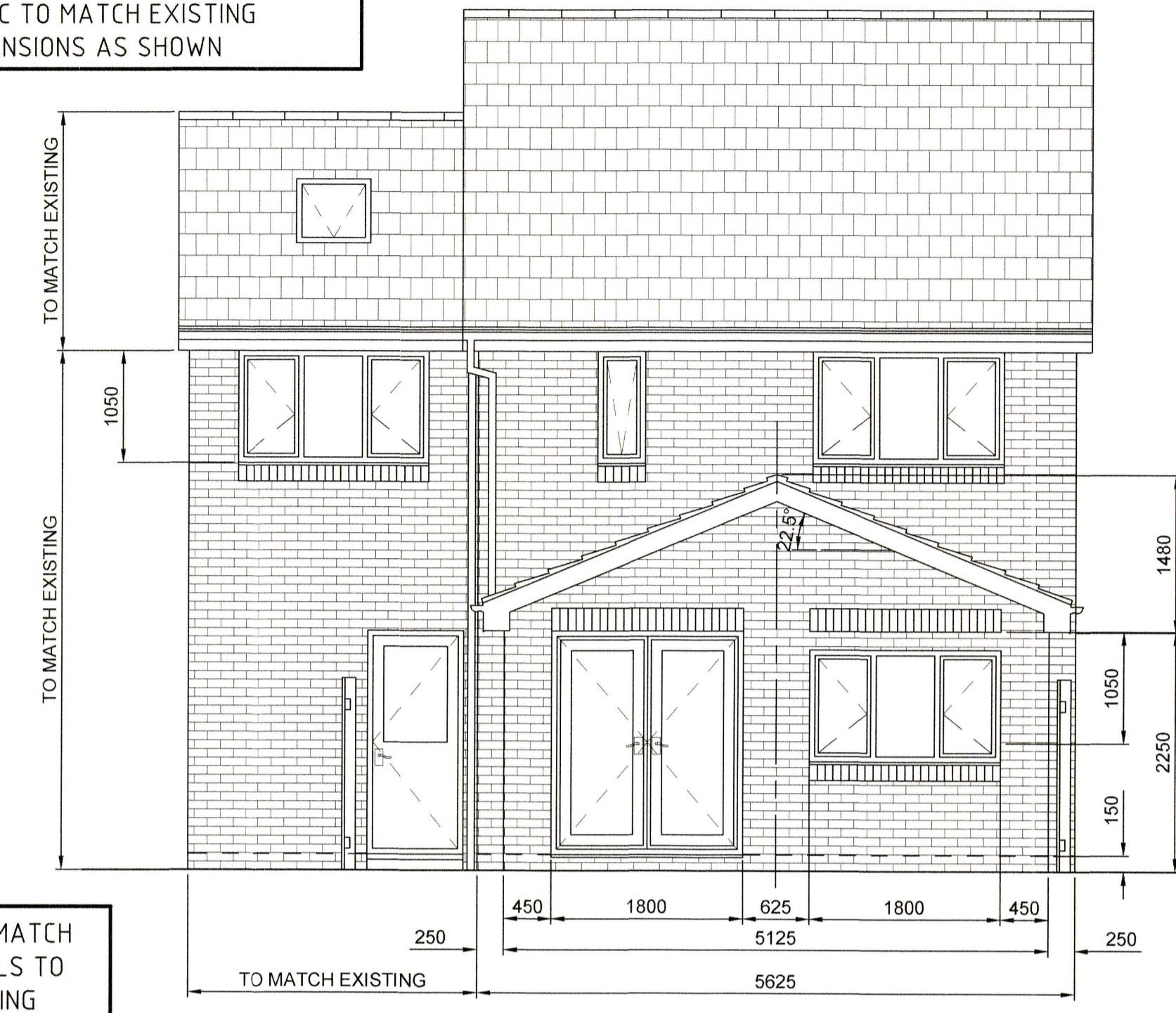


**PROPOSED WEST ELEVATION**  
1 : 50

ROOF TILES TO MATCH EXISTING.  
GUTTER, FASCIA AND RAINWATER  
DOWN PIPES TO MATCH EXISTING.  
WINDOWS TO BE DOUBLE GLAZED  
UPVC TO MATCH EXISTING  
DIMENSIONS AS SHOWN

