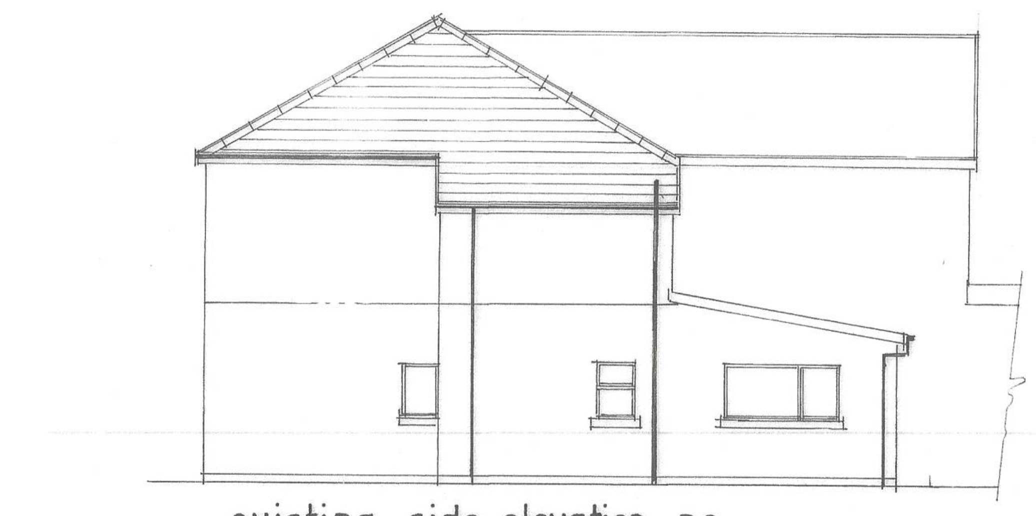
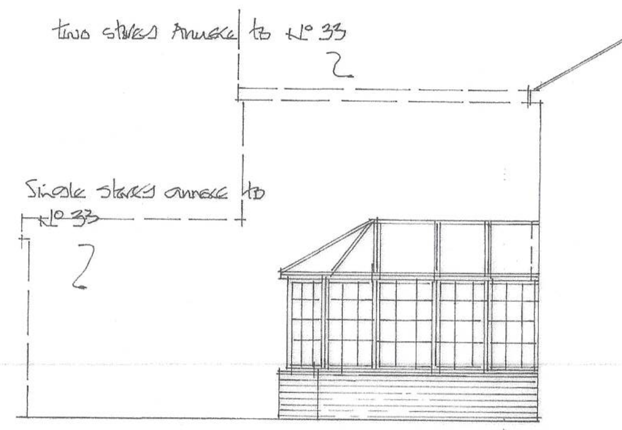
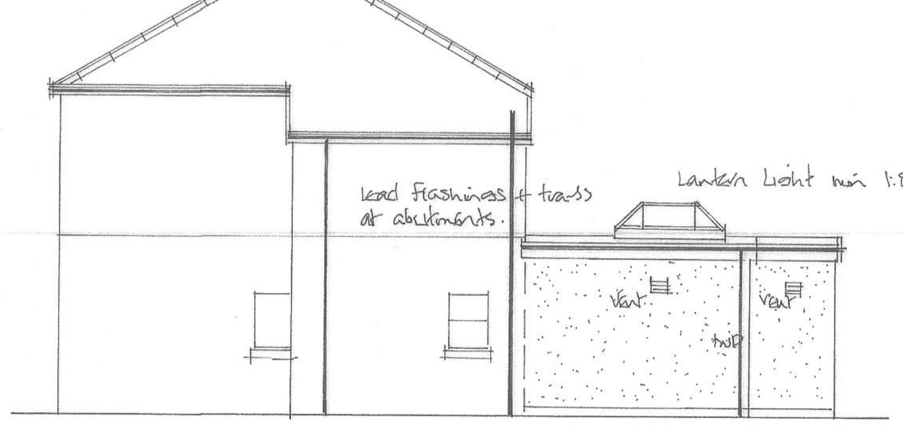


