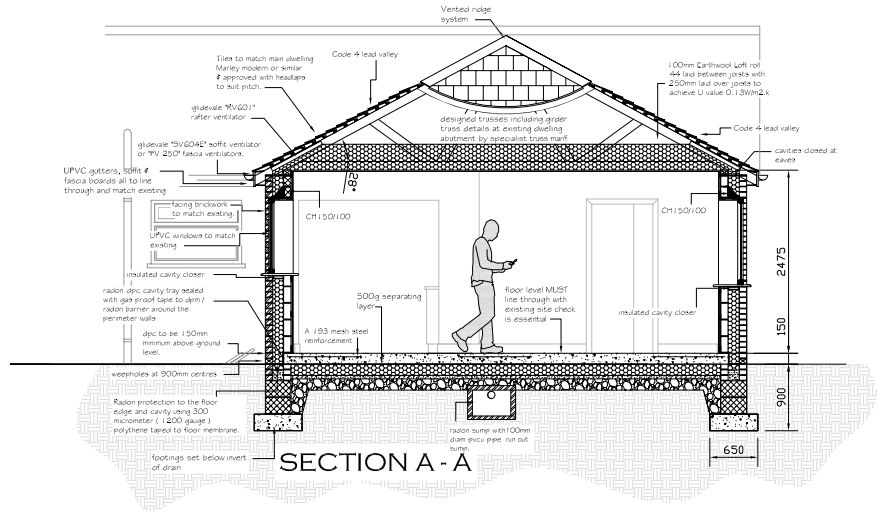
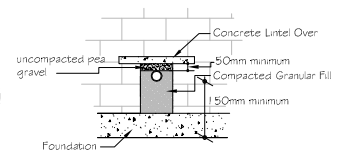


