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.

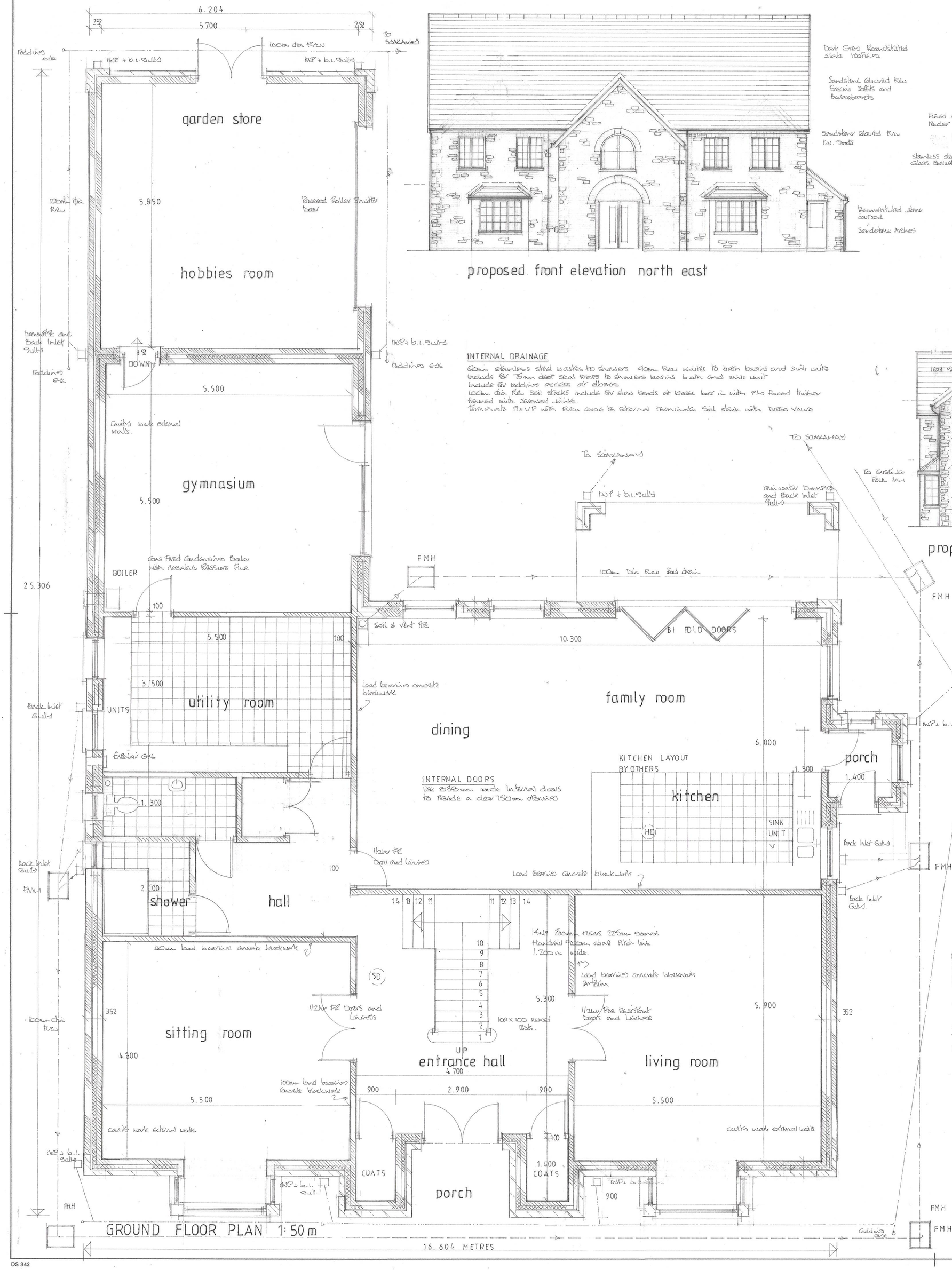
Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

proposed front elevation north east

proposed rear elevation south west

proposed side elevation north west

LOCATION PLAN
scale
1:1250



EXTERNAL DRAINAGE

Rcu rainwater outlets and downpipes
Use back inlet type rodeable trapped gullies
Build MHS in 225mm class B accelerating brickwork 600x450mm internally with Grade B medium Duty C.I. covers and frames
100mm Dia. Rcu. Soil pipes below ground laid on cumphrios bed maximum falls 1in 8 minimum 1 in 40.
Connect new foul wastes to existing foul and connection at rear
Connect new surface water runoff to new Soak Filled Soakaways sited subject to Percolation Testing. A minimum 5 metres off Dwelling.

