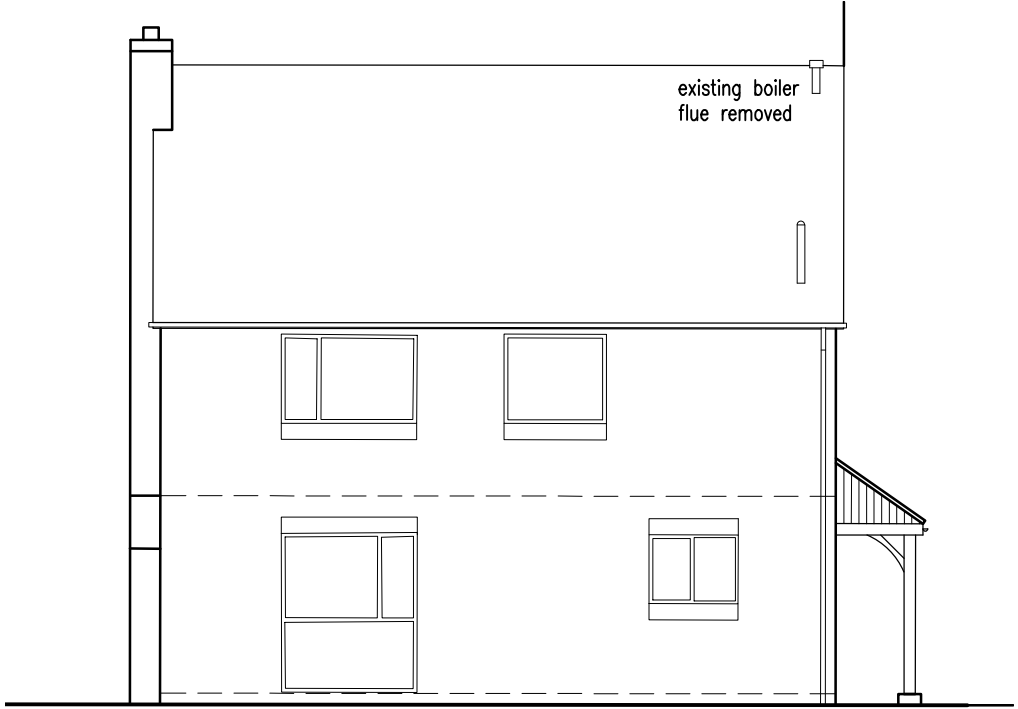
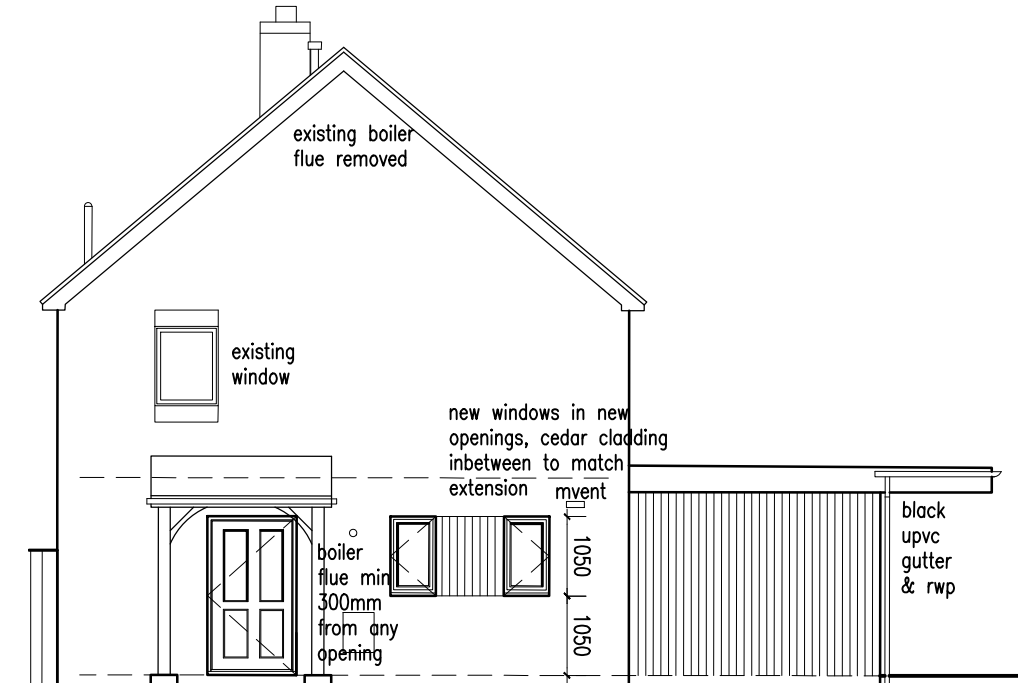




