


# WREXHAM BUTCHERS MARKET REMODELLING & REFURBISHMENT

APPROVAL OF DETAILS RESERVED BY A CONDITION APPLICATION

P02

JANUARY 15, 2025

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On behalf of Wrexham County Borough Council

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# 1. CONDITION NO. 3

## 1.1. REPLACEMENT OF RAINWATER GOODS

*Prior to the installation of new or replacement watergoods, typical sectional details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.*

## 1.2. DETAILS

No new rainwater goods were proposed or installed to the front or rear elevation of the market. The existing caste iron downpipes to the front High Street elevation have been cleaned and re-painted only.

The existing half round black upvc gutters to the main market roof have been replaced with new half round black aluminium gutters of a larger size to catch more surface water run off from the main roof and mitigate roof leaks along the lead valley below.

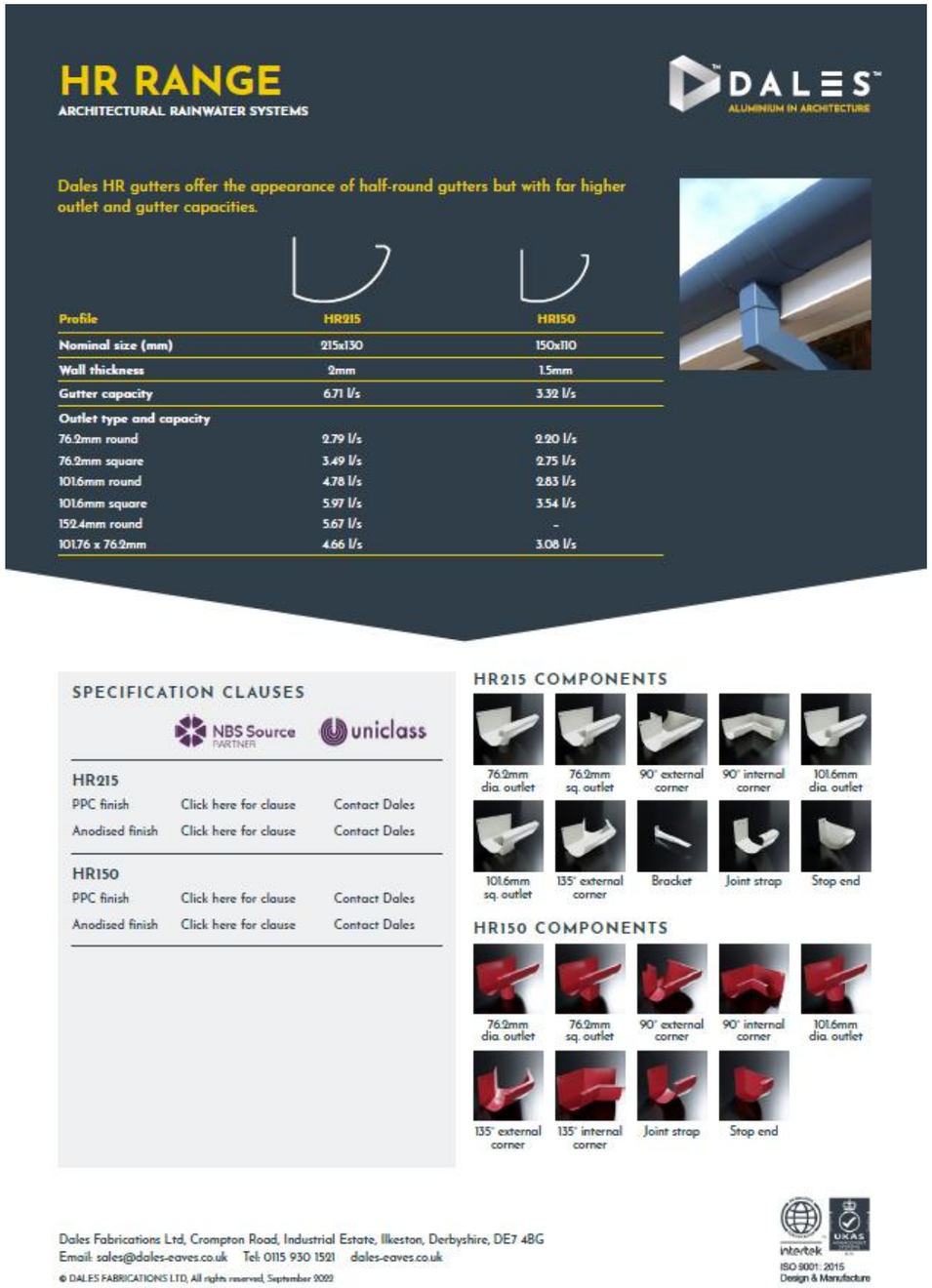


*Photo of new half round aluminium gutters to main market roof*

**Gutter product ref:**

Dales HR215 standard gutter system in aluminium

Polyester powder coated after manufacture to outside faces only (RAL 9005 Matt: Jet Black).



HR RANGE

ARCHITECTURAL RAINWATER SYSTEMS

DALES™ ALUMINIUM IN ARCHITECTURE

Dales HR gutters offer the appearance of half-round gutters but with far higher outlet and gutter capacities.

| Profile | HR215 | HR150 |
|---|---|---|
| Nominal size (mm) | 215x130 | 150x110 |
| Wall thickness | 2mm | 1.5mm |
| Gutter capacity | 6.71 l/s | 3.32 l/s |
| Outlet type and capacity | | |
| 76.2mm round | 2.79 l/s | 2.20 l/s |
| 76.2mm square | 3.49 l/s | 2.75 l/s |
| 101.6mm round | 4.78 l/s | 2.83 l/s |
| 101.6mm square | 5.97 l/s | 3.54 l/s |
| 152.4mm round | 5.67 l/s | - |
| 101.76 x 76.2mm | 4.66 l/s | 3.08 l/s |

SPECIFICATION CLAUSES

NBS Source PARTNER uniclass

| | | |
|---|---|---|
| HR215 | | |
| PPC finish | Click here for clause | Contact Dales |
| Anodised finish | Click here for clause | Contact Dales |
| HR150 | | |
| PPC finish | Click here for clause | Contact Dales |
| Anodised finish | Click here for clause | Contact Dales |

HR215 COMPONENTS

76.2mm dia. outlet; 76.2mm sq. outlet; 90° external corner; 90° internal corner; 101.6mm dia. outlet; 101.6mm sq. outlet; 135° external corner; Bracket; Joint strap; Stop end

HR150 COMPONENTS

76.2mm dia. outlet; 76.2mm sq. outlet; 90° external corner; 90° internal corner; 101.6mm dia. outlet; 135° external corner; 135° internal corner; Joint strap; Stop end

Dales Fabrications Ltd, Crompton Road, Industrial Estate, Ilkeston, Derbyshire, DE7 4BG
Email: sales@dales-eaves.co.uk Tel: 0115 930 1521 dales-eaves.co.uk

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intertek UKAS ISO 9001: 2015 Design & Manufacture

*Aluminium gutter datasheet*

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# 2. CONDITION NO. 4

## 2.1. SITE MEETING WITH CONSERVATION OFFICER PRIOR TO COMMENCMENT OF WORKS

*Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days' notice in writing of this meeting.*

## 2.2. DETAILS

An on-site Pre-Commencement meeting took place between the Client, Design Team, Main Contractor and the local authority Conservation Officer on Friday 4th August 2023. The meeting was very constructive and allowed the team to run through the proposals and overall strategy of the repair and refurbishment works with Conservation Officer. The Officer issued an e-mail on Tuesday 8th August 2024 confirming Condition No. 4 had been satisfied ahead of works commencing.

