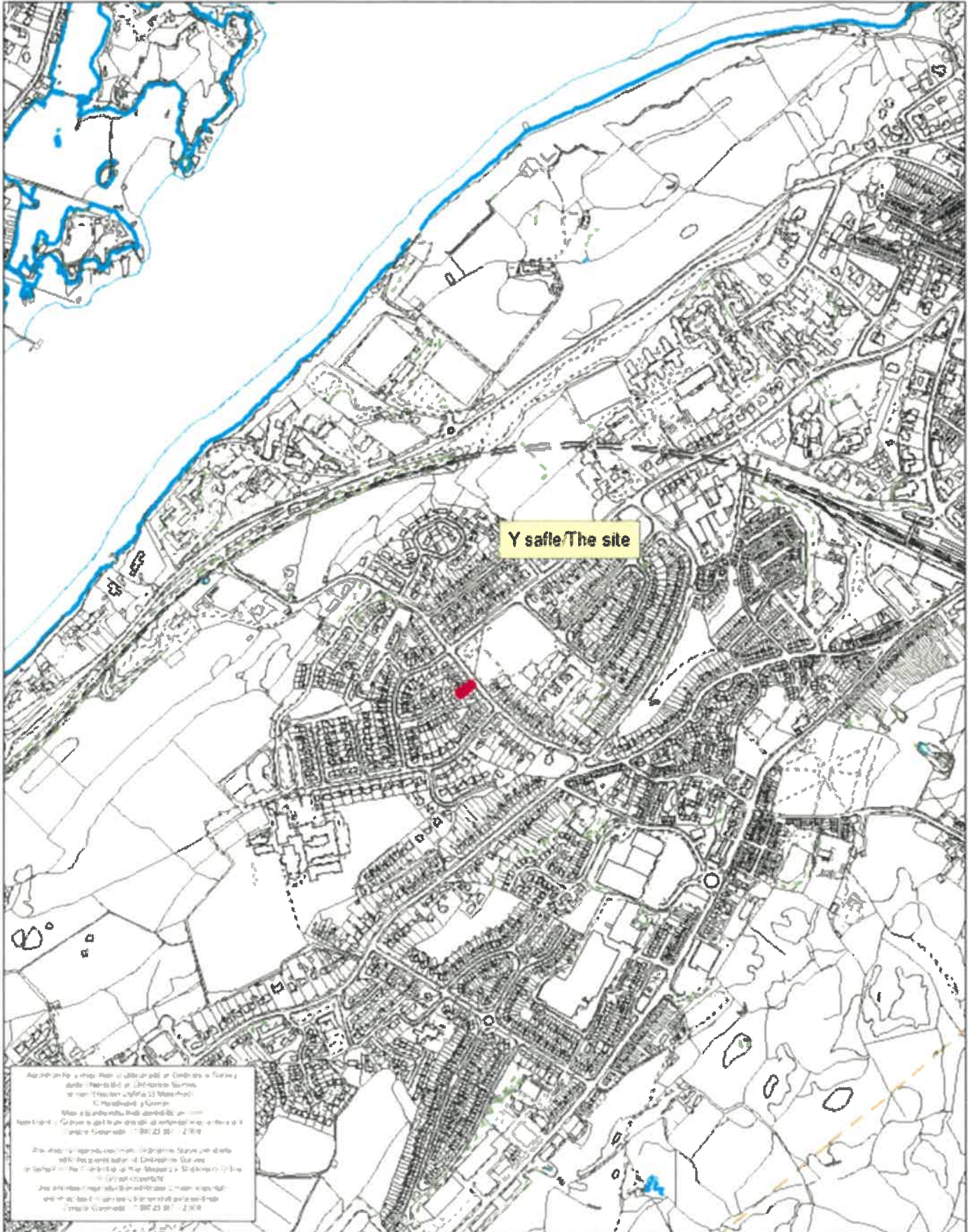




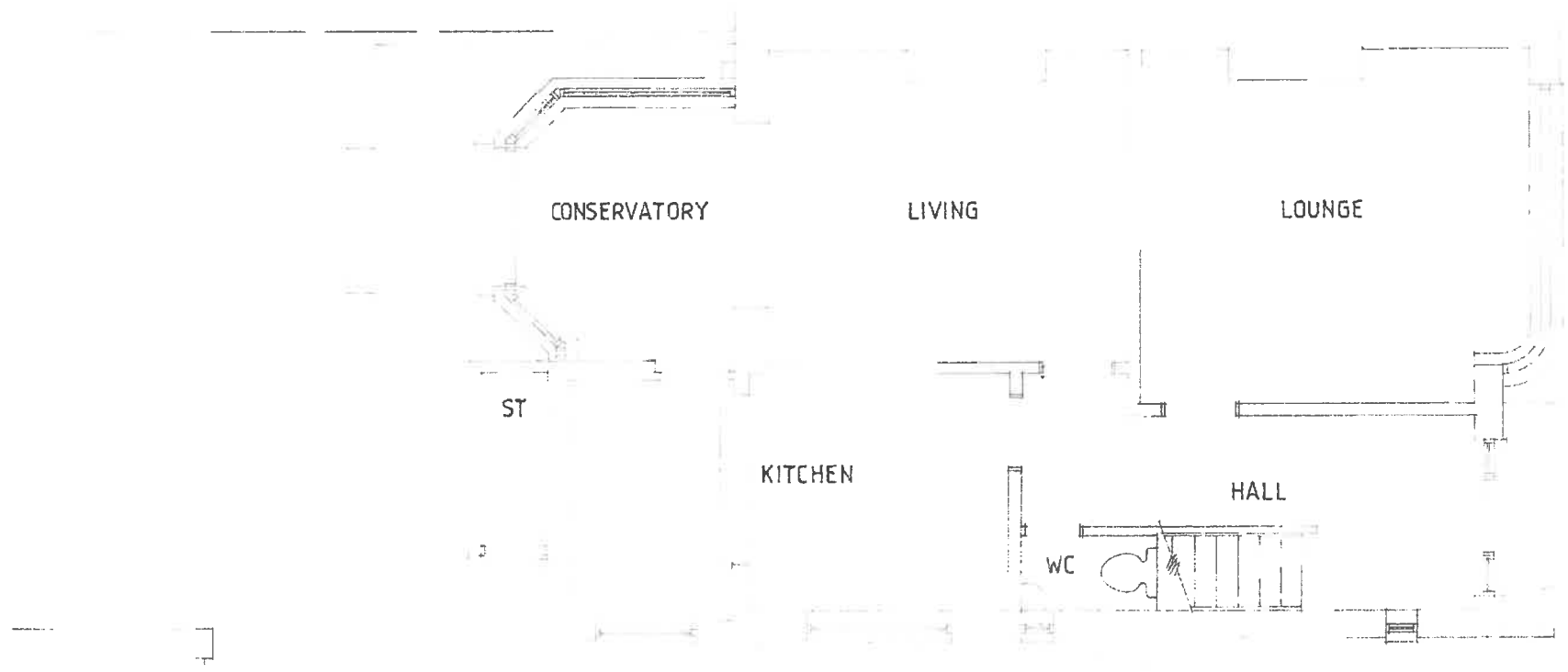
Rhif y Cais / Application Number : C19/0224/11/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.





LOCATION PLAN 1:2500



EXISTING F. PLAN 1:50

CONTRACTOR/CLIENT TO NOTE THAT THIS WORK COMES UNDER "THE PARTY WALL ACT etc.". ADJOINING PROPERTY OWNER MUST BE CONTACTED PRIOR TO COMMENCEMENT OF WORK AND AGREEMENTS MUST BE REACHED BEFORE ANY WORK COMMENCES.

