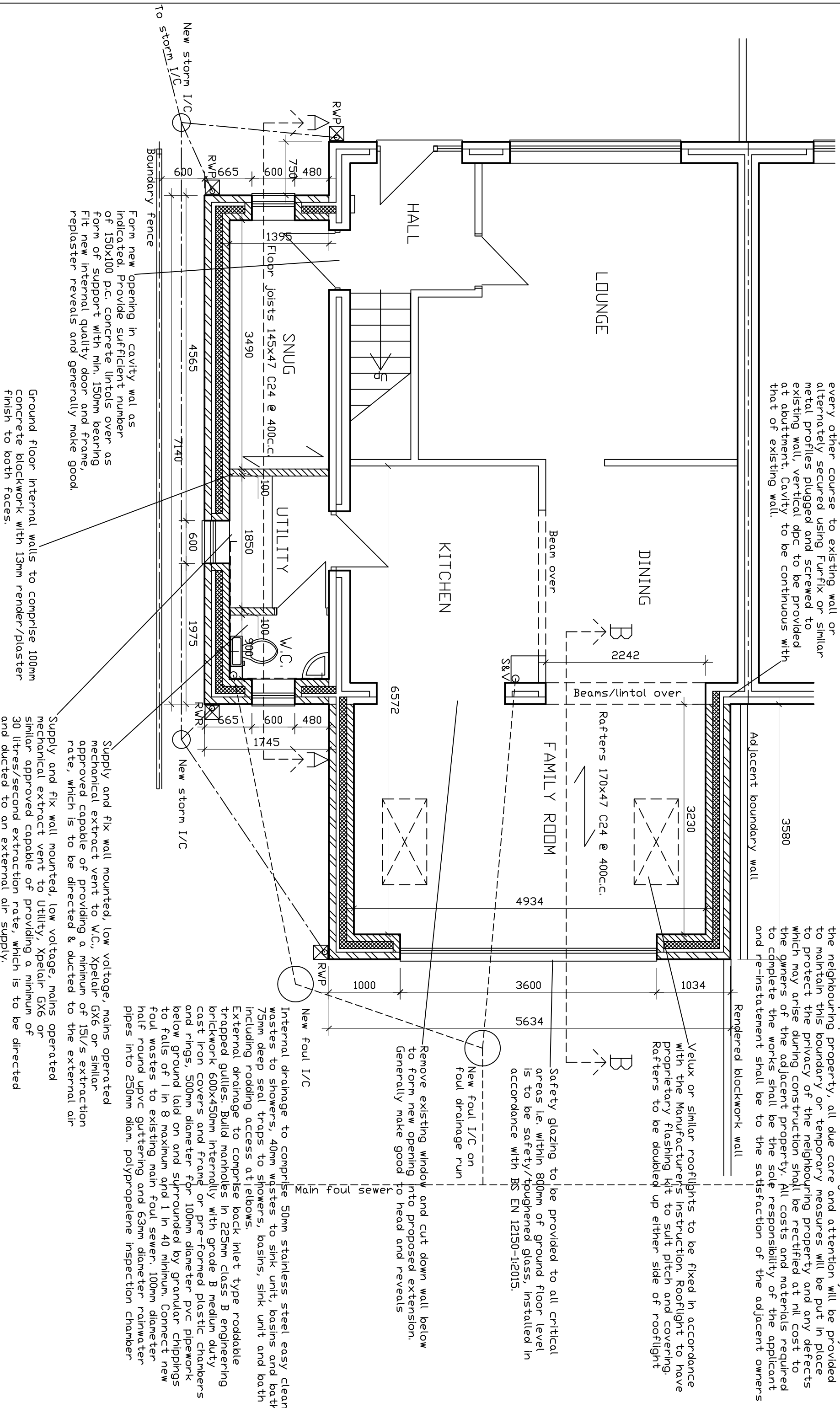


New cavity wall to be toothed and bonded every other course to existing wall or alternately secured using Fur-fix or similar metal profiles plugged and screwed to existing wall, vertical dpc to be provided at abutment. Cavity to be continuous with that of existing wall.

Note: where proposed works near to adjacent boundary wall may affect the neighbouring property, all due care and attention will be provided to maintain this boundary or temporary measures will be put in place to protect the privacy of the neighbouring property and any defects which may arise during construction shall be rectified at nil cost to the owners of the adjacent property. All costs and materials required to complete the works shall be the sole responsibility of the applicant and re-installment shall be to the satisfaction of the adjacent owners



Form new opening in cavity wall as indicated. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing. Fit new internal quality door and frame. replaster reveals and generally make good.

Ground floor internal walls to comprise 100mm concrete blockwork with 13mm render/plaster finish to both faces.

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to W.C., Xpelair GX6 or similar approved capable of providing a minimum of 15l/s extraction rate, which is to be directed & ducted to the external air

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to Utility, Xpelair GX6 or similar approved capable of providing a minimum of 30 litres/second extraction rate, which is to be directed and ducted to an external air supply.

Remove existing window and cut down wall below to form new opening into proposed extension. Generally make good to head and reveals

Safety glazing to be provided to all critical areas i.e. within 800mm of ground floor level is to be safety/toughened glass, installed in accordance with BS EN 12150-1:2015.

Velux or similar rooflights to be fixed in accordance with the Manufacturer's instruction. Rooflight to have proprietary flashing kit to suit pitch and covering. Rafters to be doubled up either side of rooflight

New foul I/C
Internal drainage to comprise 50mm stainless steel easy clean wastes to showers, 40mm wastes to sink unit, basins and bath 75mm deep seal traps to showers, basins, sink unit and bath including rodding access at elbows.
External drainage to comprise back inlet type roddable trapped gullies. Build manholes in 225mm class B engineering brickwork 600x450mm internally with grade B medium duty cast iron covers and frame or pre-formed plastic chambers and rings, 500mm diameter for 100mm diameter pvc pipework below ground laid on and surrounded by granular chippings to falls of 1 in 8 maximum and 1 in 40 minimum. Connect new foul wastes to existing main foul sewer. 100mm diameter half round upvc guttering and 63mm diameter rainwater pipes into 250mm diam. polypropylene inspection chamber

Construction (expansion) joints to be inserted at a minimum distance of 3000mm from external corners and at a maximum of 6000mm centres. Joints to be 10mm wide to the outer skin of the cavity wall and to be filled with polyethylene backer rod pressed into the gap and weather sealed externally with polysulphide mastic sealant

PROPOSED GROUND FLOOR PLAN

PROJECT		DRAWING PROPOSED GROUND FLOOR PLAN	
PROPOSED IMPROVEMENTS/ALTERATIONS			
9, BRYN OWAIN,			
PENYRHOL,			
CAERPHILLY.			
SCALE 1:50 @ A3		DATE DECEMBER 2023	
DRAWN RE		DRG. NO. 3	

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