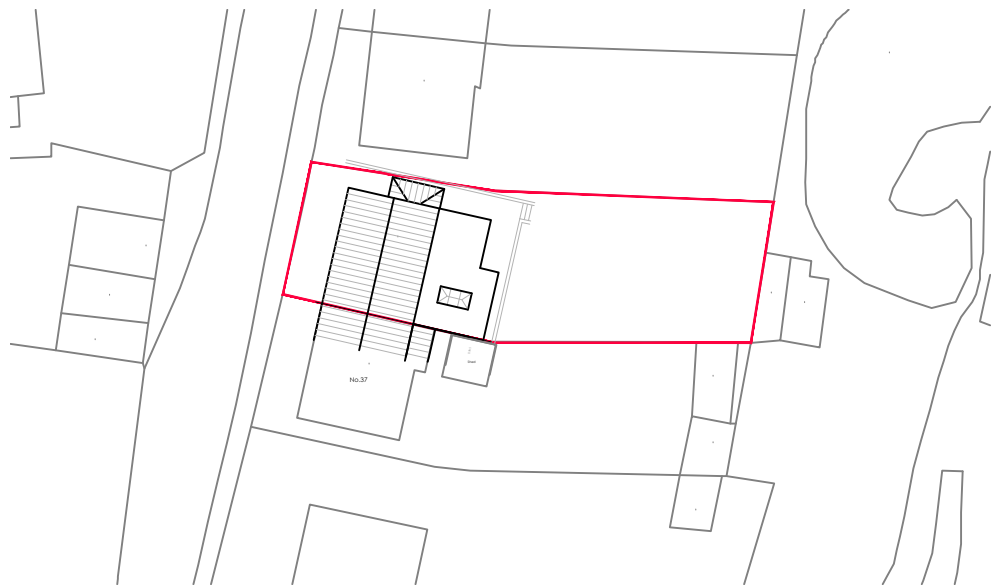


PROJECT Proposed Rear Extensions at 36 The Uplands, Penycae, Port Talbot SA13 2EW	TITLE Location and Site Plans	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email: justinhughes1974@gmail.com		DRAWN BY J.Hughes	DATE 10/01/25
		CLIENT		SCALE (@ A3) As Shown	
				DRAWING NUMBER A3 - JH711 - 01	REV



PROJECT Proposed Rear Extensions at 36 The Uplands, Penycae, Port Talbot SA13 2EW	TITLE Elevations	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com		DRAWN BY J.Hughes	DATE 10/01/25
		CLIENT		SCALE (@ A3) 1:100	
		DRAWING NUMBER A3 - JH711 - 02			REV

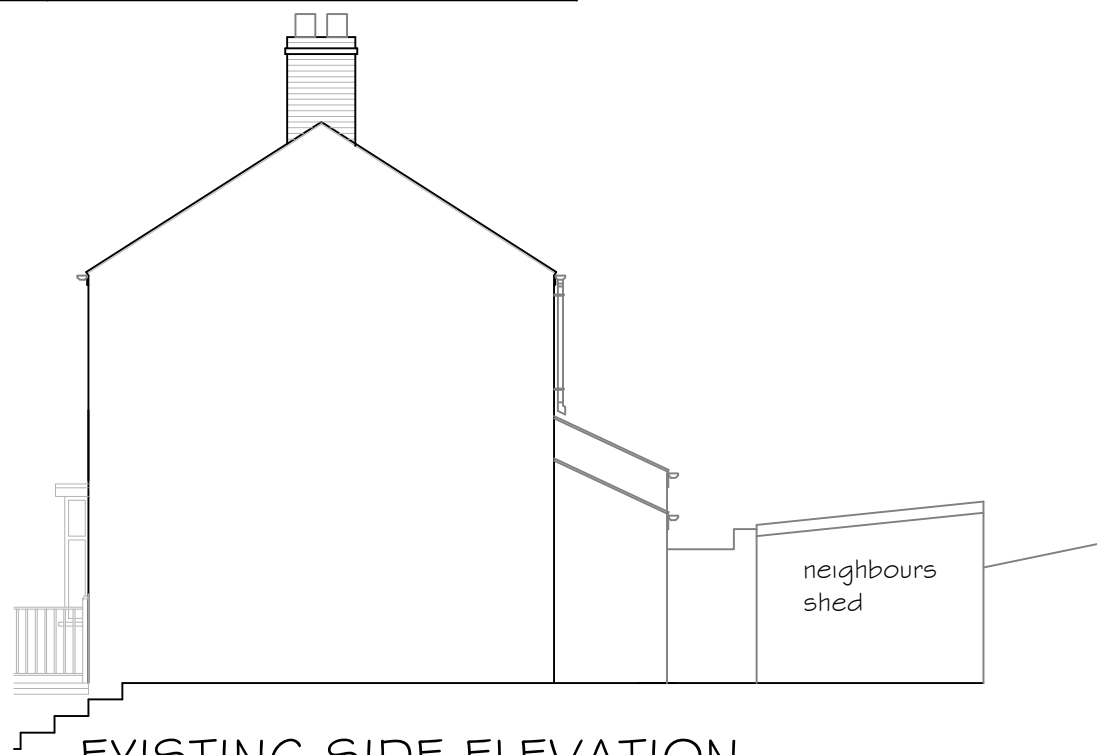


EXISTING REAR ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100

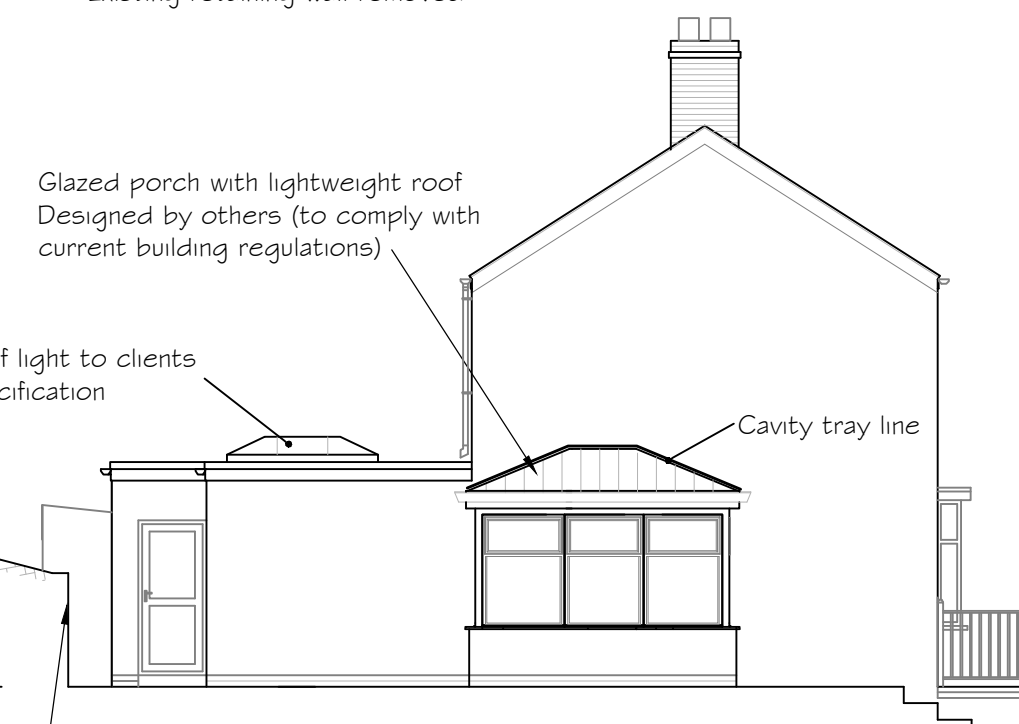
Existing retaining wall removed



EXISTING SIDE ELEVATION (Viewed from No.37)
Scale 1:100

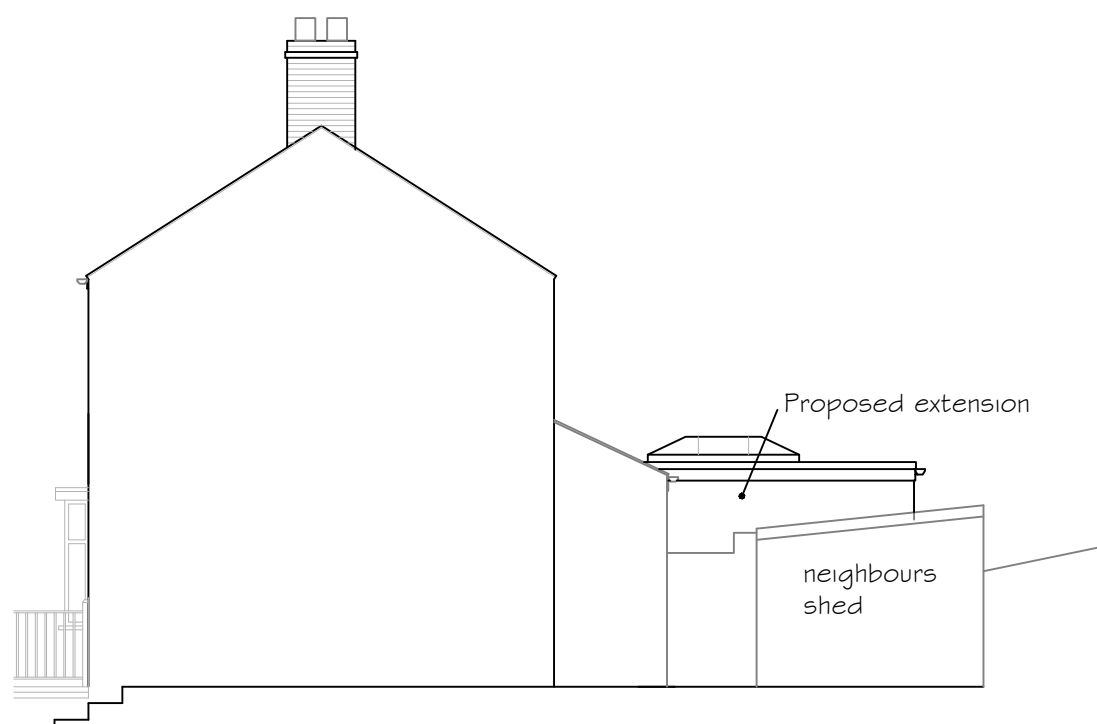


PROPOSED REAR ELEVATION
Scale 1:100

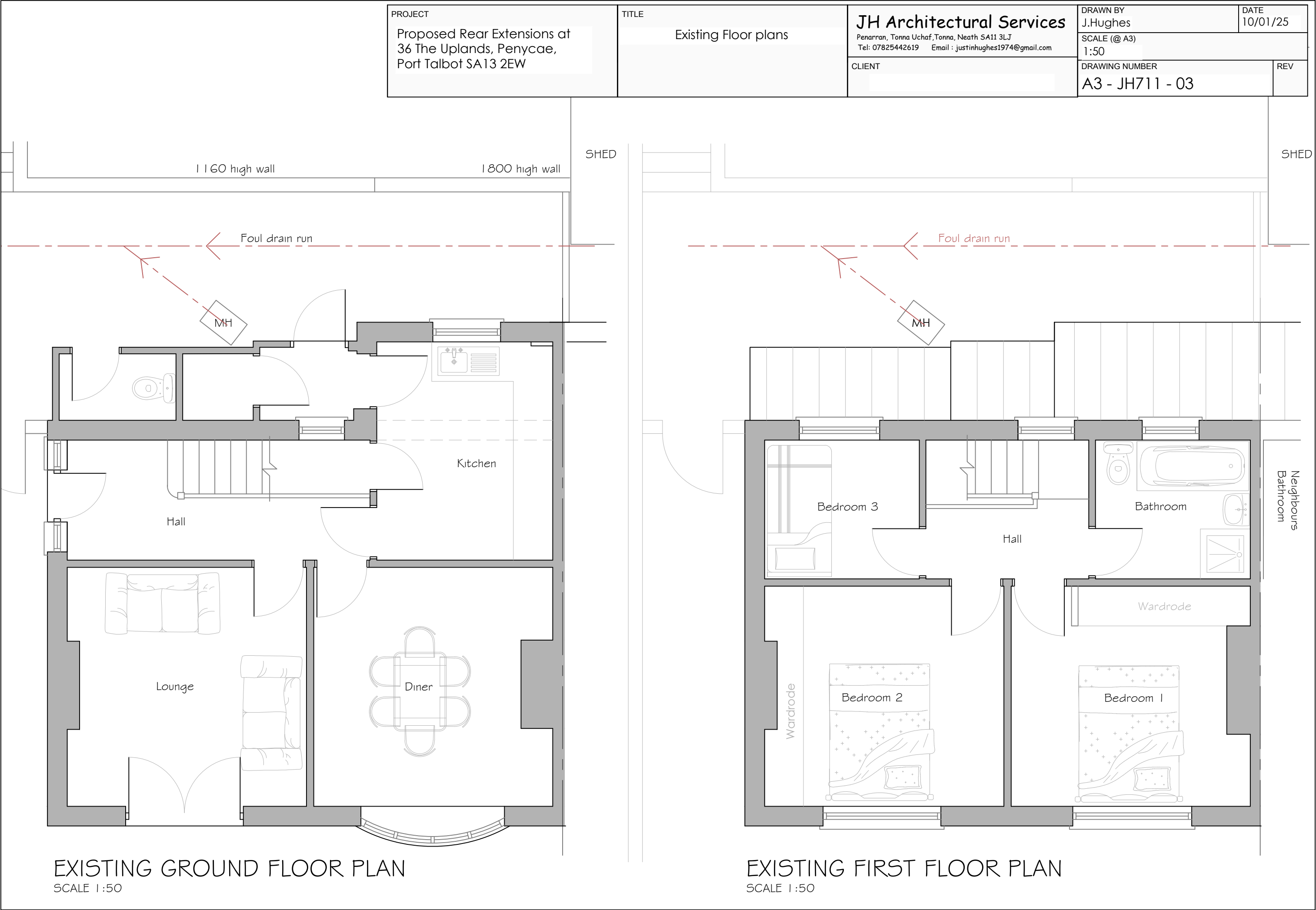


PROPOSED SIDE ELEVATION
Scale 1:100

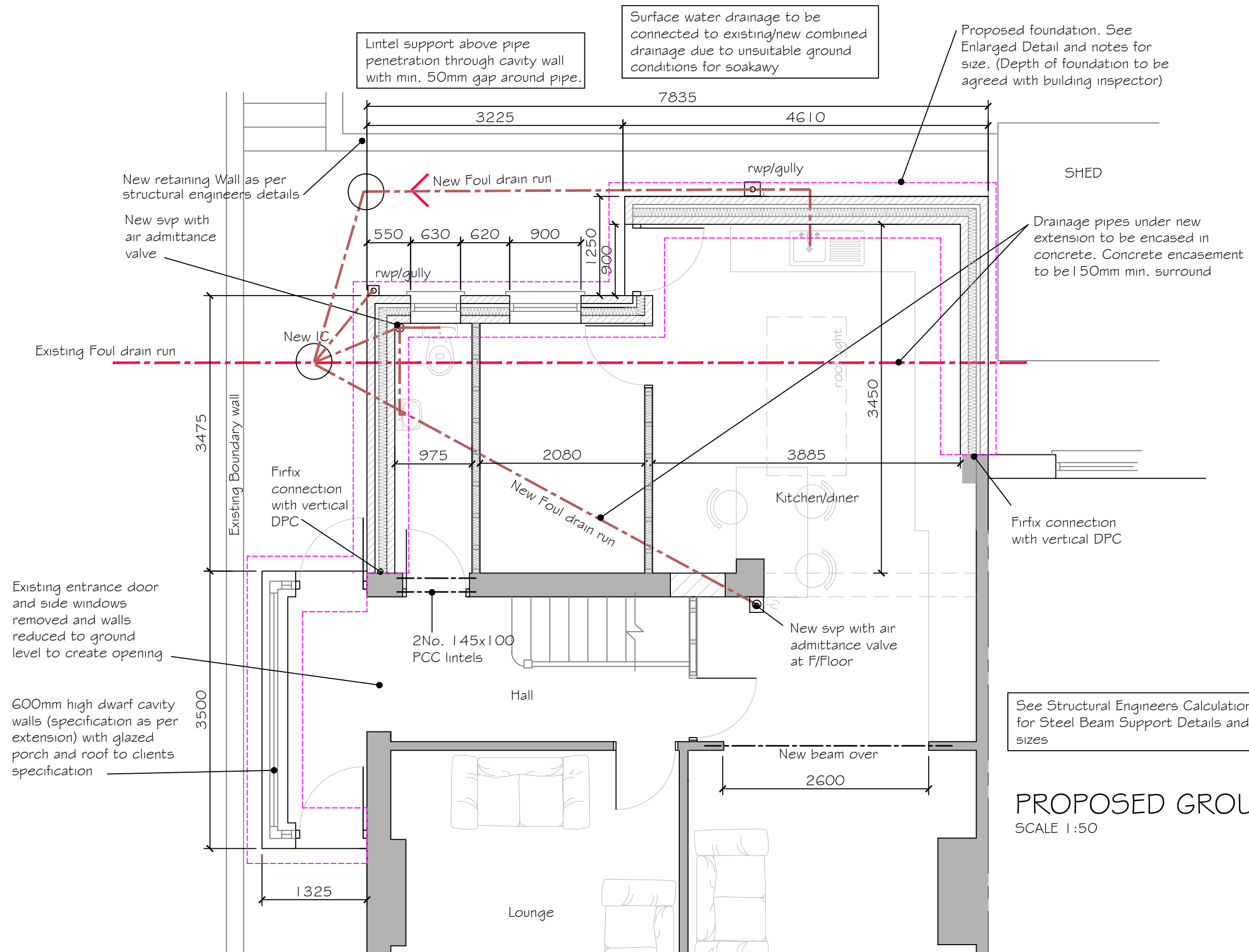
New retaining wall. height confirmed by structural engineer
Ground slope re-graded to suit



