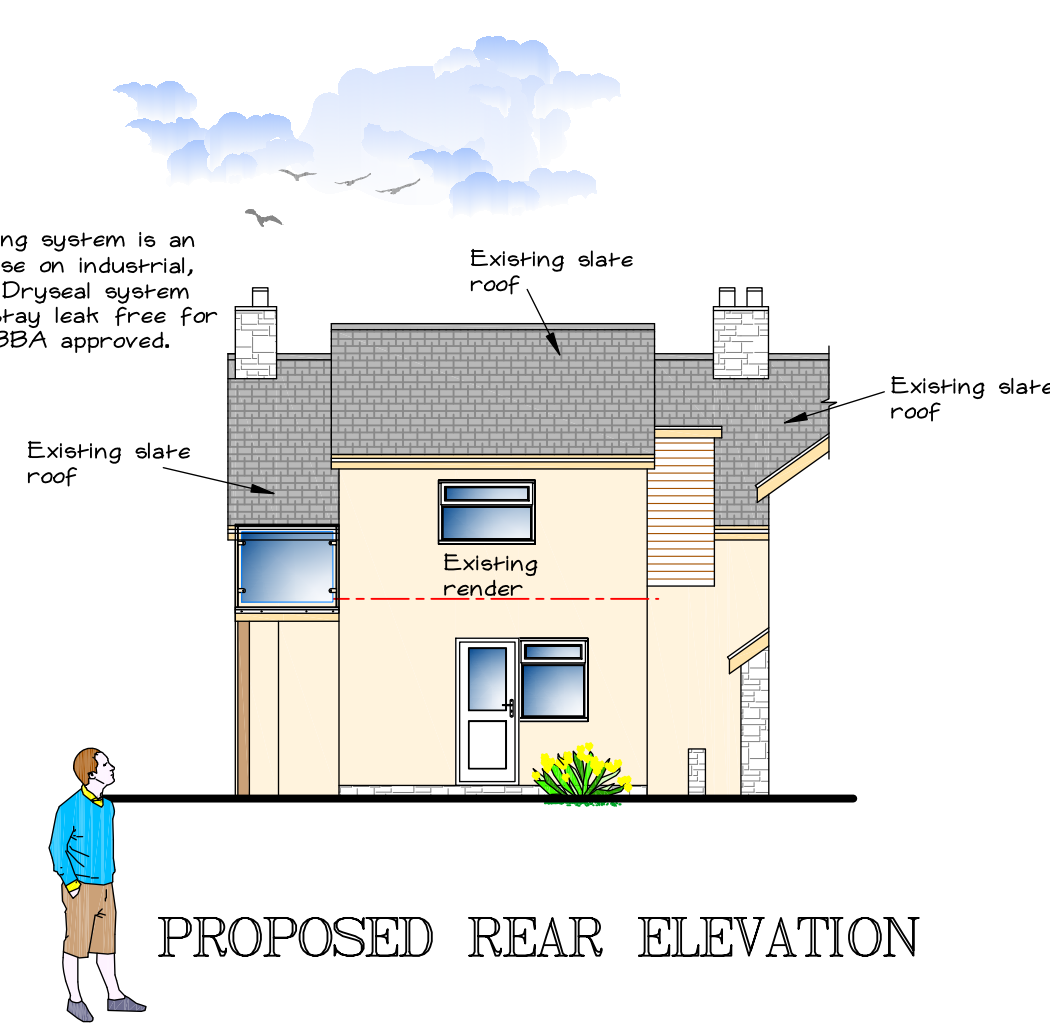


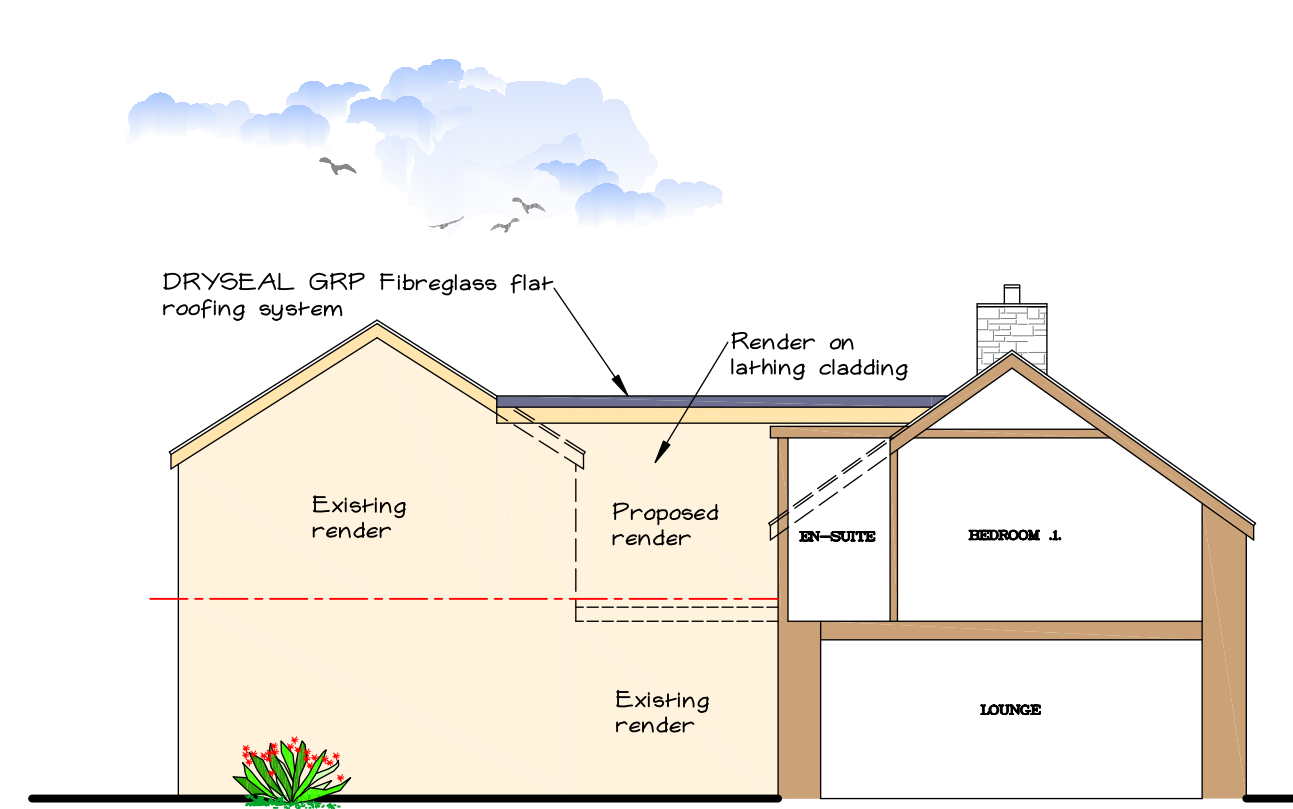
drawing size A1