All electrical work to comply with PART P and designed, installed and inspected by competent person who will provide test certificate to BS7671 on completion. All lighting to be energy efficient CFL's. Contractor to be registered on "Competent Persons" register.

Extend existing GAS fired central heating system to provide radiators fitted with TRV's to all new rooms. All pipework in areas other than within rooms to be insulated in accordance with BS5422 1977. All work to be carried out by GAS SAFE registered heating engineer who will provide a commissioning certificate on completion of the work. Contractor to be registered on "Competent Persons" register.

Drainage: to be 100mm diameter Hepseve complying with BS8301 1985 laid to fall 1:40 with flexible joints and bedded in pea gravel. Drains passing through walls to be lintoled over using prestressed concrete lintols. Ensure 50mm space around pipes and seal with rigid board insulation. Drains passing through floors to be surrounded with 150mm pea gravel. Invert of drains to be above foundation level.

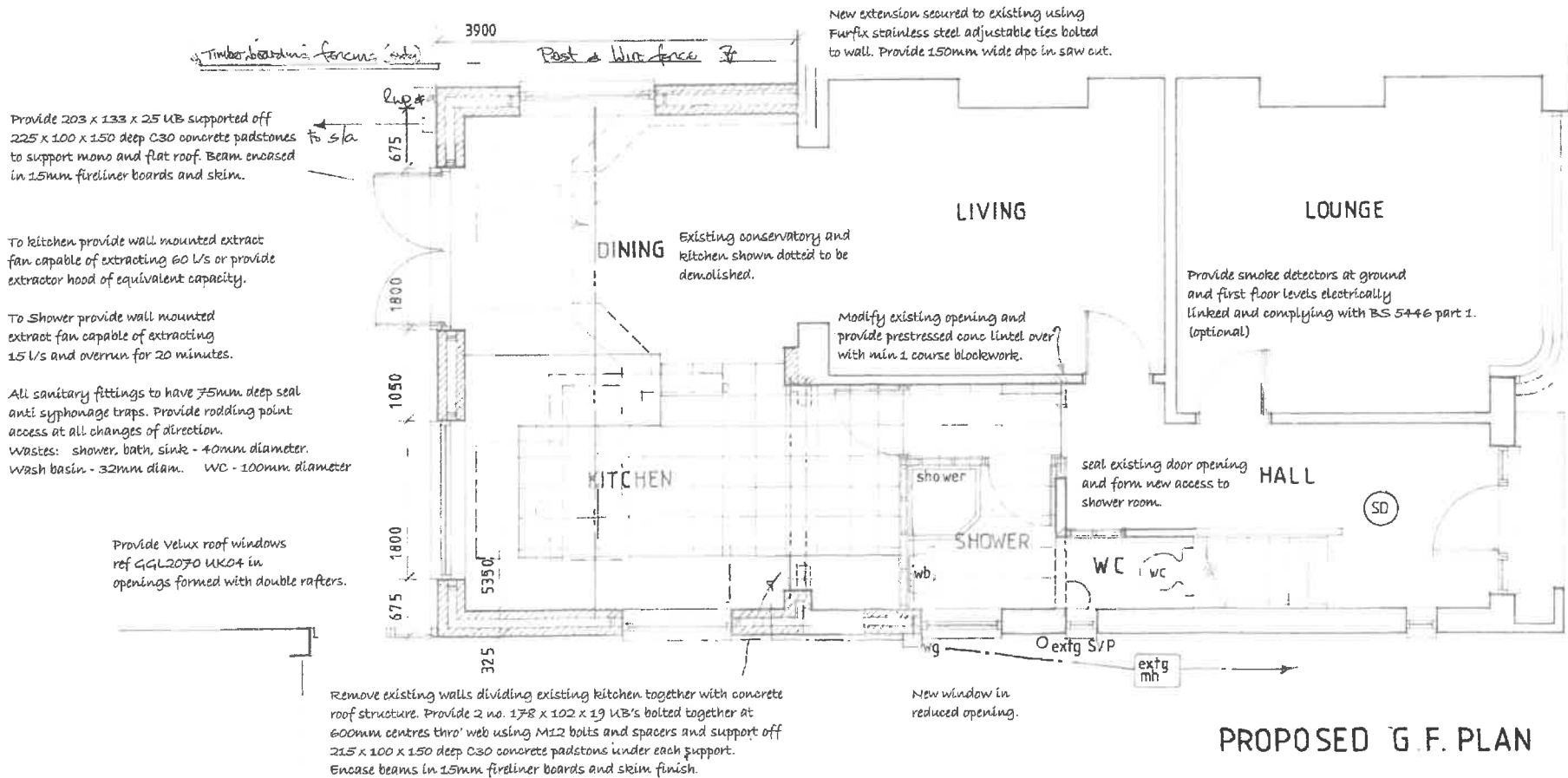
New partitions of 75 x 50mm studs at 400mm centres faced both sides with 12.5mm 12 kg density plasterboard and skim finish. Pack with 100mm Crown insulation quilt. (1.5 kg density)