FACING BRICKWORK TO MATCH  
EXISTING. KITCHEN WALLS TO  
BE TIED TO EXISTING USING  
FIR-FIX OR SIMILAR APPROVED  
WALL TO GARAGE FRONT TO BE  
KEYED INTO EXISTING WALLS



**PROPOSED EAST ELEVATION**  
1 : 50

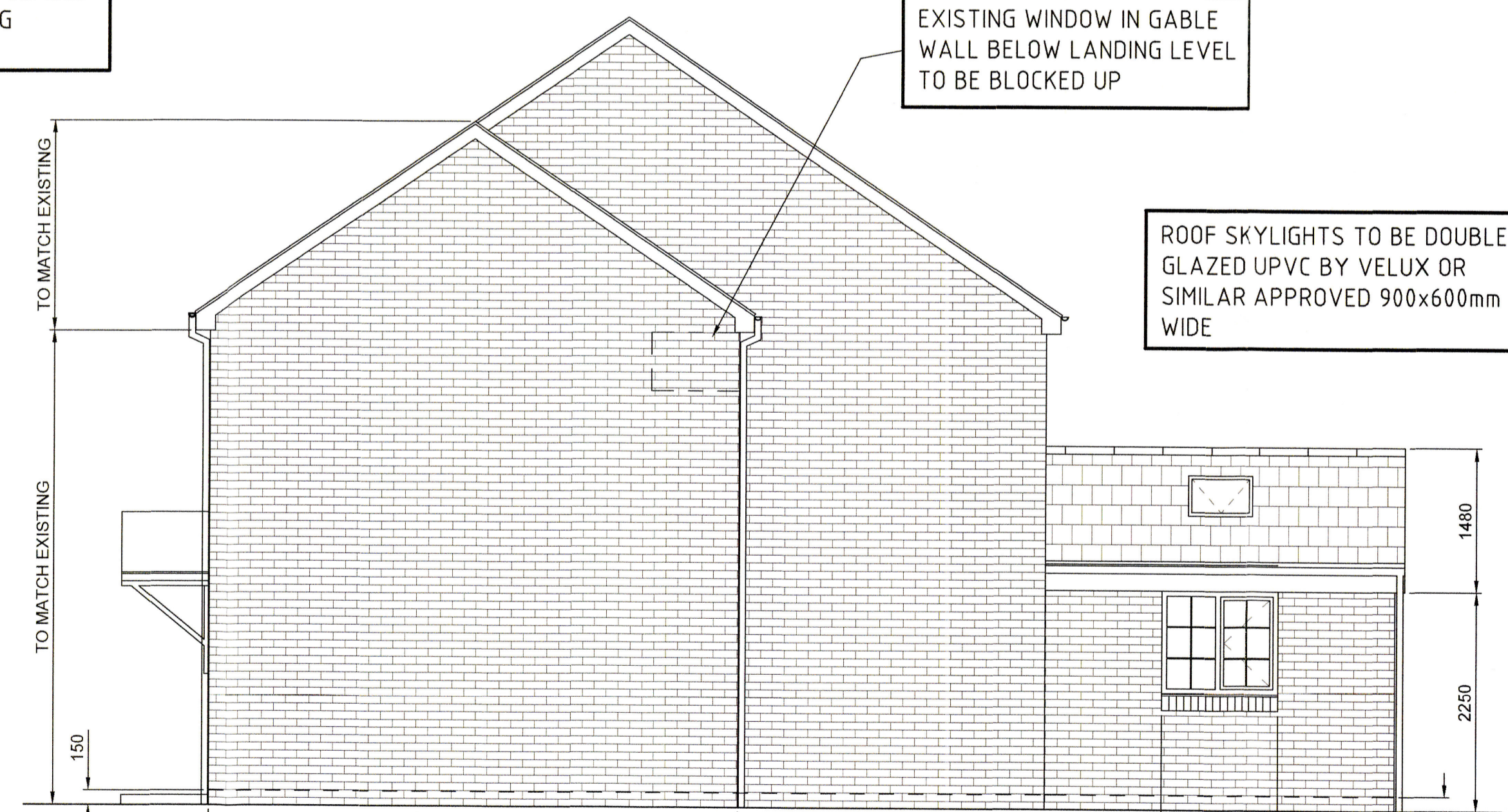
ALL DIMENSIONS ARE TO BE  
CHECKED ON SITE BY THE  
CONTRACTOR PRIOR TO  
CONSTRUCTION.



