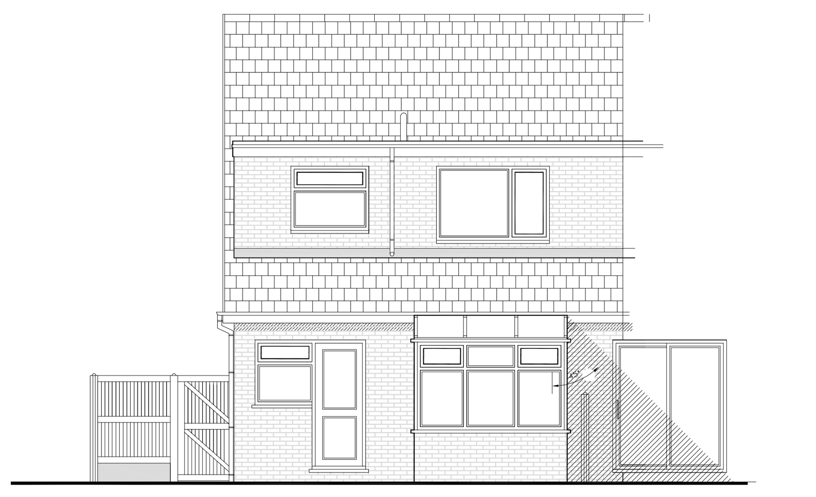
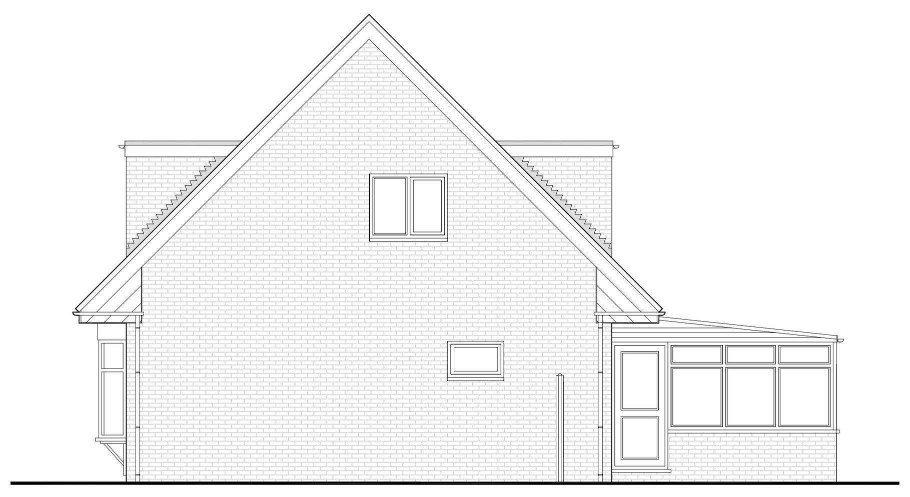
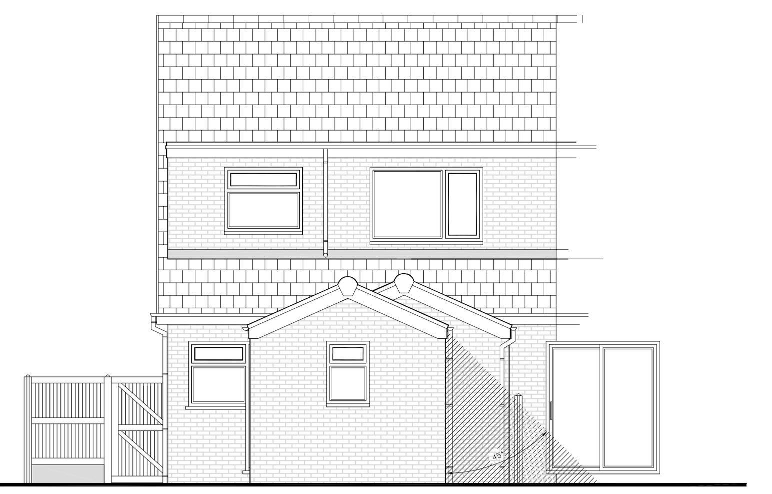


