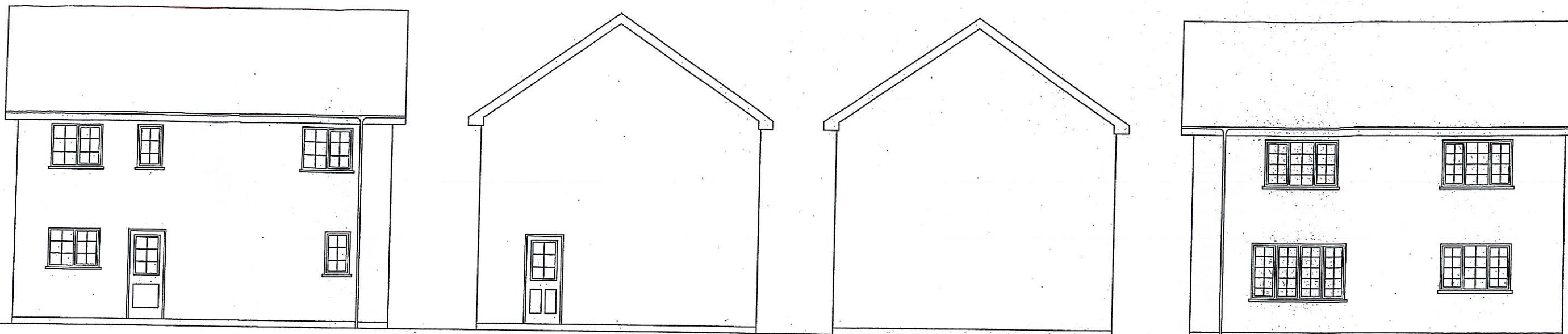
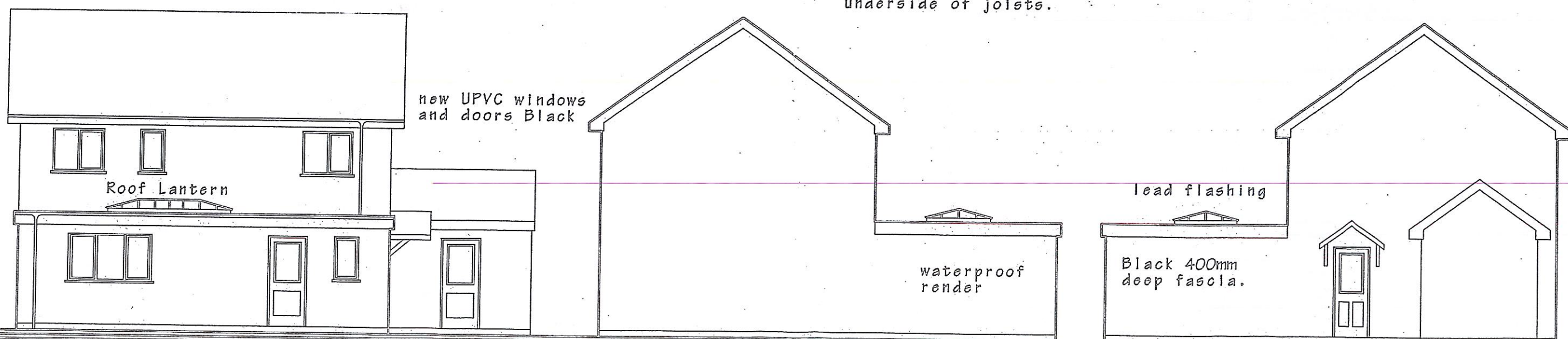




EXISTING REAR, FRONT and SIDE ELEVATIONS

Flat roof with 'warm deck'
(Non vented 'warm roof' achieving a U-value no worse than
of 0.15 W/m².k)
Single ply high performance roofing system with a current
BBA or other approved accreditation.

