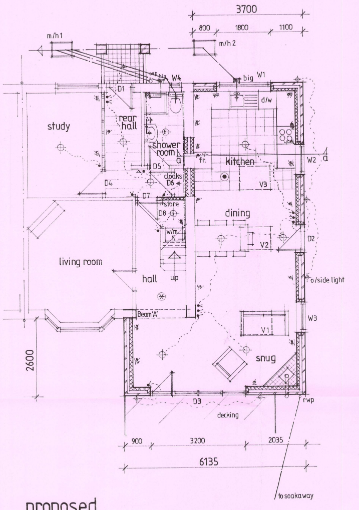


proposed
ground floor plan

Heating / Radiator Schedule:-
Heating – Gas central heating
Radiators to be sited in Kitchen/Dining/Snug areas, with the required kilowatt output as calculated by a Registered Plumbing & Heating Engineer.
New Study, Rear Hall, Shower Room areas – Radiators to be re-located to suit the proposed arrangement of the rooms.
A mean water temperature of 76°C. in the radiator to be used and 10% added.
Ground Floor Ceiling Height = 2.60m. (Lounge, Living Room, Hall, Kitchen); 2.450m. (Rear Hall).
Radiators to be fitted with Thermostatic Radiator Valves.
Ensure all pipework susceptible to freezing is adequately lagged.
Existing gas supply pipework from the meter to be re-routed – advice on the preferred route to be taken from the Gas Safe Engineer.
Existing wall-mounted heater & flue to Hall and f.f. room (flue discharging at the side elevation), to be removed, make good to all areas disturbed.

Snug Fireplace:-
Form non-combustible hearth in brick, slate or material to Client's specification.
Fit surround and oak mantlepiece.
Install 'Stovax' County 3 wood burning / multi fuel stove; DEFRA approved; size: 38.9 x 27.7 x 51.1cm. (WDH); Heat output: 4.8Kw; Energy rating: A; Guarantee: 5 years; Cast Iron construction; Top and rear (interchangeable) flue outlet, size: 5 inch (125mm.).
Stove pipe with door (allows chimney to be swept through the pipe itself).
Suitable for a 12mm. hearth.
Optional extra – Carbon Monoxide Detector.
'Stovax' County 3 wood burning / multi fuel stove, and flue/chimney, to be installed in strict accordance with manufacturer's instructions.

The Client is to note the following:-
As the proposed extension will increase the habitable area by more than 10m²., the following energy efficiency improvements should be undertaken:-
(a)
If there is no loft insulation, or it is less than 200mm. thick, provide 250mm. insulation or increase it to 250mm.; and –
(b)
Upgrade any hot water cylinder insulation as follows:-
(i) If the hot water cylinder is uninsulated, provide a 160mm. insulated jacket; or
(ii) If the hot water cylinder has an insulated jacket less than 100mm. thick, add a further insulated jacket to achieve a total thickness off 160mm.; or
(iii) If the hot water cylinder has factory fitted solid foam insulation less than 25mm. thick, add an 80mm. insulated jacket.

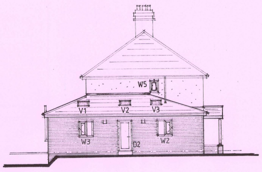
ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH GOOD BUILDING PRACTICE AND WITH CURRENT CODES OF PRACTICE RELATING TO BUILDING WORK. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS / DETAILS ON THE SITE OF THE WORKS, PRIOR TO COMMENCEMENT.

THESE DRAWINGS ARE SUPPLIED FOR PLANNING AND BUILDING REGULATION APPROVAL PURPOSES ONLY.

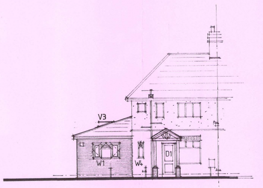
CDM2015 (Domestic Client):
The design reflected in this drawing has been developed for Planning Application / Building Regulations only.
Our appointment as Principal Designer stops at this point.
The Domestic Client duties under CDM2015 must be undertaken by the contractor, or where there is more than 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) None Identified.
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 – when our appointment as Principal Designer ends we will pass the health and safety file to the principal contractor. The principal contractor will be responsible for developing this and handing it to the client on completion.

Health and Safety File:
This drawing is to be included in the Health and Safety File on completion of the project and must be updated as necessary by the Principal Contractor to reflect any changes and deviations from the design.

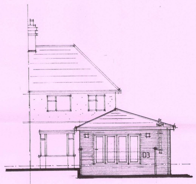
Asbestos:-
Any suspected asbestos / contaminated material is to be inspected by a specialist.
Asbestos is to be removed and disposed of off site by a specialist licensed contractor as required, under the 'Control of Asbestos Regulations 2012'.Further information regarding the above can be obtained from the H.S.E. (Health and Safety Executive).



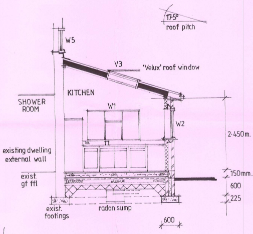
proposed
side elevation



proposed
rear elevation



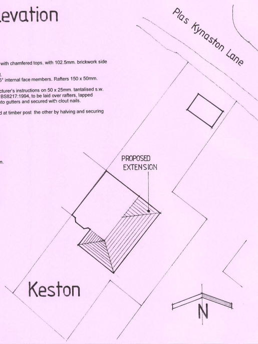
proposed
front elevation



section a-a

Porch:-
325mm. wide brickwork base/column, 500mm. high with chamfered tops, with 102.5mm. brickwork side walls.
Bases/columns supporting 200mm. square oak post.
Post supporting 150mm. deep oak wall-plate with 45° internal face members. Rafters 150 x 50mm. birdsmouthed around wall-plate (& scew-nailed).
Dual-pitched roof to consist of slates laid to manufacturer's instructions on 50 x 25mm. tantalised s.w. battens on 'tyvek' high performance underslating to BS8217:1994, to be laid over rafters, lapped 150mm. both horizontally & vertically, carried well into gutters and secured with clout nails.
Rafters spaced at 600mm. ctrs.
Wall-plate built into masonry one end and supported at timber post the other by halving and securing down into post.

Radon Protective Measures:-
Ground floor d.p.m. to be linked to d.p.c. and cavity trays. All joints to be fully sealed. All details to be in accordance with recommendations as set out in BRE 211.
Full protection required - install 1no. Monarflex radon sump and connected to a sealed pipe 110mm. dia. and to discharge directly to the outside air, all installed in strict accordance with manufacturer's details and recommendations.
A252 mesh to be built into floor slab, 1m. wide, around slab perimeter.
Client/Contractor to check with the Local Authority Building Control Department whether partial or full protection required.



proposed
block plan
scale 1:200

Project:- **Proposed Single Storey Side / Front Extension at 'Keston', Plas Kynaston Lane, Cefn Mawr, Wrexham, LL14 3AT**

Client:- **Mr. C.W. Thelwell, 11 Llys-y-Graig, Rock Road, Rhosymedre, Wrexham, LL14 3YH –**
Tel: 01978 822612
(Agent – Mrs. Julie Boardman, 19 Bear Hill, Alvechurch, Worcestershire, B48 7JX –
Tel: 07789 806993
Email: julieboardman21@gmail.com)

Detail:- **Proposed Plan & Elevations; Proposed Section; Proposed Block Plan; Specification**

Scale:- **1:50 1:100 1:200** **Date:-** **November, 2022**

Drawing No.:- **CWT/1/B** **Revisions:-**