SCALE: 1 / 100
METRES



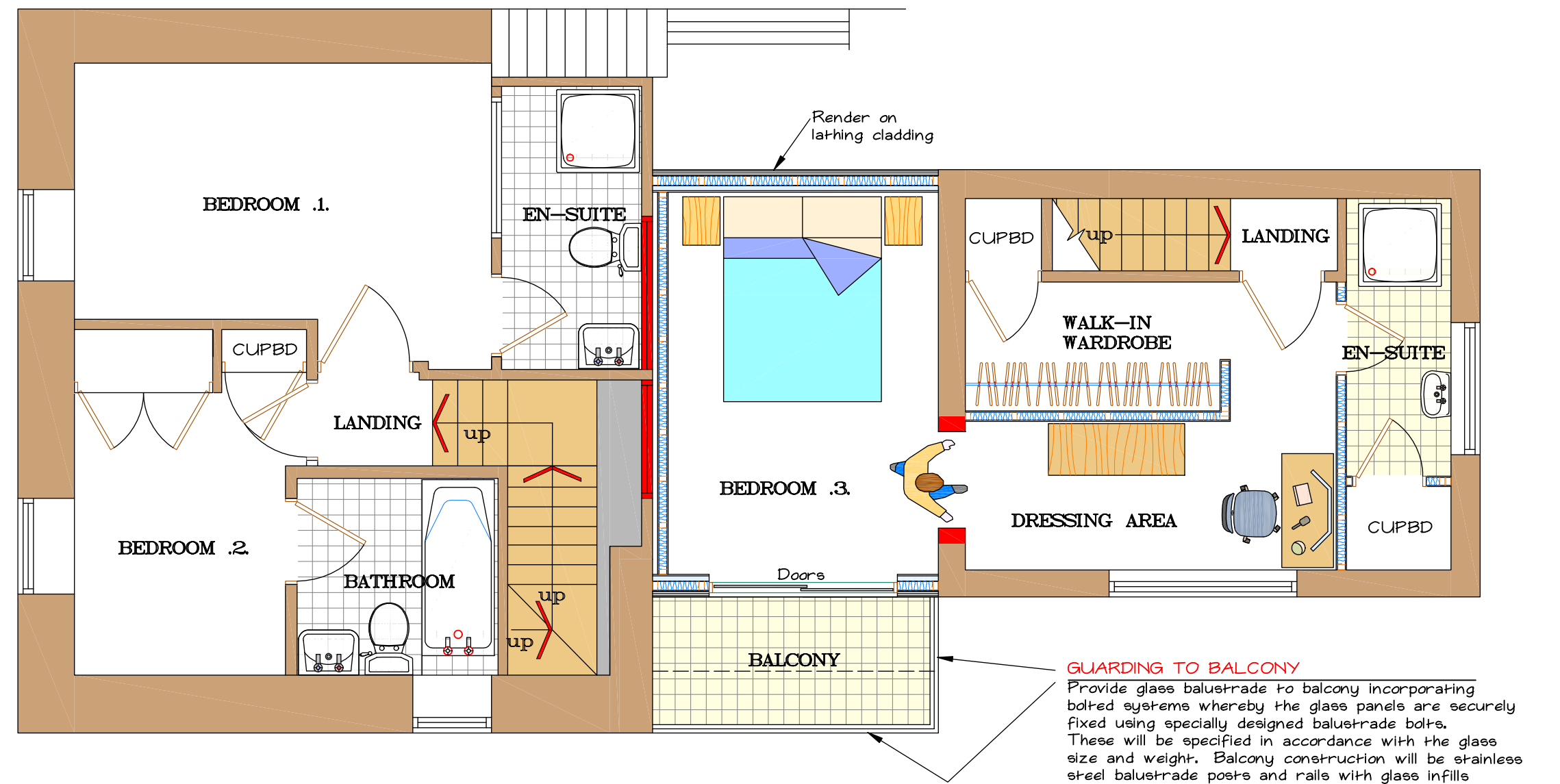
PROPOSED SIDE ELEVATION