The refurbishment of the Butchers Market has greatly benefited from the regular attendance of the local authority Conservation Officer. Their participation in site meetings and on-site walk-around reviews has ensured that the project aligns with heritage standards. This collaboration has provided invaluable guidance, helping to address challenges promptly and preserving the historical integrity of the site throughout the refurbishment process.

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# 3. CONDITION NO. 6

## 3.1. DETAILS OF ALL INTERNAL AND EXTERNAL MATERIALS

*Prior to use on site, details of all internal and external materials, including colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.*

## 3.2. DETAILS

The Client and Design Team have ensured the Conservation Officer has been informed of the desired materials, colours and finishes prior to install and/or application. Again, the project has benefited from the regular engagement between all parties.

**External**

Externally, the Butchers Market remains largely unchanged as part of the works. With light repairs to the slate roofing, external sandstone elevation to High Street, existing stone copings and brickwork. A new shop frontage has been installed to the front High Street elevation as per drawings issued as part of the Planning & LBC Application. The existing external side louvres have been retained and re-painted white to match the existing, with small sections of louvre removed and replaced with new actuated louvres as per drawings issued as part of the Planning & LBC Application. The existing red metal framed entrance doors have been replaced with new dark grey powder coated metal framed entrance doors.

**Internal**

Internally, the market has benefited from white painted walls, with the historic structure painted black to contrast. The new market stalls are painted heritage green, with exposed stained timber panels to match the visuals provided as part of the Planning & LBC application. New historic shop frontages have also been installed to units 16, 17, 10 and 10A as per drawings issued as part of the Planning & LBC Application. The existing historic units 01 and 22 have also been re-painted.



*Image of new shop front colours*

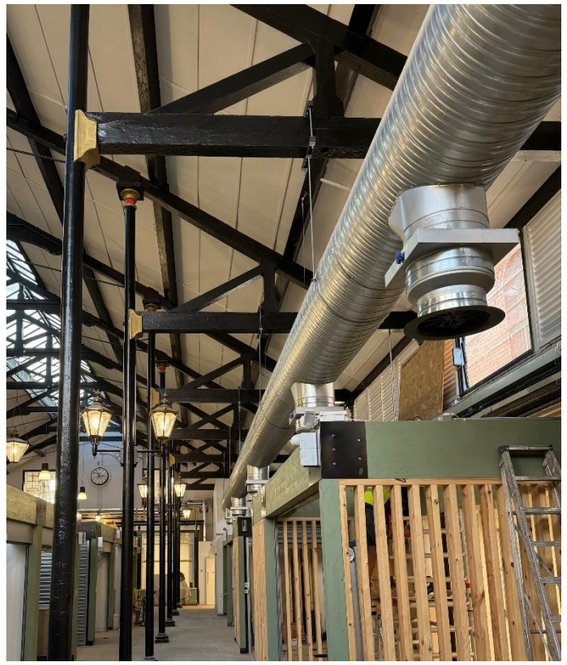


*Image of new stalls against re-painted structure*



*Wide view of new stalls and re-painted roof structure*

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| Material table | | |
|---|---|---|
| **External** | | |
| **Element** | **Location** | **Comment** |
| Walls | High Street Elevation | Reclaimed Cefn Stone to replace sections of existing Cefn Stone |
| | Henblas Street Elevation | Existing brickwork retained |
| | | |
| Entrance doors | Main Hall | New powder coated (RAL 7016) aluminium framed and double glazed units. |
| Louvres | Main Hall | Existing timber louvres white painted to match ceilings and walls – Johnsons colour range Moonlit snow (PPG1041-1)<br>New timber louvres to be powder coated (RAL 7016) aluminium framed units with glass louvre blades. |
| Rooflights | Main Hall | Existing rooflights retained with new solar film applied internally |
| | Perimeter Stalls | Existing rooflights retained |
| | Units 18 & 19 | Classic 'Conservation Rooflight' from the Rooflight Company. |
| | First floor bar / restaurant area, including circulation spaces | Classic 'Conservation Rooflight' from the Rooflight Company. |
| | | |
| New shop frontages | New circulation lobby leading to first floor bar/restaurant area | New shop frontage formed from Sapele timber, primed and painted with Teknos satin paint mixed to suit heritage green (Dulux Trade Colour 50GY 43 / 1 20) externally and white internally with Teknos MATT paint mixed to suit Dulux Trade White Diamond Matt. 10.8mm toughened laminated glass. |
| **Internal** | | |
| **Element** | **Location** | **Comment** |
| Flooring | Main Hall | Retained existing concrete slabs<br>New poured concrete slab with exposed aggregate mix to top to best match existing slabs |
| | Perimeter Stalls | Existing concrete screeded floors |
| | Units 10 & 10A | Mix of existing slate slabs and new Welsh Blue Black, Fine Rubbed floor slate to best match existing |
| | Dave & Traceys café | Wood effect safety vinyl flooring - Forbo Surestep Wood effect vinyl in dark grey oak (18952), |
| | Units 01 & 24 | Old vinyl surface replaced with new safety vinyl surface - Surestep Original safety flooring in granite (172092) |
| | Ground and first floor wet areas | Surestep Original safety flooring in granite (172092) |
| | First floor bar / restaurant area, including circulation spaces | Wood effect safety vinyl flooring - Safetred Wood' in the traditional oak mid grey (4676 013) |
| | | |
| Walls | Main Hall, including stall units | White painted walls - Johnsons colour range Moonlit snow (PPG1041-1) |
| | New stall structures | Glulam timber structures painted heritage green Dulux Trade Colour 50GY 43 / 1 20) to match new shop frontages |
| | New shop frontages | New shop frontage formed from Sapele timber, primed and painted with Teknos satin paint mixed to suit heritage green (Dulux Trade Colour 50GY 43 / 1 20) externally and white internally with Teknos MATT paint mixed to suit Dulux Trade White Diamond Matt. 10.8mm toughened laminated glass. |
| | First floor bar / restaurant area, including circulation spaces | White painted walls - Johnsons colour range Moonlit snow (PPG1041-1) |
| | | |
| Structure | Main Hall | Structure painted with Johnsons colour range. Black (Whiteby jet – PPG1001-7). |
| | | |
| Ceilings | Throughout most of the building | White painted ceilings - Johnsons colour range Moonlit snow (PPG1041-1) |
| | Limited in offices, storage and utility areas | 600x600mm white suspended ceiling tiles |
| | | |
| Internal doors | Throughout most of the building | Doors painted white to match walls - Johnsons colour range Moonlit snow (PPG1041-1) |

