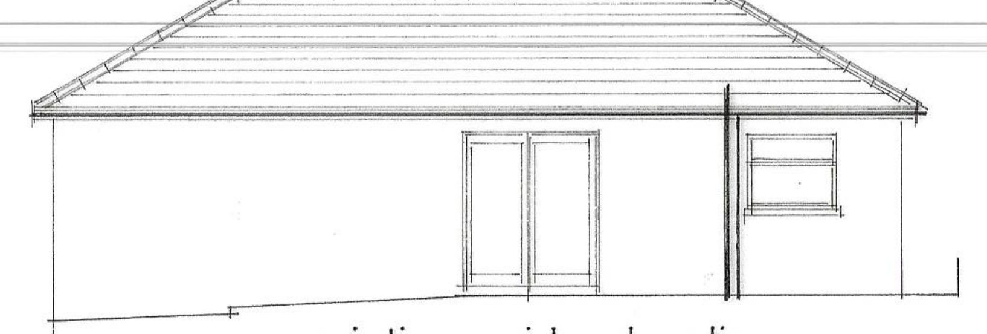
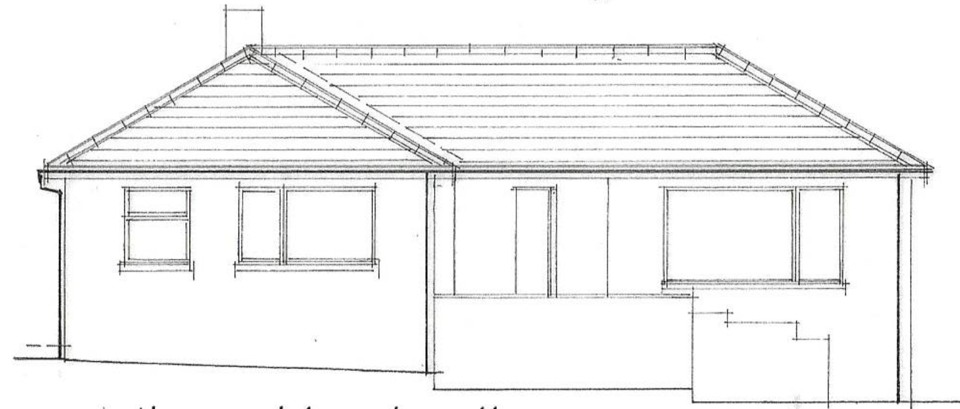
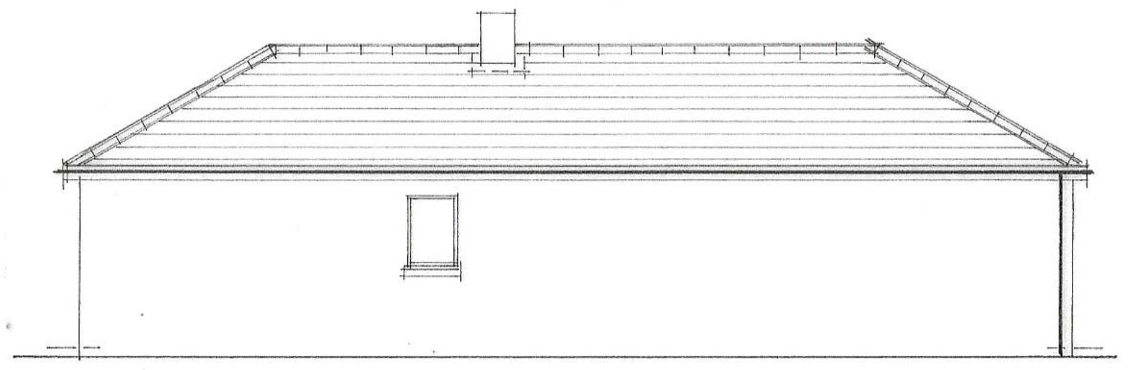