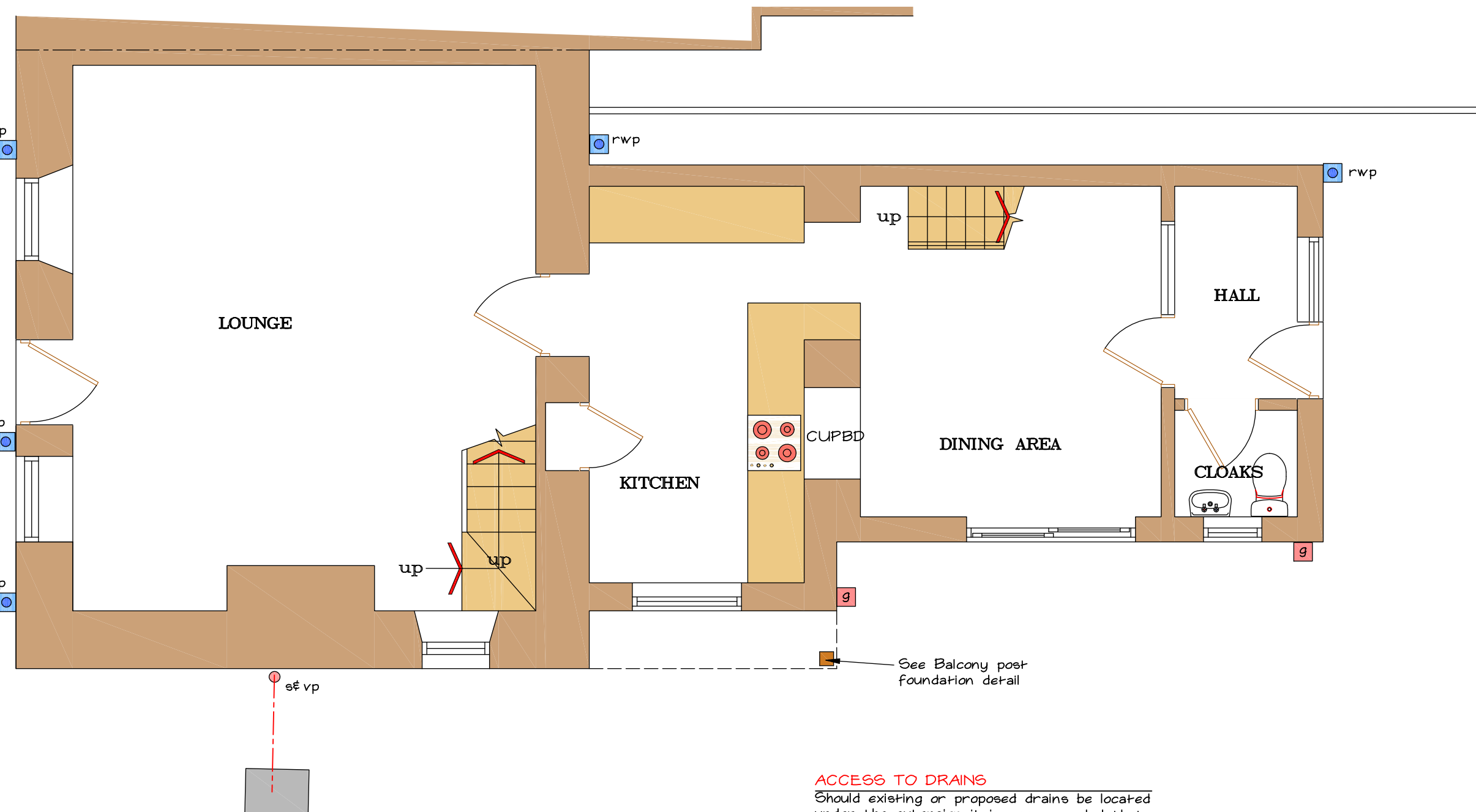
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

