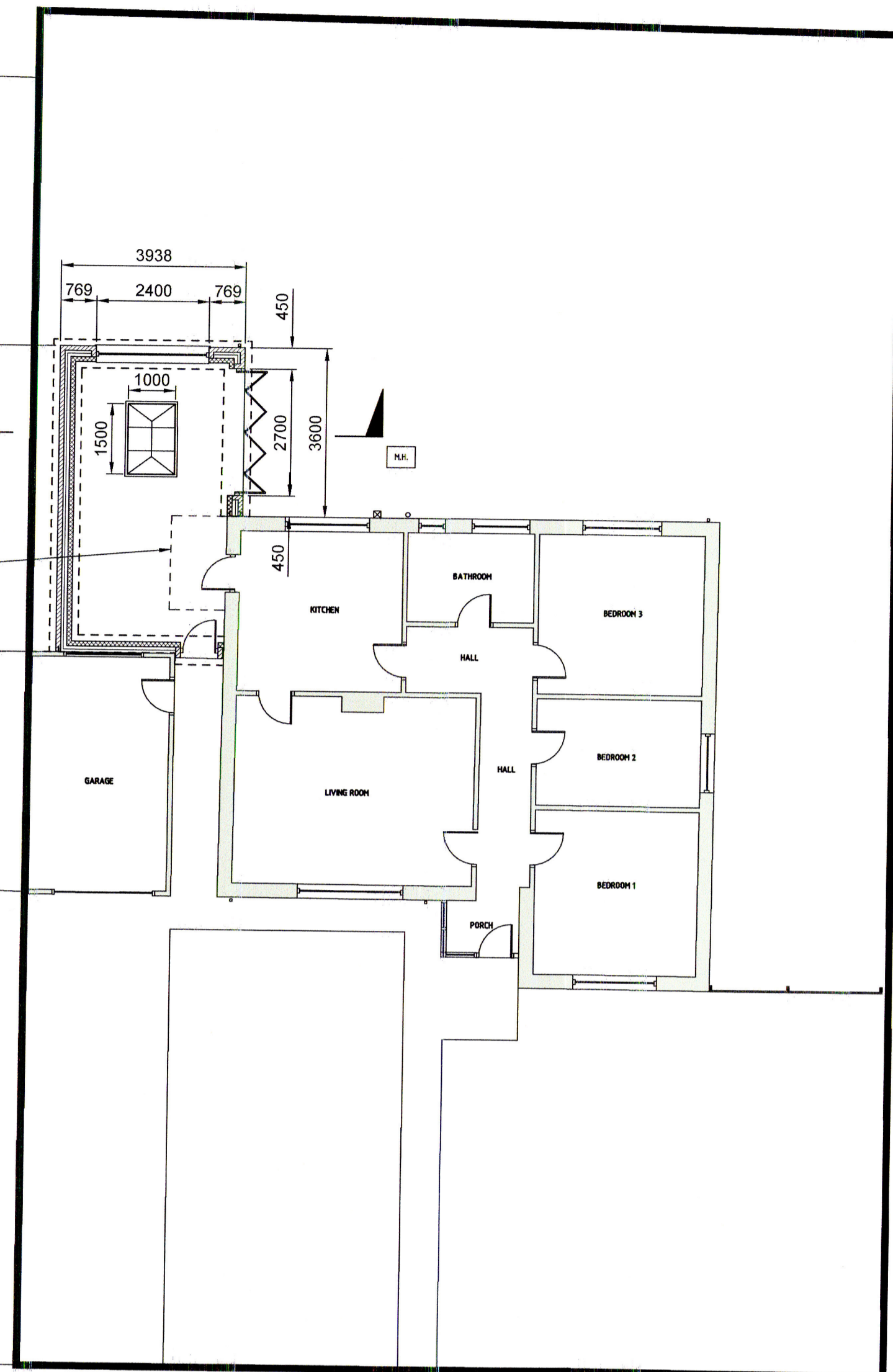


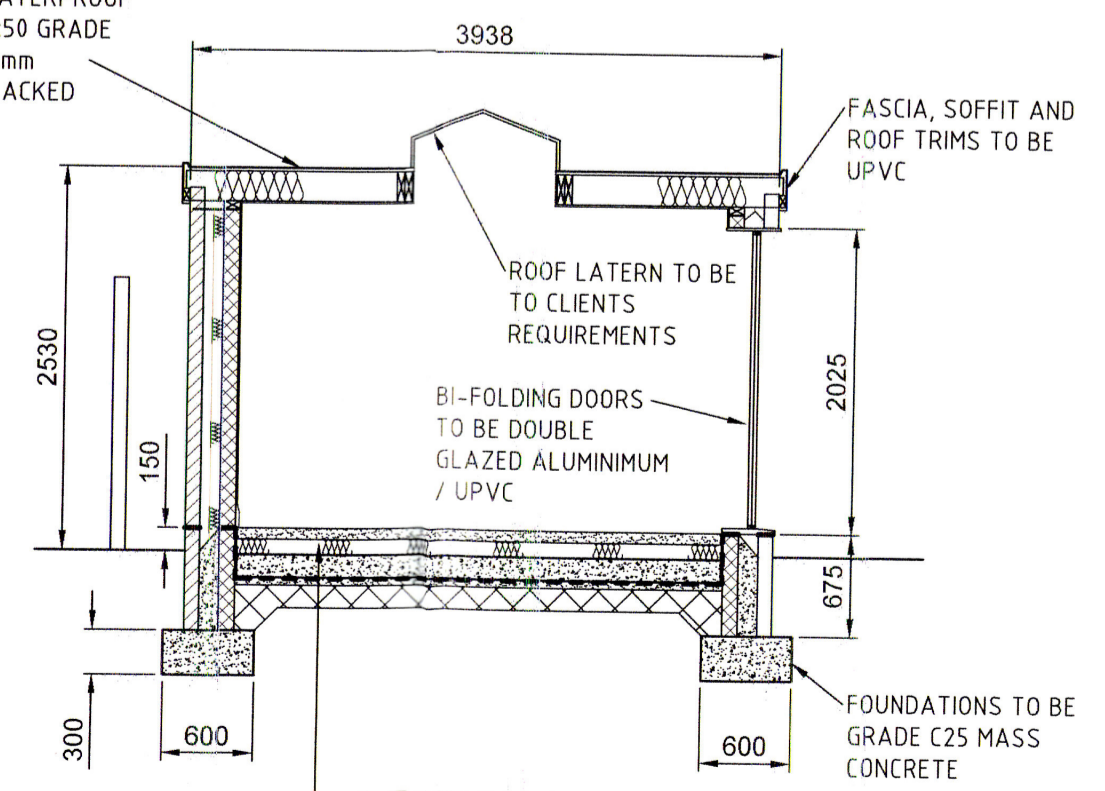
EXISTING LEAN TO UTILITY ROOM TO BE CAREFULLY DEMOLISHED.



PROPOSED GROUND FLOOR PLAN  
1: 100

ROOF TO BE GLASS FIBRE ON WATERPROOF BOARDING ON FIRTINGS ON 200x50 GRADE SC4 TREATED TIMBER WITH 200mm INSULATION WITH 12.5mm FOIL BACKED PASTERBOARD AND SKIM

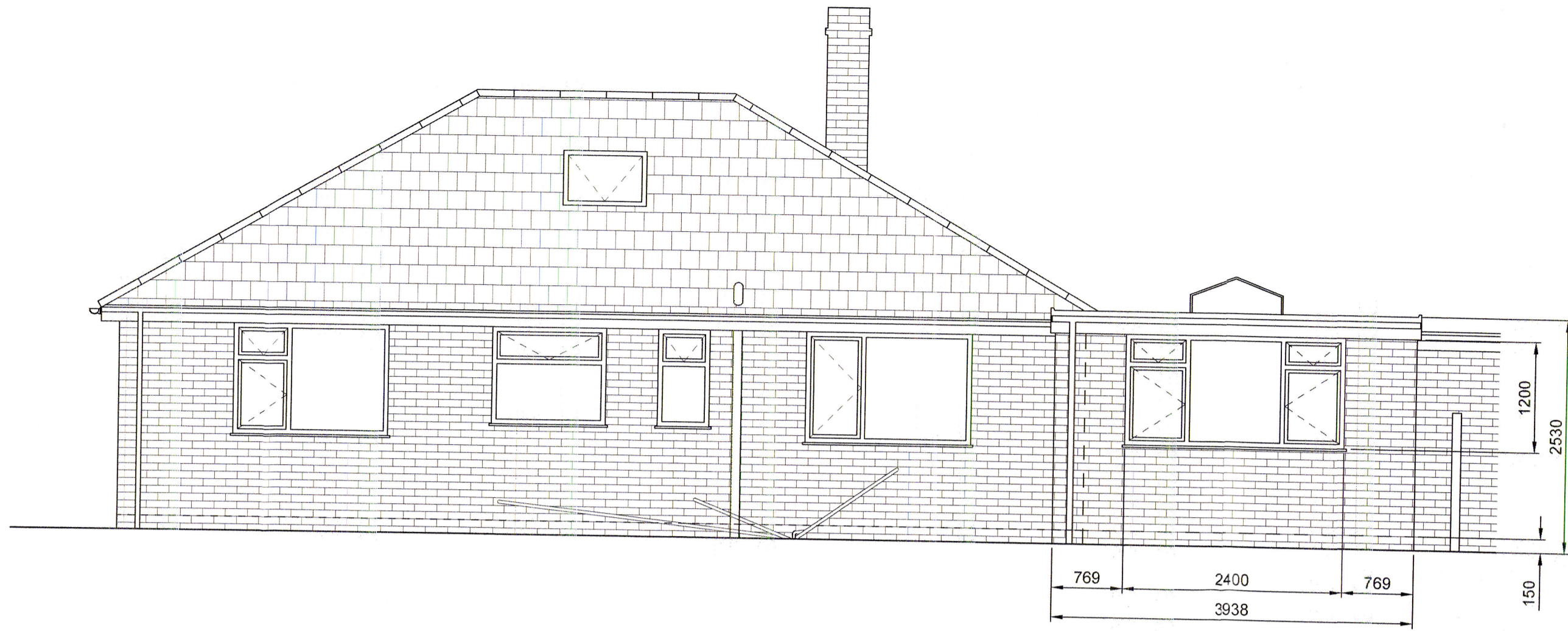
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO STARTING THE WORKS. ALL LINTELS TO BE CATNIC OSA AND DESIGNED BY THE SUPPLIER.



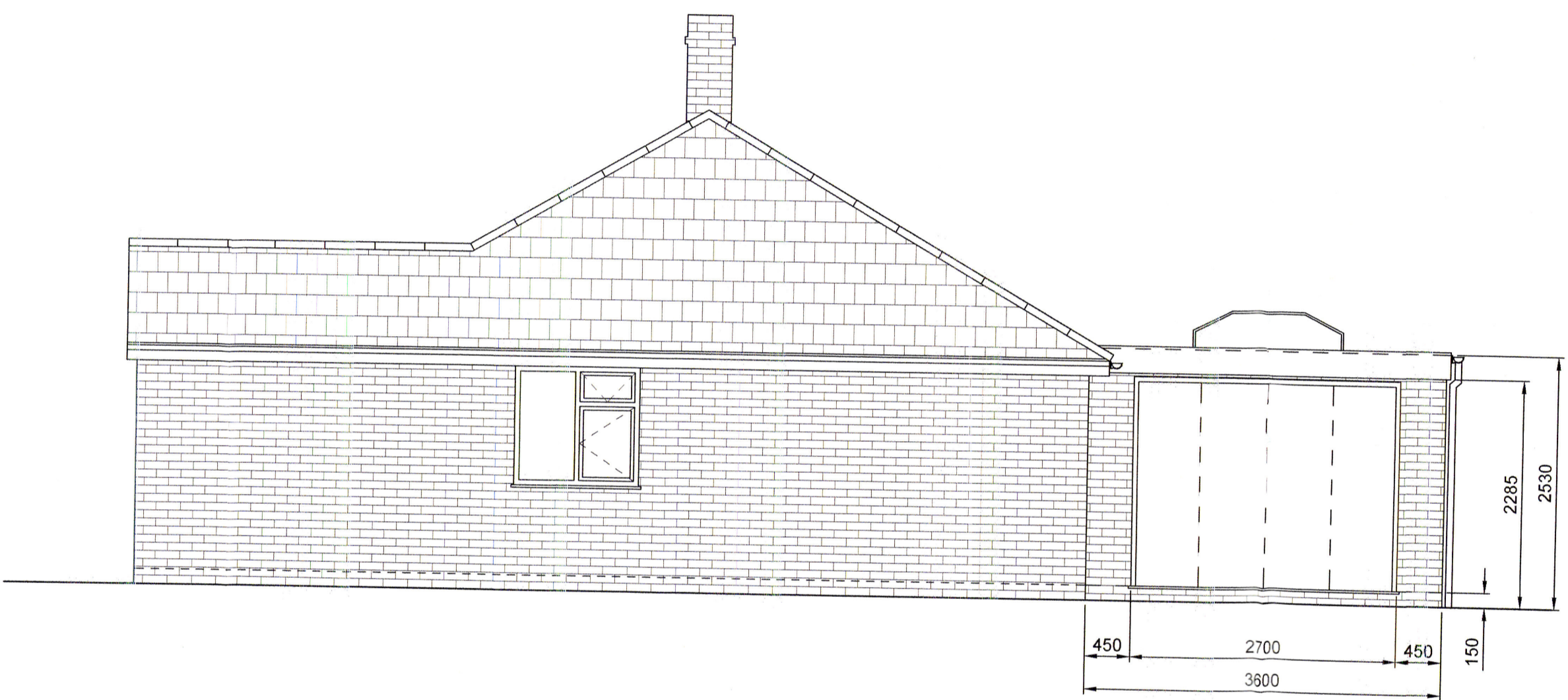
SECTION X-X  
1: 50

70mm SCREED WITH A14.2 MESH ON VAPOUR MEMBRANE ON 100mm INSULATION ON 150mm GRADE C30 CONCRETE SLAB ON 1200 GAUGE

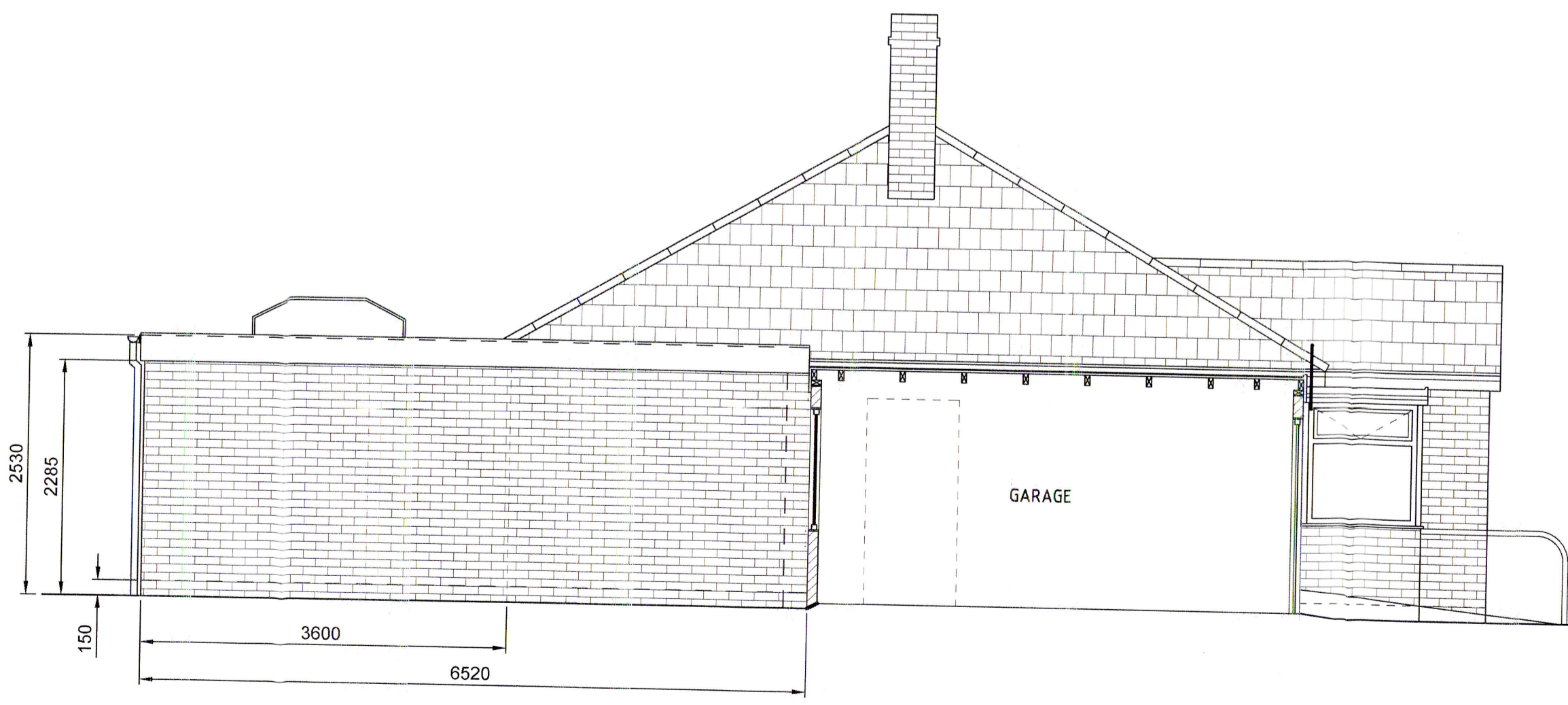
100mm on Original



PROPOSED SOUTH ELEVATION  
1: 50



PROPOSED WEST ELEVATION  
1: 50



PROPOSED EAST ELEVATION  
1: 50

**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 A3/2.  
Type A concrete blockwork used below ground level and cavity backfilled with lean mix concrete upto external ground / path level.

**Ground Floor Construction**  
Floor to consist of 70mm (A4.2 mesh) reinforced sand cement screed on vapour control barrier on 100mm insulation on 150mm thick Grade C30 concrete floor slab on 1200 gauge visqueen D.P.M. on 150mm well compacted sand blined hardcore to achieve minimum U<sup>v</sup> Value of 0.15W/m<sup>2</sup> s.q.m.

**External Wall Construction**  
External walls to be 100mm facing brickwork to match the existing with 100mm cavity partially filled with Celotex 240/270 (100mm) with inner skin of 100mm dense Class A concrete blockwork with 12.5mm plasterboard internally to achieve a minimum U<sup>v</sup> Value of 0.35 W/m<sup>2</sup> s.q.m.  
Wall ties to be stainless steel 300mm 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.  
Typical 100mm horizontal D.P.C. to be incorporated with 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.  
Lintels unless otherwise indicated to be CATNIC type CN/S10 with D.P.C. tray over as per manufacturers instructions and to have a minimum end bearing of 150mm.

**Roof Construction**  
Flat roof to match existing garage (if possible) with glass fibre on 50x25mm softwood treated battens on 50x50mm treated counter battens on Tylex Supro Plus breather membrane on Grade S.C.3 grade softwood rafters with Grade c24 ceiling joists or 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 20x5mm 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 Wall' insulation laid over joists tucked tightly up against breather membrane to underside of roof covering. Construction to achieve minimum U<sup>v</sup> Value of 0.16 W/m<sup>2</sup> s.q.m.  
Ceiling of 12.5mm plasterboard and skim with Tylex Vapour Control Layer VCL S02 as vapour barrier over / above.

**Above Ground Drainage**  
Sanitary goods to be 'Dima' Roundline / square line fitted as per manufacturers instructions.  
Wastex to be 'Dimaseal' 30mm 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 operable area of at least 1/20th of the floor area.  
All other rooms to have trickle ventilators to achieve 4,000 sqmm.  
Kitchen / 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 operable elements with 16mm sealed glazing units with 'inner skin' of low E glass with low-E, EN-6 55 to achieve minimum U<sup>v</sup> value of 2.0W/m<sup>2</sup> s.q.m. 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 900mm above finished floor level to be of toughened safety glass as per B.S. 6266:1981

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

FOR PLANNING PERMISSION

Applicant	
Mr R. GRIFFITHS 3 WATERLOO PLACE, MACHEN, CAERPHILLY CF83 8NL	
Project Title	
PROPOSED SINGLE STOREY EXTENSION TO THE SIDE / REAR OF THE PROPERTY	
Drawing Title	
PROPOSED GROUND FLOOR PLAN, ELEVATIONS AND SECTION X-X	
Original Size	Scale
A1	AS SHOWN
Date	Drawing number
MARCH 2024	RG/2024/102