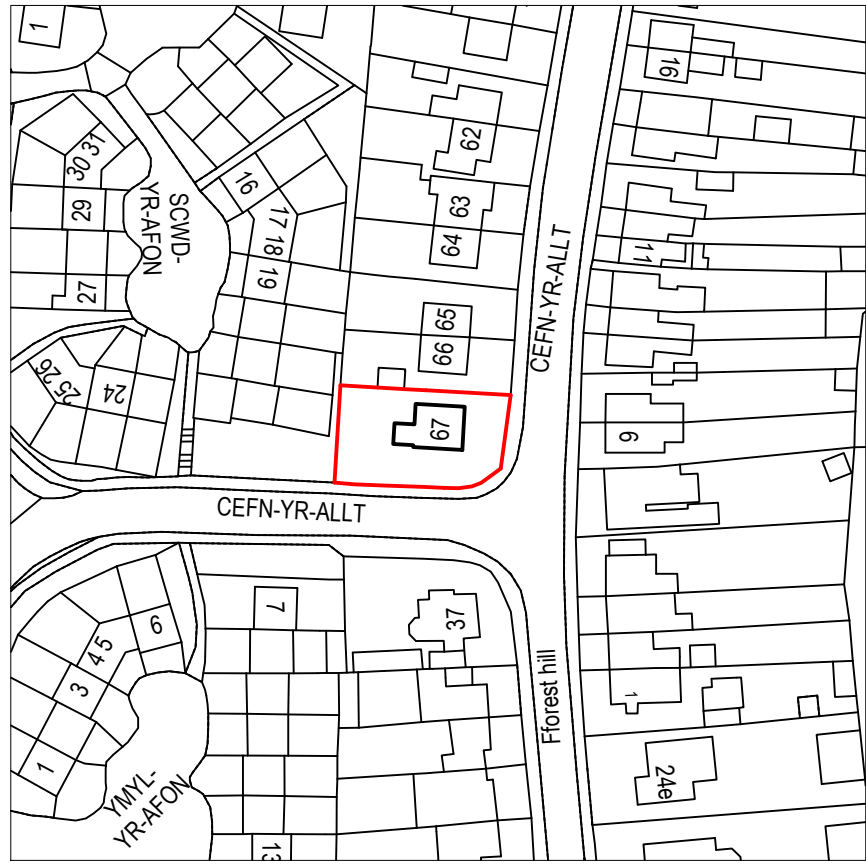
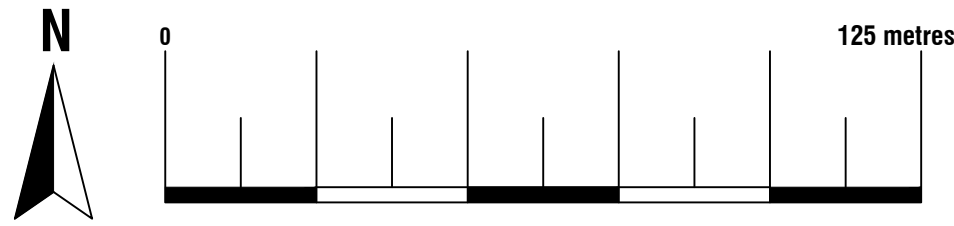
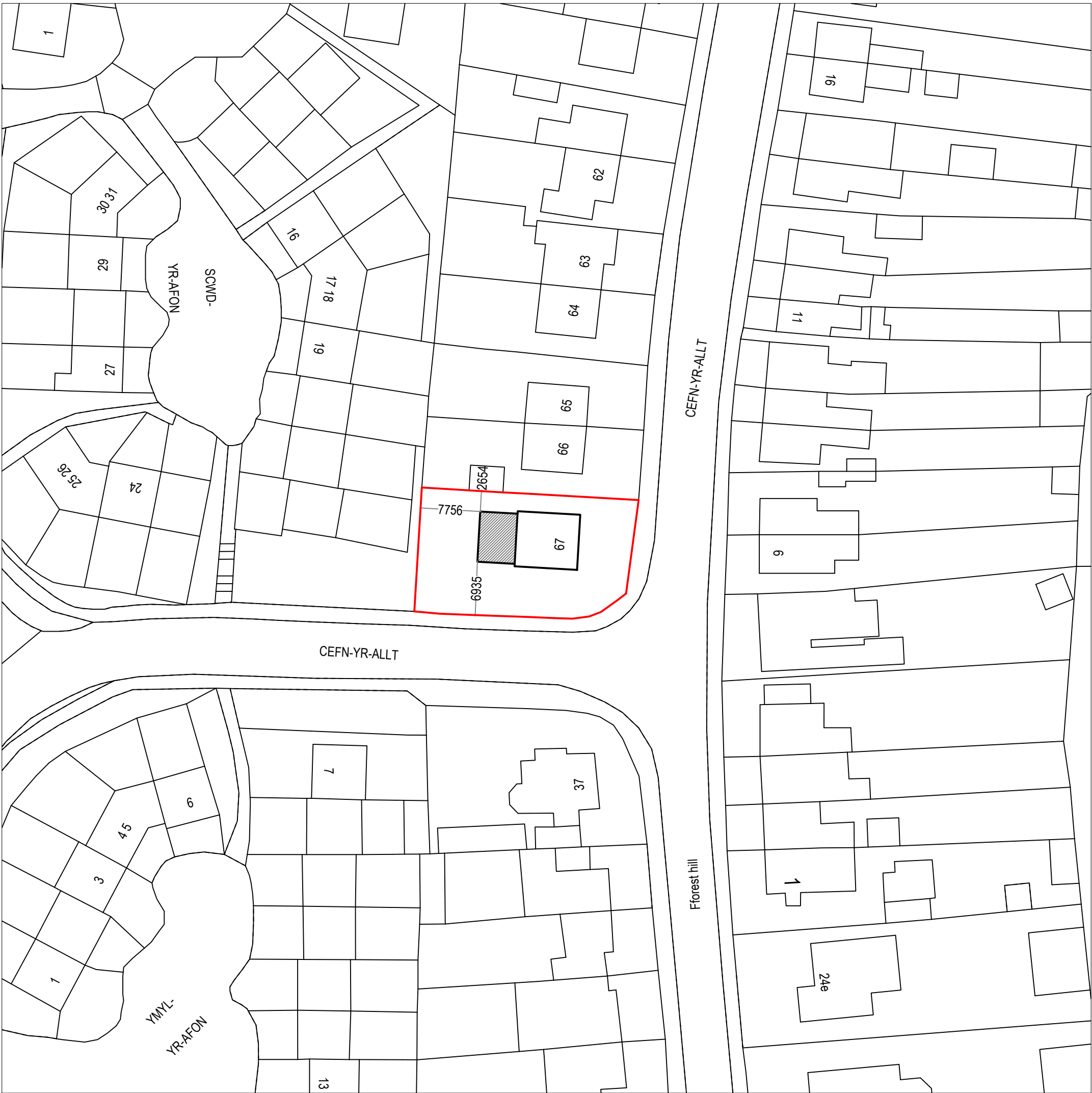
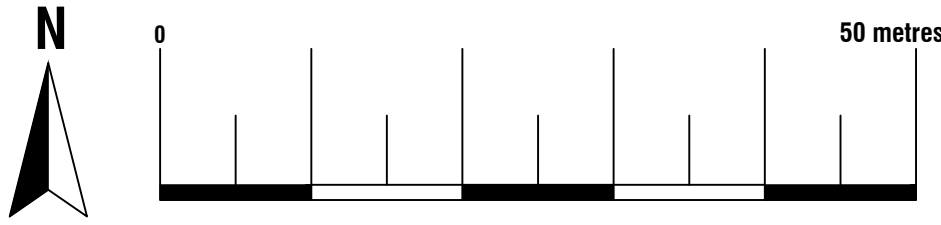




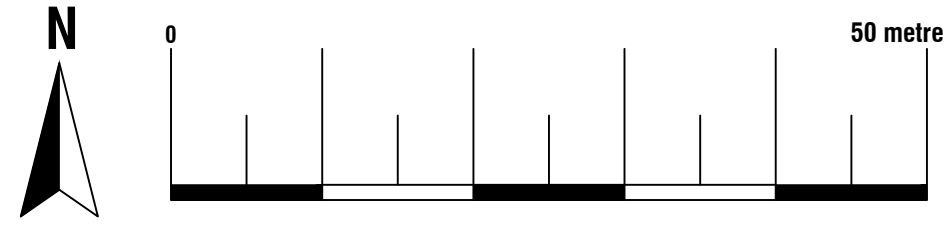
Location Plan
Scale 1:1250
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OS 100047474