drawing size A1
SCALE: 1 / 50
METRES

ACCESS TO DRAINS
Should existing or proposed drains be located under the extension it is recommended that you should have or the contractor must provide access to all drains in the form of manholes, inspection chambers and rodding eyes at regular intervals.

PLUMBING
W.B to have 32mm dia waste pipe unless length of waste exceeds 1700mm then 40mm dia to be used. 50mm to be used where length exceeds 3m. The fitting to have a 76mm deep seal traps. Waste pipes to connect to S & V P or back inlet gully.

INTERNAL STUD PARTITIONS
Partitioning to be correctly positioned, square and plumb. Studs to be spaced at centres to suit the plasterboard thickness. Extra studs to be provided at openings, as required. 100mm x 50mm S.W. studing with 13mm gypsum-based board to achieve 10 kg/m sq and skim both sides. Provide sound insulation within void of all stud partitions, using absorbent mineral wool. Stragger electrical sockets on opposite sides of wall. Each layer of plasterboard to be independently fixed to stud frame. Dpc's to be provided beneath / between timber stud partition and concrete floor slab when stud is directly fixed to concrete floor slab.

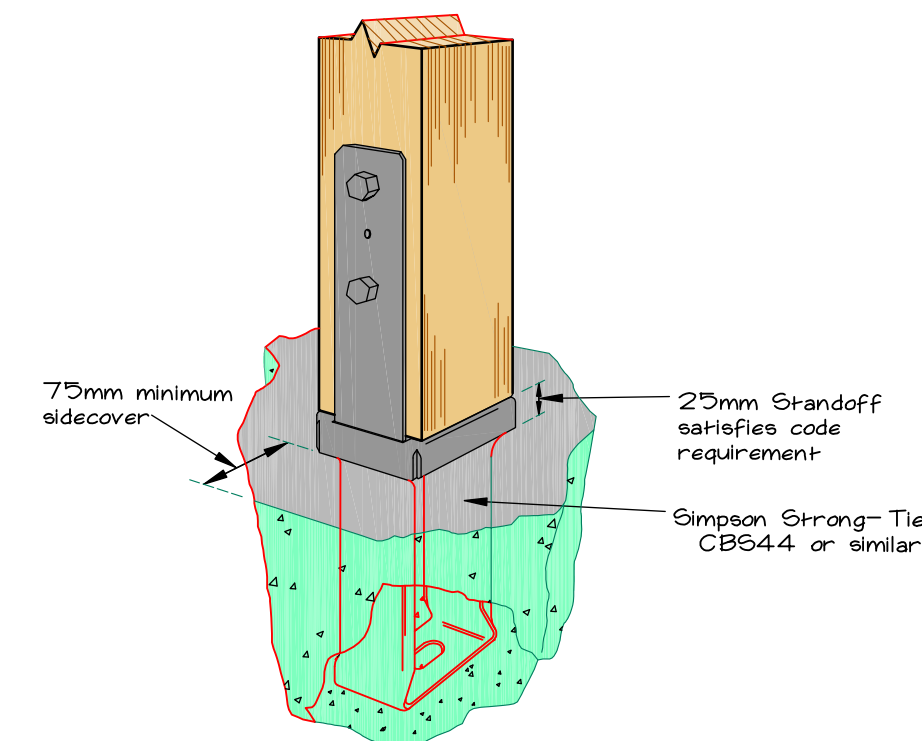
VENTILATION OF HABITABLE ROOM (BEDROOM)
Rapid ventilation provided by one or more ventilation openings with total area of at least 20% of the floor area of the room, and with part of ventilation openings at least 1.75M above floor level. Background ventilation provided by ventilation opening(s) having total area not less than 8,000mm² eg. trickle ventilation.

