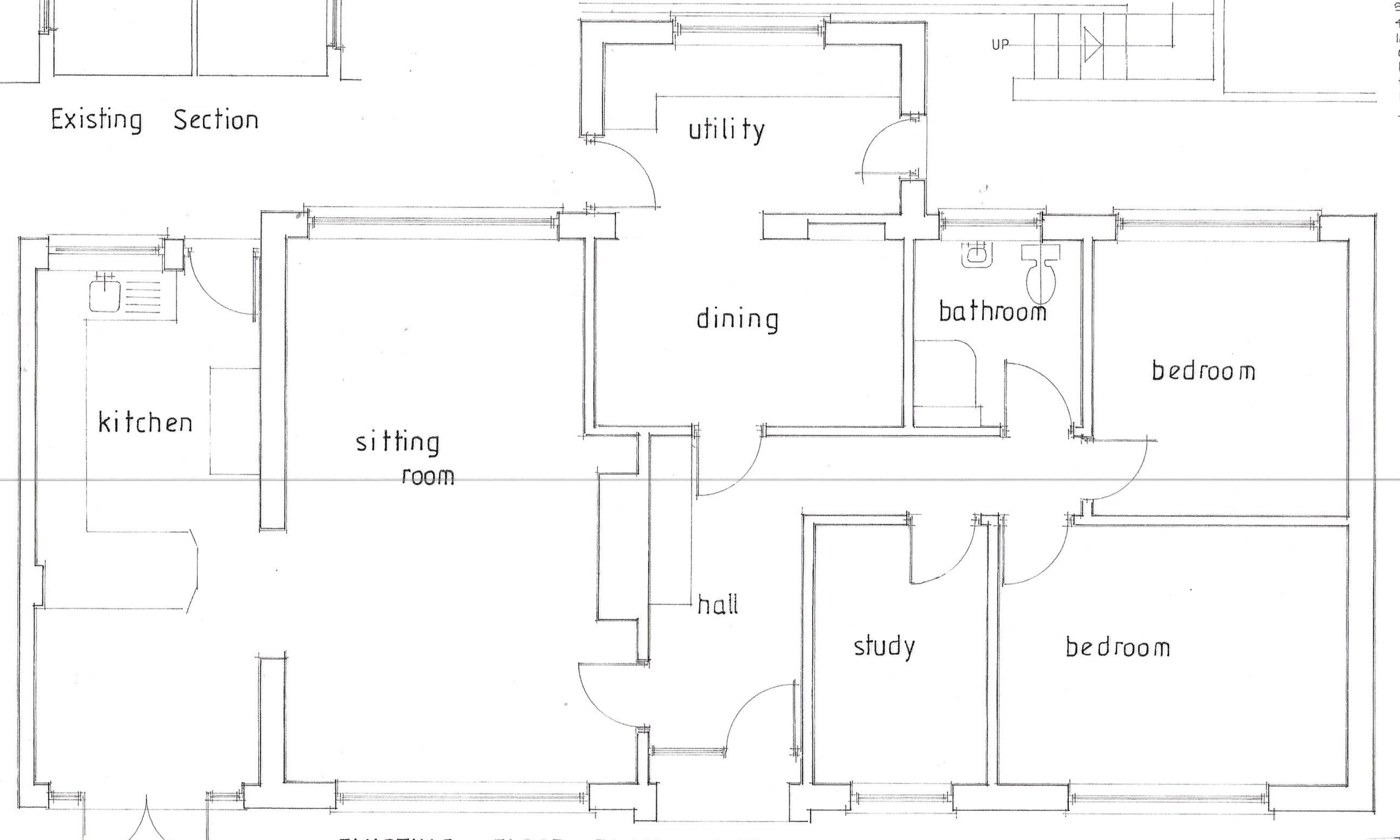
HEATING
Extend existing heating system into new rooms.

