

SURFACE WATER DRAINAGE

Water to discharge to Polypipe rainwater gullys and to be taken to soakaways located in garden. Soakaways to be 1000mm diameter x 1000mm deep filled with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

FOUL DRAINAGE

Where applicable, existing SVP/SS and drainage run to be grubbed up. All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. Wastes to connect into new 450mm preformed manholes or 300mm mini access chamber as indicated, set on 150mm thick concrete base. New pipes to be haunched in sand/ cement mortar. Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. Drains passing under structure and within 300mm of finished external ground level are to be encased with pea gravel. All new preformed manholes to be fitted in strict accordance to manufacturer's instructions. Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works. Extension and all drainage works is subject to an Agreement from Welsh Water. Contractor to inspect existing drainage system prior to any drainage works.

PLUMBING

Wastes from wash hand basins, showers and kitchen sinks to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Drainage taken to new SVP's is to terminate 900mm above nearest opening lights if within 3000mm and be fitted with anti pest terminal or tile vent terminal dependant on their location. Drains to connect to anti-syphon traps prior to connecting into foul drainage. All connections being made on bossed socket adapters. Kitchen sink to connect to Back Inlet Gully (BIG) as indicated. Any additional appliances in Kitchen to connect to anti-syphon traps prior to connecting into foul drainage.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.

EFFICIENT LIGHTING

100% of fixed lights to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt.

FIRE DETECTION

Provide mains operated interacting smoke/ heat detectors at the positions indicated on floor plan. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one unit must be audible throughout entire building. Smoke detectors to be positioned 300mm minimum away from walls and lights. Detection units are to be interlinked to ensure early warning of fire is achieved.

