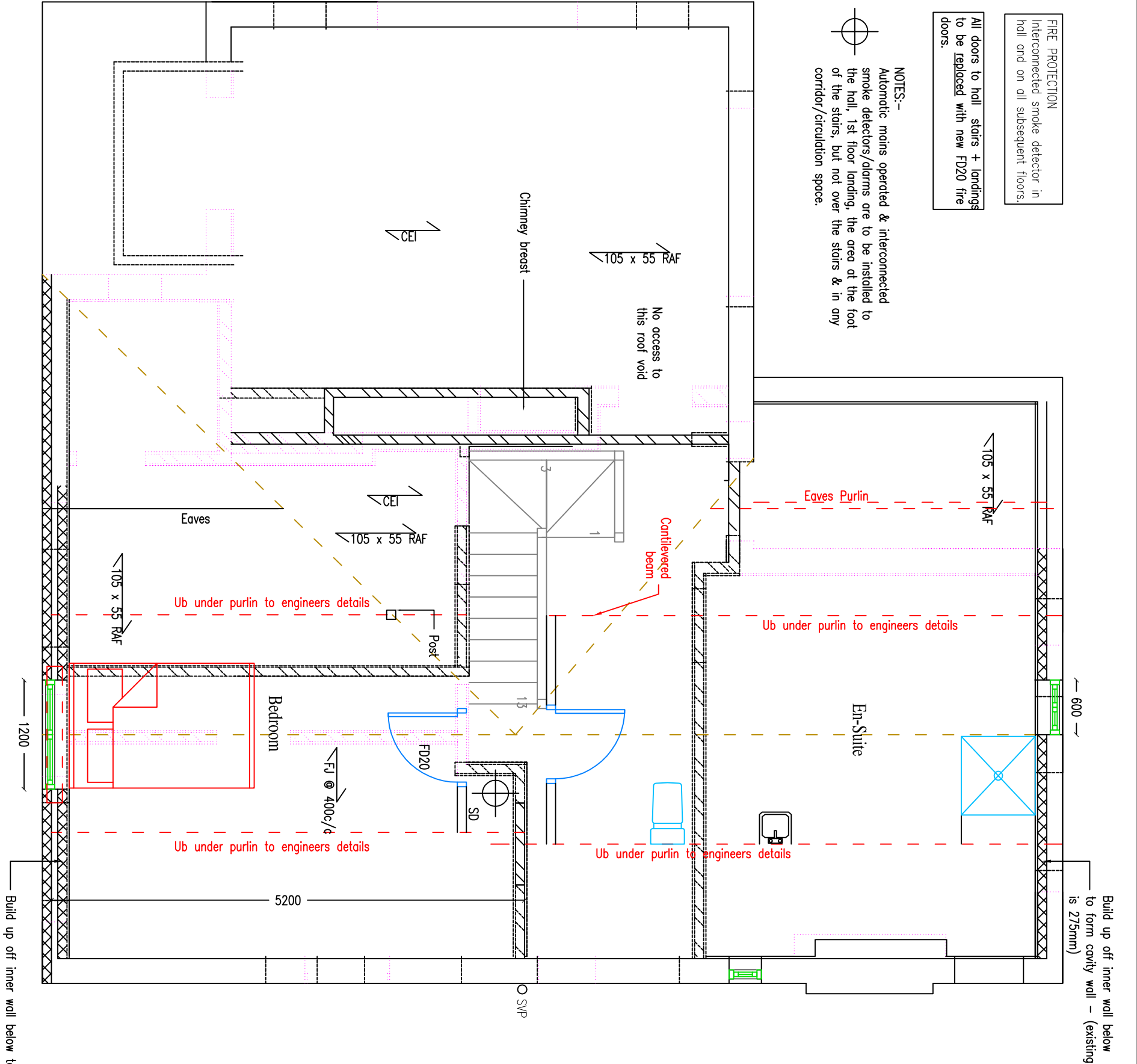




ROOF U=0.11W/Sq MK.

Provide min of 300mm Fibre glass insulation in 2 layers, opposite directions on plasterboard ceiling.

WHERE BREATHER MEMBRANE IS NOT USED:-

Soffit to have the equivalent of 25mm air gap + 10mm ridge ventilation made continuous into main roof space. The eaves should maintain a continuous air gap from the Soffit and between rafters into the main roof space. Vent tiles or vent flashing fitted near wall equivalent to 10mm air gap. Proprietary eaves carriers / trays are recommended for use in conjunction with breathable underlays. If there are any queries with the facility to match in contact the applicants agent before altering the specification.

Build up internal walls - WALLS U=0.24 W/Sq. MK.

