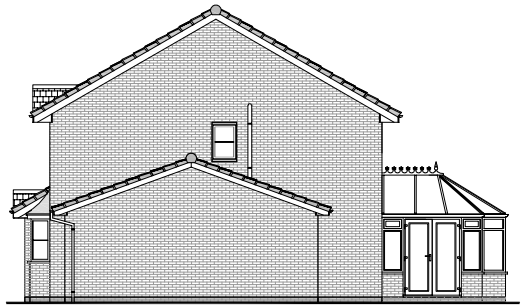


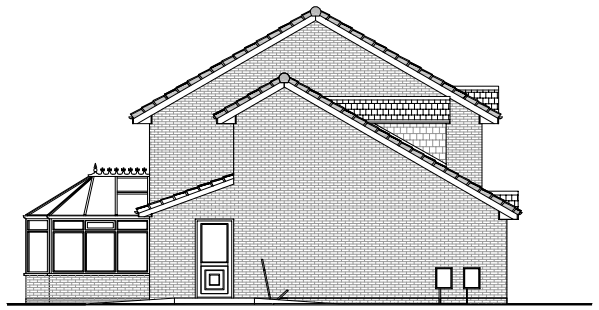
PROPOSED FRONT ELEVATION



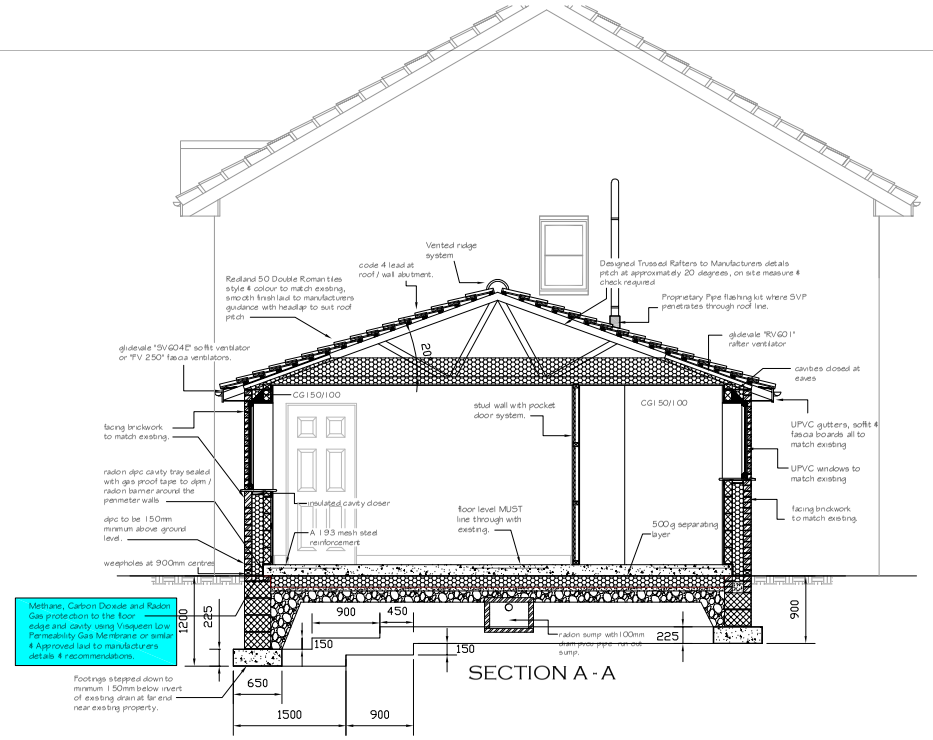
PROPOSED SIDE ELEVATION

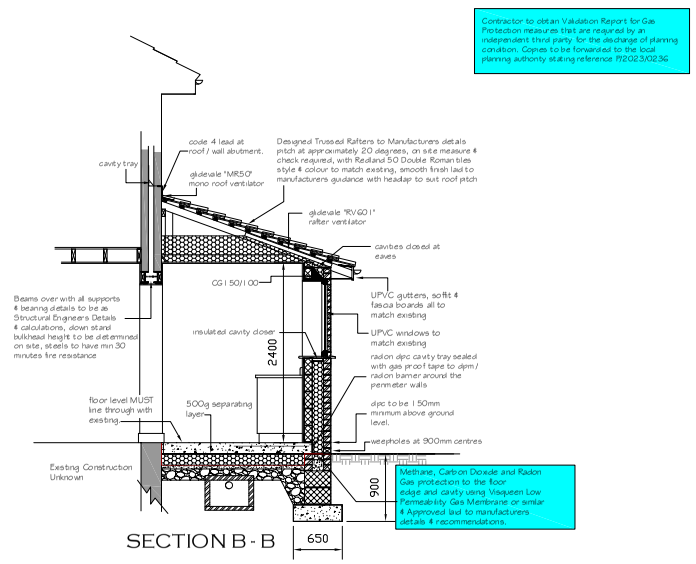


PROPOSED REAR ELEVATION

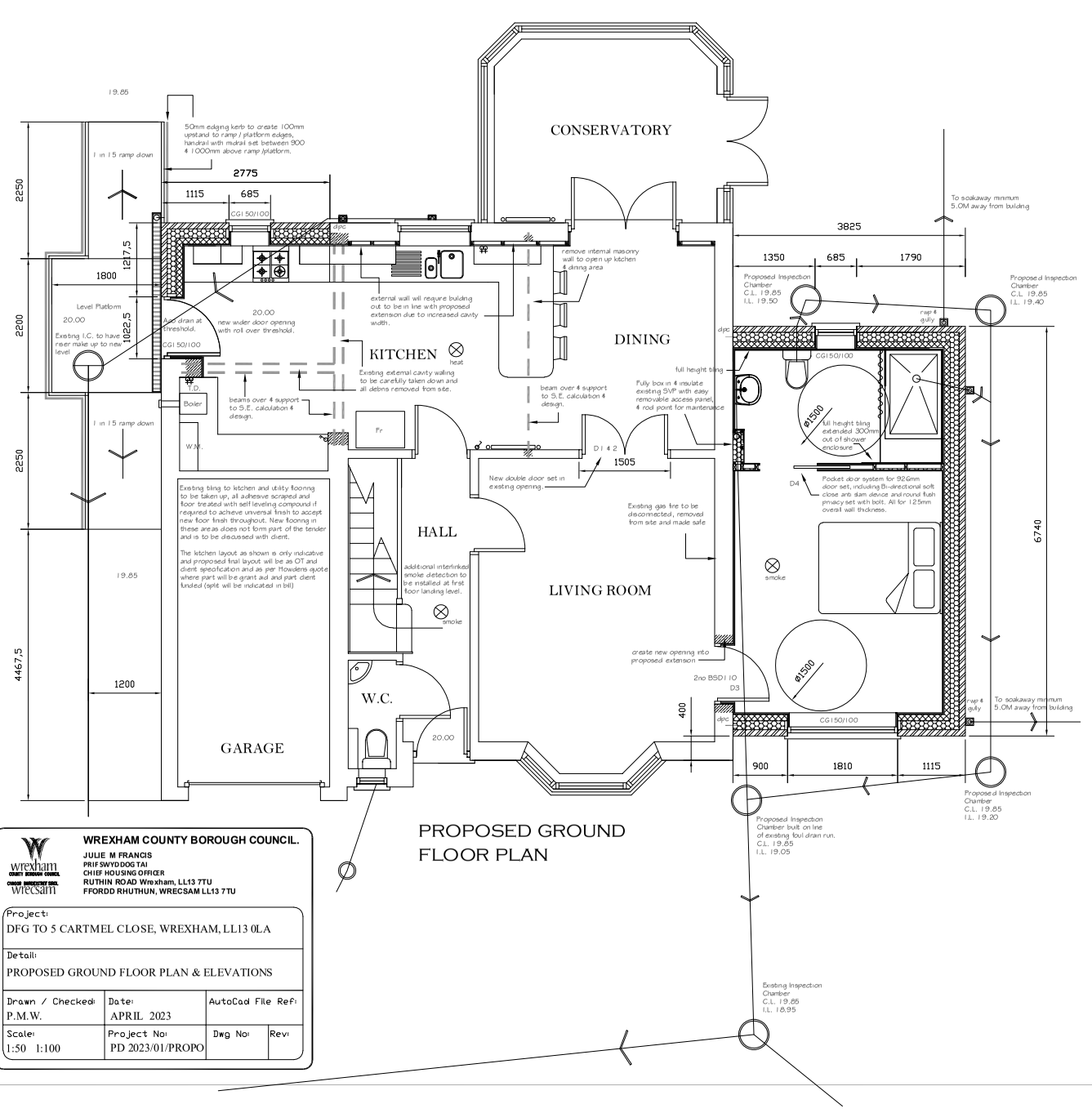


PROPOSE SIDE ELEVATION





Contractor to obtain Validation Report for Gas Protection measures that are required by an independent third party for the discharge of planning condition. Copies to be forwarded to the local planning authority stating reference P/2023/0236.



WREXHAM COUNTY BOROUGH COUNCIL.
JULIE M FRANCIS
PRIF SWYDDOG TAI
CHIEF HOUSING OFFICER
RUTHIN ROAD Wrexham, LL13 7TU
FFORDD RHUTHUN, WRECSAM LL13 7TU

Project: DFG TO 5 CARTMEL CLOSE, WREXHAM, LL13 0LA			
Detail: PROPOSED GROUND FLOOR PLAN & ELEVATIONS			
Drawn / Checked: P.M.W.	Date: APRIL 2023	AutoCad File Ref:	
Scale: 1:50 1:100	Project No: PD 2023/01/PROPO	Dwg No:	Rev:

SCHEDULE OF WORKS AT:- 5 CARTMEL CLOSE, WREXHAM, LLI 3 OLA

EXCAVATION
NB. Positions of all existing services are unknown. Contractor to take extreme care whilst excavating for new foundations. The use of CAT is advisable. 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 impair 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.

BRICKWORK BELOW DPC
Frost resisting concrete commons with a minimum compressive strength of 21 n/mm to inner and outer leaves, with lean mix concrete cavity fil to ground level. Provide weepholes at 450mm centres in perpends in course below DPC, allow for 1 no. facing brick below finished ground level. Contractor may use a Thermalite Trench Blocks as an alternative.

GROUND FLOOR CONSTRUCTION
Self - leveling compound on 150mm C20 grade concrete slab with A1 193 steel mesh frame reinforcement 1000mm wide to full permeter of external footing and over radon sump location (as indicated on section) On 500g separating layer on 150mm Kingspan 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 0.19W/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 over and 100mm diameter PVC-u pipe run out. Pipe to be sealed 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 Brick to match existing outer skin 150mm Dn Therm 32 Full Fill Cavity Wall Insulation, 100mm "THERMALITE TURBO BLOCK" inner l Leaves tied together using wall ties to BS1243 type suitable for 150mm cavities, to be STAFIX RT2 or similar and approved 275mm long of stainless steel to provide equal embedment in each leaf, 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 Kingspan Kooltherm Cavity Closers to suit 125mm 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/m2k

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. Kitchen outer wall to rear elevation to be brought flush with proposed extension finished wall level by mechanically fixing timber battens at 450mm centres with 12.5mm plasterboard with skim finish.

DECORATION
Decoration to be one coat undercoat and two coats emulsion, colour to be white ceilings and magnolia walls with fully tiled walls floor to ceiling in shower room. All other areas are to be made good only, bear plaster ready for client decoration.

ROOF CONSTRUCTION (trusses to be over designed to accommodate ceiling track hoist)
Provide and fix new gang nailed trussed rafters to BS5268 part 3 at nominal 600mm centres pitch at approximately 20 degrees, site check and measure required prior to truss manufacture. Provide 100 x 25mm ridge and collar ties and eaves to gable peak diagonal bracing. Longitudinal bracing at all node 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 thck to BS EN 01 42 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 ms vertical restraint straps to minimum 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 BS8217 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 coinciding with supports. Fix new 50 x 25mm treated battens in place with galvanised nails to BS1202 part1, 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 opened at laps by wind suction.
Lay Redland 50 Double Roman tiles style & colour to match existing, smooth finish laid to manufacturers guidance with headlap to suit roof pitch, each tile to be mechanically fixed with all perimeter tiles double fixed to BS 5534:2014 in accordance with manufacturers recommendations .Roof to have a minimum U-Value of 0.13W/m2. Roof truss manufactures details, calculations design and details of bracing etc to be submitted to L.A. 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 soffit full length Fascia, ventilation being provided by "Glidevale" roof space ventilators, or other similar and approved for the full length of the proposed works, include also for tile vents or Marley Universal ventilated ridgeflash system detail & 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 facias, 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 in 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 extened 150mm either side of lintels. Allow for proprietary preformed cavity tray to wall / roof abutment.

LINTELS
All lintels to be "CATNIC" 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 beanings, fully bedded on mortar ensuring that the window / door frames are located so that the dnp 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 fil topped with uncompacted pea gravel and to have a pre cast lintel over where passing through walling, see guidance details.

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 450mm diameter Inspection Chambers as indicated on plan with one to be built on line of existing foul pipe run from existing svp when located, 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 and or Highway, 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.

WINDOWS AND DOORS
Windows and Doors, style to match existing house 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 to have purge ventilation equivalent to 16000mm2, ventilation via night lock capability. 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 $\frac{1}{20}$ 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.
Patio style sliding doorway must have low roll over style threshold for wheelchair access. Contractor to consult with manufacturer for threshold details when installing.

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.
New kitchen layout to be discussed and finalised with client and as such all services, electrical and plumbing locations to be fully agreed on site.
Shower room to have IP44 2D surface mounted light fitting, available from Screw Fix, Portal Bathroom Ceiling Light code 88976 or similar and approved.

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

Allow for fused spur in bathroom for closomat style toilet and at high level for possible future ceiling track hoist charging point. Additional fused spur in bedroom for possible future ceiling track hoist charging point.

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 3no. 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 2089P or similar and approved, Location to be approved and agreed with client.

VENTILATION
Provide mechanical ventilation to rooms as follows :-
Shower Room - 15l/s
Kitchen - 30 l/s over hob or 60l/s 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, allow for repositioning existing in dining area when wall alteration works are complete. 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, Country Durham, Tel:- 01 823 339 570, 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.

INTERNAL DOORS
Doors D1 & 2 to be double door set 6 panel grained glazed pre finished sized to suit opening, contractor to measure on site. D3 & 4 2040 x 926mm, Doors to be Howdens style 6 panel grained or similar and approved, allow for new frames, architraves, one pair lever handles and 1½ pairs 100mm butt hinges all to match existing.
Door 4 to be in pocket door frame system and to have soft close anti slam mechanism, flush privacy set ironmongary with bolt, Eclisse, Klug or similar and approved available from ironmongary direct. All fitted as per manufacturers details.

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

FITTINGS
Fully fitted kitchen as per quotation from Howdens, contractor to allow for supply and fitting as design that has been agreed with both client and OT.

Sink to have 40mm diameter waste pipe with 75mm deep seal trap, discharging to existing in place foul system via trapped.

Closomat washer dryer WC all as per quotation, to include extended 4 year warranty and 4 year call out service plan discharging to new 450mm diameter inspection chamber as indicated on plan. Inverts and exact positions to be determined on site.

WHB to be standard white type basin, client to be given choice of basic style with sem pedestal design, position and height 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 & Having 75mm deep seal trap and discharging to existing boxed in SVP as indicated on plan.

Shower tray to be AKW Tuff - Form complete level access set into floor, size of tray to be 900 x 1400mm code 21030, complete with TF75 waste discharge into new inspection chamber via trapped gully. AKW Medicare - orders Tel no. 01905 823299 general enquires - 01905 823298.

Supply and fit AKW standard shower screen HW 600mm height 750mm code 91232L to manufacturers details.

Supply and fit new Mira Advance ATL Flex 8.7 kW thermostatic temperature control electric shower complete with extra long hose. Position of shower control box and glide pole to be agreed with OT and client.
Full height weighted shower curtain and track.

Supply and fit 2no 450mm 1400 series straight plastic grab rails into "L" shaped configuration agreed with OT and client.

Supply and fit a high performance wet area slip resistant floor covering throughout toilet room with all joints welded as per manufacturers instructions, Include for coved skirting upstands throughout bathroom.'POLYSAFE QUATTRO' 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.

ADDITIONAL NOTES

Provide 150 x 150mm glazed ceramic wall tiles to be white in colour, basic style only full height floor to ceiling within shower room as indicated on plan.
Splash back tiling above wash basin to be provided.
Client may request more decorative tile / panel finish but will be expected to pay any extra over costs.

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 then 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.

Allow loft access point within ceiling if desired & agreed with client to be insulated to the same values as proposed roof.

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 & 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 should be 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:

1) **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

2) **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.