

SURFACE WATER DRAINAGE

Water to discharge to Polytype rainwater gullies 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.

FOIL DRAINAGE

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage within Kitchen to connect into new Back Inlet Gully (BIG) and new drainage within Bathroom and En-suite to connect into existing Soil Vent Pipe (SVP). 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 150mm concrete. Where applicable wastes to connect into existing and new 450mm preformed manholes as indicated, set on 150mm thick concrete base. New pipes to be hunched in sand/ cement mortar. Any new preformed manholes to be fitted in strict accordance with manufacturer's instructions. Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works. Manholes to connect into existing drainage system. Contractor to inspect existing drainage system prior to any drainage works. Drainage may be subject to agreements from drainage provider.

PLUMBING

Wastes from sink, wash hand basins and showers to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Wastes to connect into existing Soil Vent Pipe (SVP) and new Back Inlet Gully (BIG) where applicable. SVP is to terminate 900mm above nearest opening lights if within 3000mm and be fitted with anti pest terminal. All connections being made on bossed socket adapters.

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 25m. Boiler is to be fitted by GAS SAFE registered engineer.

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.

MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchen, Utility, Bathroom and En-suite 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.

Utility: Wall mounted fan to extract at a rate of 30 litres per second.

Bathroom: Wall mounted fan to extract at a rate of 15 litres per second.

En-suite: Wall mounted fan to extract at a rate of 15 litres per second.

Extract fans within En-suites 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).

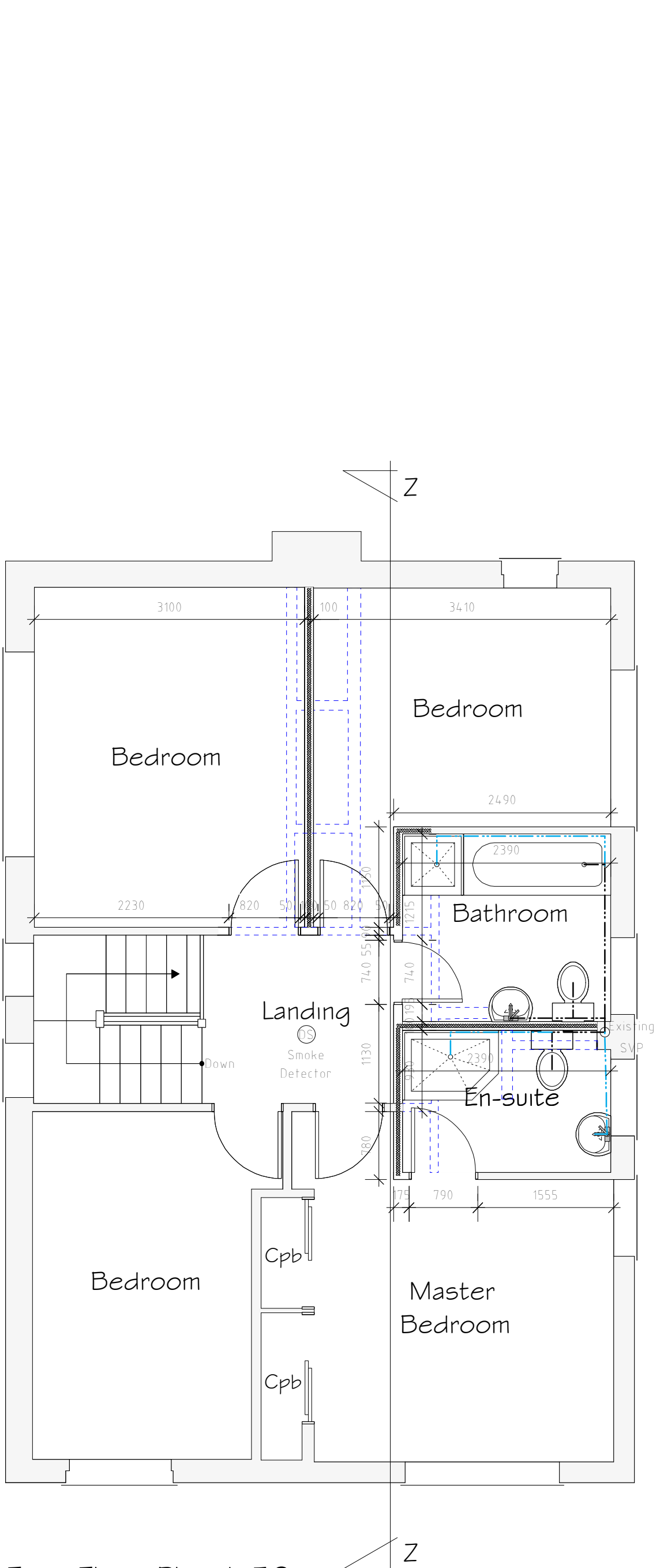
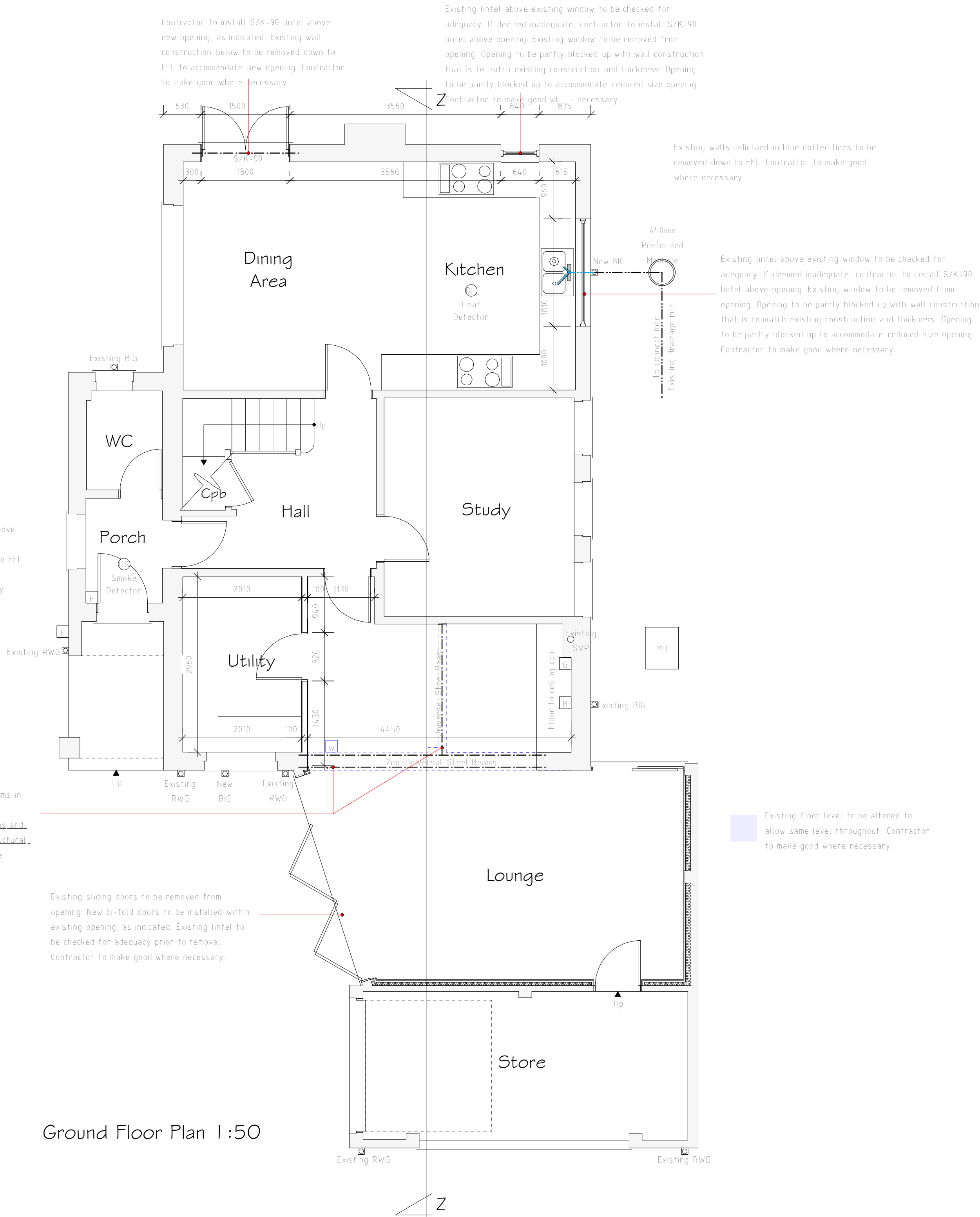
- If there is no or less than 200mm thick insulation within the loft space, provide 250mm insulation or increase to 250mm thick.

- 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.

WINDOWS/GLAZING

All new windows 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.



Drainage Key	
	50mm diameter drainage pipe
	110mm diameter drainage pipe

Services Key	
	Existing Boiler Position
	Existing Gas Meter Position
	Existing Electric Meter Position
	Existing Fuse Box Position
	Existing Stopcock Position
	Existing Man Hole Position
	Existing Rain Water Gully (RWG) Position
	Existing Back Inlet (BIG) Gully Position
	Existing Soil Vent Pipe (SVP) Position

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 approved by the Building Control Officer prior to the approval and have not yet gained local authority approval and may be subject to change.

DO NOT SCALE FROM DRAWINGS. IF IN DOUBT, ASK.

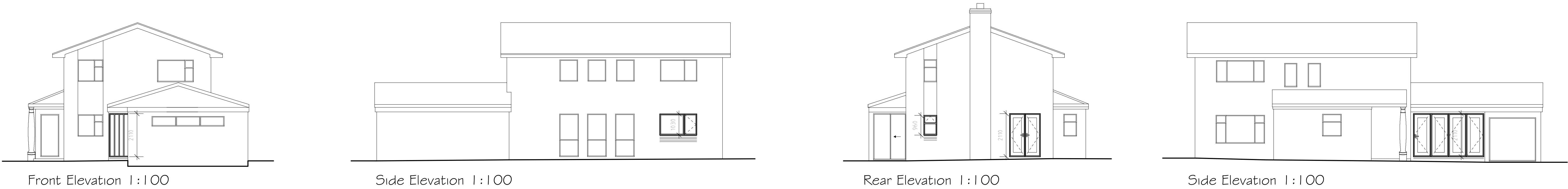
PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGNS AND CALCULATIONS.

Rev	Date	Detail	Initial
A	02/23	Design Amends	E.M.J.

Project: Proposed Alterations to, 110 Erddig Road, Wrexham, LL13 7DS	
Title: Floor Plans	Scale: (A1) 1:50

Drawn By: E.M.Jackson	Date: March 2023
Drawing No: DC134/006	Sheet: 1 of 2

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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.

INTERNAL BLOCKWORK WALLS

Internal Blockwork walls to comprise 100mm Thermalite Medium Density Blockwork with 12.5mm plasterboard fixed to both sides and 3mm nominal skim finish. Walls to be built off existing garage floor slab.

EXISTING ROOF CONSTRUCTION (WITHIN CONVERTED GARAGE)

Nominated contractor to verify existing roof timbers are adequate. All existing timbers are to be treated with a dual purpose fungicide/insecticide applied by a BBA approved specialist contractor in accordance with the relevant British Standard and the Agreement Board Certificate relating to the manufacturer's system. This work is to carry a 30 year term, assurance backed guarantee covering workmanship and materials. Existing roof coverings are to remain in situ. If required, damaged or deteriorating tiles to be replaced with reclaimed tiles to match existing and to local authority. Any damaged or deteriorating tiles will need to be replaced to prevent the ingress of moisture. Below tiles, existing Tyvek to be inspected for damage by specialist and repaired/replaced as required. Existing ridge tiles to remain in place and repaired as required. Where new ridge tiles or repair works are required, tiles to be bedded in a lime and sand mortar. Damaged ridge tiles to be replaced with new to match existing and to Local Authority Approval. Allow for 100mm fibreglass quilt insulation at ceiling joist level with an additional 60mm layer laid over the top to achieve a minimum U-value of 0.16W/m²K. Ceilings are to comprise 12.5mm plasterboard with 3mm thick nominal skim plaster finish.

EXISTING WALLS TO BE UPGRADED

Sika 1-waterproofers applied to existing brickwork walls to ensure structural brickwork is waterproof and resists moisture and dampness. Sika rendering system is to be applied to wall prior to the placement of 60mm of Celotex GA4000. For optimum thermal performance the unprinted foil surface should face the batten cavity. Fix horizontal battens over the insulation at top and bottom of the wall to hold the boards in place, battens should be a minimum 50x25mm. All insulation board joints sealed using celotex insulation tape. Further Vertical battens to be fixed over the insulation at appropriate spacing to provide adequate fixings to secure 12.5mm thick plasterboard which is to be finished with nominal skim finish to the timber battens to achieve a U-value of 0.3 W/m²K.

GROUND FLOOR ALTERATIONS (CONVERTED GARAGE)

Existing concrete floor structure to remain. 1200 gauge visqueen barrier laid above existing ground floor slab, all joints to have 300mm minimum overlap and be securely taped. Contractor to install 120mm Celotex GA4000 Insulation with 75mm thick sand and cement screed (to manufacturers details) to achieve a minimum U-value of 0.25W/m²K. Contractor to ensure continuation in FFL between new/ altered/ existing floor constructions.

External Facing Materials

Alterations to be brick as indicated on elevations to match existing.

Roofing Materials

Roof Coverings are to be tiles to local authority approval and to match existing.

All Windows are to comprise sealed double glazed units set in Black UPVC frames to local authority approval.

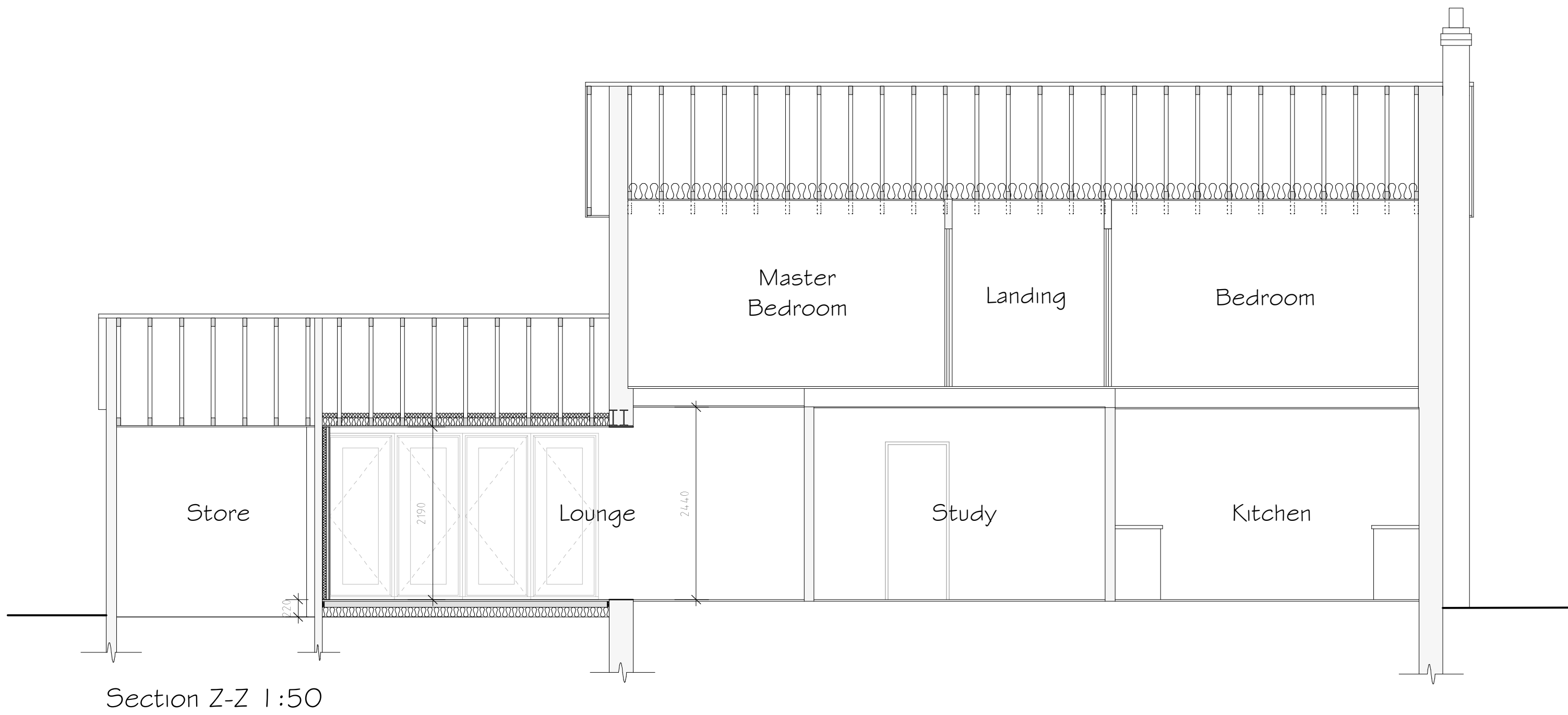
Doors to comprise black aluminum frames to local authority approval.

All fascias and soffits are to comprise UPVC to match windows.

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MUST BE SUBJECT TO CHANGE. Rainwater to be collected in UPVC guttering, to discharge to soakaways located in garden.

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A	02/23	Design Amends	E.M.J.
Rev	Date	Detail	Initial

Project: Proposed Alterations to, 110 Erddig Road, Wrexham, LL13 7DS	
Title: Sections & Elevations	Scale: (A1) 1:50 & 1:100

Drawn By: E.M.Jackson	Date: March 2023
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