PROPOSED FIRST FLOOR PLAN 1:50 m


Existing Side Elevation se

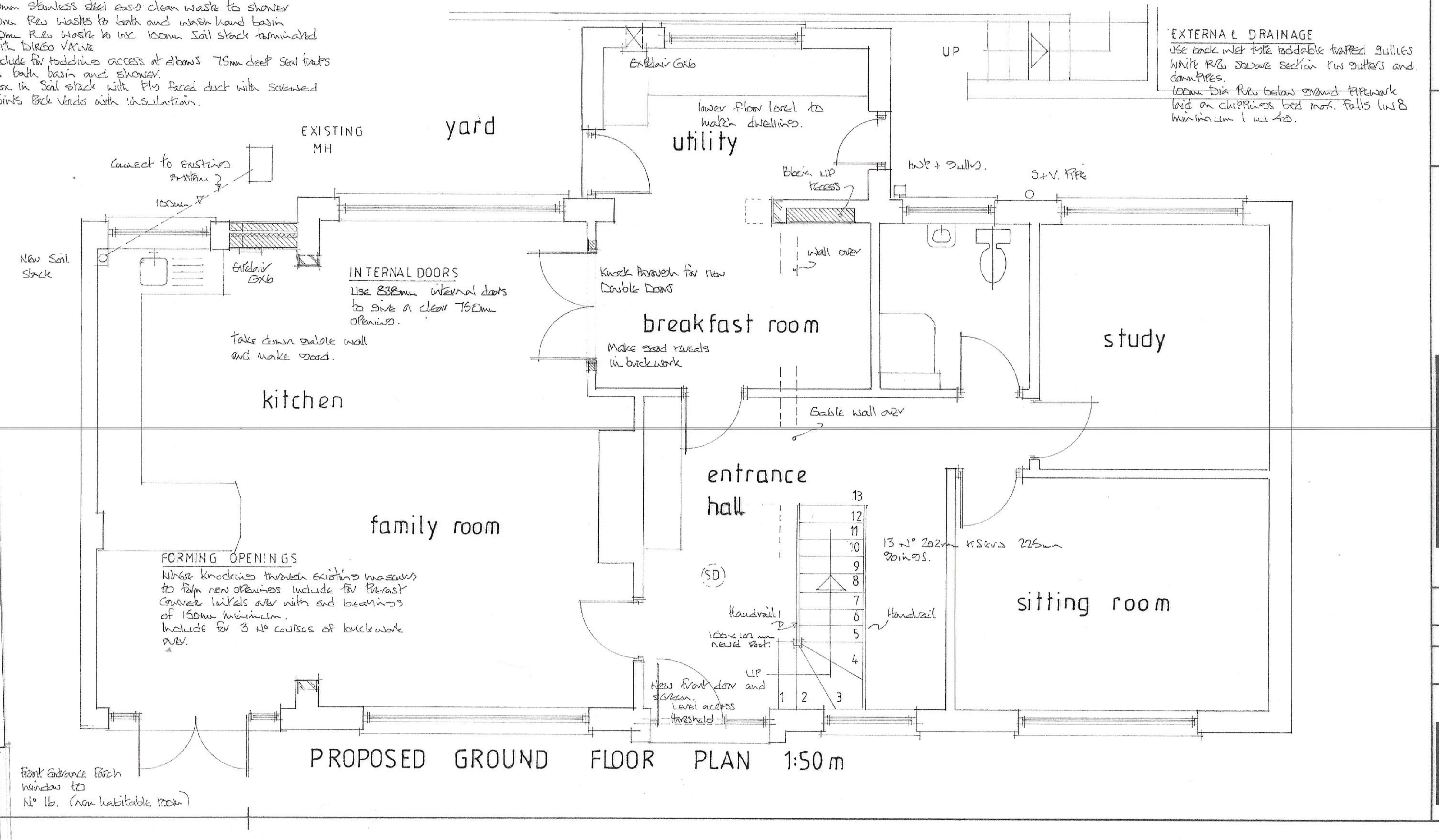

Bird Box under ridge
Brown Concrete tiles to match existing
Lead Valleys
White PVCu Fascias Soffits and Bargeboards
White PVCu T.W. boards
Atlas Brown Fibre Cement Cladding
Cedral or similar
Velux openable rooflight minimum position above roof slab 75mm
Proposed Side Elevation se


Existing Section



EXISTING FLOOR PLAN 1:50 m

INTERNAL DRAINAGE
50mm Stainless steel easy clean waste to shower
40mm PVCu wastes to bath and wash hand basin
100mm PVCu waste to WC 100mm Soil stack terminated with Durgo valve
Include for rodding access at elbows 75mm deep seal traps to bath basin and shower.
Box in soil stack with Ply faced duct with screwed joints Pack voids with insulation.


EXISTING MH
yard
Connect to existing system ?
100mm
New Soil Stack
Expelair GX6
UP
Expelair GX6
utility
lower floor level to match dwelling
Block up Recess
Wall over
SVP
S.V. Pipe
Knock through for new Double Doors
breakfast room
Make good reveals in blockwork
kitchen
Gable wall over
study
entrance hall
family room
13 No 202mm risers 225mm goings
SD
Handrail
Handrail
1 2 3 4 5 6 7 8 9 10 11 12 13
New front door and screen, level access threshold
sitting room
Front Entrance Porch window to No 16. (non habitable room)
INTERNAL DOORS
Use 838mm internal doors to give a clear 750mm opening.

Take down gable wall and make good.

FORMING OPENINGS
Where knocking through existing masonry to form new openings include for Precast Concrete lintels over with end bearings of 150mm minimum.
Include for 3 No courses of brickwork over.

EXTERNAL DRAINAGE
Use back inlet type roddable trapped gullies
White PVCu square section rw gutters and downpipes.
100mm Dia PVCu below ground pipework laid on chippings bed mat. Falls 1 in 8 minimum 1 in 40.

PROPOSED GROUND FLOOR PLAN 1:50 m

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
A	20.03.2023	Porch window to No 16 added

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RICS

Client
Mrs. M. Harris.

Job Title
Proposed Extension to provide First Floor.

Drawing Title
17, Wellfield Road,
Baglan.
PORT TALBOT.
SA12 8AB.

Scale 1:50 1:100 1:500 1:1250

Date 23.02.2023 **Drawn by** VJ.

Drg. No. 2924 R. **Rev.**

DS 342

594 x 841mm A1