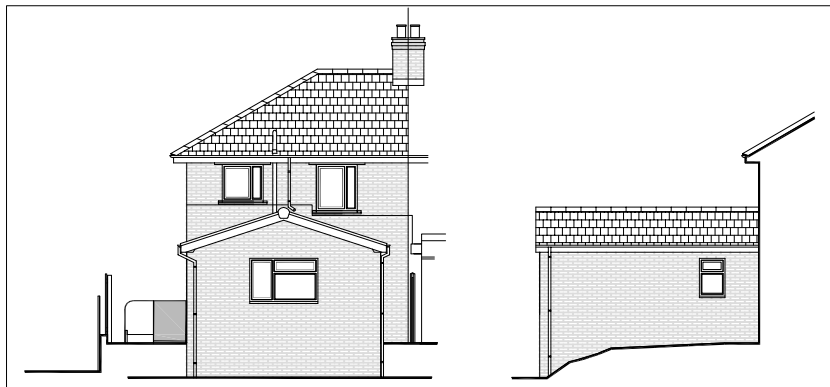


PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

SCHEDULE OF WORKS AT:-
No. 6 Ffordd Owain, Brymbo, Wrexham, LL11 2 5AY

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. Selected cavity wall foundation to be 625mm wide X 225mm thick plain C20 concrete to a minimum depth of 900mm. 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 150mm minimum below the invert of any below ground drain runs within proximity.

BRICKWORK BELOW DPC
Frost resisting concrete commons with a minimum compressive strength of 21n/mm to inner and outer leaves, with clean mc concrete cavity fill to 2 courses below ground level. Provide weepholes at 450mm centres in perpends in course below DPC, allow for 1 no. facing brick below finished ground level. Contractor may use a Thermalite Trench Blocks as an alternative.

GROUND FLOOR CONSTRUCTION
U-value of 0.18 W/m2K, 75 mm thick sand / cement structural screed trowel smooth finish with 500g separating layer between foil backed insulation and screed if required (apply manufacturers details) on 100mm Kingspan Kooltherm K3 floorboard insulation, include for 25 mm thick insulated up-stands between screed and external walls on 1200g (300micrometer) continuous polythene damp proof membrane / radon gas barrier, taken across cavity, cut back from face of masonry wall by at least 15mm to avoid capilary action and ingress of water, lapped and sealed at all joints and linked to DPC's in wall. To provide basic radon gas protection, the damp proof course within the cavity wall should be in the form of a cavity tray and sealed to the DPM. Sealing of joints in the barrier and sealing around service penetrations are also required with radon gas proof tape.
PCC beam and block system to be supplied and fixed in accordance with beam manufacturer's plan, layouts and details copies of which are to be forwarded on to CA and Building Control and to be approved before works commence on site (conditional approval sought for this item) Typically beams are laid to have minimum 100mm min. bearing onto DPC course and load bearing walls, wet and grout all joints with 1:4 cement sand mx, below non-load bearing parallel partions provide double beams, sub structure void to ventilated on opposing sides to give cross ventilation using 225mm 75mm proprietary ventilators fitted to manufacturers details at 2.0M centers and 450mm from wall corners. Sub floor level to be above external ground levels, contractor to remove all top soil and vegitation beneath new floor on mechanically compacted hardcore in 150mm min layers.

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 bed together using wall ties to BS1243 type suitable for 125mm cavaties, positioned at 750mm horaontal 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 Kootherm Cavity Closers 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/m2

EXISTING WALLS
External face of existing walls 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, shower room, Lobby & Bedroom 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 18 degrees with wall plates at 2325mm high, ensure trusses are designed oversized to accommodate specialist ceiling track hoist system . 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 100mm galvanised ms vertical restraint straps to minimum 1.0M centres, 30 separating layer between foil backed insulation and screed if required (apply manufacturers details) on 100mm Kingspan Kootherm K3 floorboard insulation, include for 25 mm thick insulated up-stands between screed and external walls on 1200g (300micrometer) continuous polythene damp proof membrane / radon gas barrier, taken across cavity, cut back from face of masonry wall by at least 15mm to avoid capilary action and ingress of water, lapped and sealed at all joints and linked to DPC's in wall. To provide basic radon gas protection, the damp proof course within the cavity wall should be in the form of a cavity tray and sealed to the DPM. Sealing of joints in the barrier and sealing around service penetrations are also required with radon gas proof tape.
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5.

