

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
 Shower Room: Wall mounted fan to extract at a rate of 15 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

Contractor to install BOX/K-100 and 3no. BOX/K-150 lintels above new opening as indicated and based off wall thickness of 550mm. Prior to ordering lintels specified contractor to confirm wall thickness on site. Wall construction below to be removed down to FFL to accommodate new internal grade door. Contractor to make good where necessary.



Drainage Key

--- 50mm diameter
drainage pipe

--- 110mm diameter
drainage pipe

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.

glazed 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 indicated. Windows are to achieve a minimum U-value of 1.6 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 500mm wide. The bottom of the operable area within the window should be no more than 1000mm 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.

Existing window, frame and lintel to be removed. Contractor to install BOX/K-100, BOX/150 and BOX/200 lintels in positions as indicated and based off wall thickness of 470mm. Prior to ordering lintels specified contractor to confirm wall thickness on site. Wall construction below to be removed to accommodate new Bi-fold doors. Contractor to make good where necessary.



	Existing Boiler Position
MH	Existing Man Hole Position
	Existing Rain Water Gully (RWG) Position
	Existing Back Inlet (BIG) Gully Position
	Existing Soil Vent Pipe (SVP) Position

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL
AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

A	06/2022	Bat Box Update	AY
Rev	Date	Detail	Initial

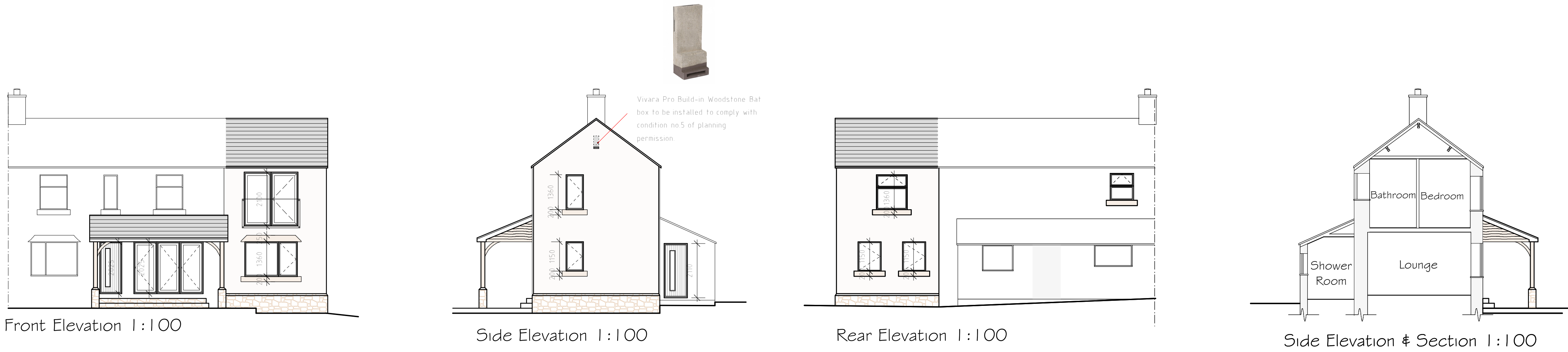
Project:
Proposed Alterations to,
1 Haulfre Terrace,
Coedpoeth, Wrexham,
LL11 3NP

Title: Floor Plans	Scale: (A1) 1 : 50
Drawn By: E.M.Jackson	Date: May 2022
Drawing No: W181/009	Sheet: 1 of 2

blueprint
architectural services

 Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com

 copyright all rights reserved



External Facing Materials
Extension to be Render as indicated on elevations to local Authority approval

Roofing Materials
Roof Coverings are to be slates to local authority approval and to match existing

All Windows are to comprise sealed double glazed units set in uPVC frames.

All fascias and soffits are to comprise uPVC to match windows

Rainwater to be collected in uPVC guttering, to discharge to soakaways located in garden

MAIN ROOF CONSTRUCTION

Roof coverings are to be slates to match existing and to Local Authority approval. Slates to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underlating membrane or similar (Tyvek membrane to be draped Approximately 10mm between the rafters for ventilation purposes). Tyvek to be laid on standard trusses designed by specialist manufacturer. New roof construction to be designed and manufactured by specialists in accordance with BS 5268:1985 and set at 400mm maximum centres. Trusses to be braced longitudinally between all unsupported node points and diagonally to underside of top chord of trusses. Bracing to be out of 100mm x 25mm sawn softwood double nailed at each fixing point. Trusses are to bear onto 100mm x 50mm softwood wallplates and are to be fixed by means of galvanised mild steel truss clips. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length and be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Manufacturer is to specify standard truss. Position and sizes of rafter/ceiling members and positioning of wallplates may vary following Truss Manufacturer's specification. Allow for 100mm fibreglass quilt insulation to be between ceiling member of trusses with an additional 150mm layer laid across ceiling members to achieve a minimum U-value of 0.15W/m²K. Ceilings to comprise of 12.5mm thick plasterboard with 3mm thick nominal skim finish.