Proposed Front Elevation
Scale 1:100



existing porch roof retained, windows/door and brick pillars removed and replaced with oak beam and posts in brick footings

Proposed Side Elevation
Scale 1:100

DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 2015 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 40 falls

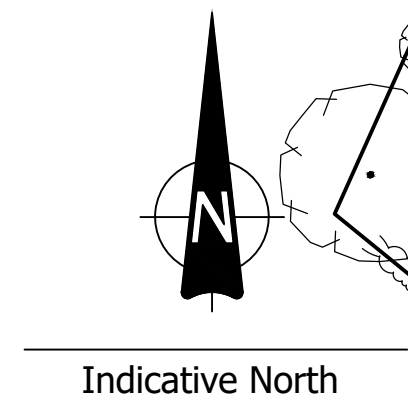
Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers

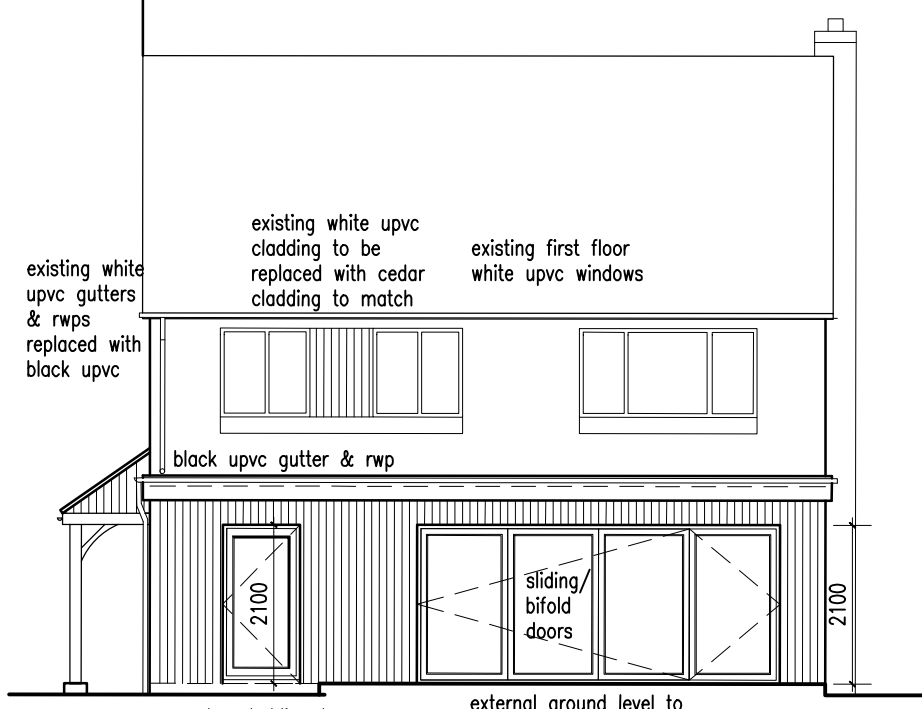
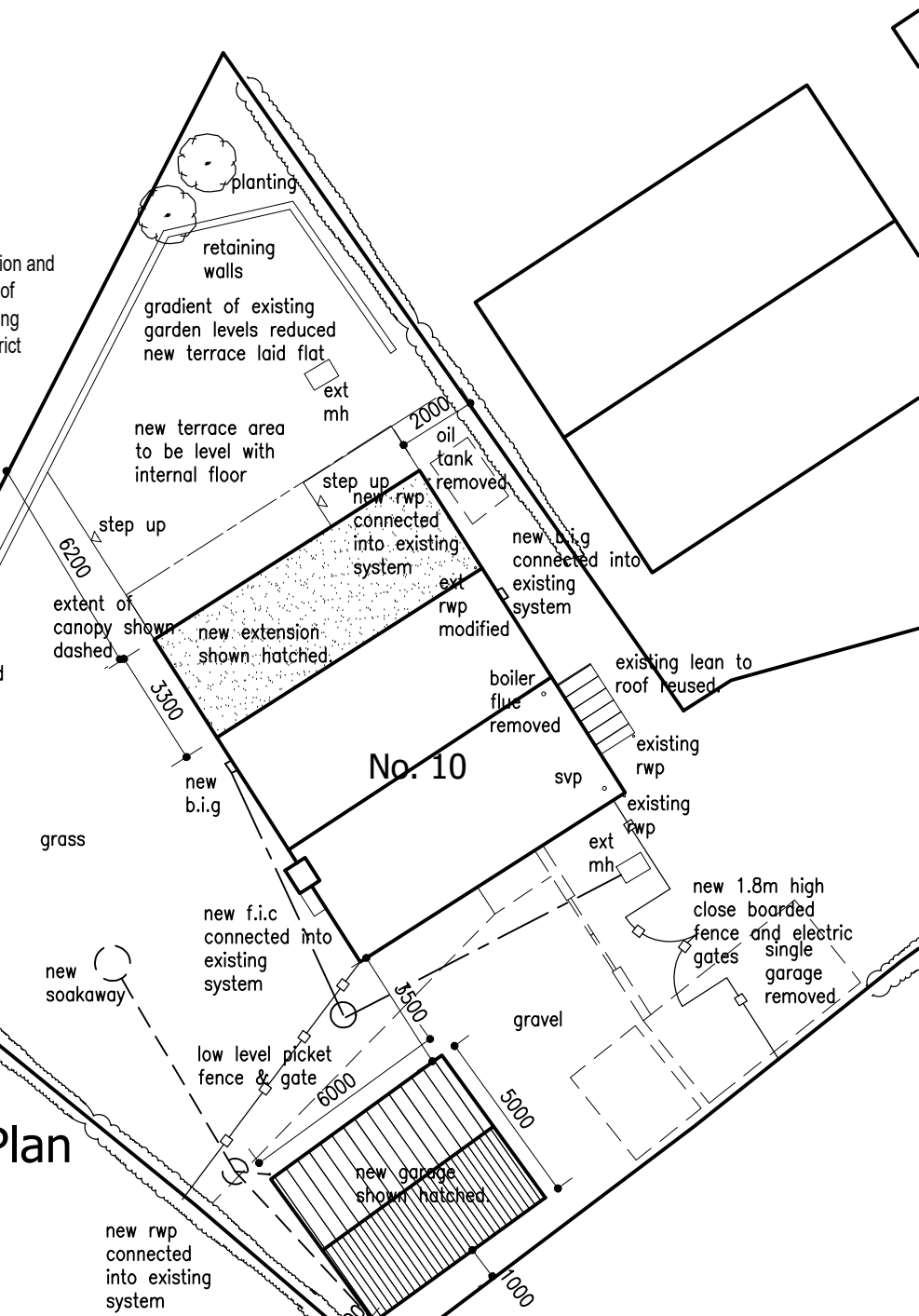
- Fic Foul chamber
- Sic Storm chamber
- 100dia foul drain
- 100dia storm drain
- s/s Stub stack
- s/vp Soil vent pipe
- dsc Direct sealed connection
- big Back Inlet Gully
- rwp Rainwater pipe

