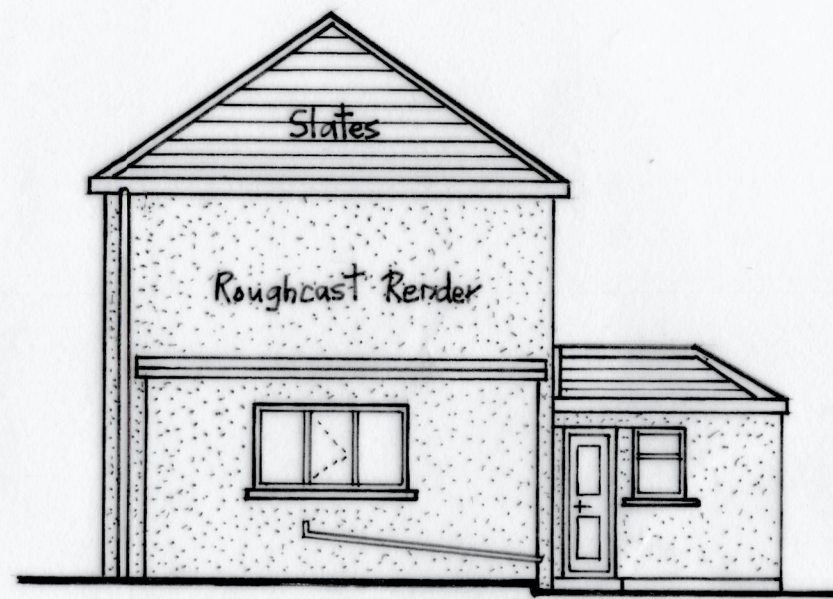
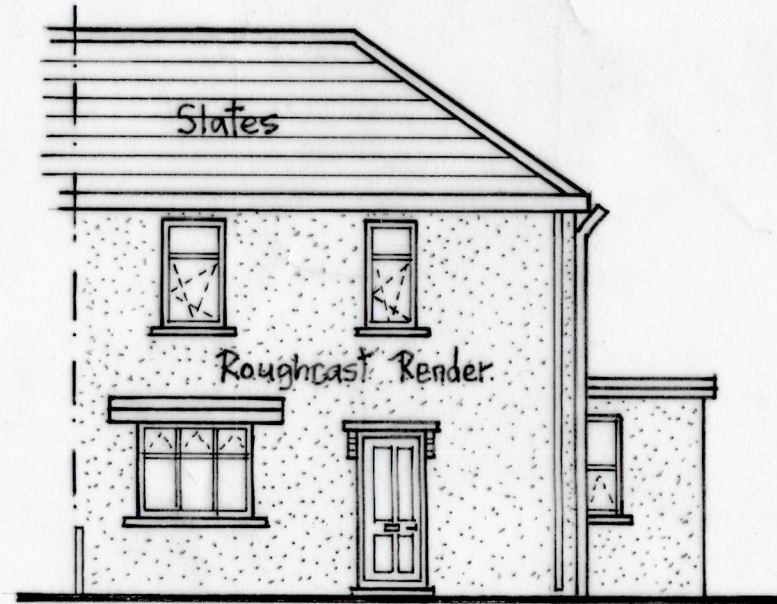




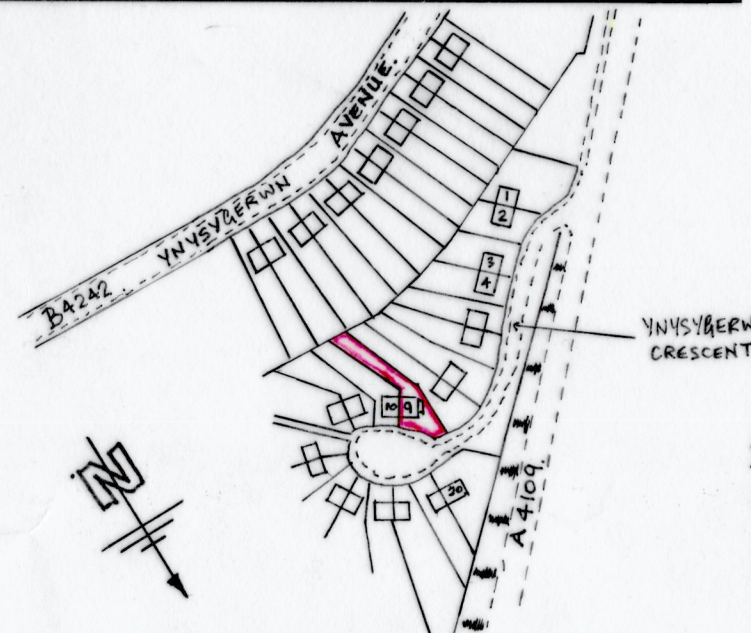
SIDE ELEVATION.
[facing N.E.]



