

Proposed Rear Extension to
3 Rookwood Close, Neath SA11 3TN

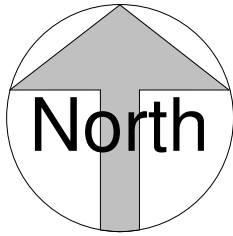
Revision A



Existing



Proposed



PROJECT

Proposed Rear Extension to
3 Rookwood Close.
Neath SA11 3TN

TITLE

Location Plan

JH Architectural Services

Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ
Tel: 07825442619 Email : justinhughes1974@gmail.com

CLIENT

Mr Andrew Rogers

DRAWN BY
J.Hughes

DATE
27/03/25

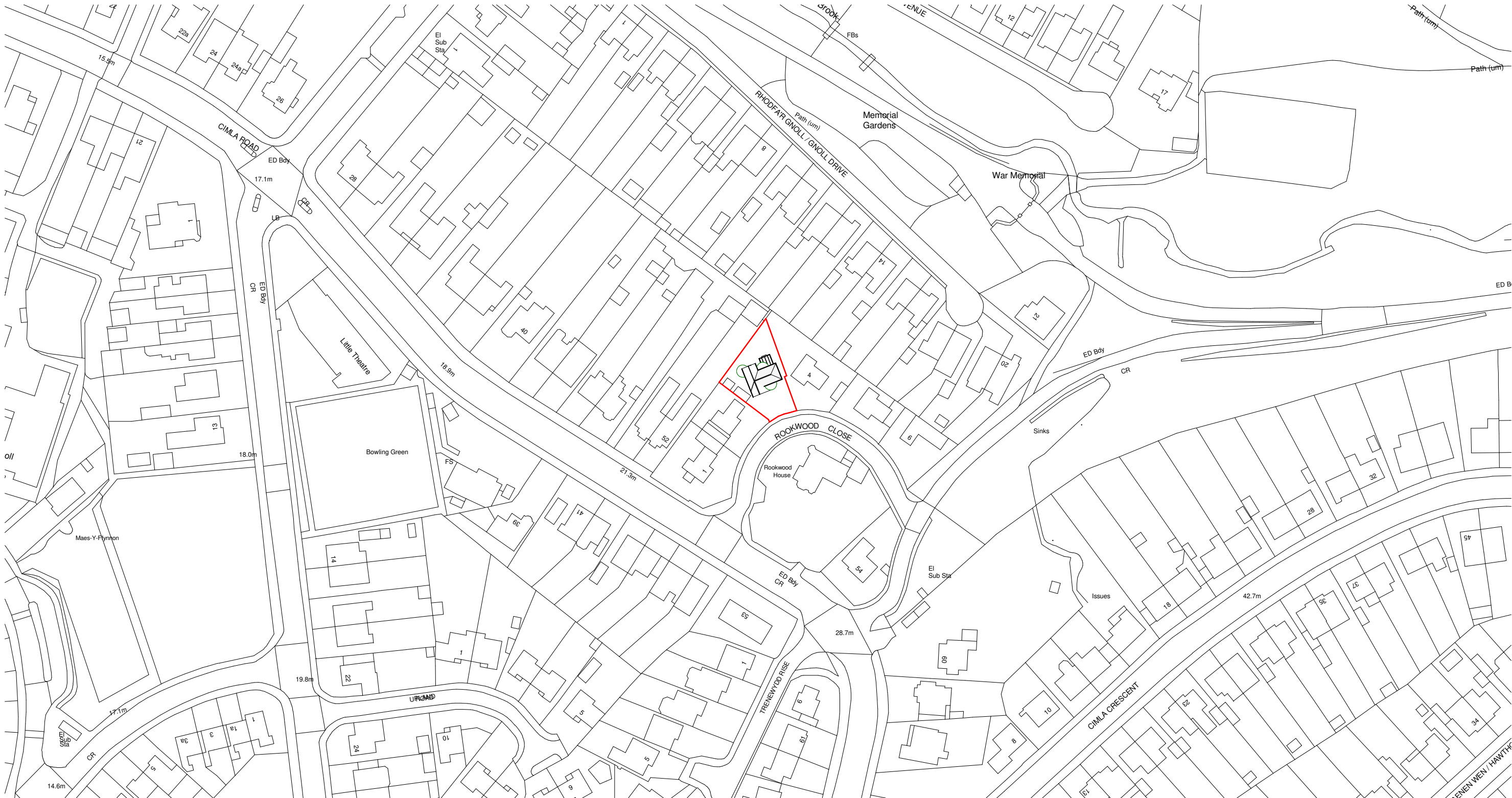
SCALE (@ A3)

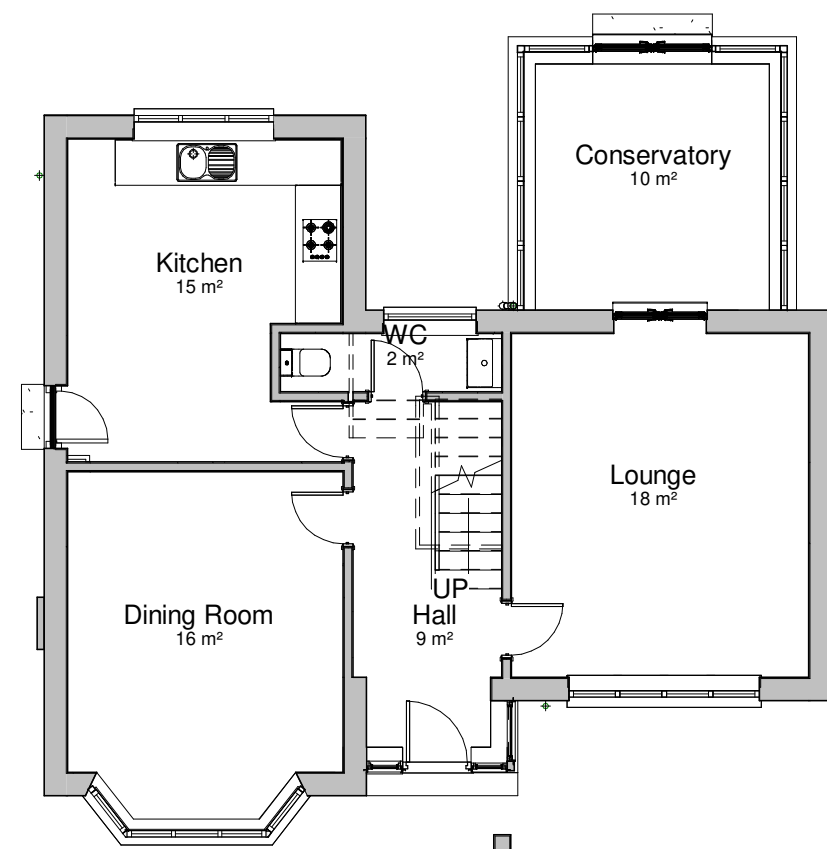
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DRAWING NUMBER

