

Inspection Notes as run on 20th September 2024

Reference Number: 11/04448/BCPART

Description of Works: Renovation and extension

Plot Description:

Site Address: Pentre Cefn Bach Craig-Llwyn Trefonen Shropshire SY10 9BJ

Inspection Type	Inspection Date	Notes	Inspecting Officer
Commencement		Jo Thomas 07813131126 (YB) will notify when excs. ready	
Drainage Laid	03.03.2014	<p>Julian Thomas - Julian 07813131127 52.83537 -3.13939</p> <p>Drainage laid externally near to the proposed lobby area. Layout ok, subject to the removal of a temporary drain which currently serves a washing machine.</p> <p>NB Discussed any requirement for fire doors within the extension. Confirmed that none are required, although prudent to fit one to the plant services room. Owner in agreement.</p>	
Pre Plaster	14.02.2014	<p>Met owner on site.</p> <p>1st fix electrics in progress. Requested smoke alarms within each of the 2no studies.</p> <p>Roof is not sealed as yet. The roof has now been 'extended' using per-cast concrete floor planks to span onto the rock face, creating a large void which will be utilised for storage and as a service void.</p> <p>Heating and vent system not yet started as supplier is being sourced</p> <p>Works continue to progress at a relaxed pace.</p>	
Reinforcement	03.09.2013	<p>Julian Thomas.</p> <p>Met owner on site.</p> <p>Steelwork/shuttering in place for concrete flat roof. Final adjustments being made to acrow props in preparation for pour on Thursday (5/9).</p> <p>The structural engineer has been to site and approved the installation.</p> <p>Requested a full package of drawings/calculations to be submitted.</p>	

Drainage Laid	28.05.2013	<p>Julian 07813131127 52.83537 -3.13939</p> <p>Met contractor (Adam) on site. Foul drains in place down to existing IC at front corner of dwelling. 1no. connection to 2nd IC is to be relaid, negating bends. Areas of rock to be excavated where possible to negate (i) pair of knuckle bends forming a change in gradient, and (ii) bow in pipe leading to the existing IC. Lie of the land down to the existing septic tank indicates gradient steeper than 1:50, but the adequacy of the existing elements of the system are all to be confirmed by the designer/owner. Where adjacent the extension, the drain invert is deeper than the base of the Iso-quick system. Engineer to determine whether necessary to lean-mix the drains up to base level.</p>	
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Reinforcement	18.04.2013	<p>AM Call requested Julian 07813131127 52.83537 -3.13939</p>	
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		<p>Steel being installed to slab. Julian not on site and no access to drawings. Essentially 2no layers of a heavy B-mesh being installed.</p> <p>Starter bars (appear 20mm) also in place in 2no rows to rear wall.</p> <p>Note - engineer is still working on the design for rear wall and roof.</p> <p>Spoke to owner and requested that (as he is now acting as agent) he sends all information to Powys, such that they can consider discharge of the conditions.</p> <p>Note- the owner states that the rear wall will not now be a retaining wall. The 'cliff' face is considered to be self-supporting and stable. Told him we would need this in writing from the structural engineer.</p> <p>There is also a proposal to utilise the space between the rock face and the rear wall (for services etc.) and to roof over it.</p>	
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Oversite/Insulation	05.04.2013	<p>Julian Thomas 07813131127</p> <p>Isoquick system in place with DPM over. No reinforcement as yet.</p>	
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Drainage Laid	28.02.2013	<p>Joe Thomas 07813 131126</p> <p>Further drains laid beneath footprint of extension. Appear ok.</p>	
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Excavation	25.02.2013	<p>01691 662088 07813 131126 Julian / Joe</p> <p>Met Joe Thomas and owner (Mr Chandler) on site.</p> <p>Area largely cleared to accommodate the single storey extension.</p> <p>One length of drain installed and is to be concreted in.</p> <p>The architects (Hughes) are no longer involved and the owner is adopting the role of agent himself.</p> <p>Discussed the present situation, re discharge of conditions, including structural details. Owner will forward a package of latest information for assessment.</p> <p>Note - this is an Eco-project which essentially entails a concrete 'bunker' (slab/rear wall/roof) with a triple glazed front elevation. The whole will be cast on 300mm of dense EPS. (Isoquick system)</p> <p>The owner is now occupying the original cottage. One 1st floor room has no provision for rapid ventilation or</p>	
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		means of escape. Owner confirmed this room utilised for domestic storage only. MOE window in bedroom will require removable guarding.	
Oversite/Insulation	04.09.2012	<p>Lee Morris (Joe Thomas) 07866 497958</p> <p>100mm Pavatex woodfibre insulation being installed between rafters, in lieu of 80mm plus 22mm Isolair. Contractor to obtain a U-value calc. to confirm adequacy. NB. Voids at eaves to be sealed or high level vent provided. Note - existing rafters have been retained but a new structural roof has been formed over.</p> <p>NB Spoke to Jen Smith (agent) 26/09/12. Pavatex only achieves a lambda value of 0.038, hence should be supplemented by an additional product in order to achieve 0.2W/m2K. Jen will action.</p>	
Meeting	25.07.2012	<p>Joe Thomas - 07813 131126</p> <p>Met with contractors who clarified progress to date. A beam and block floor has been laid longitudinally off loadbearing foundations. The DPM/insulation are laid over the beam and block. A concrete plinth has been formed around the external walls in lieu of any underpinning. The plinth dimensions vary to cater for angles of repose. The plinth and service channel will be covered by an oak detail. The contractors have been following instructions from the agent and engineer and have drawings/details/photos on site. Requested all available details to be forwarded. There are also calcs. for the proposed 1st floor construction. Requested that a copy of the information is sent to Powys (partner authority) for their checking. Told to request further inspections prior to covering any works.</p>	
Telephone call	23.07.2012	Phone Joe Thomas to arrange meeting for this week. 07813 131126	
Oversite/Insulation	19.07.2012	<p>May be no-one on site 07813131126 Joe Thomas please ring to advise if everything ok - LS</p> <p>No-one on site. Dpm laid over a 100mm insulation product (apparently 'Hefatex Combi'). Box shuttering laid around perimeter - apparently to accommodate services. Unclear as to any foundation treatment since last call, or the intention regarding floor construction (may be beam and block). Phoned</p>	

		contractor - will meet on site next week for clarification of the above.	
Excavation	14.03.2012	<p>07813131126 Joe Before 11:30 52.83537 -3.13939</p> <p>Work to existing dwelling only. Ground floor has been partially removed and level reduced by approx 600mm. The existing 'footing' depth varies but at worst is marginally beneath the former finished floor level (hence currently undermined). There is proposal to provide a concrete plinth to support a beam and block floor, but this will not provide support to the existing footing. Advised engineer should assess with possible view to underpinning.</p>	
Local Issues	28.11.2011	Fin can you please complete local issues and notify me when this is done so I can respond to Powys Thank You (SR)	