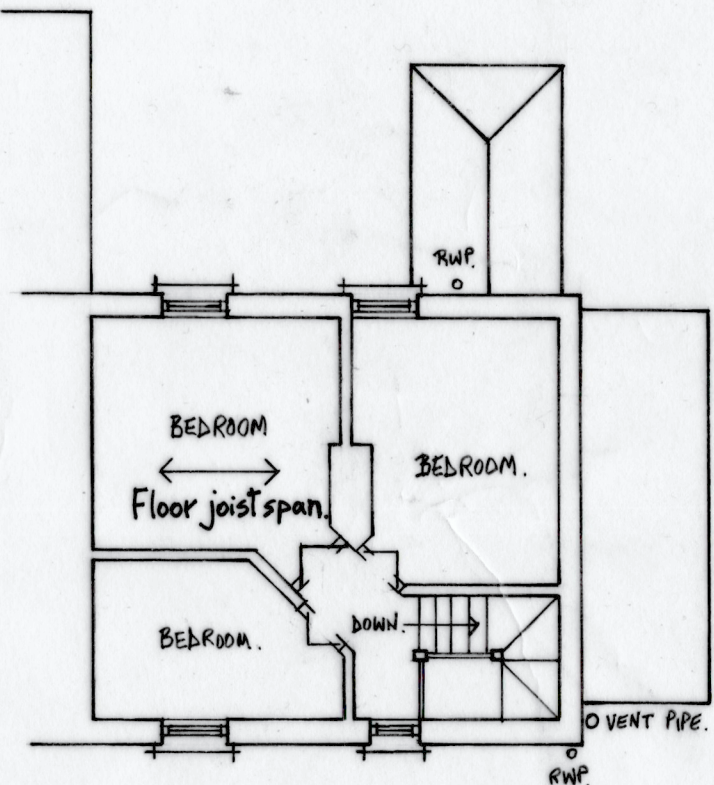
REAR ELEVATION.



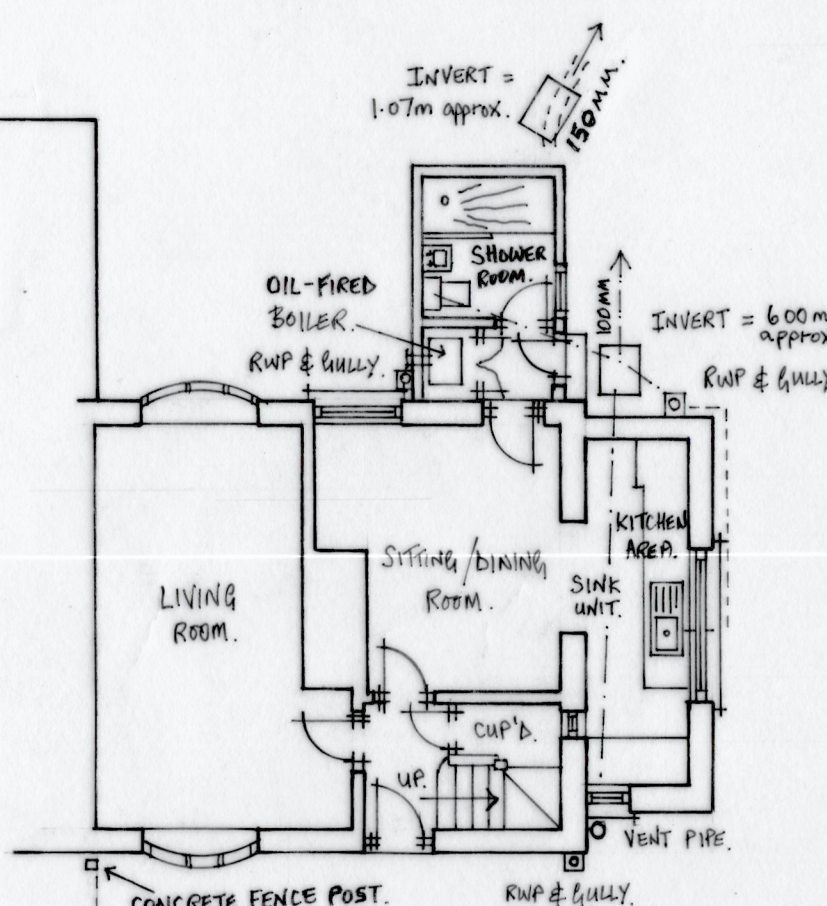
FRONT ELEVATION.



LOCATION PLAN.
SCALE = 1/2500.



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

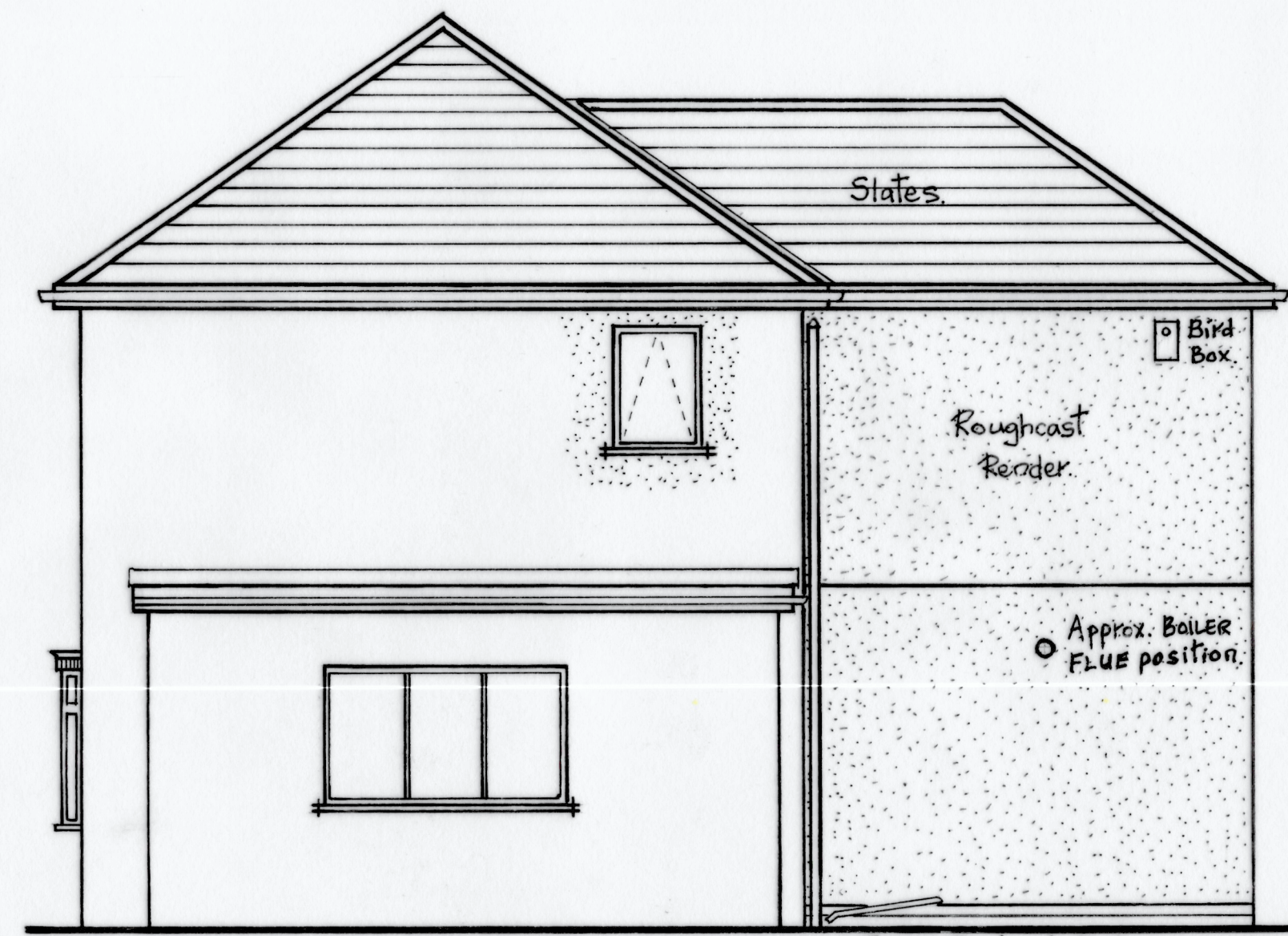
EXISTING.

LEADWORK.

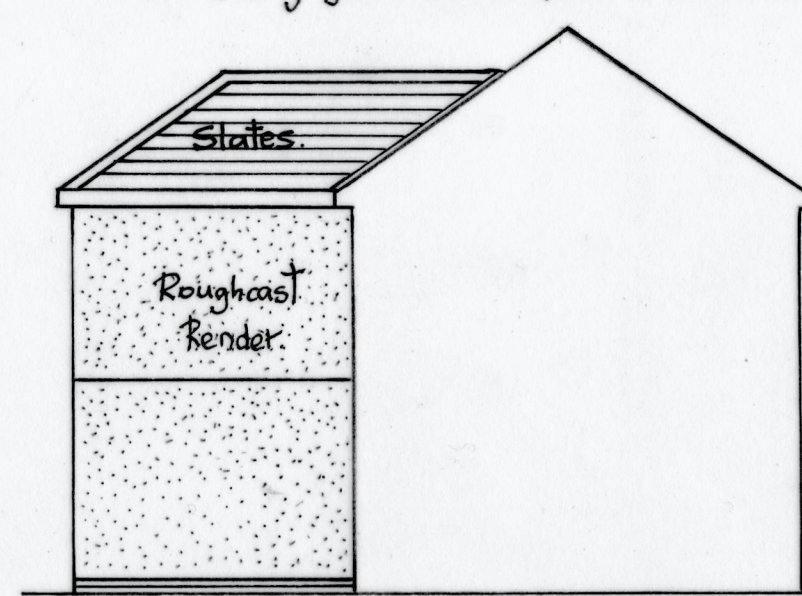
Provide COBE 5 or 6 lead valleys (2-65mm thick lead) supported across new and existing roof timberwork, on lay boards.



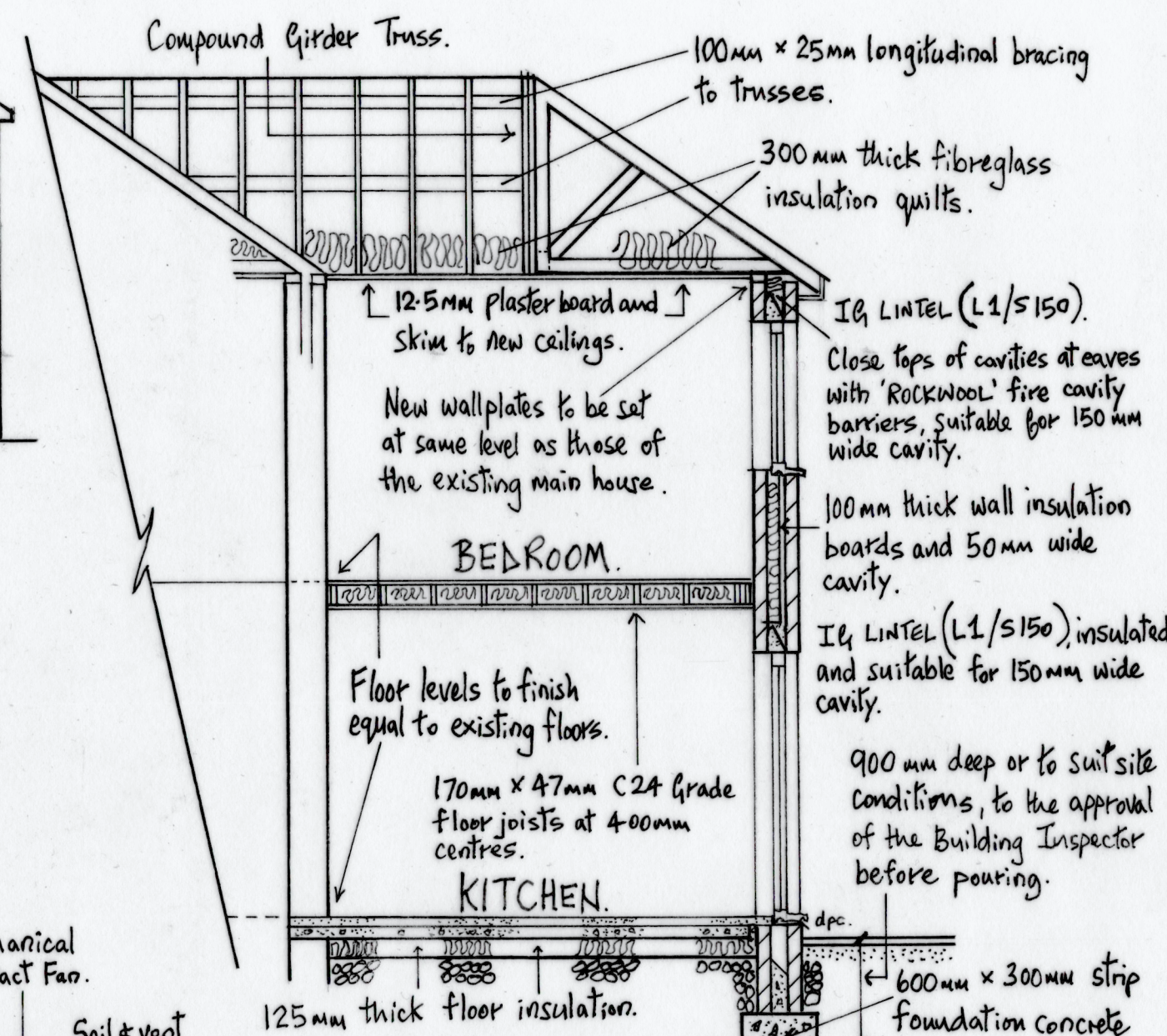
REAR ELEVATION.



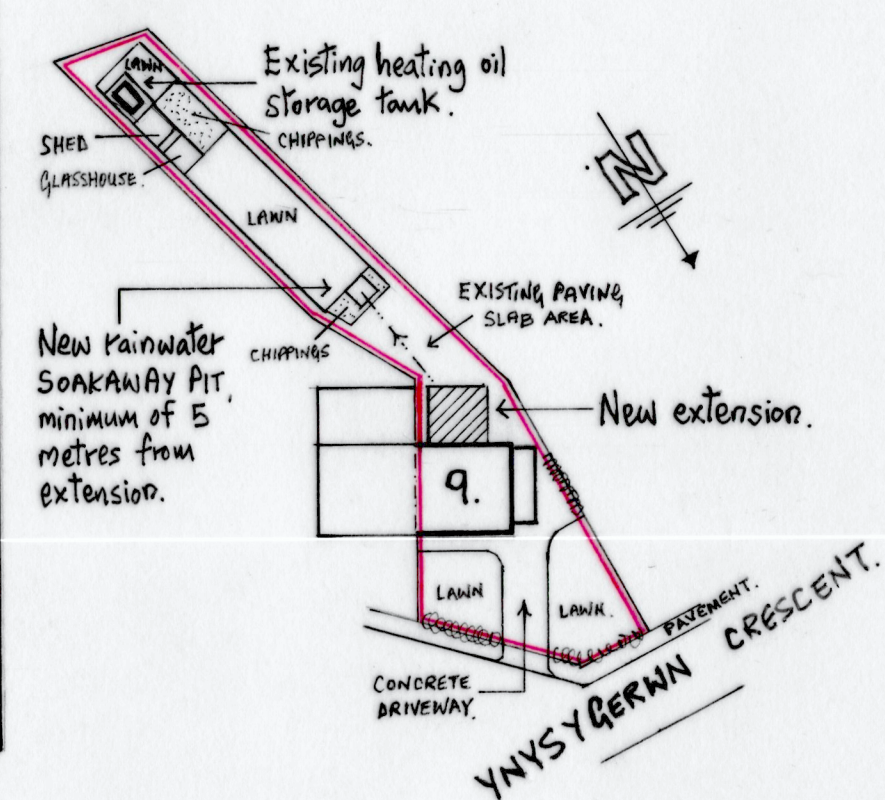
SIDE ELEVATION.
[facing N.E.]



SIDE ELEVATION.



SECTION: E-E.



BLOCK PLAN.
SCALE = 1/500.

ELECTRICAL WORK.

To comply with B.S. 7671: 2008, Approved Document PART P and the 17th EDITION of the IEE REGULATIONS.

RAINWATER GUTTERING.

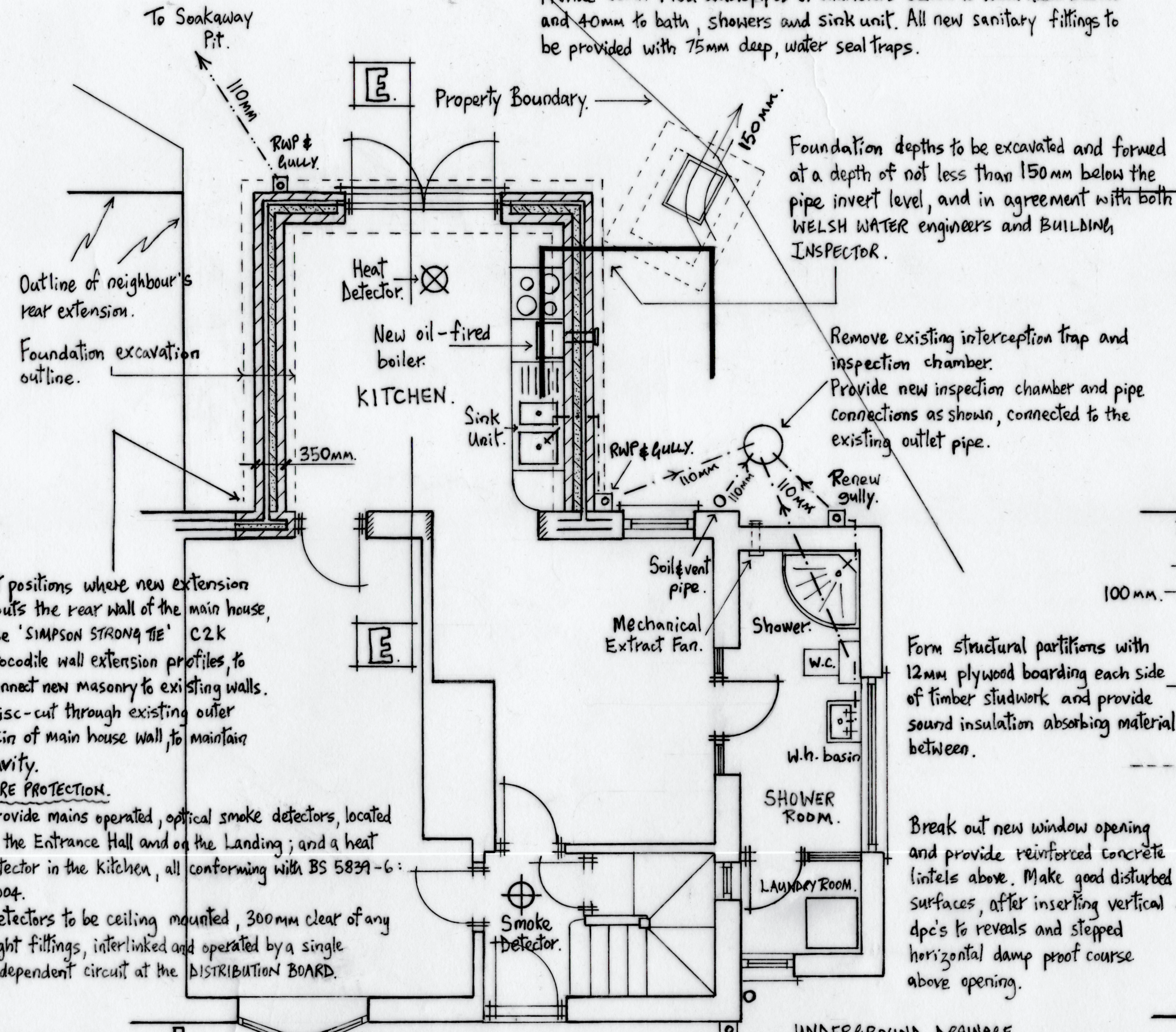
To be 114mm 'HUNTER SQUAREFO' PVCu guttering, to match existing house, discharging via a 65mm SQUAREFO downpipe, gully and underground pipework, to a SOAKAWAY PIT minimum of 5 metres from extension.

WINDOWS & DOORS.

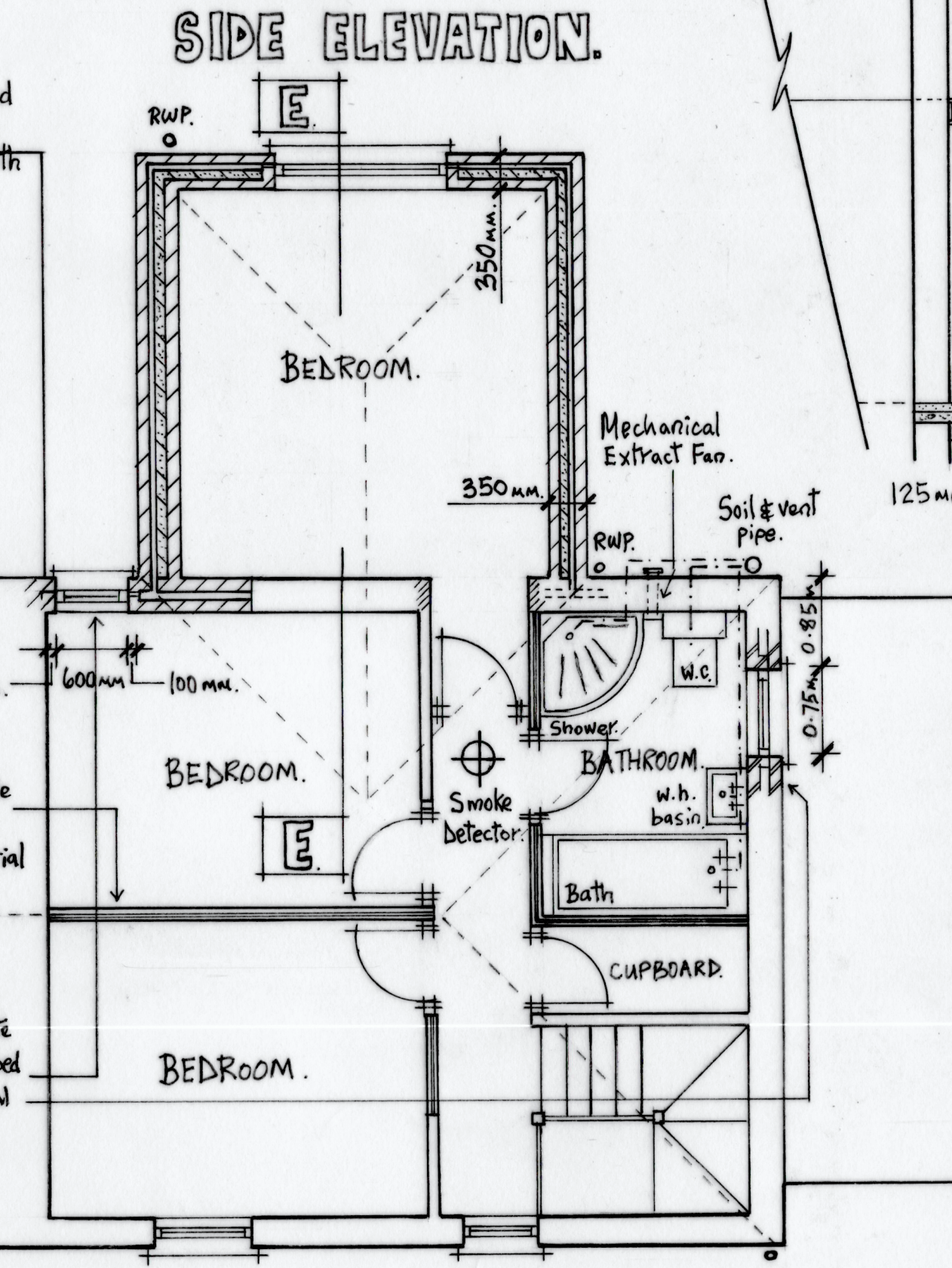
To be PVCu-framed and double glazed with low emissivity glass, containing a minimum 20mm air gap.