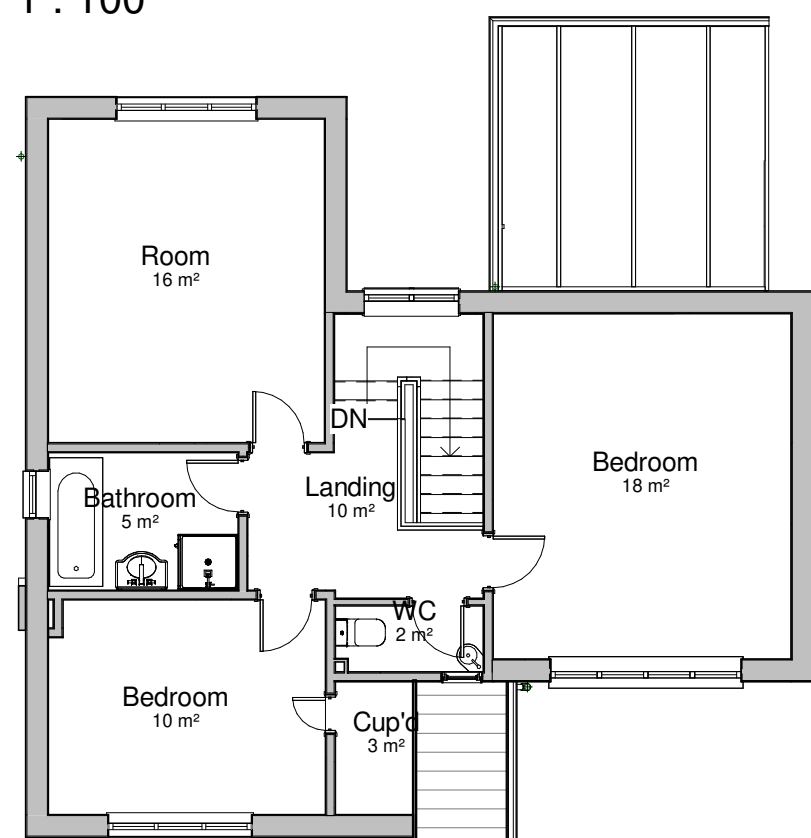
A3-JH-101-01

REV



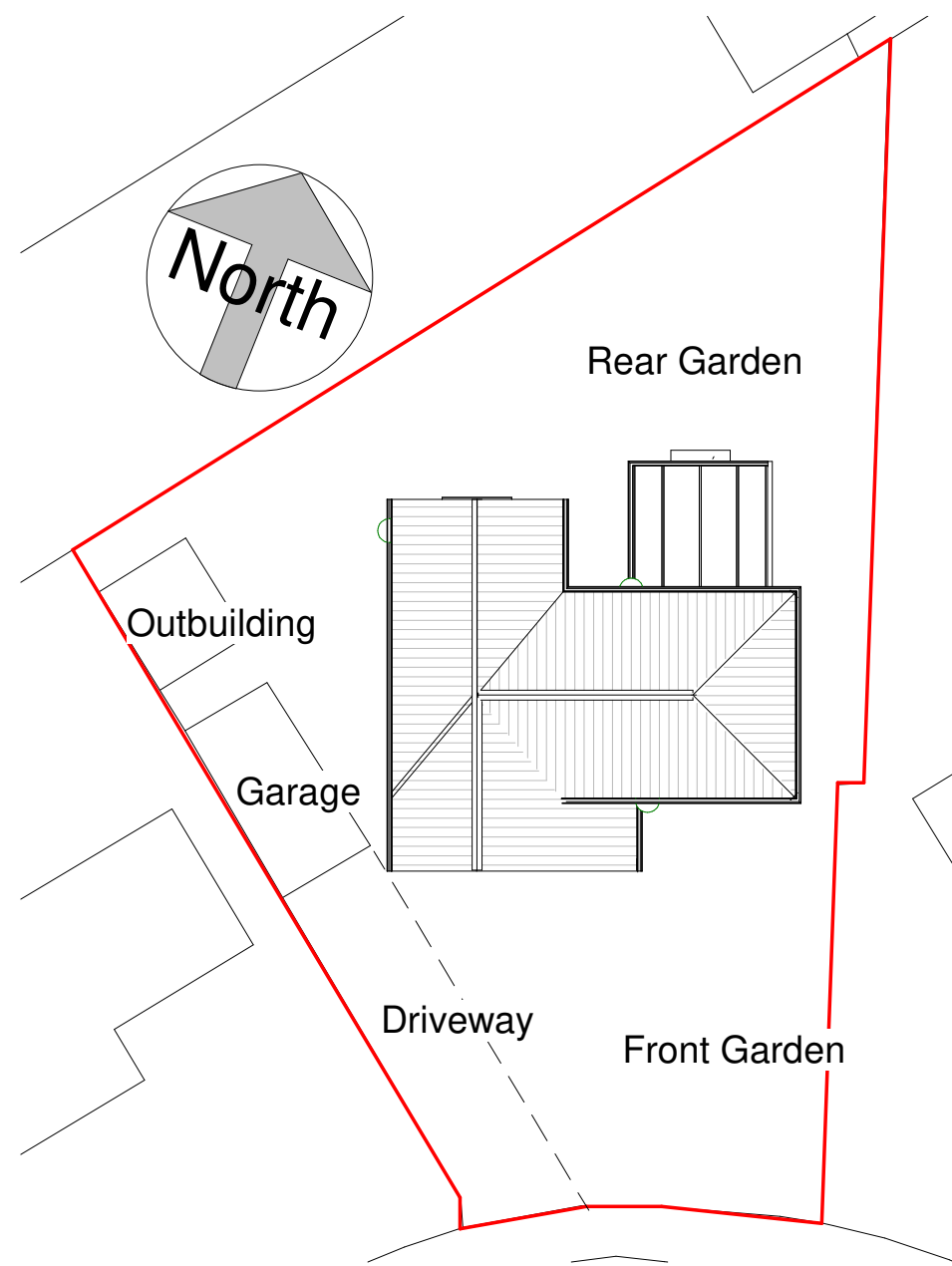


Existing Ground Floor
1 : 100

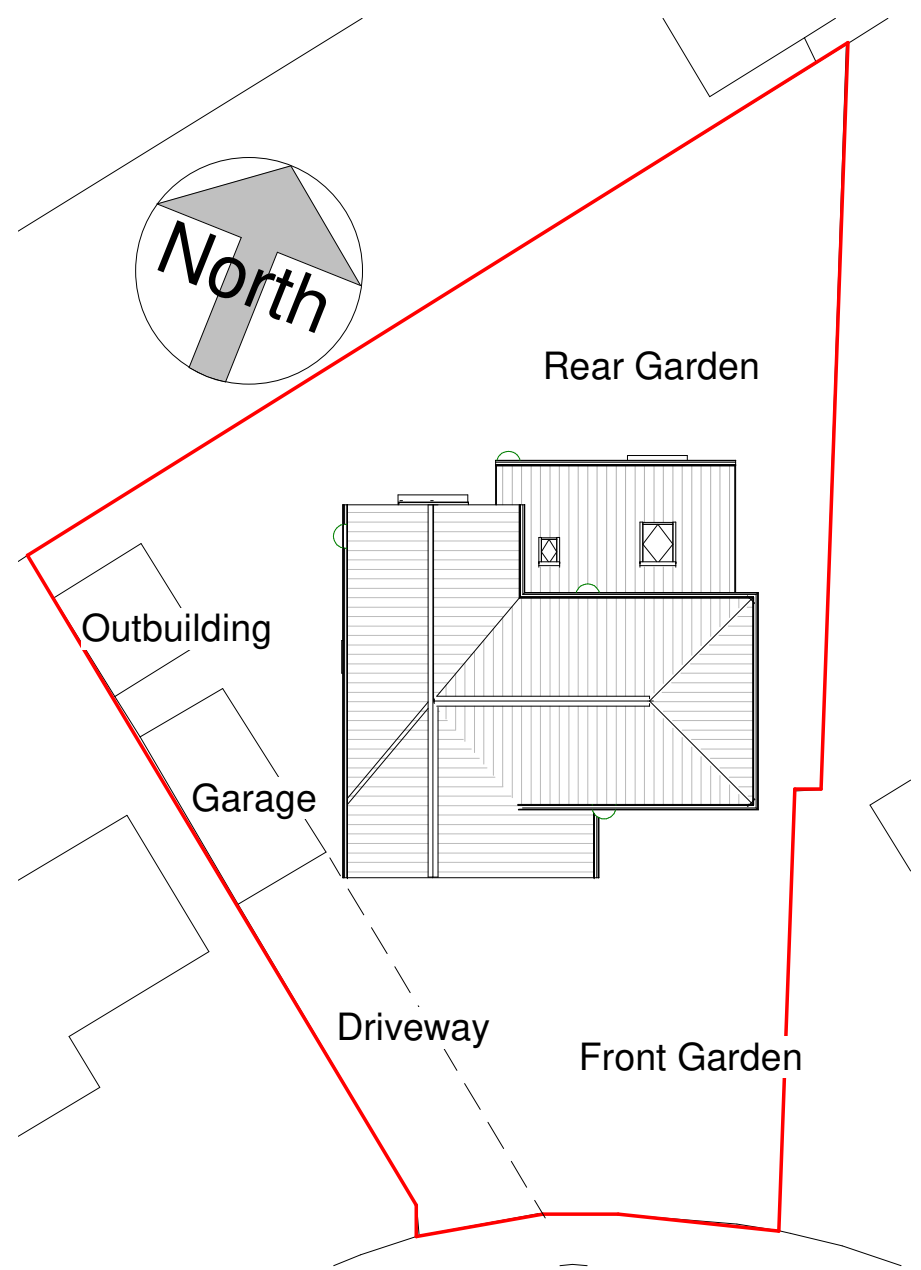


Existing First Floor
1 : 100

PROJECT Proposed Rear Extension to 3 Rookwood Close. Neath SA11 3TN	TITLE Site Plans and Existing Floor Plans	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com	
		CLIENT Mr Andrew Rogers	
		DRAWN BY J.Hughes	DATE 27/03/25
		SCALE (@ A3) 1:200, 1:100	
		DRAWING NUMBER A3-JH-101-02	REV



