Foundations:

600 x 150mm concrete strip footings min. 900mm deep taken to firm load bearing ground. Brickwork below dpc to be filled with weak mix concrete to within 225mm of dpc. Hy-load dpc's min. 150mm above ground level.

Roof:
Trusses designed by truss company
Pitch roof - Insulation between and under rafter (partially filled)
Construction summary:
Marley Mendip 12.5 tiles (100 mm headlap) (or equal and approved) & battens
Membrane - Kingspan Nilvent Breathable Membrane
300mm Rockwool/Knauf loft roll 44 between and over ceiling joists. 100mm between joists, 200mm over joists laid at right angles.

Foil backed Plasterboard - (12.5mm Plasterboard internal finish). 3mm Plaster skim internal finish
U Value 0.15W/m^{2}K

Walls:
Outer leaf blockwork - render finish
Low emissivity unvented cavity, 10mm
Recticel Eurowall+, 90mm thickness
100mm inner leaf concrete blockwork, thermal conductivity 0.15 W/mK (Thermalite Turbo)
Plasterboard 12.5mm on dabs
3mm skim finish
To achieve Minimum U-Value of 0.18W/m^{2}K

12.5mm plasterboard on dabs with 3mm skim to all new internal wall faces

Cavity closers to be used around openings

Front stone cladding to be replaced with new composite cladding system. Coulour to be decided/approved.

Floor:
65mm sand cement screed, 100mm thick concrete on 100mm Kingspan K103 insulation slabs on 1200 gauge visqueen dpm, on 50mm sand blinding, on 250mm thick well compacted granular sub base. Return insulation up against sub walls to depth of slab & screed to provide 25mm perimeter insulation. Hy-load dpc's at floor level linked to dpm. Internal floor finish to be as per clients choice.
To achieve Minimum U-Value of 0.18W/m^{2}K

Windows/ Ventilation

Provide new UPVC double glazed windows and frames as per drawing. All existing windows to be replaced. Pattern and colour to owner's approval. Note: Work is to be carried out by a FENSA registered company and certification is to be provided on completion where applicable. Safety glazing to be provided to windows and doors in accordance with Part 'N' of the Building Regulations to critical areas as required. 'U' value of 1.6W/m2K. To be fitted with trickle vents to provide 8000mm2 of background ventilation to habitable room, 4000mm2 to shower room. Bedroom windows to be able to provide a means of escape.

Structural
As per structural Engineers calculations.

All timbers to be stress graded and stamped kiln dried (KD).

First Floor
First floor joists 44x170mm C16 at 400 centres. 12.5mm plasterboard. 22mm chipboard flooring. Galvanised joist hangers, fitted as per manufacturer's instructions. BS EN 10327:2004: DX51D + Z60

Drainage

Positions of drainage to be determined on site. Drainage to be 100mm dia Hepworth Supersleve pipes laid to min gradient 1:80. Bedding and back-filling details as per document H1 of the Building Regulations.

Drain trenches should not be excavated lower than the foundations unless:
(a) where the trench is within 1m of the building the trench is filled with concrete up to the lowest level of the building, or
(b) where the trench is further than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

Any drain that passes under the extension is to be encased in min 100mm granular fill; if the crown of the pipe is within 300mm of the underside of the slab then concrete encasement integral with the slab is to be provided.

Concrete lintels to be used over any drain that passes through a wall and the opening is to provide 50mm clearance round the pipe. Rigid sheet material to be used to mask the opening.

125mm UPVC half round gutters and 68mm round rain water pipe taking drainage to new gulley.

Heating:
New radiators in bedroom and shower room to be connected to existing heating system and to be provided with TRV's.

Smoke detectors:
Provide and fit mains operated smoke detector to BS5446 Part 1 with battery back up test facility and low battery indicator connected to existing circuit, min 300mm from walls.

Electrical

2No. new external light fittings fitted. Low energy/LED bulbs to be used. Style to clients choice, switch position to be confirmed with client.

8No internal downlight light fittings fitted. Low energy/LED bulbs to be used. Switch positions to be confirmed with client. IP rated fittings to shower room.

10No. Double sockets. Positions as agreed with client.

This work is to be undertaken or inspected by a person or firm registered with a Part P 'Competent Persons' self-certification scheme. Where applicable Building Control, must be supplied with all necessary certification.

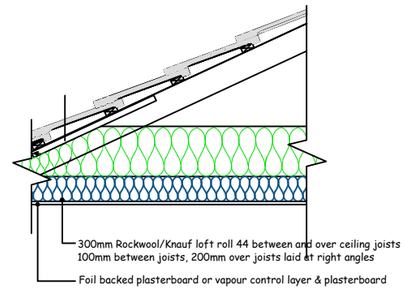
All wiring and electrical work, to which the requirements of Part P apply, must be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th Edition Wiring Guidance and Building Regulations Part P (electrical safety).

Kitchen
Layout/design by others. Positions of electrical outlets/extraction fans to be determined by others on-site

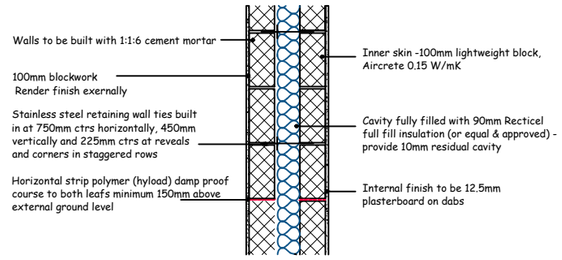
Contractors are to ensure that all works are to be carried out in accordance with the latest Health and Safety Regulations as set our by the Health and Safety Executive (1995) and CDM 2015.

This drawing represents a schematic representation of the desired project outcome.
All details/materials to be confirmed with owner &/or Building Control Officer prior to ordering of materials.
All measures to be checked on-site by contractor, including initial setting out.
Property owner to ensure all relevant Planning/Building Control/Party-Wall/Drainage & all/other required agreements are in place prior to commencement of works.

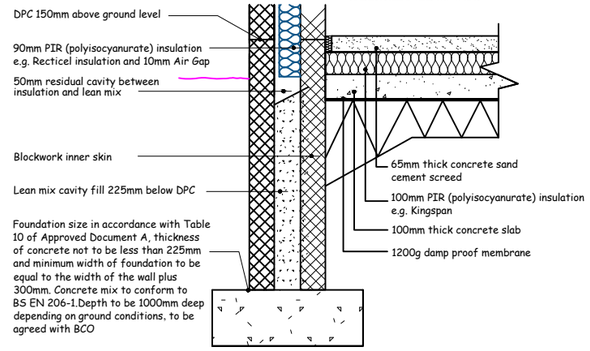
PITCHED ROOF
U-value 0.15 W/m²K



NEW WALLS
To achieve min U-value 0.18 W/m²K



NEW FLOOR
To achieve min U-value 0.18 W/m²K



Drawings to be a diagramatical representation of proposed works. All dimensions are to be checked by builder when on-site, and may be subject to change due to site conditions. Any changes to be agreed with owner, builder and relevant local authority departments; planning & building control.

All works to comply with current Building Regulations. Builder to submit Building notice for all works to local authority building control department to cover all works.

Resident to seek advice regarding Party wall issues from suitable Party Wall surveyor to ensure compliance with the terms of the Party Wall Act.

No works to start without consent from relevant local authority planning & building control departments, and Party Wall agreement (should one be necessary).

job
1 HEOL DAFYDD, WREXHAM

drawing
Building Control notes – sections

scale nts@A3
date 10/03/2025
drawn by SF
job code
plan no.
rev.