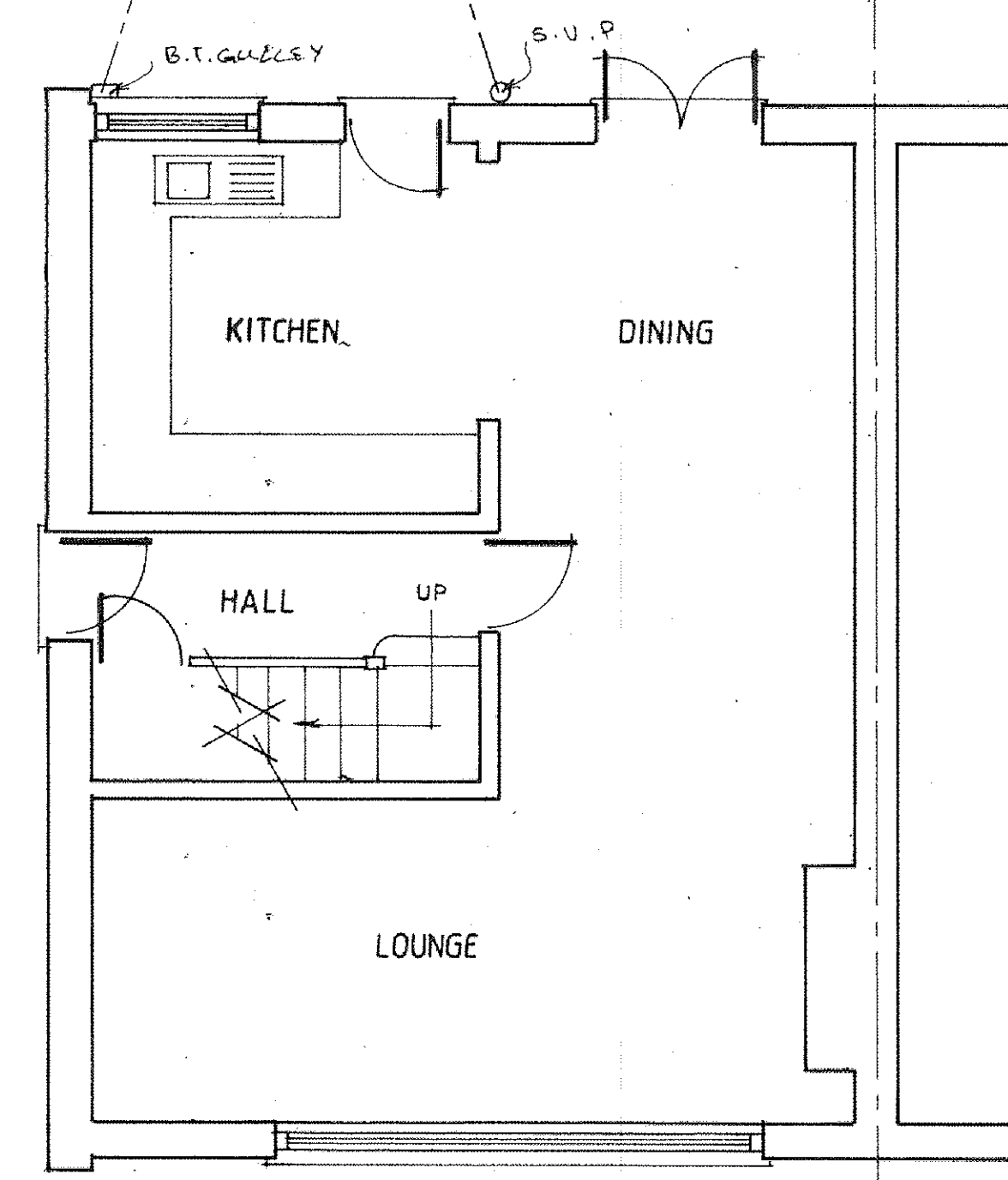
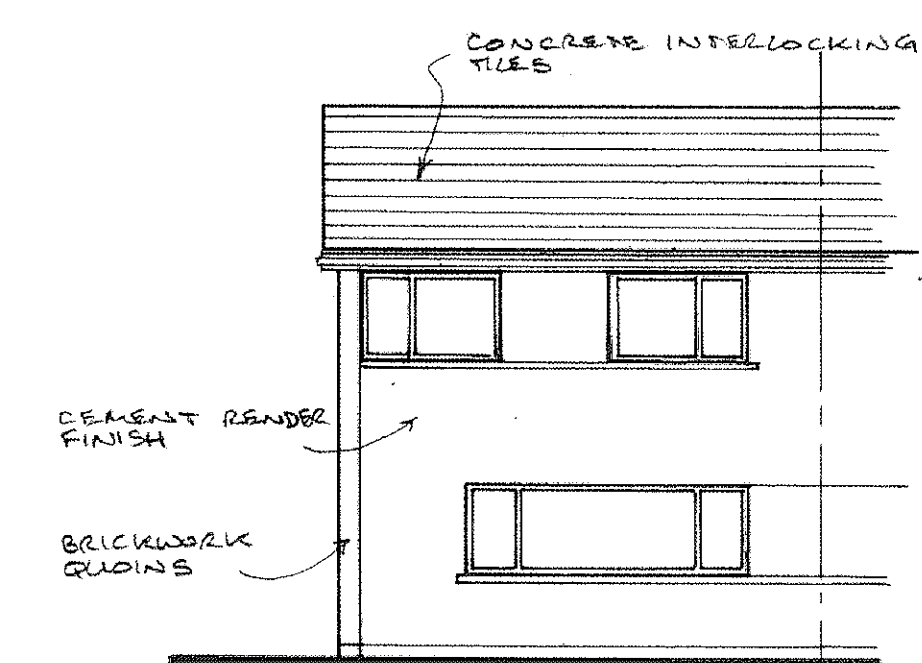


ASSUMED LINE OF EXISTING
SEWER. EXACT LINE AND FLOW TO
BE DETERMINED ON SITE.

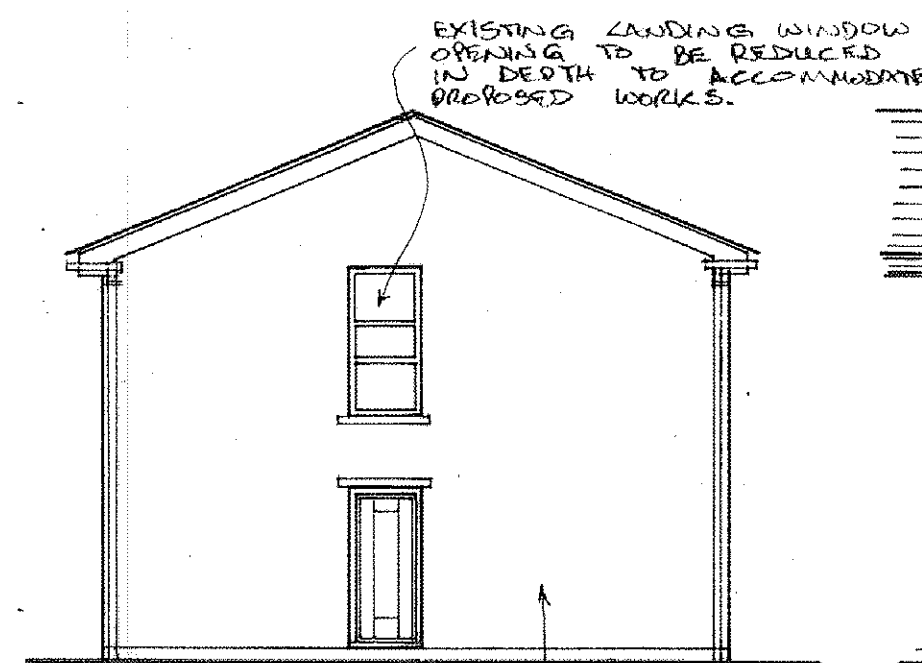


GROUND FLOOR PLAN

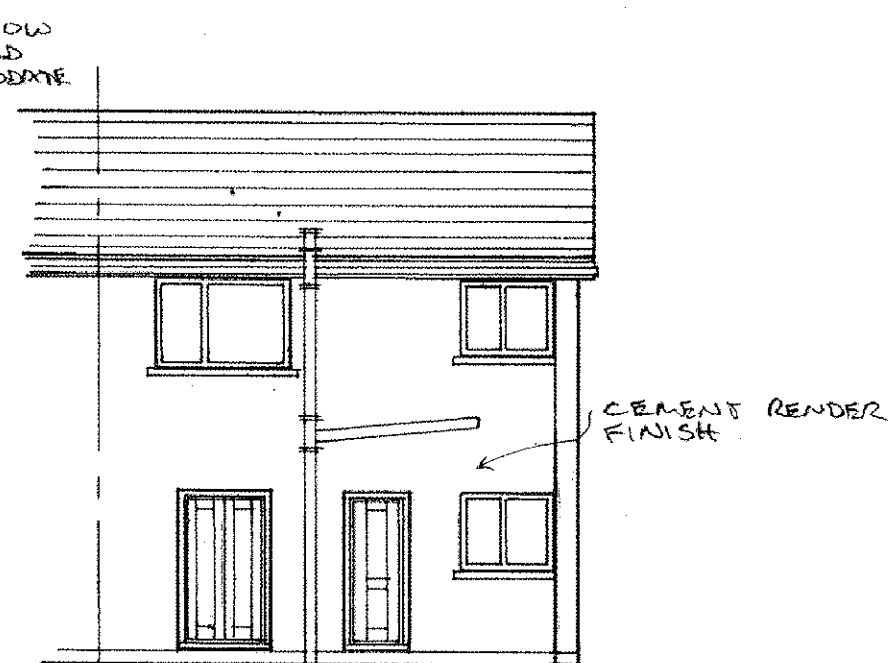
2 NO. CAR PARKING
SPACES TO REMAIN



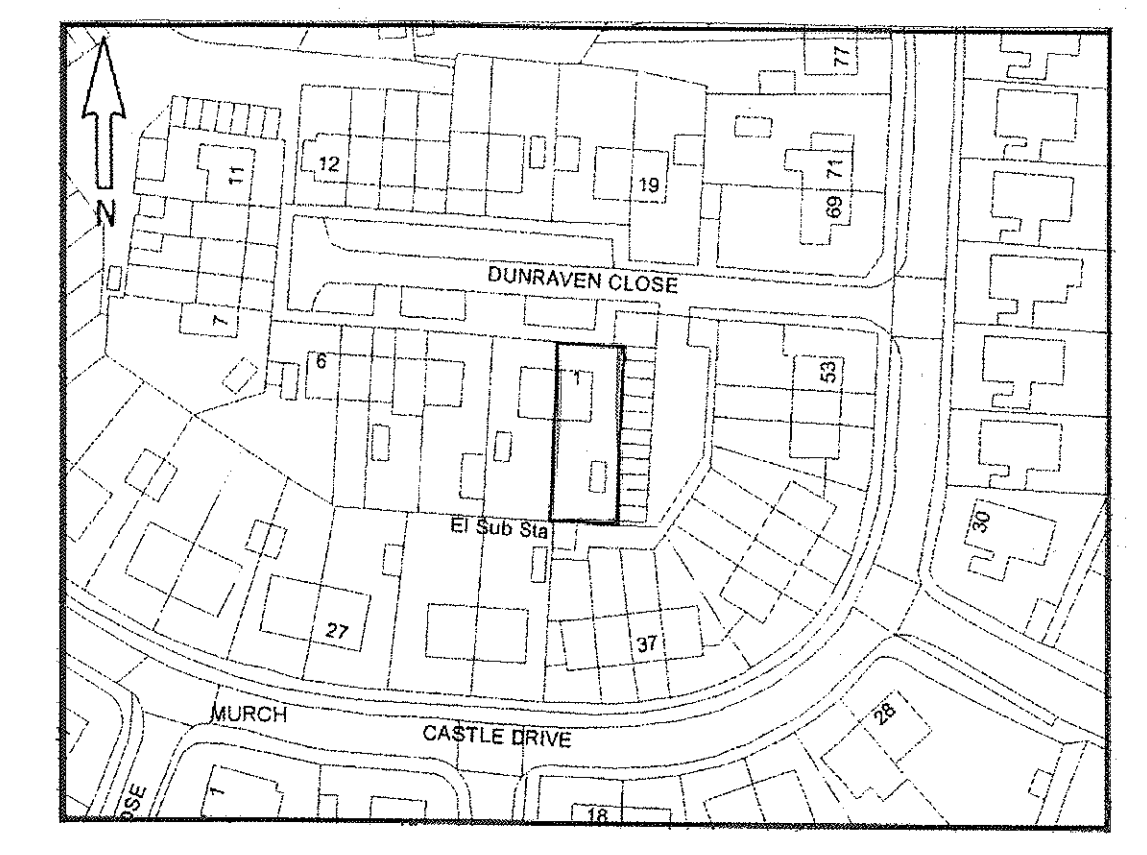
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

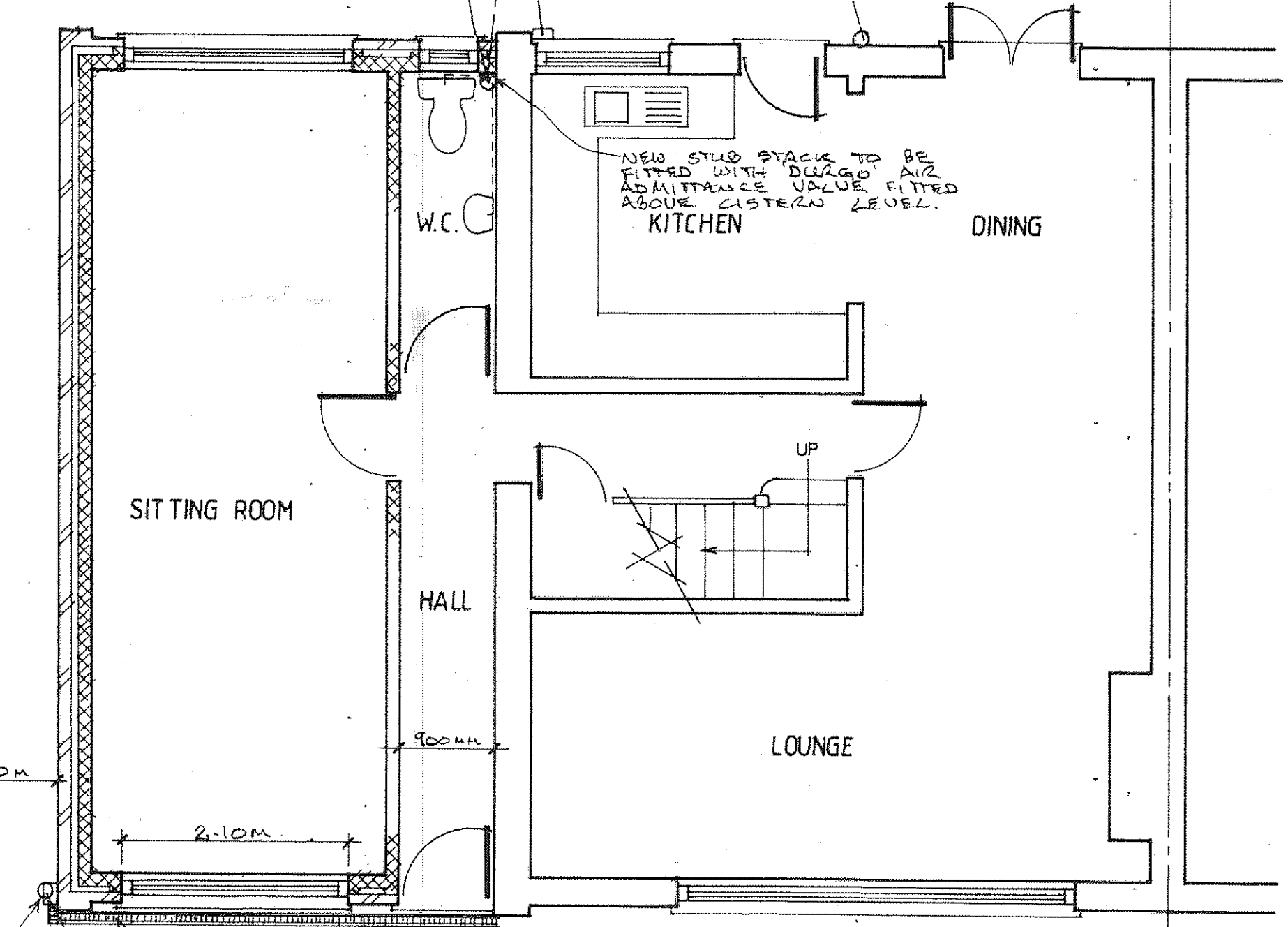


LOCATION PLAN 1:1250

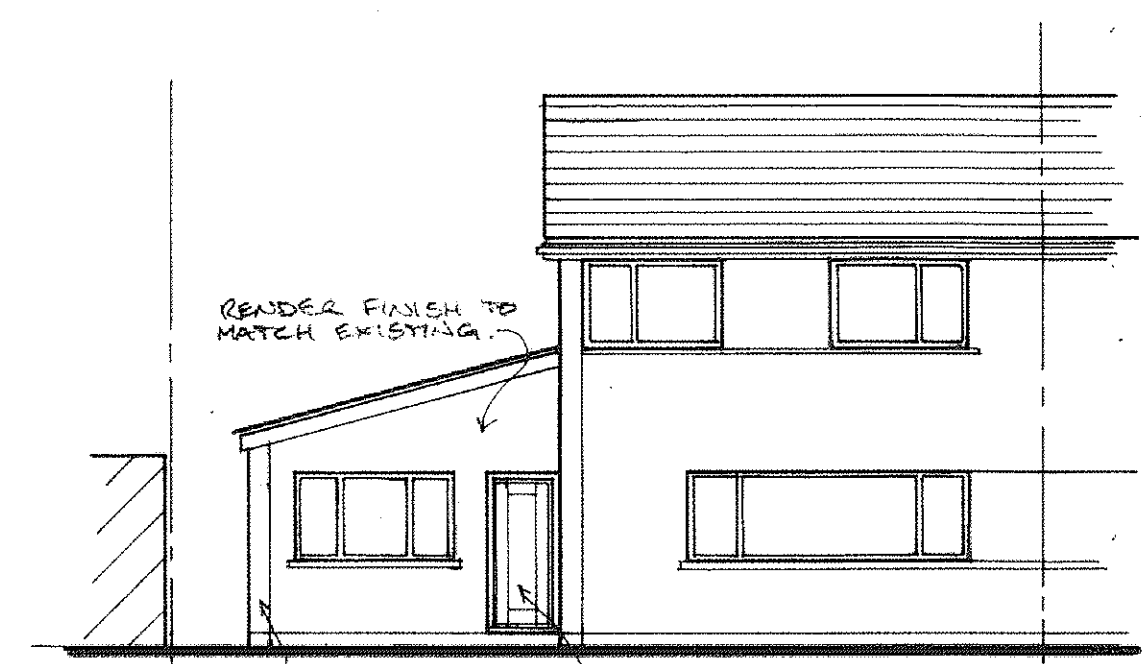
E X I S T I N G

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

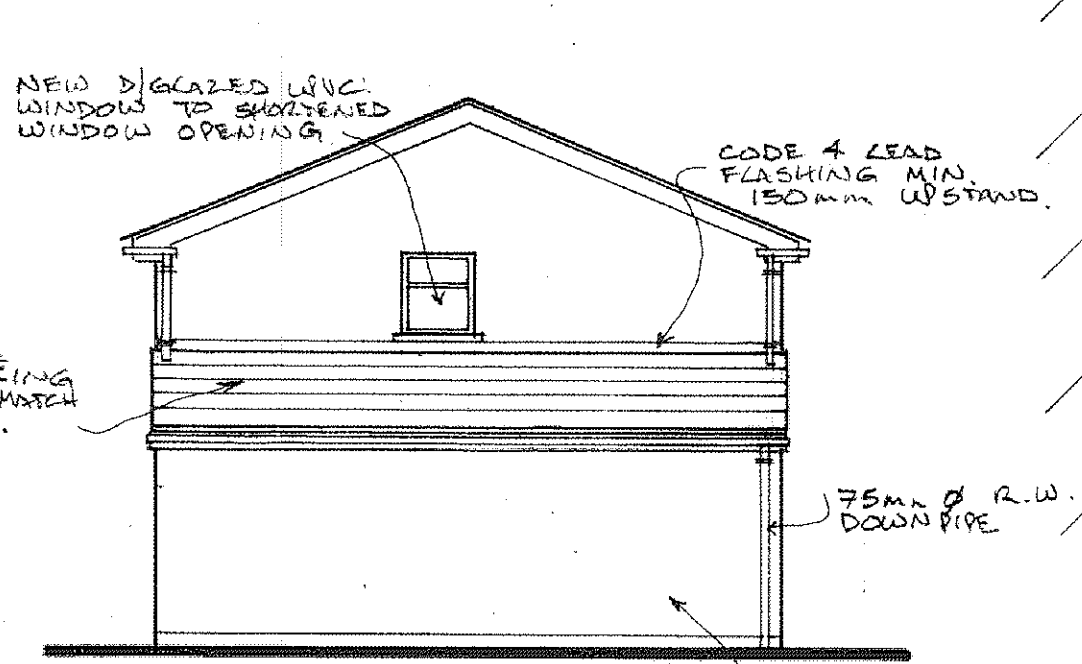
NEW BRICK STACK TO
DISCHARGE TO NEW
OR EXISTING INJECTION
CHAMBER.
NEW NEW CHAMBER TO
BE MADE OF 225mm
SEMI-ENGINEERING
BRICKWORK ON A
150mm CONCRETE BASE



PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

FACING BRICKWORK TO
MATCH EXISTING



PROPOSED REAR ELEVATION

ACC. OR SIMILAR DRAINAGE CHANNEL
FITTED ACROSS FRONT OF NEW
EXTENSION TO DISCHARGE TO
NEW B.T. GULLY.

B.T. GULLY TO
DISCHARGE TO
EXISTING S.W. SEWER
SYSTEM OR NEW SOAKAWAY.

75mm Ø R.W. GUTTER
ON 150mm WVC
FASCIA

D.P.C. MIN. 150mm
ABOVE GROUND W/L
RADON CAVITY
TRAY

SUB-FLOOR
DEVELOPMENT
PIPE

SECTION X-X

CAVITY TRAY
CODE 4 LEAD FLASHING
MIN. 150mm UPSTAND

EXISTING FLOOR LEVEL

1200g VISQUEEN TO
FORM RADON BARRIER

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 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

W.C. to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

Wastes from W.C. 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.

Stud partitions to be of 100 mm. x 50 mm. s.w. studs at 600 mm. cts. with nogginns to suit 100 mm. mineral wool infill to provide min. 40db sound insulation. 12.5 mm. plasterboard and skim to both sides

Catnic CG110/100 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.
40mm. Sand/cement screed on 150mm. Oversite concrete on 100mm. Celotex on layer of 1200 g. visqueen on min. 150mm. on layer of consolidated hardcore. Floor to achieve a min. U-value of 0.18 w/m² k.

Cavity wall Specification.
100mm. concrete block inner skin. Min. 125 mm. Cavity with 75mm. Celotex insulation bat.
100mm. facing brickwork/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. Wall to achieve a min u-value of 0.21 w/m² k.

Roof Specification
Concrete interlocking tiles to match existing (tiles to specifically suit a min. pitch of 15 degrees) on
50 x 25mm. softwood treated battens at predetermined cts. on layer of 'Tyvek' breathable membrane on 200 x 50mm. softwood rafters at 450mm. 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. 200 mm. layer of insulation quilt laid between ceiling joists and 200 mm. layer laid over the top. Roof to achieve a min. U-value of not less than 0.15 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.

Radon Sump Construction
Sump to be formed with bricks laid in a honeycomb bond to form a box with external dimensions of 600 mm. x 600 mm. The sump is to be covered with a concrete paving slab to provide permanent support to the floor slab. Horizontal joints to be filled with mortar and all perpend to be left open.
110 mm. dia. P.V.C. pipework to ventilate the sump to leave the building through an external wall and capped off at low level. An identification sign to be located by the extract pipe.

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.

RECEIVED
05 MAR 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Project: PROPOSED SINGLE STOREY SIDE EXTENSION at, 1, DUNRAVEN CLOSE, DINAS POWYS, VALE OF GLAM.		
1500238 FUL		
Scale 1: 100, 1:50.	Drwg. No. MLE 01	Date, MARCH 2015
		Tel/Fax 02920 515952
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		