Existing Site Plan
1 : 200



Proposed Site Plan
1 : 200

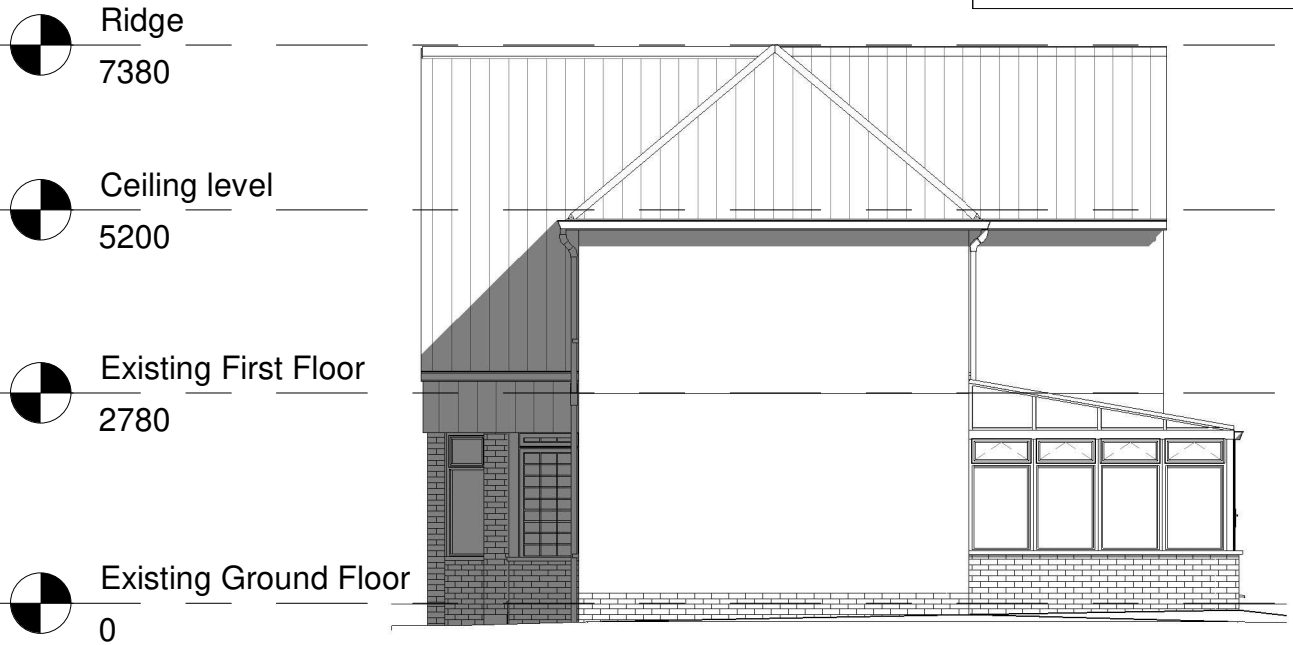
PROJECT		TITLE		JH Architectural Services	
Proposed Rear Extension to 3 Rookwood Close. Neath SA11 3TN		Existing Elevations		Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com	
				CLIENT	Mr Andrew Rogers
				DRAWN BY J.Hughes	DATE 27/03/25
				SCALE (@ A3) 1:100	
				DRAWING NUMBER A3-JH-101-03	REV



Existing Front Elevation (SE)
1 : 100



Existing Rear Elevation (NW)
1 : 100



Existing Side Elevation (NE)
1 : 100



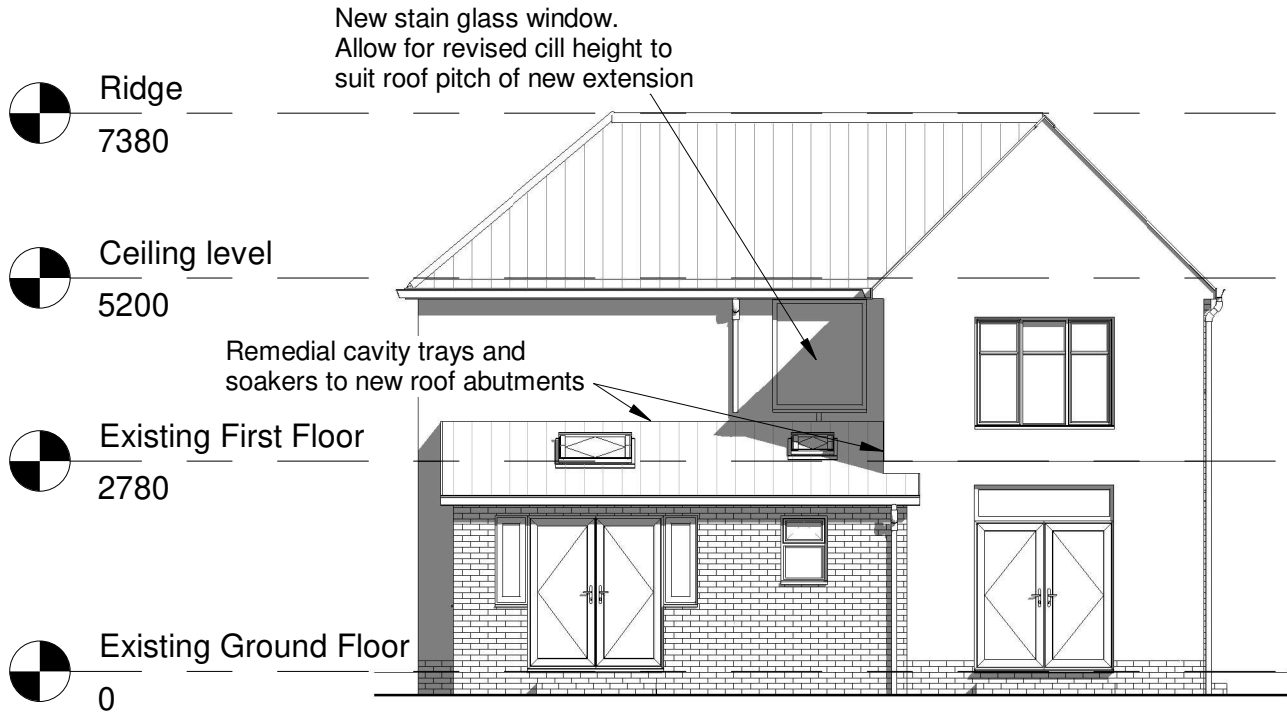
Existing Side Elevation (SW)
1 : 100

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Proposed Rear Extension to 3 Rookwood Close. Neath SA11 3TN		Proposed Elevations		Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com	
		CLIENT		Mr Andrew Rogers	
		DRAWN BY J.Hughes		DATE 27/03/25	
		SCALE (@ A3) 1:100			
		DRAWING NUMBER A3-JH-101-04		REV	



Proposed Front Elevation (SE)

1 : 100



Proposed Rear Elevation (NW)

1 : 100



Proposed Side Elevation (NE)

