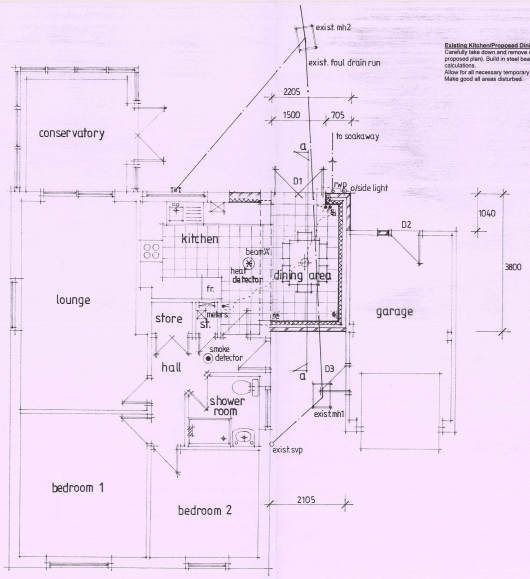
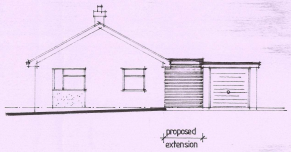
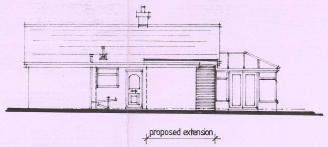


floor plan
proposed

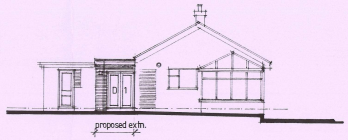
Existing Kitchen/Proposed Dining Area Gable Wall:-
Carefully take down and remove existing side external cavity wall to existing Kitchen area (as shown on proposed plan). Build in steel beam across opening, all as per Structural Engineer's designs, details & calculations.
Allow for all necessary temporary supports.
Make good all areas disturbed.



front elevation
proposed

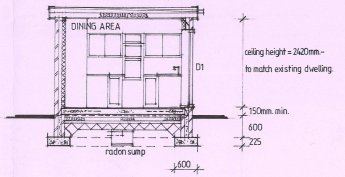


side elevation
north west facing
proposed



rear elevation
proposed

Existing Foundations:-
Existing dwelling / garage wall foundations to be checked prior to commencement of the works, by excavating 'trial-holes' for inspection by Local Authority Building Control Officer, to ascertain suitability to carry additional loadings / masonry above.
If unsuitable, foundations to be underpinned to the complete satisfaction of the L.A. Building Control Officer.



section a-a

WREXHAM COUNTY BOROUGH COUNCIL
29 JUL 2022
PLANNING DEPARTMENT

Glazing:-
All glazing up to 800mm. above floor level in a wall or partition and up to 1500mm. above floor level in a door or side window is to be of toughened glass.

Dining Area Doors:-
Dining Room French Doors to be white pvc-u french door set supplied pre-glazed; including all ironmongery; to have tempered safety glass complying to BS 6206: 1981 Class A with min. of 18mm. hermetically sealed double glazing, to have drained glazing system, 4-point locking security feature, key lockable from inside or outside, anti-lift blocks & ventilators (min. 18,000mm²), or, to be JELD-WEN Wellington, Fully Finished Slide & Fold Patio Door Set, 1500mm. (includes for all fixtures and fittings & 10 year Manufacture's Guarantee).
Softwood slide & fold patio door set with 2 full height glazed door panels.
For brickwork opening sizes – allow 11mm. tolerances width & height.
Trickle ventilation for minimal energy consumption & unwanted draughts. Multi Point locking system.
16mm. Argon filled insulating glass.
Uses timber from sustainable sources.
Building Reg Compliant Part L. Tested to BS 6375: Part 1: 2004.

Energy Efficient Lighting:-
Include for Energy Efficient Lighting to comply with Part L of the Building Regulations Approved Document as shown below:-
Number of room created: Recommended min. number of locations:
1 to 3
75% of all internal light fittings are to be Energy Efficient
100% of external light fittings are to be Energy Efficient

Electrics:-
All electrical installations to comply with current edition of the I.E.E. Regulations. On completion, the work must be certificate approved by M.A.N.W.E.B. or N.I.C.E.I.C.
The wiring shall be plastic sheathed cable C.M.A. grade, sunk in plaster on walls and protected with metal sheathing or with 'Egal' tubing. All switch plates, power outlets, lighting outlets, etc., to be in white plastic by M.K., Crabtree or similar. Quantity of electrical items to client's specification. That shown on proposed plans is suggested example only.
All switched socket outlets to at a min. height of 450mm. from f.f.l.
All light switches to be at a max. height of 1200mm. from f.f.l.

Electrical Installation:-
The electrical installation is to comply to Building Regulations Part 'P' (work to dwellings).
The proposed electrical installation work is to be undertaken by a legal person (i.e. a firm or an individual) who is a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
In these cases the person is responsible for ensuring compliance with BS 7671: 2001 and all relevant Building Regulations. On completion of the work, the person ordering the work should receive a signed Building Regulations self-certification certificate, and the relevant Building Control body should receive a copy of the information on the certificate. The person ordering the work should also receive a duly completed Electrical Installation Certificate as or similar to the model in BS 7671: 2001 Appendix 6. As required by BS 7671, the certificate must be made out and signed by the competent person or persons who carried out the design, construction, inspection and testing work.

Fire Detectors:-
Provide integral mains powered smoke alarm system to BS5446 Part 1, by 'Aico' or other similar and approved.
Units to be installed, located and operated all to manufacturer's instructions to Local Authority approval i.e. Detectors to be fixed to ceiling at least 300mm. from any wall or light fitting. A central position is preferable. The detectors should not be fixed to or directly above heaters or any other place where steam, condensation or fumes could give false alarms. The Contractor shall on completion of the installation, ensure that the owner receives the manufacturer's instructions concerning the operation and maintenance of the alarm.
Smoke detectors to be interlinked.

Heating / Radiator Schedule:-
Heating – Gas central heating
Radiator to be sited in Dining Area with the required kilowatt output as calculated by a Registered Plumbing & Heating Engineer. Engineer to check that existing boiler has the capacity for the addition of extra radiator.
A mean water temperature of 76°C. in the radiator to be used and 10% added.
Ground Floor Ceiling Height = 2.420m.
Radiator to be fitted with Thermostatic Radiator Valve.

Kitchen Fittings:-
The manufacture, style and quantity of kitchen fittings to Client's Specification.

Ceramic Wall Tiling:-
Kitchen:
To Client's specification.

Electrical Symbols:-
- One & Two way light switch.
- Ceiling rose & lampholder.
- External light fitting.
- Double 13amp. switched socket outlet.

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.

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 BUILDING REGULATION APPROVAL PURPOSES ONLY.

CDM2015 (Domestic Client):
The design reflected in this drawing has been developed for 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)

Project:-	**Proposed Single Storey Side Extension at 5 Firgrove Corner, Borras Park, Wrexham, LL12 7UF**
Client:-	**Mrs. Marian Lawrence – Tel: 01978 312942 (Home) / 07359 127309 (Mobile) Email: denise@deniselawrence.plus.com**
Detail:-	**Proposed Plan, Elevations & Section; Specification**
Scale:-	**1:50 1:100** Date:- **July, 2022**
Drawing No.:-	**ML/1/B** Revisions:-