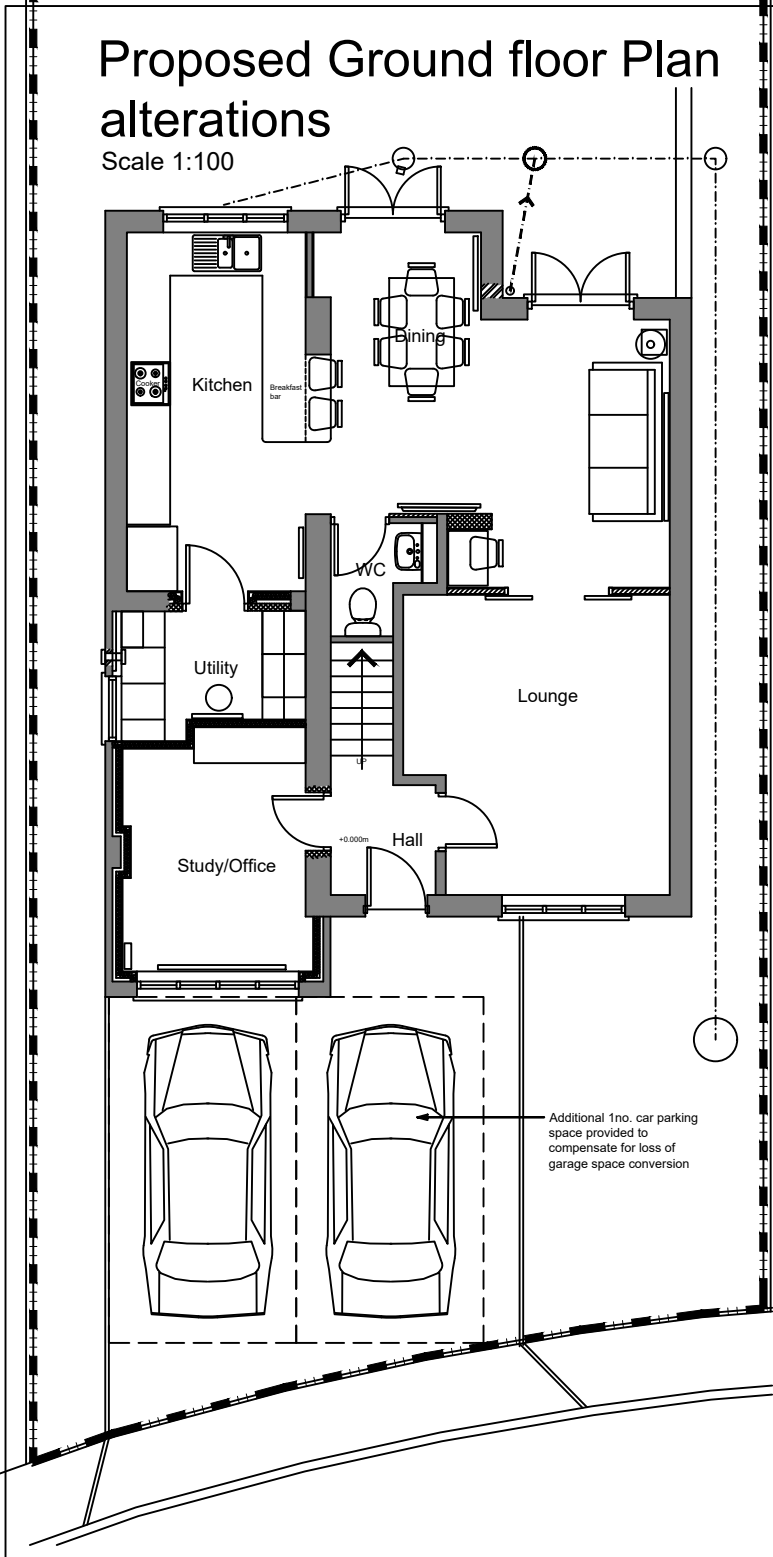


Proposed Ground floor Plan alterations

Scale 1:100



- 1. All work to comply with the appropriate Building Regulations, Local Authority Bye Laws, Conditions of Consent and Stipulations etc. and requirements of Statutory bodies.
- 2. Serve all notices to all Authorities concerned.
- 3. All work to comply with the appropriate British Standard Institution Specifications.
- 4. All working dimensions must be taken from site prior to the Manufacture of all items and the placing of work in hand.
- 5. The contractor shall ascertain the exact position and direction of all existing drainage prior to commencement on site.
- 6. All work to be undertaken in strict accordance with all legislation as outlined by the Health & Safety Executive.
- 7. Where new works affect existing, make good existing finishes to match existing
- 8. Allow for all necessary changes to radiator positions and electrics, subject to specialist sub-contractors design.

Core drill hole through existing external wall from 1st floor bathroom for new drainage route, making good after.