EXISTING REAR ELEVATION

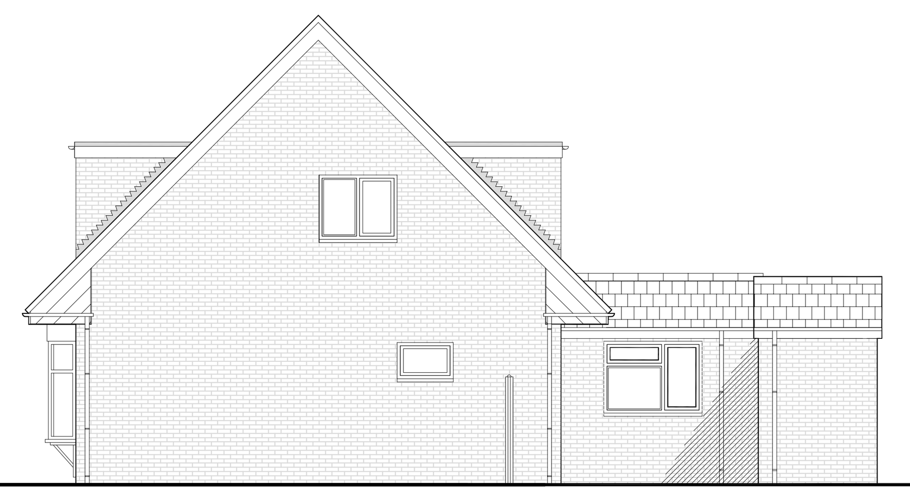


EXISTING SIDE ELEVATION

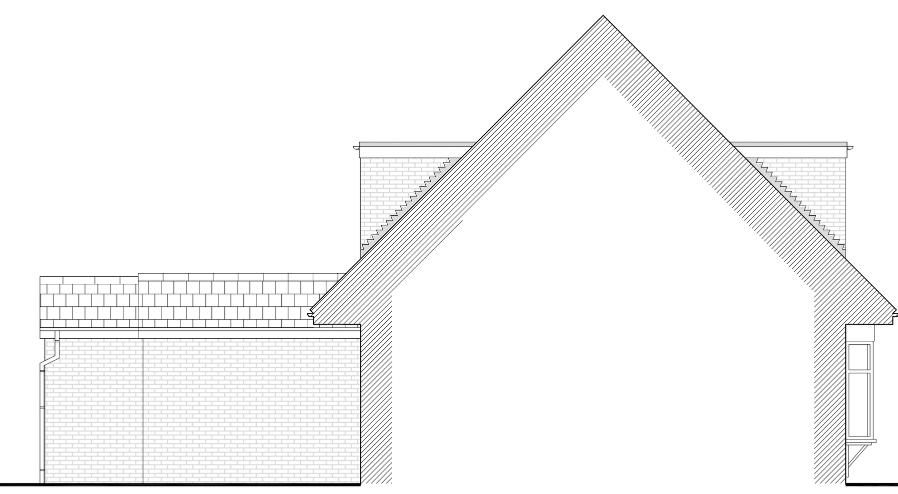
EXISTING FRONT ELEVATION



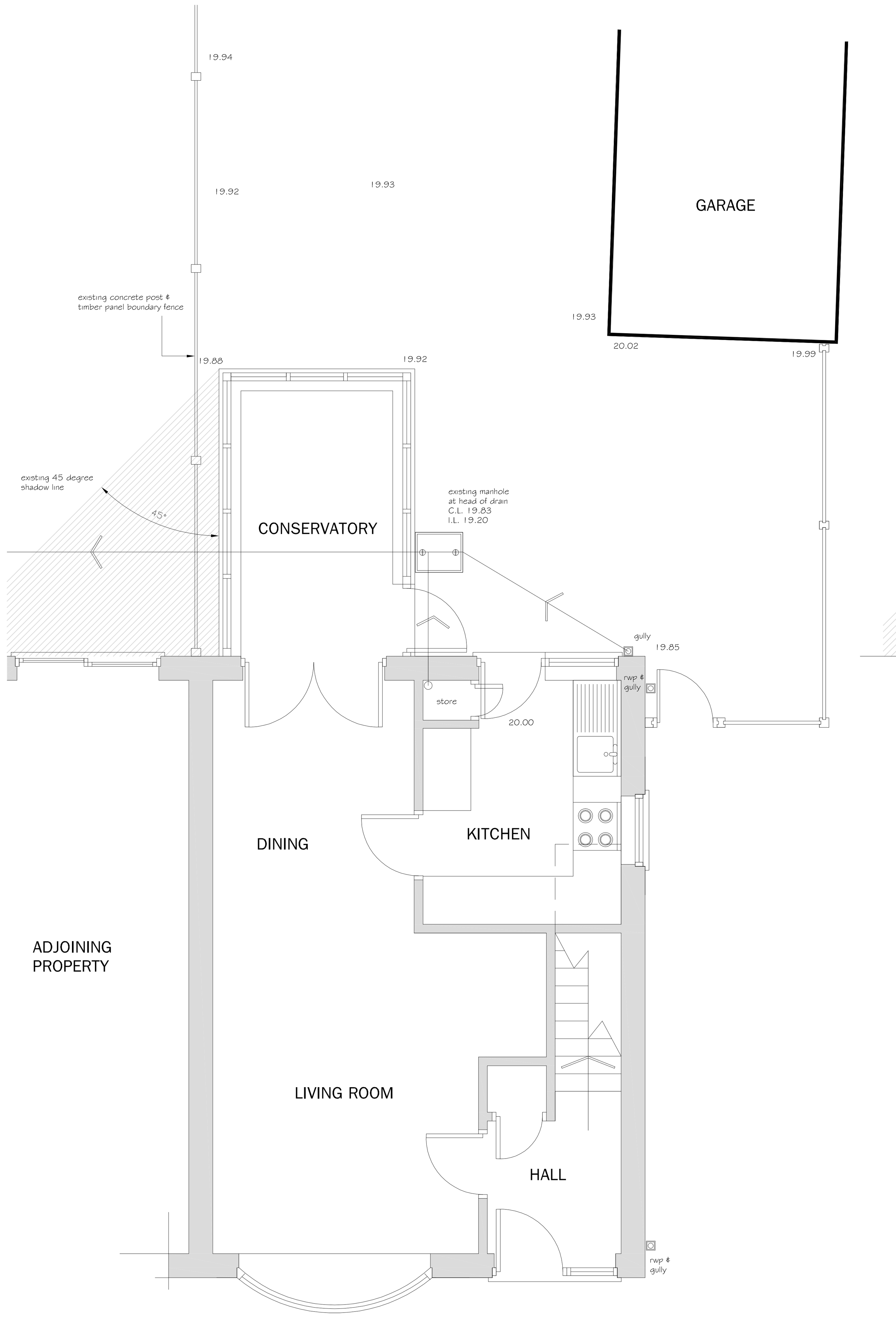
PROPOSED REAR ELEVATION



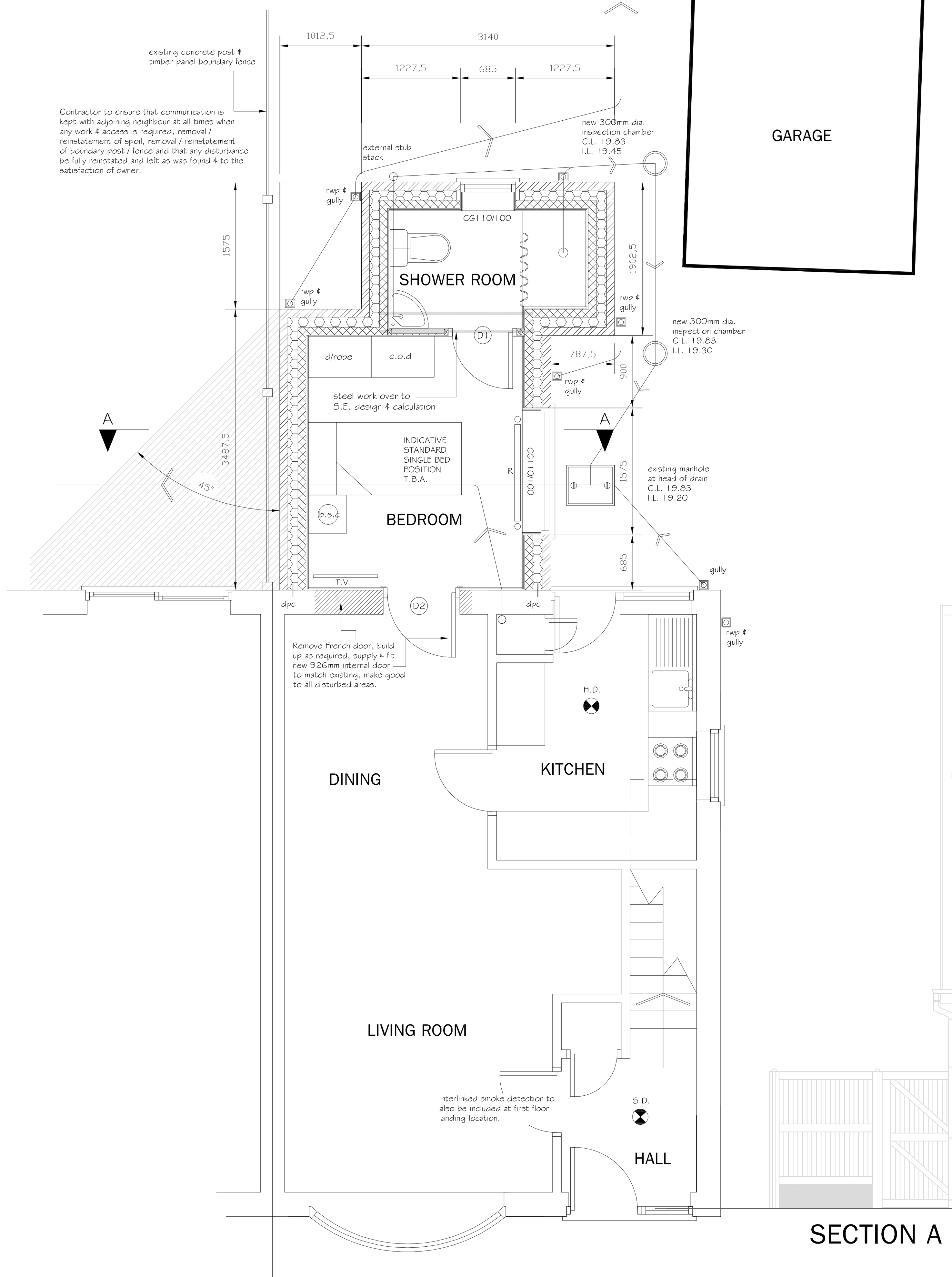
PROPOSED SIDE ELEVATION



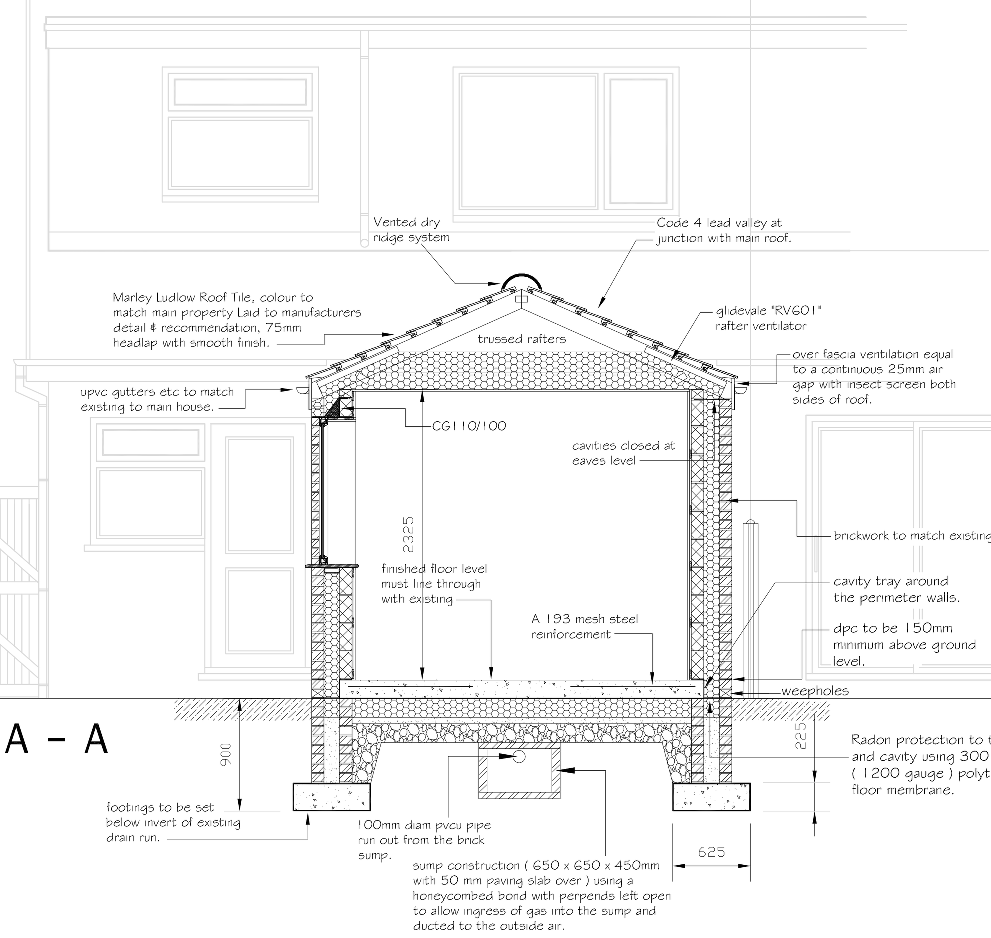
PROPOSED SIDE ELEVATION



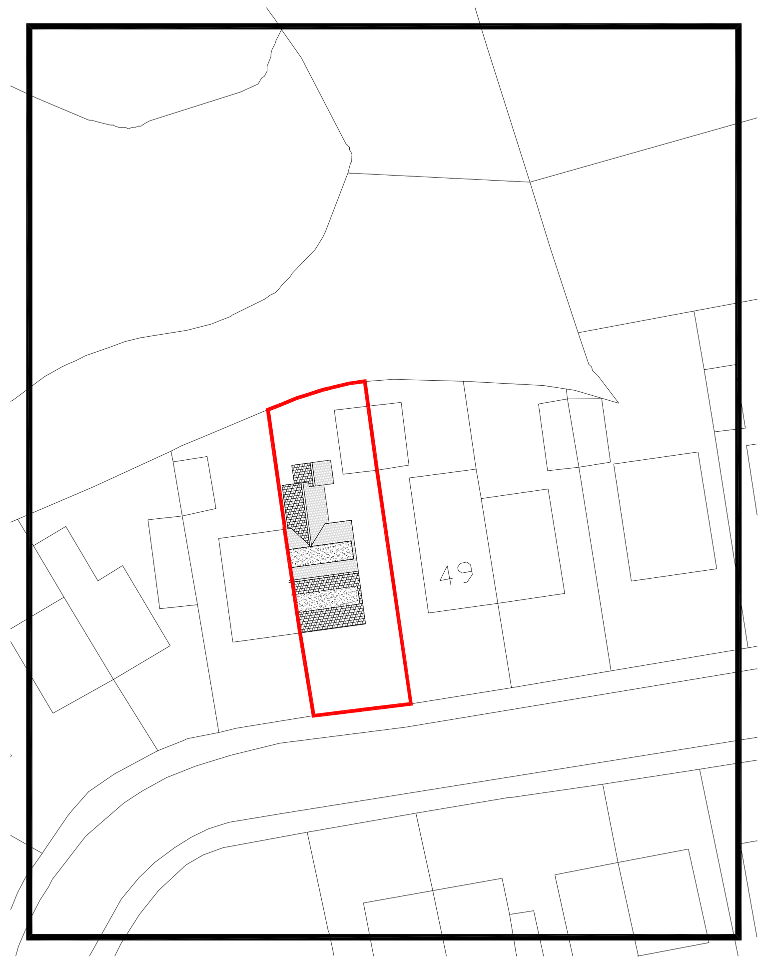
EXISTING GROUND FLOOR PLAN



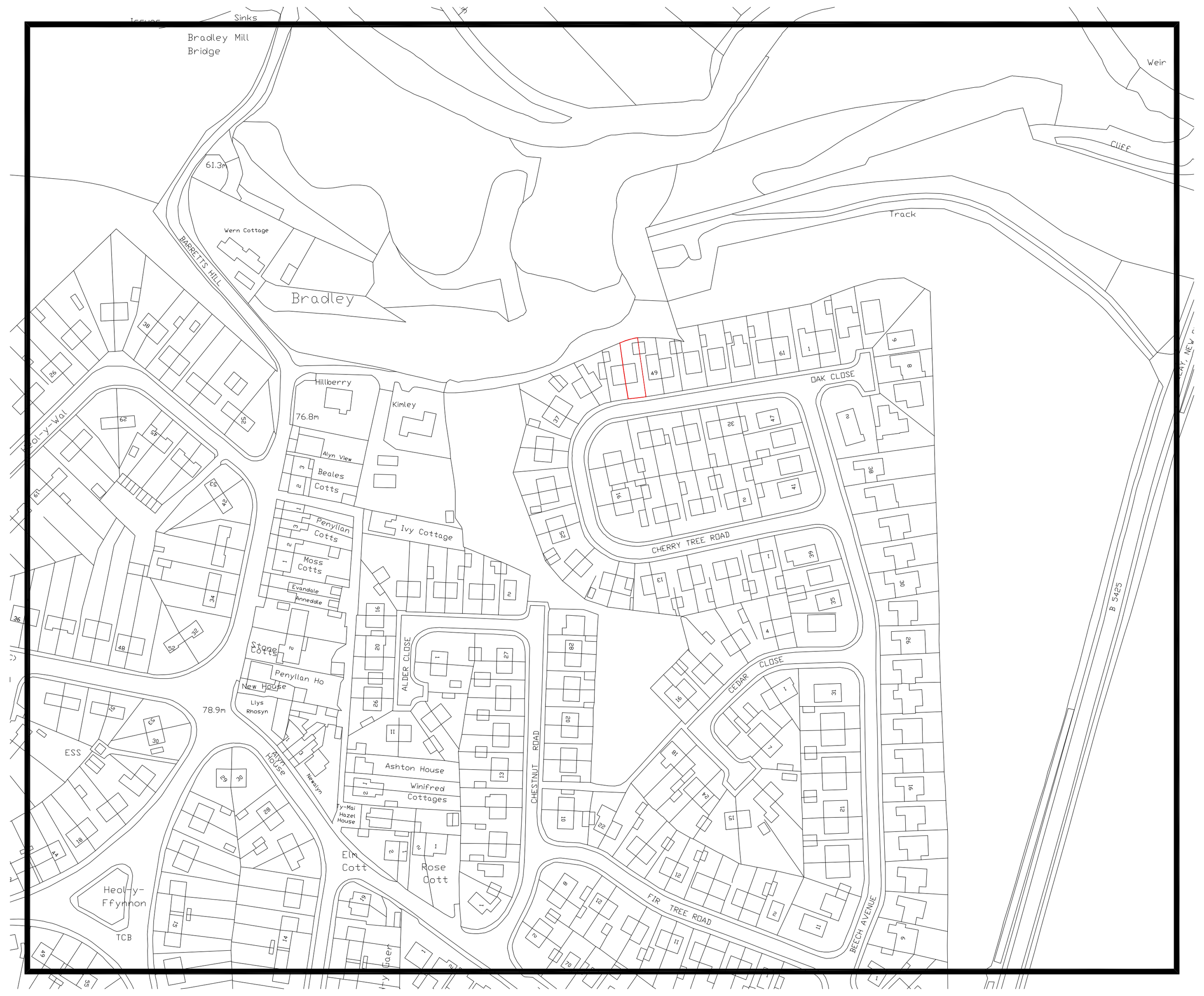
PROPOSED GROUND FLOOR PLAN