INTERNAL WASTE DRAINAGE.

Provide 'OSMA' PVCu wastepipes of diameters 32mm to wash hand basins and 40mm to bath, showers and sink unit. All new sanitary fittings to be provided with 75mm deep, water seal traps.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

PROPOSED.

NOTES:

New extension roof to comprise second-hand Welsh slates/cement fibre slates, twice nailed to 50mm x 25mm treated/graded battens complying with BRITISH STANDARD 5534: 2014, on 'TYVEK SUPRO' breather membrane underlay.
Roof covering to be supported on purpose designed and fabricated 'trussed rafter' at 450mm centres by FOREST TIMBER ENGINEERING (or equal and approved).
Roof trusses are to be braced, with 100mm x 25mm longitudinal bracing and other bracing timbers, in accordance with the recommendations of B.S. 5268-3: 1998. Within new roof space, provide 300mm thick 'ROCKWOOL' thermal insulation quilts, between and over ceiling chords of trusses.
Trusses are to bear on 100mm x 50mm treated timber wallplates, secured to the tops of the inner skin of the external cavity walls.
Fix expanded metal lath to the underside of the wall-plates and bed in sand: cement mortar, onto the inner skin blockwork.
Vertically restrain the wallplates with galvanised steel restraint straps, secured to the inner wall surface and turned over the wallplates, at maximum 1.50m centres.

New extension external walls to comprise 100mm dense concrete block outer skin, 150mm cavity incorporating 100mm thick 'CELOTEX' P.I.R. insulation boards (or equal and approved) and 100mm dense concrete block inner skin.

Provide 'SIMPSON STRONG TIE' 275mm long, stainless steel wire wall ties, with retaining discs to hold the insulation boards against the inner skin blockwork. Ties are to be fitted at maximum 750mm centres horizontally and 450mm centres vertically, with staggered spacings.
At 175mm back from the reveals of new door and window openings, provide wall ties to every blockwork course.

Install 'HYLOID' insulated vertical damp proof courses, to all new external door and window openings.
Build in 'IQ' insulated galvanised steel lintels, or equal and approved, above all door and window openings in new cavity walls.

Internally, rough and skim masonry walls with lightweight plaster, to 13mm finished thickness. New plasterboard faced partitions at FIRST FLOOR are to be skimmed.
Externally, roughcast render to match existing, above a facing brick plinth.

New FIRST FLOOR floors to comprise 'EGGER PROTECT' 22mm thick 2400mm x 600mm floorboard sheathing, on 170mm x 47mm C24 grade treated timber joists at 400mm centres. Strut between joists at mid-span.
Provide 100mm thick mineral wool batts, sound absorbing material, between floor joists, with minimum density value of 10kg/m³.

New GROUND FLOOR floor to comprise 63mm thick resin-fibre screed, on 100mm thick CEMEX READYMIX FLOORING concrete, on 500 gauge vapour control membrane, on 125mm thick 'CELOTEX' insulation flooring boards, on 1200 gauge damp proof membrane, on sand blinding, or minimum 150mm thick well compacted, graded, clean hardcore.
Along the inner face of sub-structure external walls, provide 25mm thick 'CELOTEX' insulation upstand boards, between wall and vertical concrete floor edge, to avoid cold-bridging.

HEATING & HOT WATER.

To be provided by REPLACEMENT oil-fired boiler, located in the KITCHEN. New pipework to extend to existing and new radiator positions. Likewise to all new sanitary fittings. Any new combustion ventilation to be installed, as advised by PLUMBER.

PROPOSED EXTENSION AT
9 YNYSGERWN CRESCENT,
ABERDULAIS, NEATH,
FOR P. & A. HAYWARD.

WORKING DRAWING.

SCALE:	1:50; 1:100
DATE:	JUNE, 2024
	01.