Existing Block Plan
Scale 1:500
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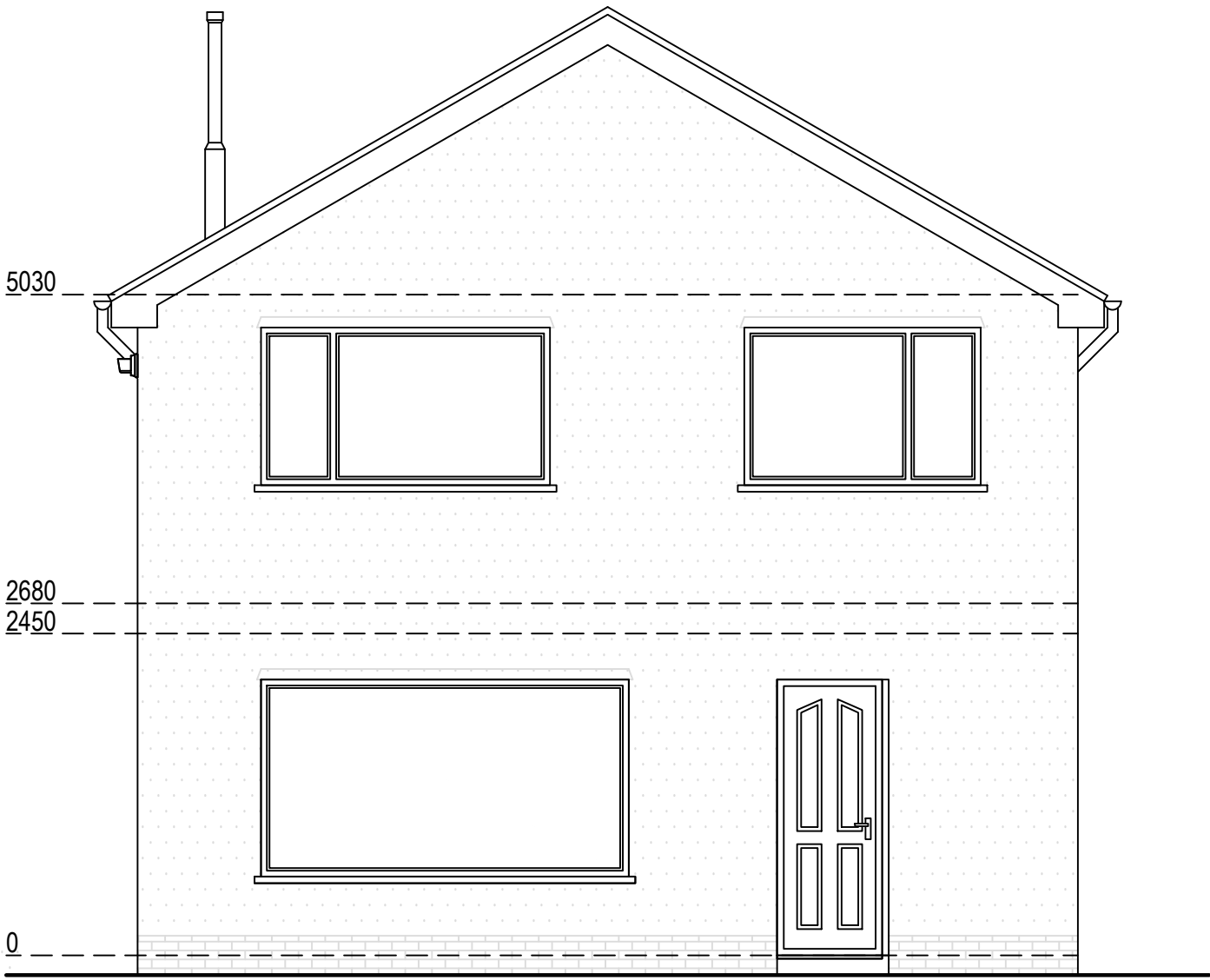
Proposed Block Plan
Scale 1:500
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OS 100047474



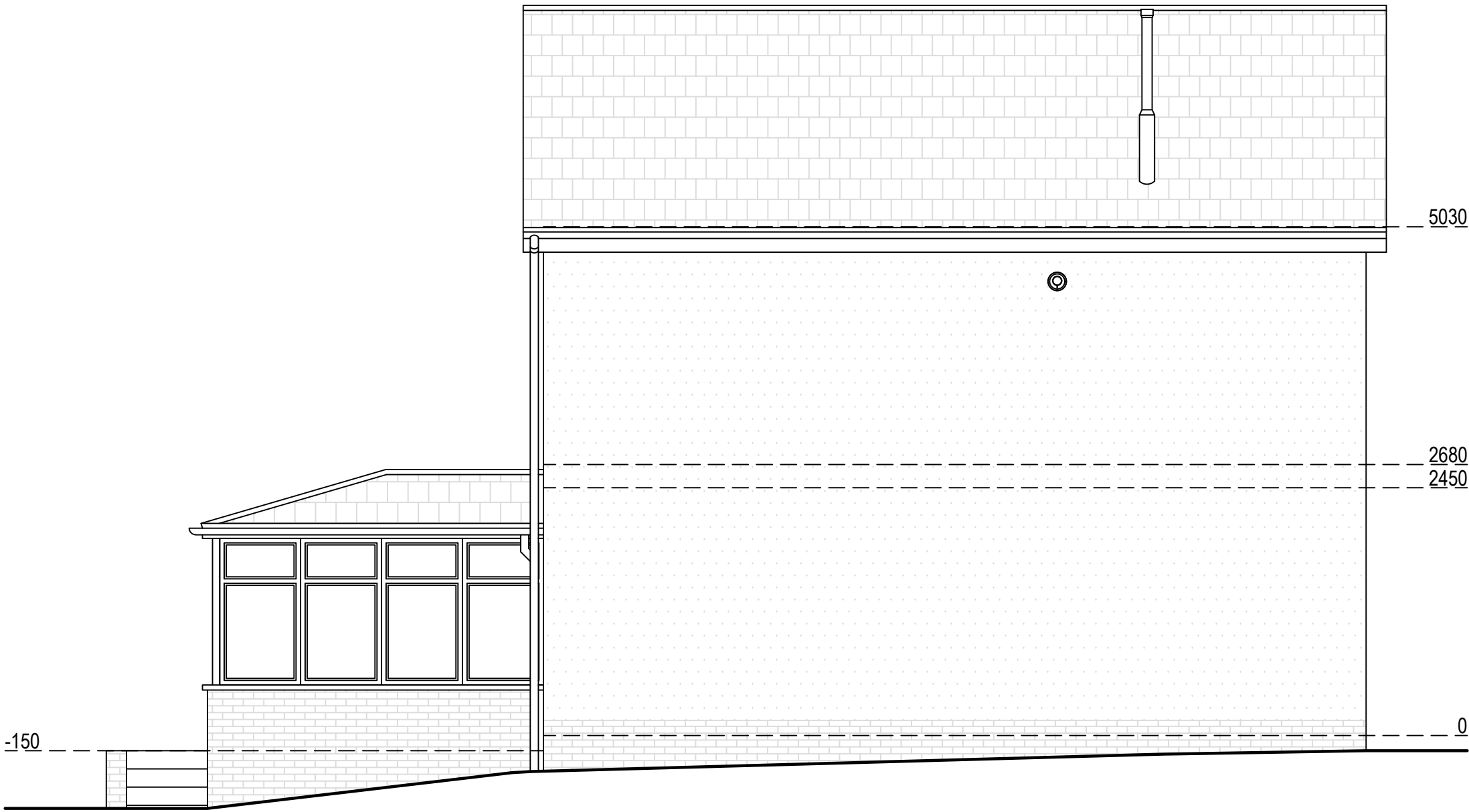


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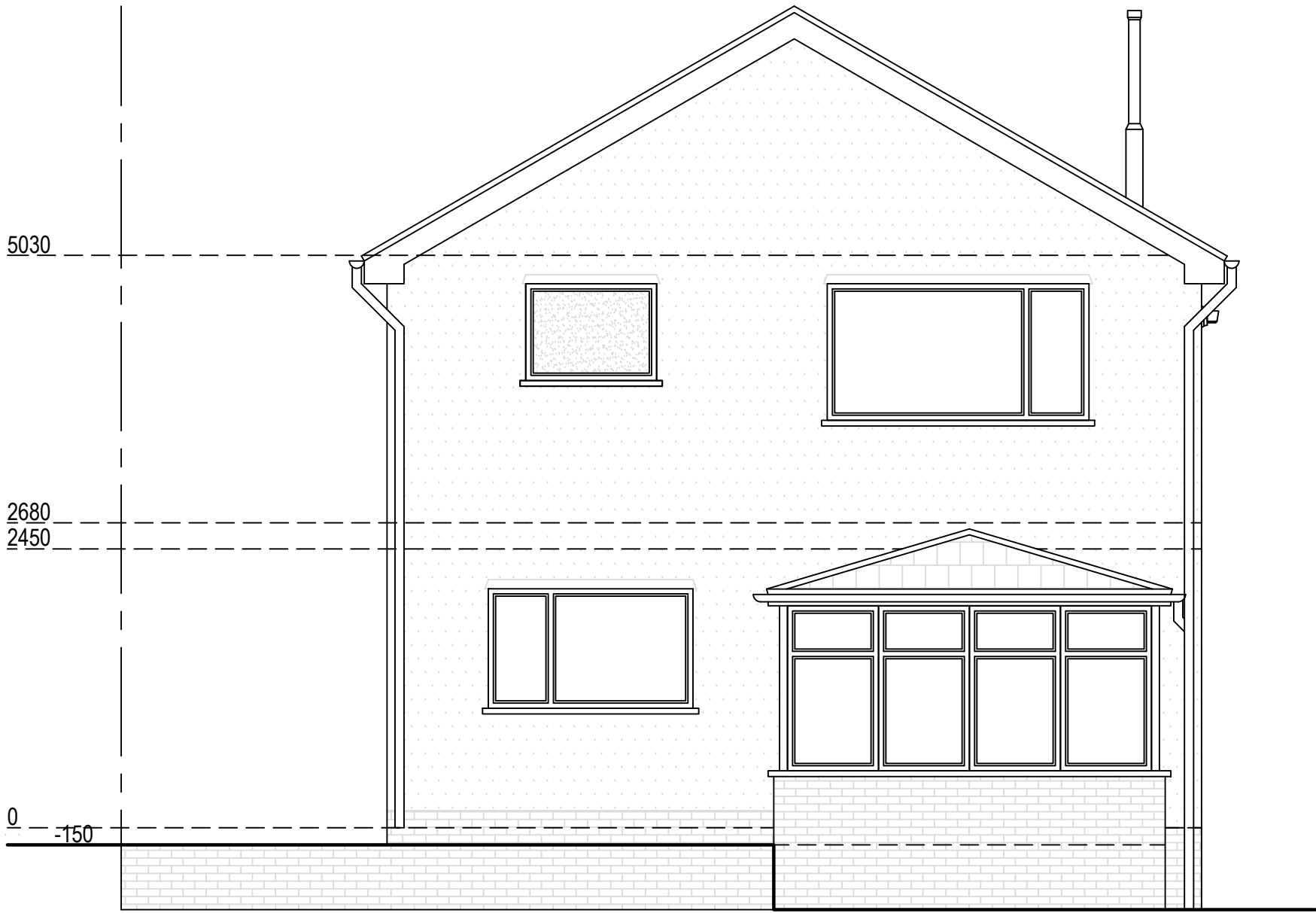
Site	67 CEFN YR ALLT, Aberdulais SA108HE	Date	30.05.2025		
		Sheet	25-1091	D01	REV 01
		Job	New Extension		
		Scale	1:500, 1:1250 @A1, 1:1000, 1:2500 @A3		
Title Number	WA213559	Title	As Shown		



