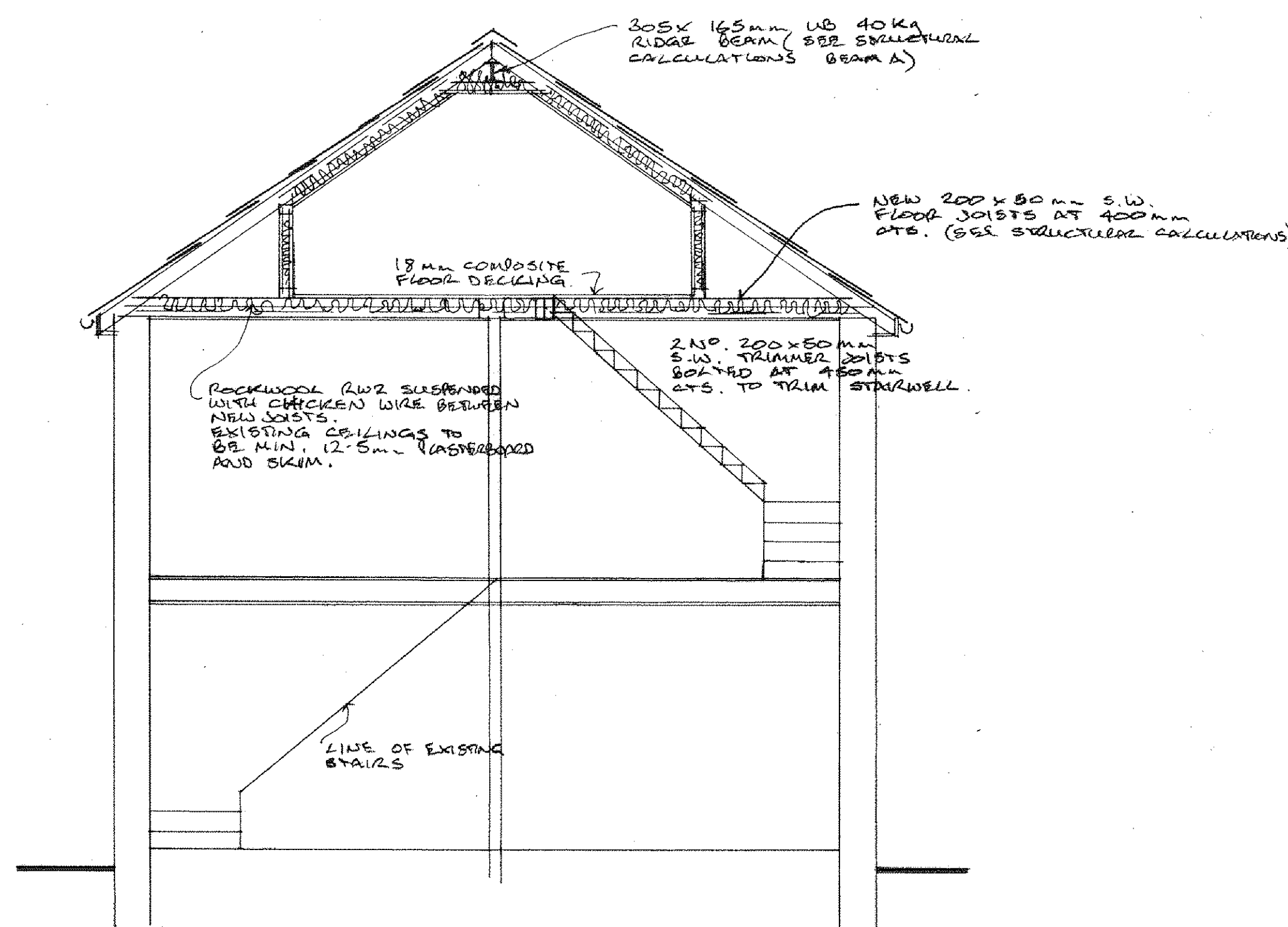
