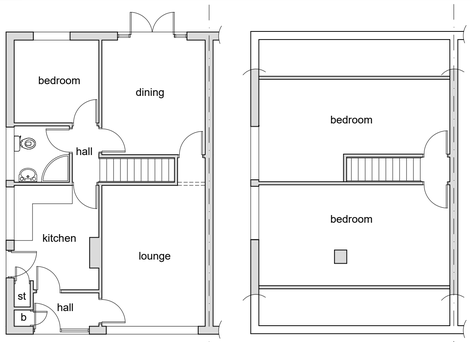
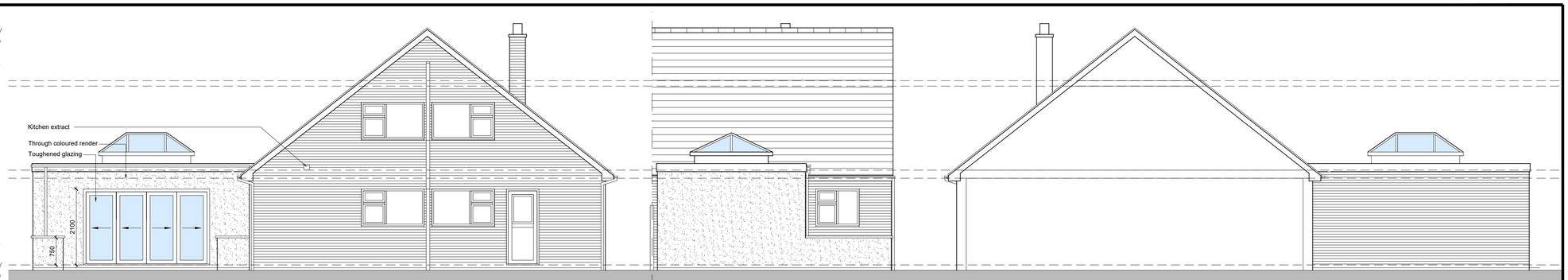


EXISTING
GROUND FLOOR PLAN

FIRST FLOOR PLAN



PROPOSED ELEVATIONS SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

SPECIFICATION

GENERAL
The design and construction of this extension to be in accordance with the latest Building Regulations. Do not scale from this drawing - figured dimensions only shall be accepted, any queries ASK. All errors or omissions to be reported to the Architect.

FOUNDATIONS
Standard strip foundations 950mm below gl to bottom of strip. Strip to be 200 x 600mm and to the LABC officers sign off

SUB-STRUCTURES
Foundation trench blocks from top to foundation concrete to 300mm below ground level then outer skin in FL quality facing brick or engineering brick up to d.p.c and inner skin in common brick up to d.p.c.

DAMP PROOF COURSE
PVC d.p.c to ground floor walls and piers - min 150mm above finished ground level, and at 150mm above any bridging of cavity walls. All external cavities to be closed at opening with insulated d.p.c to provide thermal break. PVC cavity tray over windows turned up at ends and dressed into perpends. Proprietary cavity trays to all low level roof abutments.

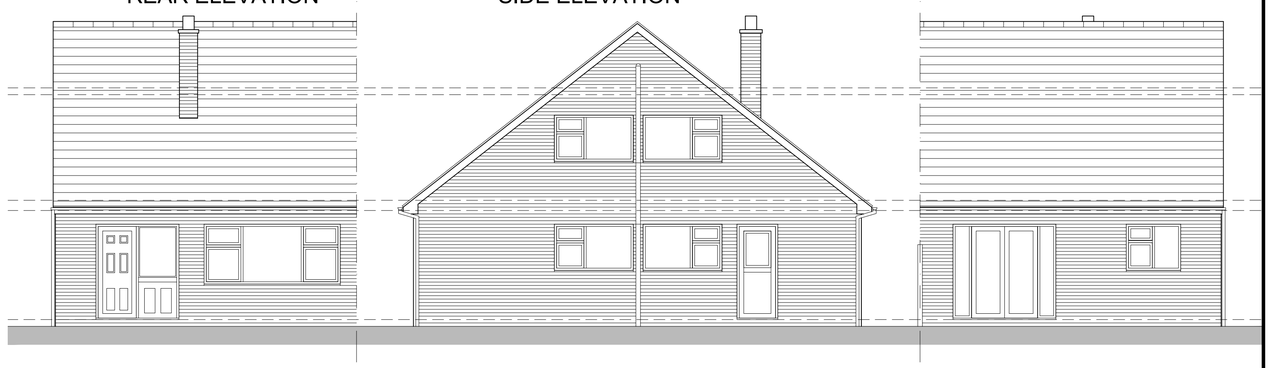
EXTERNAL WALLS - FACING BRICK
300mm cavity walls of 100mm brick outer skin, 100mm cavity with 90mm Kingspan Kooltherm K106 insulation, 100mm insulating block inner leaf （Celcon Solar or similar approved and 12.5 plasterboard on dab finish, to achieve min 'U' Value of 0.26W/m2k or better. Approved wall tiles at 750mm ctrs horizontally, 450mm ctrs vertically. Insulated closures at all door and window reveals.

