

EXISTING REAR ELEVATION

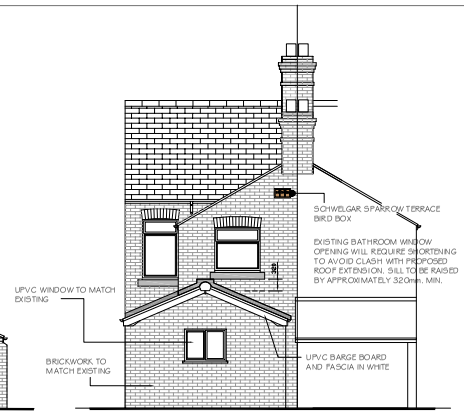


EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

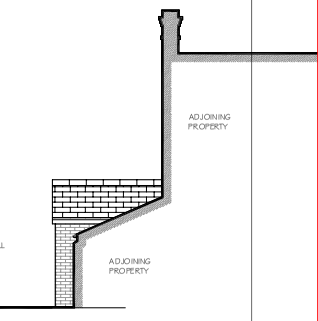
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PROPOSED REAR ELEVATION

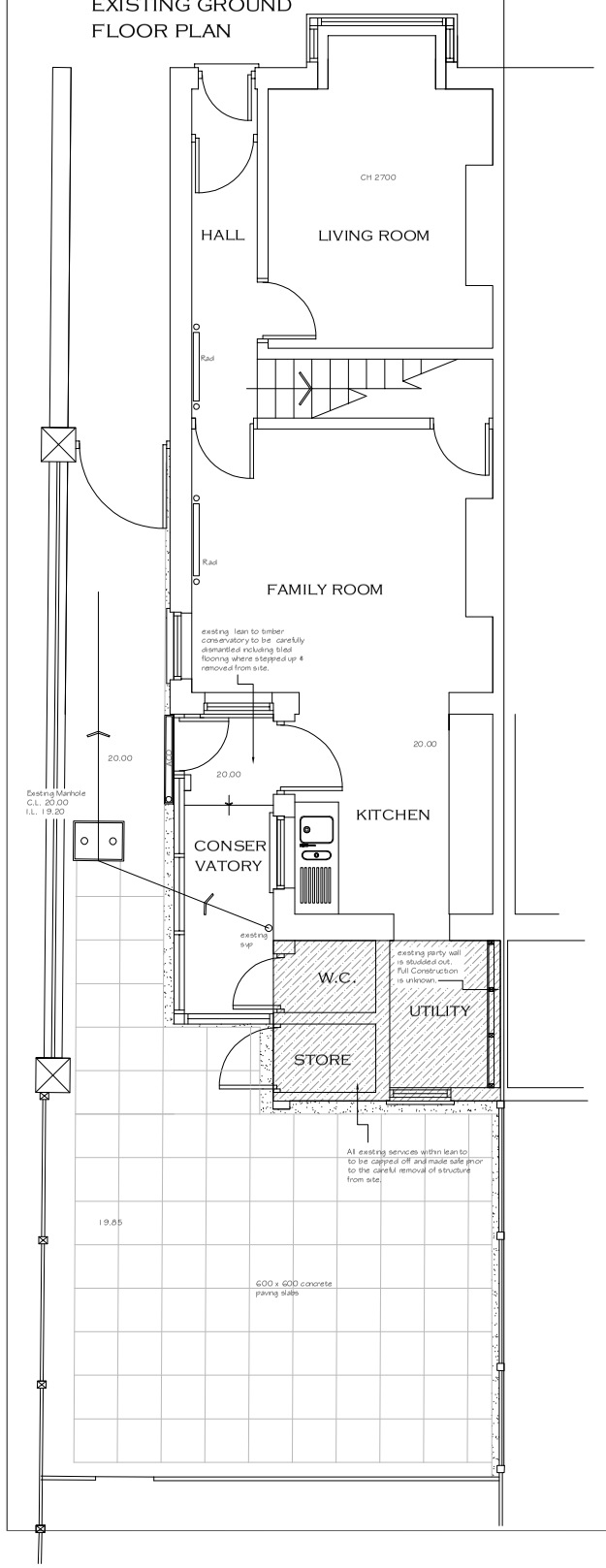


PROPOSED SIDE ELEVATION

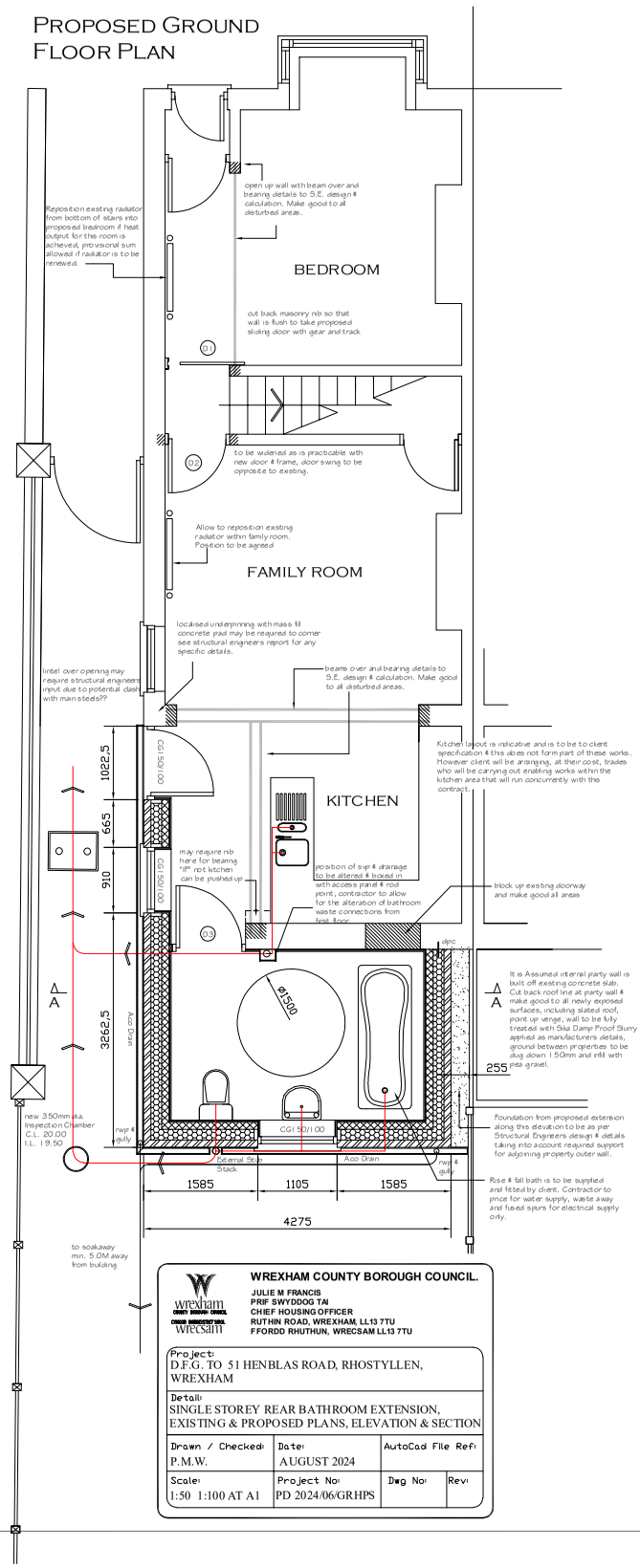


PROPOSED SIDE ELEVATION

EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



WREXHAM COUNTY BOROUGH COUNCIL.
JULIE M FRANCIS
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CHIEF HOUSING OFFICER
RUTHIN ROAD, WREXHAM, LL13 7TU
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Project: D.F.G. TO 51 HENBLAS ROAD, RHOSTYLLEN, WREXHAM			
Detail: SINGLE STOREY REAR BATHROOM EXTENSION, EXISTING & PROPOSED PLANS, ELEVATION & SECTION			
Drawn / Checked: P.M.W.	Date: AUGUST 2024	AutoCad File Ref:	
Scale: 1:50 1:100 AT A1	Project No: PD 2024/06/GRHPS	Dwg No:	Rev:

SCHEDULE OF WORKS AT:- 51, Henblas Road, Rhostyllen, Wrexham, LL14 4AB

EXCAVATION
NB. Positions of all existing services are unknown. Contractor to take extreme care whilst excavating for new foundations. The use of CAT is essential. Work adjacent to the existing footings to commence only after the existing wall foundations have been fully investigated and the new foundation then formed as not to injure the stability of the existing structure.