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 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 with 50mm clearance infill with flexible foam material, Mask opening on all sides with rigid sheet material to prevent entry of fill or vermin.

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

INSPECTION CHAMBERS & GULLIES
New Inspection Chambers is to be constructed to satisfy Welsh Water guidance 4 Welsh Ministers Standards for Gravity Foul Sewers Lateral Drains i.e. to be in engineering brick, or pre cast concrete sections and work carried out by accredited contractor only to ensure S106 Adopted Agreement 4 SSIP Health Safety Assessed Contractor along with a copy of Access to Asset Process AP02 is all in place, chamber covers to be mechanically fixed and suitable for vehicular loads in drives.
All gullies to be trapped and have rodding access where serving branches.

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/m2. 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 1 6000mm2, 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 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 Eighteenth 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.

Contractor to ensure fused spur outlet near wash hand basin location for future installation of electrically operated rise and fall unit.

Contractor to allow for fused spur near toilet for future installation of washer / dryer style toilet.

Fused spur required within proposed bedroom / bathroom for ceiling track hoist system, position to be agreed and consultation to take place with client / OT and specialist firm.

Bathroom and proposed Bedroom to have a series of flush fitting LED spot lights with a low enough profile giving adequate clearance for passage of ceiling track hoist. Contractor to consult with hoist company. 10 no. in total in banks as agreed with client.

Standard light fitting within lobby area.

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 3no. 20W LED PIR FLOODLIGHT type external luminaires, with motion sensor position agreed with client and of energy efficient type as per Part L available from Screw Fix code 20839P or similar and approved, Location to be approved and agreed with client , and not to point at adjacent neighboring properties without prior consent.

VENTILATION
Provide mechanical ventilation to rooms as follows :-

Bathroom - 15l/s
Kitchen - 60 l/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 the 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 Heating System to be extended to accommodate 3 newly sized radiators in property extension. **Radiators to be Oversized for additional heat due to clients condition**.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 registered Engineer for rooms to be heated.
Confirmation from Gas Safe registered installer that existing boiler will be suitable to serve the proposed dwelling as extended.(conditional approval sought)
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.

PARTITIONS

All partitions to be in 100 x 50mm studwork with 12.5mm "Lafarge Dicheck" 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 skimmed prior to application of skim finish.

FITTINGS

W.C. to be standard heigh (400mm) - close coupled toilet, white in colour, client to be offered a choice of basic styles complete with cistern and either spatula level flush handle or push type to be discussed and agreed with client, discharging to existing foul via proposed inspection chambers & sup as indicated on plan. Fused spur fitted near by for future installation of washer dryer toilet.

W.H.B. to be standard white type basin, client to be given choice of basic style with sem pedestal design, position and height fully agreed with client and OT. To have single or double tap holes, client to choose with mono block chrome lever tap or one pair chrome finished lever taps, Thermostatic blending mixer valve to be fitted and regulated at a temperature to suit client to avoid scalding. Plug & Chain to be provided & Having 75mm deep seal trap and discharging to Inspection chambers via trapped stub stack as indicated on plan. Fused spur fitted near by for future installation of rise and fall unit.

Specialist Rise & Fall height adjustable bath to be Astor Bannerman KIVA model complete with neatfold over bath stretcher & thermo tap. Contractor to allow for liaising with specialist company for delivery, installation and commissioning and is to ensure that ALL pre-installation preparation is completed to specialist guidelines beforehand.
The bath will require a 1 off 230volt, 1.25 kW, waterproof flex outlet located at either end of the bath (see pre installation guidance) Supplied from a protected fused spur.
All specialist items as per quotation including a full 5 years service contract (1 visit per annum) and Extended warranty, all documentation, operating instructions and contact numbers to be handed over to client.

Supply and fit a high performance wet area slip resistant floor covering throughout toilet room with all joints welded as per manufacturers instructions.
Include for coved skirting upstands throughout bathroom."POLYSAFE QUATTRO" or ALTRO PISCES / AQUARIUS colour to be clients choice.

