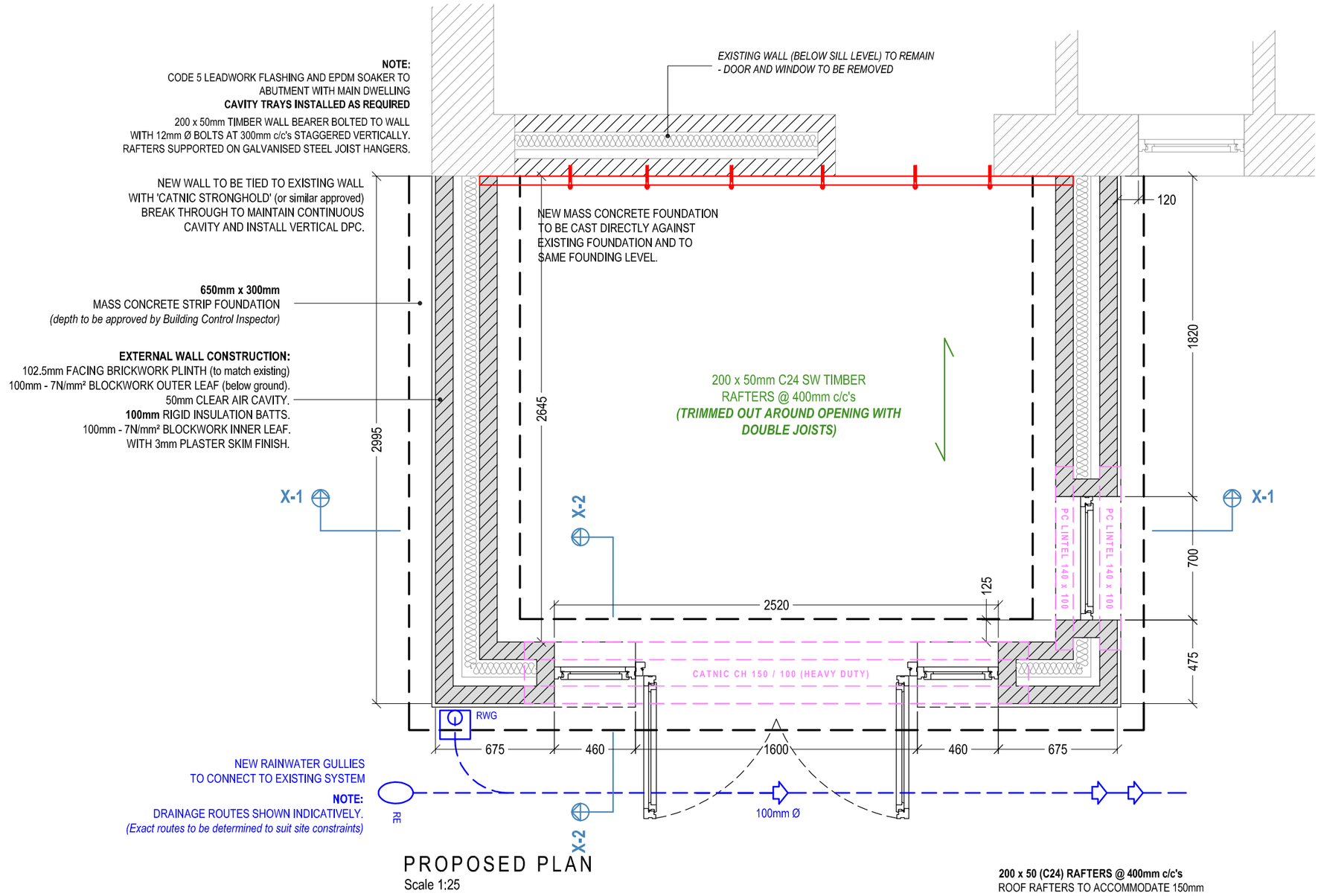