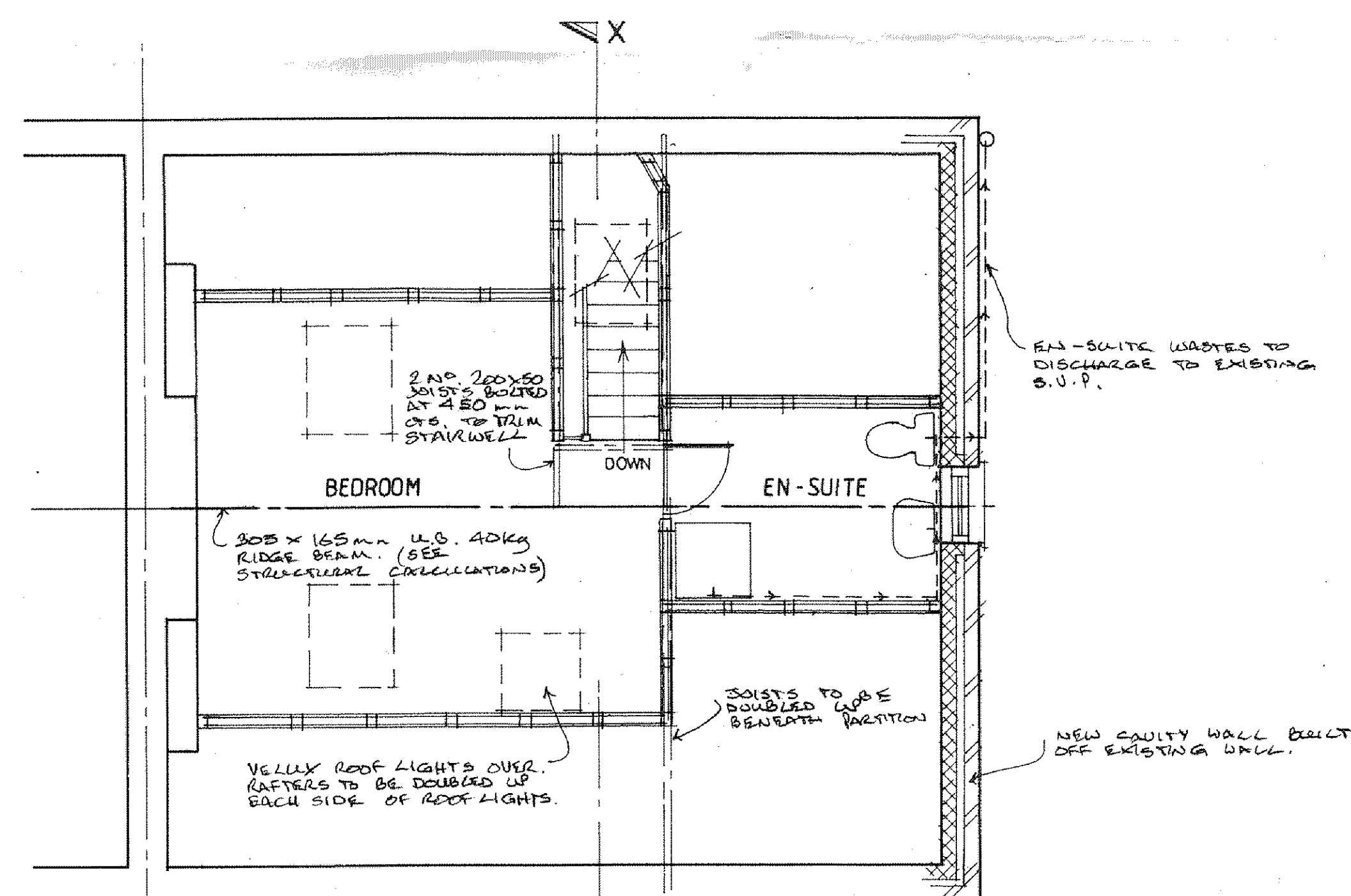


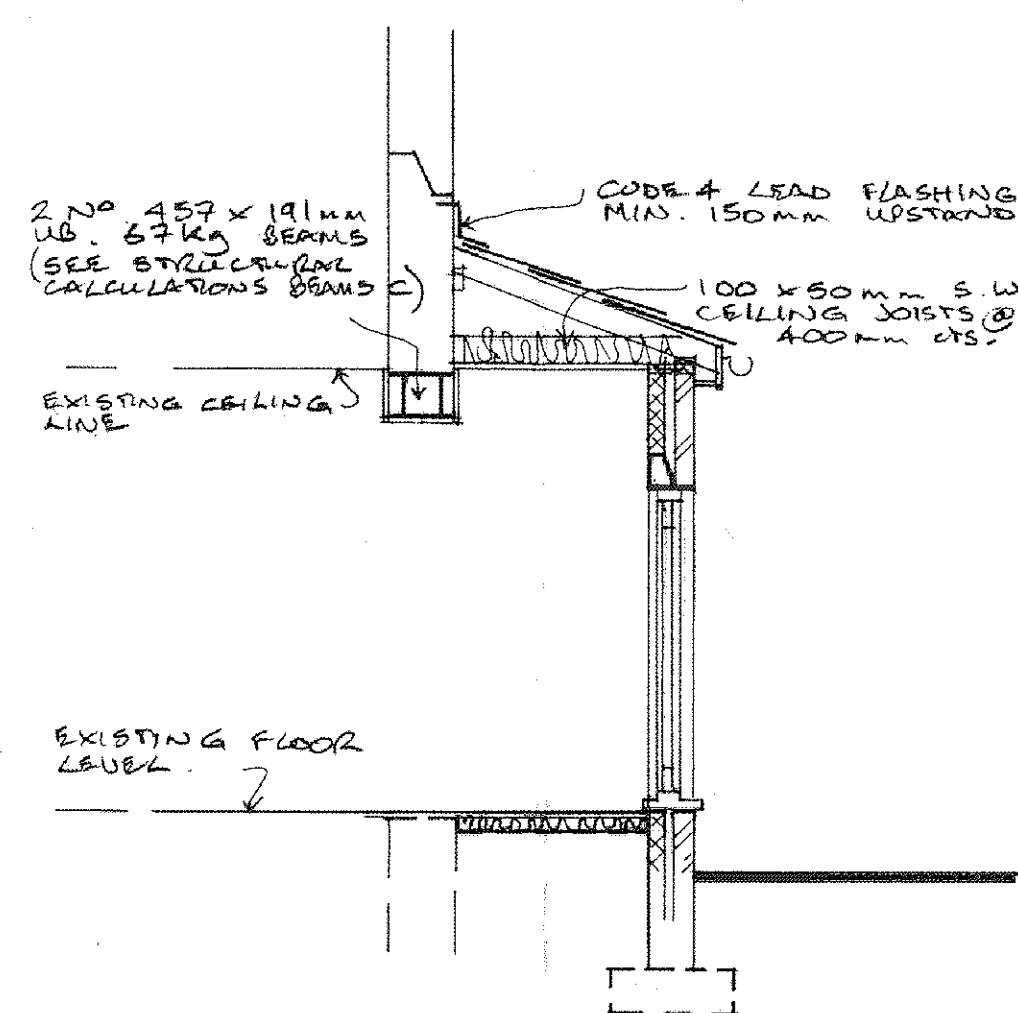
EXISTING ROOF PLAN



PROPOSED SECTION X-X



PROPOSED SECOND FLOOR PLAN



SECTION Y-Y

Cavity wall specification.
100mm concrete block inner skin. Min. 110 mm. Cavity with 60mm Celotex insulation bat.
100mm. Concrete blockwork with 19mm. Render to match existing - outer skin.
(existing wall construction to be verified on site)
9mm. Supalux cavity closures. Wall ties to be stainless steel with insulation bat retainers, and staggered 450mm.
Vertical and 600mm. Horizontal.

Roof Specification
Composite of natural slates to match existing on 50 x 25mm. softwood treated battens at predetermined cts. On layer of 'Tyvek' breathable membrane on 150 x 50mm. softwood rafters at 600mm. cts. 90 mm. Celotex insulation board fitted between rafters with 40 mm. thick Celotex fitted to underside of rafters. 12.5 mm. foilbacked plasterboard and skim internal finish.
100 mm. x 50. mm. s.w. wallplates secured at 1.80 m. cts. With galvanised steel straps. Straps to have a min. cross sectional area of 30 mm. x 5 mm

Pitched Ceiling Specification.
75 mm. x 50 mm. s.w. timbers fixed to underside of existing rafters. 90 mm. Celotex insulation board fitted between rafters with 40 mm. thick Celotex fitted to underside of rafters. 12.5 mm. foilbacked plasterboard and skim internal finish. New breathable membrane (Tyvek) fitted in place of existing sarking felt. 50 mm. air gap to be maintained over the top of the insulation. To achieve a min. U value of 0.18 w/m2k

Staircase Specification.
New staircase to have min. 225 mm. treads and max. 200 mm. risers and a pitch line not to exceed 42 degrees.
Min. headroom of 2.0m. Handrail to be fitted at a max. height of 1.00m. off the pitch line.

Means of escape window to be provided to bedroom which has an unobstructed openable area of at least 0.33 m squared and to be at least 450 mm. x 750 mm., in either direction. The bottom of the openable area should not be more than 1100 mm. above the floor. All glazing to be Pilkington K glass with a min. U-value not less than 1.60 w/m2 k.

A smoke detection system to be installed with a min. of 3 no. detectors (1 no. in hall, 1 no. on landing & 1 no. on new second floor) wired into the mains with a battery back up. All fitted in accordance with B.S. 5839.

All electrical work to be installed by a member of an approved competent persons scheme and a completion certificate in accordance with BS7671 is to be provided.
All electrical switch and socket outlets to be installed in compliance with paragraph 8.3 of approved document M 2004.

En - suite to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

Wastes from En - suite to discharge to foul sewer system via. 110mm. dia. W.C. waste, and 40mm. dia. p.v.c. waste pipes with 75mm. deep seal traps.
An in line blending valve is to be fitted to all baths to ensure the maximum hot water temperature is no more than 48 degrees centigrade.

Vertical and horizontal D.P.C.'s to all openings.
Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m2 k.
Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981

New stud partitions to be of 100 x 50 mm. s.w. studs at 600 mm. cts. With noggins to suit. 100 mm. mineral wool infill and 12.5 mm. plasterboard and skim to both sides.

All doors to habitable rooms off existing hall and landing to be fire resisting doors FD20.

SECTION Y - Y

All new brickwork/blockwork to be fixed to existing using 'Furfix' or similar wall extension profiles. Furfix to be fixed in accordance with manufacturers instructions. Vertical D.P.C.'s to be disc cut into existing walls at relevant locations.

All drainage under or within 1.0 m. of building to be encased in 150 mm. Of concrete. Where pipes pass through walls concrete lintols used to span over. All underground drainage to be to B.S. 8301. All plumbing to be to B.S. 5572.

All habitable rooms to be ventilated by both a rapid ventilation opening of at least 1/20 th. of the floor area, and by a background (trickle) ventilation opening equivalent to 8000 mm2 and bathrooms to be 4000 mm2

Kitchen to be mechanically ventilated to the outside air to give extraction of :
Extract fan - 60 litres/sec. Or Cooker hood - 30 litres/sec

Wastes from kitchen to discharge to foul sewer system via. 110mm. dia. W.C. waste, and 40mm. dia. p.v.c. waste pipes with 75mm. deep seal traps.

Catnic CG90/100 lintols over all external openings. Vertical and horizontal D.P.C.'s to all openings.
Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m2 k.
Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981

Floor Specification.
50mm. Sand/cement screed with anti-crack mesh applied on 50 mm Celotex on layer of 1200 g. visqueen on existing floor slab.

Cavity wall specification.
100mm. concrete block inner skin. Min. 110 mm. Cavity with 60mm Celotex insulation bat.
100mm. Concrete blockwork with 19mm. Render to match existing - outer skin.
9mm. Supalux cavity closures. Wall ties to be stainless steel with insulation bat retainers, and staggered 450mm. Vertical and 600mm. Horizontal.

Roof Specification
Composite slate to match existing on 50 x 25mm. softwood treated battens at predetermined cts. On layer of 'Tyvek' breathable membrane on 190 x 50mm. softwood rafters at 400mm. cts.
100 mm. x 50. mm. s.w. wallplates secured at 1.80 m. cts. With galvanised steel straps. Straps to have a min. cross sectional area of 30 mm. x 5 mm. 100 mm. layer of insulation quilt laid between ceiling joists and 170 mm. layer laid over the top. Roof to achieve a min. U-value of not less than 0.16 w/m2 k.

Foundations to be 600mm. X 300mm. mass concrete. Depth of foundations to be determined on site, but to be below the invert of any drains within 1.0 m. and to be a min. of 900mm. below ground level.
Suitability of existing foundations to be determined on site.

Any new soakaways to be at min. distance of 5.0m. from any building and to be min. 1.0 m3 capacity.

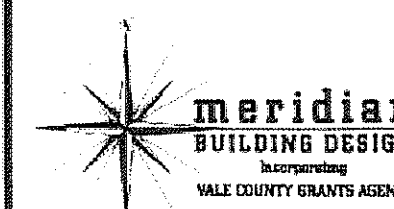
All electrical work to be installed by a member of an approved competent persons scheme and a completion certificate in accordance with BS7671 is to be provided.
All electrical switch and socket outlets to be installed in compliance with paragraph 8.3 of approved document M 2004.

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Project. PROPOSED LOFT CONVERSION TO INCLUDE NEW GABLE and
NEW ROOF TO REAR EXTENSION at
'PLEMONT', CROSS COMMON ROAD, DINAS POWYS, VALE of GLAM.

SPECIFICATION

Scale 1: 50 Drwg. No. BWL 03 Date. JULY 2014.



All dimensions to be checked on site prior to commencement of works.
Exact Location of all services to be determined on site by owner/builder

Tel/Fax 02920 515952

RECEIVED
15 JUL 2014
ENVIRONMENTAL
AND ECONOMIC
REGENERATION