Existing East Elevation



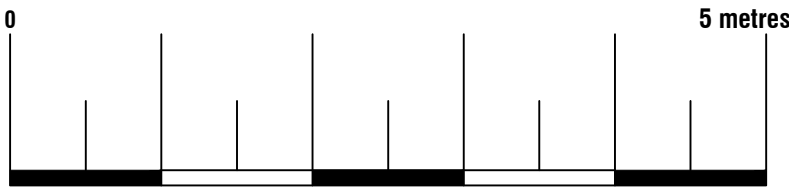
Existing South Elevation



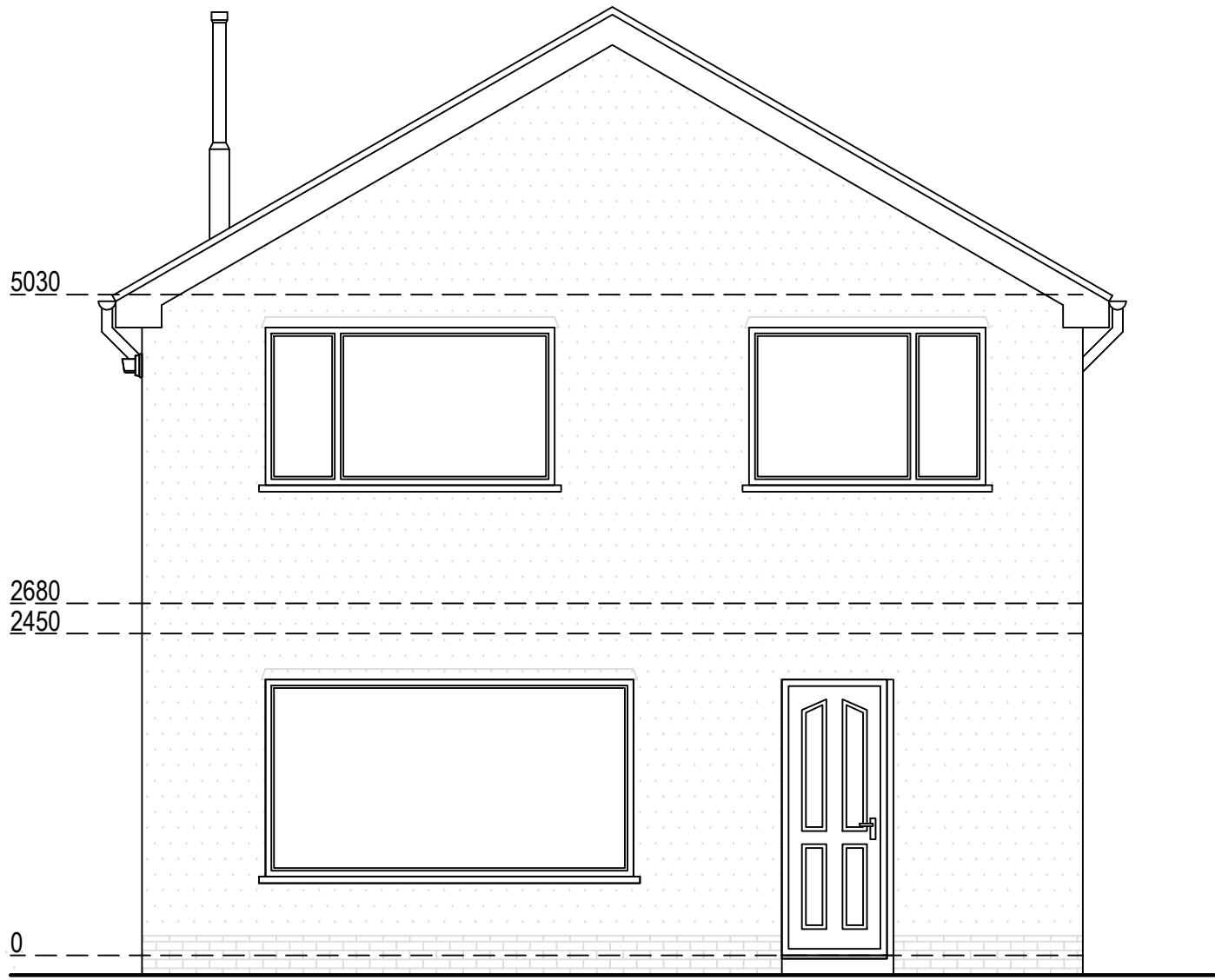
Existing West Elevation



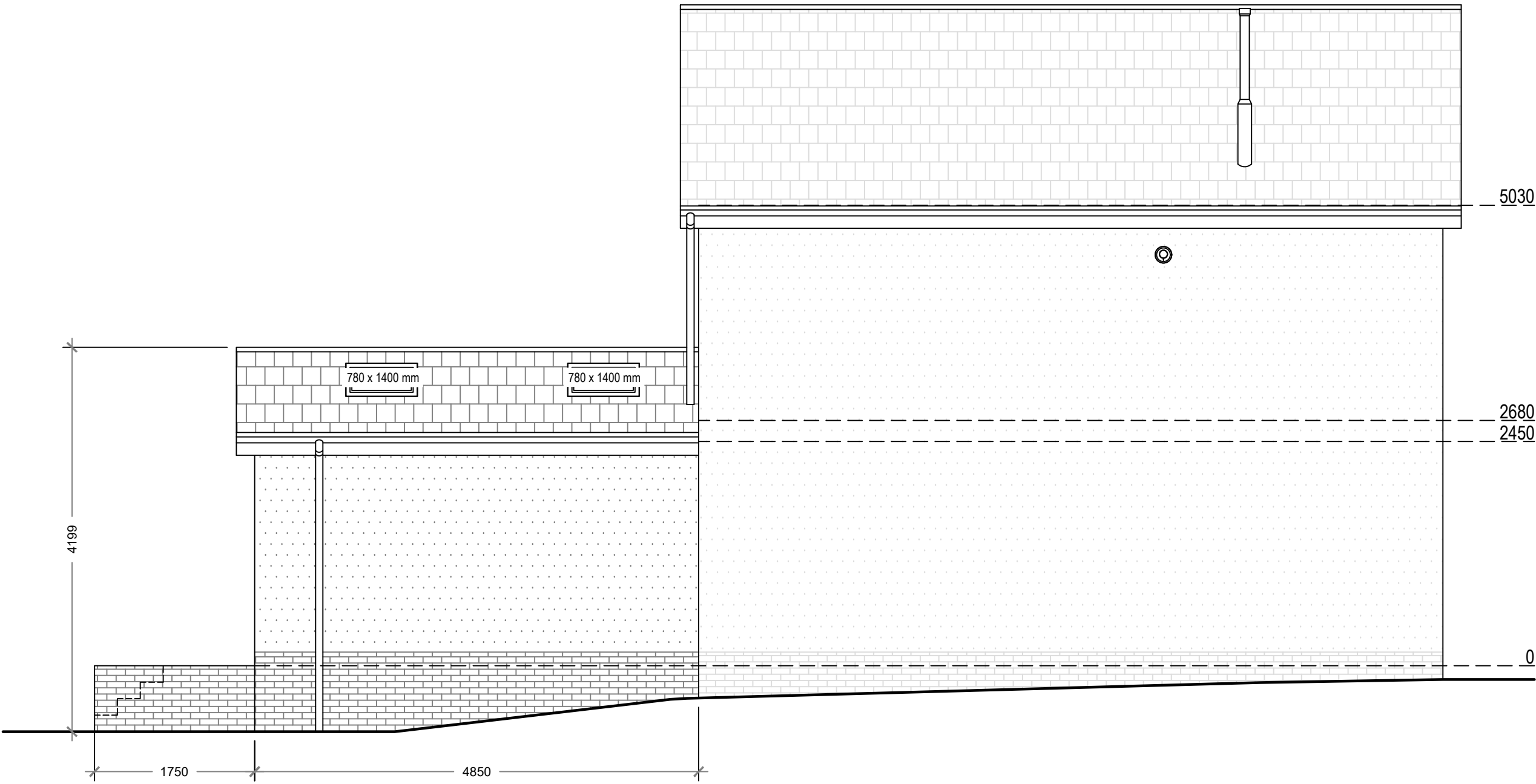
Existing North Elevation



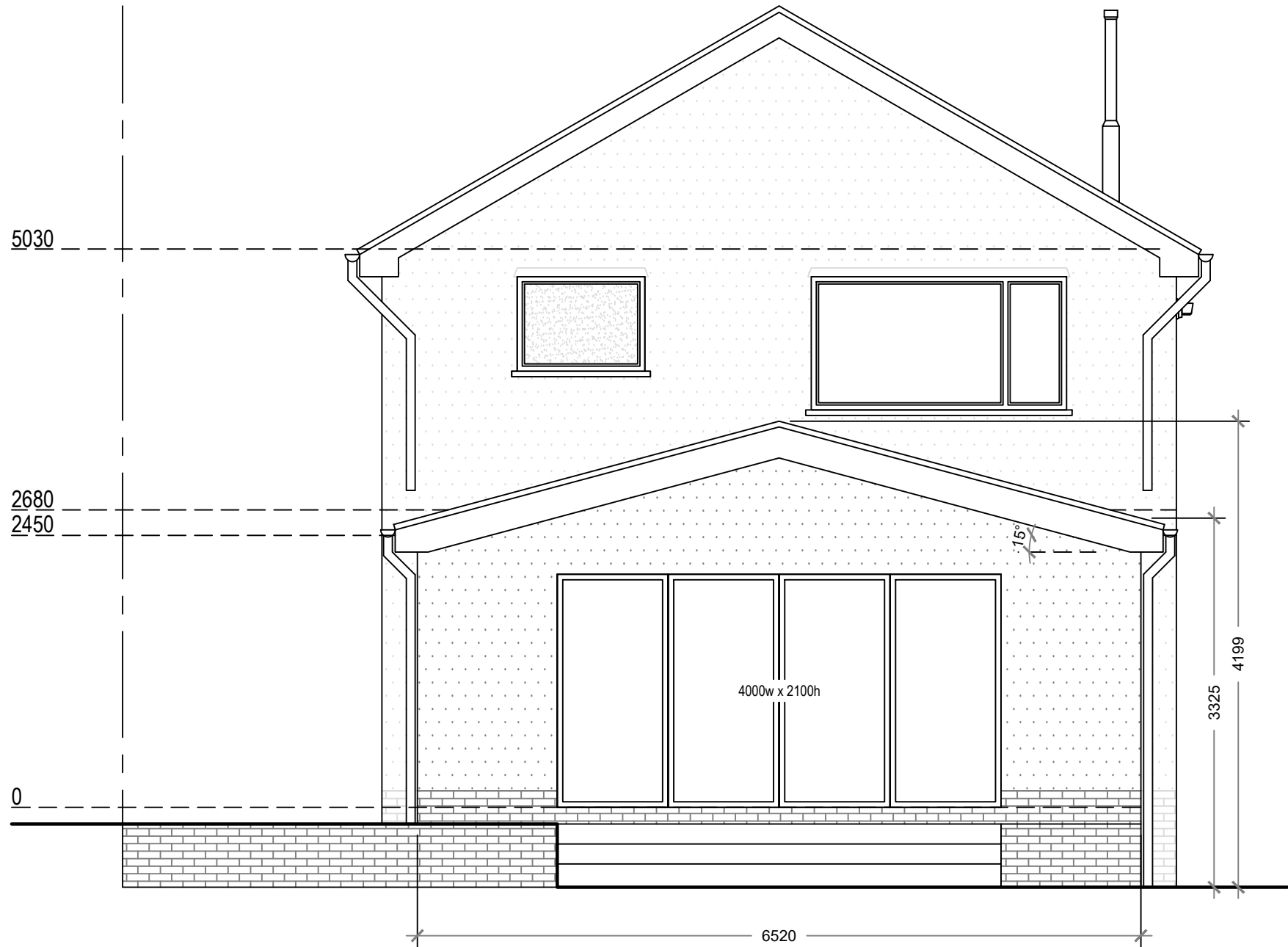
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Site	67 CEFN YR ALLT, Aberdulais SA108HE	Date	30.05.2025
		Sheet	25-1091 D04 REV 01
		Job	New Extension
Title Number	WA213559	Scale	1:50 @A1, 1:100 @A3
		Title	As Shown