External walls to extension of 100mm GFI thermal block outer skin finished externally as specified on elevations drawing, 125mm cavity and 75mm Kingspan TW50 partial fill cavity insulation, stainless steel 250mm HRT1 wall ties with retaining clips at 750mm horizontal and 450mm vertical centres and at every block course surrounding openings in external walls. 100mm Celcon Solar blocks inner skin finished internally with 12.5mm dry lining boards and skim.

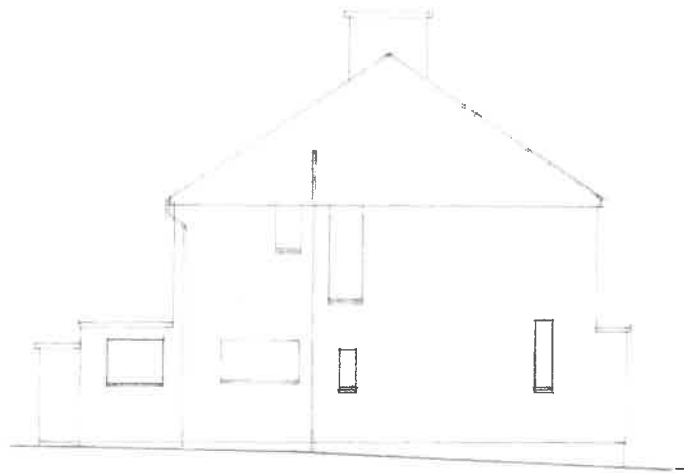
Ground floor to extension of 50mm 4:1 sand and cement screed on 100mm C20 concrete on 100mm Kingspan Thermafloor TF70 with taped joints and turned up at perimeter with external walls using 50mm insulation, sandwich with two layers of visqueen 1200 gauge polythene dpm with welded joints. 25mm sand blinding and mechanically compacted hardcore in 150mm layers

EXISTING BUILDING:

1. Provide 300mm glass fibre insulation to existing loft space
- NOTE Existing structure has new PVC-U windows and doors fitted.

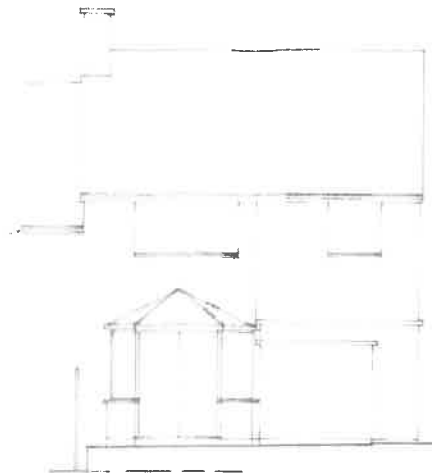


PROPOSED G.F. PLAN 1:50



SIDE

EXISTING ELEVATIONS



REAR

1:100

FINISHES:

- Roof: Welsh slates with matching interlocking ridge tiles. All tiles to be mechanically fixed in accord with BS5534.
- Walls: Spardash render to match existing.
- Windows: Double glazed PVC-U with 2+mm units. u value- 1.60 W/M2 deg K
- Roofline: swish celuka fascias, barge and soffites. 100 hr pvc-u gutters and 65mm diam. rw pipes.
- Glazing: All glazing to doors and all windows with a sill height less than 800mm above fl. and windows within 300mm of doors to be glazed with kite marked safety glass complying with BS6206.