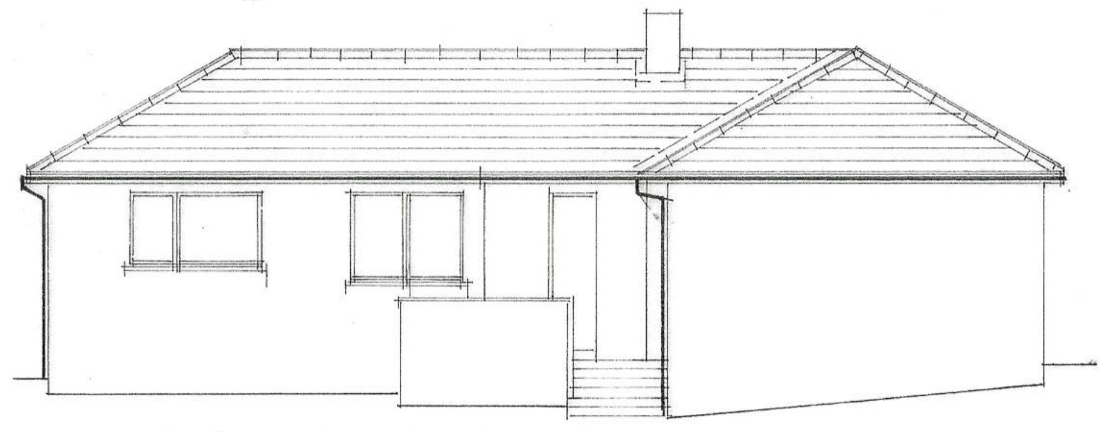
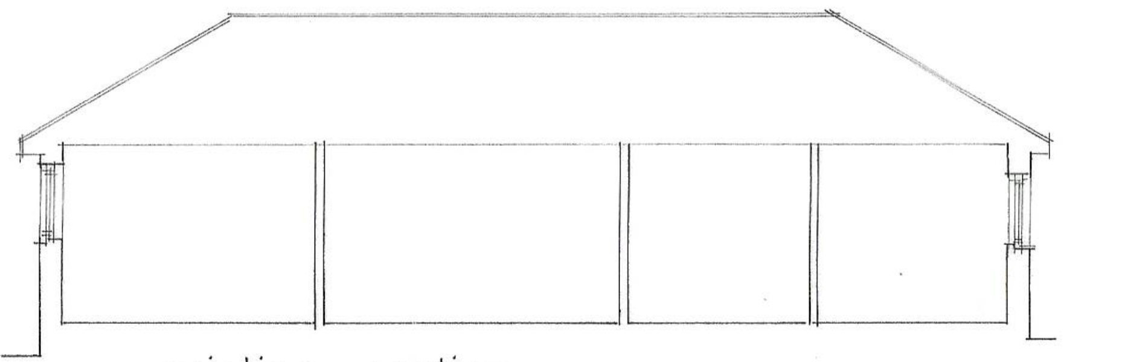
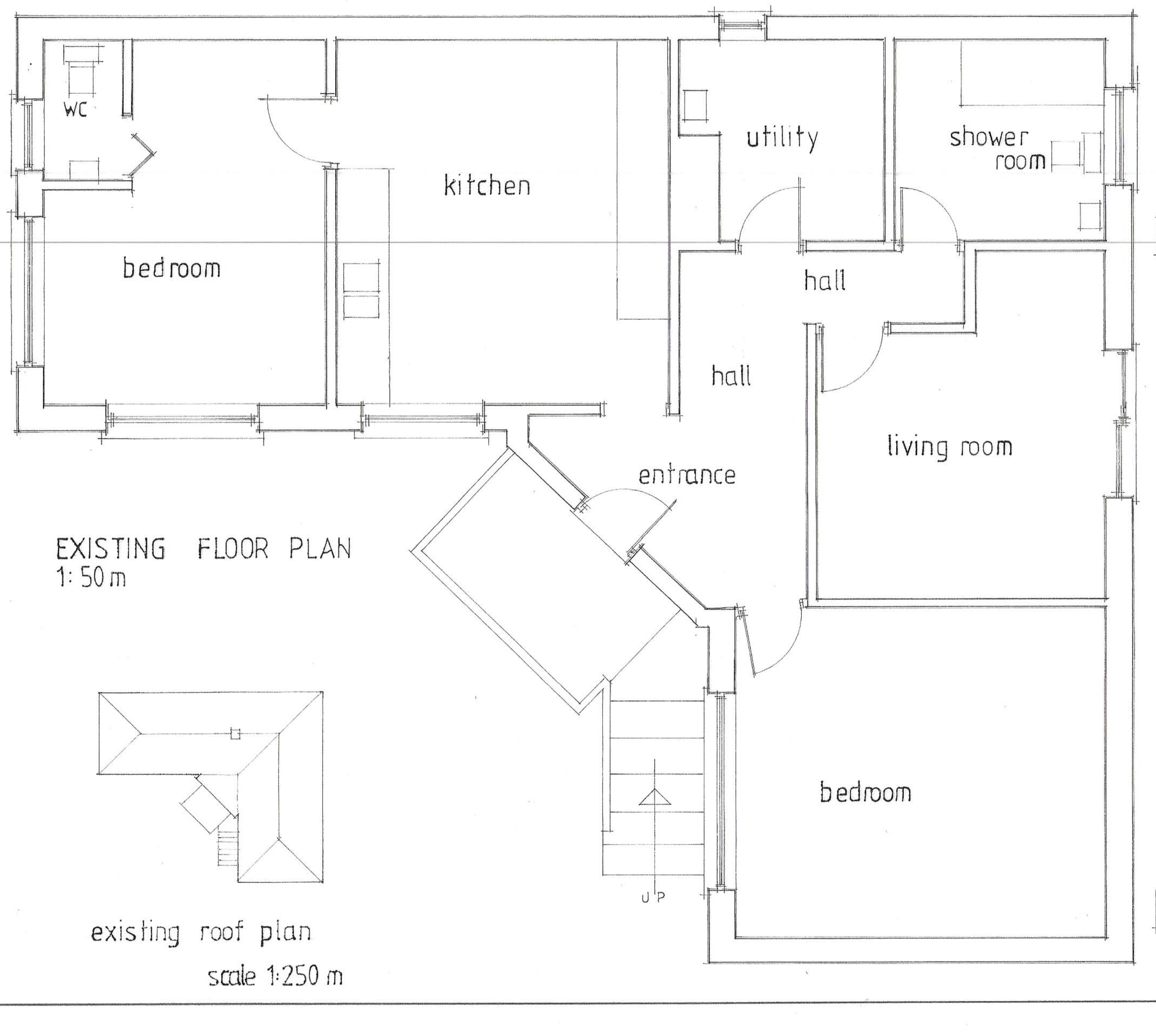