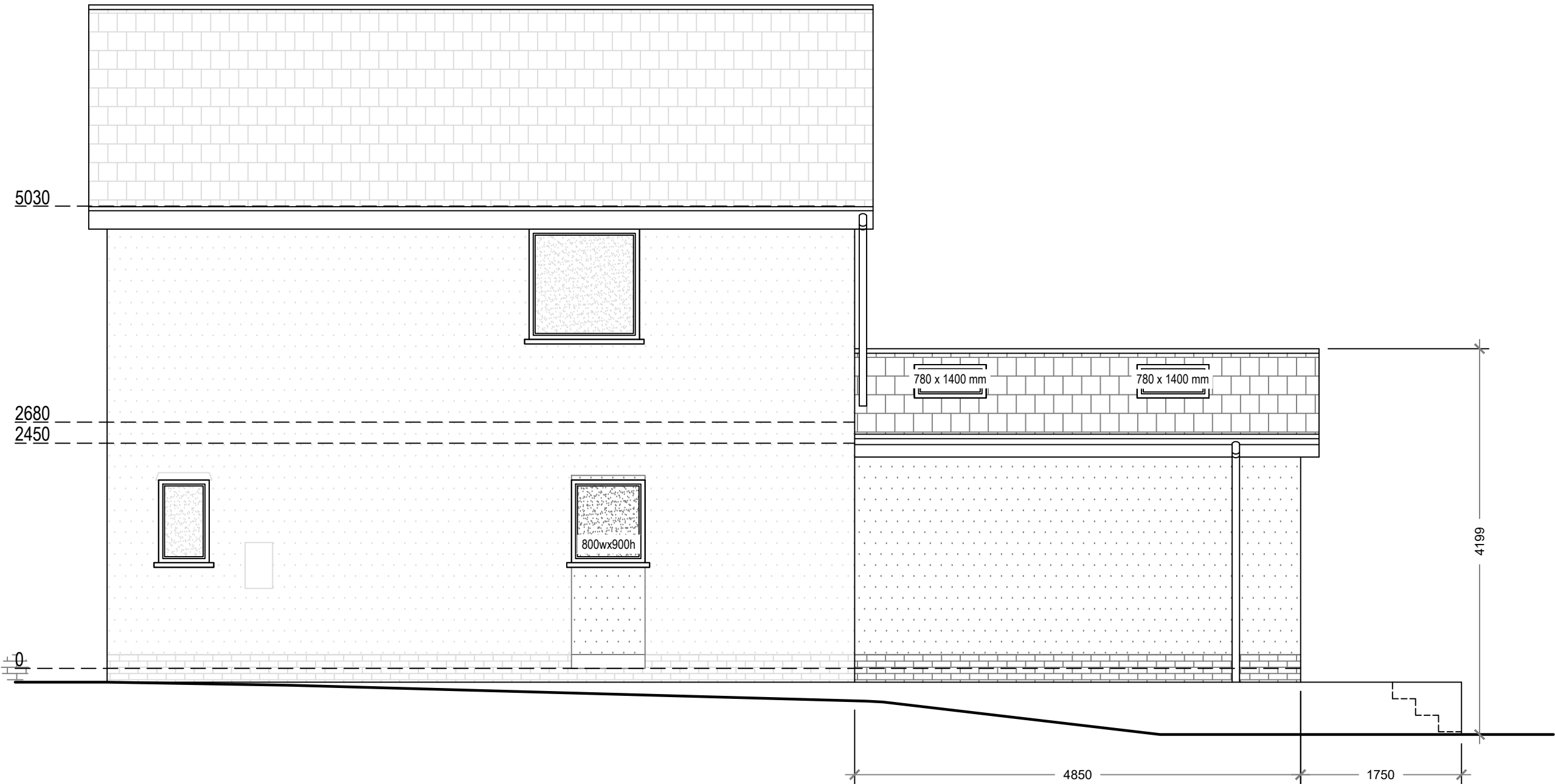
Proposed East Elevation



Proposed South Elevation

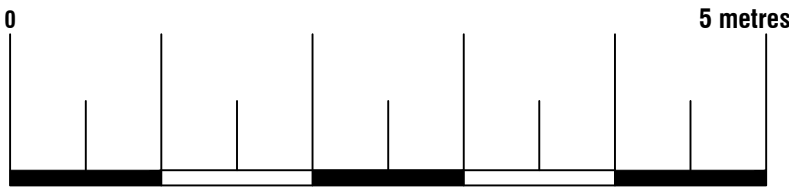


Proposed West Elevation



Proposed North Elevation

FOR BUILDING CONTROL APPROVAL ONLY
NOT FOR CONSTRUCTION

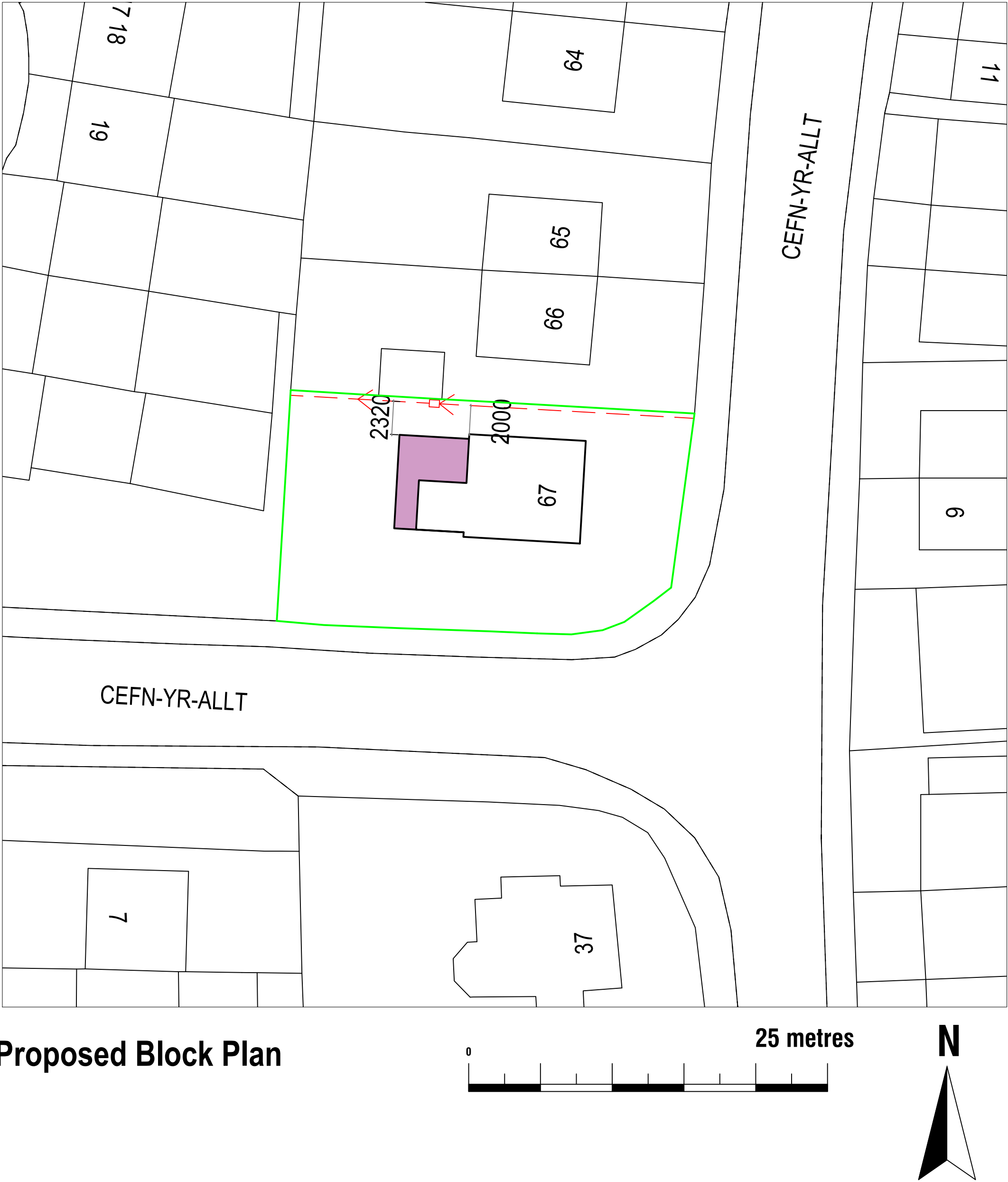


Proposed Materials:
Walls: Render (to match existing)
Walls: Brick (to match existing)
Pitched roof: Tile (to match existing)
Windows: Double glazed (to match existing)



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		Sheet	25-1091	D05	REV 01
		Job	New Extension		
		Scale	1:50 @A1, 1:100 @A3		
Title Number	WA213559	Title	As Shown		



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		Sheet	25-1091	D06	REV 01
		Job	New Extension		
		Scale	1:50 @A1, 1:100 @A3		
Title Number	WA213559	Title	As Shown		



- Symbol Key:**
- Proposed Extension
 - Boundary
 - Existing Manhole
 - Public sewer

- NOTES:**