INTERNAL DOORS
D1,2,3 &4 to be 2040 x 926mm, Doors to be Howdens style 4 panel grained oak/ DIC1871 or similar and approved, allow for new frame, architraves, one pair lever handles and 1 ½ pairs 100mm butt hinges. D4 to be installed in pocket style system, allow for soft closing mechanism and all hardware including recessed circular pull / push handle and thumb turn style privacy lock.

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 & SPECIFICS
Provide 150 x 150mm glazed ceramic wall tiles to be white in colour, basic style only full height within bathroom complete.
Any pipe work in roof space to be fully insulated.
Allow loft access point within ceiling agreed with client
Any services below extension to be ducted.
If required and not already done so the following to be undertaken :-
If the dwelling has uninsulated or partially insulated cavity walls, fill with insulation where suitable; and if there is no loft insulation, or it is less then 200mm thick, provide 250mm insulation or increase it to 250mm; and Upgrade any hot water cylinder insulation as follows:-
If the hot water cylinder is uninsulated, provide a 160mm insulated jacket; or if the hot water cylinder has an insulated jacket less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm, or if the hot water cylinder has factory fitted solid foam insulation less than 25mm thick, add an 80mm insulated jacket.
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 may be living in during the contract works and notification / forward planning will be required when this work is programmed to be carried out.

BEDROOM:-
Multiple electrical points within the room for medical devices and sensory play equipment
4 x sockets within close proximity of the bed for powered adjustable bed, mattress and medical devices
Fused spur near doorway for future assistive technology.
Suitable heating, lighting and ventilation. Lighting to have dimmer facility to enable night time care giving tasks
Flush lighting, and electrical point at ceiling height for hoist installation/clearance.
BATHROOM:-
Flush lighting for hoist clearance.
Standard WC with access for use of assistive equipment, discuss with OT
Fused spur to side of toilet for future washlyn toilet facility
Standard wash hand basin, with fused spur for future powered adjustable basin.

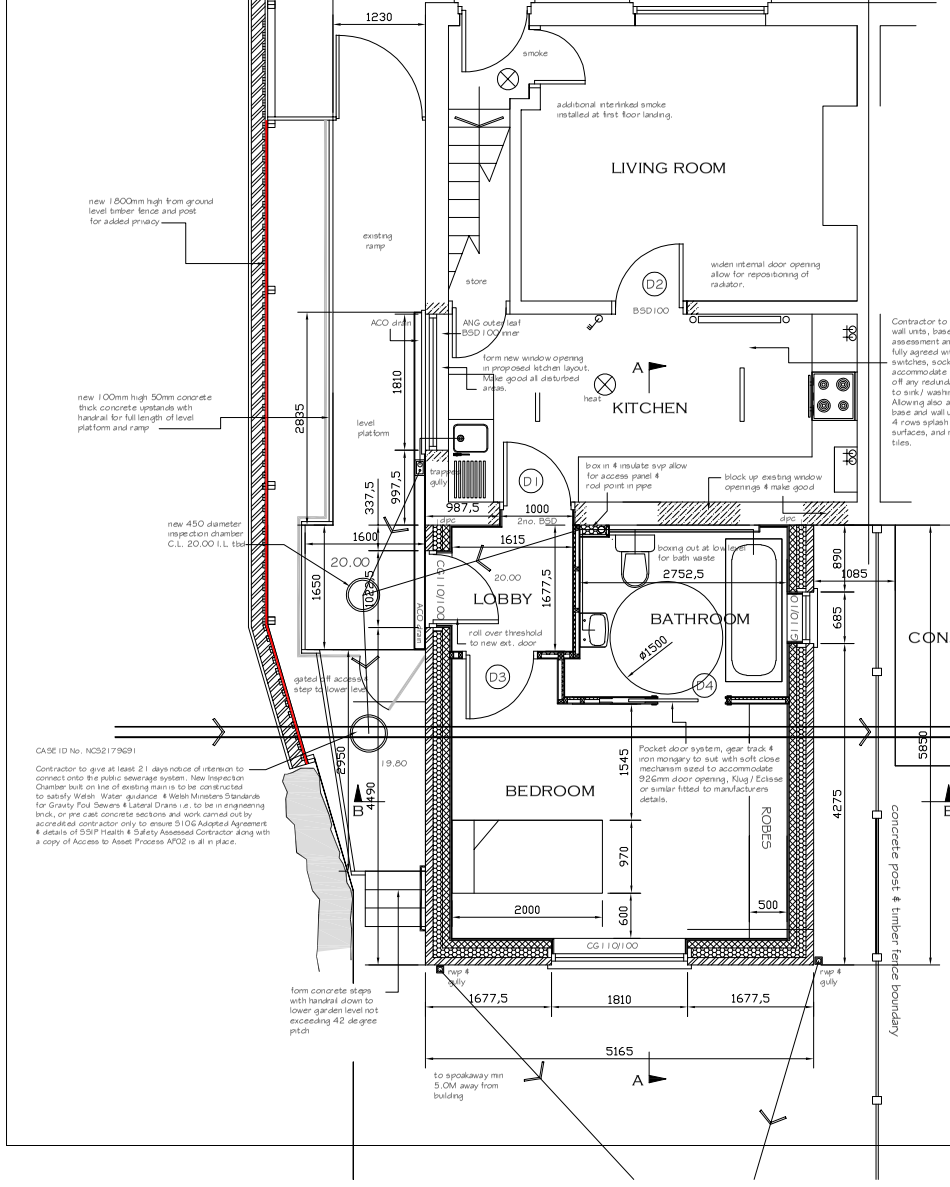
Variable height bath with changing platform, with anti-scald thermostat controlled taps to specialist specifications, allow for all pre installation works as guidance.

