

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.

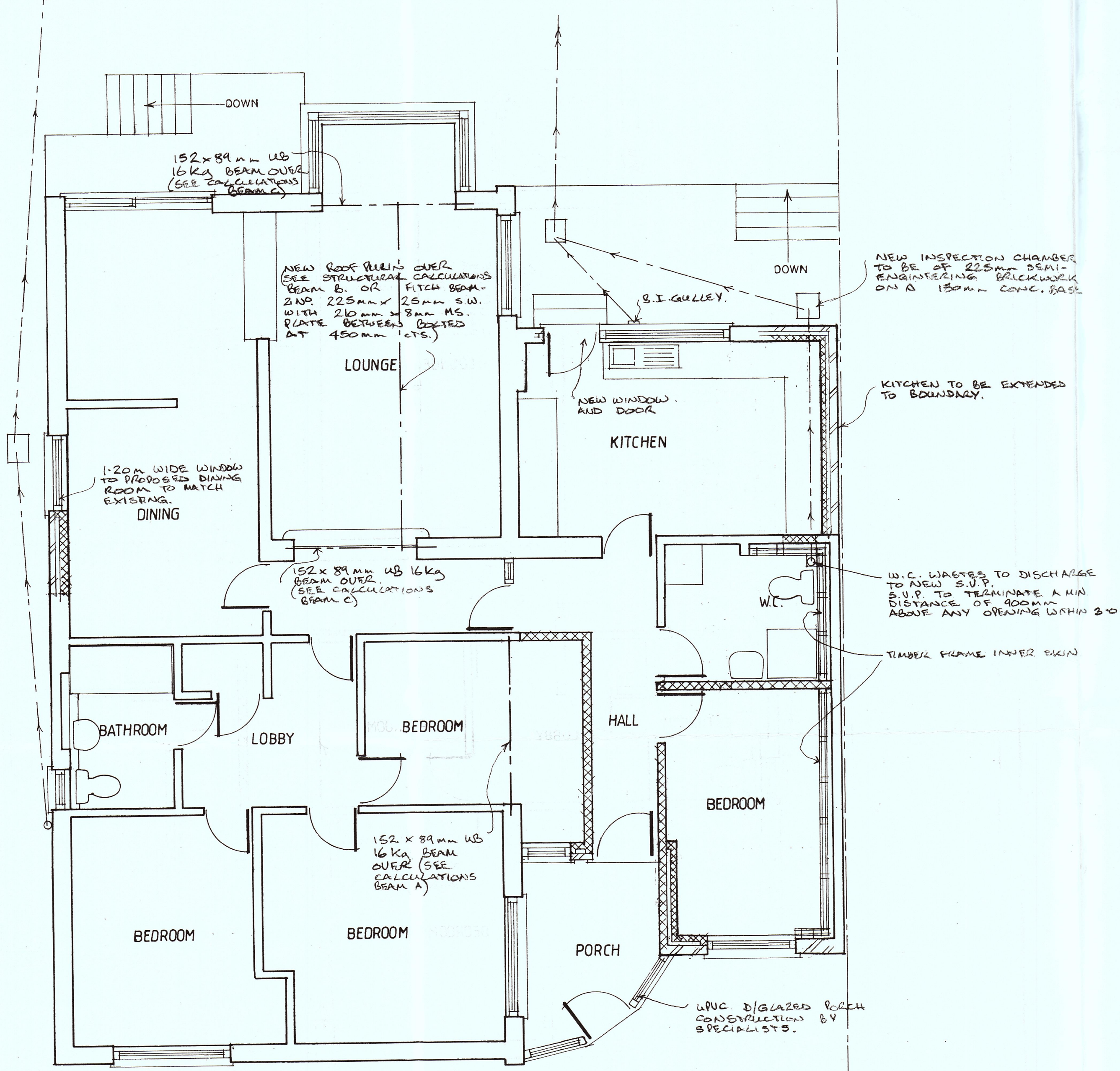
New Floor Specification.
 40mm. Sand/cement screed on 150mm. Oversite concrete on 100mm. Celotex on layer of 1200 g. visqueen on min. 150mm. on layer of consolidated hardcore. Floor to achieve a min. U-value of 0.18 w/m² k.

Cavity wall specification.
 100mm. concrete blockwork inner skin. Min. 125 mm. Cavity with 75mm. 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. Wall to achieve a min. U-value of 0.21 w/m² k.