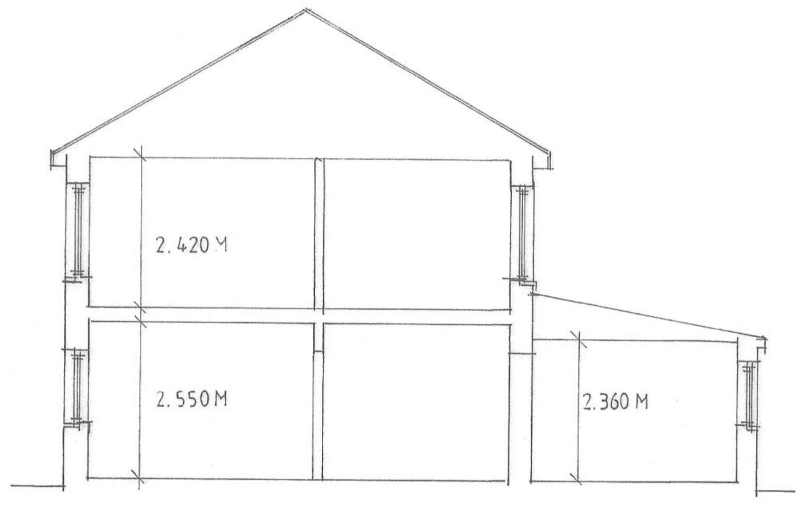
existing side elevation ne



existing side elevation sw



proposed side elevation ne



existing section

existing rear elevation nw

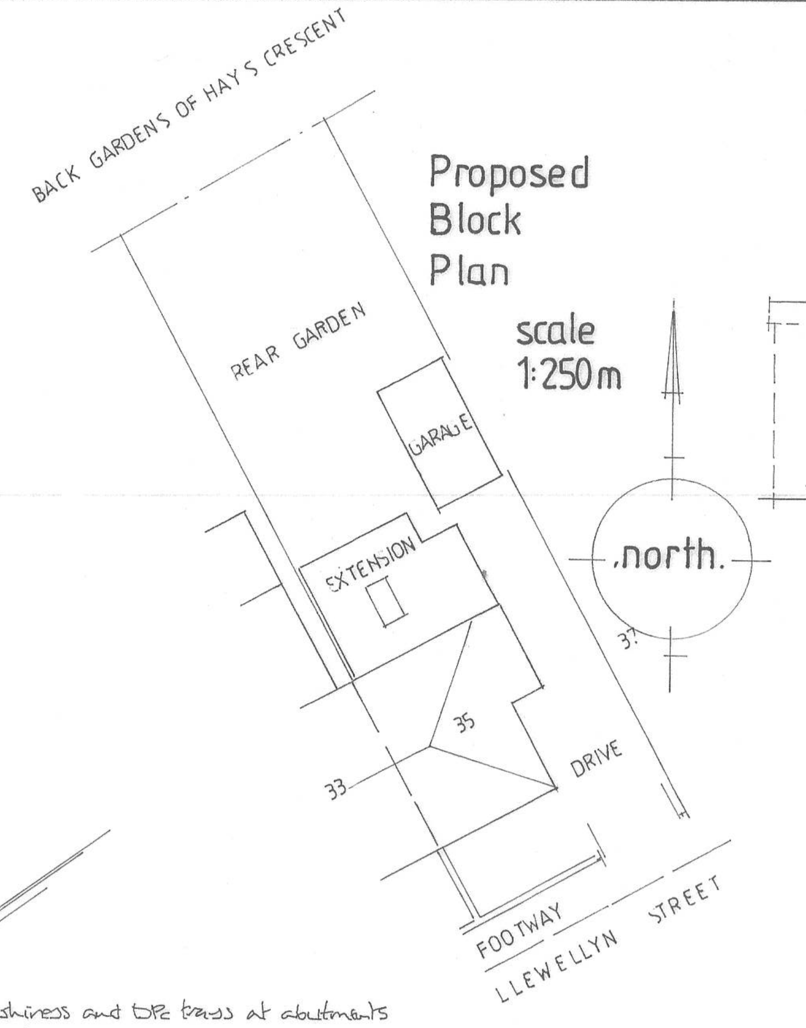
BRIEF ELECTRICS

All new electrical works are to be carried out under the Competent Persons Scheme. Supply and fix mains powered smoke detector alarms one to each floor interconnected and with battery backup.
Supply and fix mains operated mechanical extract fan to kitchen Expelair GX6 or similar approved giving 60 lit/sec. output.
Supply and fix mains operated mechanical extract fan to utility room Expelair GX6 or similar approved giving 30 lit/sec. output.
Locate light switches and power points in an area between 450mm and 1.200m above adjacent finished floor level.
All new lighting points are to be capable of running low energy lighting only.

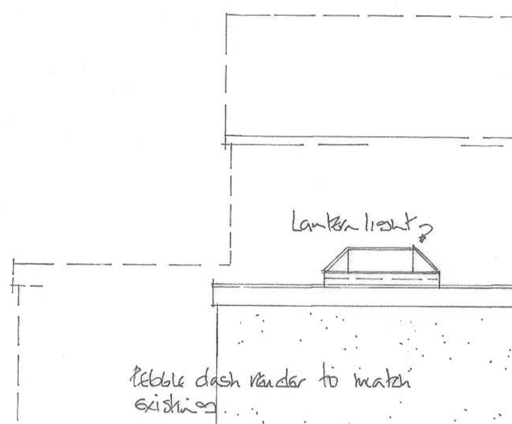
INTERNAL DRAINAGE

40mm PVC waste to sink unit
75mm deep seal trap to sink unit
Include for rodding access at elbows.

proposed rear elevation nw



Proposed Block Plan scale 1:250m



proposed side elevation. sw.

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.

Location Plan scale 1:1250

WINDOWS

White PVCu framed windows with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjacent finished floor level 1.5m in doors use toughened safety glass to BS6206.

EXTERNAL DRAINAGE

Use back inlet roddable trapped gullies
White PVC rainwater goods.
Build MH in 225mm Class B engineering brickwork 650mm x 450mm internally with grade B medium duty cast iron cover and frame.
100mm dia. PVC below ground pipework laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
If new extension is within 1metre of main foul sewer take footings down below invert.

BIODIVERSITY

Supply and fix VIVARA PRO woodstone House Sparrow Nest Box.
Sizes – 160mm deep 290mm high 210mm wide

SCALE BAR 1:50M
0 0.5 1 2 3 4 5

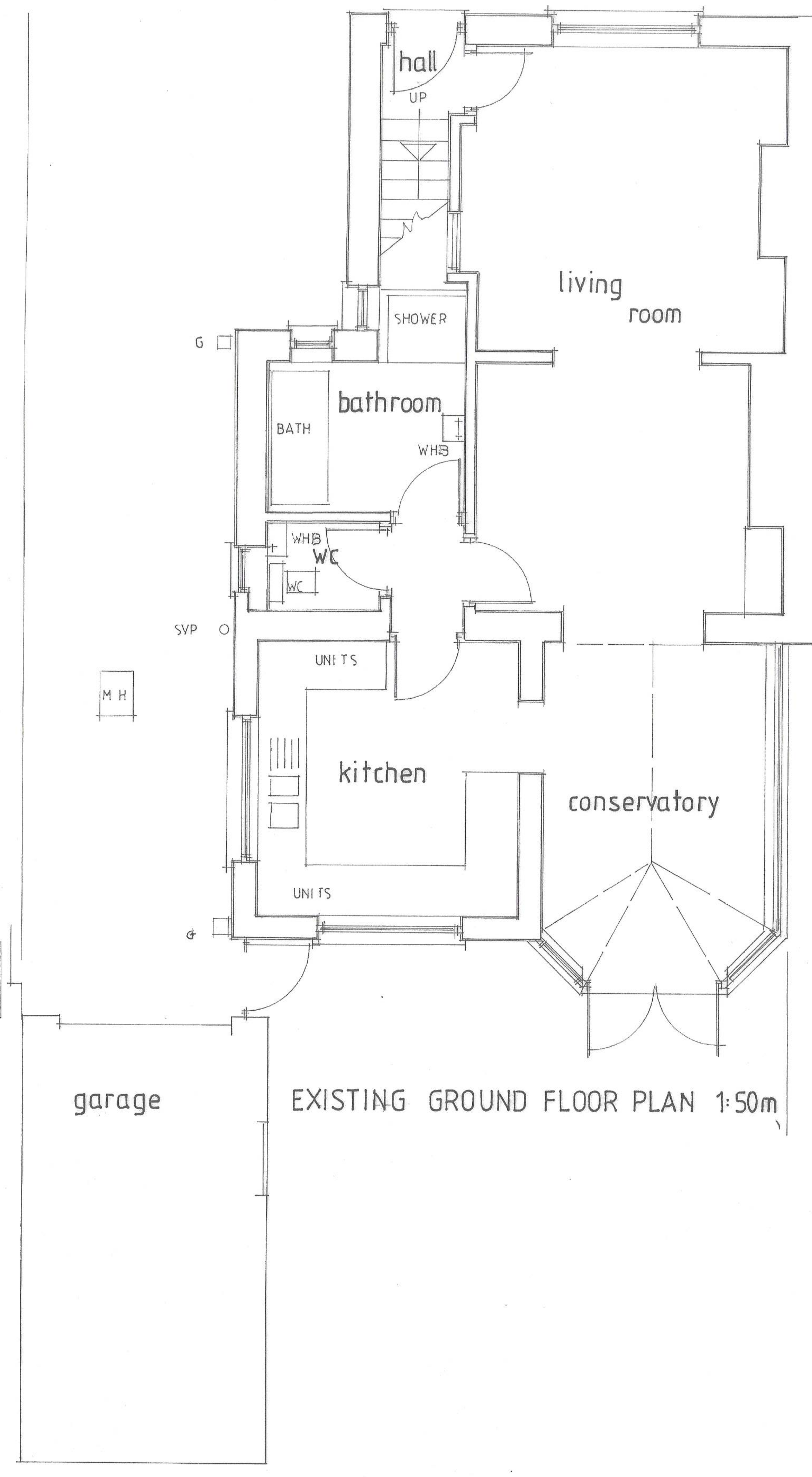
SCALE BAR 1:100 M
0 0.5 1 2 3 4 5

STEEL BEAMS

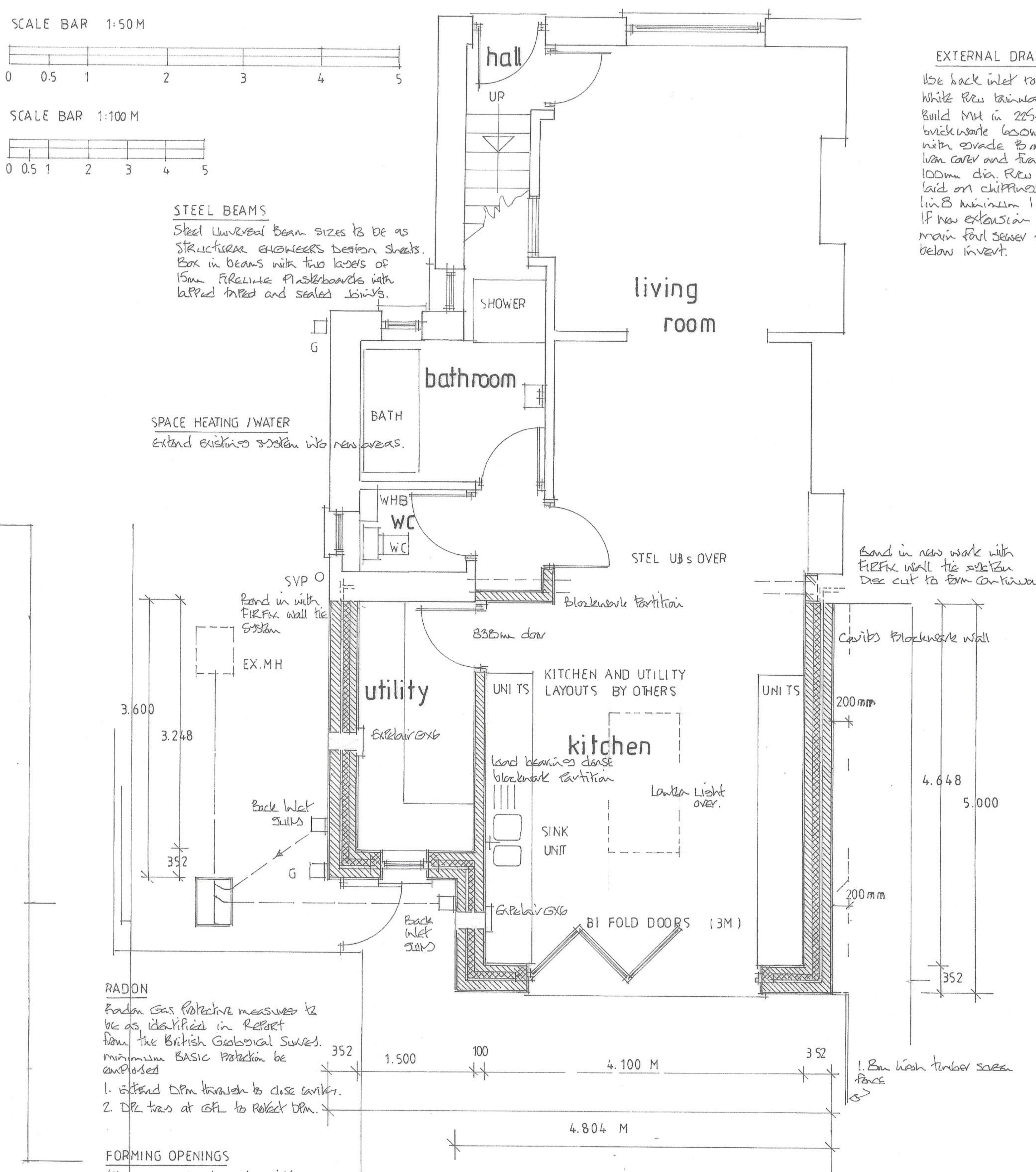
Steel Universal Beam sizes to be as structural engineers design sheets. Box in beams with two layers of 15mm Fireline Plasterboards with lapped taped and sealed joints.

SPACE HEATING / WATER

Extend existing system into new areas.



EXISTING GROUND FLOOR PLAN 1:50m



RADON

Radon Gas Protective measures to be as identified in Report from the British Geological Survey. Minimum BASIC Protection be employed
1. Extend DPM through to close cavity.
2. DPC tray at GFL to protect DPM.

FORMING OPENINGS

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

PROPOSED GROUND FLOOR PLAN 1:50m

LANTERN LIGHT

Set new Lantern Light by ATLAS or similar set in proprietary flashings unit

ROOF VENTILATION

Ventilate roof spaces by incorporating continuous vents to soffits and maintaining a clear 50mm air gap to roof space.

ROOF INSULATION

150mm thick Celotex insulation batts to roof space.

ROOF STRAPS

Strap roof/walls at 1.8m centres with m.s anchors 30mm x 5mm in cross section. Include for noggins over 3 No joists at gables.

ROOF

Firestone Rubbercover EPDM system on Plyboard decking on firrings laid at 1:80 on TJI Joists at 400mm centres 250mm deep. Double up joists around Lantern roof light

CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

FASCIAS

White PVC with white PVCu continuous vent soffits.

LINTELS

Catnic Cougar steel lintels and Heavy Duty lintels over openings with end bearings a minimum 150mm.
DPC trays over voids packed with insulation.

EXTERNAL WALLS

Cavity work external walls with 100mm thick dense concrete blockwork inner leaf 100mm thick cavity wall Celotex insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf.

WALL TIES

Galvanised steel wall ties at 750mm centres horizontally 450mm vertically 300mm c/c at jambs.