existing side elevation sw


existing side elevation ne


existing rear elevation se


existing front elevation nw


existing section



EXISTING FLOOR PLAN
1: 50 m

existing roof plan
scale 1:250 m

ROOF VENTILATION

Ventilate roof space by using Tyvek breathable membrane as underlay supplemented with continuous vents to soffits and ridge

STRAPS

Strap roofs / walls at 1.8m centres with M.S. anchors 30 x 5mm in cross section. Include for noggins over 3 No trusses at gables.

ROOF INSULATION

400mm thick Rockwool Rollbatts to roof voids 200mm thick laid between ceiling ties / joists 200mm thick cross laid over.
Sloping roofs to have 75mm fixed between rafters with 75mm fixed across face

GABLE WALLS

Build up gable walls in cavity work with timber frame inner leaf 50mm cavity 100mm dense concrete blockwork outer skin.
Simpsons stainless steel strong tie wall ties at 375mm centres.

GROUND FLOOR

50mm sand and cement screed on 100mm site concrete floor slab on 200mm Celotex insulation batts on 1200 gauge Damp Proof Membrane on 50mm stone dust blinding on a minimum 150mm well compacted clean hardcore.

ATTIC ROOF

Dark Grey interlocking concrete tiles laid to manufacturers spec. on pretreated graded softwood battens on Tyvek breathable membrane on 50° Attic type roof construction at 400 → 600mm centres by MANDERWOOD or similar to include all necessary temporary and permanent struts runners ties binders bracing etc. to comply fully with BS5268 Part 3.

CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

FLAT ROOF

Firestone Rubbercover EPDM roofing system on Plyboard decking on firring pieces giving 1:80 on TJI joists at 400mm centres.

LANTERN

Coated Aluminium lantern light set in flashing unit.

EAVES

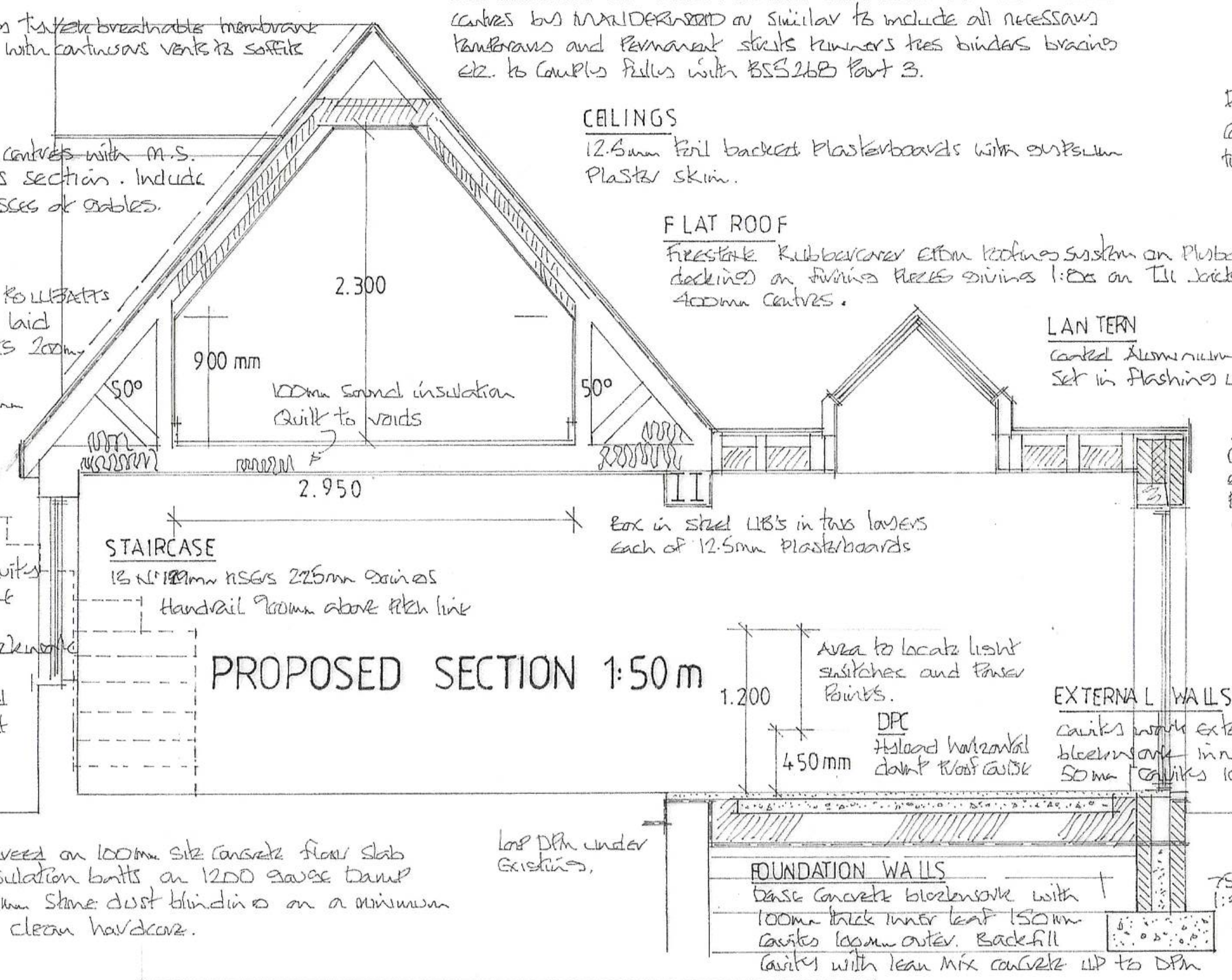
Close cavities at eaves with Rockwool cavity closure system.