1 : 100

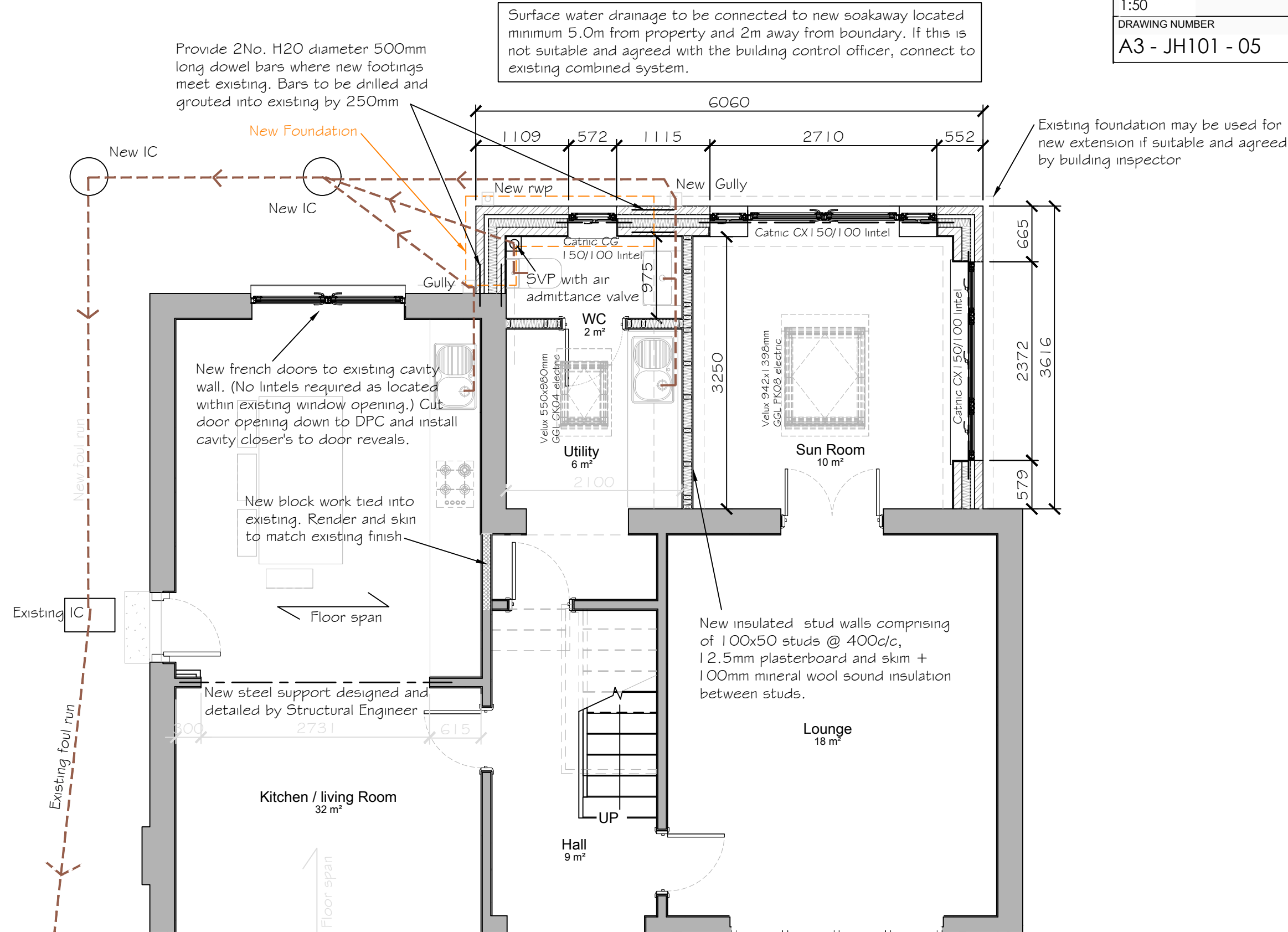


Proposed Side Elevation (SW)

1 : 100

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Proposed Rear Extension to 3 Rookwood Close. Neath SA11 3TN		Notes			
CLIENT				Mr Andrew Rogers	
DRAWN BY J.Hughes				DATE 27/03/25	
SCALE (@ A3) 1:50					
DRAWING NUMBER A3 - JH101 - 05				REV	

surface water drainage to be connected to new soakaway located minimum 5.0m from property and 2m away from boundary. If this is not suitable and agreed with the building control officer, connect to



195x47 C24 timbers rafters @ 400 c/c

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TITLE

Notes

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Tel: 07825442619 Email : justinhughes1974@gmail.com

CLIENT

Mr Andrew Rogers

DRAWN BY
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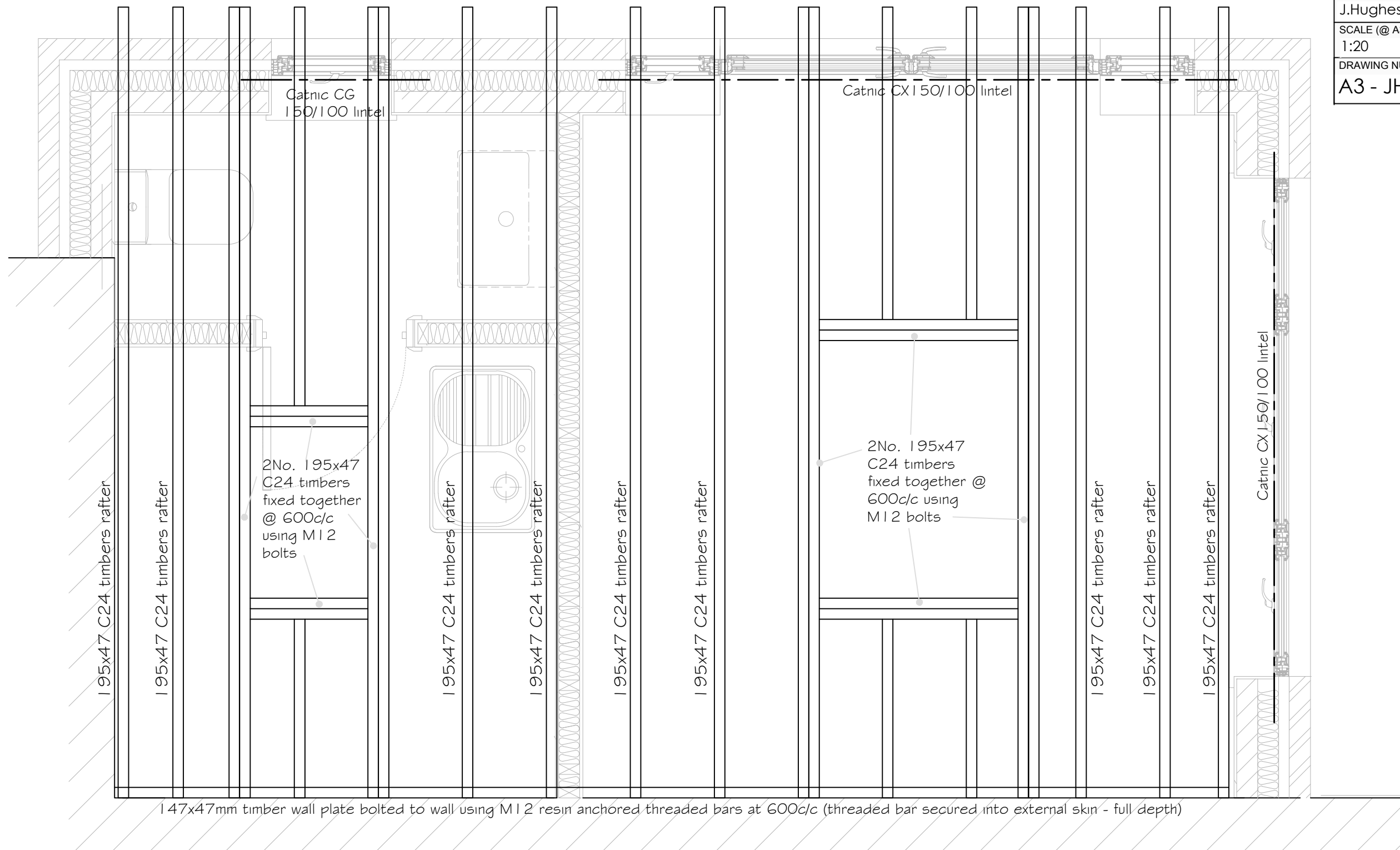
DATE
27/03/25

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1:20

DRAWING NUMBER

A3 - JH101 - 06

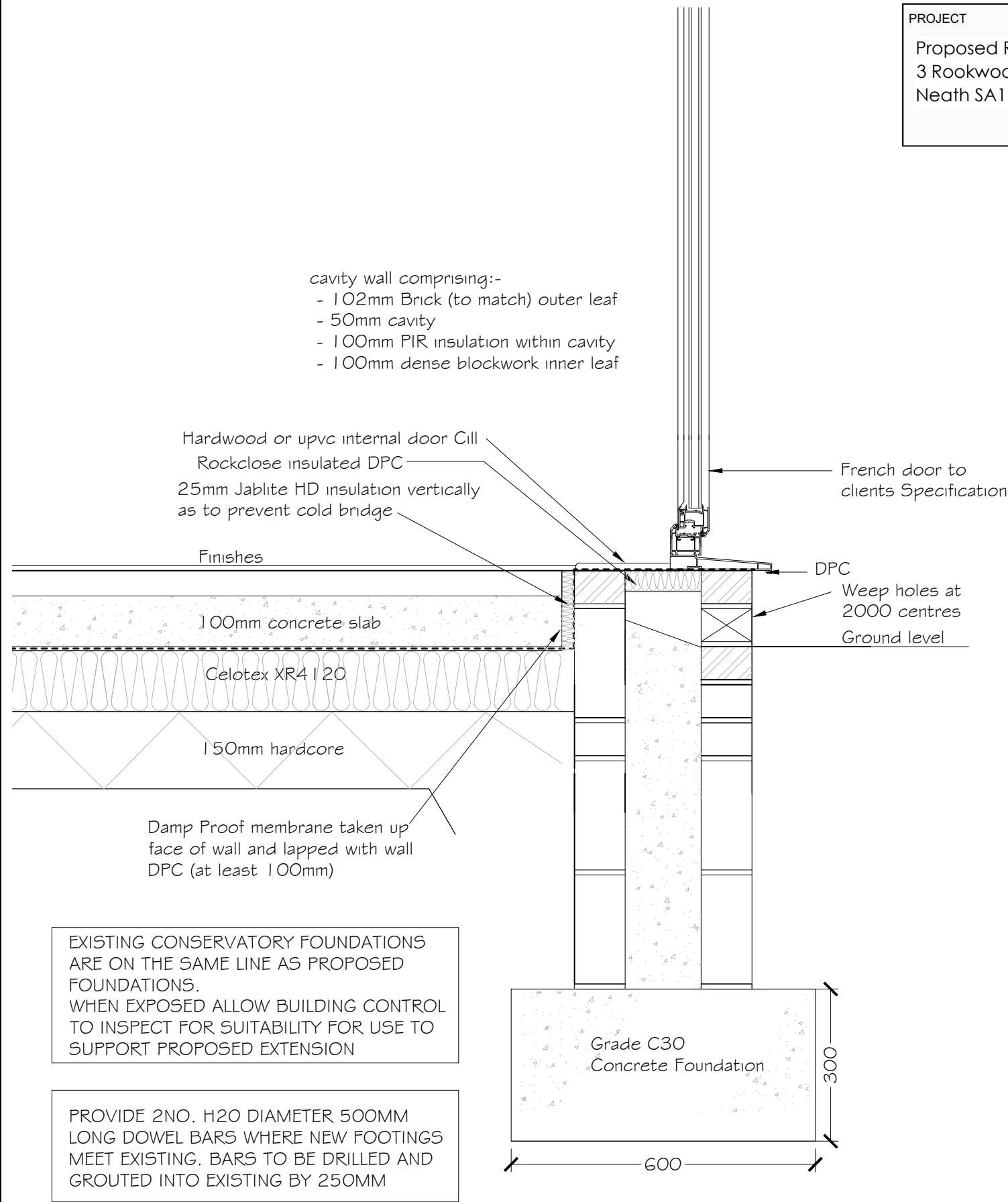
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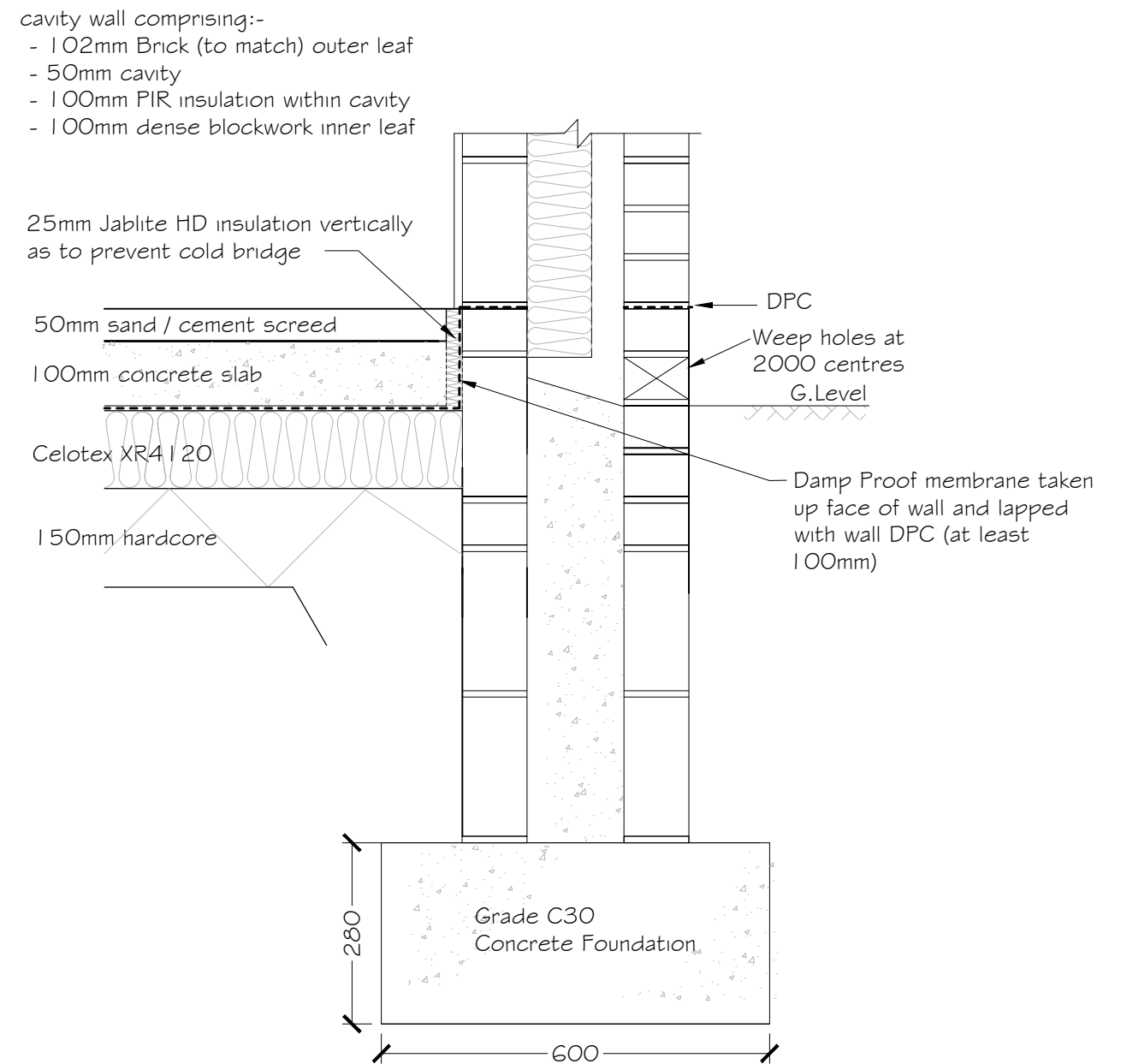
PROPOSED ROOF PLAN

SCALE 1:20

PROJECT Proposed Rear Extension to 3 Rookwood Close. Neath SA11 3TN	TITLE Notes	JH Architectural Services Penarran, Tonna Uchaf, Tonna, Neath SA11 3LJ Tel: 07825442619 Email : justinhughes1974@gmail.com	
		CLIENT Mr Andrew Rogers	
		DRAWN BY J.Hughes	DATE 27/03/25
		SCALE (@ A3) 1:10	
		DRAWING NUMBER A3 - JH101 - 07	REV

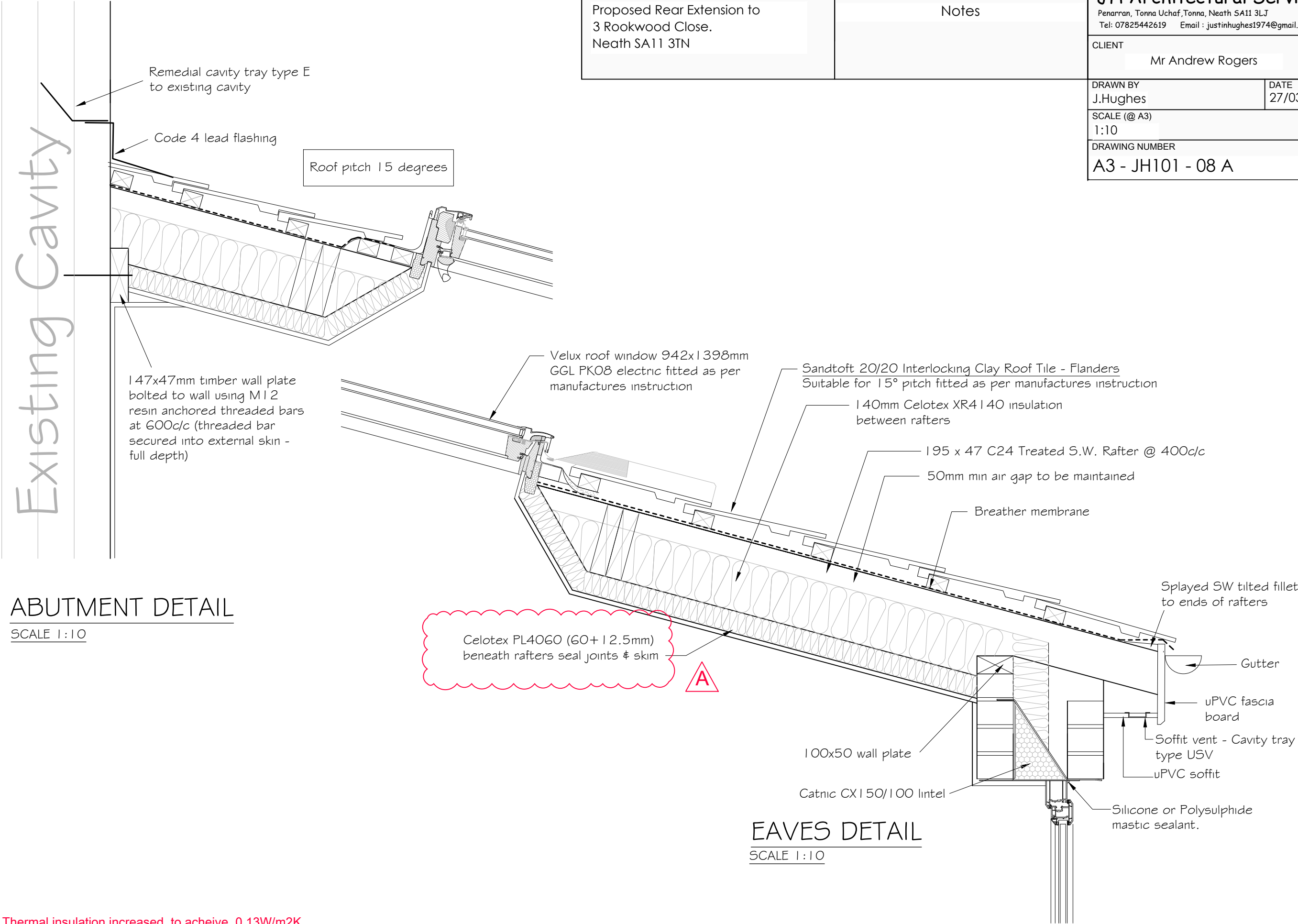


FOUNDATION /
THRESHHOLD DETAIL
SCALE 1:10



FOUNDATION DETAIL
SCALE 1:10

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Proposed Rear Extension to 3 Rookwood Close. Neath SA11 3TN	Notes	CLIENT Mr Andrew Rogers	
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		SCALE (@ A3) 1:10	
		DRAWING NUMBER A3 - JH101 - 08 A	REV



CONSTRUCTION SPECIFICATION

Construction specification to support the Building Regulation application for the erection of a Single storey Rear Extension at 3 Rookwood Close, Neath SA11 3TN

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.

DRAINAGE

Storm Water Drainage

Downpipes to discharge into uPVC back inlet gulleys Surface water drainage to be connected to be connected to existing gulleys to existing surface water drainage. If new drainage is required 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.

Foul Water Drainage

New new drainage runs required. 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.

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.		

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 600 x 300mm to cavity walls), to existing foundation level and to approval of Local Authority Building Control Officer.

GROUND BEARING CONCRETE FLOOR SLAB

50mm sand/cement screed on 100mm ground bearing concrete slab on 100mm Celotex XR4120 insulation board (25mm upstand to perimeter to prevent cold bridging) on 1200 gauge DPM over-lapped with DPC to perimeter on minimum 150mm well consolidated clean hardcore blinded with sand. Floor to achieve 'U' value of 0.15W/m2K.

CAVITY WALL CONSTRUCTION (TO BS 5628)

Outer Skin

102mm brick work to match. Weepholes to perp joints @ 2000mm c/c at ground level..

Cavity

50mm clear cavity, 100mm PIR insulation batts (new wall-side) and to match existing on new wall rear (assumed 50mm PIR) (refer also to wall tie specification). Lean mix concrete cavity fill up to ground level.

Inner Skin

100mm dense concrete block work with 13mm plaster and skim finish.

Cavity wall to achieve 'U' value of 0.18W/m2K. where possible

WALL STARTERS / CONNECTORS

Furfix or similar approved stainless steel wall connectors with vertical dpc where joining to main house. Fixed to manufacturers recommendations and install vertical DPC.

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.

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.

CAVITY CLOSERS

Cavities to be closed at eaves, cills and jambs with Thermabate insulated cavity closers or similar approved installed in accordance with the manufacturers recommendations.

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		SCALE (@ A3) N/A	
		DRAWING NUMBER A3 - JH101 - 09	REV

ROOF CONSTRUCTION

Sandtoft 20/20 Interlocking Clay Roof Tile - Flanders, suitable for 15° pitch fitted as per manufactures instruction on treated softwood battens (size and gauge to suit) on breather membrane on 195x47mm rafters (double rafters either side of roof lights). Rafters at eaves to be supported on 100x50 treated S.W. wall plate bedded in mortar and strapped down @ 1200mm centres, and at abutment by 150x47 timber bolted to existing wall using M10 bolts resin anchored full depth of outer skin @ 600c/c.

LEAD WORK

To be Code 4 lead for cover flashing's. 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 in accordance with the manufacturers specification.

WINDOWS

Supply and fix new internally sealed double glazed uPVC window. 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

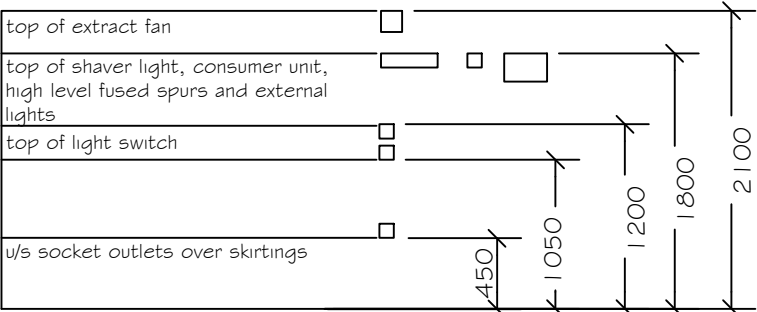
VENTILATION

Natural ventilation opening lights to be provided of at least 1/20th of the floor area of the room. Mechanical ventilation equivalent to 60 litres per second to kitchen. Vent ducts to incorporate condensation traps and outfall pipework.

Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.

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

Extend existing C.H. pipework to new radiators capable of maintaining temp. of 18 deg. C. when external temp. is -1 deg. 'C'.

SMOKE DETECTORS

Supply and fix electronically operated interlinked smoke detectors with battery back up to ground 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.