1. New IC will comply with BS EN 771-1 using Class B engineering bricks in accordance with Figure B 14 (Type C) of the Design and Construction Guidance within the Code for Adoptions, selected using Access Type Selection on Figure 3 with BS EN 124 cover (un-trafficked area).
 2. All bricks will have freeze/thaw designation F2.
 3. Unused inlets will be sealed and watertight to avoid groundwater ingress.
 4. New pipe bedding to comply with IGN 4-08-01.
 5. The pipe will be replaced, if required, with like for like material, believed to be PVC 100mm diameter.
 6. This drawing is not to be used for construction.
 7. This is not a design drawing. The principal designer will remain responsible for all designer duties specified within CDM2015.
 8. The location of all utilities must be located on site prior to works commencing.
 9. The Client must inform the contractors of any hazards on site.

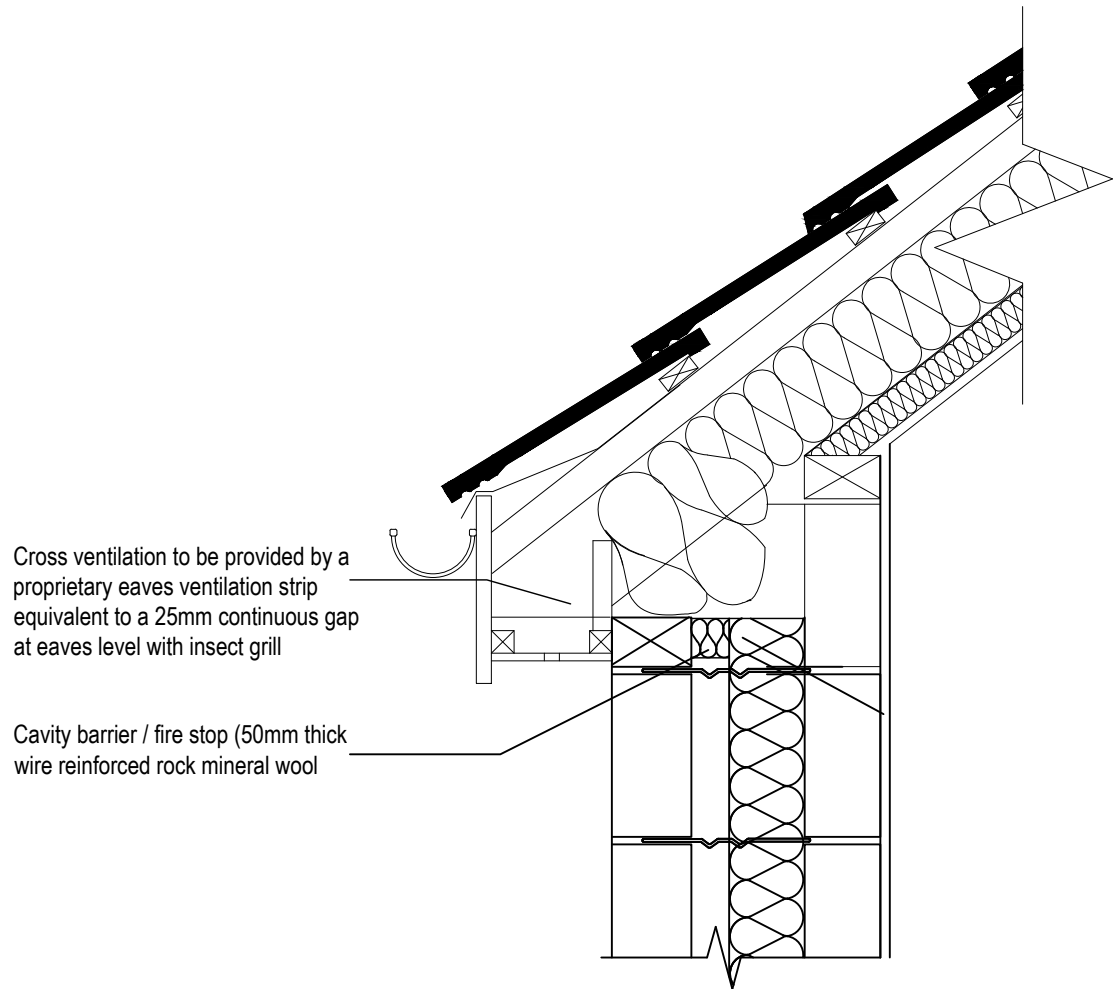
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Site	67 CEFN YR ALLT, Aberdulais SA108HE	Date	30.05.2025		
		Sheet	25-1091	D07	REV 01
		Job	New Extension		
		Scale	1:50 @A1, 1:100 @A3		
Title Number	WA213559	Title	As Shown		