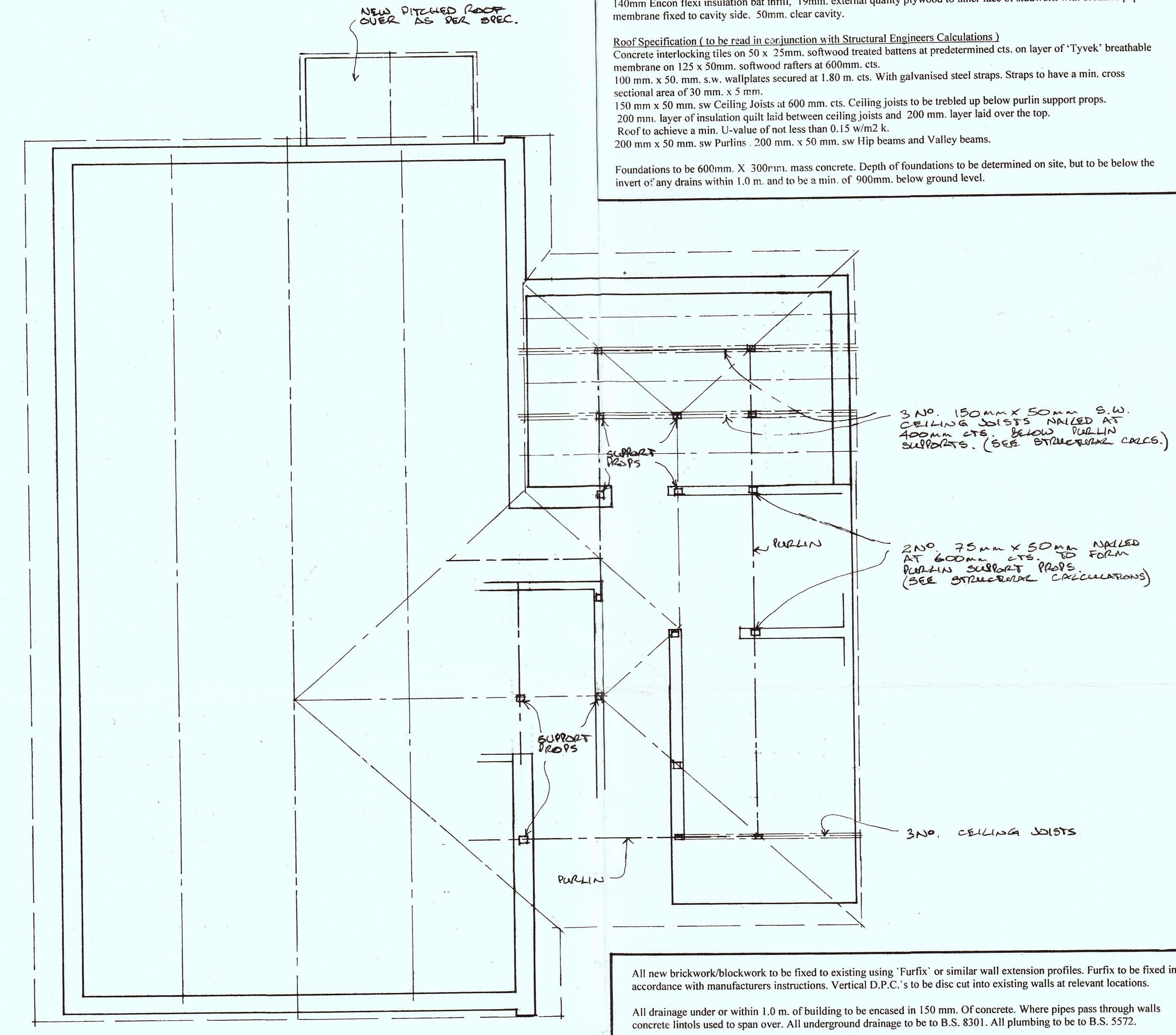
Internal skin to Utility/W.C.
 12mm. plasterboard and skim on, 600 gauge vapour barrier on, 150mm. x 50mm. s.w. stud work at 600mm. cts. with 140mm Encon flexi insulation bat infill, 19mm. external quality plywood to inner face of studwork with breather paper membrane fixed to cavity side. 50mm. clear cavity.

Roof Specification (to be read in conjunction with Structural Engineers Calculations)
 Concrete interlocking tiles on 50 x 25mm. softwood treated battens at predetermined cts. on layer of 'Tyvek' breathable membrane on 125 x 50mm. softwood rafters at 600mm. 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.
 150 mm x 50 mm. sw Ceiling Joists at 600 mm. cts. Ceiling joists to be trebled up below purlin support props.
 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.
 200 mm x 50 mm. sw Purlins. 200 mm. x 50 mm. sw Hip beams and Valley beams.

