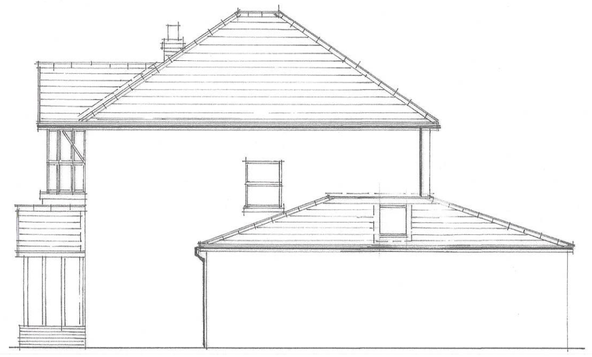
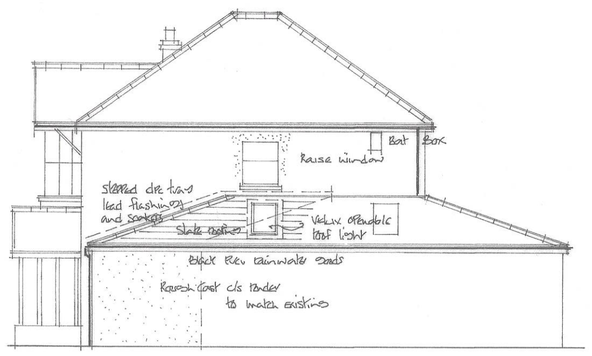
existing front elevation se

