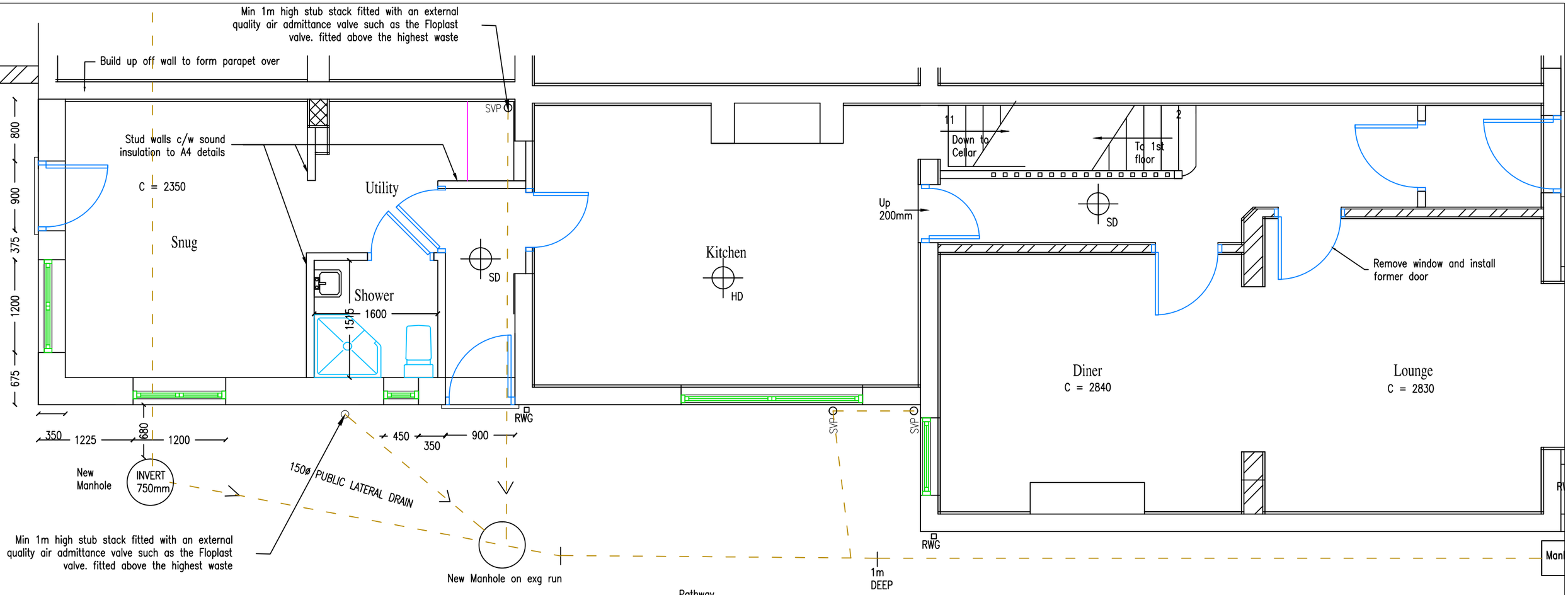


DRAINAGE - Private sewers only.
Below ground drainage for both foul and rainwater to be 100mm diameter supersleeve or plastic (to have BBA certificate) and to be surrounded in granular pipe bedding, min 100mm surround laid 1:60 falls for rainwater and 1:40 for foul with inspection chamber at junction. any drainage under new work to be exposed, replaced with new plastic pipes if required, inspected by building control and protected to part H details.
Rainwater gutters to be 100mm with 63mm outlets and downpipes installed to manufacturers recommended falls. Must have a BBA certificate.
Above ground drainage to be 100mm SVP pipe terminating 900mm above the highest window opening. 50mm waste pipes to Baths, showers, dishwashers & washing machines, 32mm plastic waste pipe to all sinks, wash hand basins. All sinks and wash hand basins to have a standard P trap. The plastic waste pipes are to be a proprietary system such as Marley and to have a BBA certificate.