BACKGROUND VENTILATION
All ventilation openings should be controlled, secure and located so as to avoid undue draughts. Ensure min 75,000mm² total background vent area is provided.

BACKGROUND TRICKLE VENTS
Provide background Trickle ventilators, to be installed as part of the window frame.

VENTILATION OF EN-SUITE
Provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres per second and background ventilation equivalent to 8,000mm². Also provision of 15 minute over-run to bathroom fan.

PROPOSED FIRST FLOOR INFILL EXTENSION
The cottage extension is infill at first floor level, and therefore would suggest no amenity issues would arise from the proposal. The extension has been designed in such a way that is sensitive to the character of the existing building and respects the nature of a rural building. The proposed infill extension would tie into the existing without being seen from the front or the rear of the property, allowing us to retain the appearance of the original cottage without compromise.



BALCONY POST FOUNDATION DETAIL

HEALTH AND SAFTY IN CONSTRUCTION
These are the biggest causes of accidents and ill health in construction work, help manage the risks by doing the following as appropriate to this project.

FALLS FROM HEIGHTS
- Make sure ladders are in good condition, at a 1:4 angle and tied or footed.
- Prevent people and materials falling from roofs, gable ends, working platforms and open edges using guardrails, midrails and toeboards.
- Make sure fragile roof surfaces are covered, or secure working platforms with guard rails are used on or below the roof.

COLLAPSE OF EXCAVATIONS
- Shore excavations; cover or barrier excavations to prevent people or vehicles from falling in.

COLLAPSE OF STRUCTURES
- Support structures (such as walls, beams, chimney breasts and roofs) with props; ensure props are installed by a competent person.

EXPOSURE TO BUILDING DUST
- Prevent dust by using wet cutting and vacuum extraction on roofs; use a vacuum cleaner rather than sweeping; use a suitable, well-fitting mask.

EXPOSURE TO ASBESTOS
- Do not start work if it is suspected that asbestos may be present until a demolition/refurbishment survey has been carried out.

ELECTRICITY
- Turn the electricity supply and other services off before drilling into walls.
- Do not use excavators or power tools near suspected buried services.

PROTECT PUBLIC
Protect members of the public, the client, and others - Secure the site; net scaffolds and use rubbish chutes.

This drawing is copyright. Do not scale from drawing. Only work from the plans approved by the Local Authority. The contractor and his subcontractors are to check and verify all dimensions on site before work commencement and also prior to making shop drawings or installing manufacture. Client to inform Stewart L. Thorley immediately should this project happen to be in a BRINE area. The contractor is to bring to the attention of Stewart L. Thorley any discrepancies in this drawing prior to work commencement. Both Client and Builder to study and understand the contents of any approval / approvals. Should an approval have any conditions stated, it is imperative that you satisfy and respond to all conditions to the satisfaction of the Local Authority. All relevant Health & Safety requirements are to be complied with during and after construction.

Proposed first floor infill extension.
At Riverside Cottage, Llangarwen, Aberystwyth, Ceredigion, SY23 3DW
For Leywell Ltd

Stewart L. Thorley
Building Plans & Design
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Drawn by S. L. Thorley Scale 1 / 50 and 1 / 100
Date April 2019

PROPOSED PLANS AND ELEVATIONS

Ref	Revisions	Date

Drawing No. S / 21 / 2