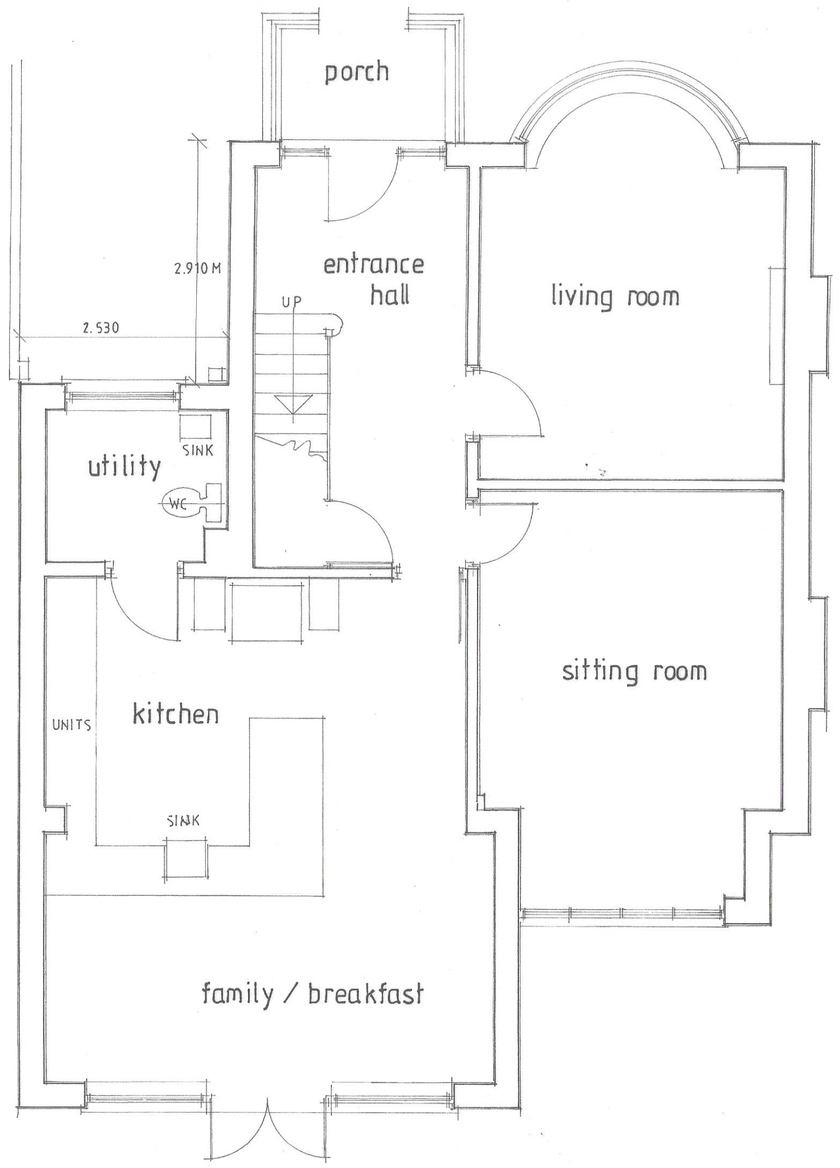


existing side elevation ne

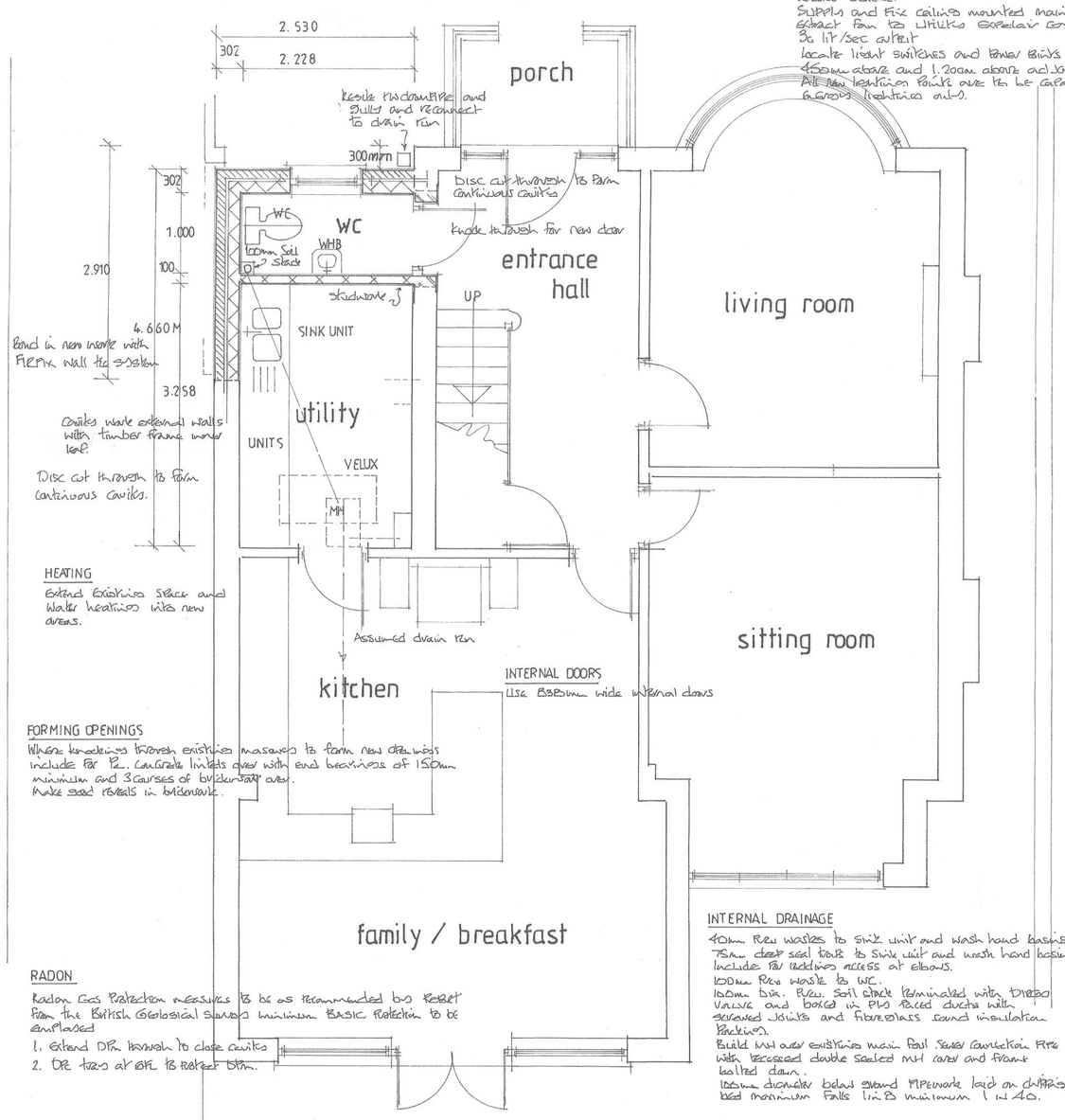
proposed front elevation se



proposed side elevation ne



EXISTING GROUND FLOOR PLAN 1:50m



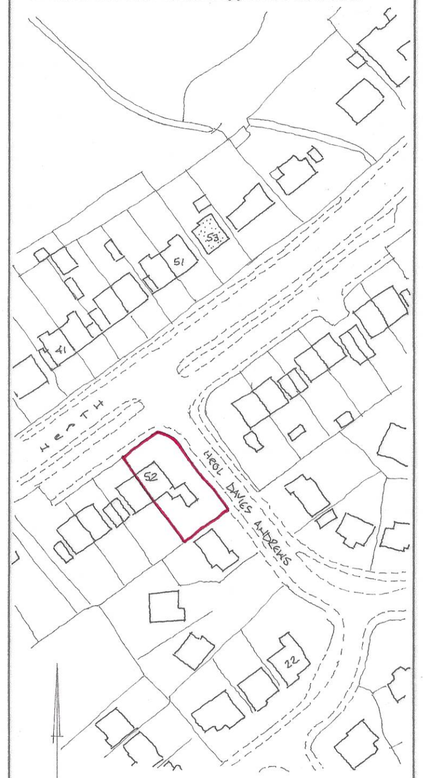
PROPOSED GROUND FLOOR PLAN 1:50 m

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

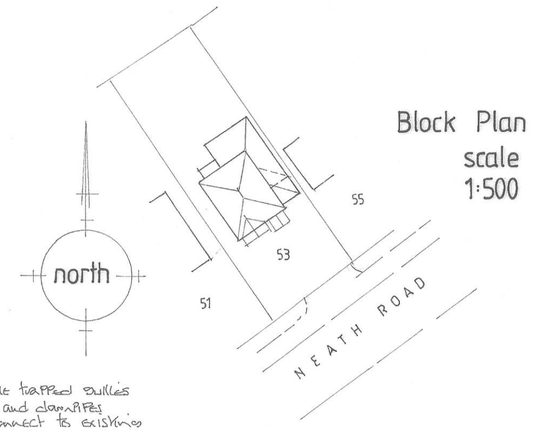
This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.



north

Location Plan
scale 1:1250



Block Plan
scale
1:500

WINDOWS
White PVCu framed double glazed units with trickle vent sections 8000cm²
Where serving habitable rooms 4000mm² elsewhere
Use low e glass with Argon gas fill
Where glazing in windows is less than 800mm above adjoining finished floor level it is to be toughened safety glass to BS 6206

BRIEF ELECTRICS
All new electrical works are to be carried out under the contractor Persons scheme.
Supply and fix ceiling mounted mains operated mechanical extract fan to utilities complete with time switch having 30 lit/sec output
Locate light switches and power points in an order between 450mm above and 1.200m above and clear of finished floor level All new lighting points are to be carried off luminous low energy lighting circuits

EXTERNAL DRAINAGE