PLASTERING

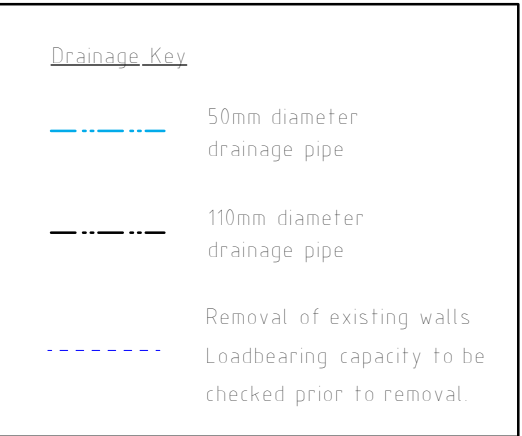
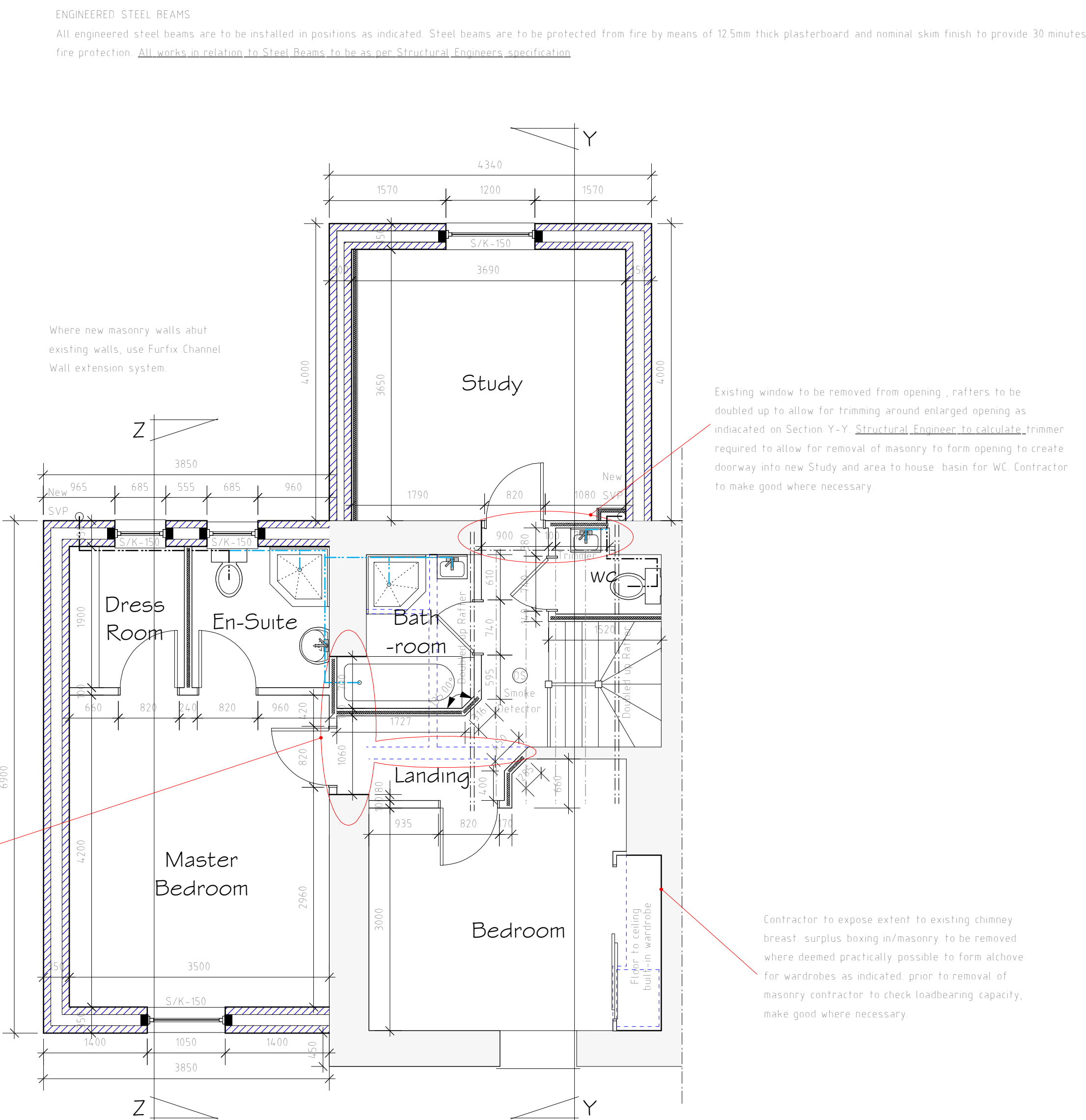
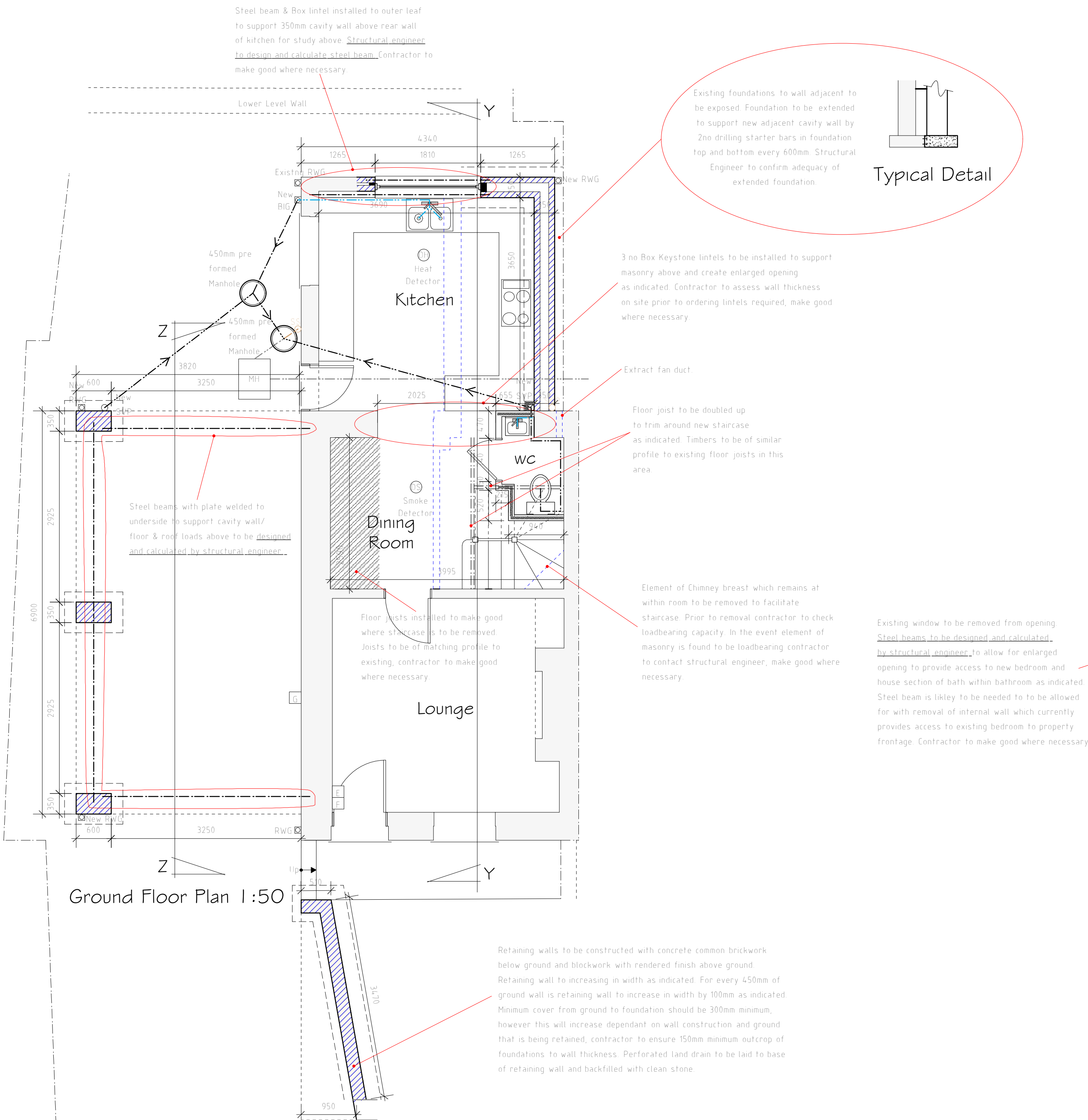
Existing internal plasterwork to be inspected for signs of damage. Any defective plasterwork to be repaired and made good with a sand/ cement plaster finish.