Soakaway to BRE Digest 365, min 5m from any adjacent property. Location and sizes of soakaways subject to porosity tests for absorption rates. Design of soakaways to be submitted to and approved by the Local Authority Building Inspector. Percolation tests and design method for soakaways to be in strict accordance with the procedure laid down in the NHBC Standards 5.3.11.

All extg drainage outfalls to be located and assessed for possible re-use



Proposed Roof & Site Plan
Scale 1:200



Proposed Rear Elevation
Scale 1:100

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zedex d.p.c. to BS5515 1984 to internal and external leaf. 75mm conc. screed on 300mu dpm on 100mm Celotex GA4000 insulation board - max. U-value 0.18W/m²K on Visqueen 300mu d.p.m. lapped into horizontal d.p.c. on 100mm concrete floor slab on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab. Exclude insulation board and additional layer of dpm to garage floor construction. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector.

WALLS
Externally of 325mm cavity construction comprising cedar cladding (grade fib) battened on to concrete blockwork outer skin, 125mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock Hemelite) lightweight concrete block or similar - min 0.21m²/W thermal resistance). DRI-THERM or similar insulation to cavities. 225mm stainless steel Cavity ties to BS EN 845-2:2013 + A1:2016 staggered at 150mm horizontally and 450mm vertical centres, 225mm around openings. Internal finish of 12.5mm plasterboard on dabs - all to achieve maximum U-value of 0.21W/m²K. Internal ground floor walls of 100mm load-bearing blockwork with 2 coat plaster system each side. Studwork partitions of 100mm x 50mm ashwood framework, compressed quilt (quilt mass equivalent to 10kg/m²) and 12.5mm plasterboard (Gypsum wallboard 10 | 10kg/m²) (or similar approved) and skim either side. 100mm load-bearing blockwork walls to first floor where indicated, metal strapping to all wall abutments.

Note: If existing cavity walls are partially or not insulated, fill with insulation where possible.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Linels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Linels to specialist design where indicated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

WINDOWS
Double glazed upvc windows, style as indicated 16mm argon filled air gap and a low-E coating to inner pane. All to achieve max U-value 1.8W/m²K. Where opening lights open more than 30 degrees or are sash windows, the opening lights are to be at least 120th of the room floor area to all habitable rooms. Where opening lights open less than 30 degrees, the opening lights are to be at least 1/10th of the room floor area to all habitable rooms. All new windows to be fitted with trickle vents set min 1700mm above floor level. Provide draught seals to all windows, doors and rooflights. Glazing to all doors and rooflights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. All habitable rooms are to have glass windows with a clear glass opening of 0.33m² min 450mm wide by 450mm high, with the sill height 800-1100mm above FFL. First floor windows with a sill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL OR fitted with width restrictors. Controls for all operable windows and skylights are to be located so that they may be opened, closed or adjusted safely. All window frames to comply with BS Publication PAS24:2016 or better. All windows to be mechanically fixed to the building structure.

DOORS
sliding/bifold doors to later details by specialist supplier/installer

STEELWORK

Steel work & padstones as indicated to Structural Engineer's details and calculations. 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum 1 hr. fire resistance or intumescent paint coating to manufacturers specification

ROOF

Canopy roof areas of 100mm x 38mm C16 rafters at 450mm centres.
Code 4 lead flashing to roof junctions and all valleys. Provide draught stripping and bolt to all roof access traps. metal strapping to all roof abutments.

FLAT ROOF

IKO Armourplan SM (or similar) single ply membrane by specialist on 18mm approved plywood deck on 145mm Kingspan TR27 insulation board secured through vapour barrier on 12mm plywood deck to flat roof joist/fining strips as manufacturer's requirements. 12.5mm plasterboard and skim coat ceiling all to form warm deck construction and to achieve a max U-value of 0.15W/m²K. Provide firing strips laid to fall at min 1 in 40 to suit. All in accordance with manufacturer's details.

NEW ROOF AREAS ABUTTING EXISTING WALLS

Where new single story extension meets existing external walls (new horizontal roof abutment meets the existing wall) incorporate new cavity tray into existing wall, terminating minimum 75mm above highest point of roof pitch as it abuts wall, provide weep vents at 450mm c/c. (Note - cavity tray must terminate above lead flashing to roof) metal strapping to all roof abutments.

EXISTING ROOF

Remove existing oil boiler flue and make good roof area, re tile with matching tiles. If no loft insulation present, or where it is less than 200mm thick, provide 250mm insulation or increase to 250mm.

BOILER

comb boiler as indicated. Flue to terminate minimum 300mm from any adjacent openings and in accordance with Gas Safe Register Regulations and Guidelines. (Gas)Heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling. Provide and supply commissioning instructions to end user.
Minimum boiler efficiency - 89%

NOTICE PLATES

Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

CHIMNEYS

Where existing chimneys are to be re-used, existing flue to be swept clean prior to installation of HETAS approved flue liner system appropriate to the appliance to be fitted.
Slate patterned metal flue (internal) fitted in accordance with manufacturer's details and installation instructions. Slatik internal flue or similar approved. Ensure no combustible material within 50mm of flue. Fireplaces with fire guard anchorage and hearth, 150mm each side, 500mm in front of opening. Flues to be vertical wherever possible, bends/slopes to be incorporated only when required to get flue to external location.
Constructional hearth to be 125mm (min.) thick in accordance with AD Part 4, Diags. 24-27.

RAINWATER GOODS

New black upvc rainwater goods to match existing with 65mm downpipes.

BACKGROUND VENTILATION

Background ventilation to be min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms (with external walls). All internal doors are to have a 10mm undercut.
Ensure all new or replacement windows incorporate trickle vents at min 1700mm above floor level.