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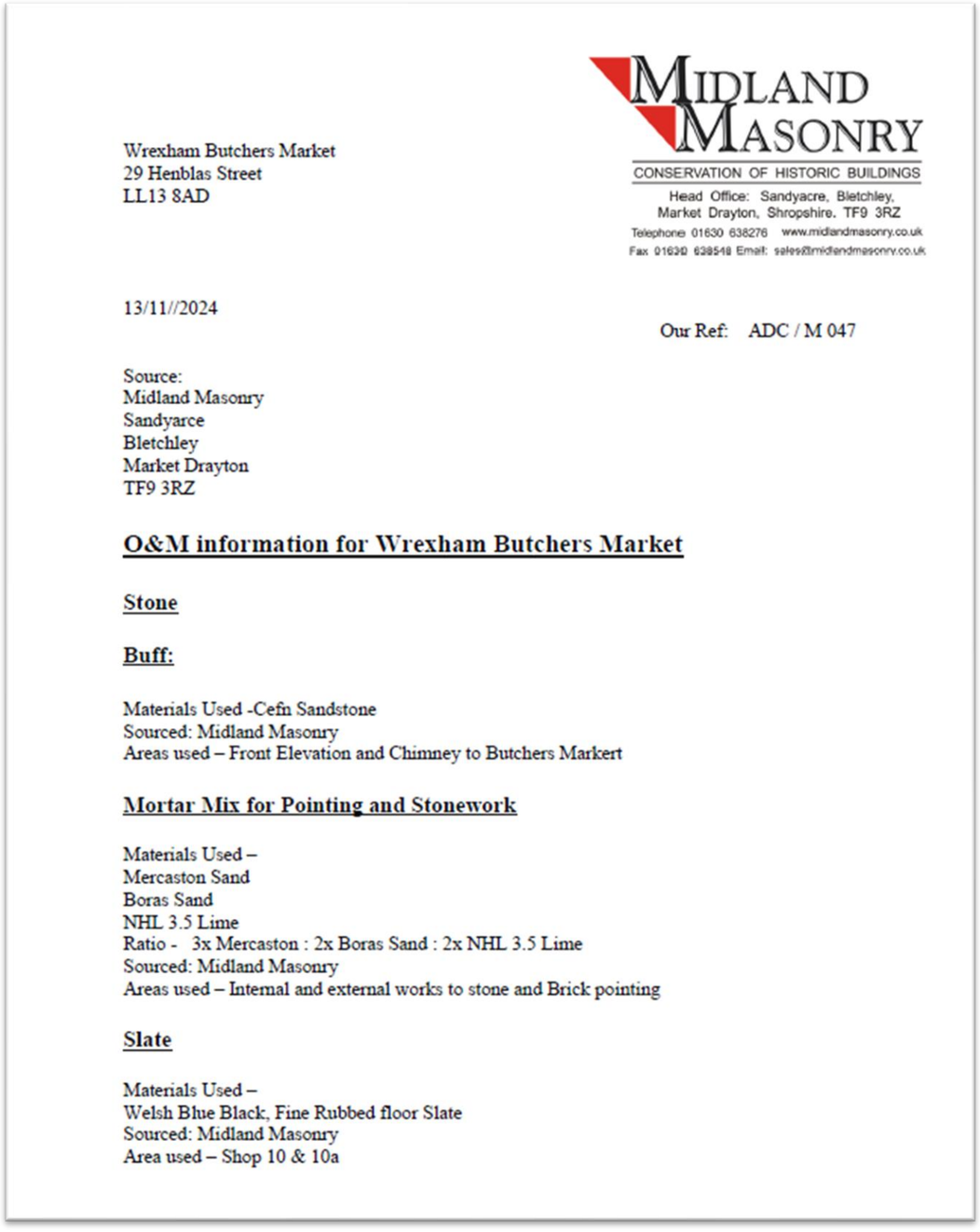
# 4. CONDITION NO. 8

## 4.1. DETAILS OF EXTERNAL FACING MATERIALS

*Prior to use on site, samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.*

## 4.2. DETAILS

Sandstone samples were provided by a specialist stonemason to best match the existing Cefn Stone forming the facing material of the front High Street elevation. An exact Cefn Stone match was sourced with sizes available to match the stone to be replaced. This was reviewed by the Architect and Conservation Officer prior to install.



Wrexham Butchers Market
29 Henblas Street
LL13 8AD

MIDLAND MASONRY
CONSERVATION OF HISTORIC BUILDINGS
Head Office: Sandyacre, Bletchley,
Market Drayton, Shropshire. TF9 3RZ
Telephone 01630 638276 www.midlandmasonry.co.uk
Fax 01630 638548 Email: sales@midlandmasonry.co.uk

13/11//2024

Our Ref: ADC / M 047

Source:
Midland Masonry
Sandyarce
Bletchley
Market Drayton
TF9 3RZ

**O&M information for Wrexham Butchers Market**

**Stone**

**Buff:**

Materials Used -Cefn Sandstone
Sourced: Midland Masonry
Areas used – Front Elevation and Chimney to Butchers Markert

**Mortar Mix for Pointing and Stonework**

Materials Used –
Mercaston Sand
Boras Sand
NHL 3.5 Lime
Ratio - 3x Mercaston : 2x Boras Sand : 2x NHL 3.5 Lime
Sourced: Midland Masonry
Areas used – Internal and external works to stone and Brick pointing

**Slate**

Materials Used –
Welsh Blue Black, Fine Rubbed floor Slate
Sourced: Midland Masonry
Area used – Shop 10 & 10a

*Order sheet confirming Cefn Stone to High Street Elevation and new Welsh Blue Black Fine Rubbed floor slate to Units 10 & 10A*

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# 5. CONDITION NO. 10

## 5.1. STONE REPAIR WORKS TO HIGH STREET ELEVATION

*All works of repair to the stonework on the High Street elevation of the building as detailed on the approved drawings shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing with the Local Planning Authority. The works of repair shall not commence until a method statement and specification for repair have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.*

## 5.2. DETAILS

A site meeting was held between the chosen stonemason and the local authority Conservation Officer to review the extent of repair and replacement work required. The extent of works was then agreed prior to works commencing, with much less work needed than envisaged.




