

ROOFLIGHTS WINDOWS

Rooflight windows to be 780mmx1180mm GGL or similar rooflights as indicated. Windows are to comprise sealed double glazed units with 16mm minimum air gap and Low-E (soft-coated). Rooflights to be fitted in strict accordance with manufacturer’s instruction with recommended flashing kit to ensure weather tight construction. Windows to not exceed U-value of 1.6 W/m²K.

WINDOWS/DOORS/GLAZING

All windows and doors 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 and doors 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/doors. 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.

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.

All consequential improvements are to only be undertaken where they are technically, functionally or economically feasible

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.

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.

HEATING

Existing central heating system to be extended into new areas. Existing boiler to be inspected by nominated sub-contractor to ensure suitability. If existing boiler is deemed inadequate, boiler to be replaced with wall mounted gas fired condensing combi-boiler 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 2.5m. Boiler is to be fitted by GAS SAFE registered engineer. Existing flue to be altered to allow for construction of rear extension. Flue to be extended up through new roof construction and terminate to tile vent terminal. Ensure boiler will not discharge opposite boundaries where within 2.5m. *All works in relation to altering boiler flue to be completed in accordance with specialist manufacturer’s instructions.* Contractor to make good where necessary.

SURFACE WATER DRAINAGE

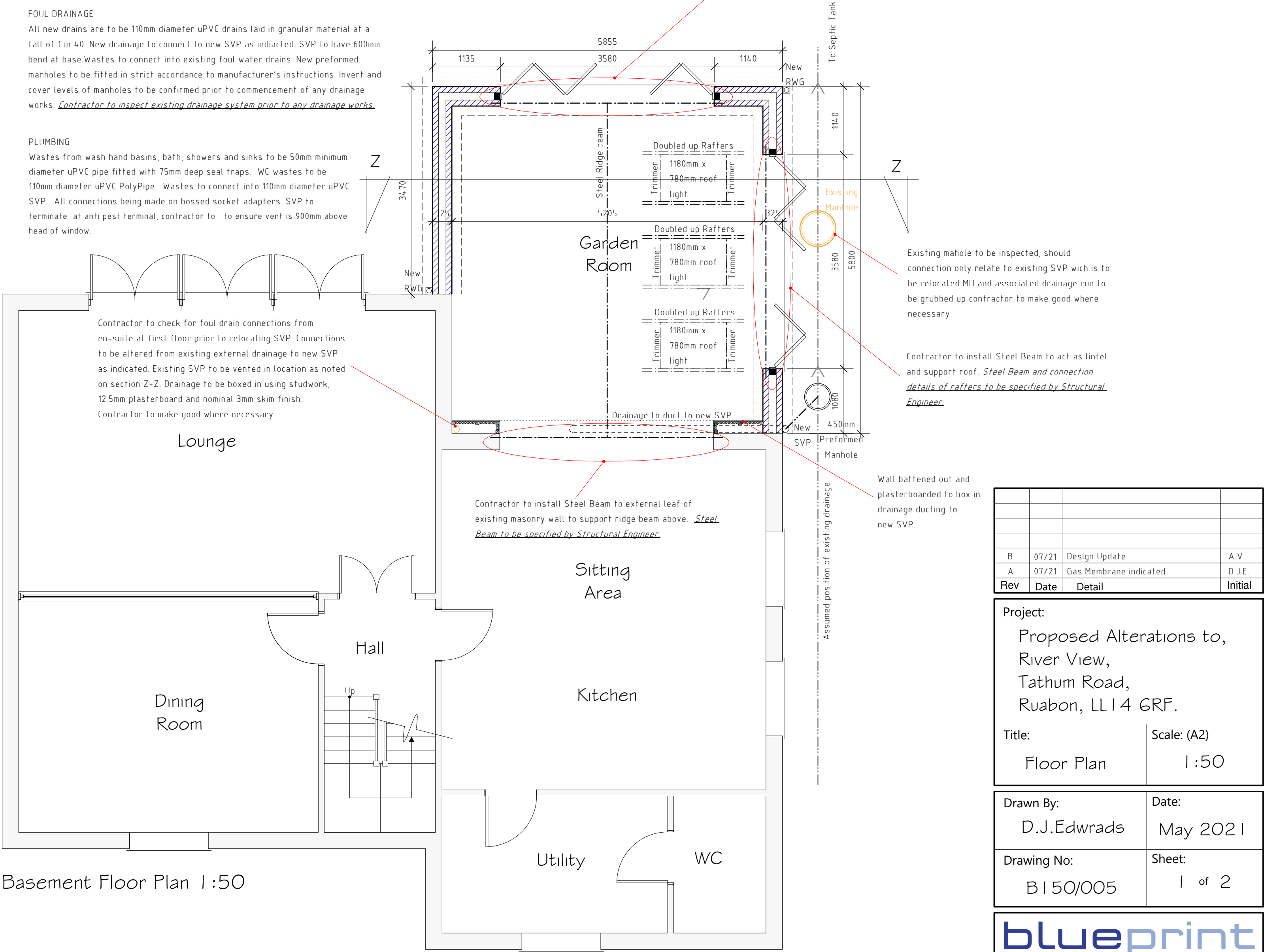
Rainwater to be collected in uPVC guttering and uPVC downpipes to match existing. *Where existing RW hopper is present hopper to be removed and rain water to disperse onto new Box Valley gutter. Should this not be deemed possible due to the level of outfall new RW hoper installed to rear elevation to discharge surface water from existing balcony.* Water to discharge to Polypipe rainwater gullys 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. Where applicable, existing guttering/downpipes to be extended to new areas to discharge rainwater gullys.

FOUL DRAINAGE

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage to connect to new SVP as indicated. SVP to have 600mm bend at base. Wastes to connect into existing foul water drains. New preformed manholes to be fitted in strict accordance to manufacturer’s instructions. Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works. *Contractor to inspect existing drainage system prior to any drainage works.*

PLUMBING

Wastes from wash hand basins, bath, showers and sinks 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 110mm diameter uPVC SVP. All connections being made on bossed socket adapters. SVP to terminate at anti pest terminal, contractor to ensure vent is 900mm above head of window.



Basement Floor Plan 1 :50

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 checked by the Building Control officer for there adequacy prior to introduction of new loads.

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

B	07/21	Design Update	A V.
A	07/21	Gas Membrane indicated	D J.E.
Rev	Date	Detail	Initial

Project: Proposed Alterations to, River View, Tatham Road, Ruabon, LL14 6RF.	
Title: Floor Plan	Scale: (A2) 1 :50

Drawn By: D.J.Edwrads	Date: May 2021
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