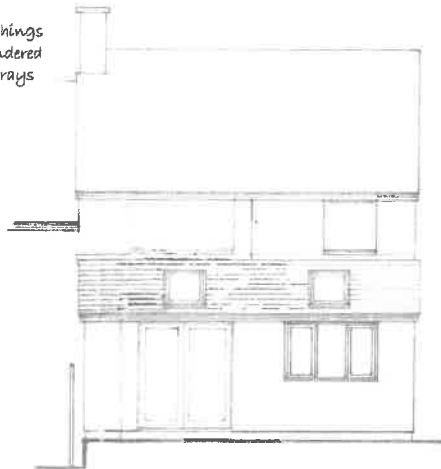
New window in reduced opening.

SIDE

PROPOSED ELEVATIONS

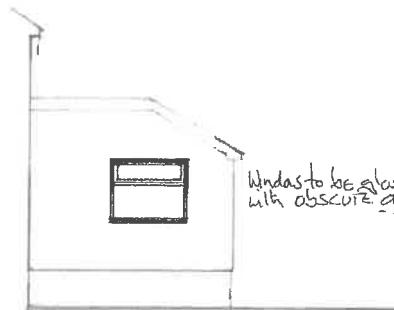
Provide code 4 lead cover flashings and soakers together with rendered bell cast and stepped cavity trays to BS 8215 at abutment.

100 SVP with bird cage cover.



REAR

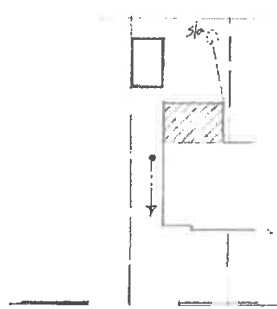
Provide velux roof windows ref 9912030 WCA4 in openings formed with double rafters.



Window to be glazed with obscure glass

SIDE

1:100



soak away: 2m³ of clean 50mm hardcore with polythene and soil cover. (positioned min. 5 metres from dwelling)

Proposed extension shown hatched.

SITE PLAN 1:500

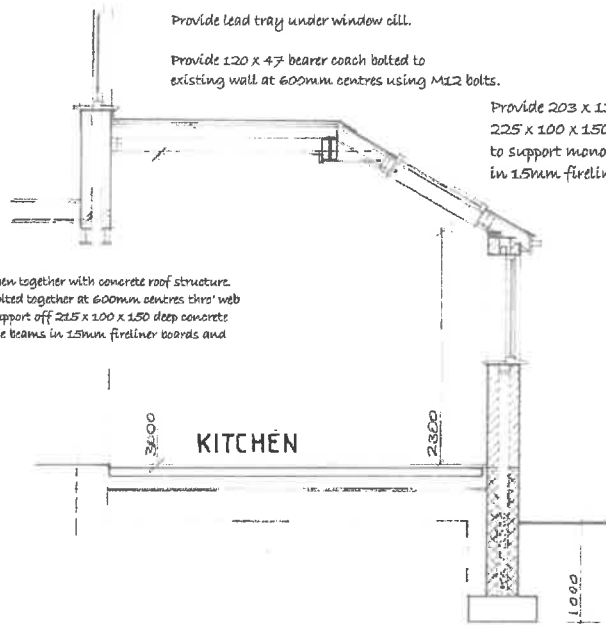
Provide code 4 lead cover flashings and soakers together with rendered bell cast and stepped cavity trays to BS 8215 at abutment.

Provide lead tray under window sill.

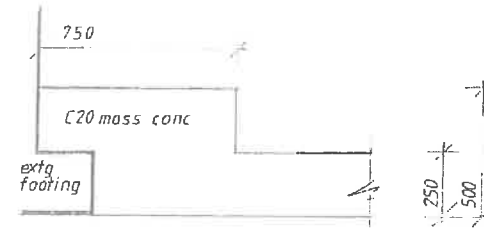
Provide 120 x 47 bearer coach bolted to existing wall at 600mm centres using M12 bolts.

Provide 203 x 133 x 25 UB supported off 225 x 100 x 150 deep C30 concrete padstones to support mono and flat roof. Beam encased in 15mm fireliner boards and skim.

Remove existing wall dividing kitchen together with concrete roof structure. Provide 2 no. 178 x 102 x 19 UB's bolted together at 600mm centres thro' web using M12 bolts and spacers and support off 225 x 100 x 150 deep concrete padstones under each support. Encase beams in 15mm fireliner boards and skim finish.



CROSS SECTION 1:50



JUNCTION BETWEEN NEW FOUNDATION & EXISTING 1:20

All structural timbers to be C16 grade preservative treated unless otherwise stated.

Lean-to roof of welsh slates on 50 x 25 s/w canalised battens on Klobber Tyvec Supra underlay (or similar) on 120 x 47 rafters at 400mm centres.

To sloping ceilings provide Kingspan Kooltherm K7 insulation between and below rafters to sloping ceilings. Batten out to ensure 50mm air space above insulation. Total thickness to be 160mm. Finish with of 9.5mm plasterboard and skim on Tyvec SD-2 air leakage barrier and vapour control layer.

Flat roof of 12.5mm reflective chippings bedded in hot bitumen on Andersons 3 layer felting system on 14.5mm Kingspan Thermaroof TR 23 LPC/FM roof boards laid to fall 1:80 on firings on 145 x 47 joists at 400mm centres.

Provide 2 no velux roof windows ref. GGL 2070 MK04 in openings formed with double rafters.

Cavity to be closed at roof level. 100 x 75 wall plates. Roof to be secured to external walls at 1500 centres using 32 x 5 ms straps 900mm long.

Swish Celuxa fascias, soffits and barge boards. 100mm neat pvc gutters and 65mm sq. rw pipes. 1G pressed steel lintols ref. LI/HDI10 above all openings in external walls. Ensure 150mm end bearings and stepped DPC over.

Double glazed PVC-U windows (24mm units) with energy efficient glass giving a U value of 1.60 W/m²K. Windows to be fitted with high level trickle vents giving area of 8000mm² to habitable rooms and 4000mm² elsewhere. All openings in external walls to be surrounded with Thermabate 90 proprietary finned cavity closers to avoid cold bridging

External walls to extension of 100mm GFI thermal block outer skin finished externally as specified on elevations drawing. 125mm cavity and 75mm Kingspan TW50 partial fill cavity insulation, stainless steel 225mm HRT4 wall ties with retaining clips at 750mm horizontal and 450mm vertical centres and at every block course surrounding openings in external walls. 100mm Celcon solar blocks inner skin finished internally with 12.5mm dry lining boards and skim.

Ground floors of 50mm 4:1 sand and cement screed on 100mm C20 concrete on 100mm Kingspan Thermafloor TF70 with taper joints and turned up at perimeter with external walls using 50mm insulation. Sandwich with two layers of visqueen 1200 gauge polythene dpm with welded joints. 25mm sand blinding and mechanically compacted hardcore in 150mm layers.

DPC to be lapped with DPM

300mm cavity brickwork / solid blockwork below DPC level. Cavity to be filled to within 225mm of dpc with lean mix concrete.

600 x 250mm concrete footings C20 concrete, ST2 in accordance with BS 8500-2. Depth taken down to load bearing strata.