EXTRACT VENTILATION

Mechanical ventilation is to be installed:
Kitchen extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
Utility extractor fan capable of 30 l/s
Bathroom/en-suite/WC extractor fan capable of 15 l/s
with 15 minute over run & connected to light switch (internal WC's only)
All ducts to be in rigid pipework where possible & insulated where passing through roof voids etc.
All to be in line with the HM Government document 'Domestic Building Services Compliance Guide'.

SMOKE ALARMS

Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with BS EN 14604 & installed to BS 5838 part 6, (min. Grade D, Cat. LD3)

BUILDING REGULATIONS PART L

CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the Communities & Local Government document 'Accredited Construction Details - June 2007, 1st Edition'.

BUILDING REGULATIONS PART P

ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to do so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS7671:2018 18th edition and certification to be provided.
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

LIGHTING EFFICIENCY

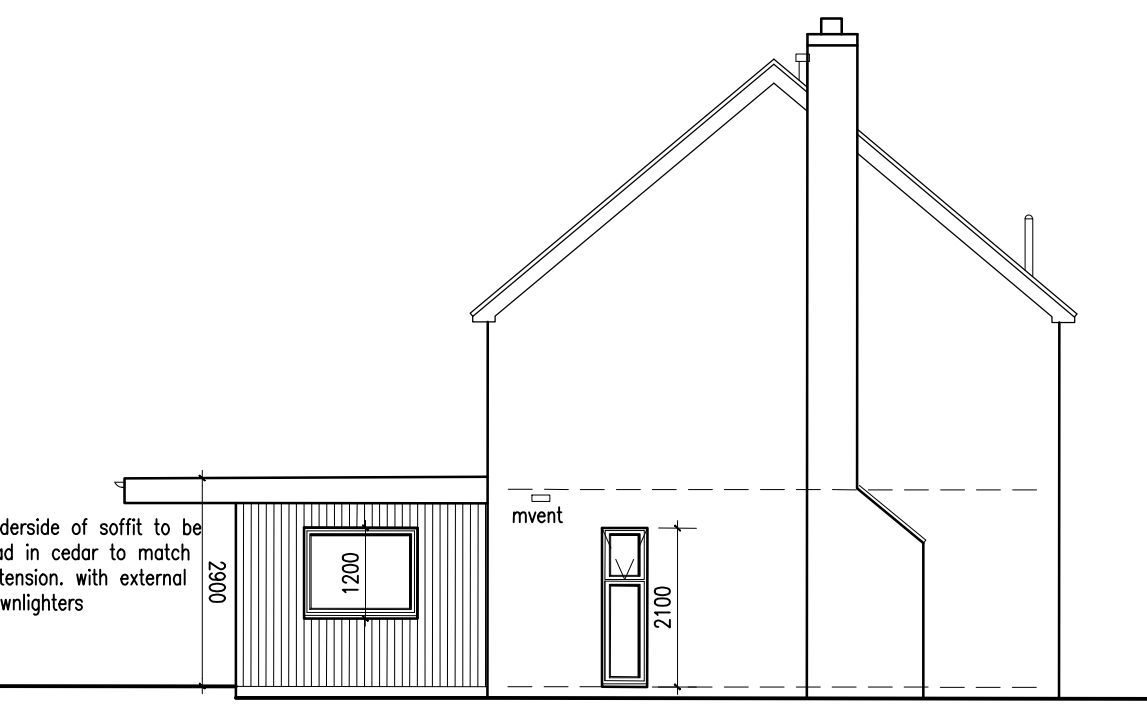
Reasonable provision of efficient light fittings to number not less than the greater of: one per 25m² of dwelling floor area or part thereof. OR three per 4 fixed light fittings.
Efficient light fittings are those that only take lamps having a luminous efficacy greater than 45 lumens per circuit watt.

External lighting system to include:

Automatic extinguisher when there is enough daylight, and when not required at night, OR have sockets that can only be used with lamps having an efficacy greater than 45 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

CARBON MONOXIDE ALARM

Carbon monoxide alarms to be fitted in all rooms with a solid fuel appliance. Alarm should comply with BS EN 50291:2019 + A1:2012 and be powered by battery designed for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Alternatively, a mains powered Type A alarm to BS EN 50291 with fixed wiring (not plug in type) may be used provided they are fitted with a sensor failure warning device.