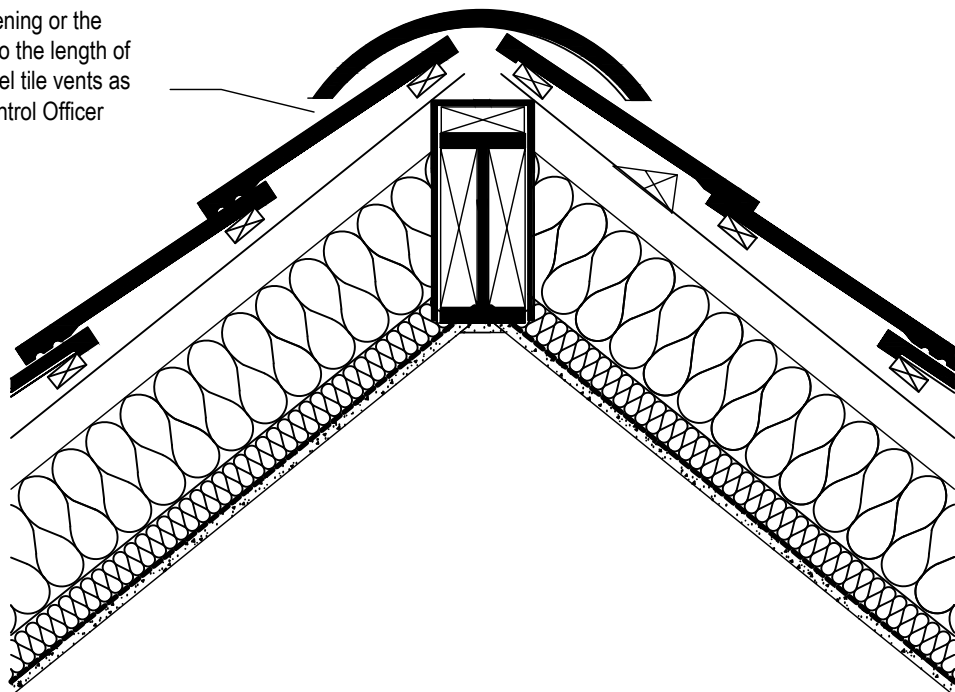
COLD ROOF EAVES DETAIL



RIDGE VENTILATION DETAIL

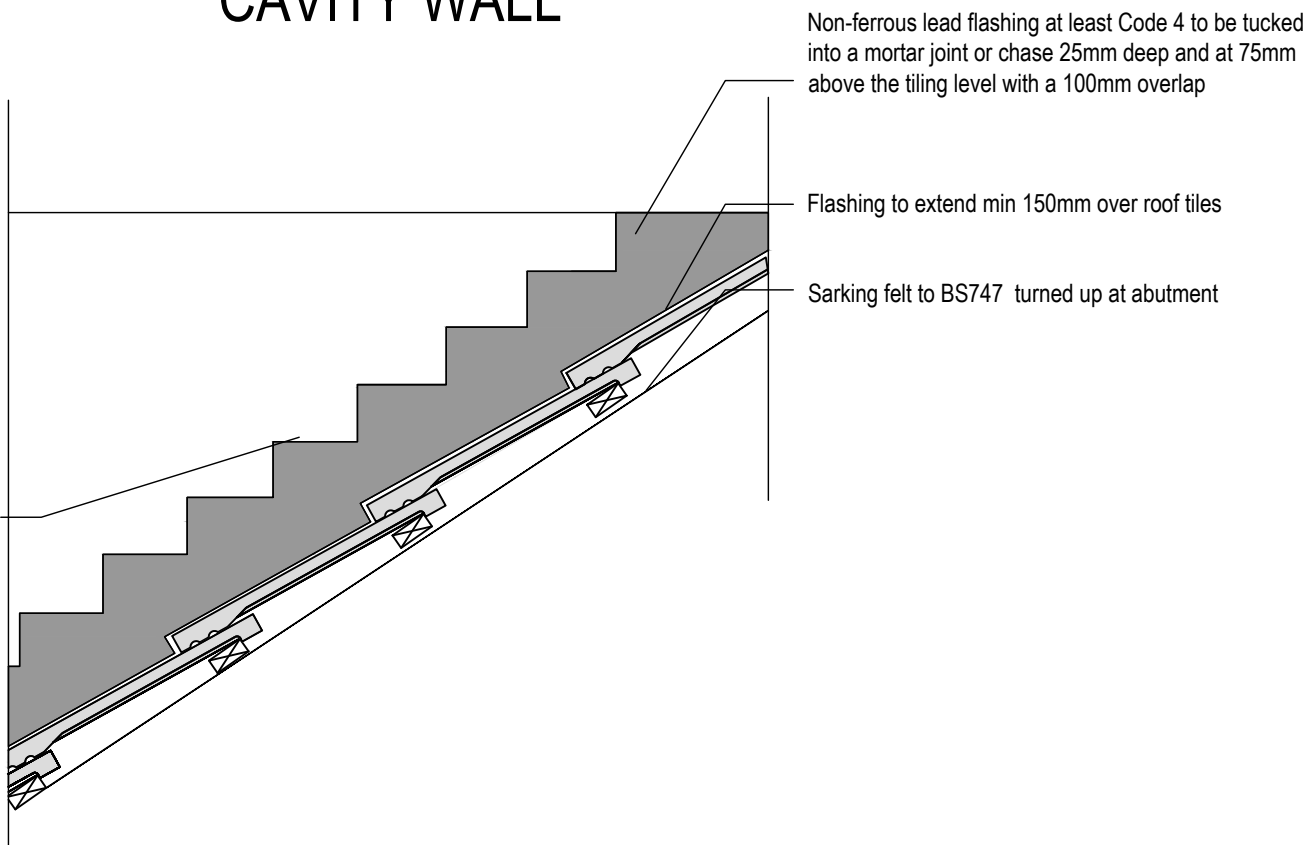
Structural design by suitably qualified engineer

A continuous 5mm wide opening or the equivalent area is required to the length of the ridge or provide high level tile vents as agreed with the Building Control Officer

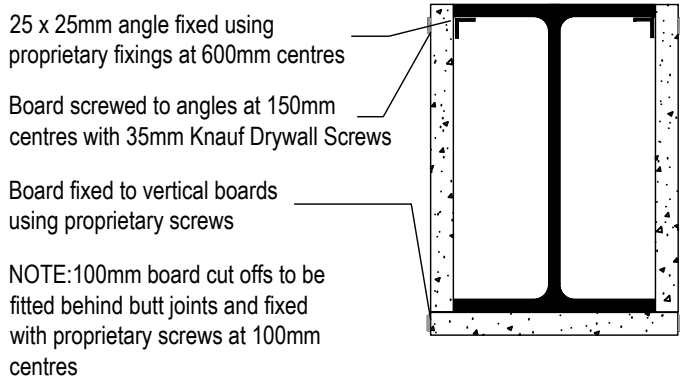


PITCHED ROOF ABUTMENT WITH CAVITY WALL

A stepped cavity tray linked to a stepped flashing should be used. Stepped flashings should be cut from a strip at least 150mm wide. Soakers or a secret gutter should be installed at abutments where slates, flat interlocking tiles plain tiles are used. Weepholes to be provided min 1 per tray



