

EXISTING WINDOWS / GLAZING

Existing windows to be removed and stored for reuse elsewhere within the build to allow for new windows. Where existing framework is being retained, timber to be inspected. Any defective timber within the frames to be examined to determine if it needs replacing or if the bad areas can be cut out and treated/filled. Framework that needs replacing to be square softwood section with curved beading edging internally. Contractor to make good where necessary.

WINDOWS / GLAZING

All windows are to comprise sealed slim line double glazed units set within good quality softwood frames to local authority approval. Frames within original building to be painted off white to Conservation Officer's approval. Frames within new extension to have untreated oak finish to Conservation Officer's approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as 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 450mm wide. Window cill is to be positioned to ensure that cill level is within 1100mm of 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 laminated toughened safety glass in accordance with BS 6206 and permanently marked.

Where window cills are within 800mm of first floor level contractor to allow for removable guarding formed with balustrade or similar. Rear windows to Master Bedroom be fitted with laminated toughened safety glass in accordance with BS 6206 and permanently marked. Glazing to be fixed to provide containment.

EXTERNAL DOORS

Existing doors to be removed and where applicable frames to be retained. Where frames are being retained contractor to inspect for any defective timbers. Defective timber to be examined to determine if it needs replacing or if the bad areas can be cut out and treated/filled. Timber is to then be treated with some form of preservative to ensure they are fully protected from the elements. New doors to be installed as detailed to designs as indicated on elevations. Contractor to make good where necessary.

PLASTERING

Existing internal plasterwork to be inspected for signs of damage. Any defective plasterwork to be repaired and made good with a lime plaster finish.

IRONMONGERY

All ironmongery throughout the building is to be suitably cleaned and overhauled by a method that would not damage or corrode any of the fittings. Any parts that are missing are to be replaced with new fittings to match existing and to Local Authority Conservation Officers approval. All works in relation to ironmongery to be specified by specialist manufacturer.

FIRE DETECTION

Provide mains operated interacting smoke/heat detectors at the positions indicated on floor plans. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one unit must be audible throughout entire building. Smoke detectors to be positioned 300mm minimum away from walls and lights. Detection units are to be interlinked to ensure early warning of fire is achieved.

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.

HEATING

Dwelling to be heated by means of air source heat pump, located to the rear, to specialist manufacturer's specification. System fitted with time and temperature zone control system. *All works in relation to air source heating system to be as per specialist manufacturer's specification.*

EFFICIENT LIGHTING

100% of new fixed light fittings to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that extension has efficient light fittings of more than one per 25m². Otherwise, ensure 100% of all new fixed light fittings are fitted with lamps of at least 40 lumens / circuit watt luminous efficiency and replace all other bulbs within the property with energy efficient bulbs.

MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchen, Utility, WC, Bathroom and En-suites by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:

Kitchen: Cooker hood to extract at a rate of 30 litres per second. Duct at high level and terminate through rear external wall. Ducting to be boxed in.

Utility: Wall mounted fan to extract at a rate of 30 litres per second. Fan to duct through rear external wall.