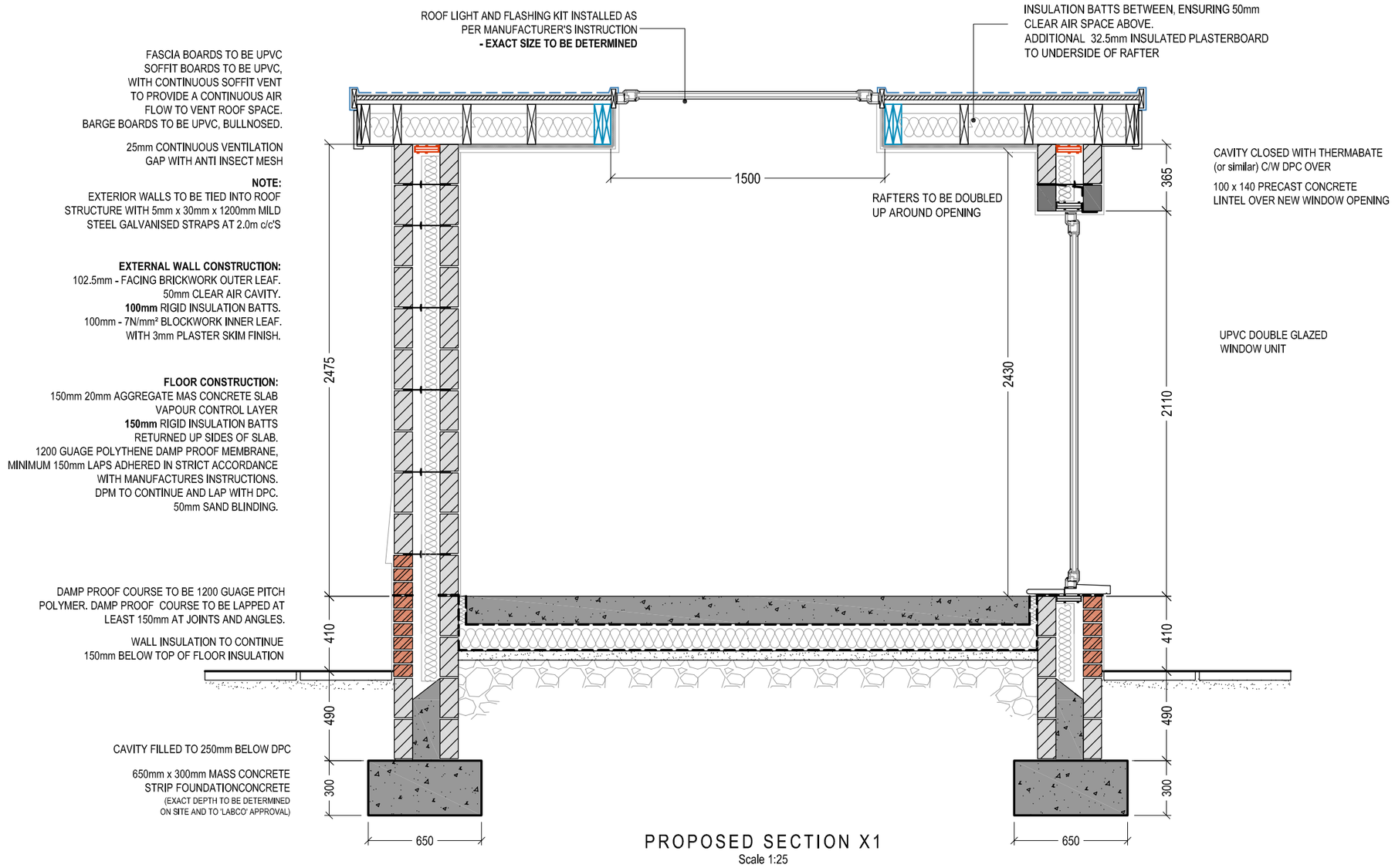


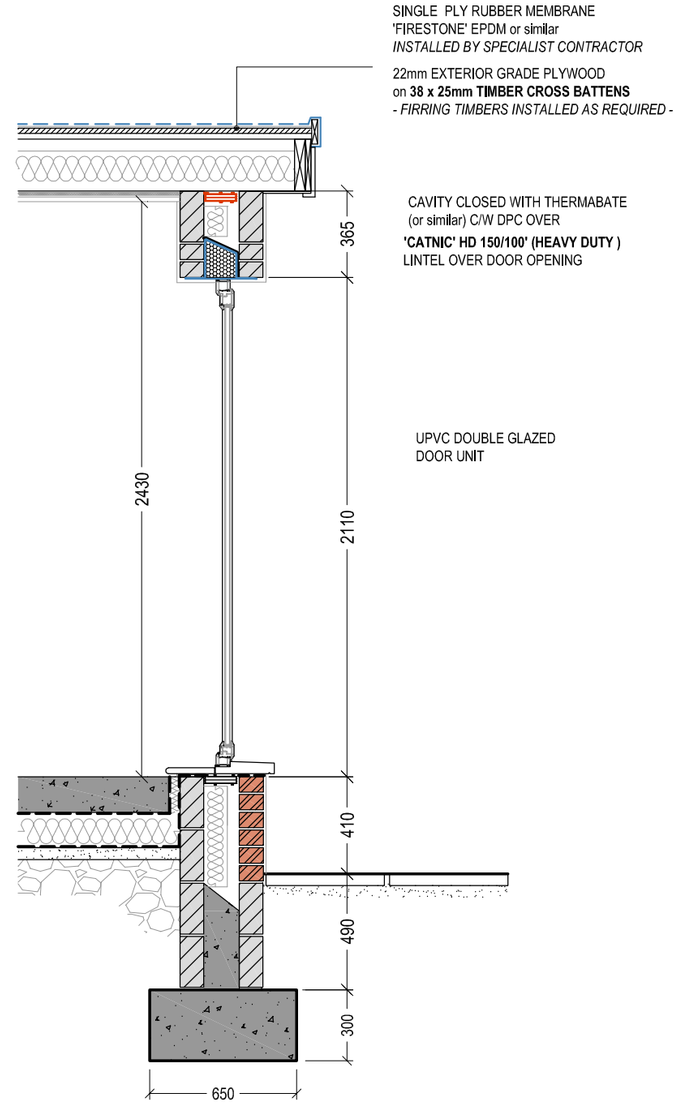
PROPOSED PLAN

Scale 1:25



PROPOSED SECTION X1

Scale 1:25



PROPOSED SECTION X2

Scale 1:25

ADDITIONAL NOTES:

EXTERNAL WALLS: - ('U' Value to be 0.16 W/m²k)
102.5mm facing brickwork outer leaf
100mm - 7N/mm² dense concrete blockwork inner leaf with cement / sand mortar (1:3) -below ground
50mm clear air cavity.
100mm insulation batts with retaining clips.
100mm - 7N/mm² dense concrete blockwork inner leaf with cement / sand mortar (1:3)
Stainless steel double triangle wall ties with insulation batt retaining clips at 900mm horizontal and 450mm vertical, 225mm horizontal and vertical around openings sloping to outer leaf.
(TO COMPLY WITH APPROVED DOCUMENT PART A)
Cavity's to be closed with insulated cavity closers, to be installed in accordance with manufactures instructions.

GROUND FLOOR: - ('U' Value to be 0.14 W/m²k)
150mm 20mm aggregate concrete slab.
1200 guage polythene damp proof membrane, minimum 150mm laps adhered in strict accordance with manufactures instructions.
DPM to continue and lap with DPC.
150mm insulation batts returned up sides of slab.
Vapour control layer installed between insulation and underside of concrete slab
50mm sand blinding..
Minimum 150mm compacted hardcore, consolidated in 150mm layers.

FLAT ROOF CONSTRUCTION: ('U' Value to be 0.14 W/m²k)
EPDM Single Ply Rubber membrane bonded to 22mm External Grade Plywood fixed to 200 x 50mm C24 Softwood flooring joists @ min. 300mm c/c's hung off 200 x 50mm wall bearer bolted to wall using 12mm rawl bolts and galvanised steel joist hangers.
Provide and fix timber noggins at mid span of joists.
Lateral Bracing provided by 1200mm x 50 x 3mm stainless steel straps at 2000mm c/c's along flank wall.

DPC'S and CAVITY TRAYS:
To comprise of Hyload or similar pitch polymer 100mm horizontally with trays above and below openings. Cavities closed at eaves using rockwool rockclose or similar to prevent cold bridging.
Cavity trays to be IG or similar approved.

DOORS & WINDOWS.- ('U' Value to be 0.14 W/m²k)
All doors & windows to be fitted with heavy duty weather strips fitted to opening casements and fitted with self locating opening window restrictors. Safe breakage of glass as defined in BS6206:1981
All glazing to comply with Approved Document N.

MECHANICAL:
Central heating system to be extended to provide additional radiators adequate to heat new extension, complete with thermostatic control valves mounted to top of radiators. Pipework to be 15mm to BS. 2871.
Installations to be carried out by fully qualified heating engineer.

MECHANICAL VENTILATION:
To comprise of Silavent extractor systems or similar approved to discharge directly outside.
Kitchen to be capable of extracting 60 litres / sec.
Utility to be capable of extracting 30 litres / sec.
To comply with Approved Document, Part F Section 1 Table 1.

ELECTRICAL:
Installation to be in accordance with the lastest IEE and NICEIC regulations and carried out by a registered electrician. Lighting fitting specified to be classified as "Energy Efficent" in accordance with approved document P of Building Regulations. All earthing to be in accordance with the lastest IEE and NICEIC regulations.
Inspection and NIcEIc completion certificates to be handed to client at practical completion. All electrical fixings to be 450mm and 1200mm off FFL and to comply with aApproved Document P of the Building Regulations.

FIRE / SMOKE ALARMS:
New heat and smoke detectors to be fitted on each floor. All new alarms to be interlinked and mains operated with battery back up.

Client:

Mr. Louis Pannell
23 Furzeland Drive,
Bryncoch,
SA10 7UF

Project Title:

PROPOSED SINGLE STOREY REAR EXTENSION

General Notes:

1. Do not scale from this drawing, take figured dimensions only.
2. Dimensions are im millimeters unless otherwise stated.

Drawing Issue:

BUILDING REGULATIONS

Drawing Title:

PROPOSED DETAILS

Drawing No:	CPD-005	Revision:	
Date:	27-01-2024	Revised:	
Scale(s):	1:25	Paper Size:	A2

Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)