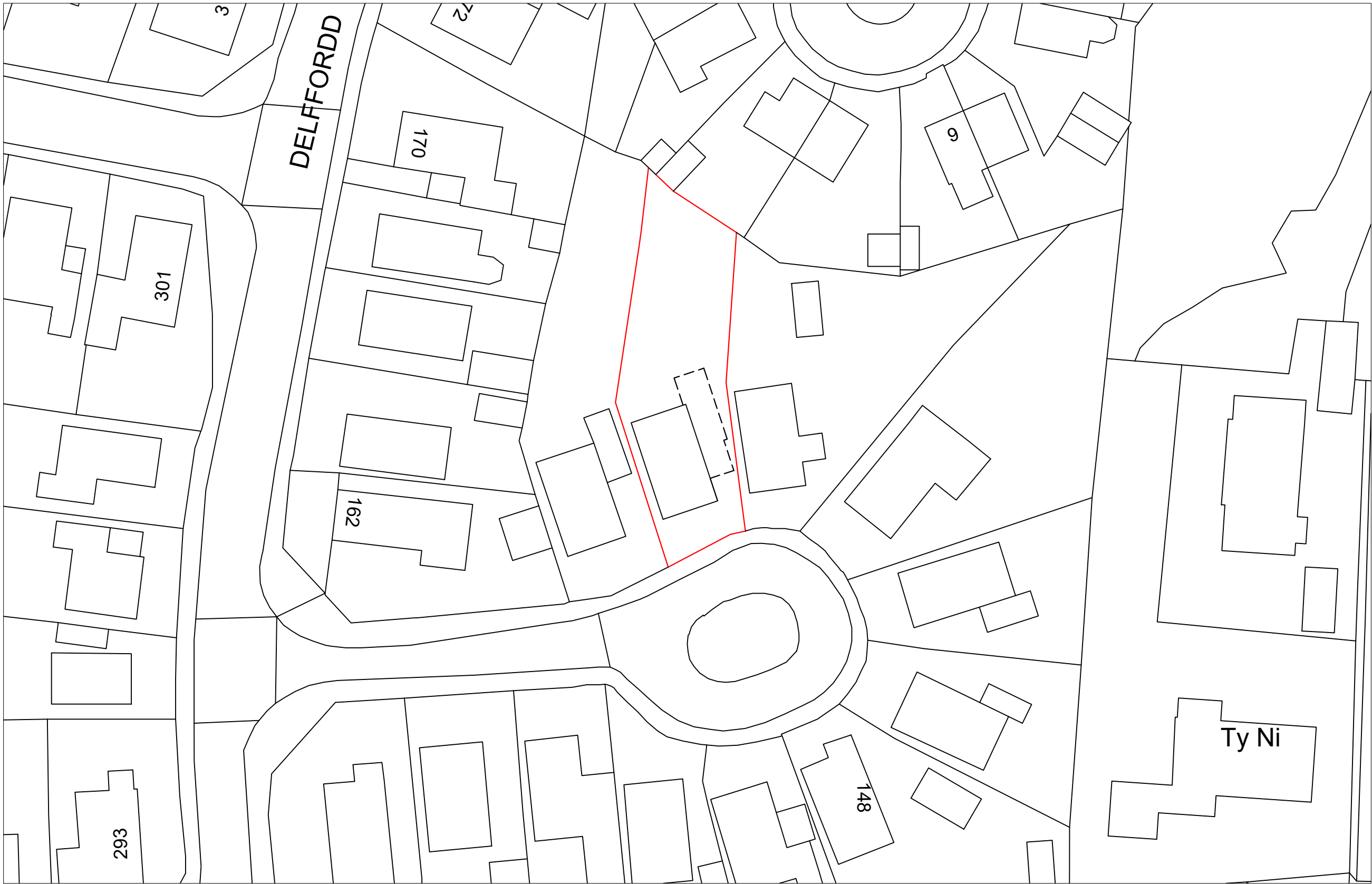
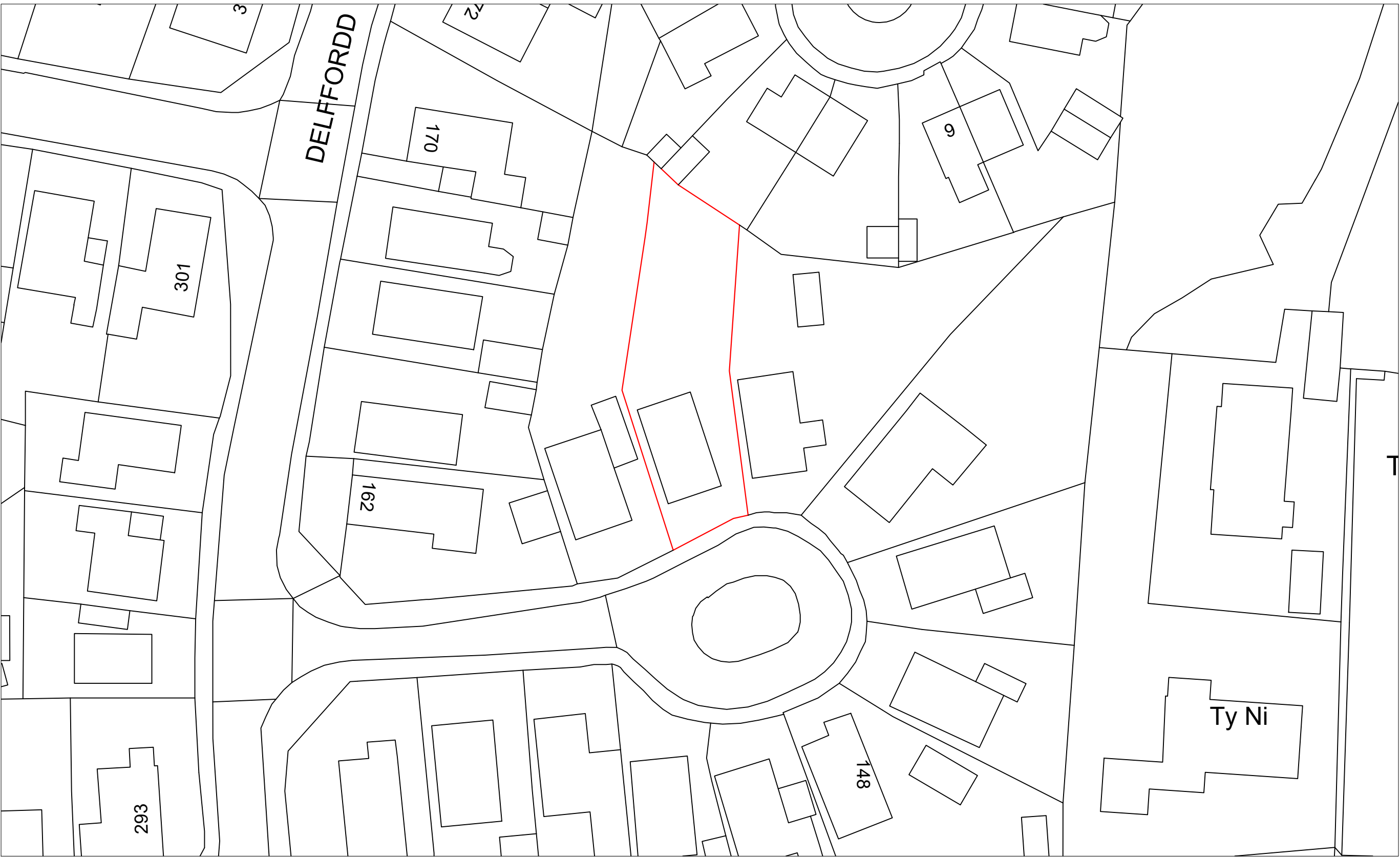




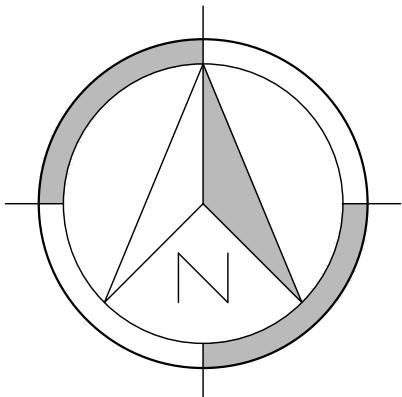
Location Plan 1:1250



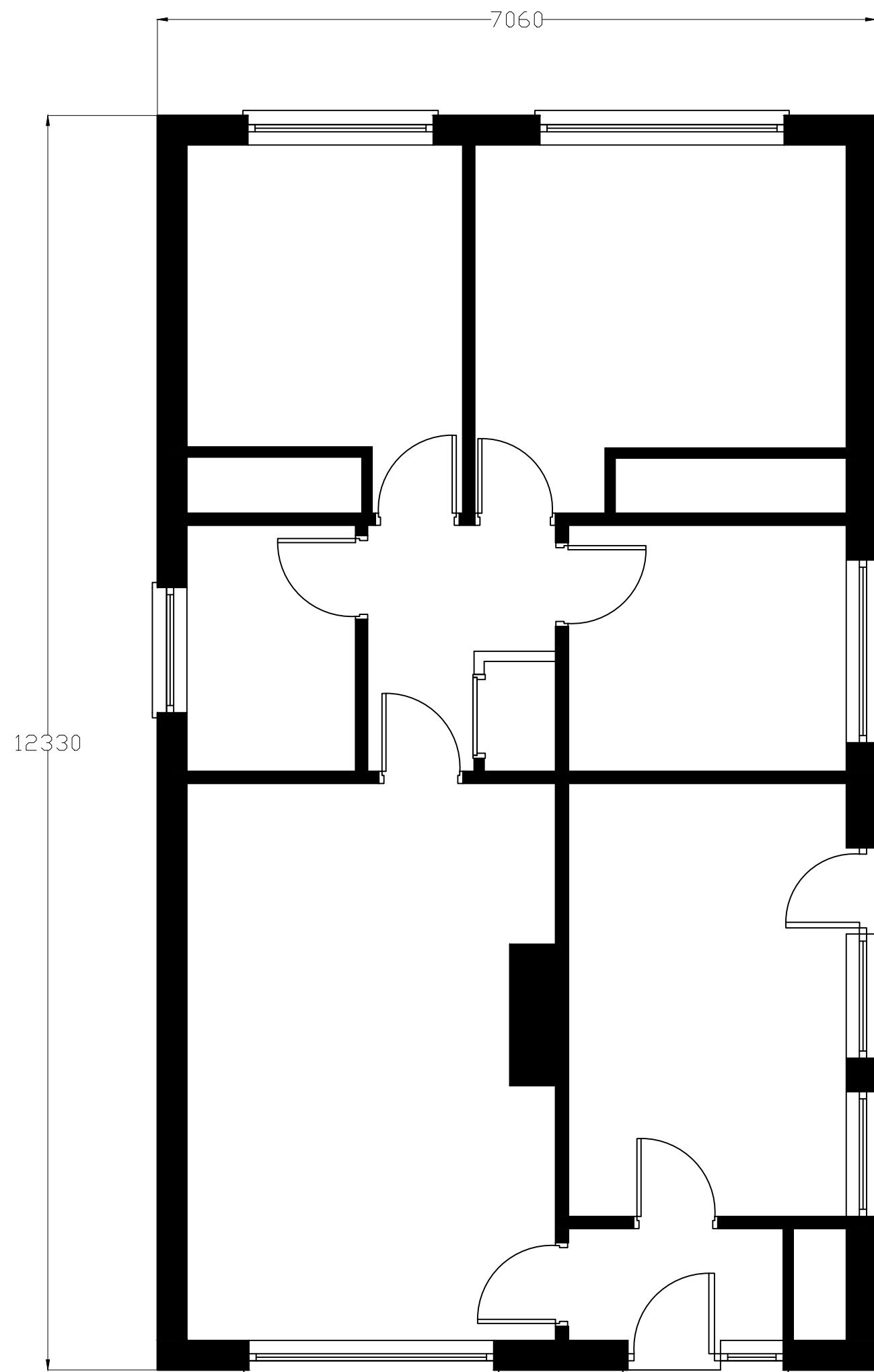
Proposed Site Plan 1:500



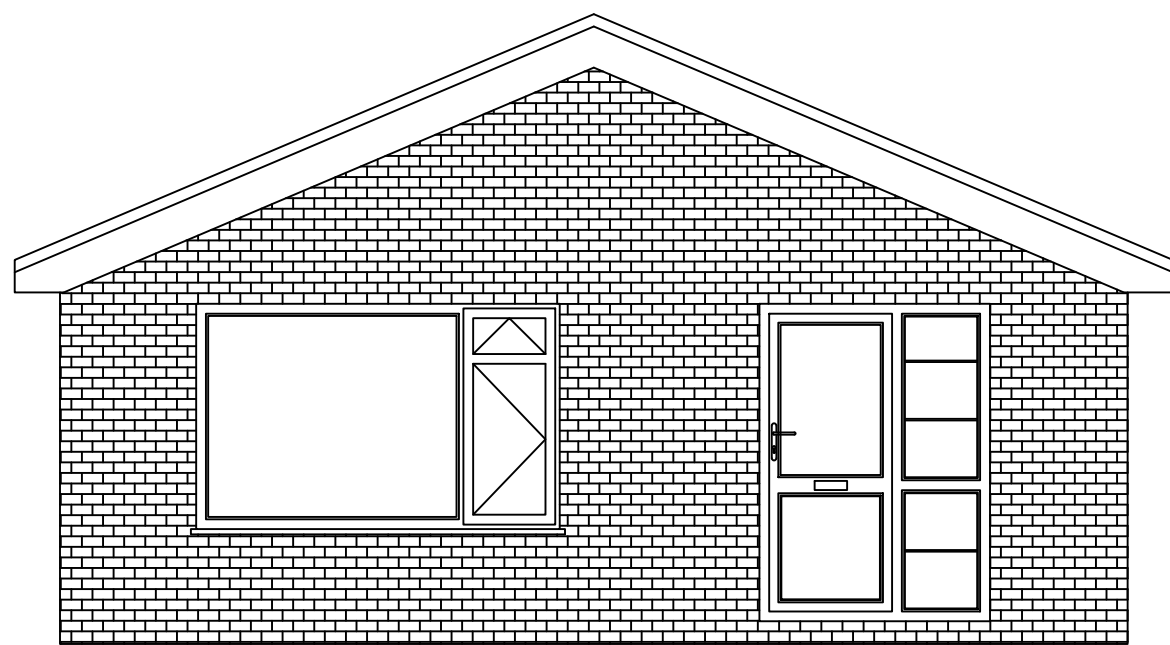
Existing site Plan 1:500



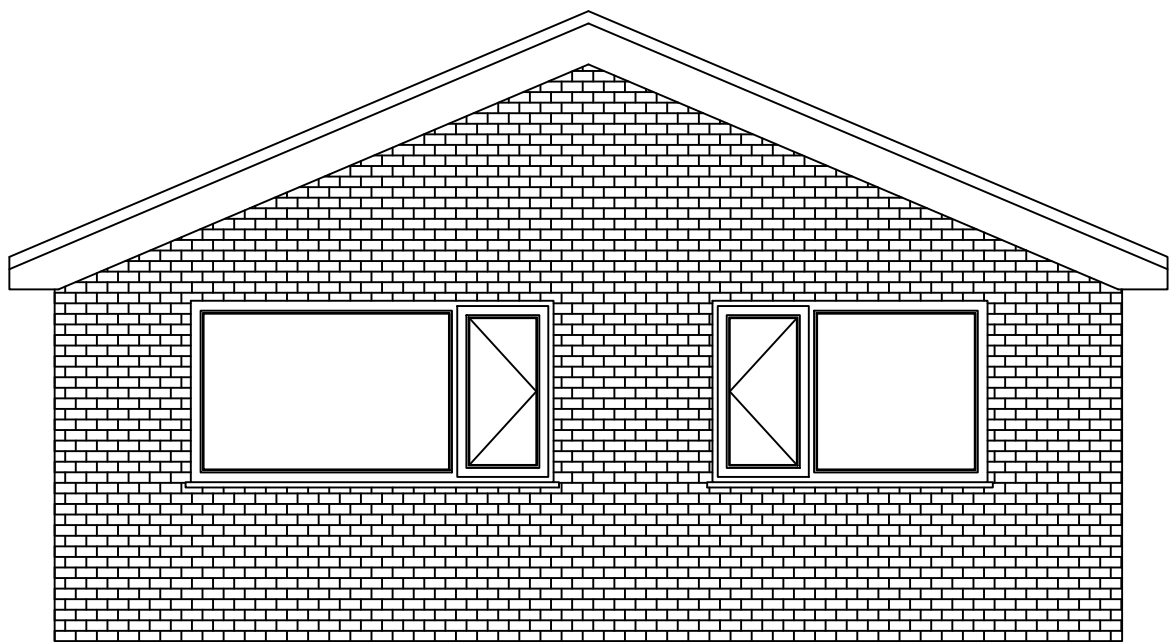
Title: Location and Site Plan
Client: Jeanette Adams
Address: 158 Delffordd, Rhos, Pontardawe, Neath Port Talbot, SA8 3ER
Project: Re: Single Storey Extension
Proposal: Single Storey Extension
Drawing: General Arrangement Drawings
Drawn By: PML
Sheet No: A1. 1
Ref: JA 1
Date: 16/12/24
Checked: PML
Scale: see each layout



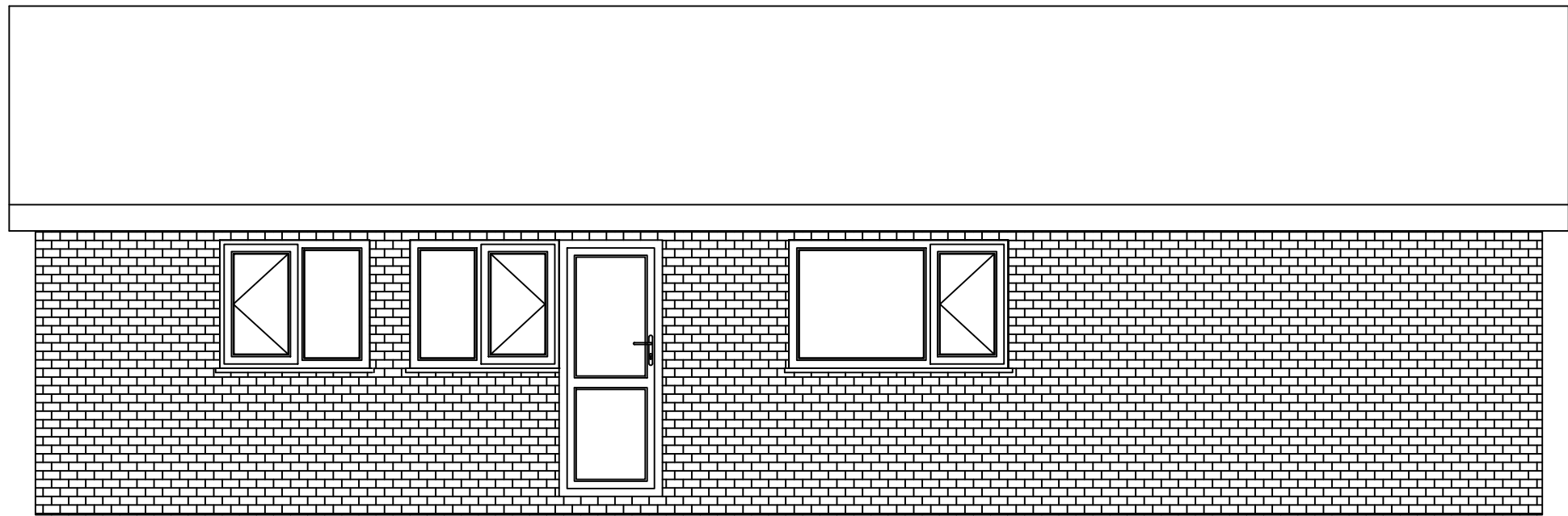
Existing Floor Plan 1:50



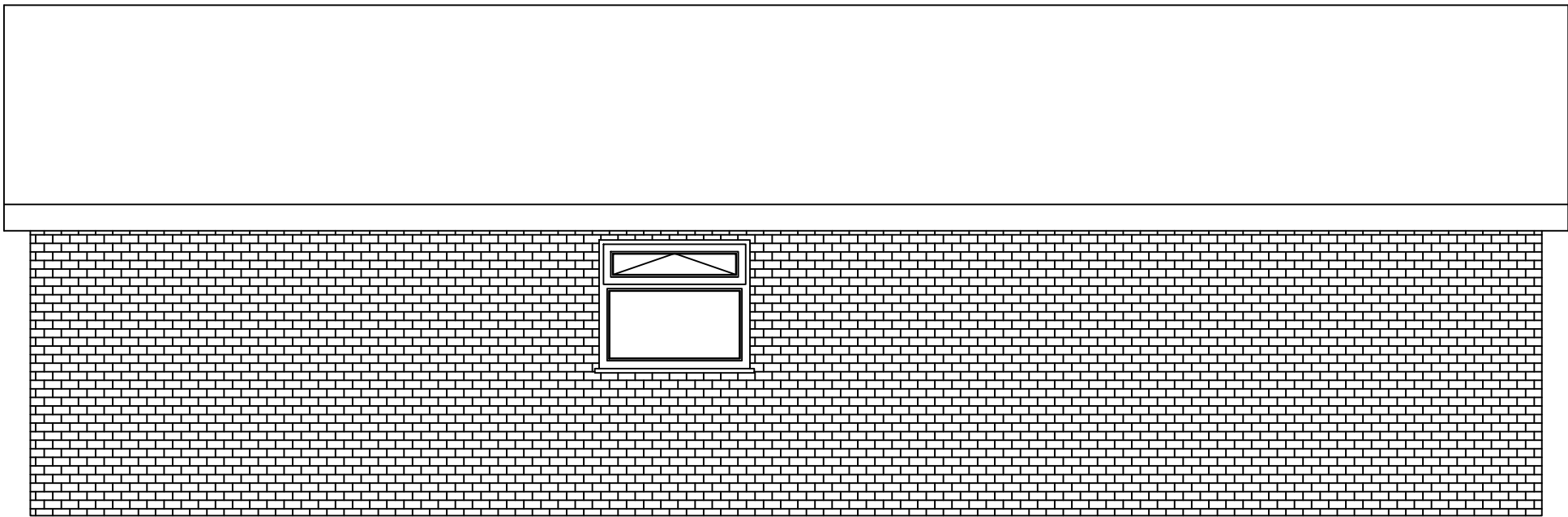
Existing Front Elevation 1:50



Existing Rear Elevation 1:50



Existing Side Elevation 1:50



Existing side Elevation 1:50

Title: Existing Elevations and Floorplan

Client:
Jeanette Adams

Address:
158 Delffordd,
Rhos,
Pontardawe,
Neath Port Talbot,
SA8 3ER

Project:
Re: Single Storey
Extension

Proposal:
Single Storey Extension

Drawing:
General
Arrangement
Drawings

Drawn By: PML

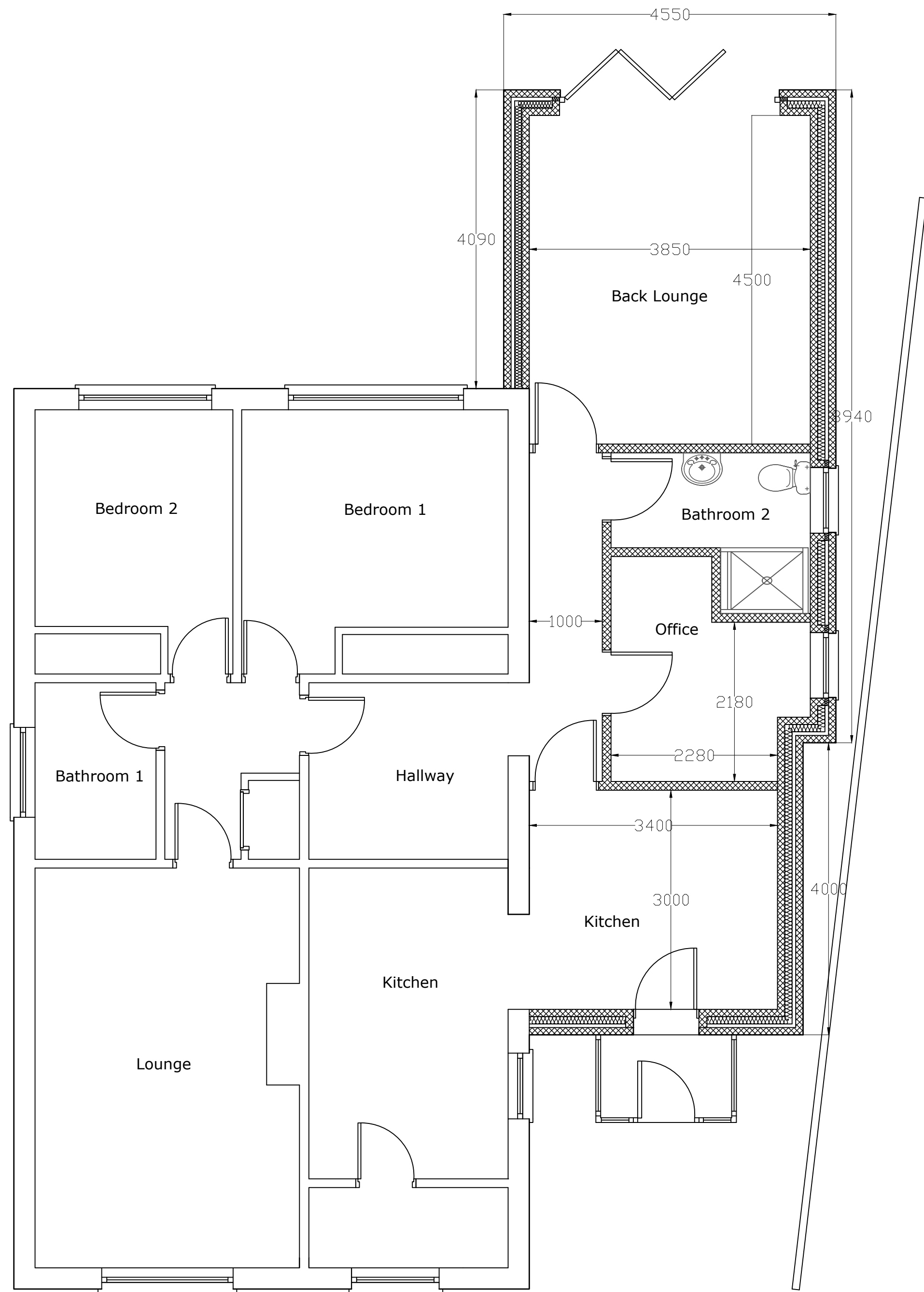
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Ref: JA 1

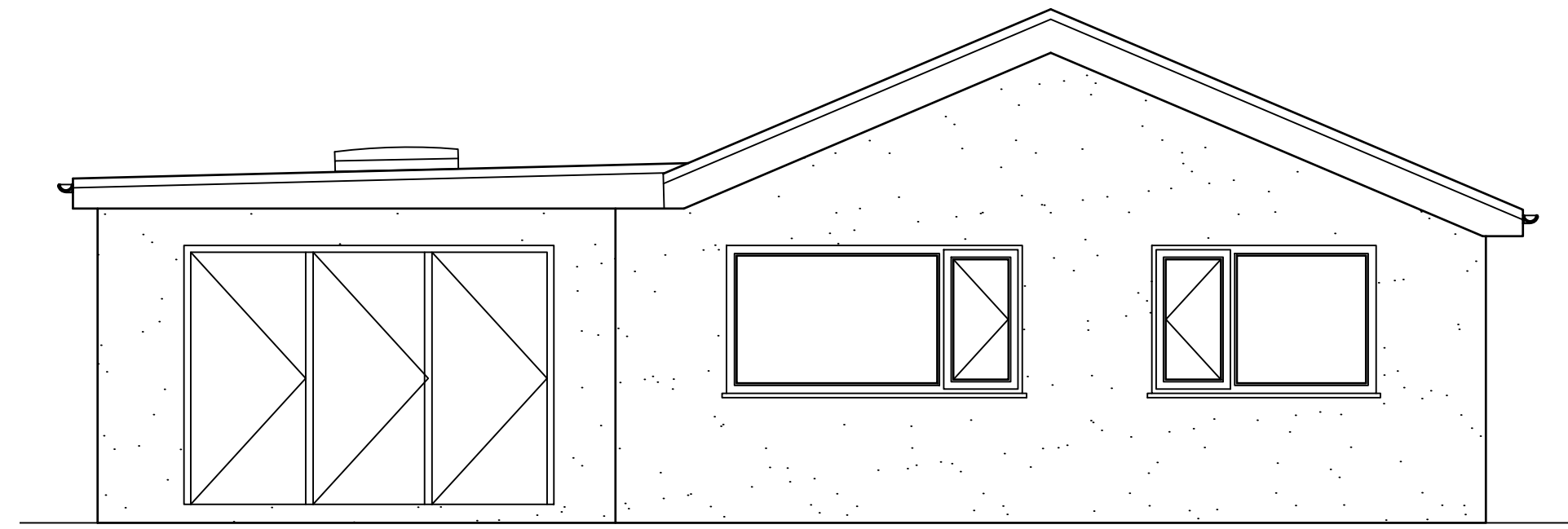
Date: 16/12/24

Checked: PML

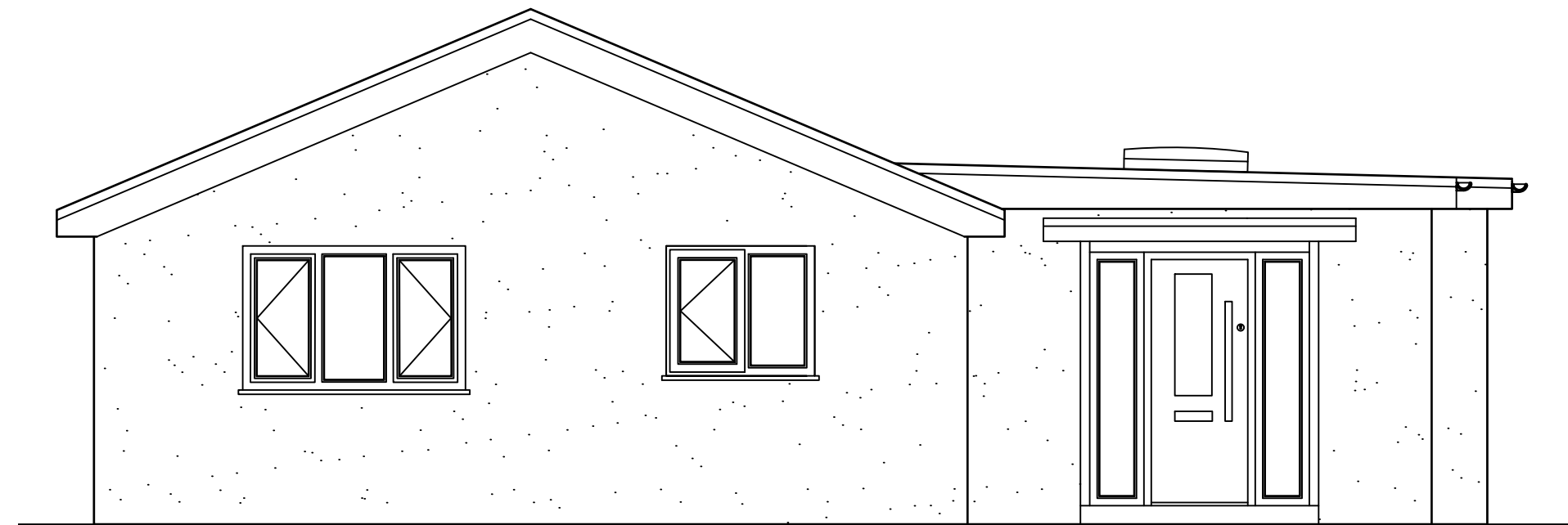
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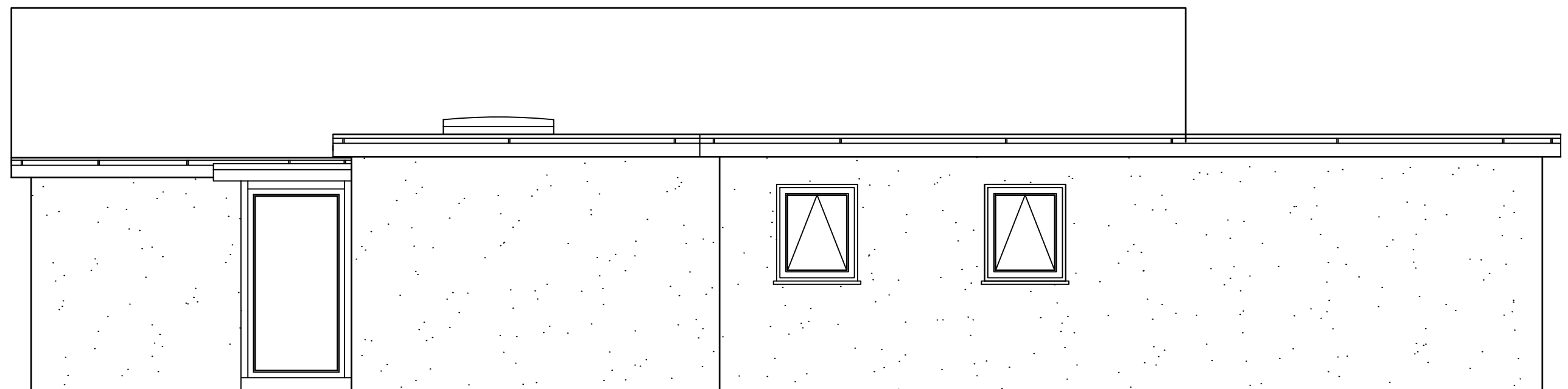
Proposed Front Elevation 1:50



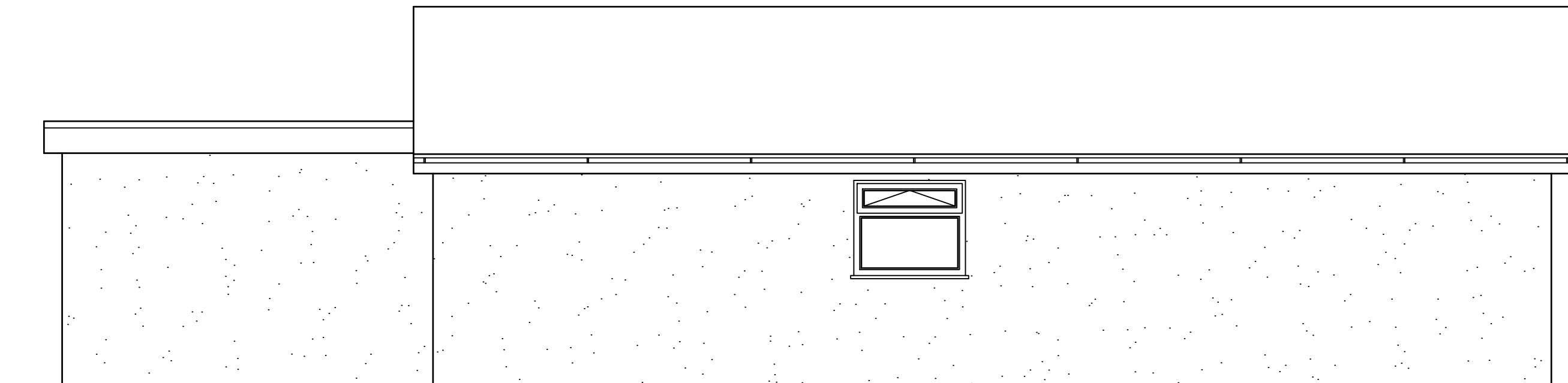
Proposed Rear Elevation 1:50



Proposed Front Elevation 1:50



Proposed Side Elevation 1:50



Proposed side Elevation 1:50

Title: Proposed Elevations and Floorplan

Client:
Jeanette Adams

Address:
158 Delffordd,
Rhos,
Pontardawe,
Neath Port Talbot,
SA8 3ER

Project:
Re: Single Storey
Extension

Proposal:
Single Storey Extension

Drawing:
General
Arrangement
Drawings

Drawn By: PML

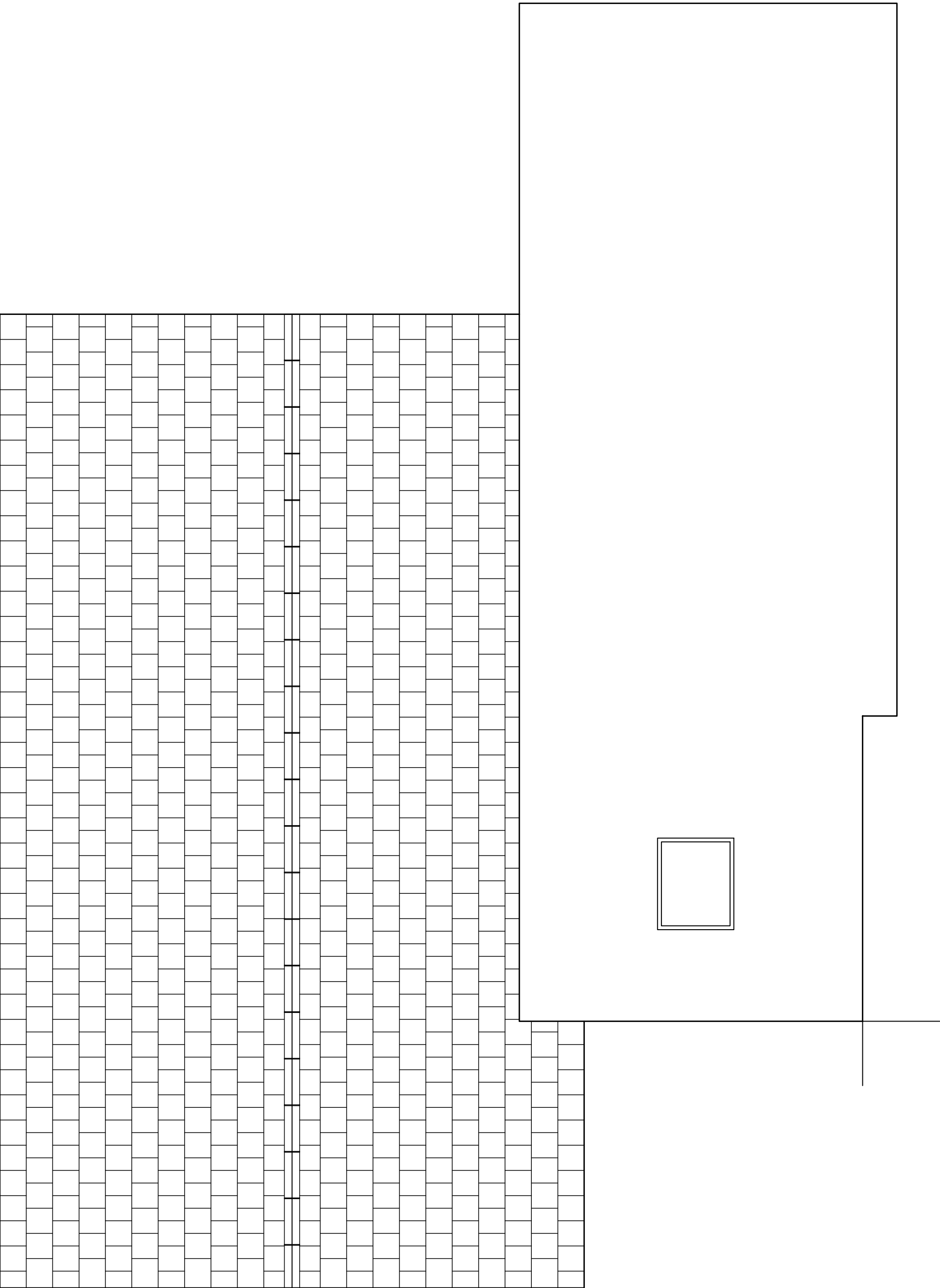
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Ref: JA 1