Pier & Section of wall removed with new steel beams over supporting cavity wall above (min end bearing 300mm, set on concrete pad stones in non shrinkable grout. All designed and verified by a Structural Engineer

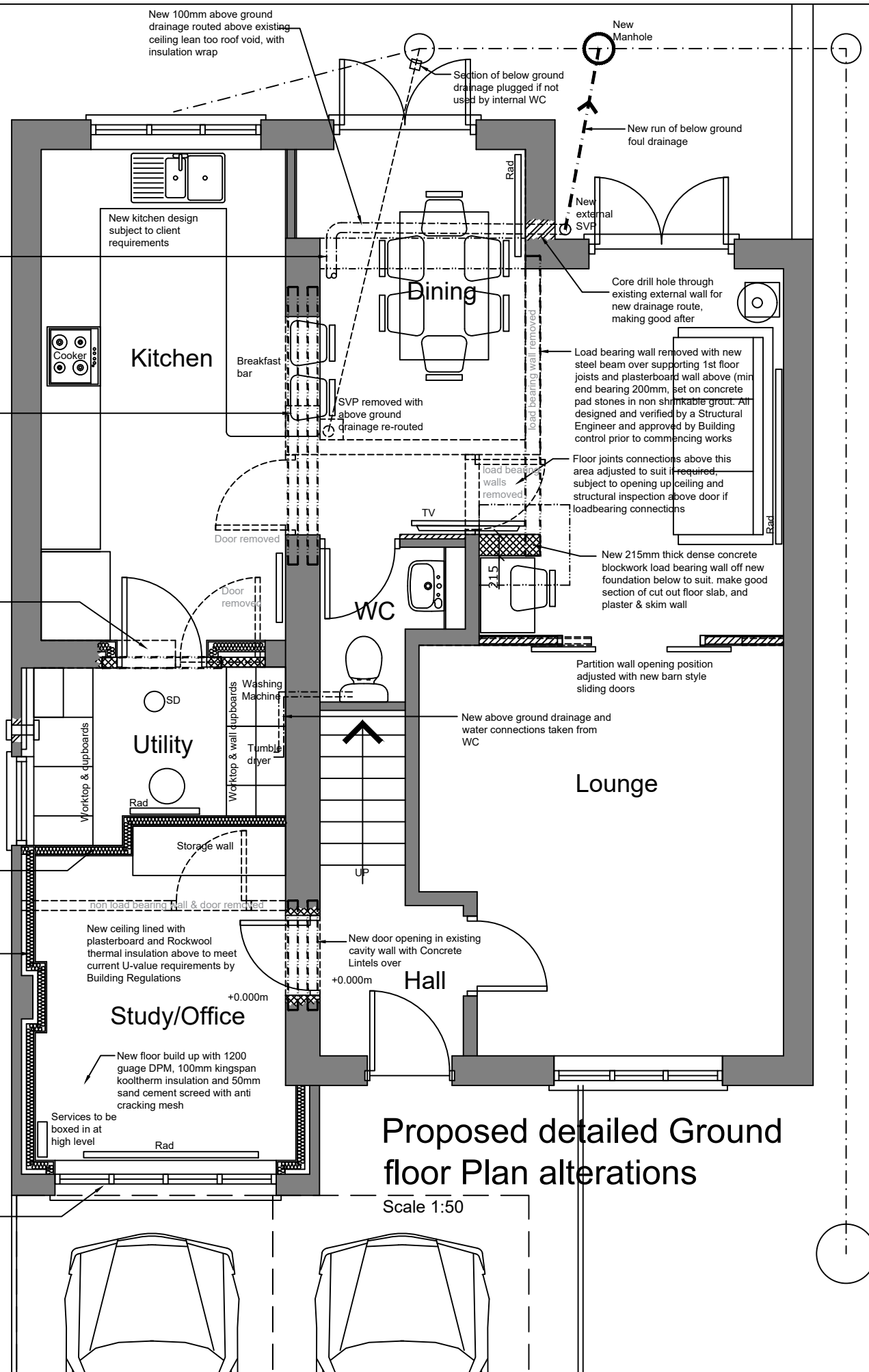
New plasterboard lining on framing with 18mm plywood patressing to support heavy duty TV bracket

Door opening repositioned with new door and insulated wall contruction and intel over, all to match existing. finishes made good

New plasterboard stud partition with acoustic insulation and 2 layers plasterboard

New Internal wall consisting of 2 courses Engineering brickwork below DPC level, with insulated treated timber stud wall above lined with moisture resistant plasterboard. To meet current U-value requirements and method agreed with Building control prior to erection

Garage door removed. new foundation toe installed to support new brickwork outer skin of new insulated cavity wall construction to meet current U-Value requirements. new brickwork to match existing toothed into existing brickwork or stainless steel stayfix wall starter tie system used



Proposed detailed Ground floor Plan alterations

Scale 1:50

Figured dimensions and levels to be used. Any inaccuracies must be notified to the Author. THIS DRAWING IS COPYRIGHT

Key:

- Demolition
- Existing construction
- 100mm dense concrete blockwork
- 102.5mm Brickwork (client choice or to match existing)
- Wall insulation
- Existing below ground drainage
- New above ground foul drainage run
- New 100mm below ground drainage run
- Boundary line
- SD Smoke detector
- SVP Soil vent pipe
- SS Stub stack
- B.I.G. Back inlet gully (roddable)
- +0.000m Existing levels (typical only)
- +0.000m proposed levels (typical only)

No.	Date	Description	By	Chkd
REVISION:				
CLIENT:				
Mrs Laura Newman				
No 16 Golwg-Y-Mynydd				
Brycoch, Neath				
SA10 7RJ				
PROJECT:				
INTERNAL ALTERATIONS TO:				
No. 16 Golwg-Y-Mynydd				
Bryncoch, Neath				
SA10 7RJ				
DRAWING:				
PROPOSED ALTERATION WORKS				
& ADDITIONAL CAR PARKING SPACE				
Date: May 2026		Drawn by: D. Gravell		
Scale: As shown		Approved:		
Project Ref: HE24		CAD File:		
Drawing Number:		Revision:		
HE24-02				