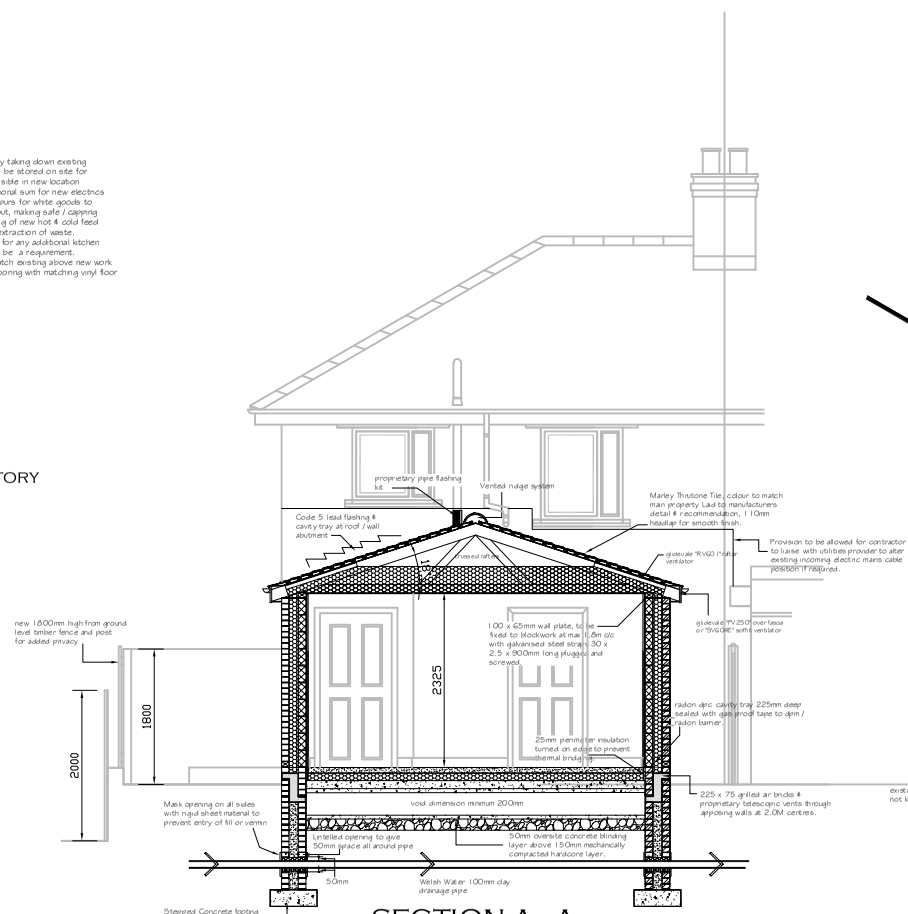
Slip resistant flooring to whole area.

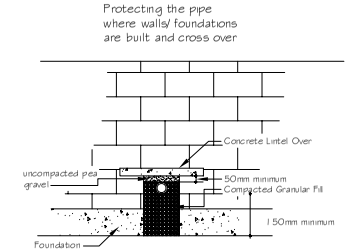
The Domestic Client duties under CDM2015 must be undertaken by the contractor, or where there is more than one contractor, the Principal Contractor.
Contractors in Domestic Projects must be aware of their client duties under the Construction (Design and Management) Regulations 2015. Should this not be 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:

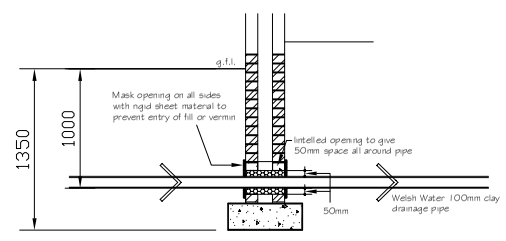
// ASBESTOS
Any suspected asbestos/contaminated material/soil/lead paint is to be inspected by a specialist. Asbestos is to be removed and disposed off site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2012.
Further information regarding the above can be obtained from the Health and Safety Executive

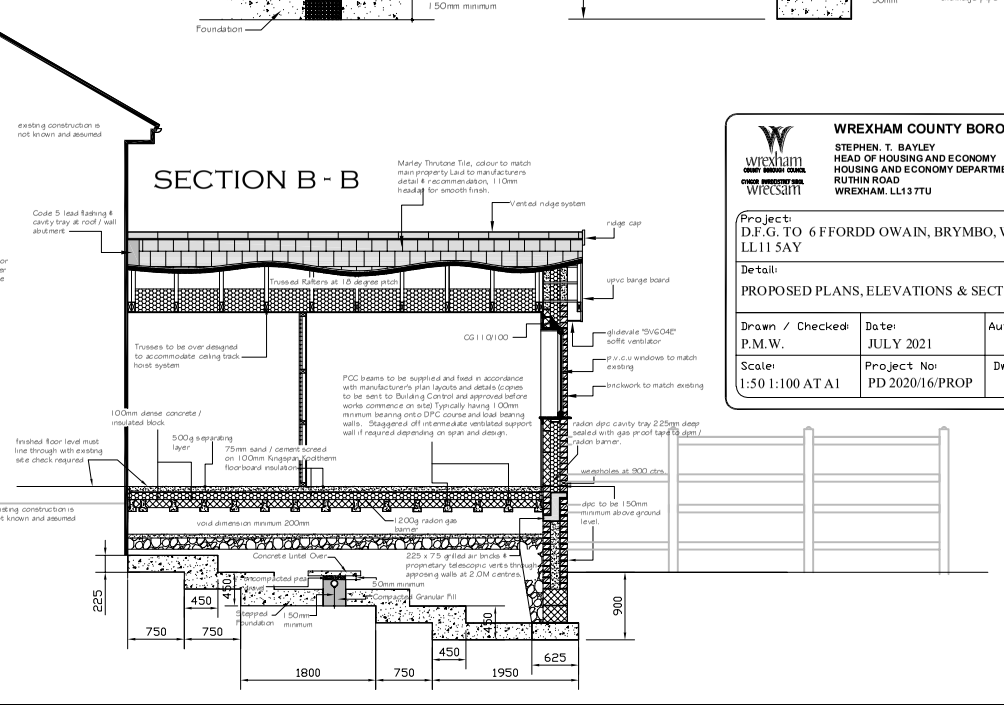
// EXISTING SERVICES (unknown)
Plumbing, drainage, heating appliances, electrical services etc that need to be altered, modified, adjusted, or re-sited to facilitate the new building works, should be carried out by a suitably qualified and experience specialists or registered competent persons, tested 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.











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

Project: D.F.G. TO 6 FFORDD OWAIN, BRYMBO, WREXHAM, LL11 5AY			
Detail: PROPOSED PLANS, ELEVATIONS & SECTION			
Drawn / Checked: P.M.W.	Date: JULY 2021	AutoCad File Ref:	
Scale: 1:50 1:100 AT A1	Project No: PD 2020/16/PROP	Dwg No:	Rev: