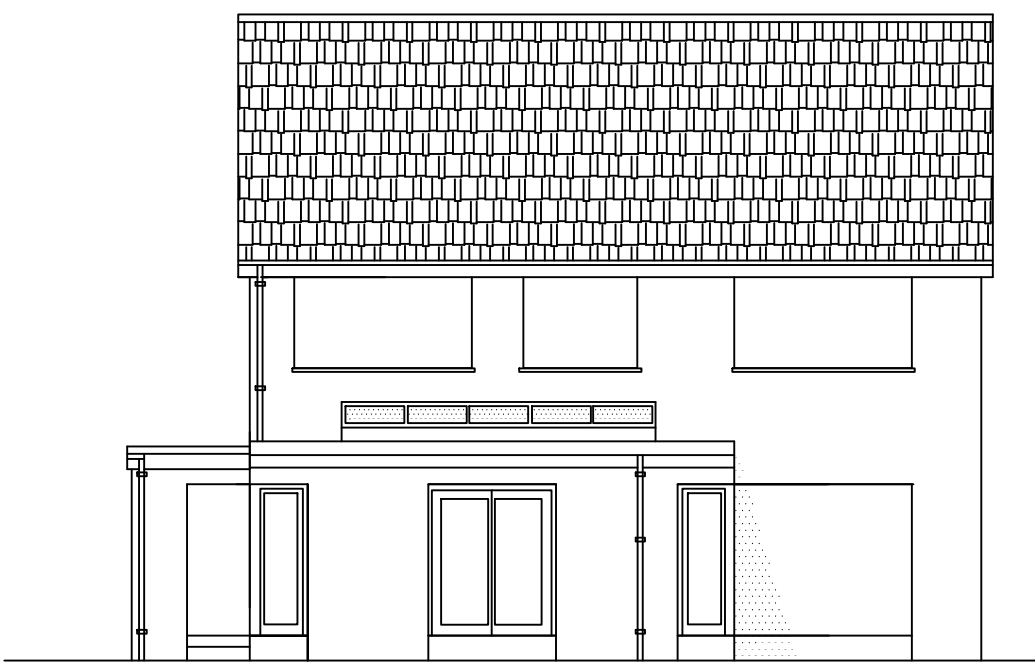
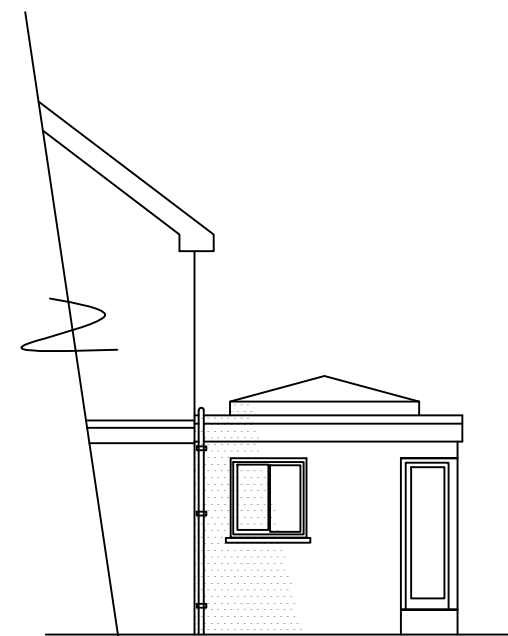