*High Street Elevation with new Cefn stone*

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# 6. CONDITION NO. 11

## 6.1. DETAILS OF MEP SERVICES AND STRATEGY

*No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.*

## 6.2. DETAILS

**Overall MEP Strategy**

The proposed MEP strategy and routing of services has been regularly reviewed with the Conservation Officer during the works. The proposed MEP strategy has been to completely remove the old haphazard services, ducting / pipework, and replace with a new cohesive MEP service strategy that has minimum impact on the building, both fabric wise and visually.

**Ventilation Strategy**

As the Butchers Market is landlocked, with very limited external space available. The strategy was to locate AHUs at high level within the main market either side of the High Street entrance. The AHUs have then been screened with removal wall panels to mitigate the visual impact on the main market hall. Installing the AHUs internally and at high level allowed new ducting to be hung from the existing structure via a non-intrusive clamping system, that can be removed and reversed with low impact on the structure and building fabric. Although ductwork is on show, it linearly follows the perimeter edge of the market hall and is located directly over the new perimeter stall extensions, allowing the main vaulted space and structure to be clearly read.

High level rooflights remain as existing, but new actuators have been installed to ensure they operate and open. In a few areas, sections of the existing high level timber louvres have been replaced with new actuated glass louvers to allow the market to naturally ventilate (as originally intended).

**Containment Route Strategy**

Containment follows the new ducting internally around the perimeter of the market. The containment is located below the existing timber louvres and above the new perimeter stall extensions. In some areas containment has been boxed in to ensure services have a minimal impact on the market.

**Lighting Strategy**

New LED lighting has been installed throughout the market. Spotlights have been installed within the new suspended ceilings above the perimeter units. Existing historic pendant lights within the main market have been repaired and refurbished. With additional contemporary pendant lighting of minimalist design installed to ensure the market is well lit.

**Heating Strategy**

Existing air curtains over the entrance doors have been replaced with modern, better performing and energy efficient equivalents.