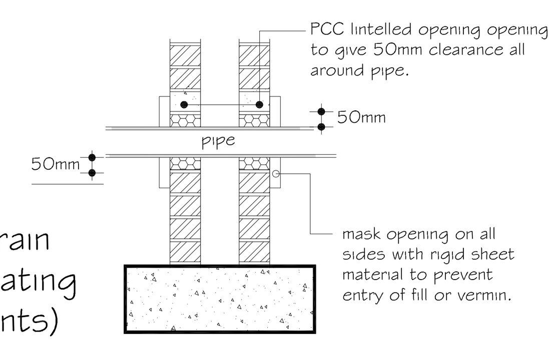
SECTION A - A



BLOCK PLAN 1:500



LOCATION PLAN 1:12500



Foul Drain Penetrating Walls (nts)

SCHEDULE OF WORKS AT:-
No. 47, Cherry Tree Road, Bradley, Wrexham, LL11 4DN

EXCAVATION

NB. Positions of all existing services are unknown. Contractor to take extreme care whilst excavating for new foundations. The use of CAT is advisable. Work adjacent to the existing footings to commence only after the existing wall foundations have been fully investigated and the new foundation then formed as not to impair the stability of the existing structure.

FOUNDATIONS

Precise depth and details of foundations to be determined on site between contractor and building control officer. Cavity wall foundation to be 625mm wide X 225mm thick plain C20 concrete to a minimum depth of 900mm. NB when required, foundations stepped on elevation should overlap by twice the height of the step, by the thickness of the foundation, or 300mm whichever is the greater. Any steps in the foundation should not be of a greater height than the thickness of the foundation. Contractor to ensure that footings are set below the invert of any below ground drain runs.

BRICKWORK BELOW DPC

Frost resisting concrete commons with a minimum compressive strength of 21n/mm to inner and outer leaves, with lean mix concrete cavity fill to ground level. Provide weepholes at 450mm centres in perpends in course below DPC, allow for 1no. facing brick below finished ground level. Contractor may use a Thermalite Trench Blocks as an alternative.

GROUND FLOOR CONSTRUCTION

Self - leveling compound on 150mm C20 grade concrete slab with A193 steel mesh frame reinforcement 1000mm wide to full perimeter of external footing and distribution steel over bearing (as indicated on section) on 1200 gauge visqueen DPM lapped beneath cavity tray on 150mm Styrofoam Floormate 300GA insulation, other equal and approved insulation may be used, Kingspan, Celotex etc. however thermal performance must be met and if required a 500g separating layer will be required between insulation and concrete slab see specific manufacturers details and specification, on 50mm sand blinding layer on minimum 150mm clean dry, well consolidated hardcore in maximum 150mm compacted layers. Contractor to provide proprietary radon sump or constructed from brick on edge laid in honeycombed fashion to allow ingress of gasses, 650 x 650 x 450mm located centrally beneath proposed extension, complete with 100mm diameter PVCu pipe run out. Pipe to be sealed at ground level. Contractor to allow for steel mesh in floor located over sump. U-Value of floor construction to be minimum of 0.18W/mk2.

EXTERNAL WALL CONSTRUCTION

New cavity walling to be facing brickwork to match existing, 125mm KNAUF DRITHERM 32 ULTIMATE Full Fill Cavity Wall Insulation, 100mm "THERMALITE TURBO BLOCK" or CELCON SOLAR -GRADE inner leaf. Leaves tied together using wall ties to BS1243 type suitable for 125mm cavities, positioned at 750mm horizontal centres 450mm vertical centres and 225mm centres adjacent to all openings. All walls to receive 12.5mm plasterboard fixed with dry wall adhesive dabs with skim finish. New cavity walls bonded to existing wall using stainless steel Furfix Profiles to manufacturer instructions with vertical sawcut and DPC between leaves where a clear cavity cannot be achieved. All openings in cavity to receive Kingspan Kooltherm Cavity Closer to suit 125mm cavities. Cavities and verges to be closed with "Supalux" or other similar and approved. External walls to have a maximum U-Value of 0.21 W/mk2

EXISTING WALL

Existing wall to be prepared with Thistle Bond It or similar and approved prior to receiving 12.5mm drylining plasterboards on plaster dabs with skin finish.

DECORATION

Decoration to be one coat undercoat and two coats emulsion, colour to be white ceilings and magnolia walls, to new extension, Bedroom & Shower room only. All other areas are to be made good only, bear plaster ready for client decoration.

ROOF CONSTRUCTION

Provide and fix new gang nailed trussed rafters to BS5268 part 3 at nominal 600mm centres pitch at approximately 24 degrees. Provide 100 x 25mm ridge and collar ties and eaves to gable peak diagonal bracing. Longitudinal bracing at all node points, all to be designed by specialist roof truss manufacturer and submitted to Building Control for approval. Secure trusses to masonry using galvanised mild steel truss clips, 1mm thick to BS EN10142 1991 to suit truss thickness for left and right hand fixing, 100 x 65mm wall plate to be anchored using 30 x 5 x 1000mm galvanised ms vertical restraint straps to minimum 1.0M centres, 30 x 5 x 1.5M galvanised ms lateral restraint straps to anchor gable to roof and ceiling at 1.25M centres each extending over 3no. trusses complete with 50 x 50mm noggins between. NB contractor to check all dimensions on site prior to truss manufacture.
Lay and fix roofing felt to BS8217 1994
Tyvek Supro or other similar and approved, parallel to eaves so that rainwater will drain away freely, with horizontal and vertical laps not less than 100mm wide coinciding with supports. Fix new 50 x 25mm treated battens in place with galvanised nails to BS1202 part1, to each timber support in straight horizontal lines ensuring that no batten is less than 1200mm long, butt joints are centred on supports and do not occur more than once in any group of 4 battens on any one support. Fix additional battens where necessary to prevent felt being opened at laps by wind suction.
Lay Marley Ludlow profiled roof tiles, colour to match existing tile to main roof with 75mm headlap, each tile to be mechanically fixed with all perimeter tiles double fixed to BS 5534:2014 to manufacturers recommendations .Roof to have a minimum U-Value of 0.15W/mk2. Roof truss manufactures details, calculations design and details of bracing etc to be submitted to L.A. Building Control Officer for approval prior to manufacture. (conditional approval sought on this item). Ceiling to receive 150mm glass fibre between all proposed roof trusses and 150mm laid over to right angles to trusses on 12.5mm plasterboard with skim finish. Eaves to have continuous 125 x 50mm triangular tilting fillet behind 200 x 25mm UPVc full length Fascia, ventilation being provided by "Glidevale" roof space ventilators, or other similar and approved for the full length of the proposed works, include also for tile vents or Marley Universal ventilated ridgefast dry system detail, to eliminate moisture within dead space of roof.

Lead Valleys to be in code 4, lay lead work on timber support boards (19mm board cut between trussed rafters & supported on 50 x 25mm battens nailed to rafters. Top surface of support board must be flush with top of trussed rafters) Laid between the trussed rafters and sheathed in 4mm plywood between the tilting fillets. Lay all mortar bedding on an undercloak slip plane or similar. (cement sharp sand (1:3) bedding, the continuous length of valley, finish valley at ridge with lead saddle, dress lead into the gutter at eaves, rafter pitch below 25 degrees fascia board will require cutting to maintain the valley pitch. Valley width to be approximately 125mm. Alternatively contractor to incorporate proprietary GRP Dry Valley system, i.e. Marley Universal dry valley system or other similar and approved fully installed as per manufacturers recommendations.

