



Horizontal & vertical dpc to all cavity closures such as eaves, cills, & reveals throughout the construction.

Note:  
Joists to be set to a datum whereby first floor level is consistent with existing

Emergency egress windows to first floor habitable rooms to provide a means of escape and should have an unobstructed openable area of at least 450mm square and a minimum area of 0.33 square metres. The bottom of the openable area is to be between 800 and 1100mm above internal floor level.

Internal partition walls to comprise 89x38mm CLS studwork @ max. 600 centres with 12.5mm plasterboard & 5mm skim finish to provide min. 30 minutes fire resistance. 89x38mm noggins @ 600 centres vertically and lined internally with 90mm sound deadening quilt to satisfy E2. Studs to be doubled up at corners and door openings.

Remove window and cut down wall below and enlarge opening to receive internal quality door and frame. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing. Replaster reveals and make good.

All new windows to be upvc double glazed with a 20mm air gap and low E glazing. Cavity to be closed at cill level with an insulation block to prevent thermal bridging. Provide Cathic or similar insulated steel lintols over openings with 150mm end-bearing and cavity tray over. Provide lead core or similar insulated dpc around all external openings. New windows to meet 14 W/m<sup>2</sup>K U value and horizontal and vertical dpc to be provided to all cavity closures such as eaves, cills and reveals throughout the construction.

All lighting points are to be capable of running low energy lighting only.

All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition).

Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled.

Background ventilation to habitable rooms to be n.i.t. 8000mm squared and to be provided by trickle ventilation or similar. Bathroom ventilation to be min. 4000mm squared. Window openable area to be minimum of 1/20th. Floor area of room which they serve and light transmitting area to be minimum of 1/10th.

Smoke detectors and fire alarm system to be designed and installed to BS5839 Part 6 : 2013 and to be located at a maximum distance of 7.5 metres from all habitable rooms within ground and first floor circulation spaces to at least a Grade D Category LD3 Standard. All apparatus is to be mains operated and interconnected, each with a battery back-up. Kitchen to be fitted with a heat detector to same specification and positioned 300mm from any walls and/or electrical source. All detectors to be interlinked to respond simultaneously.

Consequential Energy Efficiency Improvements

Loft insulation  
If there is no loft insulation or it is less than 200mm thick, provide 250mm insulation or increase it to 250mm.

Wall insulation  
If the dwelling has uninsulated or partially insulated cavity walls then fill with insulation where suitable (cavity wall insulation may not be suitable for sites exposed to driving rain)

Hot water cylinder  
Upgrade any hot water cylinder insulation as follows:  
i If the hot water cylinder is uninsulated provide a 160mm thick insulated jacket or  
ii If the hot water cylinder has an insulated jacket of less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm or  
iii If the hot water cylinder has a factory fitted solid foam insulation of less than 25mm thick, add an 80mm insulated jacket.

# PROPOSED FIRST FLOOR PLAN

**PROJECT**  
PROPOSED IMPROVEMENTS/ALTERATIONS

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**DRAWING** PROPOSED FIRST FLOOR PLAN

**SCALE** 1:50 @ A3 **DATE** DECEMBER 2023

**DRAWN** RE **DRG. NO.** 4

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