EXTERNAL WALLS - RENDER
300mm cavity walls of 15mm min silicone render on 100mm medium density block （1350-1450km/m3） outer skin, 100mm cavity with 90mm Kingspan Kooltherm K106 insulation, 100mm insulating block inner leaf （Celcon Solar or similar approved and 12.5 plasterboard on dab finish, to achieve min 'U' Value of 0.26W/m2k or better. Movement joints to be installed to block manufacturers details. Approved wall tiles at 750mm cts horizontally, 450mm cts vertically. Insulated closures at all door and window reveals.

ELECTRICAL
All electrical work undertaken within the existing and proposed structure to be designed, installed, inspected and tested by a competent person affiliated to a self certifying scheme. Electrician to provide installation certification in accordance with BS 7671

SMOKE ALARMS / HEAT DETECTOR
To be hardwired and interlinked

HEATING
Existing central heating boiler to be assessed for suitability to accommodate new extension .



FRONT ELEVATION
EXISTING ELEVATIONS

SIDE ELEVATION

REAR ELEVATION

WINDOWS AND DOOR FRAMES : To be white UPVC frames with 150mm wide dpc to BS 743 tacked to frame prior to fixing. Window opening lights to all rooms 5% minimum room floor area. All windows to be low E glass, unit size 24mm （4/16/4） . All glazing to critical VENTILATION : All habitable room windows, to be fitted with 'trickle ventilators' to provide background ventilation with minimum opening area of 8000mm sq. and smallest dimension of at least 8mm. All other room windows to be fitted with trickle ventilators with an opening area of 4000mm sq or an average of 6000mm sq throughout.
All new windows and doors are to comply with the following
Windows to achieve U value 1.4w/msqk
Doors to achieve U value 1.4w/msqk

GLAZING
Glazing to height 800mm above floor level in windows and 1500mm above floor level in doors and side panels to be in appropriate safetey standard glazing.

VENTILATION
Kitchens - Mechanical extract fan to discharge at a rate not less than 60 litres per second （ or within a cooker hood at a rate not less than 30 litres per second） .Utility to have extract fan providing 30 litres/second.

EXTERNAL TIMBERS
To be treated with preservative in accordance with BS 5286 1989 part 5, BS 8589 1989 and British Wood Preserving Association Manual 1986.

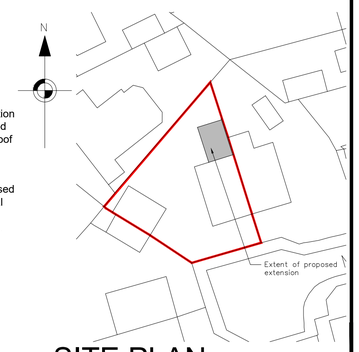
PLUMBING
Sink waste to discharge to back inlet gulley. Gutters to be 100mm square or half round discharging to 65mm square or 100mm dia round p.v.c rwp's to back inlet gullies. Gutters laid to fall at 1 in 600 （or 25mm in 15m） with fixing brackets at 1.0m ctrs and at 150mm from corners or stop ends with 25mm on 10 round headed rustproof woodscrews. Downpipe brackets fixed to brickwork at 2.0m max ctrs with spacers to ensure straight line. Caged top to s.v.p to min 900mm above top of window heads. Any pipework in loft space to be lagged.

DRAINAGE
New foul drainage to be using 100mm diameter plastic drainage with a minimum fall of 1 in 40. Inspection chambers to be provided at change of direction and rodding point to be provided at head of run.
New surface water drainage to be 100mm diameter plastic drainage with a minimum fall of 1 in 80 into existing surface water drains. Inspection chambers to be provided at change of direction and rodding point to be provided at head of run.
Where existing drains pass under new extension areas drains to be checked for water tightness and repaired if required.
All drains wholly or partly under buildings to be encased in min 100mm of granular or other approved flexible filling. Where drains pass through a building a suitable opening to be formed to give a minimim 50mm clearance with concrete bridge lintol over or a length of pipe （as short as possible） built in with its joints as close as possible to wall faces （within at most 150mm） and connected on each side to rocker pipes with a length of at most 600mm and flexible joints. Foundations within 1.0m of drains taken down below invert level. All svp's to connect to drain via inspection chambers.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECTION A-A



SITE PLAN

REV	AMENDMENT	DATE

Ian Stockdale Limited
7 PENDRAGON COURT, HERMITAGE PARK, WREXHAM, LL13 7GY
Tel: 07725 555715

TITLE
26 MOLD ROAD ESTATE, GWERSYLLT
WREXHAM, LL11 4AA

TITLE
SINGLE STOREY REAR EXTENSION

SCALE	1:100, 1:50 & 1:200		DRAWING No.
DATE	23.07.24	REV. -	MRE-BR-01
DRAWN	DC		