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.



FLOOR PLAN



ROOF PLAN

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.

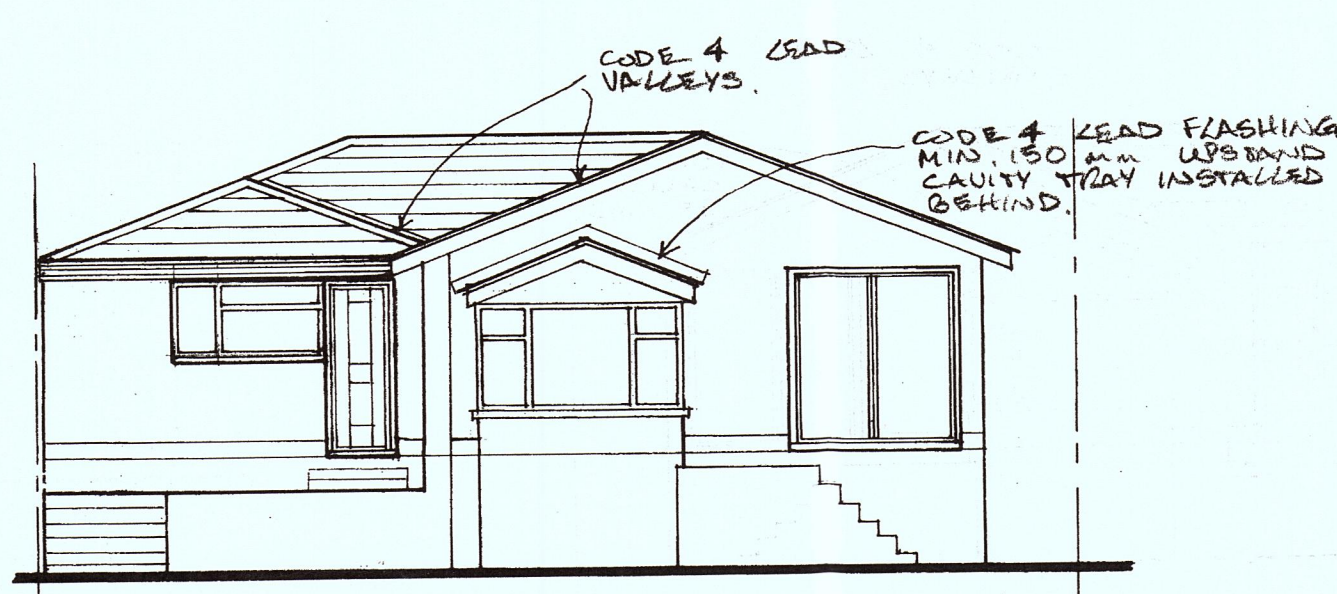
All habitable rooms to be ventilated by both a rapid ventilation opening of at least 1/20 th. of the floor area, and by a background (trickle) ventilation opening equivalent to 8000 mm² and bathrooms to be 4000 mm²

Kitchen to be mechanically ventilated to the outside air to give extraction of :
 Extract fan - 60 litres/sec. Or Cooker hood - 30 litres/sec
 Utility to be mechanically ventilated to the outside air to give min. 30 litres/sec extraction.
 Bathrooms to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