STUD PARTITIONS

Stud framed partitions are to comprise 12.5mm plasterboard fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Additional framing to installed where required i.e., around openings. All joints in boards are to be filled and skimmed prior to application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans.

ENGINEERED STEEL BEAMS

All engineered steel beams are to be installed in positions as indicated. Steel beams are to be protected from fire by means of 12.5mm thick plasterboard and nominal skim finish to provide 30 minutes fire protection. All works in relation to Steel Beams to be as per Structural Engineer's specification.



Services Key	
[B]	Existing Boiler Position
[G]	Existing Gas Meter Position
[E]	Existing Electric Meter Position
[F]	Existing Fuse Box Position
[W]	Existing Stopcock Position
MH	Existing Man Hole Position
☒	Existing Rain Water Gully (RWG) Position
○	Existing Soil Vent Pipe (SVP) Position to be grubbed up
○	Existing Short Stack (SS) Position to be grubbed up

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading, they are to be exposed by contractor and checked by the Building Control officer for there adequacy prior to introduction of new loads.

PLANS HAVE NOT YET GAINED BUILDING CONTROL APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGNS AND CALCULATIONS.

Rev	Date	Detail	Initial

Project: Proposed Alterations to, 29 Talwrn Road, Coedpoeth, Wrexham, LL11 3PG	
Title: Floor Plans	Scale: (A1) 1:50 & 1:100

Drawn By: D.J.Edwards	Date: Jan 2024
Drawing No: J185/009	Sheet: 1 of 2

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WINDOWS/GLAZING/DOORS

All new windows/doors are to comprise sealed double glazed units set within good quality uPVC frames to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Windows are to achieve a minimum U-value of 1.4 W/m²K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Windows to bedrooms at first floor level to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. The bottom of the openable area within the window should be no more than 1100mm above first floor level. Glazing in critical locations, such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors are to consist of toughened safety glass in accordance with BS 6206 and permanently marked. Where window sills are positioned within 800mm of floor level, openable windows to be fitted with restrictor and removable guarding.

HEATING

New wall mounted gas fired condensing combi-boiler installed with SEDBUK rating of at least 90% to power radiators, fitted with thermostatic control valves. No radiators to be fitted in positions which would reduce landings/ walkways to less than 900mm wide. Ensure boiler will not discharge opposite boundaries where within 2.5m. Boiler is to be fitted by GAS SAFE registered engineer.

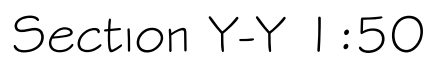
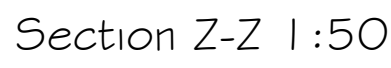
MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchen, WC, En-suites and Bathroom by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements. Kitchen: Cooker hood to extract at a rate of 30 litres per second. WC's: Wall/ceiling mounted fans to extract at a rate of 6 litres per second (Door to be undercut by 10mm to allow for continuous ventilation). En-suite: Wall mounted fans to extract at a rate of 15 litres per second. Bathroom: Wall mounted fan to extract at a rate of 15 litres per second (Door to be undercut by 10mm to allow for continuous ventilation).

Extract fans within WC, en-suite and bathroom to be operated with light switch with 15 minute minimum overrun. Vents to be covered with weather proof grilles at points of discharge to external air. Fans to duct through external wall or roof void and terminate at tile vent terminal where applicable.

CONSEQUENTIAL IMPROVEMENTS

Due to the extension increasing the habitable space of the dwelling by over 10m², the following improvements are required.
- If the dwelling has uninsulated or partially insulated cavity walls, cavity to be filled with insulation where possible (Cavity wall insulation may not be suitable for sites exposed to driving rain).
- If there is no or less than 200mm thick insulation within the loft space, provide 250mm insulation or increase to 250mm thick.
- Any existing hot water cylinder tank that is found on site is to be inspected. If tank is uninsulated provide 160mm insulated jacket. If cylinder tank has insulated jacket fitted less than 100mm in thickness contractor to add a further jacket to achieve a total thickness of 160mm. If tank is fitted with solid foam insulation of less than 25mm thick, contractor to add an additional 80mm thick insulation jacket.
All consequential improvements are to only be undertaken where they are technically, functionally or economically feasible.



Provide 700mm wide x 200mm deep concrete foundation below new cavity wall construction with pad foundations below supporting masonry columns which are to be specified by Structural Engineer. Retaining wall foundations to have minimum outcrop of 150mm to wall that is built to specification as noted on ground floor. Where indicated Existing foundations to adjacent property to be exposed. Foundation to be underpinned if necessary and extended to support new cavity wall as indicated. Contractor to ensure 150mm outcrop is achieved to all loadbearing walls. All foundations are to be cast onto suitable load bearing strata to the satisfaction of the Local Authority Building Inspector. Foundations are to be cast in one pour to prevent joints in concrete. Contractor to ensure new foundations do not undermine existing foundations on site. Concrete can be supplied by Huws Gray (01978 759516)

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