LINTELS

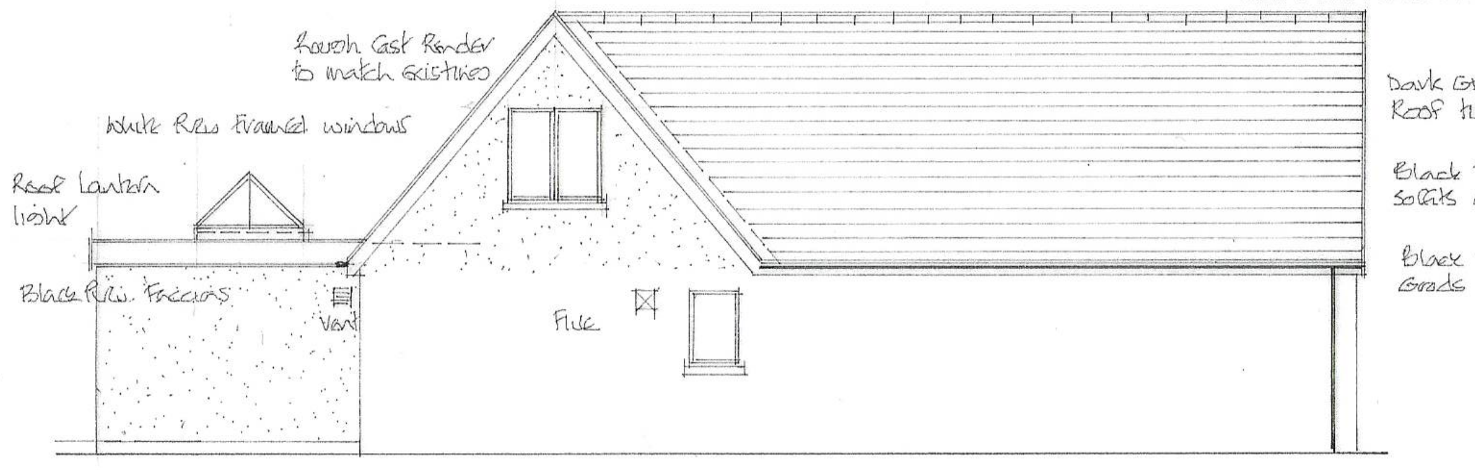
Catnic Cougar Heavy Duty steel lintels over openings with end bearings of 150mm DPC trays draped over.

EXTERNAL WALLS

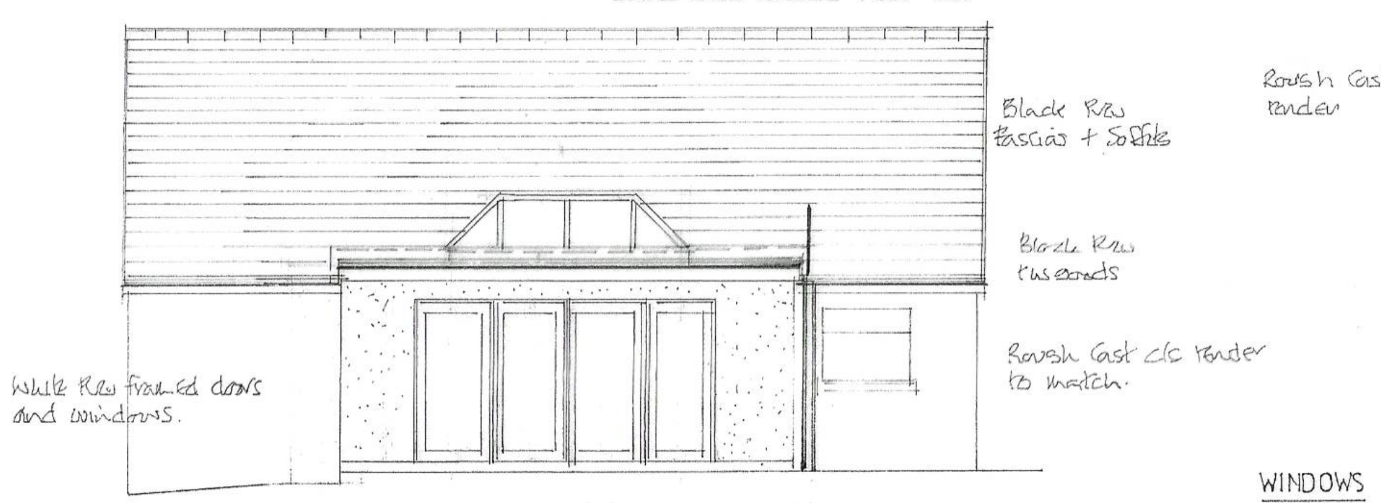
Cavity work external walls with 100mm dense concrete blockwork inner leaf 100mm Celotex insulation boards 50mm cavity 100mm dense concrete blockwork outer leaf. Galvanised steel wall ties at 750mm centres horizontally 450mm centres vertically 300mm at jambs.


2.300
900 mm
50°
50°
100mm sound insulation Quilt to voids
2.950
Box in steel UB's in two layers each of 12.5mm plasterboards
Form Gable in cavity work with timber frame
STAIRCASE
13 No 199mm risers 225mm goings
Handrail 900mm above pitch line
1.200
450mm
Area to locate light switches and power points.
DPC
Hyload horizontal damp proof course
Lap DPM under existing.
FOUNDATION WALLS
Dense concrete blockwork with 100mm thick inner leaf 150mm cavity 100mm outer. Backfill cavity with lean mix concrete up to DPM
750mm x 300mm 1:3:6 mix concrete strip footings

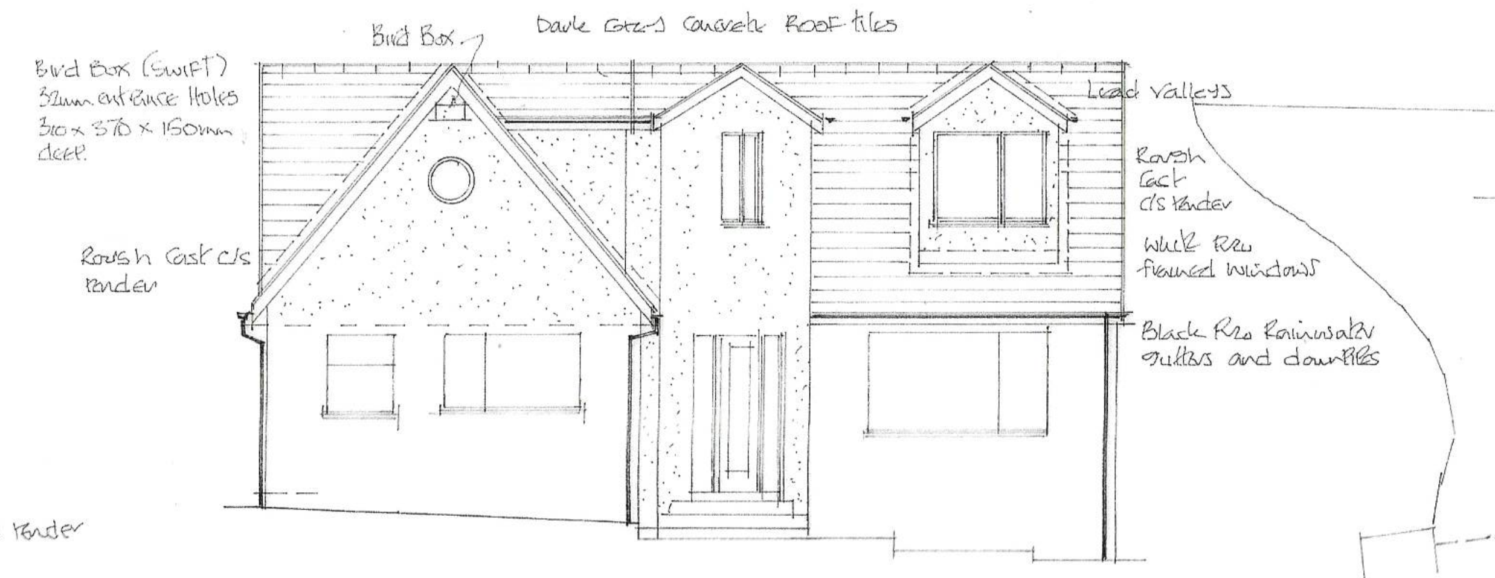
PROPOSED SECTION 1:50 m


Rough Cast Render to match existing
White PVCu framed windows
Roof Lantern light
Black PVCu Fascias
Vent
Flue
Dark Grey Concrete Roof tiles
Black PVCu Fascias Soffits and Bargeboards
Black PVCu Rainwater Goods

proposed rear elevation se


Dark Grey Concrete Roof tiles
Black PVCu Fascias + Soffits
Black PVCu rwgoods
Rough Cast c/s render to match.
White PVCu framed doors and windows.