PPROPOSED SIDE ELEVATION (Viewed from No.37)
Scale 1:100

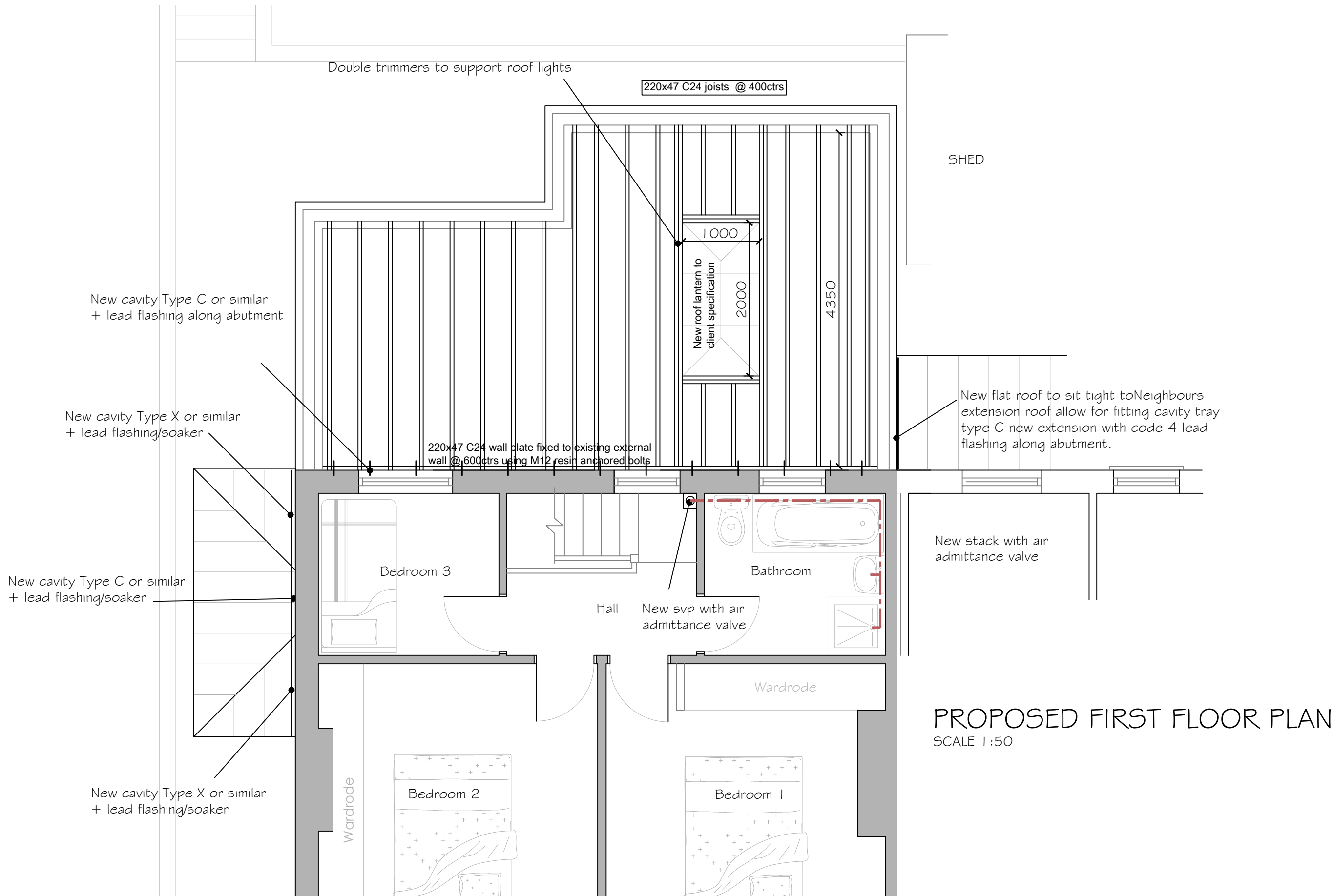


PROJECT Proposed Rear Extensions at 36 The Uplands, Penycae, Port Talbot SA13 2EW	TITLE Existing Ground Floor	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email: justinhughes1974@gmail.com		DRAWN BY J.Hughes	DATE 10/01/25
		CLIENT		SCALE (@ A3) 1:50	
				DRAWING NUMBER A3 - JH711 - 04	REV



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

PROJECT Proposed Rear Extensions at 36 The Uplands, Penrycae, Port Talbot SA13 2EW	TITLE Proposed First Floor	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com		DRAWN BY J.Hughes	DATE 10/01/25
		CLIENT		SCALE (@ A3) 1:50	
		DRAWING NUMBER A3 - JH711 - 05			REV



PROJECT Proposed Rear Extensions at 36 The Uplands, Penrycae, Port Talbot SA13 2EW		TITLE Existing &Proposed Roof Plans		JH Architectural Services Penarran, Tonna Uchaf,Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com		DRAWN BY J.Hughes		DATE 10/01/25		
				CLIENT		SCALE (@ A3) 1:50				
							DRAWING NUMBER A3 - JH711 - 06			REV

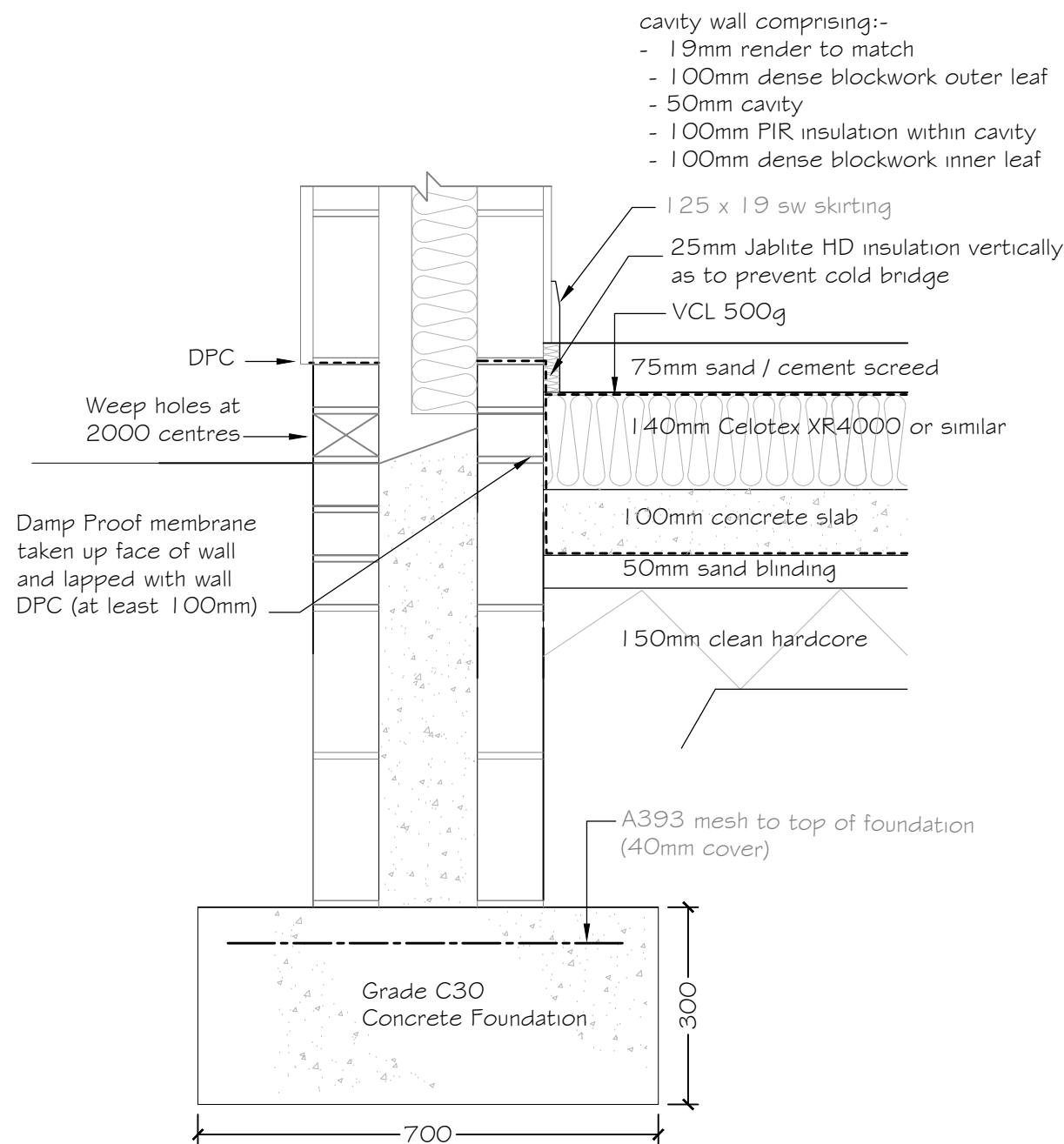
EXISTING ROOF PLAN

SCALE 1:50

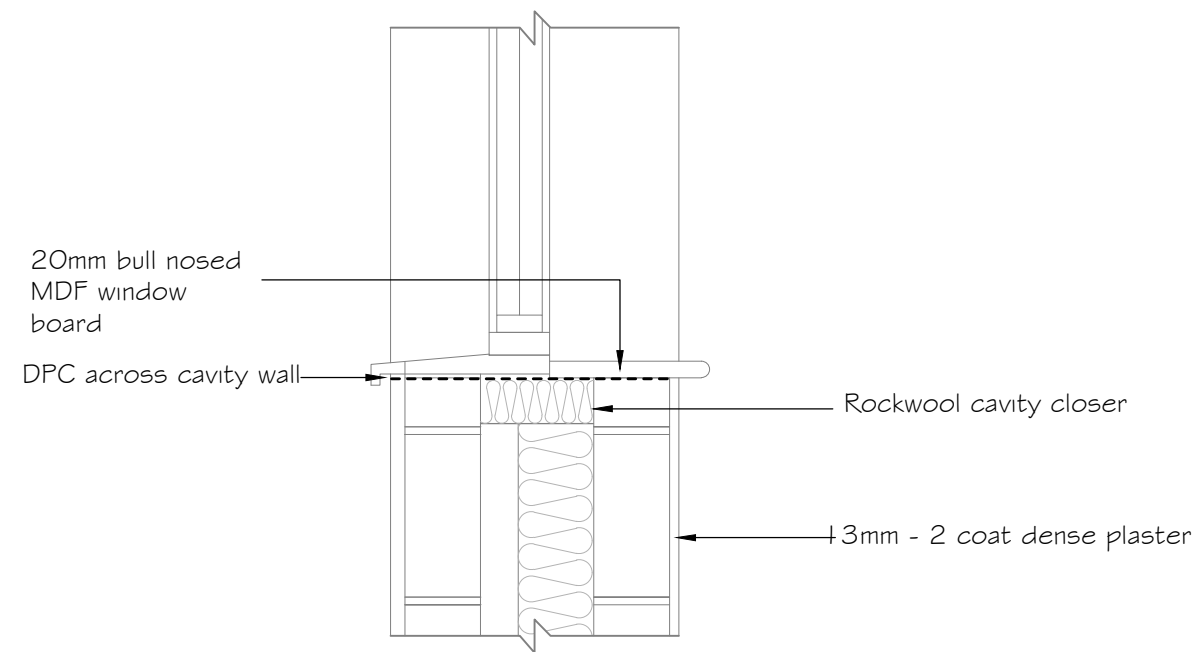
PROPOSED ROOF PLAN

SCALE 1:50

PROJECT Proposed Rear Extensions at 36 The Uplands, Penrycae, Port Talbot SA13 2EW	TITLE Enlarged Details	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com		DRAWN BY J.Hughes	DATE 10/01/25
		CLIENT		SCALE (@ A3) 1:10	
		DRAWING NUMBER A3 - JH711 - 07			REV

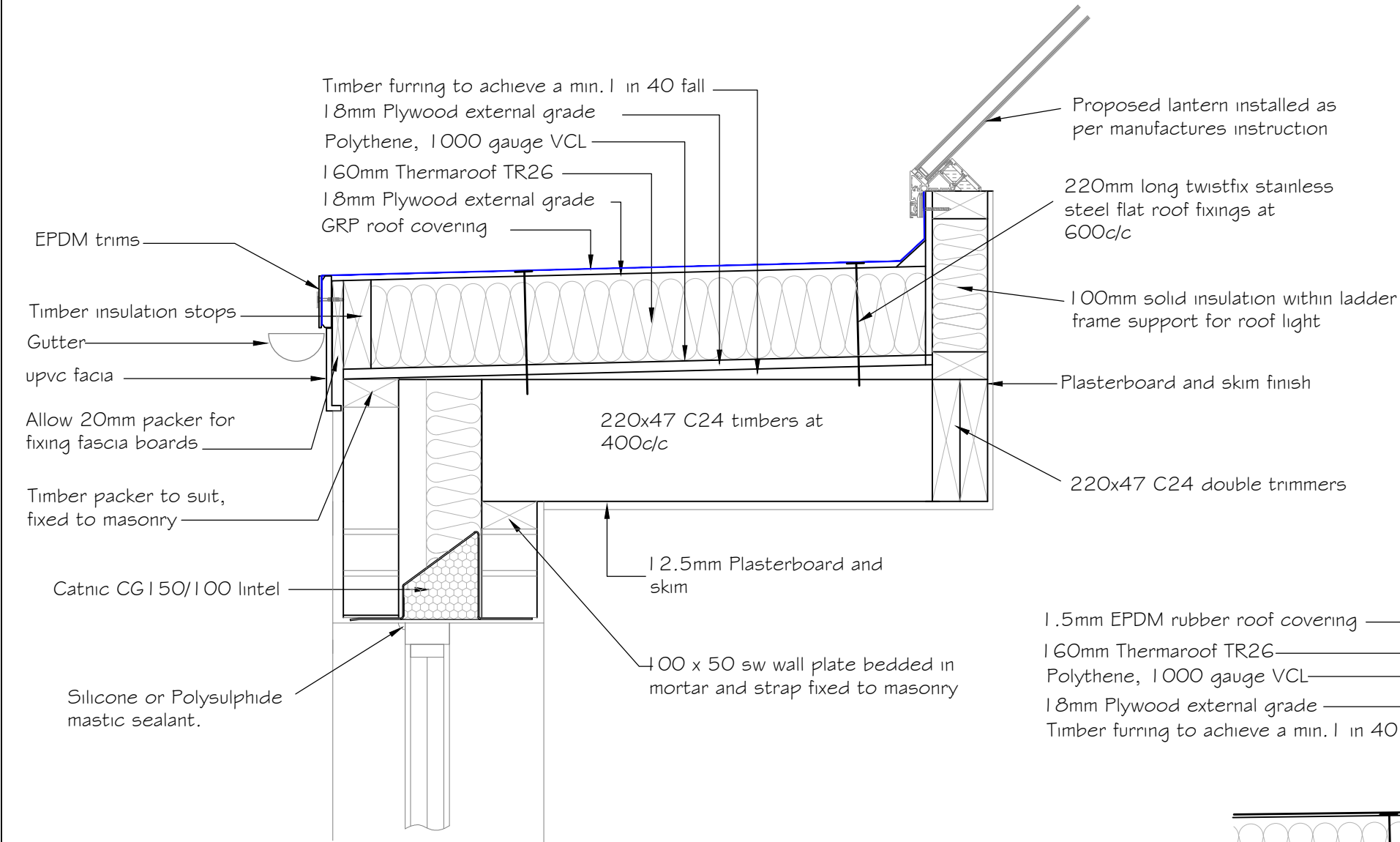


FOUNDATION DETAIL
SCALE 1:10



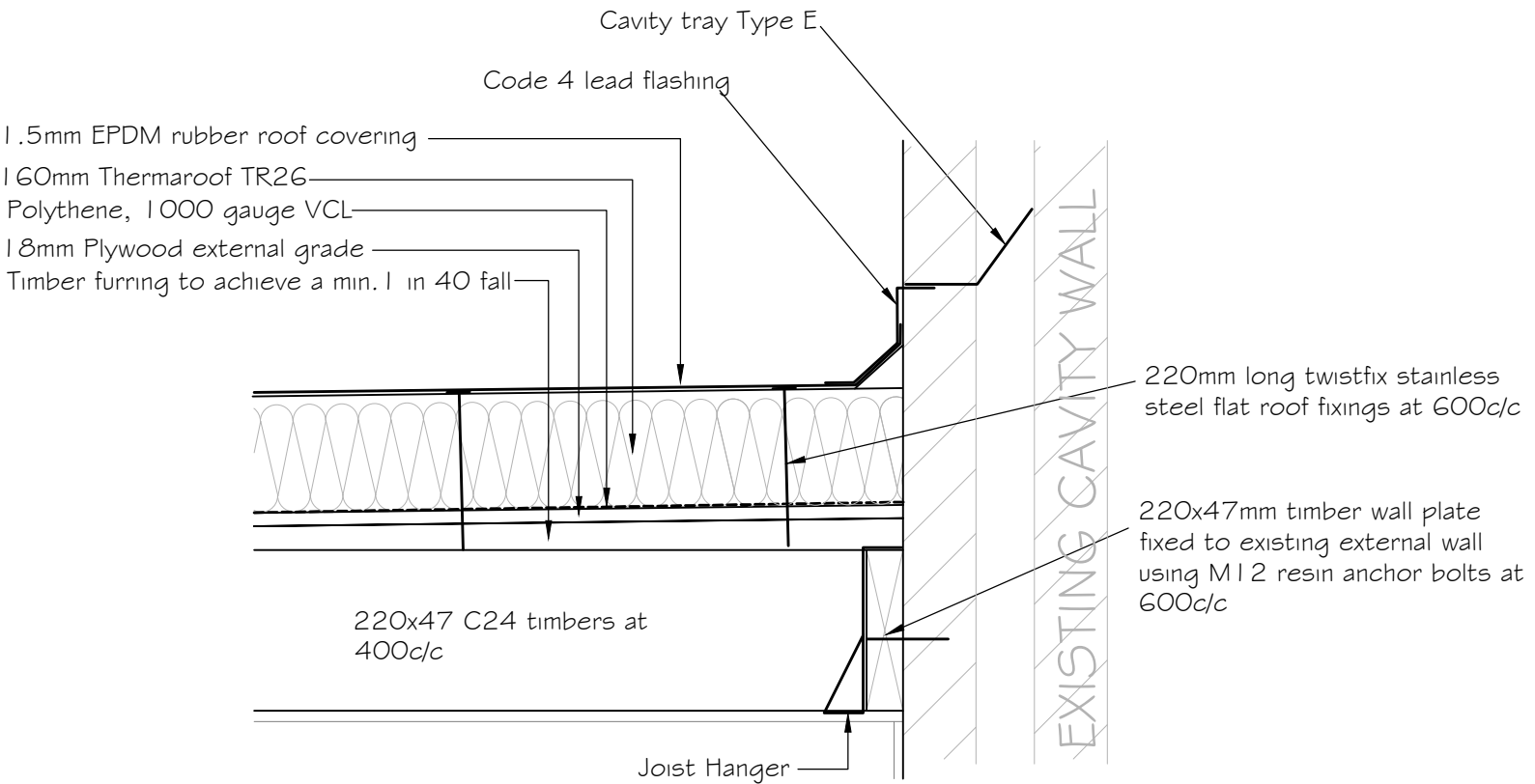
CILL DETAIL
SCALE 1:10

PROJECT Proposed Rear Extensions at 36 The Uplands, Penrycae, Port Talbot SA13 2EW	TITLE Enlarged Details	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email: justinhughes1974@gmail.com		DRAWN BY J.Hughes	DATE 10/01/25
		CLIENT		SCALE (@ A3) 1:10	
		DRAWING NUMBER A3 - JH711 - 08			REV



FLAT ROOF / DRIP EDGE DETAIL

SCALE 1:10



FLAT ROOF ABUTMENT DETAIL

SCALE 1:10

	<table><tr><td>PROJECT</td><td>TITLE</td><td> JH Architectural Services Penarran, Tonna Uchaf,Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com </td><td> DRAWN BY J.Hughes</td><td> DATE 10/01/25</td></tr><tr><td rowspan="2">Proposed Rear Extensions at 36 The Uplands, Penycae, Port Talbot SA13 2EW</td><td rowspan="2">Notes</td><td rowspan="2">CLIENT</td><td colspan="2">SCALE (@ A3)</td></tr><tr><td colspan="2">N/A</td></tr><tr><td></td><td></td><td></td><td> DRAWING NUMBER A3 - JH711 - 09</td><td>REV</td></tr></table>	PROJECT	TITLE	JH Architectural Services Penarran, Tonna Uchaf,Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com	DRAWN BY J.Hughes	DATE 10/01/25	Proposed Rear Extensions at 36 The Uplands, Penycae, Port Talbot SA13 2EW	Notes	CLIENT	SCALE (@ A3)		N/A					DRAWING NUMBER A3 - JH711 - 09	REV	
PROJECT	TITLE	JH Architectural Services Penarran, Tonna Uchaf,Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com	DRAWN BY J.Hughes	DATE 10/01/25															
Proposed Rear Extensions at 36 The Uplands, Penycae, Port Talbot SA13 2EW	Notes	CLIENT	SCALE (@ A3)																
			N/A																
			DRAWING NUMBER A3 - JH711 - 09	REV															
CONSTRUCTION SPECIFICATION Construction specification to support the Building Regulation application for the erection of a double storey extension and side porch at 36 The Uplands, Penycae, Port Talbot SA13 2EW GENERAL NOTES All dimensions must be checked on site and not scaled from the drawings. All dimensions are given in millimeters.Verify all dimensions on site before commencement of any work or preparation of any detailed drawing. All work to be carried out in accordance with the current Codes of Practice and British Standards. All work to be performed to the satisfaction of the Local Authority Building Control Surveyor, or the appointed NHBC Inspector. All materials and workmanship are to be in accordance with the current British Standards, Codes of Practice and Agreement Certificates. It is the Contractors responsibility to ensure compliance with Building Regulations and the current codes of practice. Any discrepancies or omissions are to be reported on discovery. DEMOLITION Removal of existing storage sheds. Before starting deconstruction/ demolition works, carry out a photographic survey of surrounding structures indicating Type and condition of adjoining or surrounding properties that might be adversely affected by removal of the structure, or by noise, vibration and/ or dust generated during deconstruction/ demolition works. Identity and locate any services above and below ground, including those required for the Contractor's use, and if no longer required arrange for their disconnection and removal. Also identify any Arrangements for protection of adjoining properties and general public, including exclusion of unauthorized persons. DRAINAGE <u>Storm Water Drainage</u> Down pipes to discharge into uPVC back inlet gullies connected into existing combined system. Underground pipework to be 110mm uPVC bedded on (min 100mm) and encased in granular material to approval. Pipe work to be laid to minimum 1:40 fall. <u>Foul Water Drainage</u> Underground pipework to be 110mm uPVC bedded on (min 100mm) and encased in granular material to Building Control Officers approval. Pipework to be laid to minimum 1:40 fall. If required - New Inspection Chambers (generally minimum 450 dia internal size) to be preformed Universal Inspection Chambers. New Inspection chamber is to be connected onto existing drainage to enable new drainage runs. Foul drainage pipe under new extension to to be incased in 150mm concrete surround, with lintel supports above pipe penetrations through new cavity wall with min. 50mm gap around pipe. <table><tr><td colspan="3">Waste & Trap Sizes</td></tr><tr><td>Appliance</td><td>Waste Size</td><td>Trap</td></tr><tr><td>Sink</td><td>40mm</td><td>Anti-syphonic bottle trap</td></tr><tr><td>Washing Machines</td><td>40mm</td><td>75mm deepseal trap with standpipe</td></tr><tr><td colspan="3">Overflows shall incorporate a 90° turned down elbow at end. Rodding eyes to be fitted to allow cleaning of pipework.</td></tr></table> Waste pipes and fittings shall be in accordance with BS 3380 and be installed in accordance with BS 5572. Sink, to have a maximum length of 1650mm, all wastes to have deep seal traps to BS 3943 and minimum falls of 2 degrees . FOUNDATIONS Concrete strip foundations (Grade C30), unless specified or agreed otherwise, sized as shown on drawings, generally 700 x 300mm to cavity walls with A393 mesh in top, minimum 975mm below ground level and to approval of Local Authority Building Control Officer.		Waste & Trap Sizes			Appliance	Waste Size	Trap	Sink	40mm	Anti-syphonic bottle trap	Washing Machines	40mm	75mm deepseal trap with standpipe	Overflows shall incorporate a 90° turned down elbow at end. Rodding eyes to be fitted to allow cleaning of pipework.			GROUND FLOOR To comprise:- - 75mm Structural screed - 500g VLC - 140mm Celotex XR4000 floor insulation. - 100mm Concrete Slab - 1200 gauge polythene Damp proof membrane - 50mm Sand Blinding - 150 Clean Hardcore DPM taken up wall and lapped with wall DPC to form continuous waterproof barrier. (as detailed on drawings). Floor to achieve 'U' value of 0.13W/m2K. CAVITY WALL CONSTRUCTION (TO BS 5628) <u>Outer Skin</u> 19mm render finish on Dense blockwork. Weepholes to perp joints @ 2000mm c/c at ground level. <u>Cavity</u> 50mm clear cavity, 100mm PIR insulation batts (refer also to wall tie specification). Lean mix concrete cavity fill up to ground level. <u>Inner Skin</u> 100mm dense concrete block work with 13mm plasterboard and skim finish. Cavity wall to achieve 'U' value of 0.18W/m2K. CAVITY WALL TIES Stainless steel wall ties bedded minimum 50mm into bed joint of each leaf with retaining clips to hold insulation boards fixed @ maximum 750mm c/c horizontally and 450mm c/c vertically and additional ties within 225mm of reveals to unbonded openings. WALL STARTERS / CONNECTORS Furfix or similar approved stainless steel wall connectors fixed to manufacturers recommendations. Break through into existing cavity where applicable to maintain continuous cavity and install vertical DPC. DPC Lay horizontal DPC in continuous lengths with minimum 100mm laps and full laps at angles. DPC width at least full width of masonry leaf. DPC level to be minimum 150mm above GL. Vertical insulated DPC's installed to jambs of openings. Standard horizontal DPC's to lintels over window and door openings where required. CAVITY CLOSER'S Cavities to be closed at eaves, cills and jambs with insulated cavity closer's installed in accordance with the manufacturers recommendations. LINTELS Cavity wall lintels to be Catnic CG150/100 or similar with depth appropriate to span, and loadings in accordance with the manufacturer's recommendations. 150mm minimum end bearing. Openings greater than 1200mm increase lintel end bearing to 225mm. All to manufacturers design and specification.		
Waste & Trap Sizes																			
Appliance	Waste Size	Trap																	
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PROJECT	TITLE	JH Architectural Services		DRAWN BY	DATE
Proposed Rear Extensions at 36 The Uplands, Penrycae, Port Talbot SA13 2EW	Notes	Penarran, Tonna Uchaf,Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com		J.Hughes	10/01/25
		SCALE (@ A3) N/A			
		CLIENT	DRAWING NUMBER		REV
			A3 - JH711 - 10		