DPC

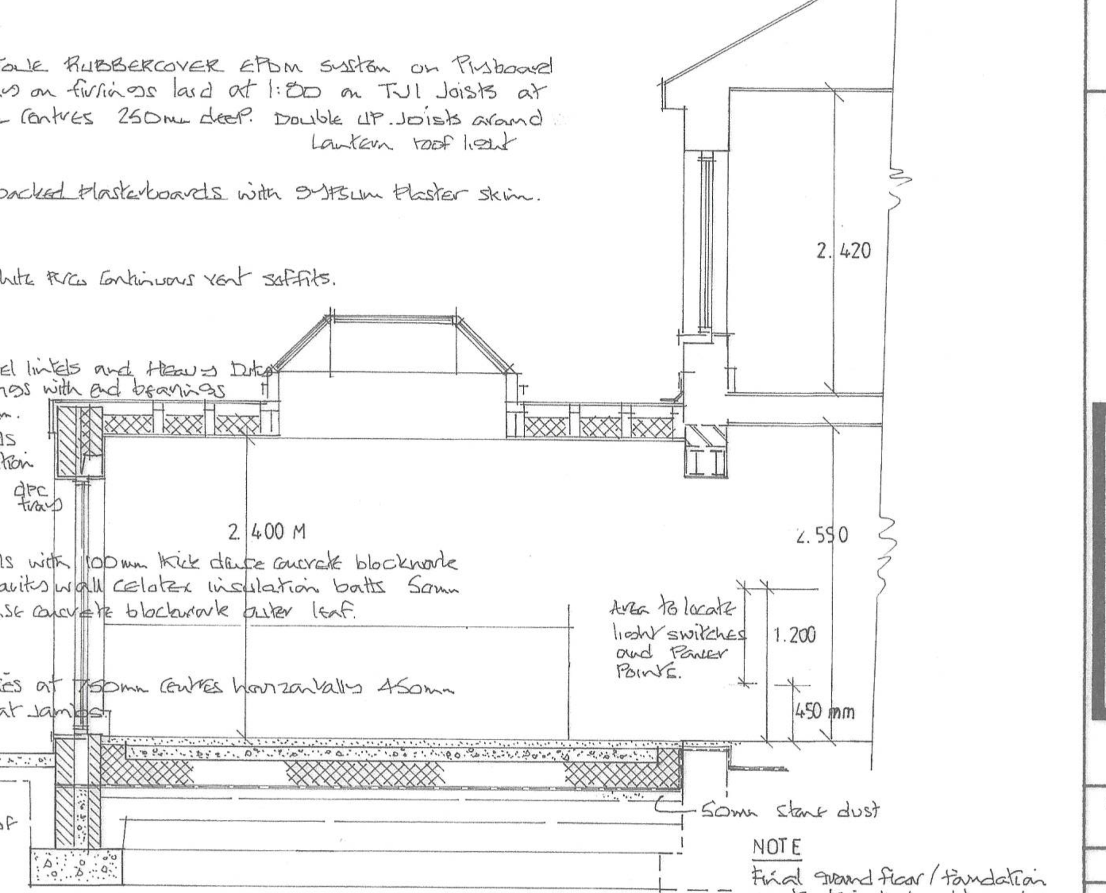
Hyload horizontal damp proof course.

GROUND FLOOR

50mm sand and cement screed on 100mm thick site concrete floor slab on 200mm thick Celotex insulation batts on 1200 gauge damp proof membrane on stone dust blinding on a minimum 150mm clean well compacted hardcore.

FOUNDATION WALLS

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



NOTE
Final ground floor / foundation construction to be determined by inspection of excavations by Approved Inspectors.

PROPOSED SECTION 1:50m

FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations, depth to suit site conditions min. 900mm.

A	25.09.25	South West elev of annexe added	V.J.
	Date	Revisions	

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Job Title
Proposed Single Storey Extension.

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Glynneath.
NEATH.
Neath Port Talbot.
SA11 5AF.

Scale 1:50 1:100 1:250 1:1250

Date 04. 02. 2026 **Drawn by** V.J.

Drg. No. 3067 R **Rev.**

DS 342

594 x 841mm A1