RADON

Radon gas protective measures to be as described in the British Geological Survey. Minimum BASIC Protection to be employed.
1. Extend D.P. membrane through to close cavities
2. DPC level at GFL to protect DPM.

SAP RATING

A SAP rating Calculation is to accompany our Building Regulations Application

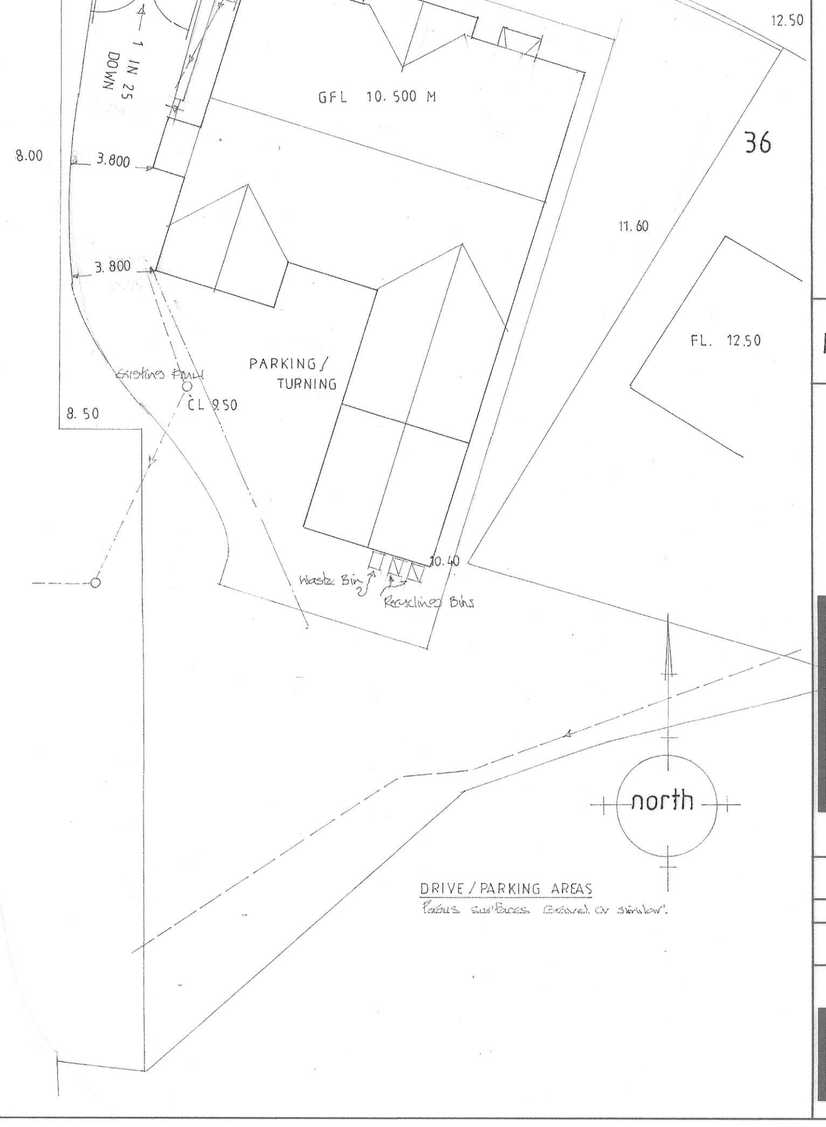
AIR TEST

On completion of works before Occupation an Air Leakage Test is to be carried out by Approved Personell.

SPRINKLER SYSTEM

Supply and Install an Automatic Fire Suppression system to BS 9251 2014 Certified on Completion

BLOCK PLAN
scale
1:200m



Note: No solid structures whether fences, walls or hedges to be erected in vision splays.

DRIVE / PARKING AREAS
Tarmac surfaces Grassed or similar.

S	17.09.24	entrance gates set back etc. VJ
A	1.07.24	Half + Bird Boxes added -VJ
	Date	Revisions

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Client
Mr.G.Murray and Ms.K.O'Reilly.

Job Title
PROPOSED DETACHED DWELLING HOUSE

Drawing Title
34, Parish Road,
Cwmgwrach,
NEATH.
Neath Port Talbot.
SA11 5SW.

Scale 1:50 1:100 1:200 1:1250

Date 03.05.2024 **Drawn by** VJ

Drg. No. 2986 NB 01 **Rev.**

DS 342

594 x 841mm A1