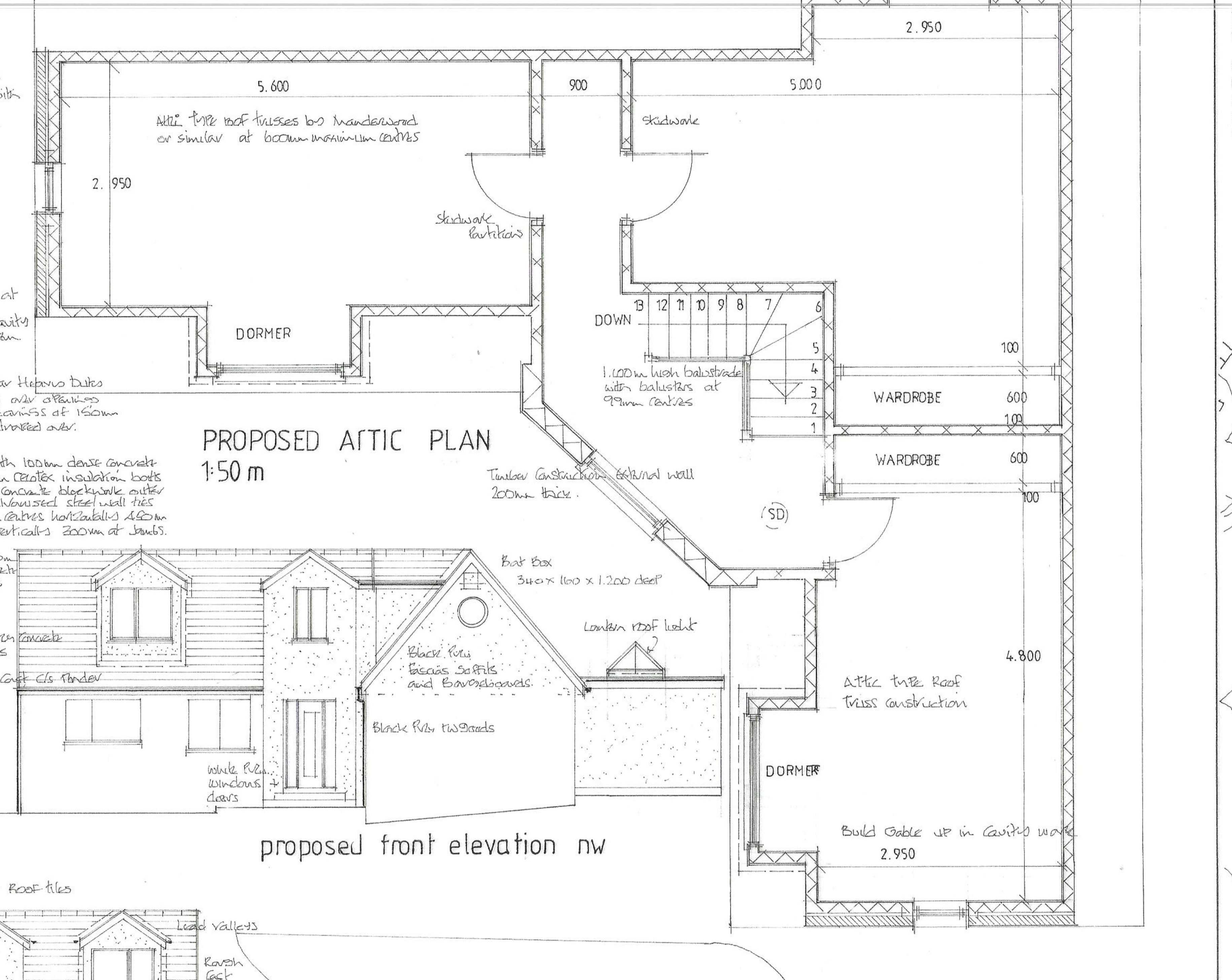
proposed side elevation sw


Bird Box.
Dark Grey Concrete Roof tiles
Bird Box (Swift) 32mm entrance holes 310 x 370 x 150mm deep.
Rough Cast c/s render
Lead Valleys
Rough Cast c/s render
White PVCu framed windows
Black PVCu Rainwater gutters and downpipes

proposed side elevation ne

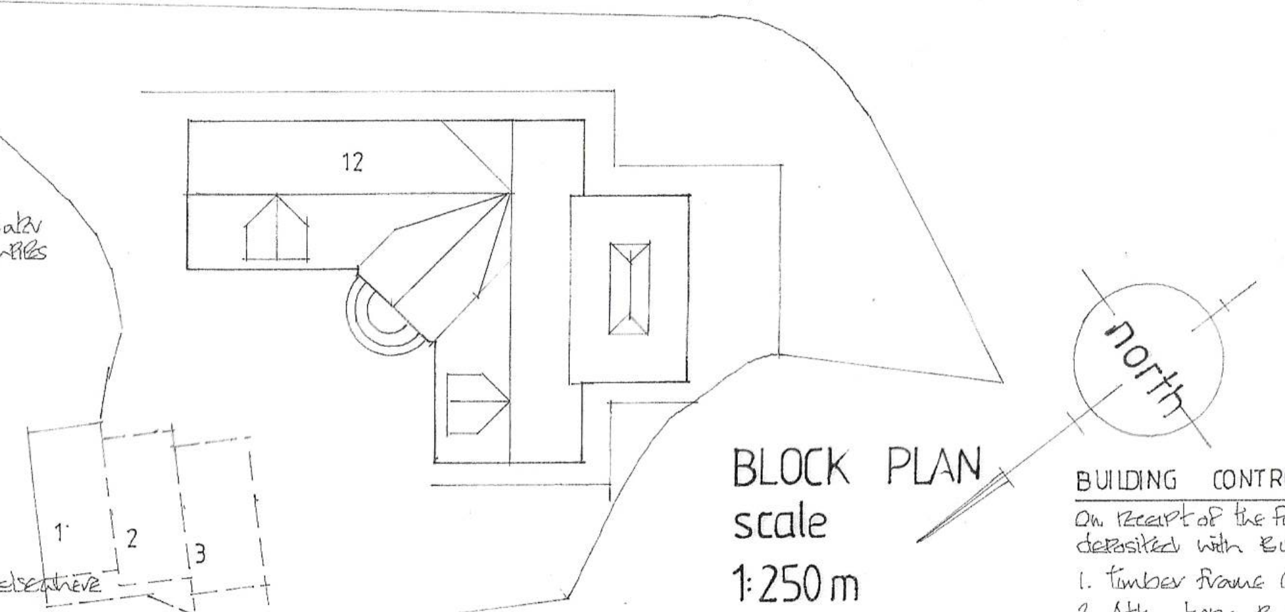
WINDOWS

White PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable room 4000mm² elsewhere use low E glass with 16mm. Where glazing in windows is less than 800mm above adjoining 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 openings as secondary means of escape


5.600
900
5.000
2.950
Attic type roof trusses by Manderwood or similar at 600mm maximum centres
2.950
Studwork Partitions
Studwork
DORMER
DOWN
13 12 11 10 9 8 7 6 5 4 3 2 1
1.100m high balustrade with balusters at 99mm centres
100
WARDROBE
600
100
WARDROBE
600
100
Timber Construction External wall 200mm thick.
SD
Bat Box 340 x 160 x 1.200 deep
Lantern roof light
Dark Grey Concrete roof tiles
Rough Cast c/s Render
Black PVCu Fascias Soffits and Bargeboards.
Black PVCu rwgoods
White PVCu windows + doors
4.800
Attic type Roof Truss Construction
DORMER
Build Gable up in Cavity work
2.950