SINGLE STOREY ROOF CONSTRUCTION

Roof above rear external sitting area to be slates to Local Authority approval and to match existing. Slates to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underlating membrane or similar (Tyvek membrane to be draped Approximately 10mm between the rafters for ventilation purposes). Tyvek to be laid on 125mm x 50mm C16 loose cut rafters at 400mm maximum centers suspended between Structural Wallplate and poleplate. Wallplates are to be supported off posts and wall construction as indicated on Elevations. Poleplate to be 175mm x 75mm C16 softwood and to be rawl bolted to masonry wall at 600mm maximum centres. Ceiling joists are to be supported off joist hangers and double spiked to side of rafters where applicable. Ceiling joists to be 150mm x 50mm C16 softwood joists set at 400mm maximum centres. Underside of sitting area to be clad with 19mm thick T & G boarding. Cavity tray and code 4 lead flashing to be installed at all roof/wall abutments.

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 be 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.

CAVITY WALL CONSTRUCTION

External cavity walls are to comprise Stonework or 20mm sand/ cement render applied to 100mm thick blockwork, 125mm wide cavity fully filled with 125mm thick DriTherm 0.032-lambda, with an inner leaf of 100mm thick thermolite turbo block. Internal face of blockwork to be finished with 12.5mm thick plasterboard with 3mm thick nominal skim finish. Wall construction to achieve a minimum U-value of 0.21W/m²K. Provide insulated Keystone lintels and Structural Wallplates over openings as specified on plans. All lintels to have a minimum of 150mm end bearing length. Keystone lintels can be supplied by Huws Gray (01978 264269). Structural Wallplates and connection details to be specified by Structural Engineer. Provide stainless steel wall ties across cavity, ties are to be based on double triangle ties as per BR443. Wall ties set at 750mm horizontal and 450mm vertical staggered centres. Provide additional wall ties at 300mm vertical centres within 225mm of all openings and roof verges. All openings in cavity, i.e. around window and door openings, are to be closed with Thermabate 125 insulated cavity closers to prevent thermal bridging. DPC to be installed in new cavity wall as indicated, Cavity trays to be lapped onto DPC with weep holes installed at 900mm centres to outer leaf of wall to ensure any moisture within cavity is dispersed of adequately.

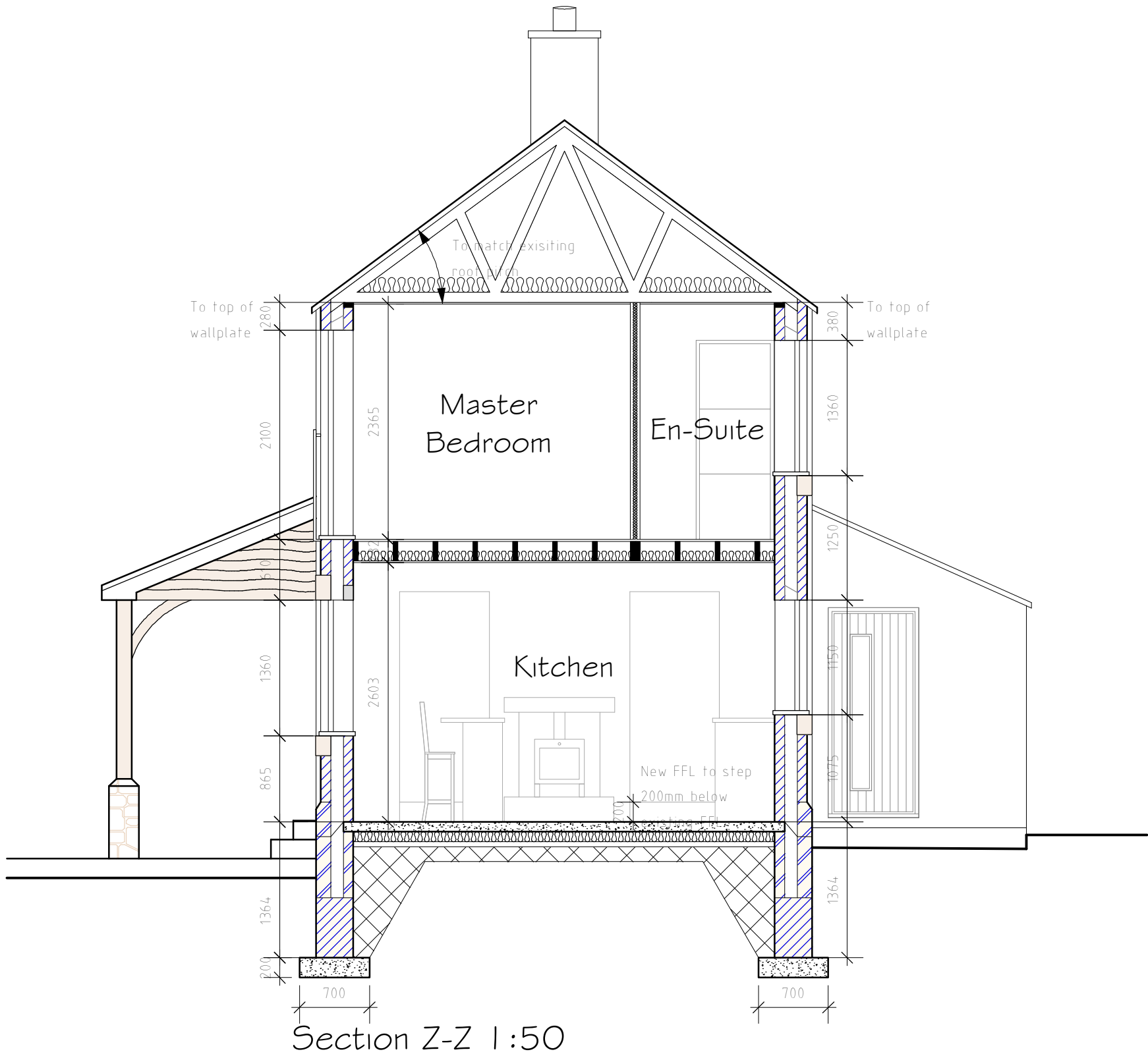
Walls below DPC level and above finished ground level are to be constructed with stonework, below ground level use class B engineering brick down to Thermalite trench block. Cavity insulation is to continue in 125mm cavity to prevent thermal bridging down to trench block. All walls are to be constructed centrally on supporting foundations.

GROUND FLOOR CONSTRUCTION

100mm thick concrete slab which is to be continued over inner leaf of cavity wall, allow for 1000mm wide A193 mesh to perimeter of slab. 100mm thick Celotex tuff-R GA4000 rigid polyisocyanurate foam insulation (to ensure U-value <0.18 W/m²K), with 1200G visqueen DPM below, all joints to have 300mm minimum overlap and be securely taped. 50mm sand/blinding on 150mm minimum well consolidated hardcore. Build 650mm x 650mm x 450mm high radon protection sump form with 50mm thick concrete paving slab. Walls of sump to be 100mm brick laid honeycomb bond with perpends left open. Cover with another 50mm concrete paving slab. 100mm diameter uPVC pipe to run from sump to duct to outside air, outlet to be capped at finished ground level. Additionally provide cavity tray as indicated in section bridging the two masonry courses to seal cavity against ingress of radon gas.

FOUNDATION CONSTRUCTION

Provide 700mm wide x 200mm deep concrete foundation below new cavity wall construction. Provide 600mm wide x 200mm deep foundations below posts and low level walls to external sitting area. Foundations to be 800mm below ground level where applicable. Contractor to ensure 150mm outcrop is achieved to all loadbearing walls. All foundations are to be cast onto suitable load bearing strata to the satisfaction of the Local Authority Building Inspector. Foundations are to be cast in one pour to prevent joints in concrete. Contractor to ensure new foundations do not undermine existing foundations on site. Concrete can be supplied by Huws Gray (01978 759516).



PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Please read in conjunction with Engineer's Specification

A	06/2022	Bat Box Update	AV
Rev	Date	Detail	Initial

Project: Proposed Alterations to, 1 Haulfre Terrace, Coedpoeth, Wrexham, LL11 3NP	
Title: Section & Elevations	Scale: (A1) 1:50 & 1:100

Drawn By: E.M.Jackson	Date: May 2022
Drawing No: W181/009	Sheet: 2 of 2

blueprint
architectural services

LABC partner

Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
© copyright all rights reserved