**THE VALE OF
GLAMORGAN COUNCIL**
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)



WEST ELEVATION

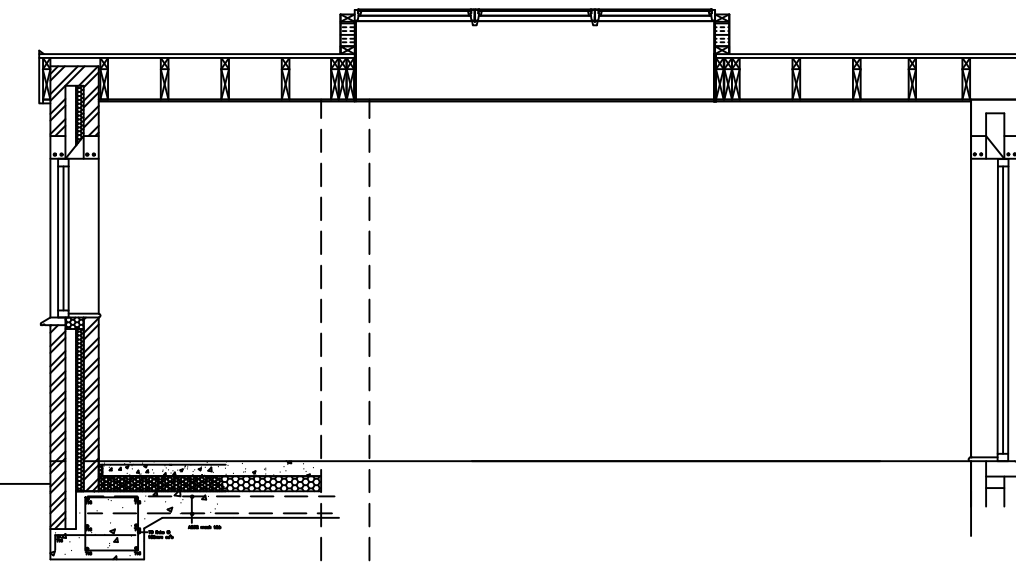


NORTH ELEVATION

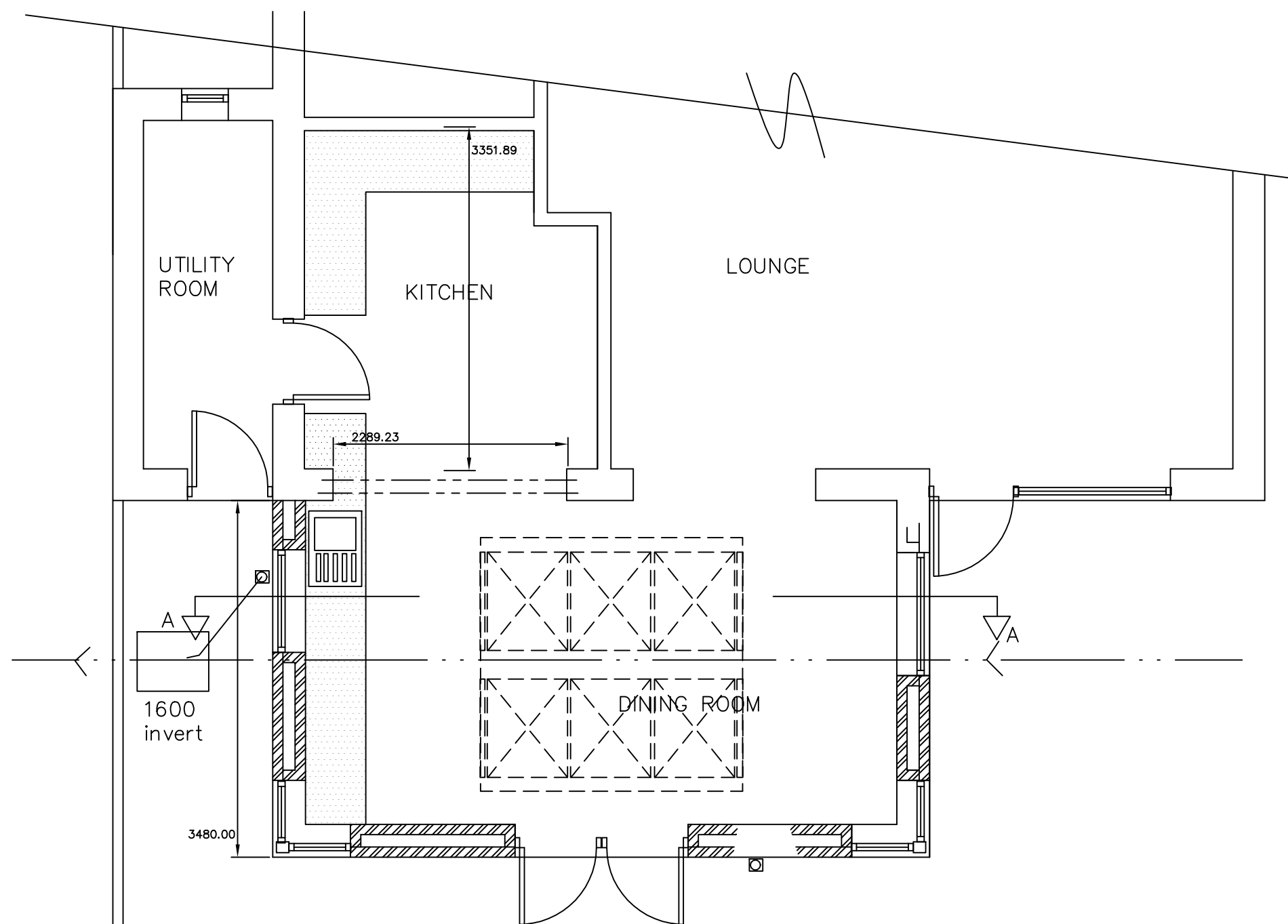


SOUTH ELEVATION

SECTION A-A



1600
invert



NOTES:

- 1/ provide mechanical vent to Kitchen min 60l/sec extracted to external air via vent in cavity wall, min 5 min over run
- 2/ Provide radiators to new rooms connected to ex heating system, thermostatic rad valves
- 3/ new window/doors to be upvc double glazed to BS 6206, trickle vents min 10000mm². Glazing to be 16 air gap with "soft" low E coating. Glazing within 850 of floors to be toughened or laminated.
- 4/ All electrical works to comply with Part P Building regs 2005 & all switches / sockets to be positioned to enable disabled person to use easily.
- 5/ Form new 75 concrete path around new extension.
- 6/ Existing drains to be located prior to works commencing to determine position & condition etc
- 7/ Remove wall to kitchen & ca, Prepare walls & insert 2no 203x102x23kg/m steel beams, encased in 1hr fireboards & skim. Make good to floor & reveals.
- 8/ BOSA to be entered into with Dwr Cymru
- 9/ Form new corner window opening to existing extension, cranked steel beam/post design to be provided by Structural engineer and agreed with BCO.

ROOF - Carefully remove ex flat roof covering & ca. Form new flat roof structure to tie in with existing & recover with EPDM flat roof covering to BS747 secured to 19 external quality ply decking on splayed timber firings on 50 x 200 C16 joists at 400 centres. Joists to be trebled up & bolted together when acting as trimmers to proposed roof lantern. 100 x 50 swd wallplate secured to wall by ms straps at max 1200 centres. 150 Celotex laid between joists, and maintain min 50 air gap between insulation & roof decking. 12.5 foil backed plasterboard to soffit, with 3 skim & decoration. Roof vented at eaves. Atrium roof windows as per Messrs Velux design sheet and specification.

WALLS - 100 concrete block external skin, rendered to match existing, 110 cavity with Celotex CW3000 insulation boards 60mm thick or similar approved), 100 concrete blocks internally with 12.5 plasterboards & 3 lightweight skim finish (to achieve min 0.28 W/m²K). Stainless steel wall ties at 750 centres horizontally and 450 vertically, and doubled up at openings. secure new work to existing walls with galvanised steel profiles. Cavity wall closed at top of cavity with slate or block on flat. Walls below dpc to be class A. Vertical dpc's to window & door jambs. New cavities to be kept continuous. Cavity closers at jambs to be insulated, all external lintols to be 100x150 rc lintols inc tray dpc's to heads and cills. Incorporate cavity tray dpc's to existing wall & min 150 lead flashing/soakers at abutment of flat roof to rear wall.

FLOOR/RAFT FOUNDATION - 50 cement/sand screed on 150 oversite concrete on 70 Celotex flooring grade SD insulation on 1200 Visqueen dpm on 50 sand blinding on 150 well consolidated hardcore bed. Vertical upstands of insulation to height of oversite concrete, Raft detail as per specification.

DRAINAGE - New drains to be 100 Osma laid to fall min 1:40. 75 deep seal traps to all appliances. 40 dia wastes to discharge via back inlet gullies. 112 hr rwgs to 68 dia rwp to back inlet gully, new drainage to be connected into existing chamber via existing drainage system.

WINDOWS - uPVC double glazed to BS 6206, opening vents min 5% room area, trickle vents min 8000 mm². Glazing units to be min 16 air gap & "soft" low-E coating to Part L Regs. Laminated or toughened glazing to all units within 900 of floor level.

NOTES:

- 1/ All new electrical works to comply with Part P - : Building Regulations 2005 & Certificate of compliance issued on completion of works

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INVICTA
Building
Advisory
Service

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rev a : July 2014 : amended patio door & window position

Clients MR P HARRIS & MS P LLEWELLYN

Job Title
PROPOSED EXTENSION
AT :
27 SOMERSET VIEW
OGMORE BY SEA

Drawing Title
PLANS & ELEVATIONS AS PROPOSED

Scale 1:50 & 1:100

Date July 2014

Drawing No. 27SV / 2 / 14a