Proposed Side Elevation
Scale 1:100

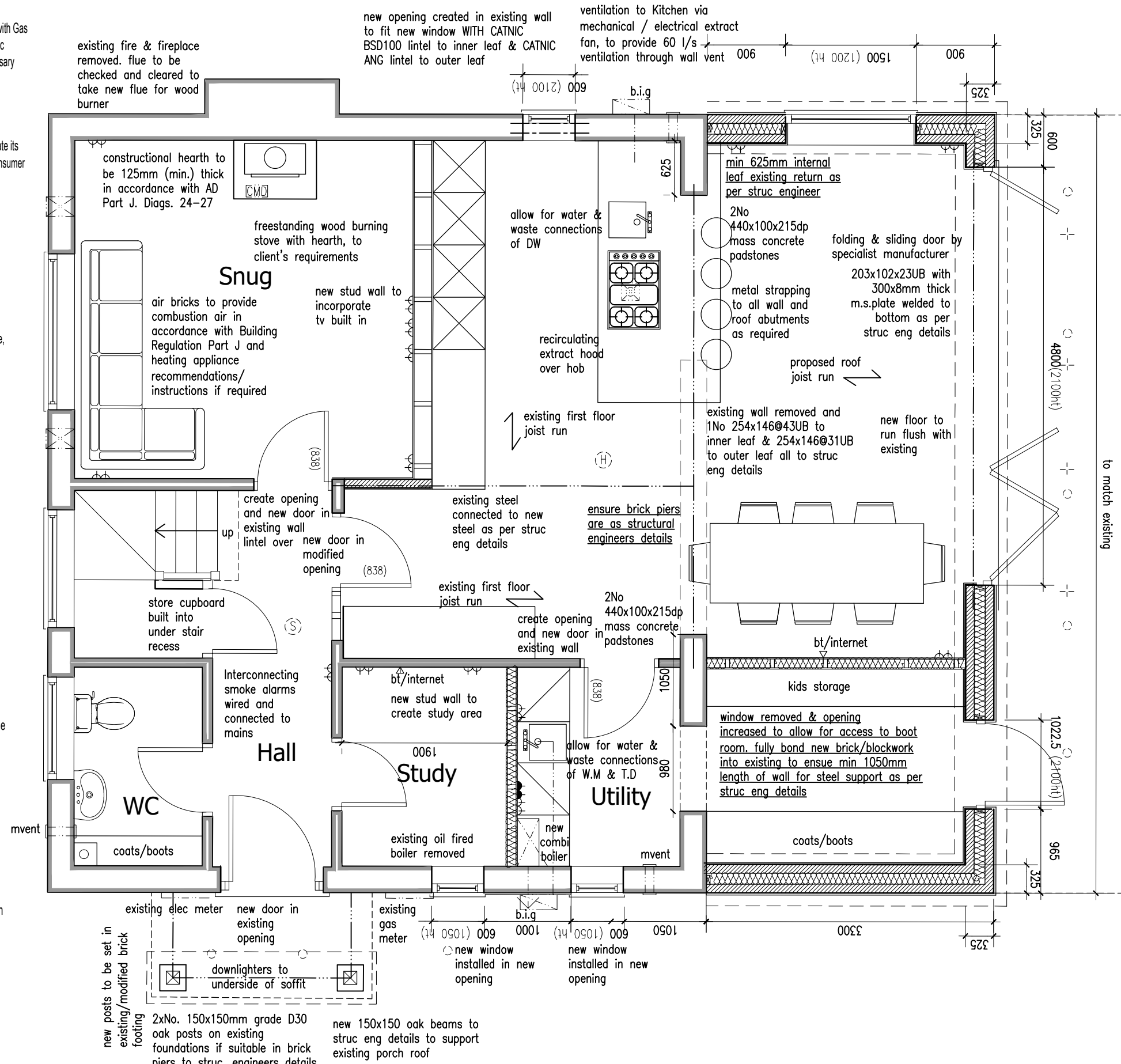
PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