EXISTING DRAINAGE AND SERVICES
It was not possible at survey stage to fully identify the location and depth of any existing drainage and services. The builder should investigate these issues at pricing stage.

BUILD OVER AGREEMENTS
Where a build over agreement is required or has been enforced - any drainage pipes replaced under the new works are to be installed by an approved contractor under the Local Water companies approved contractors list. All pipes installed/replaced are to be matching materials i.e. clay to clay or plastic to plastic etc. In order to undertake works on the sewers the builder/contractor must be SSIP accredited and appear on the following list; http://www.ssipportal.org.uk/Home
Contact your local water company for more information.

BUILDING CONTROL APPLICATION
At survey stage no common drains were identified in the vicinity of the work. Please advise from your records if any common drains exist in the area of the work.

HEATING
If additional radiators are to be installed the existing boiler is to be checked by a 'Gas Safe' registered engineer for capacity of additional loads and all new radiators are to have thermostatic valves. All hot water and heating pipes in roof spaces, outside the building and within 1.0m of any storage vessel or heat exchanger (or until the pipe becomes concealed) to be wrapped with an insulation equal to the diameter of the pipe, including flow, return and vent pipes.

TIMBER FLOORS & PARTITIONS
All new timber floors and partition walls to be constructed in compliance with A4 detail sheets to reduce passage passage of sound in compliance with Part E B'Regs.

EXTENSION PROPOSALS OVER $10m_2$
Where the floor area exceeds $10.m_2$, then the client needs where practicable apply all of the following energy efficient improvements as standard as part of this application;-

- If there is no loft insulation or it is less than 200mm thick, provide/or increase to 270mm of insulation.
- Should the dwelling have un-insulated cavity walls or partially insulated cavity walls, fill with insulation where suitable.
- Upgrade any hot water cylinder insulation jacket to 160mm thick or if the hot water cylinder has a factory fitted solid foam insulation less than 25mm thick, add 80mm insulated jacket.
- A new boiler if practicable.

ELECTRICAL WORK
All electrical works to be designed and installed by a competent electrician in compliance with IET Wiring Regulations 18th edition, BS7671:2018, Amd1, 2020, and certification to show compliance required on completion. Notification to Local Authority Building Control, in line with Building Regulations Part P, required where applicable. Electrician to be registered to a self-certification scheme by one of the following approved bodies: - BRE/ECA, NICEIC.
All new switches & socket outlets in new habitable rooms to be placed at a height appropriate between 450m & 1200mm from finished floor level.
All glass doors and windows to the side of any door to have safety glass to BS 6206. Ditto any window with a cill height of less than 800mm above floor level. All door and window frames are to have sealant applied internally and externally, and frames are to overlap cavity closers by 30mm.

SOAKAWAY CONSTRUCTION DETAILS.
A percolation test is to be carried out to ensure ground conditions are suitable for a soakaway. If ground is not suitable an alternative solution is to be found, contact agent for further details.
Position of Soakaway to be MIN 5M from the nearest foundation or Highway. A hole formed & filled with clean broken rubble as granular fill 20-50mm size, fully lined and covered with geotextile to prevent soil contamination. An access cover or inspection point at the inlet should be provided. All works as per BRE digest 365 dated sept 1991 (available as a download).

Option 1

Metres

01 02 03 04 05

DRAW No. : DWG 5 REV D – PROPOSED GROUND FLOOR – 30 ALEXANDRA ROAD.DWG

Builders are to work to dimensions only. If setting out points or dimensions are required, call the number below rather than scaling off the drawing.

DRAWING IS ACCURATE TO THE SCALE BELOW
SCALE: 1 : 50 @ A3
DATE: 10 July 2024
L.A. Wrexham

DRAWN BY: Clair Hughes

PLAN AHEAD – Before starting any section of work or ordering materials, check for discrepancies or lack of information. Please ask for help.

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CIAT CHARTERED PRACTICE