Use back inlet type adjustable trapped gullies
Black PVCu rainwater gutters and downpipes
Where existing drainages connect to existing system.
100mm dia below ground PVCu flowrate laid on Cwm/Pipes bed min. falls 1 in 8 minimum 1 in 40

BUILDING CONTROL
On receipt of the following copies are to be deposited with Building Control
1. Trussed rafter calculations and details.
2.

BIODIVERSITY
Supply and fix to north east elevation under eaves Tree service Bat Box Ecosystem Model self cleaning 430mm high 215mm wide by 165mm deep

ROOF
Slate roofing to match existing laid to manufacturers specification on felt vented sarked softwood battens on breathable membrane on vaulted trussed rafter system by Ward Bellwood or similar to include all necessary backing layers etc. to ensure fully with BS5534 part 6

ROOF VENTILATION
Ventilate roof space by using tyvek breathable membrane as underlay supplemented with continuous vents to soffits. Maintain 50mm air gap.

STRAPS
Strap roof and walls with m.s. anchors 30x5mm in cross section. Include for noggins a/w @ 1.0 m centres at gables.

ROOF INSULATION
150mm Celotex insulation boards fixed between rafters with a further 50mm Celotex fixed across face.

CEILINGS
12.5mm foil backed plasterboard ceilings with 4.5mm plaster skim.

