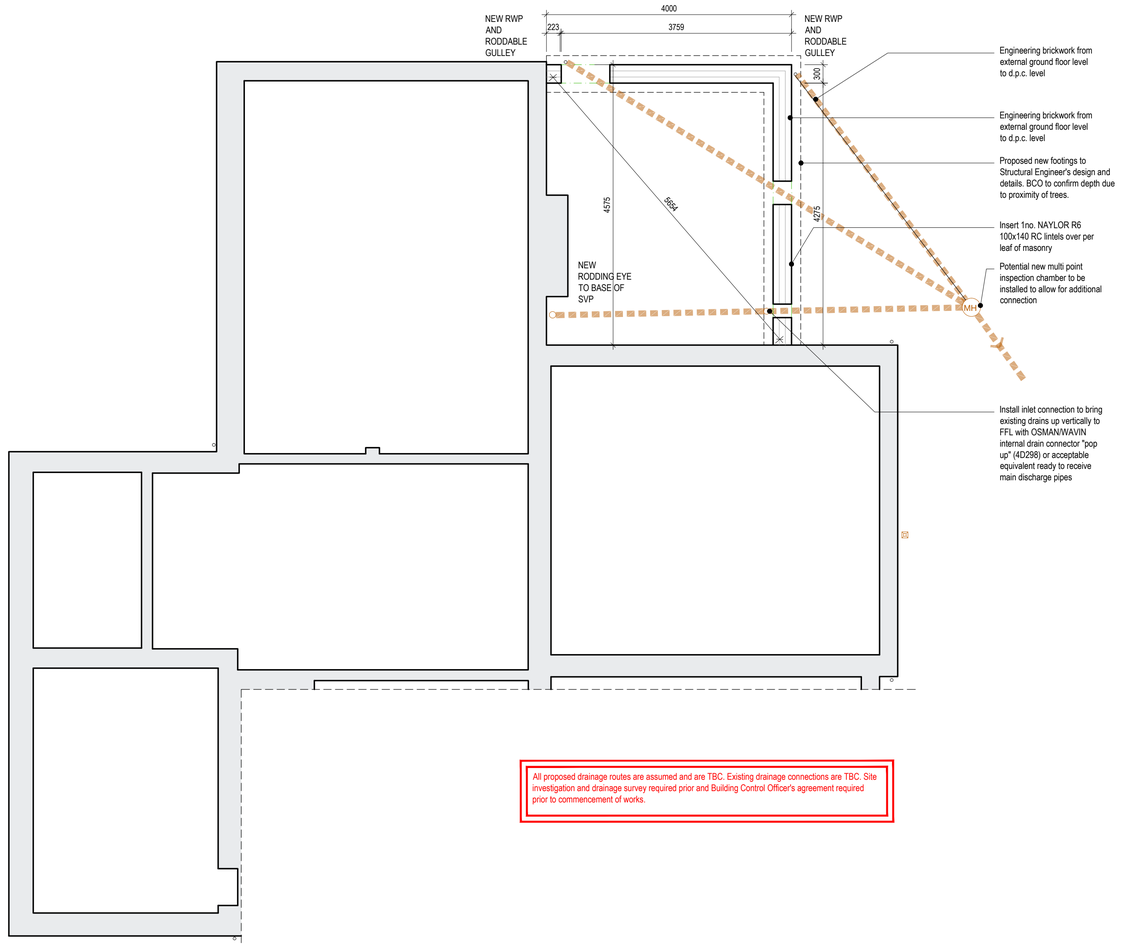
0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50



All proposed drainage routes are assumed and are TBC. Existing drainage connections are TBC. Site investigation and drainage survey required prior and Building Control Officer's agreement required prior to commencement of works.

Proposed Foundation & Drainage Plan

Scale 1:50

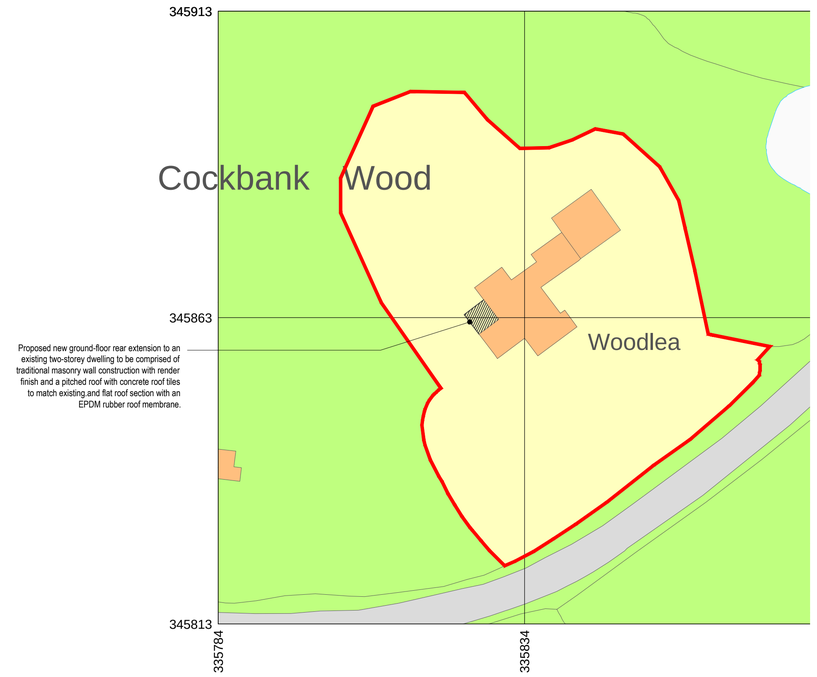
N

0 5 10 15 20 25m

Scale 1:500

APPLICATION BOUNDARY INDICATED THUS:

Schedule of Areas	m²
Application Area	3184.8



Produced on 10 July 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 335784 345813,335884 345813,335884 345913,335784 345913,335784 345813
Crown copyright and database rights 2024 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
Data licence expires 10 July 2025. Unique plan reference: v1ll/1122978/1510935

Block Plan - 1:500

GENERAL CONSTRUCTION NOTES

GENERAL:
All workmanship and materials to comply with current Building Regulations, British Standards, codes of practice, robust construction details and LA inspector requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specification. All materials to be suitable for their purposes. All works to be carried out to the satisfaction of the 'inspector' whether or not indicated on any of the drawings.

Dimensions to be checked on site before manufacture.

Any discrepancy between this drawing, site conditions and information provided by others to be brought to the attention of the client without delay.

Party Wall Act: The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

CLIENT TO PROVIDE COMMENTS AND AGREE FULL SCOPE OF WORKS WITH BUILDER BEFORE COMMENCING WORKS.

Drawings to be read in conjunction with structural drawings and calculations by appointed Structural Engineer. Structural drawings to be used for fabrication and installation.

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- This drawing is for Planning and/or Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and SDS if there are any differences to what's shown on these drawings.
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Asbestos to be removed by certified professional when found.
- All proposed structural works designed by appointed Structural Engineer.
- Client to seek specialist advice regarding relocation of oil/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
A	04/11/2024	TBS	TBS
Non-draft issue			
-	01/11/2024	TBS	TBS
Draft Issue - Issued for client's information			

FOUNDATION NOTES

GROUND WORKS:
Should any of the following conditions occur, reference must be made to obtain a Structural Engineer's advice.

1. Presence of trees either on or around site
2. Presence of ponds and/or streams
3. Knowledge of, or discovery of, tipped or waste materials
4. Knowledge of, or discovery of, old mine or quarry workings
5. Ground slopes greater than 1:10
6. Steps in foundations exceeding 175

Note: - Do not attempt to amend or adjust details without expert advice.

All to be in agreement with local authority.

New foundations must not extend beyond existing boundary.

FOUNDATIONS:
Assumed strip footings to Structural Engineer's details. Ground conditions to confirm exact foundation type and depth. SUBJECT TO GROUND CONDITIONS.

FOUNDATION NOTES

GROUND FLOOR CONSTRUCTION - Ground bearing slab:
To meet min U value required of 0.18 W/m²K
P/A ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Recticel Eurothane GP insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over. SUBJECT TO GROUND CONDITIONS.

SUBSTRUCTURES:
Minimum 2no. courses of Thermalite Trenchblock (or acceptable equivalent blocks) from top of foundation concrete to 150mm below ground level then outer skin in facing brick up to d.p.c. and inner skin in common brick to d.p.c.

DAMP PROOF COURSE:
1200 gauge pitch polymer d.p.c. to BS743 to ground floor walls and piers - min 150mm above finished ground level, at 150mm bridging of cavity walls.

DRAINAGE NOTES 1

PLUMBING:
Bathroom and en-suite wastes separately connected to 100mm diameter p.v.c soil and vent pipes in single stack plumbing to BS8301 1985 - 40mm diameter waste to bath, sink and shower, 32mm diameter waste to hand basin, all to have 75mm deep seal traps. Sink waste to discharge to back inlet gully. Gutters to be 100mm half round PVC discharging to 100mm diameter round rwp to back inlet gully. Caged top SVP to terminate min. 900mm above top of window heads. Any amendments to combustion installation should be undertaken by a suitably qualified person. If a new boiler is required to heat the building it must be a condensing type with a min. SEDBUK rating of 90% and again all works must be completed by a qualified installer. Commissioning certificates to be forwarded to L.A.B.C. and home owners.

UNDERGROUND DRAINAGE:
Where pipes are less than 150mm diameter and have less than 300mm cover, the pipes should be encased in 150mm of concrete. Where drains are under or within 1m of the new building work, take the foundations down to the drain invert level. Where drains are under a driveway or under the building surround in 150mm of concrete, with 18mm compressible board around the pipe joints and between pours (seek further advise from the manufacturer). If the crown of the pipe is within 300mm of the underside of the slab, then the concrete encasement should be integral with the slab (seek further advise from the manufacturer). Take foundations to pipe invert level and insert 1no. NAYLOR R6 100x140 RC lintels over per leaf of masonry (1200mm max. span) where drains pass through foundation walls, allow 50mm clearance around drain. NOTE: All drain runs that are shown are assumed. The contractor should identify all drain runs as work commences and inform either the Inspecting Authority and/or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner. Any existing drains found not to be in use to be capped and sealed in concrete.

CONSEQUENTIAL IMPROVEMENTS
The following thermal improvements to be carried out to existing building:
• If the existing property has uninsulated or partially insulated cavity walls, fill with insulation where suitable (may not be suitable for sites exposed to driving rain)
• Ensure loft insulation is min 250mm Rockwool or equivalent

DRAINAGE NOTES 2

RAINWATER UNDERGROUND DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building or road, via 110mm dia UPVC storm drain surrounded in 150mm granular fill at a min fall of 1:80.

INSPECTION CHAMBERS
Bed on 100mm thick pea gravel, 10mm nominal size. Back fill and hand tamp in 300mm layers. Osma Round or Square cover (or acceptable equivalent) and frame to finish (use square type on driveways with 150mm deep concrete collar).

SQUARE ACCESS GULLEY
Position & level on a suitable base e.g. pre-cast concrete slab, bricks or in-situ concrete. Haunch gully with concrete 25 – 30mm from the base. Back fill with as dug material.

ABOVE GROUND DRAINAGE

RAINWATER PIPES
65mm PVCu downpipes to terminate into trapped access gullys. Downpipes to to finish below top of gullys access cover but above water level.

GUTTERS
112mm dia PVCu guttering to run into 65mm PVCu downpipes and into trapped access gullys.

EXISTING WATER MAINS
The existing mains water supply pipe may have to be either re-routed around the new extension or it will have to be installed in a duct so that it can be removed for maintenance or repair. Application for the diversion of a Severn Trent Water clean water asset may be required. Supply hot and cold water to all fittings as appropriate.To be re-routed / installed by competent person or specialist contractor.

SDS
SPEAKS DESIGN SERVICES

Speaks Design Services
1 Beaconsfield Terrace
Morda
Oswestry
SY10 9PE

Tel 01978 592872
Mob 07592 759095
Mail info@speaksds.co.uk
Web www.speaksds.co.uk

CIAT
CHARTERED PRACTICE

Project
Woodlea, Kiln Lane, Wrexham
LL13 0SY

Client	Purpose of Issue	Drawing Stage
Tim Wooldridge	Approval	LDC/Bregs

Title
Proposed Foundation & Drainage Plan

Scale @ A1	Date	Ref	Drawn
1:50	Nov 2024	318	TBS

Drg No
318/WKL/BR/003

Rev
A