NON-LOAD BEARING STUD PARTITIONS

Stud partitions to comprise 100 x 50mm sw studs at 400mm Vertically centres with cross noggins at 600mm horizontal centres finished both sides with 1 layer 12.5mm plasterboard and 3mm skim. Stud partitions to incorporate 100mm mineral wool infill between studs, For Bathrooms use waterproof plasterboard dry lining behind tiling.

ROOF CONSTRUCTION

Warm flat roof

EPDM rubber roof covering on on 160mm Kingspan Thermaroom TR26 on 1000 gauge VCL on 18mm external grade ply with firings to fall on 220x47 C24 treated S.W. joists at 400mm centres. Joists to be supported on treated S.W. wall plate bedded in mortar and strapped down @ 1200mm centres. Also provide noggins at ceiling level to fix plasterboard and light fittings. Ceiling to receive 12.5mm. plasterboards. Board joints sealed and plastered with a lightweight skim to achieve a U value of 0.13W/m2K.

LEAD WORK

To be Code 4 lead for cover flashing's, Code 5 lead for valley gutters etc. At abutments with external walls, Code 4 lead should be chased into mortar joints by a min. of 25mm and properly worked,plugged and pointed in. Fixing and securing of lead is to be in full accordance with details set out by the Lead Development Association.

EXTERNAL DOORS

Doors to clients requirements, with double glazed sealed units, to have a whole unit 'U' value of 1.6Wm2K or better and to have a low g factor of 0.5, toughened double glazed units. All accessories for the correct installation to be in accordance with the manufacturers specification.

WINDOWS

Supply and fix new internally sealed double glazed windows to clients requirements. Glass to be low emissivity 'K' glass and to have a combined (glass and frame) 'U' value of 0.16Wm2K or better, to comply with the Building Regs 2013, approved Document L1A. Include all furniture, fittings.

All glazing to comply with Approved Document N states that the Regulation will be satisfied if glazing in “critical locations” is designed to limit the risk of injury.

The following locations should be regarded as critical:

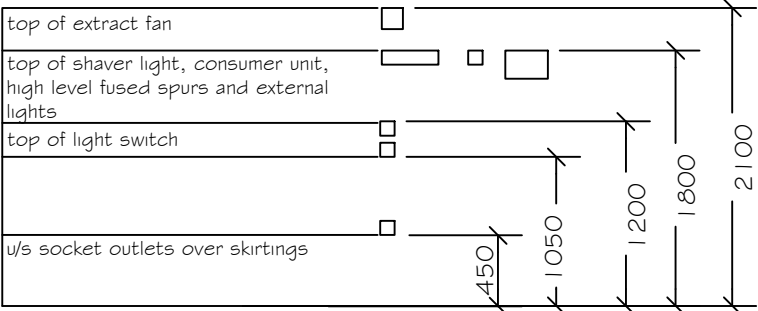
- Between finished floor level and 800mm above it
- Between finished floor level and 1500mm above if in doors or side panels close to either edge of a door

MECHANICAL VENTILATION

Natural ventilation opening lights to Habitable rooms, kitchens and toilets to be provided of at least 1/20th of the floor area of the room. Mechanical ventilation equivalent to 15 litres per second is to be provided to bathrooms, utility room and toilets and 60 litres per second to kitchens. Vent ducts to incorporate condensation traps and outfall pipework.

ELECTRICAL INSTALLATION

All works to be in accordance with BS 7671 (the IEE Wiring Regulations). All electrical work to be carried out by an approved Electrician and issue Part P compliance certificate or BS7671 electrical installation certificate on completion of works. Points & light switches to be positioned as indicated below.



HEATING

New Boiler & C.H. pipe work to new radiators to be capable of maintaining temp. of 18 deg. C. when external temp. is -1 deg. 'C'. installed by Gas safe Engineer

SMOKE DETECTORS

Supply and fix electronically operated interlinked smoke detectors with battery back up to ground and first floor circulation areas.

PAINTING & DECORATING

Internally apply 1 mist and 2 full coats emulsion to walls and ceilings. Knot, prime and stop and apply 2 coats undercoat and 1 coat gloss to wood surfaces.