FOUNDATIONS
Precise depth and details of foundations to be determined on site between contractor and building control officer. Cavity wall foundation to be 650mm wide X 225mm thick plain C20 concrete to a minimum depth of approximately 900mm, foundations stepped on elevation should overlap by twice the height of the step, by the thickness of the foundation, or 300mm whichever is the greater. Any steps in the foundation should not be of a greater height than the thickness of the foundation. Design of foundation at the boundary and adjacent to neighbouring dwelling to be as Structural Engineers detail.

BRICKWORK BELOW DPC
Frost resisting concrete commons with a minimum compressive strength of 2 1/mm to inner and outer leaves, with lean mix concrete cavity fill to ground level. Provide weepholes at 450mm centres in perpends in course below DPC, allow for 1no. facing brick below finished ground level. Contractor may use a Thermalite Trench Blocks as an alternative.

GROUND FLOOR CONSTRUCTION
Self - levelling compound on 150mm C20 grade concrete slab with A193 steel mesh frame reinforcement 1000mm wide to full area of proposed ground floor and over radon sump location (as indicated on section) On 500g separating layer on 15mm Knaupian Kooltherm K3 Floorboard insulation, on 1200 gauge visqueen DPM lapped beneath cavity tray, other equal and approved insulation may be used, however thermal performance must be met on 50mm sand blinding layer on minimum 150mm clean dry, well consolidated hardcore in maximum 150mm compacted layers. U-Value of floor construction to be minimum of 0.15W/m2k. Contractor to form Radon Sump minimum 650 x 650 x 450mm located centrally beneath proposed extension. Sump to be constructed from brick on edge laid in honeycombed fashion to allow the ingress of gases, complete with paving slab cover and 100mm diameter PVC-u pipe run out. Pipe to be located at ground level. Contractor may also use proprietary prefabricated sump installed in accordance with manufacturer's details.

EXTERNAL WALL CONSTRUCTION
New cavity walling to be facing brickwork to match existing, 15Onm KNAUF DRITHERM 32 ULTIMATE Full Fill Cavity Wall Insulation, 100mm THERMALITE TURBO BLOCK or CELCON SOLAR -GRADE inner leaf. Leaves tied together using wall ties to BSI 243 type suitable for 150mm cavities, positioned at 750mm horizontal centres 450mm vertical centres and 225mm centres adjacent to all openings. All walls to receive 12.5mm plasterboard fixed with dry wall adhesive dabs with skim finish. New cavity walls bonded to existing wall using stainless steel Furfix Profiles to manufacturer instructions with vertical sawcut and DPC between leaves where a clear cavity cannot be achieved. All openings in cavity to receive Knaupian Kooltherm Cavity Closers or similar to suit 150mm cavities. Cavities and verges to be closed with "Supalux" or other similar and approved. External walls to have a maximum U-Value of 0.18 W/m2

EXISTING WALLS
External face of existing walls to be prepared with Thistle Bond it or similar and approved prior to receiving 12.5mm drylining plasterboards on plaster dabs with skim finish.

DECORATION
Decoration to be one coat undercoat and two coats emulsion, colour to be white ceilings and magnolia walls with full height tiling around bath enclosure as indicated on plan. Splash back tiles only above w.h.b. All other areas are to be made good only, bear plaster ready for client decoration.
Client may request more decorative tile / panel finish but will be expected to pay any extra over costs.

ROOF CONSTRUCTION (TRUSSES TO BE OVER DESIGNED FOR CEILING TRACK SYSTEMS)
Provide and fix new gang nailed trussed rafters to BS5268 part 3 at nominal 600mm centres pitch at approximately 23 degrees. Provide 100 x 25mm ridge and collar ties and eaves to gable peak diagonal bracing. Long-butmal bracing at all roule points, all to be designed by specialist roof truss manufacturer and submitted to Building Control for approval. Secure trusses to masonry using galvanised mild steel truss clips, 1mm thick to BS EN 10142 1991 to suit truss thickness for left and right hand fixing, 100 x 65mm wall plate to be anchored using 30 x 5 x 1000mm galvanised mk vertical restraint straps to nominum 1.0M centres, 30 x 5 x 1.5M galvanised ms lateral restraint straps to anchor gable to roof and ceiling at 1.25M centres each extending over 3no. trusses complete with 50 x 50mm noggins between. NB contractor to check all dimensions on site prior to truss manufacture. Lay and fix roofing felt to BS5217 1994 Tyvek Supro or other similar and approved, parallel to eaves so that rainwater will drain away freely, with horizontal and vertical laps not less than 100mm wide consoling with supports. Fix new 50 x 25mm treated battens in place with galvanised nails to BS1202 part 1, to each timber support in straight horizontal lines ensuring that no batten is less than 1200mm long, butt joints are centred on supports and do not occur more than once in any group of 4 battens on any one support. Fix additional battens where necessary to prevent felt being grained at laps by wind suction.
Lay natural slates colour to match existing, laid to manufacturers guidance with headlap to suit roof pitch, each slate to be mechanically fixed with all perimeter tiles double fixed to BS 5534:2014 to manufacturers recommendations. Roof to have a minimum U-Value of 0.13W/m2. Roof truss manufacturers details, calculations design and details of bracing etc to be submitted to LA. Building Control Officer for approval prior to manufacture. (conditional approval sought on this item). Ceiling to receive 200mm glass fibre between all proposed roof trusses and 150mm laid over to right angles to trusses on 12.5mm plasterboard with skim finish. Eaves to have continuous 125 x 50mm triangular tilting fillet behind 200 x 25mm UPVc fall length Fascia, ventilation being provided by 'Gluevalve' roof space ventilators, or other similar and approved for the full length of the proposed works, include also for tile vents or Universal ventilated ridgeflast system detail 4 mono roof ventilators to lean to roof at wall abutment all fitted as per manufacturers details to eliminate moisture within dead space of roof. All fascias, soffits, barge boards and dry verge to be Upvc matching existing profiles.

LEAD WORK
Allow for flashings to all wall / roof abutments. All lead flashings, soakers, saddles and valleys to be n code 4. All to be fixed in accordance with the Lead Sheet Association recommendations.

CAVITY TRAYS
Provide DPC / Cavity trays to all openings in cavity walls and to extend 150mm either side of lintels. Allow for proprietary preformed cavity tray to wall / roof abutment.

LINTELS
All lintels to be 'CANTIC' range (see proposed plan for location and references), or other similar and approved. All lintels to be laid with a minimum of 150mm at each end for end bearings, fully bedded on mortar ensuring that the window / door frames are located so that the dmp on the front of the lintel projects forward of the frame. All to be insulated as standard and fitted to manufacturers recommendations.

DRAINAGE
All new drainage to be 100mm "Supersleeve" or other similar and approved, bedded in 150mm pea gravel, laid to a fall of 1 in 40 minimum.
Drains passing under building or within 900mm of foundation to be encased in compacted granular fill topped with uncompacted pea gravel and to have a pre cast lintel over where passing through walling.

Any water underground services beneath the proposed works are to be diverted around extension, any other services are to be ducted.

INSPECTION CHAMBERS & GULLIES
New proprietary 350mm diameter Inspection Chambers as indicated on plan, all inverts to be determined on site. Chamber covers to be mechanically fixed.

All gullies to be trapped and have rodding access where serving branches.

SURFACE WATER
All surface water from proposed extension to discharge to soakaways via r.w.p. and gully. Soakaway to be minimum of 5.0M away from building, make good to disturbed garden as required.
Contractor to ensure that ALL drain runs less than 600mm deep are fully protected with minimum 75mm concrete cover.

RAINWATER GOODS
Fix new gutters in 100mm round P.V.C.u with brackets at 1000mm centres and new 63mm diameter P.V.C.u down pipes (colour and profiles should match existing) with brackets at maximum 1500mm centres. Aco drainage channels to be supplied and fixed to full perimeter at floor / wall junction.

WINDOWS AND DOORS
Windows and Doors, style to match existing house (finished in anthracite colour) to be double glazed units and to fully comply with Part L of the Building Regulations. Glass in windows and doors to be "K" glass (low emissivity) and to achieve a U - Value of 1.4 W/m2. General contractor will be responsible for checking all dimensions on site prior to the manufacture. All opening lights to be multipoint locking. All windows to HABITABLE ROOMS by incorporating trickle vents to windows at 8000mm2 equivalent area minimum, bathroom minimum 4000mm2. All glazing less than 800mm above finished floor level and to doors and side lights 1500mm high to be laminated or toughened safety glass to BS6206. For rapid ventilation provide one or more ventilation openings with a total area of at least 1/20 th of the floor area of the room. Some part of the opening to be at least 1.75M above finished floor level.
Contractor to ensure that there is at least one opening per Habitable room that has a minimum opening of 550mm x 850mm high and that the bottom of the window should not be more than 1100mm and not less than 800mm above the floor for fire escape purposes.

ELECTRICS
All electrical installations to be carried out by a specialist firm and must also be a full member of NICEIC and must produce their registration certificate of the said council. To be also registered as a competent Domestic Installer to comply with the Building Regulations Part P self certification scheme. The whole of the works shall be carried out in accordance with the Eighteenth Edition of the IEE Regulations. The IEE on Site Guide, The IEE Recommendations on Selection & Erection, Testing & Inspecting. The Electricity at Work Regulation 1989. The Health and Safety at Work etc Act 1974, together with the recommendation and requirements of MANWEB. All exact locations of lights, switches, and sockets to be agreed on site between Client and Contractor.

Supply and fit fused 2no. spur for rise and fall bath, position agreed with client / guidance from bath manufacturers literature.
Supply and fit fused spur for room covering 'H' frame ceiling track hoist within bathroom. Ensure to liaise with specialist manufacturer so that charging location can be determined.
Ceiling track system as per specialist quotation. Contractor to allow for all pre-installation & preparation works for all specialist items as stated as per any guidance notes provided. To fully liaise, program in and if required set up site meetings with specialist company pre, during and or post installation.

Supply and fit Dimplex Downflow Fan Heater model FX20V within proposed bathroom as a secondary heating source, position agreed with client.

ENERGY EFFICIENT LIGHTING
Include for energy efficient lighting to comply with Part L of the Building Regulations Approved Document as follows:-

No. of rooms Created	Recommended min Number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Supply and fix 2no. External 20W LED PIR FLOODLIGHT type external luminaires, with motion sensor position agreed with client and of energy efficient type as per Part L available from Screw Fix code 20858P or similar and approval, Location to be approved and agreed with client.

VENTILATION
Provide mechanical ventilation to rooms as follows :-
Bathroom - 15ls
Kitchen - 30ls over hob or 60ls elsewhere.
All mechanical ventilation to extract to outside air to be ducted in proprietary insulated ducts, with adjacent fused spur and switched via light with overrun timing device.

SMOKE / HEAT DETECTOR INSTALLATION
The work included in this specification is for the supply and fixing of smoke / heat detectors to comply with the Building Regulations of 1st June, 1992.
The contractor is to supply and fix detectors which shall be of a type from the mains with primary battery back up. The detector shall be fitted to a mounting pattress and of a photoelectric type. The detectors should not be fixed to or directly above heaters of any other place where steam, condensation or fumes could give false alarms.
All cables to be P.V.C. sheathed copper cable. The contractor shall on completion of the installation, ensure that the owner receives the manufacturers instructions concerning the operation and maintenance of the alarms.

HEATING
Existing Gas Central Heating System to be extended to accommodate newly sized radiators in property extension. Contractor to allow engineer to calculate existing boiler capacity to determine if suitable for extended system. Radiators to be sited in each room to be agreed on site with client and heating contractor with the required kilowatt output as calculated by Gas Safe registered Plumbing & Heating Engineer. All radiators to be Rettig Compact Convector radiators by Rettig Heating Ltd., Rettig Park, Drum Lane, County Durham, Tel:- 01833 339 570, or other equal and approved.
Radiators to be fitted with Thermostatic Radiator Valves - AOL Lifestyle manufacture, or equal and approved. Ensure that all pipework susceptible to freezing is adequately lagged.
Radiator in existing hallway to be disconnected and re-used in proposed bedroom only if size is correct for the required heat output, provisional sum required for new radiator if needed.

INTERNAL DOORS
D1, 2 & 3 1981 x 864mm. Doors to be Howdens style 6 panel grained code DICD990 or similar and approved, allow for new frame, architraves, one pair lever handles and 1 1/2 pairs 100mm butt hinges and thumb turn style privacy lock to bathroom door D3. Include sliding door 4 track for D1.

TIMBERS
All architraves and skirtings to match existing, (tons) All new woodwork allow for knotted, stopper, primer with one coat undercoat and 2 coats of full gloss / stained finish, contractor to liase with client.

FITTINGS
New W.C. to ground floor extension to be standard - close coupled toilet, white in colour, client to be offered a choice of basic styles complete with cistern and either spatula lever flush handle or push type to be discussed and agreed with client, discharging to existing foul via external stub stack and new proposed inspection chamber as indicated on plan.

WHB to be standard white smaller cloakroom basin on full pedestal or standard vanity unit under, client to be given choice of basic style, position to be fully agreed with client and OT. To have single or double tap holes, client to choose with mono block chrome lever tap or one pair chrome finished lever taps, pop up waste 4 flexvay 75mm deep seal trap and discharging to inspection chamber via bossed connection to external stub stack.

Supply and fit a high performance wet area slip resistant floor covering throughout new ground floor bathroom with all joints welded as per manufacturers instructions, "POLYSAFE QUATRO" or ALTRO PISCES / AQUARIUS or other equal and approved but must be for continuous wet floor area giving the required slip performance of the above mentioned products, colour to be clients choice. Coved skirting required in bathroom.

ADDITIONAL NOTES
If required and not already done so the following to be undertaken :- If the dwelling has un-insulated or partially insulated cavity walls, fill with insulation where suitable; and if there is no loft insulation, or it is less than 200mm thick, provide 250mm insulation or increase it to 250mm; and Upgrade any hot water cylinder insulation as follows:-If the hot water cylinder is uninsulated , provide a 160mm insulated jacket; or if the hot water cylinder has an insulated jacket less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm; or if the hot water cylinder has factory fitted solid foam insulation less than 25mm thick, add an 80mm insulated jacket.
Conditional approval requested for this item.

Any pipe work in roof space to be fully insulated.

Any services below extension to be ducted.

Contractor to make good to all disturbed areas and is to take extreme care when knocking through for new openings / blocking up existing as client will be living in during the contract works. Notification / forward planning will be required when this work is programmed to be carried out.

The Domestic Client duties under CDM2015 must be undertaken by the contractor, or where there is more than one contractor, the Principal Contractor.

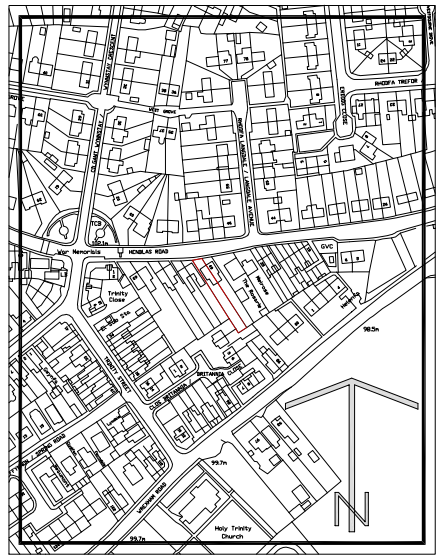
Contractors in Domestic Projects must be aware of their client duties under the Construction (Design and Management) Regulations 2015. Should this not be the case further guidance must be sought.

In accordance with the Construction (Design 4 Management) Regulations 2015 it is our policy to 'Design Out' as many identifiable risks as possible for the construction, maintenance and demolition of the project.

A competent contractor aware of Normal risks involved with the construction process. Unusual/significant residual risks that cannot be eliminated as part of the design process are listed below:

// ASBESTOS
Any suspected asbestos/contaminated material/soil/lead paint is to be inspected by a specialist. Asbestos is to be removed and disposed off site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2012.
Further information regarding the above can be obtained from the Health and Safety Executive

// EXISTING SERVICES (unknown)
Plumbing, drainage, heating appliances, electrical services etc that need to be altered, modified, adjusted, or re-sited to facilitate the new building works, should be carried out by a suitably qualified and experience specialists or registered competent persons, tested and appropriate certification issued where necessary. Existing services should be located, altered/ modified/ relocated as necessary, including sealing up, capping off, disconnecting, removing redundant services where required.
Safe methods and systems of work remain the responsibility of the contractor and must be identified in the Construction Phase Plan. A Construction Phase Plan must be drawn up for every project by the contractor or principal contractor.
If any party using this drawing consider or identifies any 'Abnormal' or 'Unusual' risks that have not been identified above they should share this with the project team immediately.
Health and Safety file - to be drawn up by Principal Designer . The principal contractor on site will be responsible for developing and collating relevant information and handing it to the client on completion.



LOCATION PLAN 1:2500



BLOCK PLAN 1:500