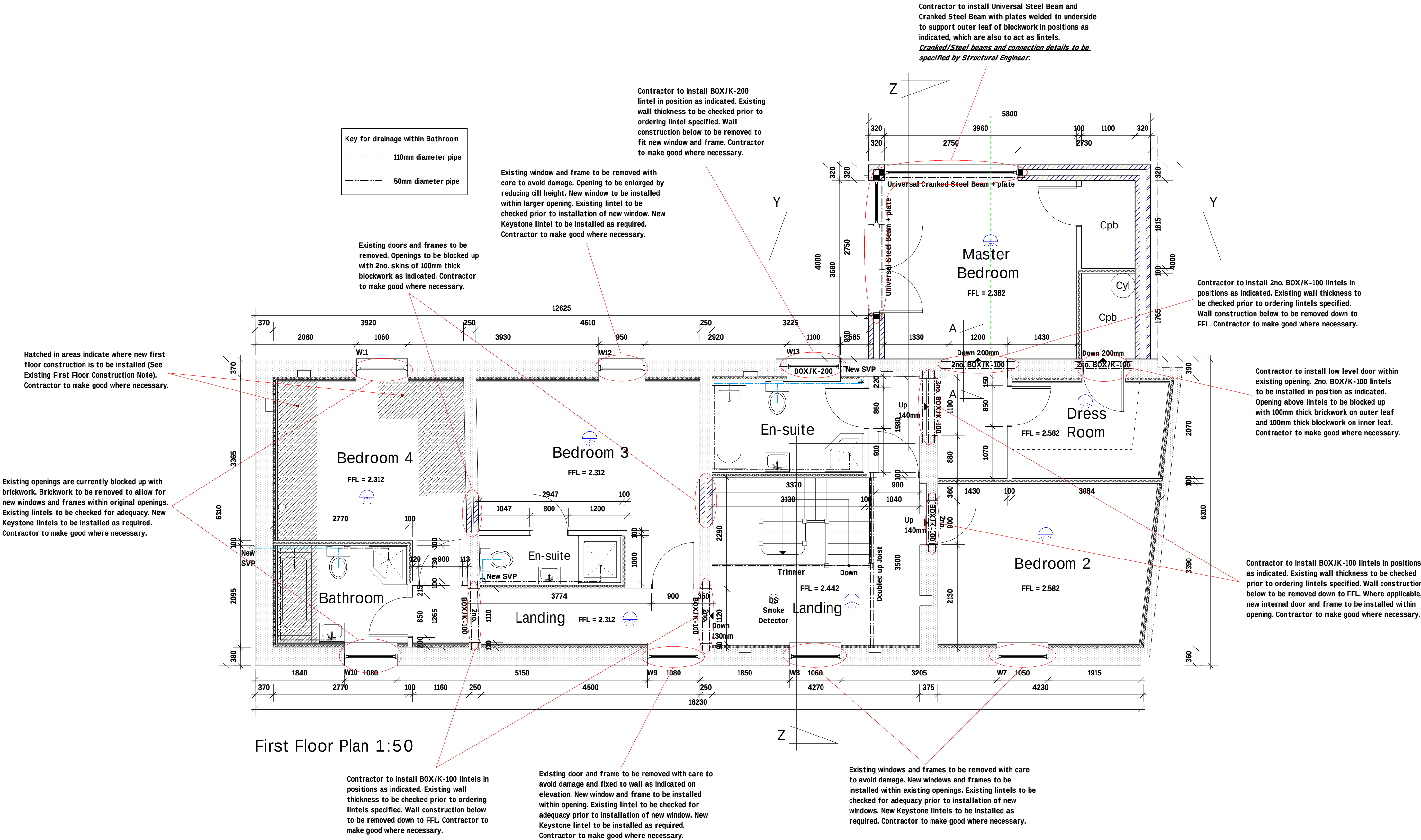
WC: Wall mounted fan to extract at a rate of 6 litres per second. Fan to duct into Utility ducting and terminate through rear external wall.

Bathroom and En-suites: Ceiling mounted fans to extract at a rate of 15 litres per second. Duct through roof void and terminate at tile vent terminal on rear roof slope. Fan to be operated in conjunction with light switch with a 15 minute over run facility.

Vents to be covered with weather proof grilles at points of discharge to external air. Where mechanical ventilations duct through masonry walls, contractor to make good with a lime and sand mortar/plaster mix. All grilles to termination points of vents to be cast iron powder coated black.

JULIET BALCONY

Juliet balcony guarding is to be designed and fabricated by specialist manufacture and to be fixed to masonry wall. Balcony to be 1100mm above first floor level. Guarding to be able to withstand a horizontal uniformly distributed line load of 0.74kN/m and to comply with BS6206. Contractor to ensure that a 100mm diameter sphere cannot pass through any gaps within its construction. Specialist manufacturer to provide details to local authority building control.



First Floor Plan 1:50

PLEASE READ IN CONJUNCTION WITH LISTED BUILDING JUSTIFICATION STATEMENT (LBJS).

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK.

Please read in conjunction with Engineer's Specification and SAP Assessor's Report

Rev	Date	Detail	Initial
D	07/16	Material Finish Amends	S.M.E.
C	04/16	Building Regulation Amends	S.M.E.
B	04/16	Building Regulation Amends	S.M.E.
A	02/16	Design Amends	S.M.E.

Project: Proposed Alterations at Holt Lodge Farm, Hugmore Lane, Wrexham, LL13 9YE.	
Title: First Floor Plan	Scale: (A1) 1:50
Drawn By: S M Eltham	Date: Feb 2016
Drawing No: Y003/006	Sheet: 2 of 4