**PROPOSED NORTH ELEVATION**  
1 : 50

ROOF TILES TO MATCH EXISTING .  
GUTTER, FASCIA AND RAINWATER  
DOWN PIPES TO MATCH EXISTING.  
WINDOWS TO BE DOUBLE GLAZED  
UPVC TO MATCH EXISTING  
DIMENSIONS AS SHOWN

FACING BRICKWORK TO MATCH  
EXISTING. KITCHEN WALLS TO  
BE TIED TO EXISTING USING  
FIR-FIX OR SIMILAR APPROVED  
WALL TO GARAGE FRONT TO BE  
KEYED INTO EXISTING WALLS



**PROPOSED SOUTH ELEVATION**  
1 : 50

EXISTING WINDOW IN GABLE  
WALL BELOW LANDING LEVEL  
TO BE BLOCKED UP

**Foundations and Sub-structure**  
Foundations to be grade C25 ready-mixed concrete to reach a minimum strength of 28N/MM<sup>2</sup> at 28 days.  
Foundations to be built off solid original ground and to comply with Approved Document A1/2  
Type A concrete blockwork used below ground level and cavity backfilled with lean mix concrete up to external ground / path level.

**Ground Floor Construction**  
Kitchen floor to consist of 150mm (A142) mesh reinforced sand cement screed on vapour control barrier on 100mm insulation on 150mm thick Grade C25 concrete floor slab on 120 gauge visqueen D.P.R. on 150mm well compacted sand bladed hardcore to achieve minimum 'U' Value of 0.20W/m<sup>2</sup>K.  
Garage floor to consist of 50mm (A142) mesh reinforced sand cement screed on vapour control barrier on 100mm insulation on existing concrete floor slab.

**External Wall Construction**  
External walls to be 102mm facing brickwork to match the existing with 130mm cavity partially filled with 'Celotex' 2w2070 (70mm) with inner skin of 100mm dense Class A concrete blockwork with 12.5mm plasterboard internally to achieve a minimum 'U' Value of 0.35 W/m<sup>2</sup>K.  
Wall ties to be stainless steel 200mm double triangular pattern at 750mm horizontal centres and 450mm vertical centres and staggered with ties every 225mm at corners and reveals.  
Where cavities close at window and door reveals 100mm insulation Plus Cavity Closure System to be installed as manufacturers instructions.  
'Hyloard' 190mm horizontal D.P.C. to be incorporated a minimum of 150mm above external ground / path level and to lap with D.P.M. 150mm vertical D.P.C. wherever cavity closes and below all window cills and door thresholds.  
12.5mm sheet Supalux cavity barrier to close tops of cavity walls including eaves and gable walls.  
Letels unless otherwise indicated to be IG Type L1/S100 with D.P.C. tray over as per manufacturers instructions and to have a minimum end bearing of 150mm.