PROPOSED ATTIC PLAN
1:50 m

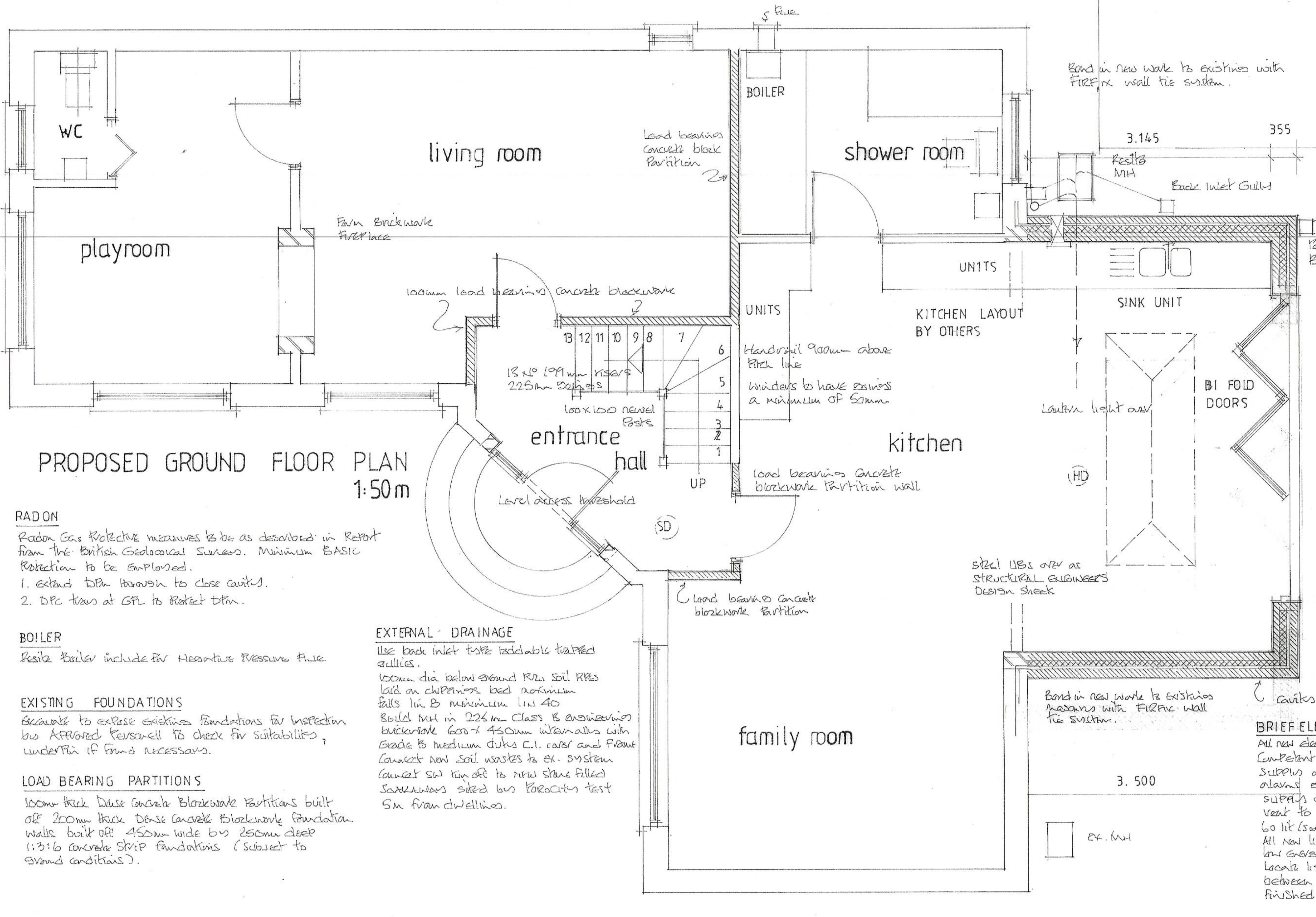
proposed front elevation nw



BLOCK PLAN
scale
1:250 m

BUILDING CONTROL

On receipt of the following copies are to be deposited with BUILDING CONTROL
1. Timber frame construction
2. Attic type roof details
3. Steel UB calculations and design
4. TJI roof joists.


WC
playroom
living room
Form Brickwork Fireplace
Load bearing concrete block Partition
100mm load bearing concrete blockwork
13 12 11 10 9 8 7 6 5 4 3 2 1
13 No 199mm risers 225mm goings
100 x 100 newel posts
entrance hall
UP
Level access threshold
SD
Load bearing concrete blockwork Partition
Flue
BOILER
shower room
UNITS
UNITS
Handrail 900mm above pitch line
Winders to have goings a minimum of 50mm
Load bearing concrete blockwork Partition wall
KITCHEN LAYOUT BY OTHERS
kitchen
HD
Steel UBs over as STRUCTURAL ENGINEERS Design Sheet
family room
Bond in new work to existing with FIREFIX wall tie system.
3.145
355
Resite MH
Back Inlet Gully
To stone filled SOAKAWAY
355
Rainwater downpipe and Back Inlet Gully
SINK UNIT
Lantern light over
BI FOLD DOORS
5.290
6.000
355
Cavity work external walls
Bond in new work to existing masonry with FIREFIX wall tie system.
3. 500
ex. MH

PROPOSED GROUND FLOOR PLAN
1:50 m

RADON

Radon Gas Protective measures to be as described in Report from the British Geological Survey. Minimum BASIC Protection to be Employed.
1. Extend DPM through to close cavity.
2. DPC trays at GFL to protect DPM.