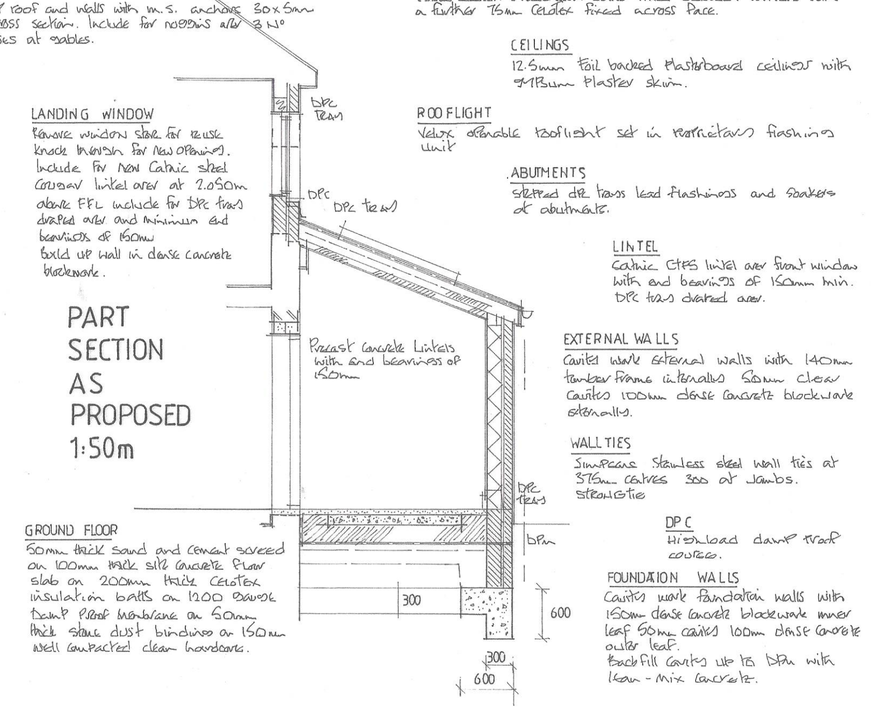
LANDING WINDOW
Remove window sills for new knock through for new openings. Include for new Catnic steel Cavity lintel over at 2.050m above FFL include for DPC trays dabbed ends and minimum end bearings of 150mm build up wall in dense concrete blockwork.

ROOFLIGHT
Velux openable rooflight set in manufacturers flashings unit

ABUTMENTS
Stepped dic faces lead flashings and soakers at abutments.

LINTEL
Catnic CI50 lintel over front window with end bearings of 150mm min. DPC trays dabbed over.

PART SECTION AS PROPOSED 1:50m



EXTERNAL WALLS
Cavity wall external walls with 140mm thermalite Prime internals 50mm clear cavities 100mm dense concrete blockwork externally.

WALL TIES
Sinuforce stainless steel wall ties at 375mm centres 300 at jambs. staggered

DPC
Hi-tensioned damp proof course.

FOUNDATION WALLS
Cavity work foundation walls with 150mm dense concrete blockwork inner leaf 50mm cavity 100mm dense concrete outer leaf.
Backfill cavity up to DPM with lean-mix concrete.

GROUND FLOOR
150mm thick sand and cement screed on 100mm thick slip concrete floor slab on 200mm thick Celotex insulation boards on 1200 gauge Visqueen damp proof membrane on 50mm thick blinded hardcore on 150mm well compacted clean hardcore.

FOUNDATIONS
600mm wide by 150mm deep 1:3:6 mix traditional clay concrete foundations.

NOTE
Final foundation/slab design to be determined by inspection of excavations by approved Building Control Officer.

ROOF TRUSSES
Roof trusses by approved manufacturer to BS 5268 Part 3 to suit 35° roof pitch and 600mm centres. Design to allow for imposed loads of 0.75 kN/m² on ceilings and 1.5 kN/m² on floors. Design to allow for wind loads in accordance with BS 6399 Part 2 for site in Neath.

RADON
Radon Gas Protection measures to be as recommended by Report from the British Geological Survey minimum Basic Protection to be confirmed
1. Extend DPC horizontally to close cavities
2. DPC trays at DPC to reduce U-Value

INTERNAL DRAINAGE
40mm dia wastes to sink unit and wash hand basins 75mm dia seal trap to sink unit and wash hand basins Include for access at elbows.
100mm dia waste to WC.
150mm dia. PVCu soil stack terminated with Durgo Valve and boxed in PVC faced ducts with screwed joints and fibreglass sound insulation lagging.
Build into new extensions main foul sewer connection pipe with recessed double sealed inlet cover and frame bedded down.
100mm diameter below ground pipework laid on gradients and minimum falls 1 in 8 minimum 1 in 40.

INTERNAL DOORS
Use 838mm wide internal doors

FORMING OPENINGS
Where knocking through existing masonry to form new openings include for P.C. concrete lintels over with end bearings of 150mm minimum and 3 courses of brickwork over. Make good reveals in brickwork.

HEATING
Extend existing space and water heating into new areas.

Client
Mr Kevin Joseph

Job Title
Proposed Single Storey Extension to Side

Drawing Title
53, Neath Road,
Tonna.
NEATH.
SA11 3DQ.

Scale 1:50m 1:100m 1:500 1:1250

Date 06.11.2025 Drawn by

Drg. No. 3056 R Rev.

	Date	Revisions
A		

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Superseded