LEAD WORK

Allow for flashings to all wall / roof abutments. All lead flashings, soakers, saddles and valleys to be in code 4.

CAVITY TRAYS

Provide DPC / Cavity trays to all openings in cavity walls and to extened 150mm either side of lintels. Allow for proprietary preformed cavity tray to wall / roof abutment.

LINTELS

All lintels to be "CATNIC" range (see proposed plan for location and references), or other similar and fully approved. All lintels to be laid with a minimum of 150mm at each end for end bearings, fully bedded on mortar ensuring that the window / door frames are located so that the drip on the front of the lintel projects forward of the frame. All to be insulated as standard and fitted to manufacturers recommendations.

DRAINAGE

All new drainage to be 100mm "Supersleeve" or other similar and approved, bedded in 150mm pea gravel, laid to a fall of 1 in 40 minimum.
Drains passing under building or within 900mm of foundation to be encased in 150mm concrete and to have a pre cast lintel over where passing through walling (see detail).

Any water underground services beneath the proposed works are to be diverted around extension, any other services are to be ducted.

New Chambers to be Proprietary UPVC 450mm diameter inspection chambers as indicated at all changes of level and or direction, all inverts to be checked on site once existing drainage location and depths are fully determined. All gullies to be trapped and have rodding access where serving branches.

Stub stacks
To consist of 100mm diameter Upvc proprietary above ground drainage system, with wash basins/sinks connected to the stub stack within 2.0m of the invert level of the drain and the wc floor level is to be within 1.3m of the invert level of the drain.
Air admittance valves
Proprietary air admittance valves fitted to sub stacks or soil and vent pipes should comply with BS EN 12380 and be installed in accordance with manufacturer's details, and valve is to be located above the spillover level of the highest appliance i.e. wash basin or sink.

SURFACE WATER

All surface water from proposed extension to discharge to soakaways via r.w.p. and gully. Soakaway to be minimum of 5.0M away from building and or Highway, make good to disturbed path and garden as required.

Contractor to ensure that ALL drain runs less than 600mm deep are fully protected with minimum 75mm concrete cover.

RAINWATER GOODS

Fix new gutters in 100mm round P.V.C.u with brackets at 1000mm centres and new 63mm diameter P.V.C.u downpipes (colour and profiles should match existing) with brackets at maximum 1500mm centres.

WINDOWS AND DOORS

Windows and Doors, style to match existing house to be double glazed units and to fully comply with Part L of the Building Regulations. Glass in windows and doors to be "K" glass (low emissivity) and to achieve a U - Value of 1.6 W/mk2. General contractor will be responsible for checking all dimensions on site prior to the manufacture. All opening lights to be multipoint locking. All windows to HABITABLE ROOMS to have purge ventilation equivalent to 16000mm2, ventilation via night lock capability. All glazing less than 800mm above finished floor level and to doors and side lights 1500mm high to be laminated or toughened safety glass to BS6206. For rapid ventilation provide one or more ventilation openings with a total area of at least $\frac{1}{20}$ th of the floor area of the room. Some part of the opening to be at least 1.75M above finished floor level.
Contractor to ensure that there is at least one opening per Habitable room that has a minimum opening of 550mm x 850mm high and that the bottom of the window should not be more than 1100mm and not less than 800mm above the floor for fire escape purposes.

ELECTRICS

All electrical installations to be carried out by a specialist firm and must also be a full member of NICEIC and must produce their registration certificate of the said council. To be also registered as a competent Domestic Installer to comply with the Building Regulations Part P self certification scheme. The whole of the works shall be carried out in accordance with the Seventeenth Edition of the IEE Regulations. The IEE on Site Guide, The IEE Recommendations on Selection & Erection, Testing & Inspecting. The Electricity at Work Regulation 1989. The Health and Safety at Work etc Act 1974, together with the recommendation and requirements of MANWEB. All exact locations of lights, switches, and sockets to be agreed on site between Client and Contractor.

Shower room to have IP54 2D surface mounted light fitting, available from AKW code 23133 or similar and approved.

ENERGY EFFICIENT LIGHTING

Include for energy efficient lighting to comply with Part L of the Building Regulations Approved Document as follows:-

No. of rooms Created	Recommended mIn Number of locations
1-3	1
4-6	2
7-9	3
10-12	4

Supply and fix 2no. 100W bulkhead type external luminaries, position agreed with client and of energy efficient type as per Part L

VENTILATION

Provide mechanical ventilation to rooms as follows :-

Shower Room - 15l/s

All mechanical ventilation to extract to outside air to be ducted in proprietary insulated ducts, with adjacent fused spur and switched via light with overrun timing device.

SMOKE / HEAT DETECTOR INSTALLATION

The work included in this specification is for the supply and fixing of smoke / heat detectors to comply with the Building Regulations of 1st June, 1992.
The contractor is to supply and fix detectors which shall be of a type from the mains with primary battery back up. The detector shall be fitted to a mounting pattress and of a photoelectric type. The detectors should not be fixed to or directly above heaters of any other place where steam, condensation or fumes could give false alarms.
All cables to be P.V.C. sheathed copper cable. The contractor shall on completion of the installation, ensure that the owner receives the manufacturers instructions concerning the operation and maintenance of the alarms.

HEATING

Existing Gas Central Heating System to be extended to accommodate 2 newly sized radiators in property extension. Contractor to allow engineer to calculate existing boiler capacity to determine if suitable for extended system. Radiators to be sited in each room to be agreed on site with client and heating contractor with the required kilowatt output as calculated by GAS SAFE registered Plumbing & Heating Engineer.
All radiators to be Rettig Compact Convector radiators by Rettig Heating Ltd, Rettig Park, Drum Lane, County Durham, Tel:- 01823 339 570, or other equal and approved.
Radiators to be fitted with Thermostatic Radiator Valves - AOL Lifestyle manufacture, or equal and approved. Ensure that all pipework susceptible to freezing is adequately lagged.

Supply and fit Dimplex Downflow Fan Heater model FX20V within proposed shower room.

PARTITIONS

All partitions to be in 100 x 50mm studwork with 12.5mm "Lafarge Dbcheck" board or similar equal and approved to achieve mass per unit area of 10 kg/m2 min. Voids to be filled with25mm "Rockwool Acoustic Partition Slabs", 100 x 50mm framework is to be formed on 100 x 50mm sole plate, additional framing installed where required i.e. around openings. All joints in boards to be filled and skrimmed prior to application of skim finish.

FITTINGS

W.C. to be Gerberit Aquaclean 8000 plus care to include 5 year servicing and maintenance contract all as per quotation ********* discharging to new inspection chamber and in place foul drain sewer. All instruction manuals & contacts for emergency & servicing arrangements to be left with client.

W.H.B. to be Ideal Standard,Image Corner Basin with full height pedestal available from Screw Fix code 3834J or similar and approved. With chrome finish lever mono basin tap, having 75mm deep seal trap and discharging to svp as indicated on plan, allow for thermostatic blending valve to be fitted to regulate water temperature.

New shower to be Mira Advance ATL Flex 8.7 kW complete with disabled pack. Position of slide bar and shower unit controls TO BE FULLY AGREED WITH BOTH OT AND CLIENT PRIOR TO INSTALLATION I.E. AT FIRST FIX STAGE FOR BOTH PLUMBING AND ELECTRICS, failure to consult could result in a reposition upon completion at contractors cost.

Shower tray to be AKW Tuff - Form complete level access set into floor complete with TF75 Gravity waste, size of tray to be 1300 x 820mm code 21030, & trimmed if required to suit aperture, shower to discharge into foul system via trapped gully as indicated.

Full height 1800mm weighted shower curtain and rail to be fitted to shower enclosure, allow to supply and fit standard drop rod for additional support to track if required.

AKW Medicare - orders Tel no. 01905 823299 general enquires - 01905 823298.

Supply and fit a high performance wet area slip resistant floor covering throughout shower room to have a slip resistant test of 35 to include a skirting upstand incorporated within the floor covering (shower room) with all joints welded as per manufacturers instructions.
"POLYSAFE HYDRO", ALTRO PISCES or "GERFLOR TERASAFE ULTRA" colour to be clients choice.

INTERNAL DOORS

To be 926 x 2040mm, Doors to be Howdens style 6 panel grained code DIC1971 HOWDENS JOINERY Tel :- 01978 356260 or similar and approved, allow for new frame, architraves, one paiir lever handles with thumb style turn lock to shower room door, and 1 $\frac{1}{2}$ pairs 100mm butt hinges.

TIMBERS

All architraves and skirtings to match existing, (torus)
All new woodwork allow for knotted, stopper, primer with one coat undercoat and 2 coats of full gloss / stained finish, contractor to liaise with client.

ADDITIONAL NOTES

Provide 150 x 150mm glazed ceramic wall tiles to be white in colour, basic style only full height within shower room complete.

Any pipe work in roof space to be fully insulated.

Any services below extension to be ducted.

Contractor to make good to all disturbed areas and is to take extreme care when knocking through for new openings / blocking up existing as client will be living in during the contract works.

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) ASBESTOS
Any suspected asbestos/contaminated material/soil/lead paint is to be inspected by a specialist. Asbestos is to be removed and disposed 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 Health and Safety Executive

2) EXISTING SERVICES (unknown)
Plumbing, drainage, heating appliances, electrical services etc that need to be altered, modified, adjusted, or re-sited to facilitate the new building works, should be carried out by a suitably qualified and experience specialists or registered competent persons, tested and appropriate certification issued where necessary. Existing services should be located, altered/ modified/ relocated as necessary, including sealing up, capping off, disconnecting, removing redundant services where required.

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 - to be drawn up by Principal Designer . The principal contractor on site will be responsible for developing and collating relevant information and handing it to the client on completion.

REVISION A:- September 2017
Internal Door D4 added to Lobby area.

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WREXHAM COUNTY BOROUGH COUNCIL.
STEPHEN. T. BAYLEY
HEAD OF HOUSING AND ECONOMY,
HOUSING AND ECONOMY DEPARTMENT, RUTHIN ROAD
WREXHAM. LL13 7TU

Project: DFG at 47 Cherry Tree Road, Bradley, Wrexham, LL11 4DN			
Detail: Proposed Bedroom & Shower Room Extension			
Drawn / Checked: P.M.W.	Date: February 2018	AutoCad File Ref:	
Scale: 1:50 & 1:100	Project No: PD2017/020	Dwg No:	Rev: