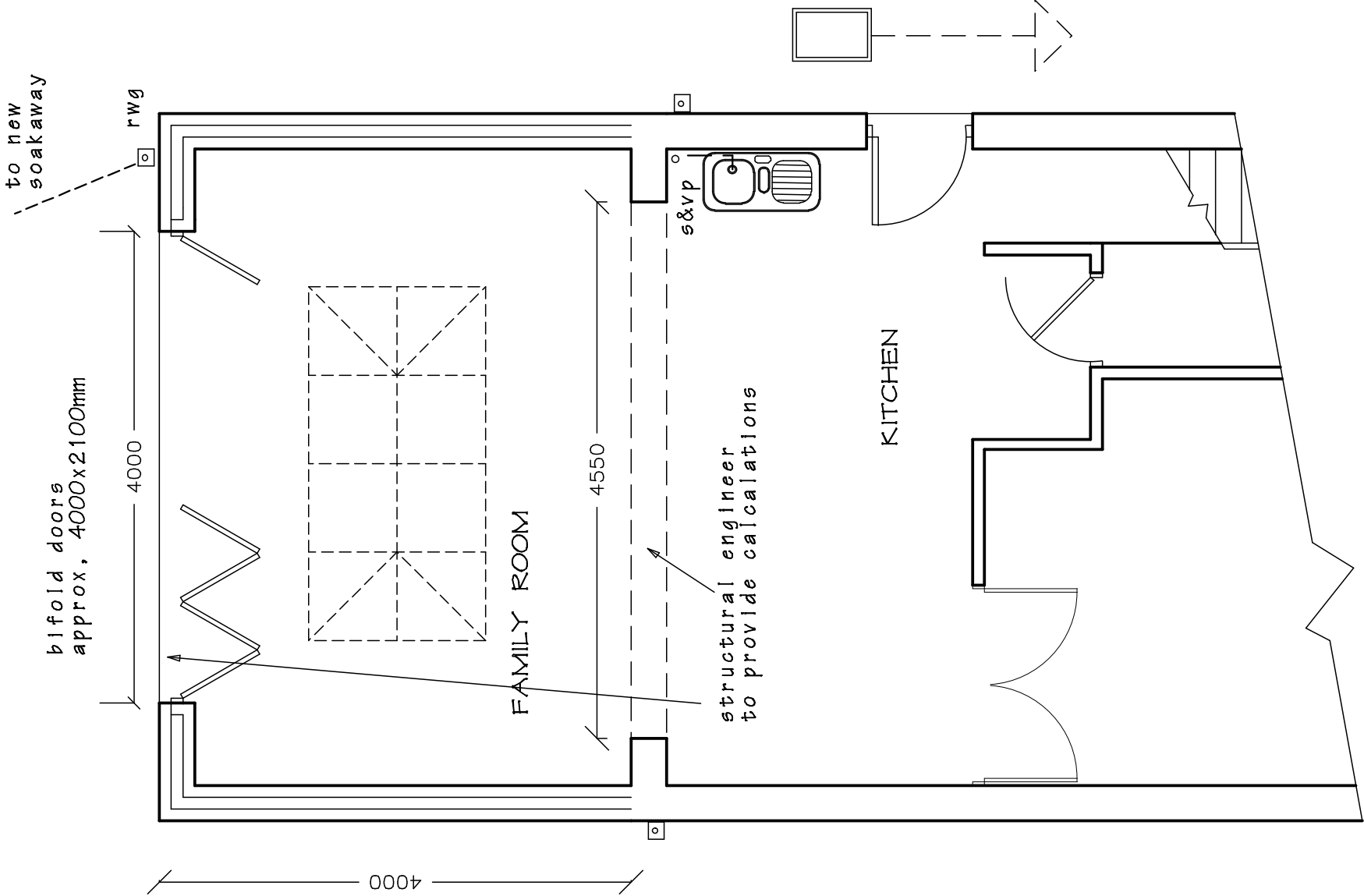




Cold flat roof achieving a U-value of 0.13 W/m2.k)
(Vented cold roof achieving a U-value of 0.13 W/m2.k)

Single layer system with a current BBA or WIMLAS Certificate.
150mm Ecotherm Eco-Versal between joists and 72.5mm Eco-Liner Insulated
plasterboard or similar.
22mm external quality plywood decking or similar approved laid to 1:60/80
minimum gradient using firing strips at spacing to match joists, fixed onto:
50x170mm s/w joists at 450mm centres.
Restrained flat roof to external walls by the provision of 30 x 5 x 1000mm
lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall
plates and internal wall faces.
Fix 12.5mm vapour checked plaster board and 3mm skim to underside of joists.
3mm plaster finish.

Foundations - Raft. Designed by Structural Engineer

Solid Ground Floor - Insulation Below Slab
Floor construction build-up includes: U Value 0.15.W/m2K
65mm screed 150mm concrete slab separation layer.
100mm Kingspan Kooltherm K103 Floor Board damp proof membrane
150mm hardcore.

Partial fill cavity wall.
To achieve U Value of 0.18W/m2K.
20mm two coats sand/cement render to comply to BS EN 13914-1 with
waterproof additive on 100mm medium block, 0.45 W/m2K.
Ensure 50mm clear residual cavity and provide 90mm Kingspan Kooltherm
Insulation fixed to inner 100mm medium blockwork.
Wall ties should be stainless steel type at 750mm horizontal and
450mm vertical centres with 300mm vertical centres at reveals.

Damp proof course (DPC) should be installed a minimum 150mm above
ground level, clear cavity should extend 225mm below lowest DPC.
Suitably sized and insulated lintels over opening.
DPC to reveals should be insulated.
For opening up to 4000mm wide, a minimum return from corner of
780mm, measured externally, is required.
For any opening over 4000 mm, this will need increasing.

Ventilation
Ventilation openings should be provided to each room.
There is no minimum size for kitchens, utility rooms or bathrooms but other
rooms require a ventilation opening of at least 1/20th of their floor area.
Generally, background ventilation is required to habitable rooms at a rate
of 5000mm2 and to kitchens, bathrooms, WCs and utility rooms at a rate of
2500mm2.
Suitably sized mechanical ventilation ducted to external air or passive
stack ventilation is required to bathrooms and shower rooms (15 litres
per second), kitchens (60l/s or 30 l/s if incorporated in a cooker hood),
utility rooms (30l/s) and WC's (6l/s).
Internal doors should be provided with a 10mm gap below the door to aid air
circulation.

Electrics
All new electrical work should comply
with the requirements of Part P of the
Building Regulations and be carried
out by a competent person.

PROPOSED
GROUND FLOOR PLAN

PROPOSED EXTENSION AT 53 HEOL Y NANT,
BAGLAN, PORT TALBOT. SA12 8ET

DRAWING TITLE

PROPOSED LAYOUT

SCALE
1 to 100 @ A3

DATE
November 2024.

DRAWING No.
2024/11

DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.