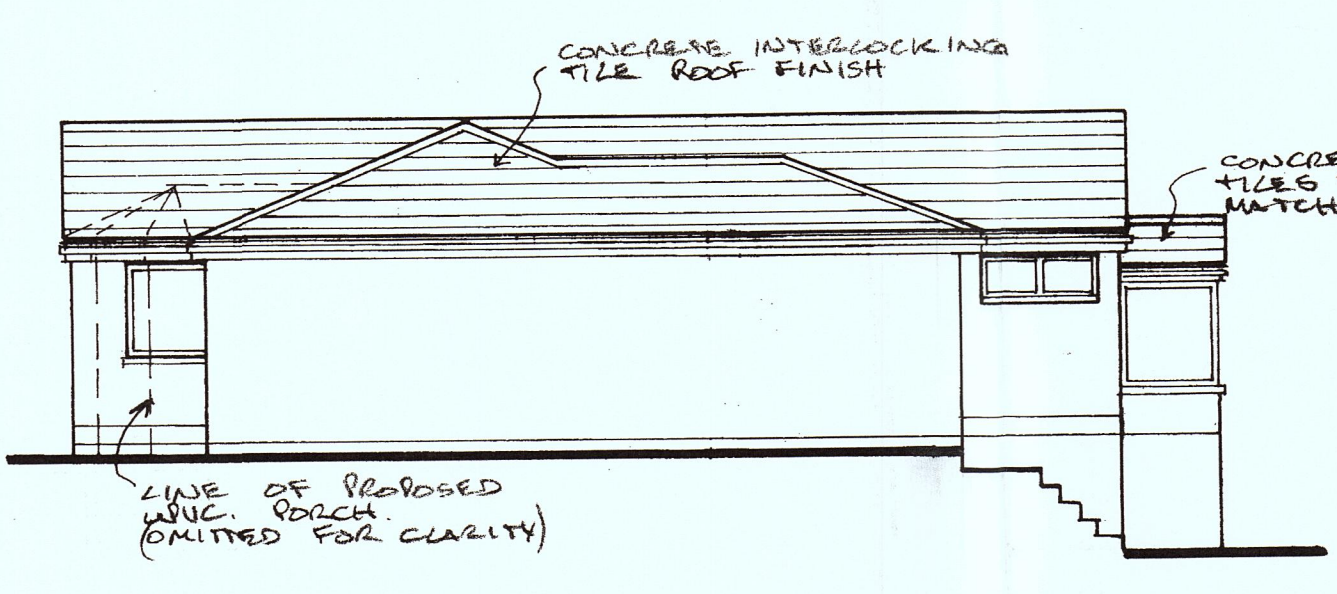
Wastes from Utility, bathrooms and kitchen to discharge to foul sewer system via. 110mm. dia. W.C. waste, and 40mm. dia. p.v.c. waste pipes with 75mm. deep seal traps.

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

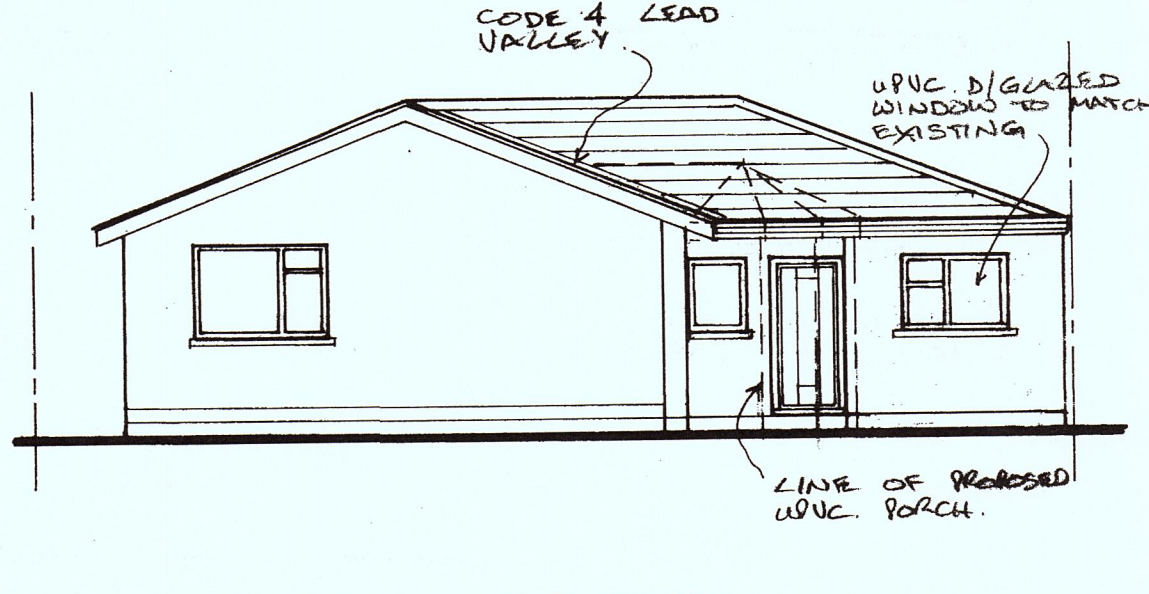
Cainic CG130/100 lintols over all external openings. Vertical and horizontal D.P.C.'s to all openings.
 Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m² k.
 Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

AMENDMENTS
 2 STORE CONVERTED TO BEDROOM
 BY KITCHEN EXTENDED TO BOUNDARY

Project. PROPOSED ADAPTATIONS AND NEW PITCHED ROOF at,
 4, ROBIN HILL, DINAS POWYS, VALE OF GLAM.

PROPOSED

Scale 1:100, 1:50 Drwg. No. TRR 024/17 Date. MAY 2016.

7 MAR 2016
 Regeneration
 Planning

meridian
 BUILDING DESIGN
 VALE COUNTY COUNCIL'S AGENT

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