Corbell brick over brick below to form - 300mm cavity wall construction with Thermallie Turbo block, stainless steel wall ties (heavy duty to DD140 type 2, 225mm long) @750 x 450 c/c with extra ties @ each block course vertically at reveals. **Limits to openings as detailed by the engineer.** Where cavity trays + inlets are installed weep holes must be formed @ 450mm c/c. Full fill cavity insulated with Dithterm (100mm thick) and cavity sealed at reveals with insulated cavity closers. All cavities to be opened up at junctions for continuity and be bonded/ified in. Walls plastered internally.

EXTRACT VENTILATION

Mechanical extract ventilation to external air to be provided to Kitchen (60L/s per sec), Utility (30 L/s per sec), Bathrooms (15L/s per sec), W.c (6L/s per sec), where no windows are installed extract to have a 20 minute over-run.

WINDOWS & DOORS U= 1.5W/m²K.

Windows to have min 1/20 of floor area as opening lights and 8000mm² trickle ventilator, background ventilation. Fire escape windows required to all bedrooms and/or inner rooms to be a clear unobstructed opening of 450mm wide by 750mm high and not more than 1100mm from floor level to provide at least 0.33m² of unobstructed opening area. Windows/doors & there side panels to have safety glazing if below 1500mm to Bs6206. All windows & Doors to be Double glazed (Pilkington Optifloat 16mm Argon filled(K glass). Doors / window frame should be set-back to over-lap the proposed insulated cavity closers in accordance with the respective manufacturer's technical specifications (e.g: typically 30mm minimum). All inlets and steel beams to have min 24mm plasterboard fire protection. Sound insulation to A4 detail sheets.

FLOOR U=0.18W/m²K.

To match levels of existing house unless otherwise stated - 65mm sand + cement screed on 100mm grade 30 concrete slab (with 1 layer of A142 mesh) on 1200g visqueen, on 125mm Polycoram floorboard extra insulation (returned vertically at edges with 25mm edge strip) on 1200g Visqueen membrane (lapped into DPC) all on 150mm sand blinded consolidated hardcore Cavity insulation to go down level with bottom of the slab.

EXISTING FOUNDATIONS

TRIAL HOLES to be dug where additional loads are being applied - Excavations to be inspected by Building Control Officer, if soils have a clay content or are of poor quality the depth may need to be increased. All new foundations are to be at least 150mm below the invert of a drain passing through the walls.

NOTE:-

If the ground is clay & there are trees/hedges close-by then the foundation depth & design should either follow the NHBC guide 'Building near trees' or a structural engineer should provide an appraisal.

LIGHTING

Install **low energy** light fittings that **only** take lamps having a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens.

SMOKE DETECTION

Automatic mains operated & interconnected smoke detectors/ alarms c/w batteryback-up are to be installed to the 1st floor landing, the area at the foot of the stairs, but not over the stairs & in the corridor/circulation space. In accordance with BS5839 Pt 6 guidance.

CDM REGULATIONS 2015

We understand that this scheme will necessitate compliance with the Health and Safety executive (HSE) requirements and the construction (design and management) regulations 2015 which came into force on 6th April 2015. All parties involved with the project have duties under these regulations. If you are not aware of your duties then we can confirm what is required by you and your design team members and by the contractor if appointed. Free information is available on the HSE website.

"The scheme falls within the construction design and management regulations (CDM) 2015. The client will appoint a contractor to carry out the work and the contractor must ensure that the construction work is carried out in compliance with the CDM regulations. The appointed contractor must also take on the clients duties under the regulations.

The contractor must produce a written Health and Safety plan for the project prior to starting. the CITB provide a free app that can be downloaded to IOS or android devices to produce written Health and Safety plans.

The contractor must also agree with the client how welfare facilities will be provided for use by workers on site. The client may agree that access to toilets, hot and cold water, access to a rest area and means for warming food and making a hot drink are provided by the use of the client existing facilities. If these facilities are not provided by the client then the contractor must make alternative arrangements and ensure they are provided on site."

DRAW No.: DWG 7 – PROPOSED LOFT FLOOR – MARFORD GATE – CHESTER ROAD.DWG	
Builders are to work to dimensions only. If setting out points or dimensions are required, coll the number below rather than scaling off the drawing.	
DRAWING IS ACCURATE TO THE SCALE BELOW	Ch DESIGN
SCALE: 1 : 50 @ A3	Athenia – The Green – Northop – Mold
DATE: April 2022	CH7 6BD.
L.A. Wrexham	07871 002925 OR 01352 840 264
DRAWN BY: Clair Hughes	PLAN AHEAD, before starting any section of work or ordering materials check for discrepancies or lack of information.
CHK'D BY:	Please ask for help.