140mm Celotex FR5000 or similar.
22mm external quality plywood decking or similar approved
laid to 1:60/80 minimum gradient using fixing strips at
spacing to match joists, fixed onto: 50x170mm s/w joists
at 450mm centres.
Restrain flat roof to external walls by the provision of
30 x 5 x 1000mm lateral restraint straps at maximum 2000mm
centers fixed to 100 x 50mm wall plates and internal
wall faces.
50x195mm timber joists at 450mm centres.
Fix 12.5mm vapour checked plaster board and 5mm skim to
underside of joists.



PROPOSED REAR and SIDE ELEVATIONS

Windows/doors (Black)
Double glazed UPVC with safety glazing below
800mm including any side panels.
Glazing U-Value 2.0 W/m²K.
Doubled glazed with 16mm air gap and a "soft" low-E coating,
or Doubled glazed with 12mm air gap, argon filled and a
"soft" low-E coating.

PROPOSED EXTENSION AT 1 VILLAGE
GARDENS, PORT TALBOT. SA12 7LW.
Joanna Griffiths 07805 136 868.

DRAWING TITLE

EXISTING AND PROPOSED ELEVATIONS

SCALE
1 to 100 @ A3

DATE
January 2020.

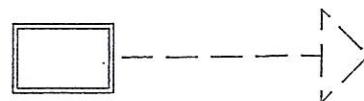
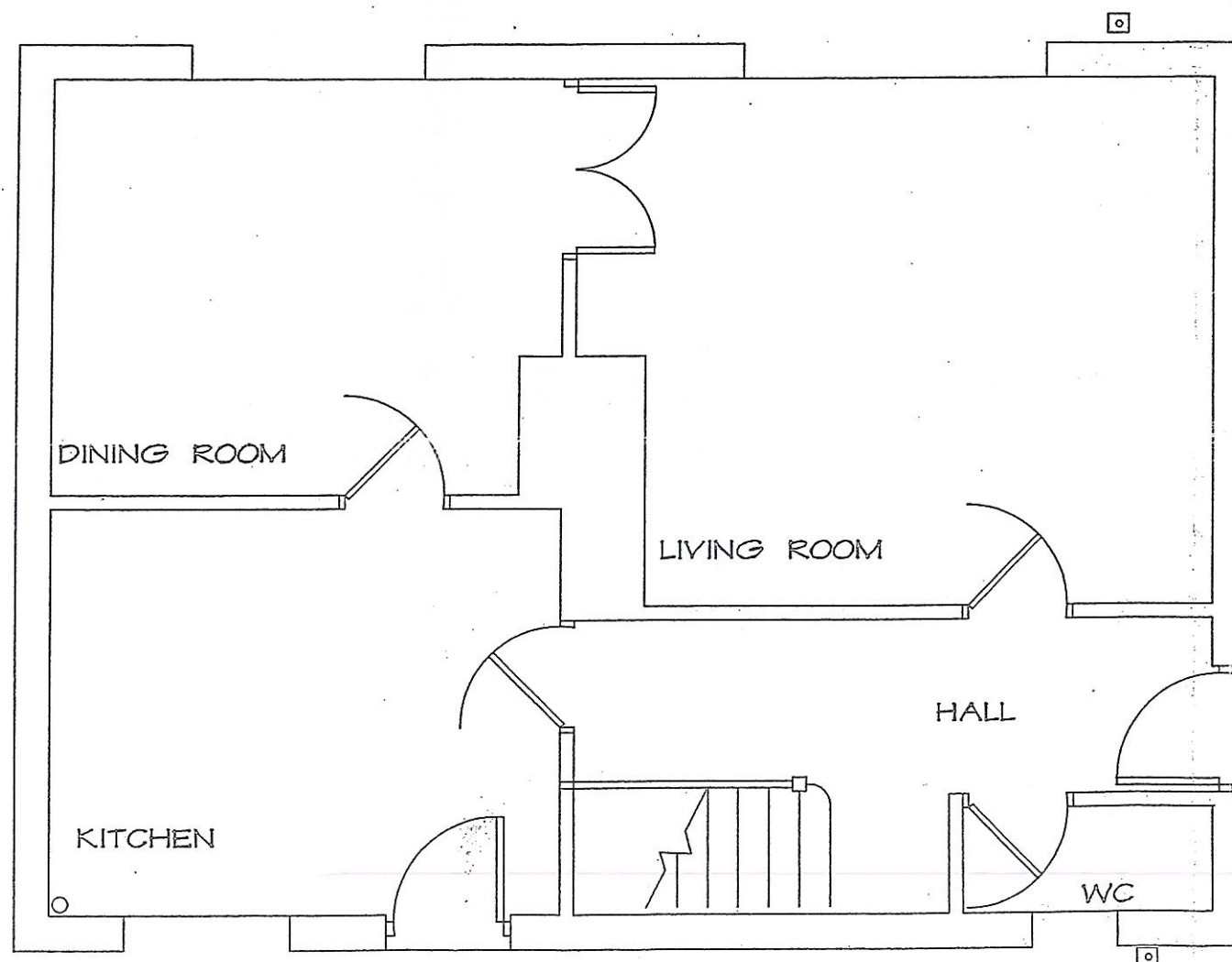
DRAWING No.
2019/04 A

