

Where ducting to external air is taken through roof space then it should terminate to an in-line ventilation tile/slate to suit roof covering.

Background ventilation to habitable rooms to be n.l.t. 800mm squared and to be provided by trickle ventilation or similar. Bathroom ventilation to be min. 4000mm squared.

Window operable area to be minimum of 1/20th. floor area of room which they serve and light transmitting area to be minimum of 1/10th.

Emergency egress windows to first floor bedrooms to provide means of escape and as such should have an unobstructed operable area of at least 450mm square and a minimum area of 0.33 square metres. The bottom of the operable area is to be between 800 and 1100mm above internal floor level.

All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition).

Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled.

All lighting points are to be capable of running low energy lighting only.

Form new opening in gable cavity wall as indicated. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing. Replaster reveals and make good.

Consequential Energy Efficiency Improvements

Loft insulation

If there is no loft insulation or it is less than 200mm thick, provide 250mm insulation or increase it to 250mm.

Wall insulation

If the dwelling has uninsulated or partially insulated cavity walls then fill with insulation where suitable (cavity wall insulation may not be suitable for sites exposed to driving rain)

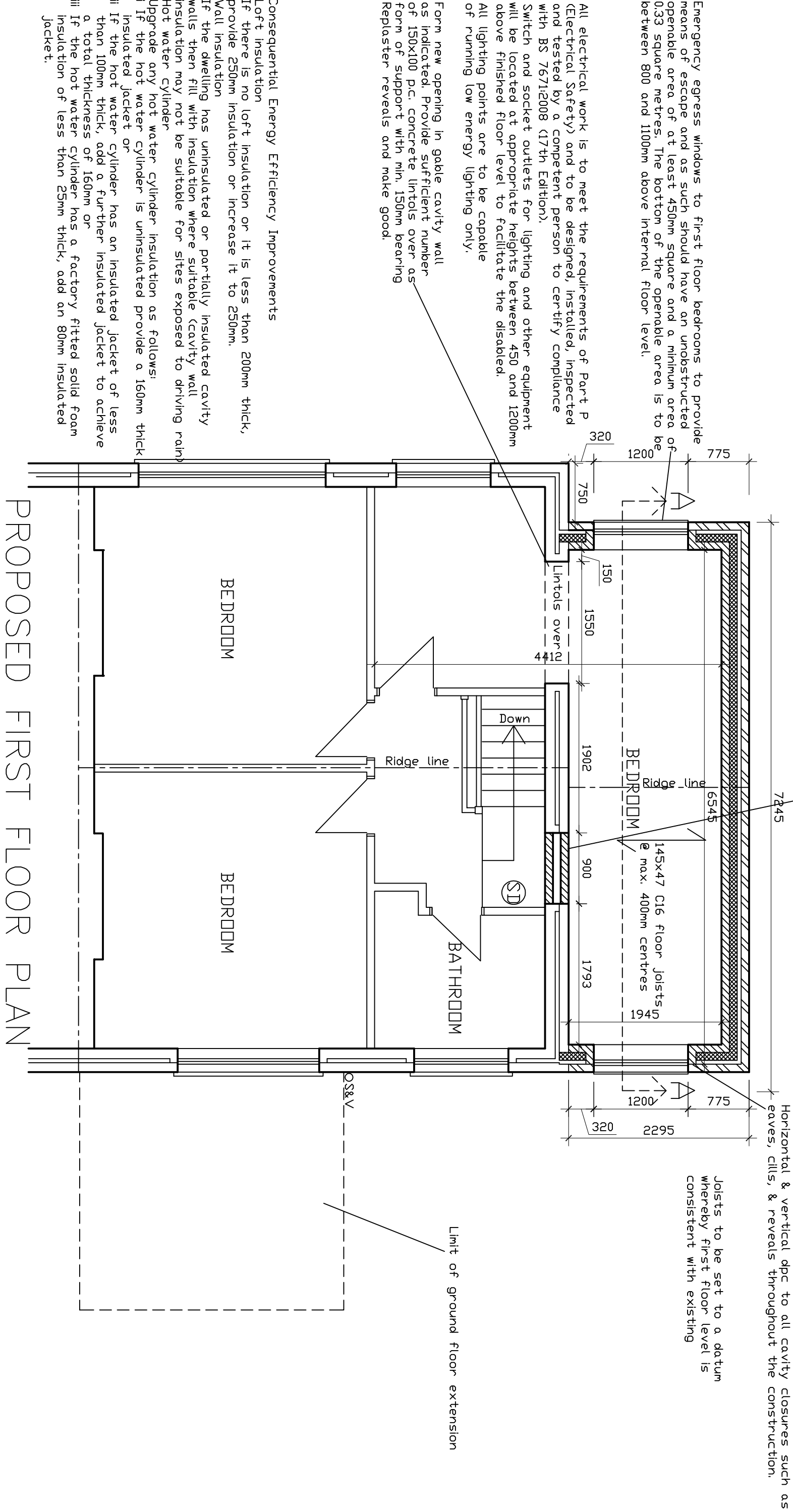
Hot water cylinder

Upgrade any hot water cylinder insulation as follows:

- i If the hot water cylinder is uninsulated provide a 160mm thick insulated jacket or
- ii If the hot water cylinder has an insulated jacket of less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm or
- iii If the hot water cylinder has a factory fitted solid foam insulation of less than 25mm thick, add an 80mm insulated jacket.

Remove window and seal up redundant opening using 100mm dense concrete blockwork with 13mm render/plaster skim and generally make good

Smoke detectors and fire alarm system to be designed and installed to BS5839 Part 6 : 2013 and to be located at a maximum distance of 7.5 metres from all habitable rooms within ground and first floor circulation spaces to at least a Grade D Category LD3 Standard. All apparatus is to be mains operated and interconnected, each with a battery back-up. Kitchen to be fitted with a heat detector to same specification and positioned 300mm from any walls and/or electrical source. All detectors to be interlinked to respond simultaneously



PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS
26, DULAIS DRIVE,
ABERDULAIS,
NEATH.

DRAWING PROPOSED FIRST FLOOR PLAN

SCALE 1:50 @ A3 DATE NOVEMBER 2023
DRAWN RE DRG.NO. 4A