DRAINAGE

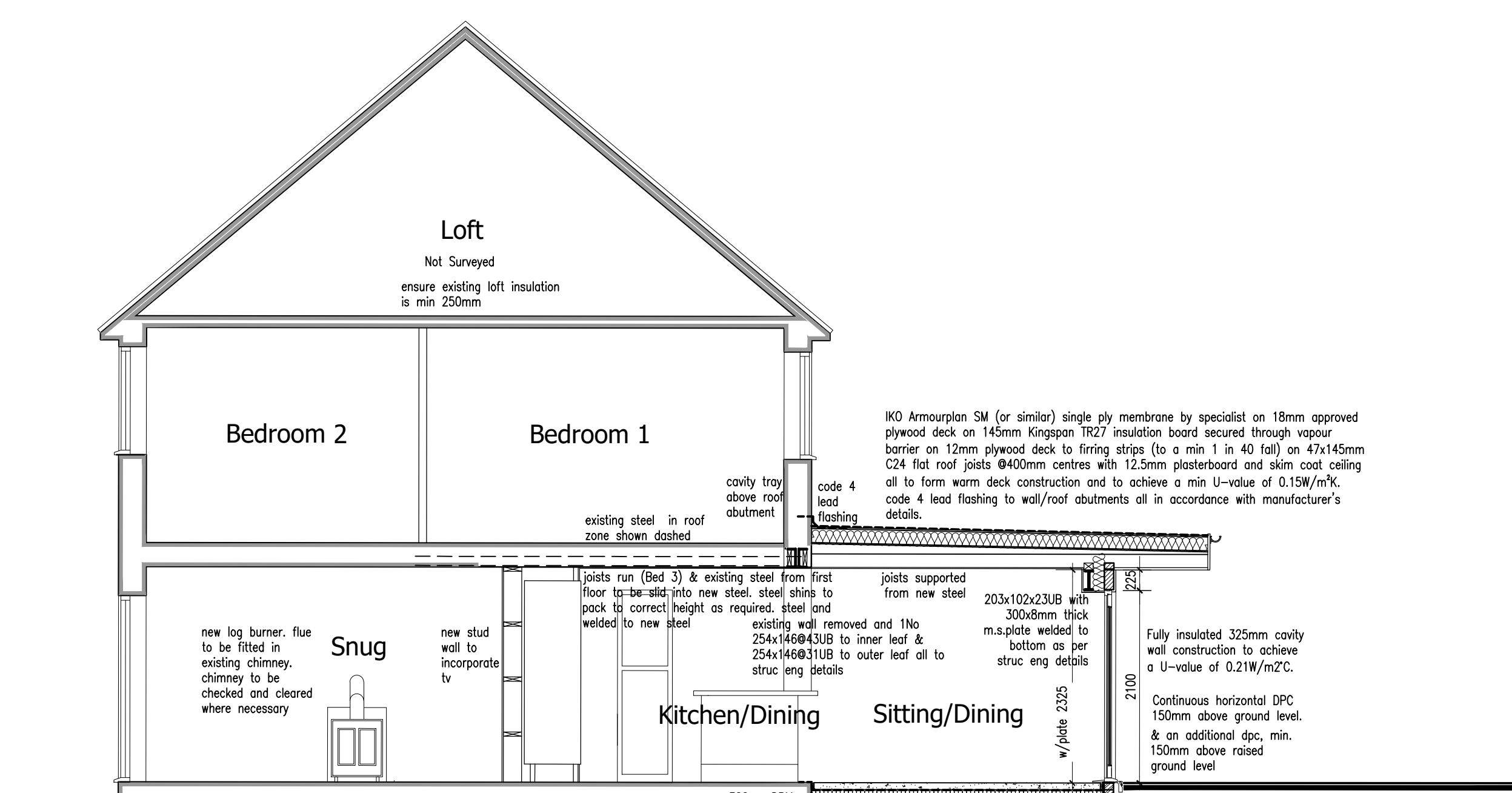
New foul and storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and flanges to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete linels to all wall openings where drains pass through.

PLUMBING

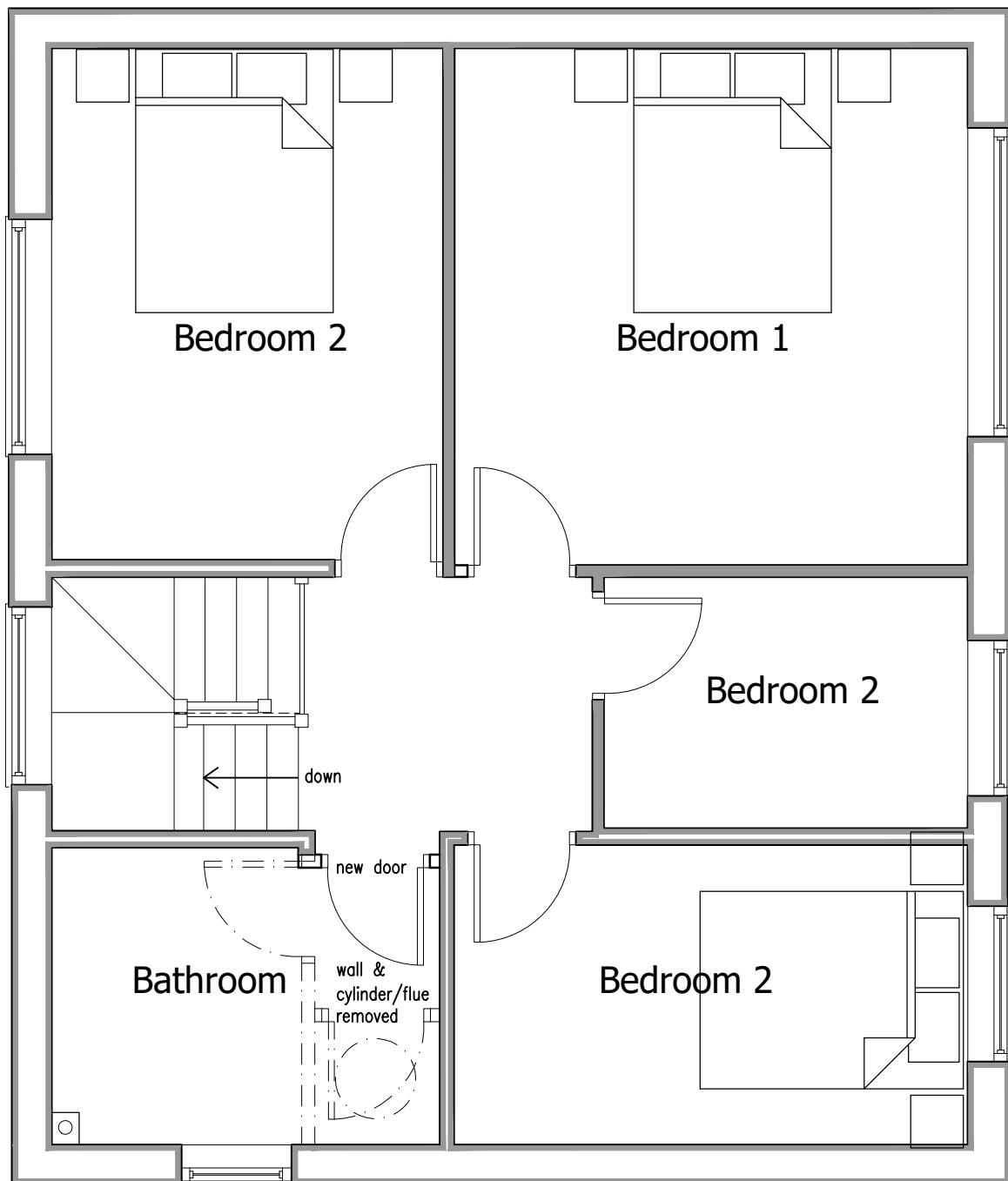
New waste connections to an admittance valves having rodding eye and access point at base.
Sink, Bath and Shower 38mm waste and 75mm trap
Wash Basin 100mm branch connection
All above ground drainage to comply with BS EN 1256-2.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.



Proposed Ground Floor Plan
Scale 1:50



Proposed Section A-A
Scale 1:50



Proposed First Floor Plan
Scale 1:50

Proposed Alterations
10 Hunters Meadow
Cross Lanes
Wrexham

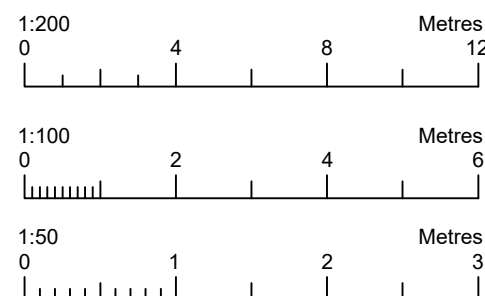
Proposed Drawings
Sheet 1 of 2

Mr R Wright & Miss L Simon

20.prp.01 Rv 7

October 2020

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PROPOSED DRAWINGS
10 Hunters Meadow - Cross Lanes - Wrexham