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

HEALTH, SAFETY & FIRE
CONSTRUCTION (DESIGN and MANAGEMENT) REGULATIONS 2015.
The Construction (Design and Management) Regulations, (CDM) now
cover domestic projects, and in effect, the surveyor is the
Principal Designer however many contractors are engaged, until
the Principal Contractor takes over at commencement of work.
The Client should also refer to the 'Industry Guidance for
Clients' (CDM 15/1).

PRE CONSTRUCTION INFORMATION.
(over and above that which a competent contractor would be expected
to know).

GENERAL.
Particular care should be taken during demolition, working at
height, in excavations, and with sharp, heavy, flammable and
potentially toxic materials, tools and plant.
It is the duty of the client to employ competent designers
and builders with proven experience in this type of work.



WASTE WATER SERVICE
Any pipe that has more than one property connected
to it will likely be the responsibility of
Dwr Cymru Welsh Water (as per Private Sewer Transfer),
thus there would be a requirement to obtain a building
over sewer agreement via the developer services department
if the line you refer to has any other property connected
to it.

Pipes that only collect wastewater from your property, and
which lie inside your home or within the boundary of your
property will remain your responsibility.

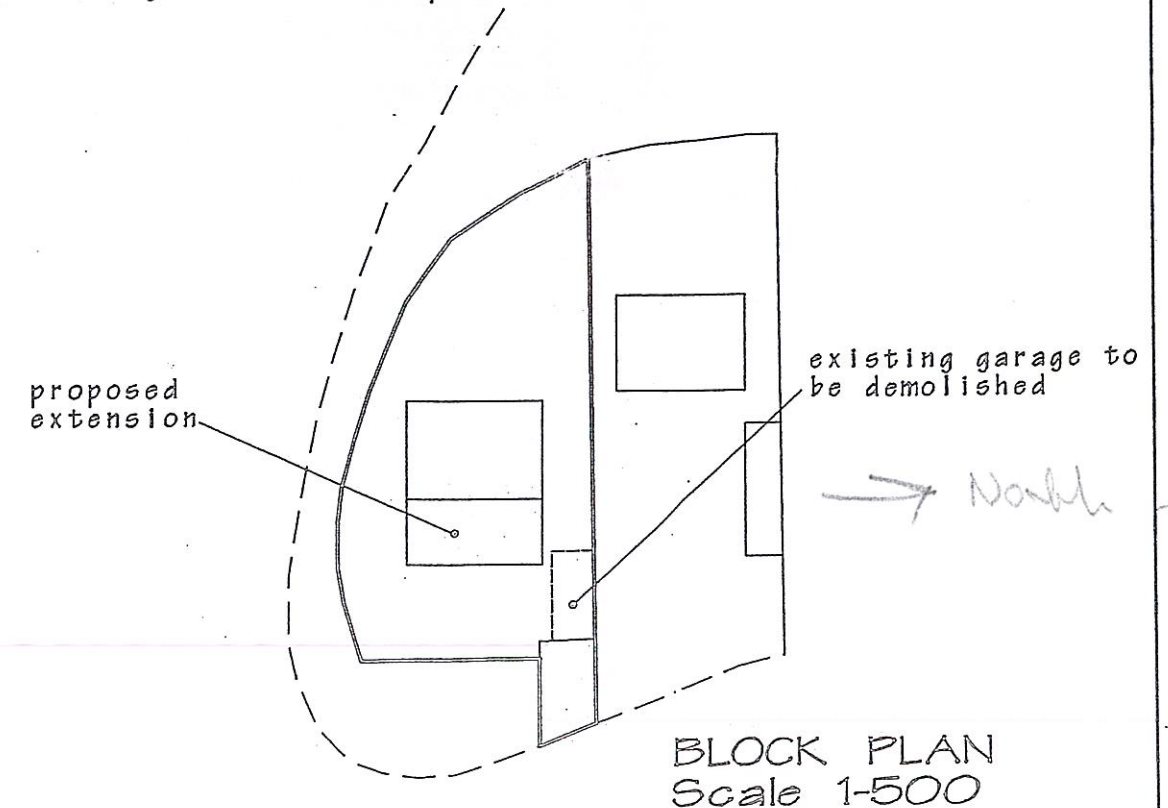
Pipes that drain your own home, but lie outside your boundary
and pipes serving both you and your neighbours are likely to
be the responsibility of Welsh Water.

Contact Developer Services Department on 0800
0853568.

Developer Services
Dwr Cymru Welsh Water
PO Box 3146
Linea
Fortran Road
Cardiff
CF30 0EH

Email: developer.services@dwrcymru.com

Website: dwrcymru.com/developer-services



BLOCK PLAN
Scale 1-500

PROPOSED EXTENSION AT 1 VILLAGE
GARDENS, PORT TALBOT, SA12 7LW.
Joanna Griffiths 07805 136 868.