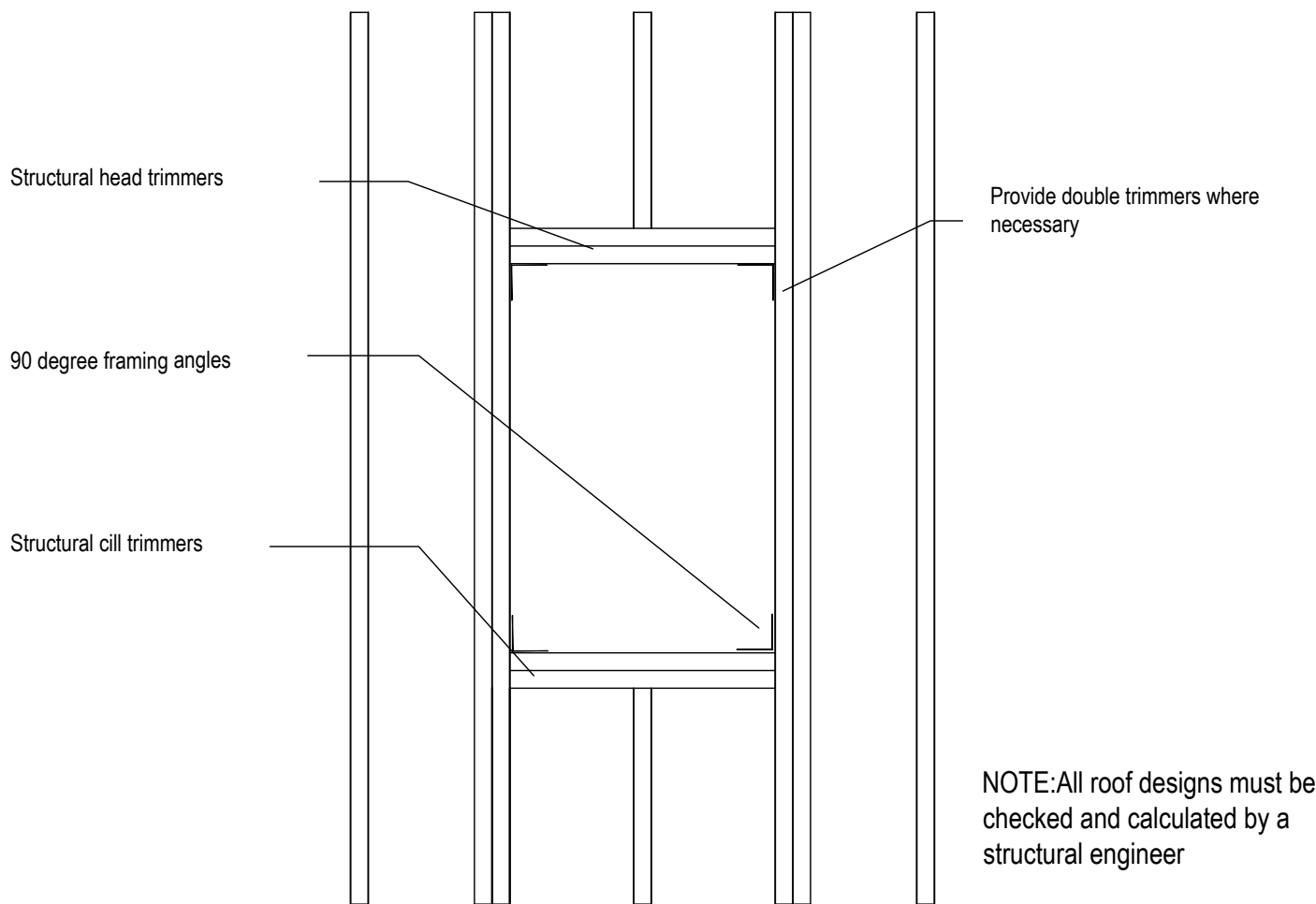
FIRE PROTECTION OF STEEL BEAM
(Knauf fire board - as section 6 :2012 of manufacturer's details)



BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

ROOFLIGHTS (STRUCTURE)

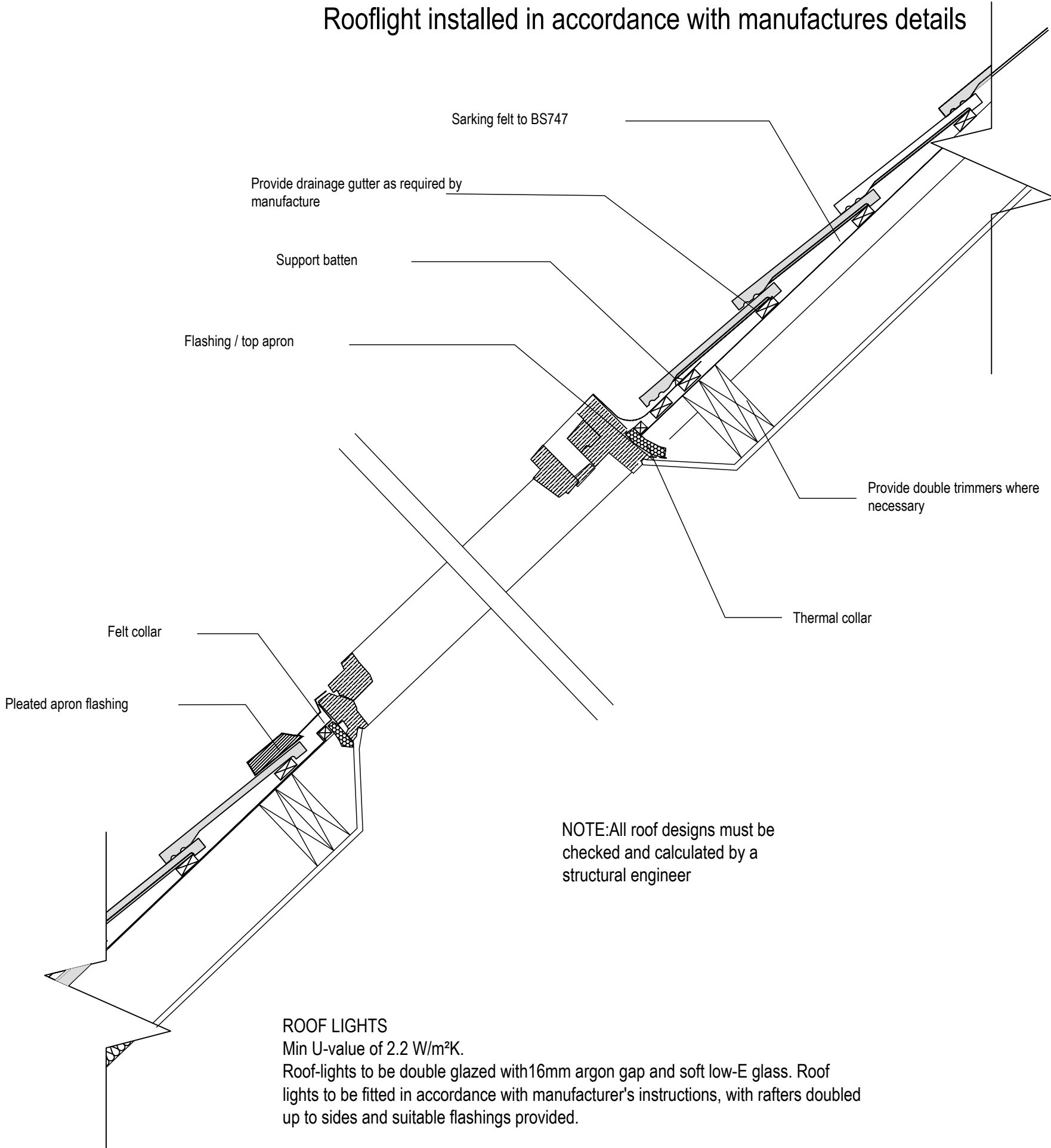
Rooflight installed in accordance with manufactures details



ROOF LIGHTS
Min U-value of 2.2 W/m²K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



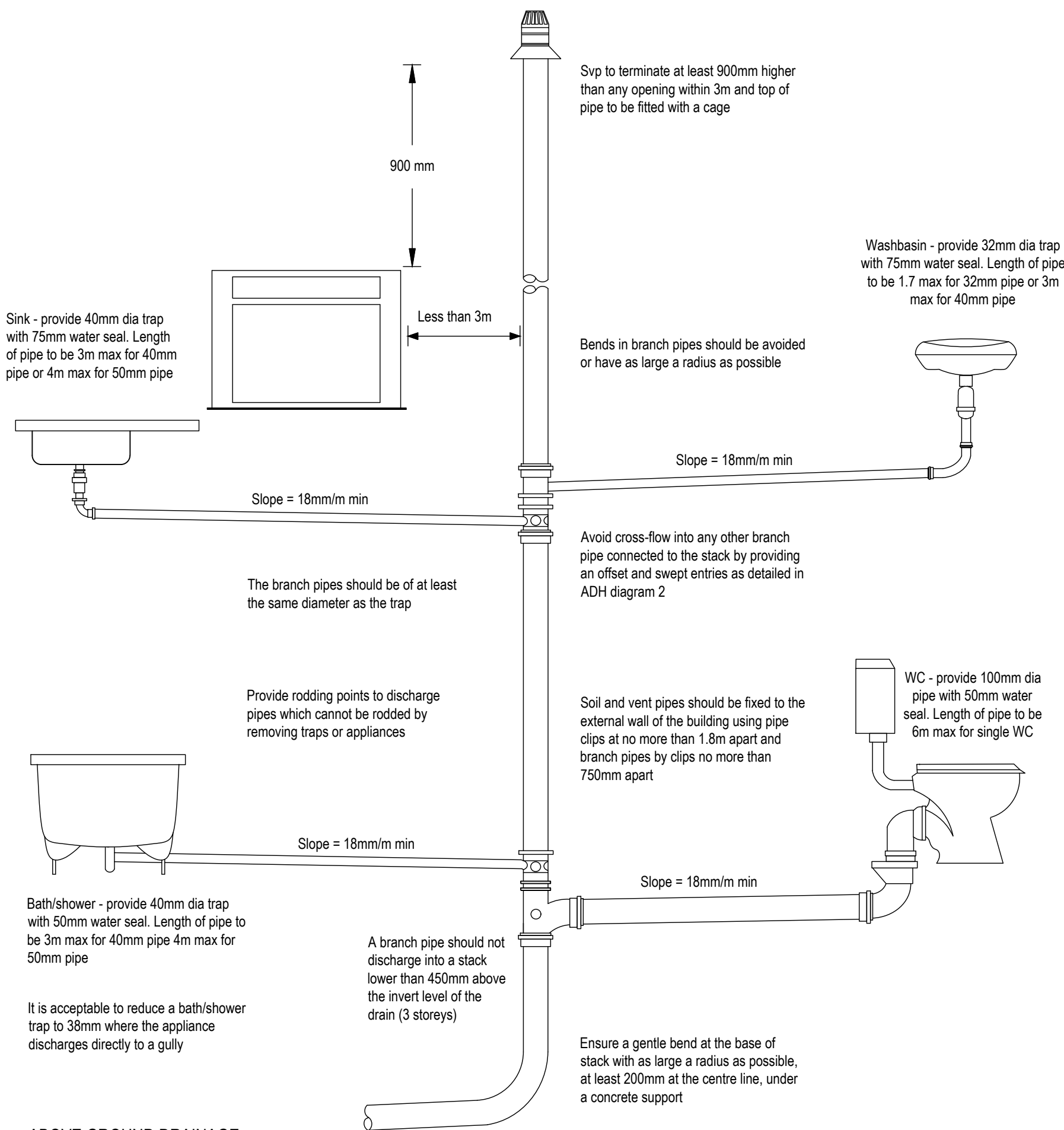
ROOF LIGHTS
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		Sheet	25-1091	D09	REV 01
		Job	New Extension		
		Scale	Not To Scale		
Title Number	WA213559	Title	Section Detail Drawings		