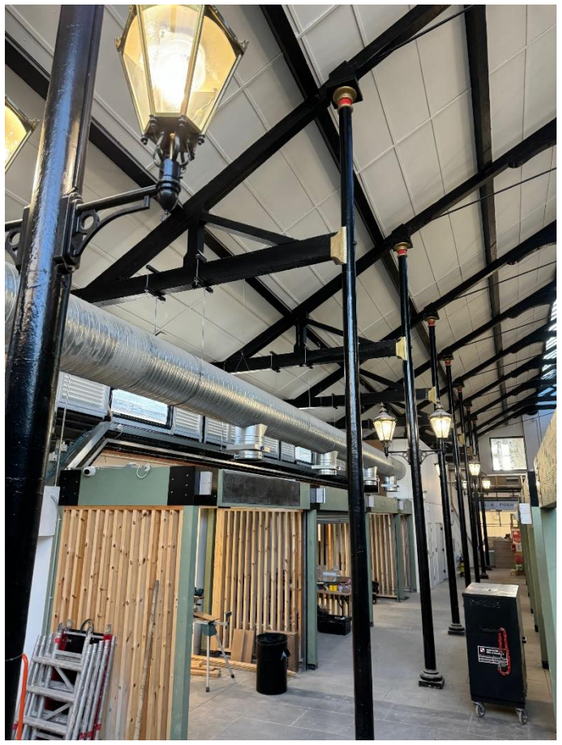


*Image of new ductwork clamp supported to structure*

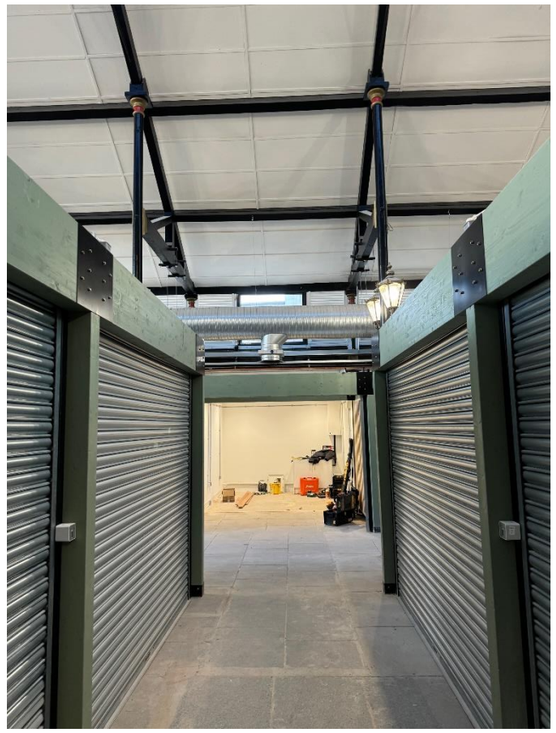


*Image of ductwork following horizontal lines of new stalls*



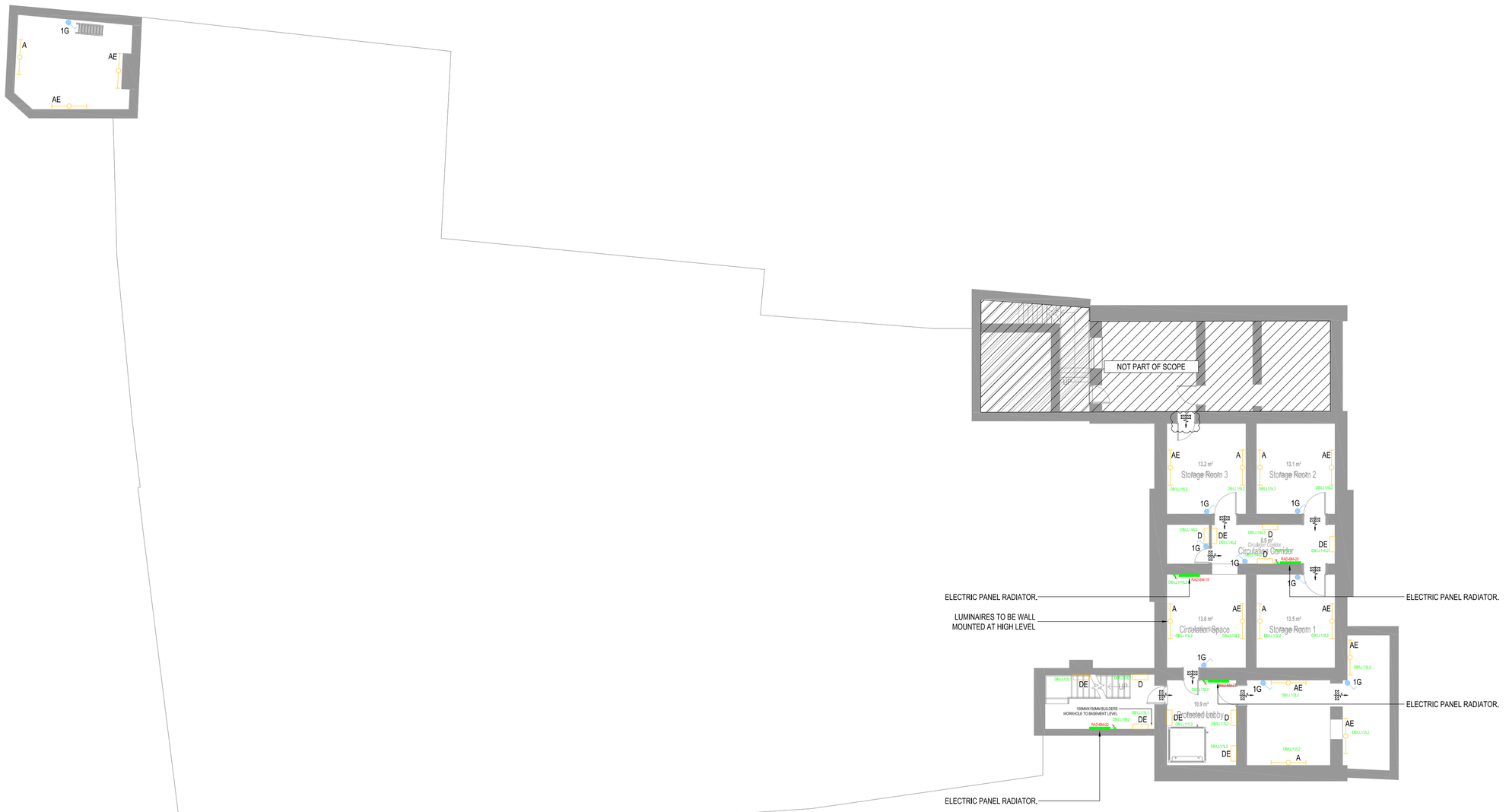
*Image of ductwork formed through structure*



*Image of new actuated glass louvre and services running below*

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| LEGEND OF LIGHTING SYMBOLS | |
|---|---|
| SYMBOL | DESCRIPTION |
| A | DEXTRA TYPHON, IP65 LED LUMINAIRE WALL MOUNTED, 3400LMS, 23.4W 3HRS INTEGRAL EMERGENCY |
| D | DEXTRA AMENITY DECORATIVE HALO WALL MOUNTED LUMINAIRE,2345LMS, 19.7W, 3HRS INTEGRAL EMERGENCY |
| T | AIR TRANSFER GRILLE FIRE RATED INTUMESCENT AS SCHEDULED |
| | 13A SWITCHED FUSED CONNECTION UNIT |
| * | LIGHT SWITCH * DENOTES No. GANGS |




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**DESIGNERS RISK ASSESSMENT**

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

**DRAWING BACKGROUND(S):**

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER SUPPORTING INFORMATION INCLUDING THE ACCOMPANYING SPECIFICATIONS, DRAWINGS AND REPORTS AS WELL AS THE ARCHITECTURAL, STRUCTURAL AND CIVILS INFORMATION.
2. ALL DIMENSIONS IN MILLIMETRES, UNLESS OTHERWISE STATED.
3. DO NOT SCALE FROM DRAWING.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SERVICES INSTALLATIONS AGAINST OTHER SERVICES AS WELL AS ARCHITECTURAL, CIVILS AND STRUCTURAL ELEMENTS.
5. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE STOPPING WHERE SERVICES PASS THROUGH FIRE COMPARTMENTS. THE CONTRACTOR SHALL ENSURE THE DETAILED DESIGN ALIGNS WITH THE ARCHITECTURAL AND STRUCTURAL FIRE COMPARTMENTATION STRATEGIES.
6. ALL PLANT AND EQUIPMENT SHALL BE SUITABLE FOR THE ENVIRONMENTAL LOCATION.
7. ALL PLANT AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
8. ALL COPIES OF THIS LAYOUT ARE TO BE REPRODUCED IN COLOUR.
9. ALL SERVICES DISTRIBUTION WHERE NOT RUNNING IN CONCEALED VOIDS IS TO BE DRESSED BY CONTRACTOR IN CONCEALED SUPPORT AND BOXING TO ARCHITECT'S DETAIL.
10. ALL VRF PIPEWORK IS TO BE INSULATED WITH ARMACELL CLOSED CELL INSULATION AND DRESSSED TO ARCHITECT'S DETAIL. PIPEWRAPS TO THE ARCHITECT'S CHOICE OF COLOUR ARE TO BE INCLUDED WHERE EXPOSED VRF SERVICES ARE UNAVOIDABLE.

| Rev | Date | Description | Eng | Chk |
|---|---|---|---|---|
| P5 | 06/12/23 | UPDATED FOR ONSITE COORDINATION | SG | DC |
| P4 | 07/10/22 | STAGE 4 ISSUE | SG | SV |
| P3 | 06/09/22 | STAGE 4 ISSUE | SS | DC |
| P2 | 01/07/22 | XREF UPDATED | JS | DC |
| P1 | 28/01/22 | STAGE 3 ISSUE | JC | DC |

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Client

Project
WREXHAM MARKETS

Drawing Title
BUTCHERS MARKET STAGE 4 MECHANICAL AND ELECTRICAL SERVICES BASEMENT LEVEL

Status
STAGE 4

| Project No. | Drawn | Scale / Paper Size |
|---|---|---|
| 2365 | CC | 1:100 @ A1 |

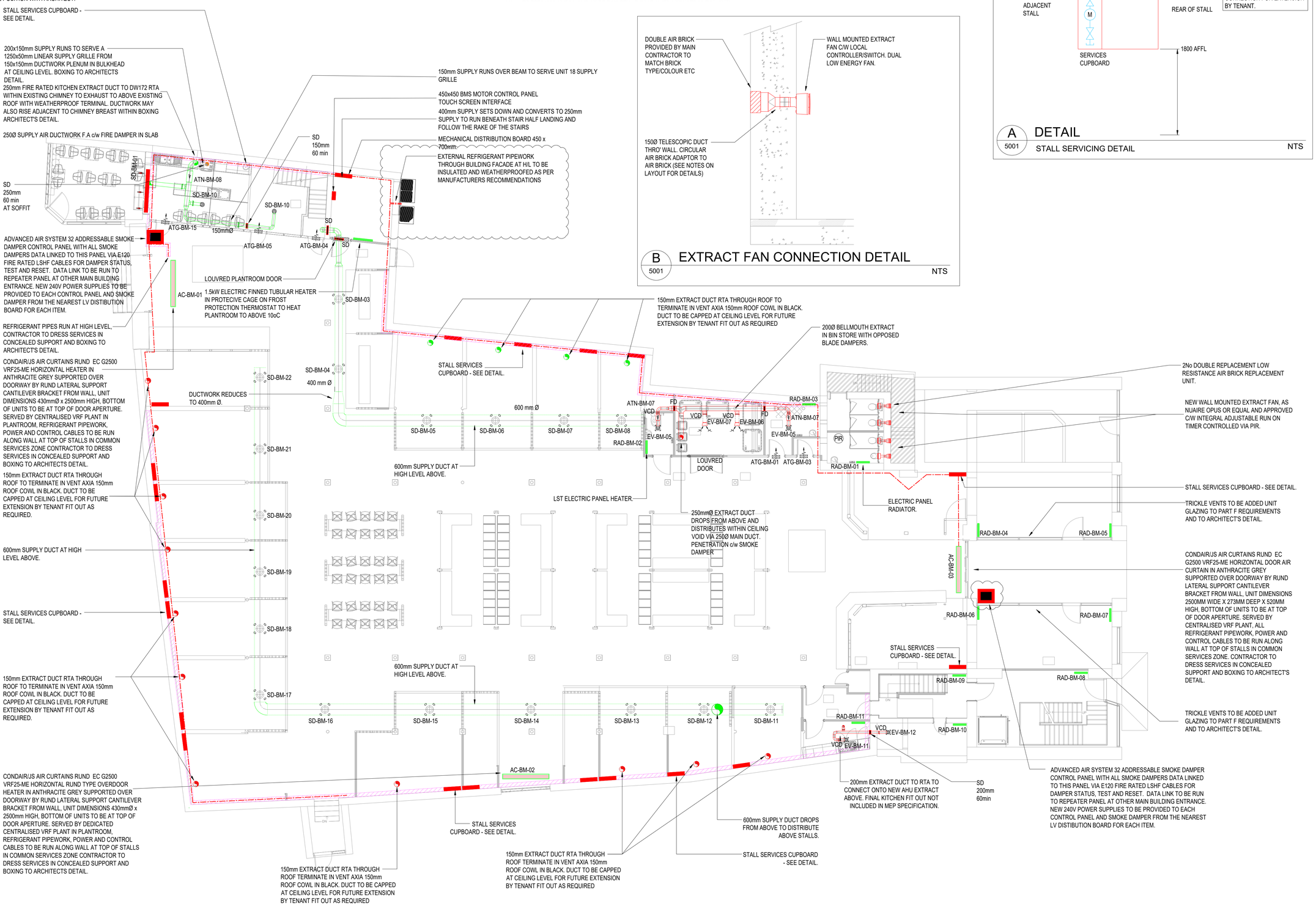
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VENTILATION NOTES

1. THE CONTRACTOR SHALL ENSURE FULL CO-ORDINATION WITH ALL OTHER MEP SERVICES, BUILDING CONSTRUCTION AND FABRIC PRIOR TO INSTALLATION.
2. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATION. ALL THE LATEST RELEVANT STANDARDS AND GUIDANCE.
3. DUCTWORK CLASSIFICATION AND AIR LEAKAGE LIMITS SHALL BE LOW PRESSURE - CLASS A.
4. FIRE DAMPERS/FIRE SLEEVES/FIRE WRAPS SHALL BE INSTALLED WHERE DUCTWORK PASSES THROUGH THE FIRE COMPARTMENTATION. IN ADDITION TO FIRE DAMPERS INDICATED ON THE DRAWING, FIRE DAMPERS SHALL BE PROVIDED ON ALL DUCTWORK PENETRATING THE FLOOR SLABS.
5. ALL GRILLES TO BE VALVE TYPE AT THE SIZES INDICATED ON THE LAYOUT, COMPLETE WITH ADJUSTABLE CORES TO ALLOW FOR BALANCING OF THE SYSTEM.
6. THE MECHANICAL CONTRACTOR SHALL RUN SERVICES SUCH THAT THEY CAN BE SUPPORTED FROM; INTERNAL WALLS AND PARTITIONS; ADDITIONAL SUPPORT CHANNELS INSTALLED BY THE MECHANICAL CONTRACTOR.
7. ALL WORKS SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART F AND J.
8. AIR INTAKE AND DISCHARGE DUCTWORK SHALL OF THE PRE-INSULATED TYPE TO PREVENT CONDENSATION.
9. THERMAL INSULATION SHALL BE PROVIDED TO EXHAUST DUCTWORK GENERALLY AS PER THE SPECIFICATION.
10. ALL EXTERNAL LOUVRES TO BE COORDINATED WITH ARCHITECT TO ACHIEVE A MAXIMUM FACE VELOCITY OF 1.5m/s AND FOR ALL LOUVRES TO BE CLASS A1 AT THIS FACE VELOCITY. LOUVRES TO BE SELECTED TO BY CONTRACTOR AND SUBMITTED TO CWC FOR APPROVAL BEGFORE ORDERING OR SETTING TO WORK.
11. ALL AIR TRANSFER GRILLES TO BE SELECTED TO BY CONTRACTOR AND SUBMITTED TO CWC FOR APPROVAL BEGFORE ORDERING OR SETTING TO WORK, CONTRACTOR TO COORDINATE FINAL POSITION WITH ARCHITECT.

NOTES.

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER SUPPORTING INFORMATION INCLUDING THE ACCOMPANYING SPECIFICATIONS, DRAWINGS AND REPORTS AS WELL AS THE ARCHITECTURAL, STRUCTURAL AND CIVILS INFORMATION.
2. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.
3. DO NOT SCALE OFF THIS DRAWING.
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6. ALL PLANT AND EQUIPMENT SHALL BE SUITABLE FOR THE ENVIRONMENT LOCATION.
7. ALL PLANT AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND INSTRUCTIONS.
8. ALL COPIES OF THIS LAYOUT ARE OT BE REPRODUCED IN COLOUR.
9. ALL SERVICES DISTRIBUTION WHERE NOT RUNNING IN CONCEALED VOIDS IS TO BE DRESSED BY CONTRACTOR IN CONCEALED SUPPORTS AND BOXING TO ARCHITECT'S DETAIL.
10. ALL VRF PIPEWORK IS TO BE INSULATED WITH ARMACELL CLOSED CELL INSULATION AND DRESSED TO ARCHITECT'S DETAIL. PIPEWRAPS TO COVER ALL EXPOSED INSULATION TO THE ARCHITECT'S CHOICE OF COLOUR AND ARE TO BE INCLUDED WHERE EXPOSED VRF SERVICES ARE UNAVOIDABLE.
11. ALL ELECTRIC RADIATORS TO BE DIMPLEX PLX050E WALL MOUNTED RADIATORS.







B 5001 EXTRACT FAN CONNECTION DETAIL NTS




A 5001 DETAIL STALL SERVICING DETAIL NTS

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**DESIGNERS RISK ASSESSMENT**

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

**DRAWING BACKGROUND(S):**

LEGEND OF LIGHTING SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | SUPPLY AIR DUCTWORK AT HIGH LEVEL ABOVE |
| | EXTRACT AIR DUCTWORK |
| | FRESH AIR DUCTWORK |
| | EXHAUST DUCTWORK |
| | SUPPLY GRILLE |
| | EXTRACT GRILLE |
| | ATTENUATOR |
| | CROSS TALK ATTENUATOR |
| | DOOR TRANSFER GRILLE |
| | LANDLORD'S SERVICES ZONE ON WALL |
| | STALL SERVICES CUPBOARD |
| | AIR TRANSFER GRILLE |
| | ROUTE OF REFRIGERANT PIPEWORK BY SPECIALIST INSTALLER |
| SD | 60 MINUTE FIRE AND SMOKE DAMPER IN WALL - SIZE SHOWN ON NOTE- ADVANCED AIR E120 0400FME MOTORISED FIRE AND SMOKE DAMPER WITH 240V POWER SUPPLY REQUIRED AND E120 FIRE RATED DATA LINK TO NEAREST SYSTEM 32 ADRESSABLE SMOKE DAMPER CONTROL PANEL |
| | ADVANCED AIR SYSTEM 32 ADDRESSABLE SMOKE DAMPER CONTROL PANEL WITH ALL SMOKE DAMPERS DATA LINKED TO THIS PANEL VIA E120 FIRE RATED LSHF CABLES FOR DAMPER STATUS, TEST AND RESET. DATA LINK TO BE RUN TO REPEATER PANEL AT OTHER MAIN BUILDING ENTRANCE. |

| Rev | Date | Description | Eng | Chk |
|---|---|---|---|---|
| P11 | 25.06.24 | CONDENSER LOCATION UPDATED | CC | GR |
| P10 | 08.03.24 | UPDATED AS PER CONTRACTORS COMMENTS | CC | GR |
| P9 | 26.02.24 | UPDATED AS PER CONTRACTORS COMMENTS | CC | GR |
| P8 | 19.02.24 | UPDATED AS PER CONTRACTORS COMMENTS | CC | GR |
| P7 | 08.02.24 | UPDATED AS PER CONTRACTORS COMMENTS | CC | GR |
| P6 | 12.01.24 | UPDATED FOR ONSITE COORDINATION | DC | DC |
| P5 | 06/12/23 | UPDATED FOR ONSITE COORDINATION | SG | DC |
| P4 | 07/10/22 | STAGE 4 ISSUE | SG | DC |
| P3 | 02/09/22 | STAGE 4 ISSUE | SS | DC |
| P2 | 01/07/22 | XREF UPDATED | JS | DC |
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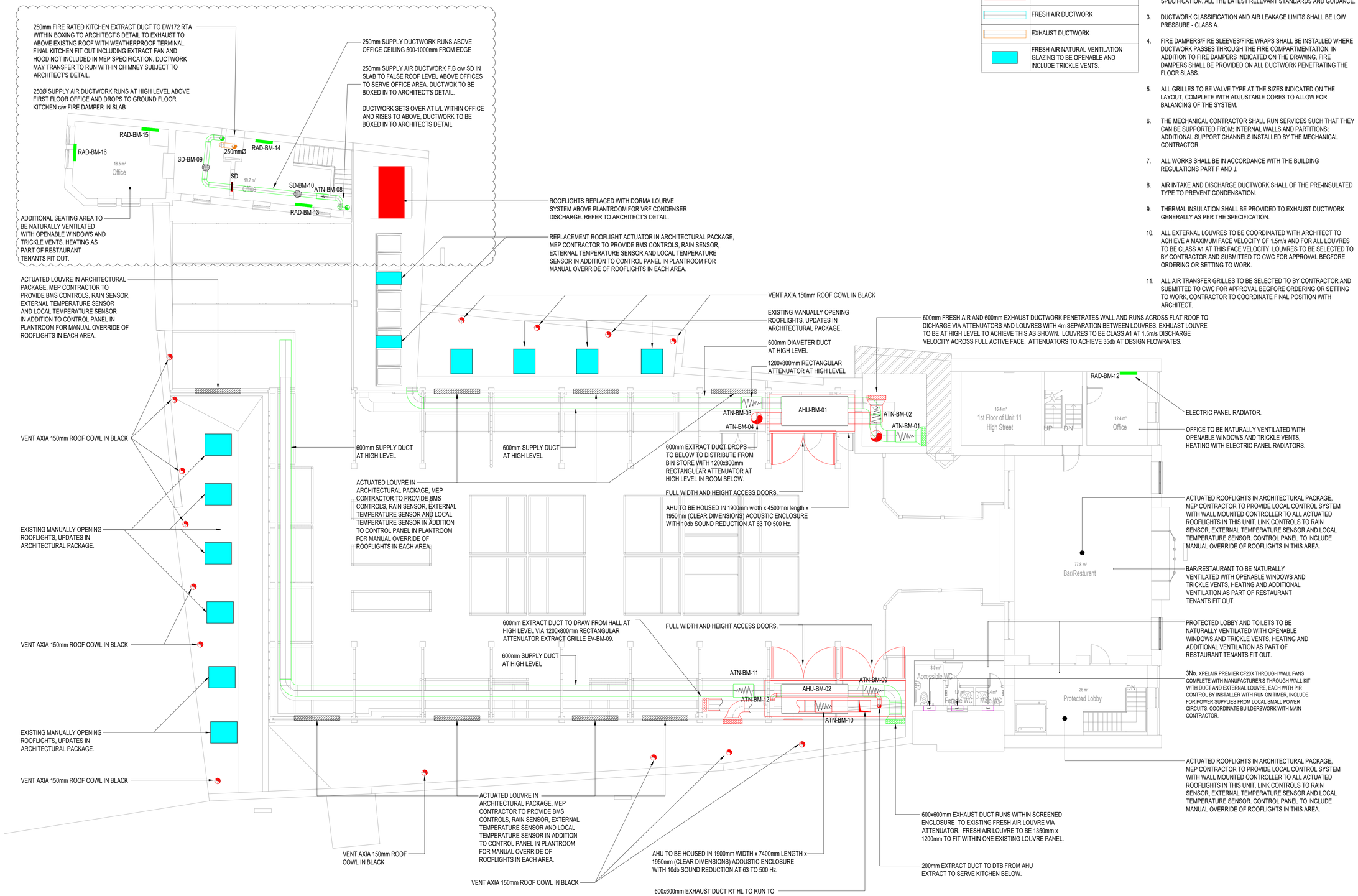
Project: WREXHAM MARKETS

Drawing Title: BUTCHERS MARKET STAGE 4 GROUND FLOOR MECHANICAL SERVICES

Status: STAGE 4

| Project No. | Drawn | Scale / Paper Size |
|---|---|---|
| 2365 | WN | 1:100 @ A1 |

Drawing No. 2365-CWC-00-BM-DR-M-5001 Rev P11




| LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | SUPPLY AIR DUCTWORK AT HIGH LEVEL ABOVE |
| | EXTRACT AIR DUCTWORK |
| | FRESH AIR DUCTWORK |
| | EXHAUST DUCTWORK |
| | FRESH AIR NATURAL VENTILATION GLAZING TO BE OPENABLE AND INCLUDE TRICKLE VENTS. |

VENTILATION NOTES

1. THE CONTRACTOR SHALL ENSURE FULL CO-ORDINATION WITH ALL OTHER MEP SERVICES, BUILDING CONSTRUCTION AND FABRIC PRIOR TO INSTALLATION.
2. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATION. ALL THE LATEST RELEVANT STANDARDS AND GUIDANCE.
3. DUCTWORK CLASSIFICATION AND AIR LEAKAGE LIMITS SHALL BE LOW PRESSURE - CLASS A.
4. FIRE DAMPERS/FIRE SLEEVES/FIRE WRAPS SHALL BE INSTALLED WHERE DUCTWORK PASSES THROUGH THE FIRE COMPARTMENTATION. IN ADDITION TO FIRE DAMPERS INDICATED ON THE DRAWING, FIRE DAMPERS SHALL BE PROVIDED ON ALL DUCTWORK PENETRATING THE FLOOR SLABS.
5. ALL GRILLES TO BE VALVE TYPE AT THE SIZES INDICATED ON THE LAYOUT, COMPLETE WITH ADJUSTABLE CORES TO ALLOW FOR BALANCING OF THE SYSTEM.
6. THE MECHANICAL CONTRACTOR SHALL RUN SERVICES SUCH THAT THEY CAN BE SUPPORTED FROM; INTERNAL WALLS AND PARTITIONS; ADDITIONAL SUPPORT CHANNELS INSTALLED BY THE MECHANICAL CONTRACTOR.
7. ALL WORKS SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART F AND J.
8. AIR INTAKE AND DISCHARGE DUCTWORK SHALL OF THE PRE-INSULATED TYPE TO PREVENT CONDENSATION.
9. THERMAL INSULATION SHALL BE PROVIDED TO EXHAUST DUCTWORK GENERALLY AS PER THE SPECIFICATION.
10. ALL EXTERNAL LOUVRES TO BE COORDINATED WITH ARCHITECT TO ACHIEVE A MAXIMUM FACE VELOCITY OF 1.5m/s AND FOR ALL LOUVRES TO BE CLASS A1 AT THIS FACE VELOCITY. LOUVRES TO BE SELECTED TO BY CONTRACTOR AND SUBMITTED TO CWC FOR APPROVAL BEGFORE ORDERING OR SETTING TO WORK.
11. ALL AIR TRANSFER GRILLES TO BE SELECTED TO BY CONTRACTOR AND SUBMITTED TO CWC FOR APPROVAL BEGFORE ORDERING OR SETTING TO WORK. CONTRACTOR TO COORDINATE FINAL POSITION WITH ARCHITECT.

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This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

**DESIGNERS RISK ASSESSMENT**

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

**DRAWING BACKGROUND(S):**

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER SUPPORTING INFORMATION INCLUDING THE ACCOMPANYING SPECIFICATIONS, DRAWINGS AND REPORTS AS WELL AS THE ARCHITECTURAL, STRUCTURAL AND CIVILS INFORMATION.
2. ALL DIMENSIONS IN MILLIMETRES, UNLESS OTHERWISE STATED.
3. DO NOT SCALE FROM DRAWING.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SERVICES INSTALLATIONS AGAINST OTHER SERVICES AS WELL AS ARCHITECTURAL, CIVILS AND STRUCTURAL ELEMENTS.
5. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE STOPPING WHERE SERVICES PASS THROUGH FIRE COMPARTMENTS. THE CONTRACTOR SHALL ENSURE THE DETAILED DESIGN ALIGNS WITH THE ARCHITECTURAL AND STRUCTURAL FIRE COMPARTMENTATION STRATEGIES.
6. ALL PLANT AND EQUIPMENT SHALL BE SUITABLE FOR THE ENVIRONMENTAL LOCATION.
7. ALL PLANT AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
8. ALL COPIES OF THIS LAYOUT ARE TO BE REPRODUCED IN COLOUR.
9. ALL SERVICES DISTRIBUTION WHERE NOT RUNNING IN CONCEALED VOIDS IS TO BE DRESSED BY CONTRACTOR IN CONCEALED SUPPORT AND BOXING TO ARCHITECT'S DETAIL.
10. ALL VRF PIPEWORK IS TO BE INSULATED WITH ARMACELL CLOSED CELL INSULATION AND DRESSSED TO ARCHITECT'S DETAIL. PIPEWRAPS TO THE ARCHITECT'S CHOICE OF COLOUR ARE TO BE INCLUDED WHERE EXPOSED VRF SERVICES ARE UNAVOIDABLE.
11. ALL ELECTRIC RADIATORS TO BE DIMPLEX PLX050E WALL MOUNTED RADIATORS.

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|---|---|---|---|---|
| P9 | 13.05.24 | UPDATED AS PER CONTRACTORS COMMENTS | CC | GR |
| P8 | 08.02.24 | UPDATED AS PER CONTRACTORS COMMENTS | CC | GR |
| P7 | 10.01.24 | UPDATED FOR ONSITE COORDINATION | DC | DC |
| P6 | 06/12/23 | UPDATED FOR ONSITE COORDINATION | SG | DC |
| P5 | 05/12/22 | STAGE 4 ISSUE | SG | DC |
| P4 | 07/10/22 | STAGE 4 ISSUE | SG | DC |
| P3 | 02/09/22 | STAGE 4 ISSUE | SS | DC |
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Project: WREXHAM MARKETS

Drawing Title: BUTCHERS MARKET STAGE 4 MEP SERVICES FIRST FLOOR

Status: STAGE 4 ISSUE

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