DRAWING TITLE

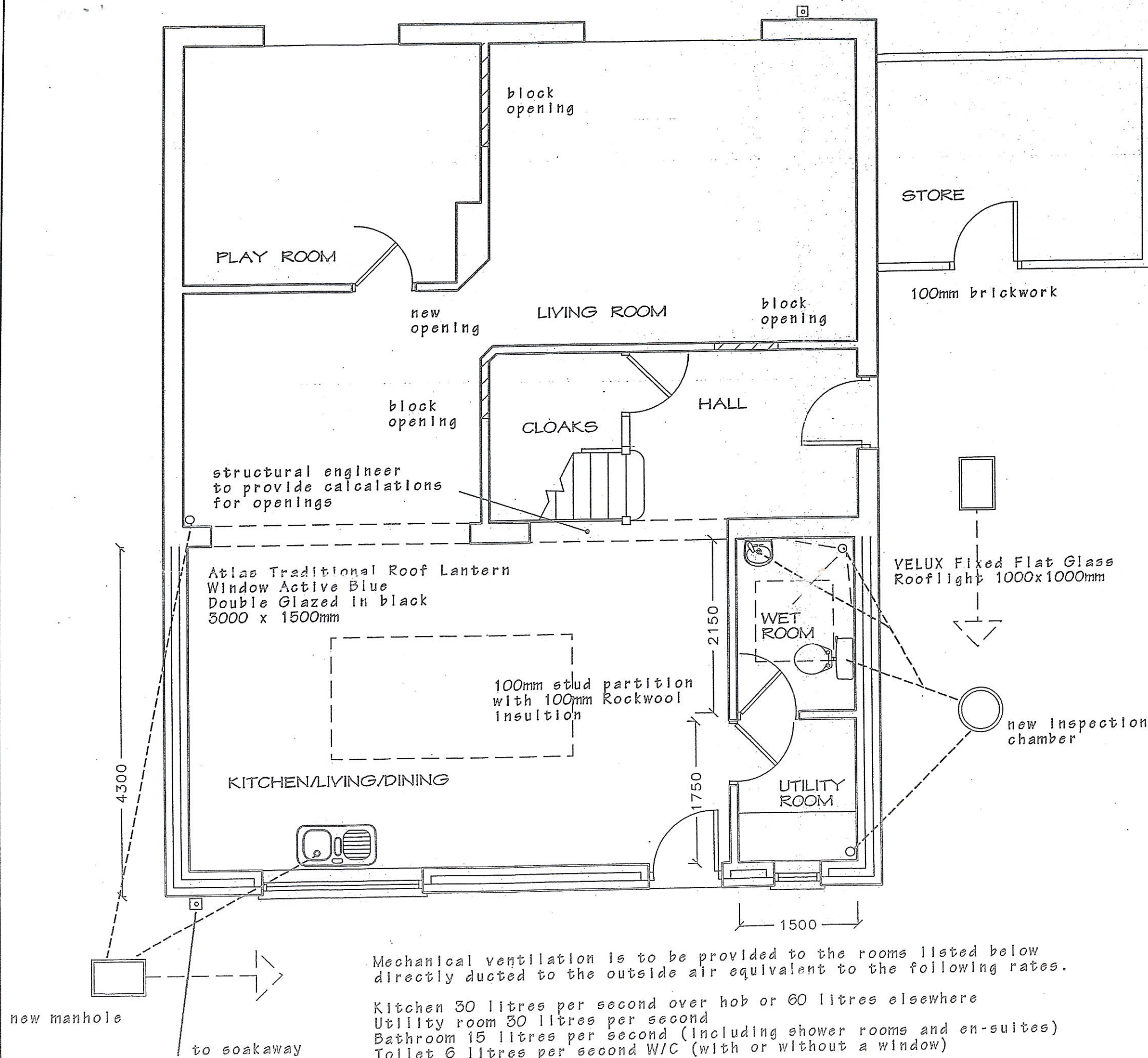
EXISTING LAYOUT and BLOCK PLAN

SCALE
1 to 50 @ A3

DATE
January 2020.

DRAWING No.
2019/04 A

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



Cavity wall construction (U-value not worse than 0.21 W/m².k)
100mm dense block outer leaf, cavity, partial fill insulation, waterproof render finish.

Clear Cavity width 50mm Overall cavity width 125mm (75mm Celotex Cg5000 K value 0.022 or similar)

Internal Block Type and Thickness - 100 mm dense concrete block (K value 1.13) with 13mm lightweight plaster.

Foundations
To be specially designed and approved.

Ground bearing solid concrete floors (U-value 0.22 W/m².k)
Topsoil and vegetable matter to be cleared from site and floor area to be in filled between walls with minimum 150mm/maximum 600mm clean, sand blinded, mechanically compacted, hardcore, 1200g (300 micrometer) continuous polythene damp proof membrane (DPM) lapped and sealed at all joints and linked to DPC's in walls.

Lay floor grade insulation (Celotex GA4000 or similar) over DPM, minimum thickness and type in accordance with the guidance table including 25mm thick insulated up-stands between slab and external walls.

Lay 100mm minimum thick ST2, or Gen1 concrete floor slab with a trowel smooth surface ready for finishes over insulation, (note: 500g polythene separating layer is to be installed between the concrete slab and insulation if using a foil faced polyurethane/PIR type insulation board.)

PROPOSED EXTENSION AT 1 VILLAGE GARDENS, PORT TALBOT, SA12 7LW.
Joanna Griffiths 07805 136 868.

DRAWING TITLE

PROPOSED LAYOUT

SCALE
1 to 50 @ A3

DATE
January 2020.

DRAWING No.
2019/04 A

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