**First Floor Construction**  
28x58 First floor joist at 450mm centres to be Grade C24 timber with 15x50mm herringbone strutting at mid-span with 19mm plywood floorboarding to top and 12.5mm plasterboard and skim to underside.  
Joist strapped to all walls on all elevations with 30x50MM 'Catic' steel anchoring straps at 2m maximum centres to comply with approved document A1 / 2 of Building Regulations 1995.

**Roof Construction**  
Pitched roof to match existing (if possible) with synthetic slates on 50x25mm softwood treated battens on 50x50mm treated counter battens on 'Tyvek' Supro Plus breather membrane on Grade S.C.3 grade softwood rafters with Grade c24 ceiling joists / roof trusses to BS5268 part 3 : 1985.  
Wall plates to be 100x50mm treated softwood bedded on sand / cement mortar and secured to external walls with 100mm long x 30x50mm galvanneal steel vertical restraint straps at 2m maximum centres.  
Roof insulation to be 200mm 'Crown Wall' insulation laid between ceiling joists to butt up against cavity wall insulation without a gap with a second layer of 100mm 'Crown Wool' insulation laid over joists tucked tightly up against breather membrane to underside of roof covering. Construction to achieve minimum 'U' Value of 0.16 W/m<sup>2</sup>K.  
Ceiling of 12.5mm plasterboard and skim with 'Tyvek' Vapour Control Layer VCL 502 as vapour barrier over / above.

**Below Ground Drainage**  
New drains to be 100mm by 'Osma Drain' laid strictly to manufacturers instructions a minimum of 450mm below ground level with a minimum fall of 1:40 in 150mm Class B granular bed and surround. All drainage to comply with Approved Document H of the Building Regulations 1995.  
New inspection chambers to be by 'Osma Drain' and either 225mm diameter shallow inspection chamber, up to 600mm invert, or 450mm diameter universal inspection chamber up to 1m invert installed as per manufacturers instructions.

**Above Ground Drainage**  
Rainwater goods to be 'Osma' Roundline / square line fitted as per manufacturers instructions.  
Wastes to be 'Osma' 38mm to sink unit, shower and bath, 32mm to wash hand basin. All to be fitted with 75mm deepseal traps and all as manufacturers instructions.

**Ventilation**  
All habitable rooms to be provided with trickle ventilators to achieve 8,000 sqmm and to have an openable area of at least 1 / 20th of the floor area.  
All other rooms to have trickle ventilators to achieve 4,000 sqmm.  
Kitchens / utility rooms to be provided with mechanical extract fans capable of extracting air at a rate of not less than 60 litres per second.  
Bathroom / shower room to be provided with a fan capable of extracting 15 litres per second.  
All fans to have a 15 minute over-run facility.

**Glazing, Windows and Doors**  
All windows to be constructed of either timber or u.P.V.C. and double glazed with draught seals to all openable elements with 16mm sealed glazing units with 'inner skin' of low E glass with low-E, EN15 to achieve minimum 'U' value of 2.0W/m<sup>2</sup>K and to be provided/installed by FENSA approved manufacturer.  
All glazing to doors and side screens and any glazing pane to a window totally or partially lower than 800mm above finished floor level to be of toughened safety glass as per B.S. 6206:1981

**Electrical Switches**  
All light switches, power points etc. to be located between 450mm and 1200mm above finished floor level.



<b>FOR PLANNING PERMISSION</b>	
Applicant <b>Mrs LOUISE HONEYBALL</b> 22 LON YR YSGOL, BEDWAS, CAERPHILLY CF83 8PE	
Project Title <b>PROPOSED SINGLE STOREY KITCHEN EXTENSION TO THE REAR, WITH A GARAGE CONVERSION ON THE SIDE OF THE PROPERTY</b>	
Drawing Title <b>PROPOSED ELEVATIONS</b>	
Original Size <b>A1</b>	Scale <b>AS SHOWN</b>
Date <b>FEB 2024</b>	Drawing number <b>LH/2024/104</b>