ABOVE GROUND DRAINAGE
SCALE 1:20



ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
- W/C - 6m for 100mm pipe for single WC

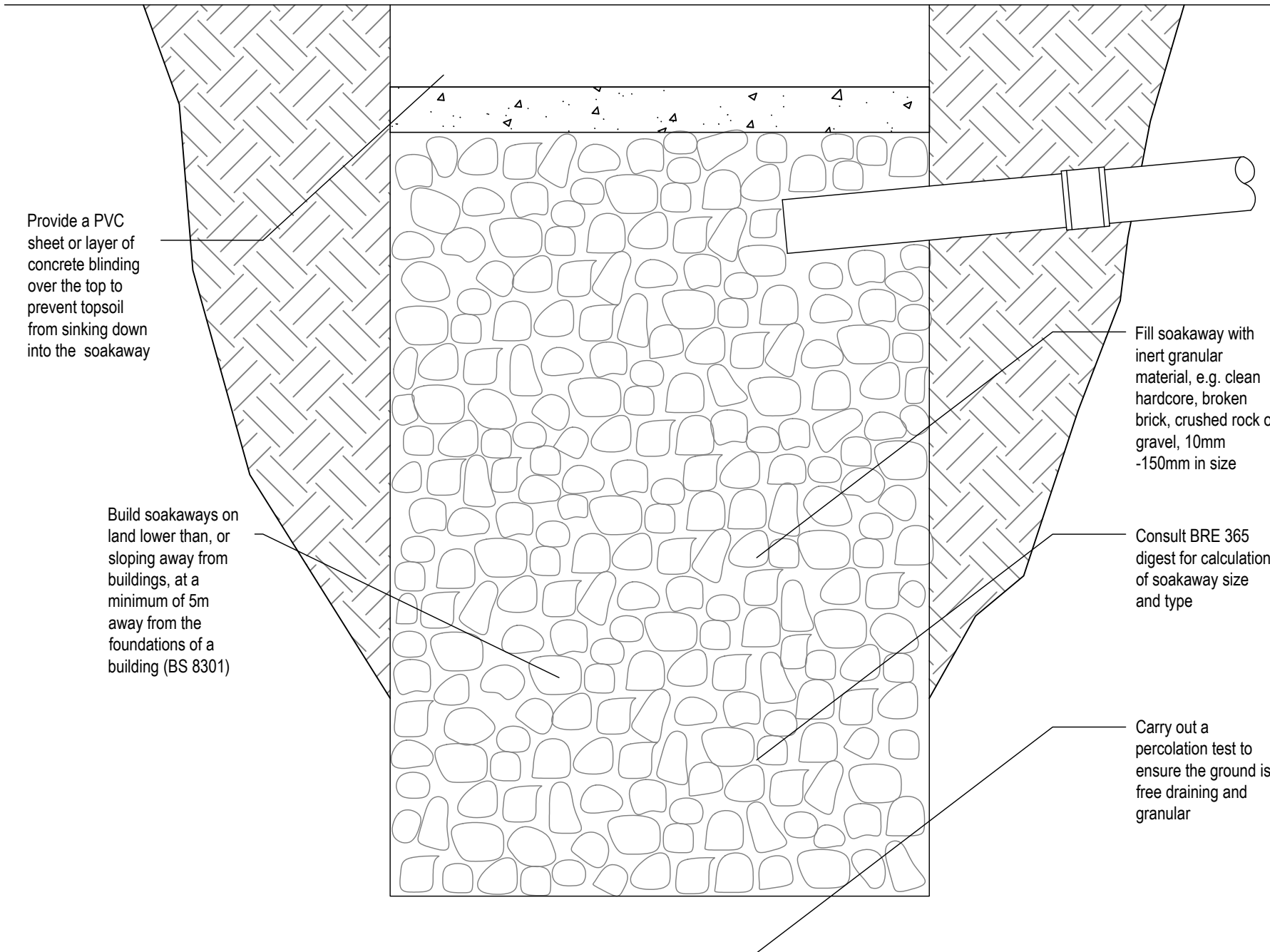
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOAKAWAY OPTIONS -

please confirm on site with the BCO the required method

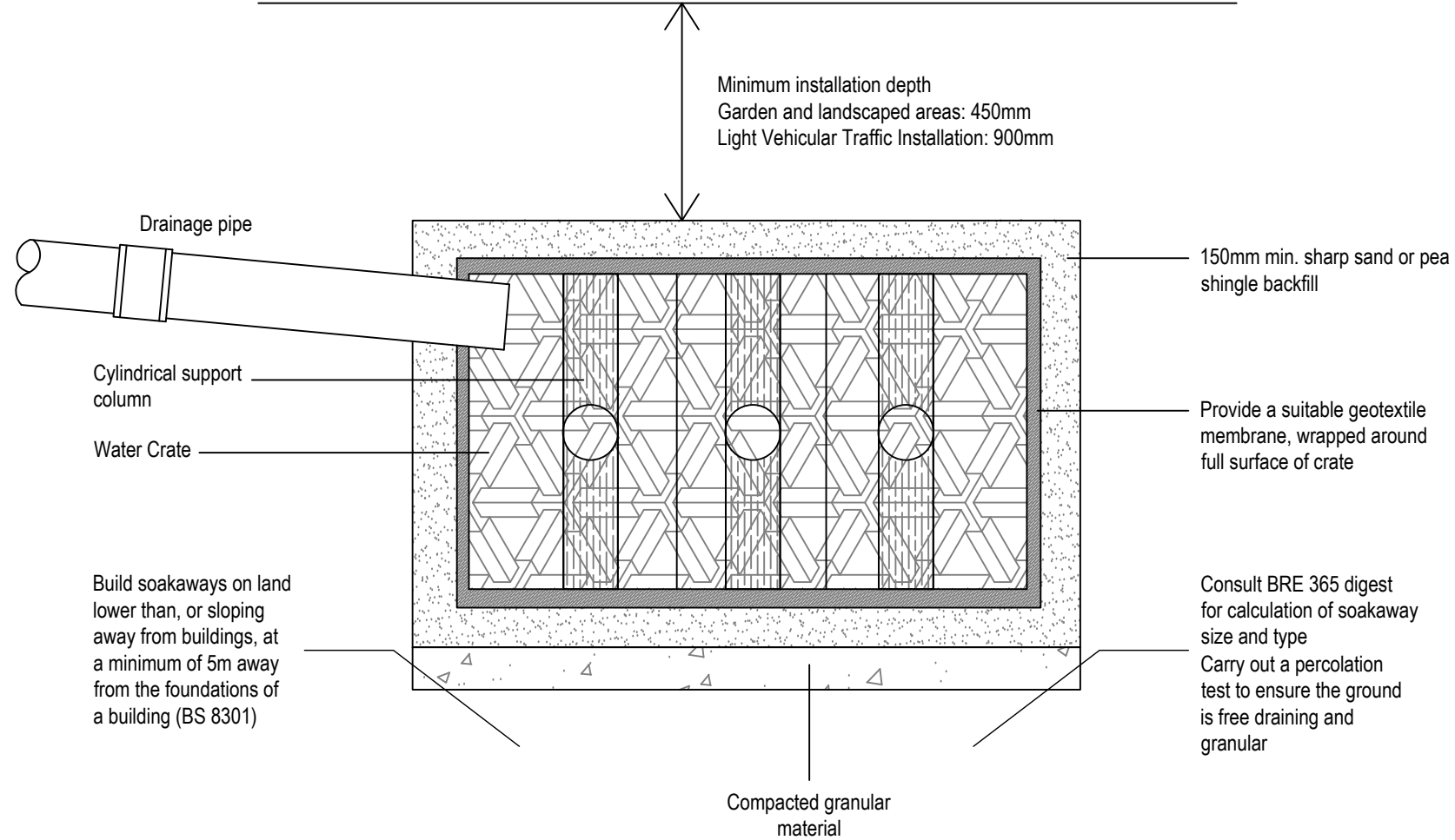
SOAKAWAY

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752:2017 and BRE digest 365



SOAKAWAY CRATES

Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc.
Designed to BS EN 752



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Site	67 CEFN YR ALLT, Aberdulais SA108HE	Date	30.05.2025		
		Sheet	25-1091	D10	REV 01
		Job	New Extension		
		Scale	Not To Scale		
Title Number	WA213559	Title	Section Detail Drawings		