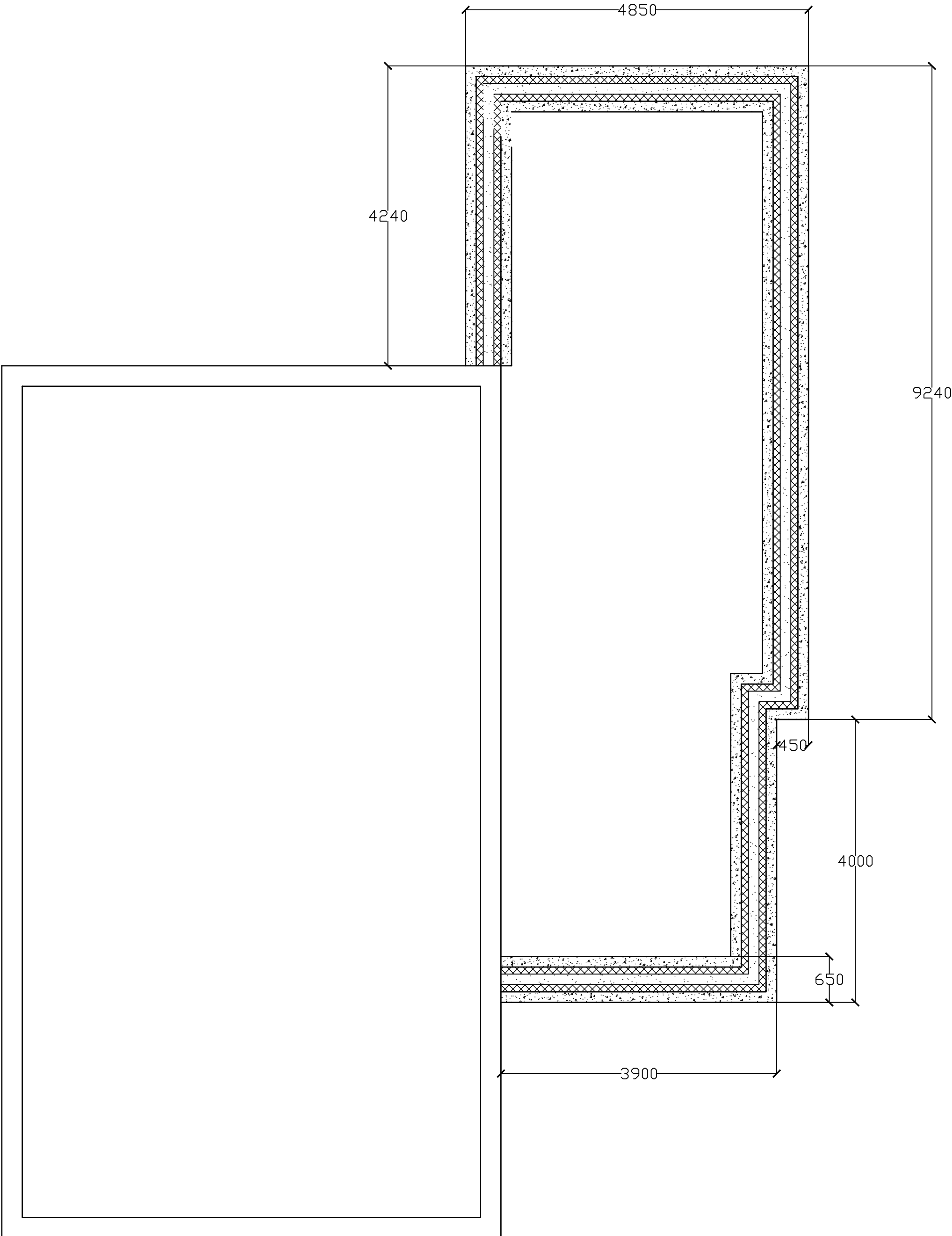
Date: 16/12/24

Checked: PML

Scale: see each layout



Roof Drawing 1:50

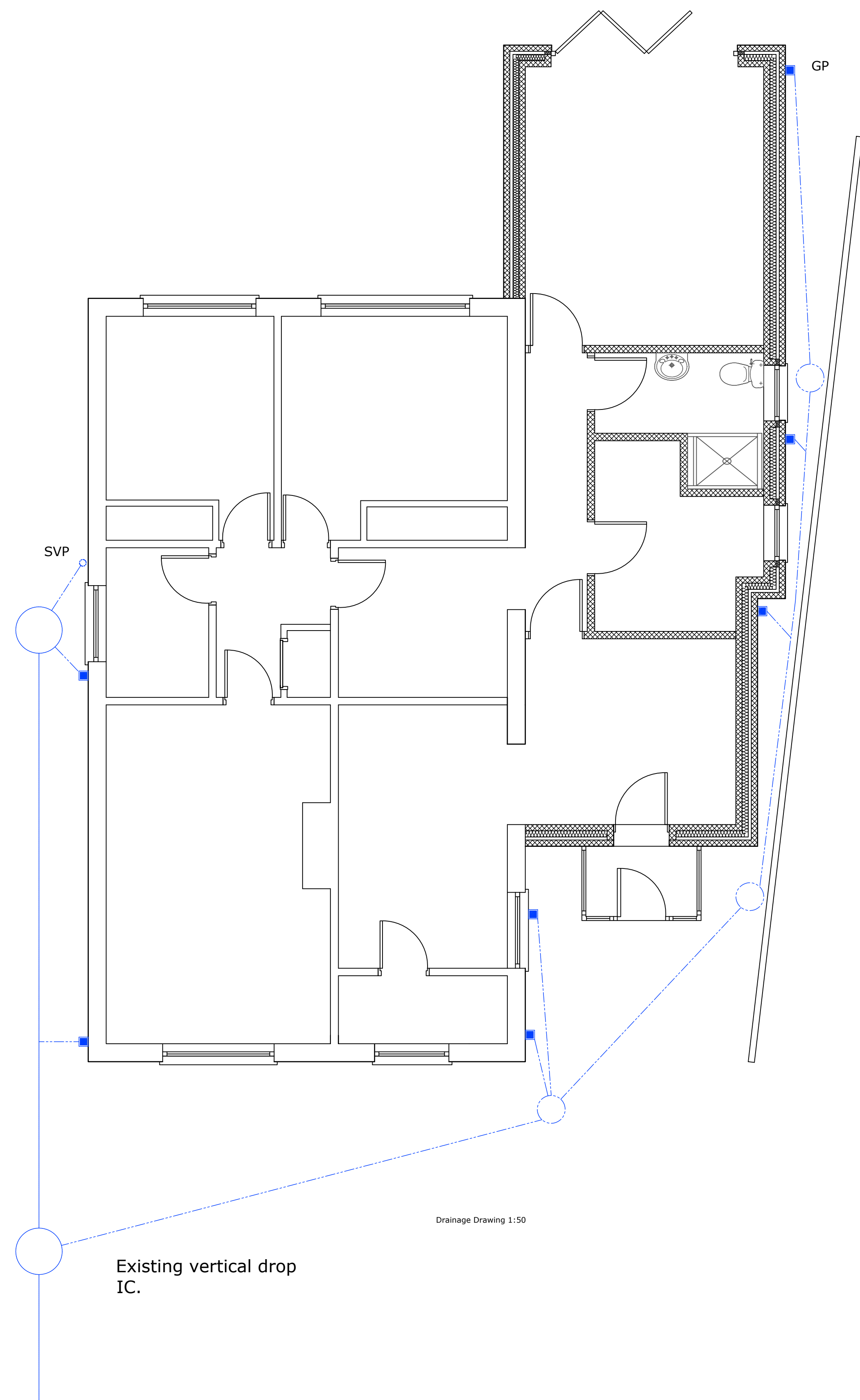
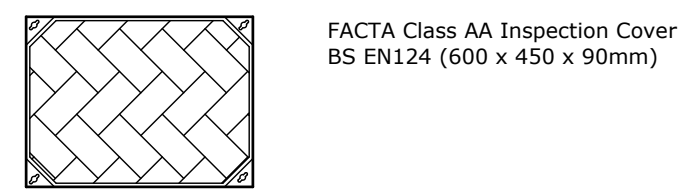
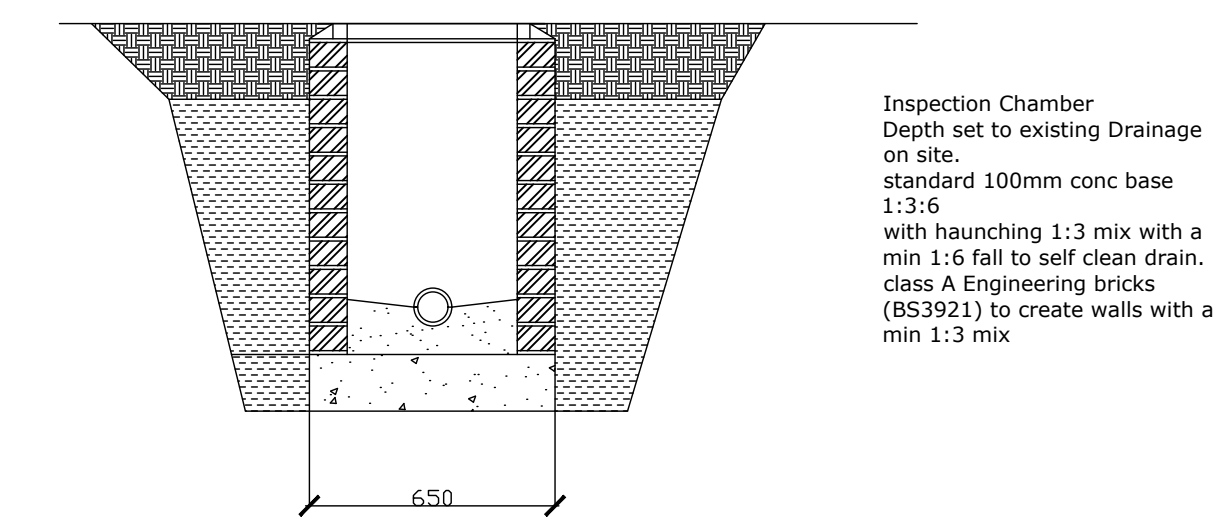
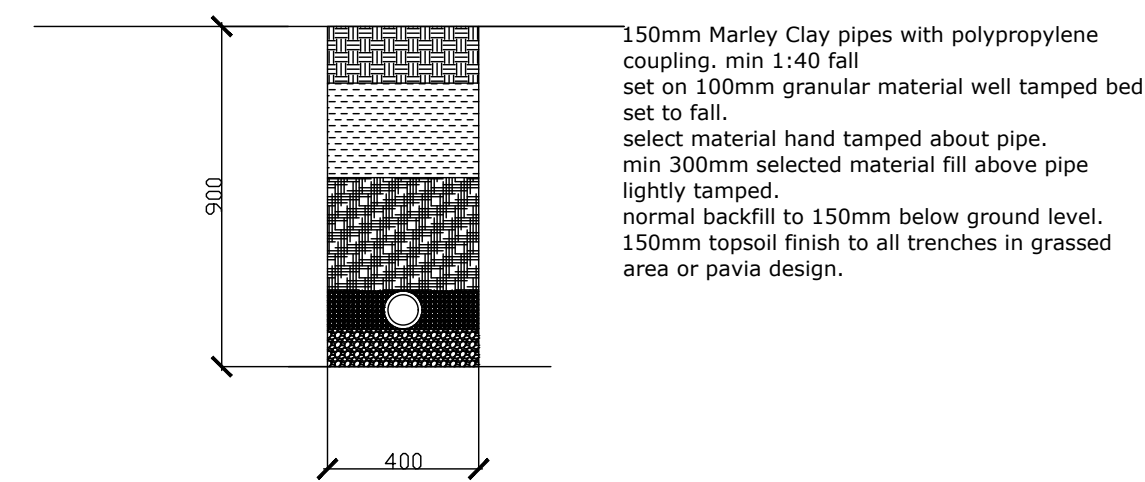


Foundation Drawing 1:50

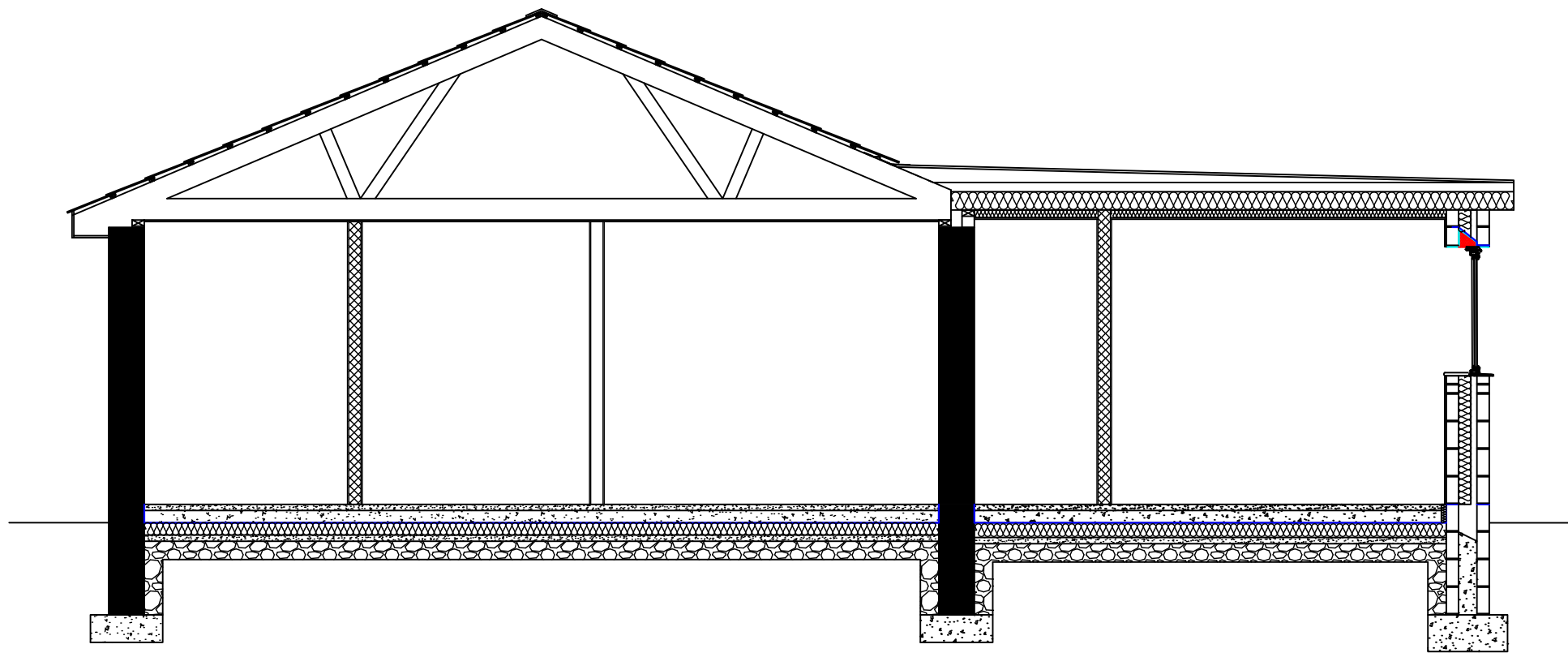
Title: Roof & Foundation Plan
Client: Jeanette Adams
Address: 158 Delffordd, Rhos, Pontardawe, Neath Port Talbot, SA8 3ER
Project: Re: Single Storey Extension
Proposal: Single Storey Extension
Drawing: General Arrangement Drawings
Drawn By: PML
Sheet No: A1. 4
Ref: JA 1
Date: 16/12/24
Checked: PML
Scale: see each layout

Drainage & IC

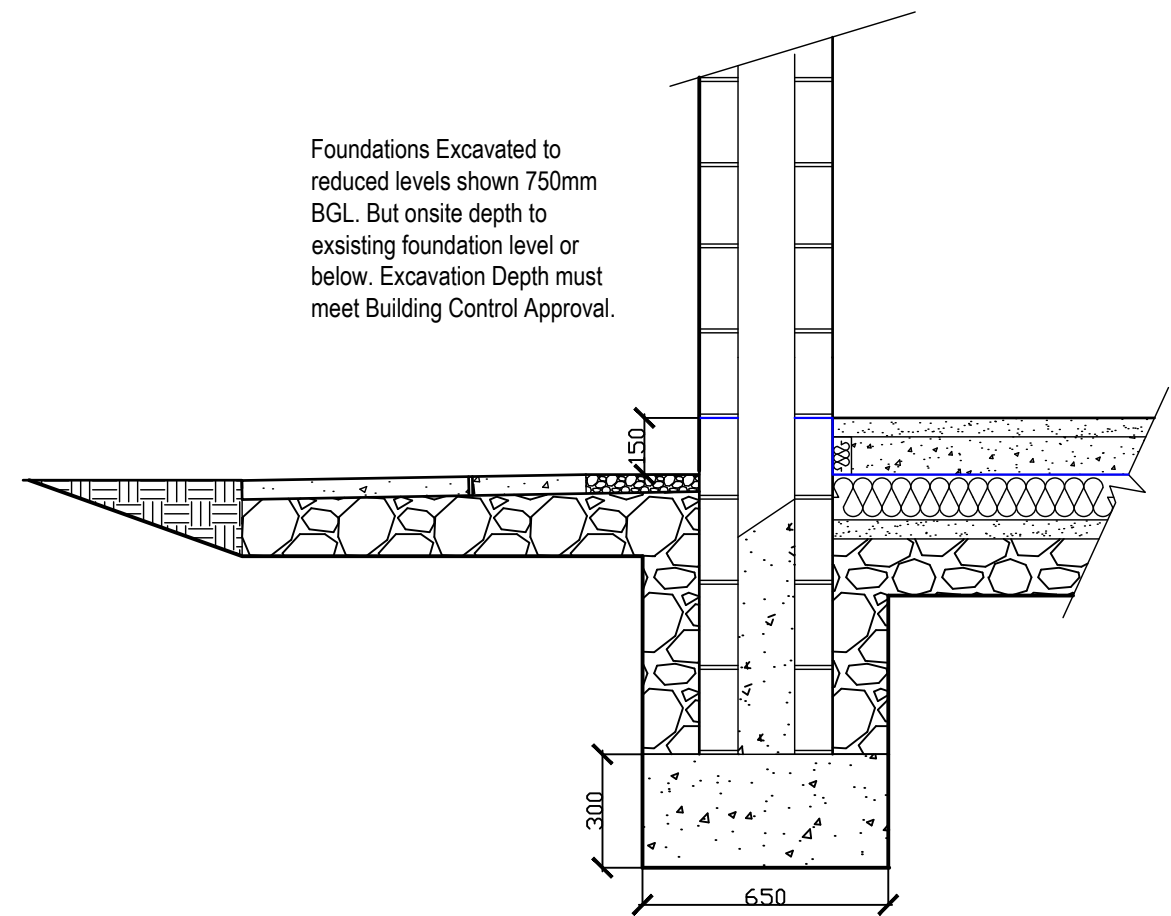
Drainage & IC
Storm Drainage



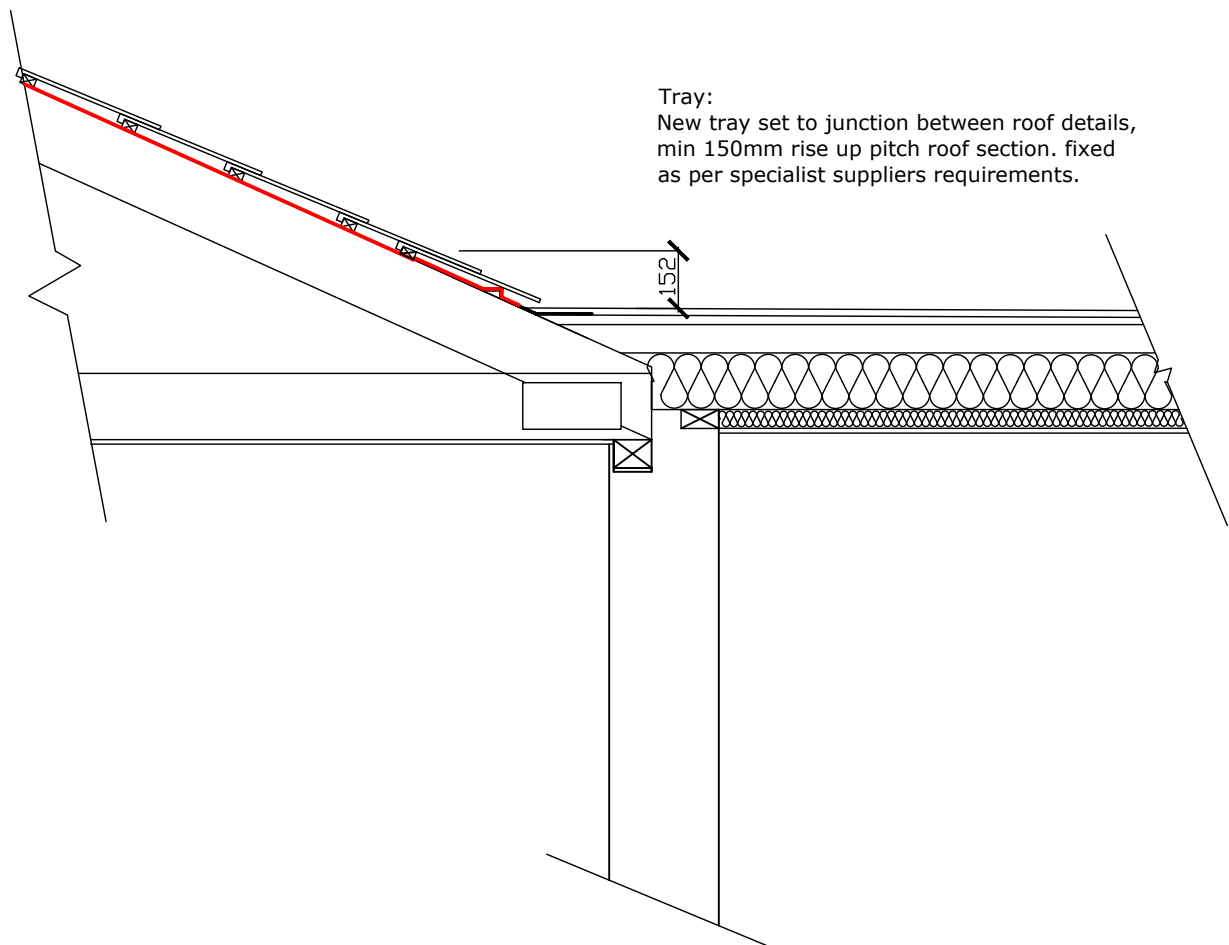
Title: Drainage Plan
Client: Jeanette Adams
Address: 158 Delffordd, Rhos, Pontardawe, Neath Port Talbot, SA8 3ER
Project: Re: Single Storey Extension
Proposal: Single Storey Extension
Drawing: General Arrangement Drawings
Drawn By: PML
Sheet No: A1. 5
Ref: JA 1
Date: 16/12/24
Checked: PML
Scale: see each layout



Section A-A 1:50



Foundation Detail 1:20



Flat to pitch roof detail 1:20

General

Contractor to visit plot prior to commencement of work to acquaint themselves with the site characteristics as no claim for want of knowledge will be upheld later.
The Party Wall Act of 1996 requires you to give 2 months notice of proposed works to the adjoining neighbours (within 3m of work) and obtain their written consent.

Preliminaries:

Remove existing garage.
Expose existing foundations insert starter bars to receive new foundation.
Expose existing drainage and prepare alterations.

Foundations:

All foundations to be taken to a depth not affected by seasonal change or frost; to loadbearing strata, below invert level of any drains and whichever is greater and in no case less than 750 mm. Lay strip foundations 650mm wide, 300mm thick for cavity walls. Must meet building control approval.

Walls:

Outer skin: blk (7N/mm²), with 20mm render/dash finish to external surface Clear cavity of 50mm width min. with wall ties to BS 845–1 spaced every 900mm horizontally and 450mm vertically, and every 300mm vertically adjacent to openings.

Inner skin of: 100mm (7n/mm²) standard block with internal finish of 13mm 11mm thistle browning plaster with 2mm finishing coat of thistle multi finish plaster with steel trowel finish. 100mm Celotex CW4000 insulation to be inserted into cavity. The external wall to comply with U Value 0.18 W/m²K.

New walls to be bonded into existing or proprietary fixing used, all cavities to be made continuous and sealed at eaves.

Internal Masonry Partitions

Construct non load bearing internal masonry partitions using dense concrete blocks built off floor slab. Walls to be tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls.

Stud Partitions:

Partition walls of 50 x 75 mm studs at 400 mm centres with 25mm min absorbent layer of mineral wool batts (min 10kg/m³ between studs and line with single layer of plasterboard (mass per unit area 10kg/m²).

Lintels:

Insert Catnic Cavity Lintels CX 150/100 or similar to BS EN845–2:2013 in accordance with the manufacturers instructions on a mortar bed, allowing a nominal 150mm bearing each end, inner and outer leaves to be raised together, Lintels to have stop ends with 2No weep holes minimum per opening and every 450mm horizontally.

Concrete reinforced 150 x 100mm, to new openings with min 150mm bearing at each end.

Damp proof courses:

Insert 100mm dpc's min 150mm above adjoining ground level. Separate cavity trays to be fitted over lintels and continuously across closely spaced openings in accordance with BS 8104 and BS6515.

The dpc should extend 25mm beyond the outer face of the cavity closer and vertical dpc.

Vertical dpc's at wall openings should project at least 25mm into cavity.

Provide cavity trays at wall / roof intersection.

Ground floor:

50mm sand and cement screed on 100mm concrete slab on 120mm Celotex XR4000 insulation to be turned up on perimeter walls with 300 µm dpm, min lap joints of 150mm turned up wall and tucked into dpc. Consolidated sulphate free hardcore, maximum depth 600mm, min thickness 100mm. (U value 0.15 W/m²K).

Doors and Windows:

Entrance doors to have min opening width of 775mm, internal doors of 762mm min width, corridors min 900mm wide. To allow minimal circulation problems when property in use. Area Weighted average U value for windows and doors 1.4 W/m²K. Colour to be charcoal grey, along with all new fitted UPVC windows and doors with matching soffit and fascias.

Ventilation

System 1 background ventilation to double glazed units serving habitable rooms; i.e. bathrooms, shower–rooms and utility rooms to have min ventilation area of 5000 mm² and opening lights (windows) venting 1/20th of floor area of room served at 1.75m above floor level.

Extract ventilation rates to: bathroom(including en–suite facilities) 15 l/s, sanitary accommodation 6 l/s.

Background and extract ventilation to be at least 500mm apart.

Lateral Restraint:

Where joists/rafters are parallel to the walls or wall is unsupported for more than 3 metres provide lateral restraint at 2 metre centres with 30 x 5 mm galvanised mild steel straps fitted across three joists/rafters and fix to the walls.

Boiler/Flues:

Extension or alteration of existing heating system to be carried out by a CORGI registered and Gas Safe registered. Installer to meet with Building Regulations, IEE Wiring Regulations and local Water byelaws. Fit thermostatic valves to new heat emitters.

Electrics:

Wiring, lighting and socket points to clients requirements and must comply with BS: 7671 and the IEE wiring regulations. Installed by a qualified person and approved by a member of the EEA.

Flat roof:

To achieve U–value of 0.13 W/m².K

Flat roof covering to be single ply roofing membrane with BROOF(t4) fire rating in accordance with BS EN 13501–1:2018 and with a BBA certificate, or other approved accreditation, on 18mm exterior grade plywood, laid on firrings to give a 1:40 fall on 47 x 220mm grade C24 joists at 400 ctrs, max span 4.55m. Cross–ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation.

Insulation to be 150mm Celotex XR4000 between joists and 60mm Celotex GA4000 insulated plasterboard under. Finish with 3mm plaster skim. Install VCL under insulated plasterboard.

All fixed to 75 x 100mm min wall plate bedded in cement mortar with holding down straps at 1200 mm centres.

Drainage:

Rainwater: 115mm rainwater goods discharging via new and existing 63mm diameter rainwater pipe to the existing and new back inlet gullies discharging to existing main sewer or 1m³ soakaways sited 5m from any building.

Foulwater: expose existing to check invert levels and direction, if below foundations surround pipe in 150mm of concrete up to the underside of the foundation.

Below ground; Marley pipes to BS 4660 and BS EN 1401–1 laid to minimum gradient of 1:40 with 150 mm granular surround and backfill to BS 5955 Part 6 1980. Incorporate flexible joints within 150 mm of passing through walls to allow for settlement, connect to foul sewer. Build inspection chambers min. 600 x 450mm at changes of direction, gradient or at junctions, of; 150 mm concrete base, 225 mm 2nd class engineering brick with smooth benching and standard cover frame. Fit rodding eyes at top of drainage run.

Internal SVP fitted with non return trap, dergo valves or similar.

Internal: above ground, waste traps to wash–basin/bidets 32mm, elsewhere 40mm and 100mm to W.C's. Fit 75mm deep seal traps if discharging to 100mm soil and vent pipe. S&V pipe to terminate 900mm above any opening within 3m. All drainage to BS 8000 Part 14 and CP 8301

All drainage to comply with BS 8000 Part 14 and CP 8301

All design requirements shown and described are to be altered/re–specified as per any local authority representatives requirements and or suggestions. To fall within local authority needs.

Title: Detail Plans & Specification

Client:
Jeanette Adams

Address:
158 Delffordd,
Rhos,
Pontardawe,
Neath Port Talbot,
SA8 3ER

Project:
Re: Single Storey
Extension

Proposal:
Single Storey Extension

Drawing: General Arrangement Drawings

Drawn By: PML

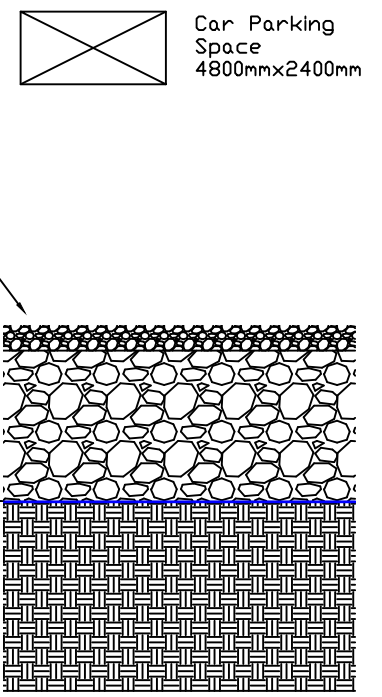
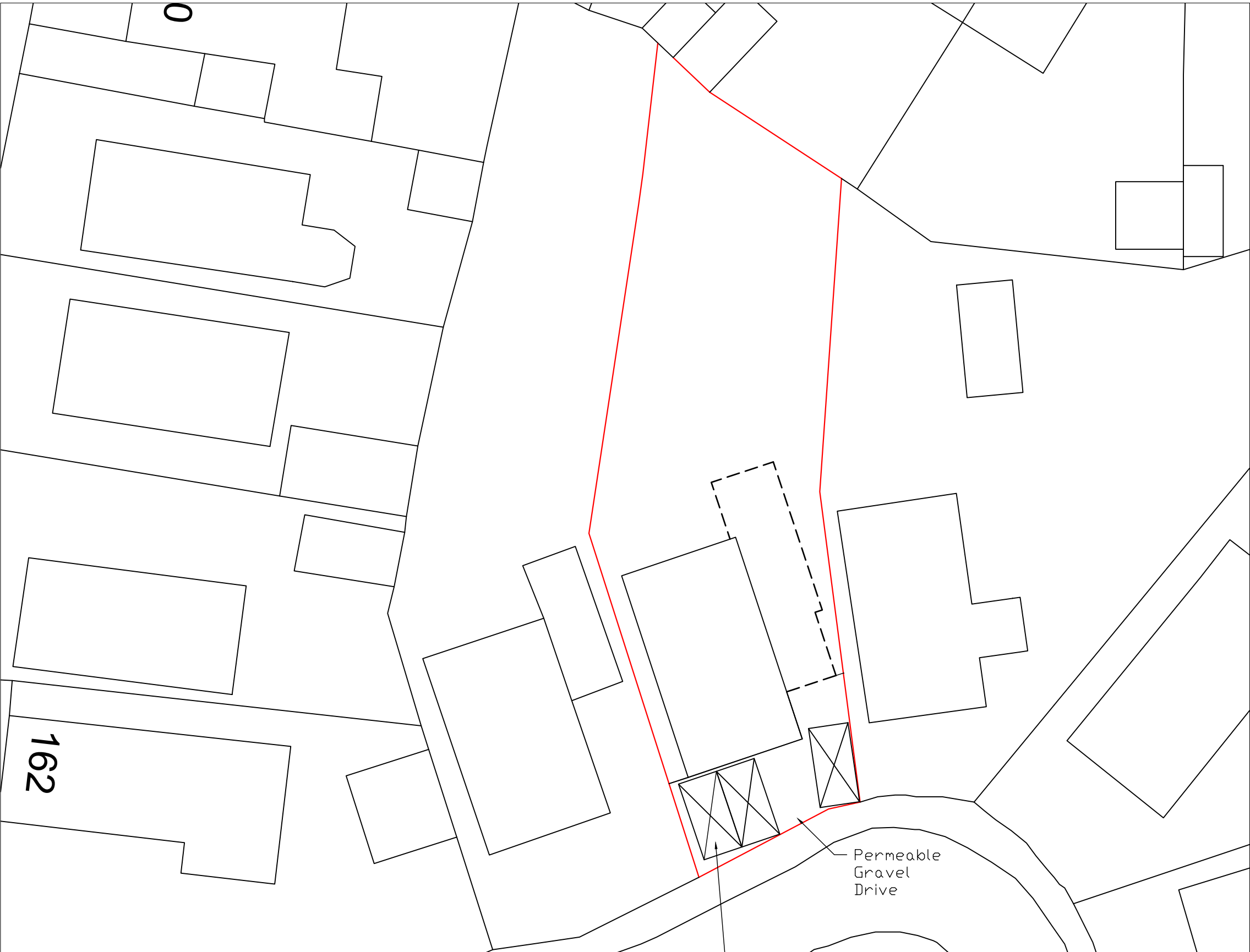
Sheet No: A1. 6

Ref: JA 1

Date: 16/12/24

Checked: PML

Scale: see each layout



Parking
Spaces
4800mmx2400mm

Permeable
Gravel
Drive

Decorative
gravel
surfacing
(approx
50mm
thick)

Type 3
subbase
Minimum 200mm
thick

Permeable
Fabric
(Geotextile)

Soil

Title: Parking Spaces
Client: Jeanette Adams
Address: 158 Delffordd, Rhos, Pontardawe, Neath Port Talbot, SA8 3ER
Project: Re: Single Storey Extension
Proposal: Single Storey Extension
Drawing: General Arrangement Drawings
Drawn By: PML
Sheet No: A3. 7
Ref: JA 1
Date: 18/02/25
Checked: PML
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