BOILER

Resite boiler include for Negative Pressure flue

EXISTING FOUNDATIONS

Excavate to expose existing foundations for inspection by Approved Personell to check for suitability, underpin if found necessary.

LOAD BEARING PARTITIONS

100mm thick Dense Concrete Blockwork Partitions built off 200mm thick Dense Concrete Blockwork foundation walls built off 450mm wide by 250mm deep 1:3:6 concrete strip foundations (subject to ground conditions).

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies.
100mm dia below ground PVCu soil pipes laid on chippings bed nominal falls 1in 80 minimum 1in 40
Build MH in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frame
Connect new soil wastes to ex. system
Connect SW run off to new stone filled soakaway sited by Porosity test 5m from dwelling.

Build external walls off 750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions

NOTE

Final Ground Floor / Foundation Design to be determined by inspection of Excavations by Approved Personell.

Take foundations below invert level of existing sewer run. Include for precast concrete lintels over where passing through foundation walls

BRIEF ELECTRICS

All new electrical works are to be carried out under the Competent Persons scheme.
Supply and fix 2 No mains operated smoke detector alarms each with battery backup and interconnected.
Supply and fix mains operated mechanical extract vent to kitchen Xpelair GX6 or similar giving 60 lit/sec. output.
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 above and 1.200m above adjacent finished floor level.

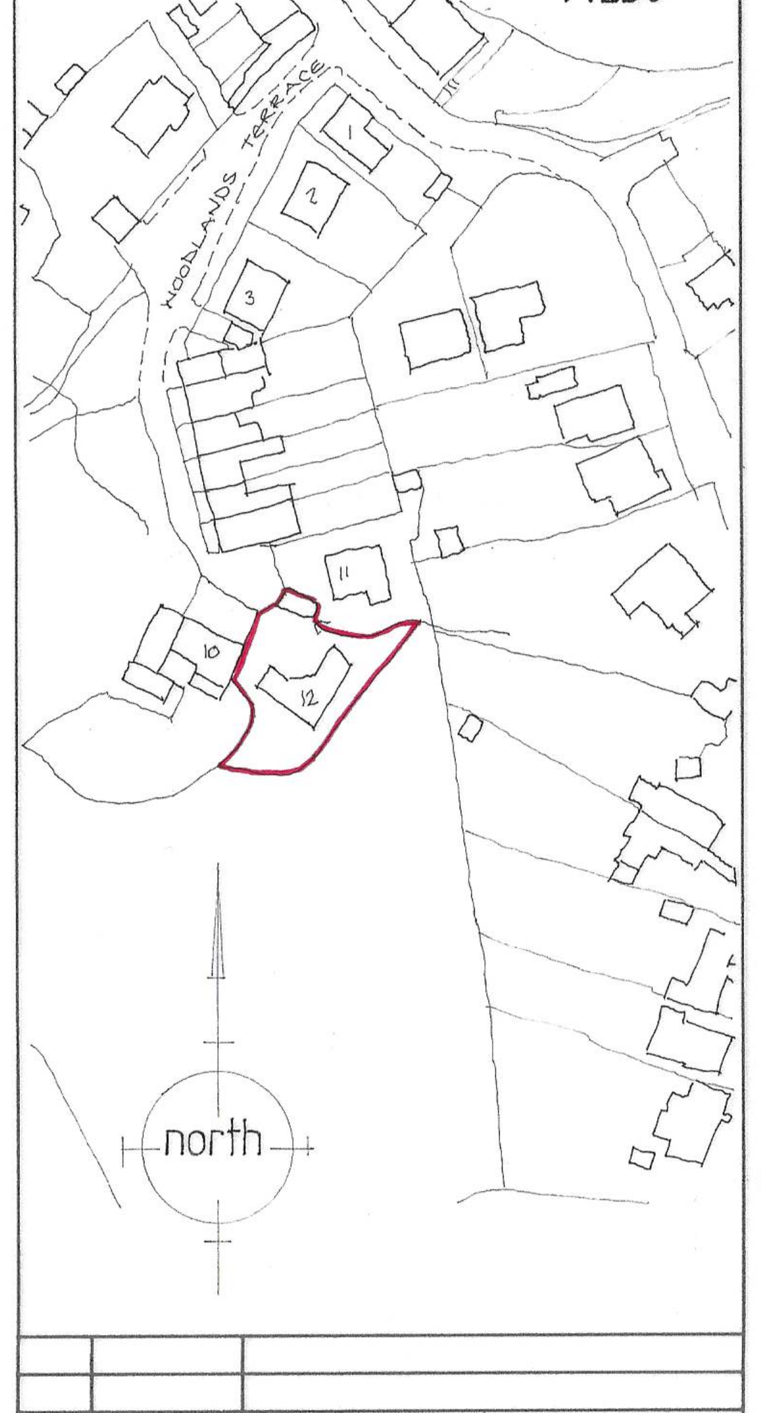
NOTES:

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.

LOCATION PLAN scale 1:1250



	Date	Revisions
A	08.12.2023	Roof Plan added - Bat + Bird Boxes shown VJ

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RICS

Client
Caitlin O Reilly and Gareth Morgan

Job Title
PROPOSED EXTENSIONS.

Drawing Title
12, Woodlands Terrace,
Resolven,
NEATH.
SA11 4NG.

Scale 1:50 1:100 1:250 1:1250

Date 17.11.2023 **Drawn by**

Drg. No. 2963 R **Rev.**

DS 342

594 x 841mm A1