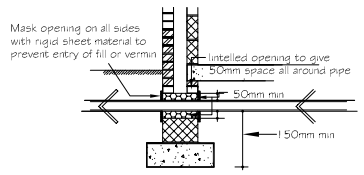




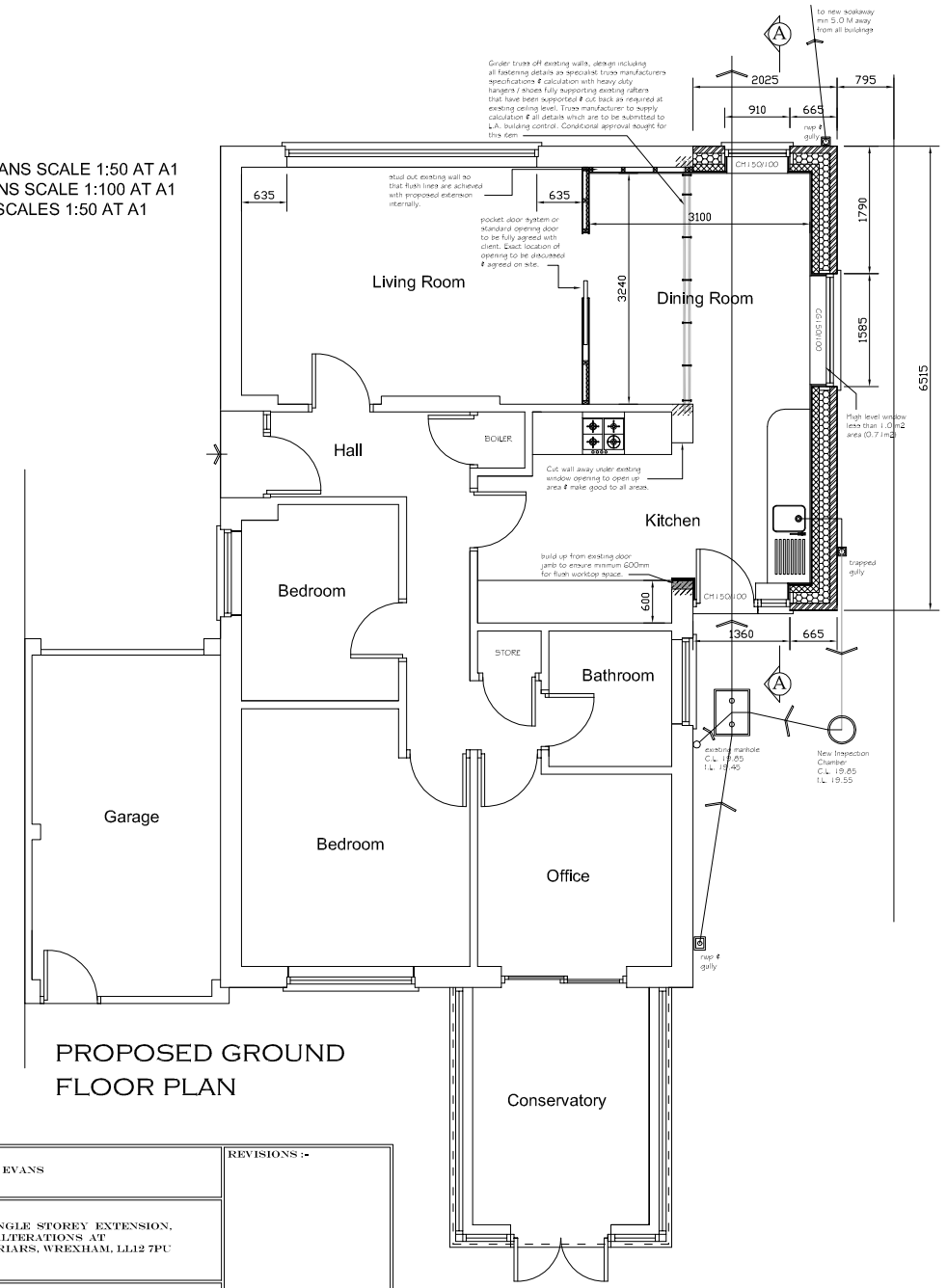


Protecting the pipe where walls / foundations are built and cross over guidance only nts





FLOOR PLANS SCALE 1:50 AT A1
ELEVATIONS SCALE 1:100 AT A1
SECTION SCALES 1:50 AT A1



PROPOSED GROUND FLOOR PLAN

CLIENT :- MR. RICHARD EVANS	REVISIONS :-
PROJECT :- PROPOSED SINGLE STOREY EXTENSION, & INTERNAL ALTERATIONS AT NO. 2 WHITEFRIARS, WREXHAM, LL12 7PU	
DRAWING :- PROPOSED PLANS, ELEVATIONS & SECTION	

DATE :-	SCALE :-	DRAWING REF :-
NOVEMBER 2023	1:50 AT A1 1:100 AT A1	2023/WF/01P

REGULATIONS

REGULATIONS
All work Is to comply with the relevant Building Regulations and all statutory notices are to be given to BUILDING CONTROL, LORD STREET, WREXHAM, LL11 1LG at the appropriate stages. 01978 298994
bc_admin@wrexham.gov.uk

All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering.

DIMENSIONS
All dimensions to be checked on drawing and on the site by the nominated principle contractor: Any discrepancies are to be notified to the client. Do not scale from drawings.

HEALTH & SAFETY / CDM 2015
Contractor, sub-contractors etc. to comply with Health and Safety Regulations during execution of the works.
Domestic client duties under CDM2015 MUST be undertaken by the contractor / or Principle Contractor should there be more than one contractor. Contractors must be aware of their client duties under CDM 2015 otherwise further guidance must be obtained.

In line with CDM 2015 steps have been taken to "Design Out" as many Identifiable risk as possible, a competent contractor however should be fully aware of Normal / Reoccurring " risks Involved In the construction process.

Significant residual risks that cannot be eliminated as part of the design process are as follows and action will need to be taken by the contractor to satisfy / eliminate potential risk.

1:- EXISTING SERVICES (below ground etc)
Plumbing, drainage, electrical services etc that will need to be altered, modified or re-sited to facilitate the new building works should be carried out by suitably qualified & experienced specialist / registered competent person. Existing services to be located, altered, relocated as required including sealing up, capping off, disconnecting, removing of redundant services where required and made safe.

2:- ASBESTOS (no asbestos survey has been carried out & therefore no report available, contractor to obtain)
Should any Asbestos be Identified It is to be removed and disposed off site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2012. Any other hazardous material found must also be removed & disposed off site In accordance with current legislation. All paperwork relating to the removal and disposal of asbestos and other hazardous materials must form part of the Health & Safety File.
As Principal Contractor with Domestic Client Duties the contractor to ensure that all pre - construction information required to undertake the works safely is obtained. This is to include undertaking all necessary surveys and investigations to identify potential hazardous materials such as asbestos/contaminated substances/soil/lead paint etc.

If any "Abnormal" risk Is Identified that has not been covered this Is to be shared with the project team Immediately.

Safe methods & systems of work are the full responsibility of the contractor & must be Identified In the Construction Phase Health & Safety Plan which must be drawn up for this project by the contractor or Principal contractor.
NB CDM Wizard available as a free App for Android and Apple is available to assist with this plan.

These drawings along with any other design working drawings I.e. structural calculations, specialist reports and the like are to part form the Health and Safety File. The Principal Contractor on site will be responsible for further developing the file gathering all relevant Information so that this can be handed over to the client upon contract completion.

For alteration work requiring new openings In walls or the removal of existing walls, the builder Is to follow the guidance In the Building Research Establishment "Good Building Guides" 15 and 20 "Providing temporary support during work on openings In external walls" & "removing Internal load-bearing walls In older dwellings".

Any live mains electrical cables within working distance to be sheathed / protected.

Please note that all the materials specified and the construction details shown are not to be changed without the full knowledge and prior approval of the client as any changes may have a detrimental affect on the design / required carbon emissions of the structure as designed.

EXISTING SERVICES
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 experienced specialist or registered competent persons, tested and appropriate certification issued where necessary, including sealing up, capping off, disconnecting, removing redundant services where required.
Prior to and during works, the person carrying out the works along with client to liaise with and meet the requirements of the relevant statutory service authorities / utilities companies, Including the provision and protection of new services and location and protection of all existing services as necessary.

EXCAVATION
NB. Positions of all existing services are unknown.
Contractor to take extreme care whilst excavating for new foundations. The use of CAT scan 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 650mm wide X 225mm thick plain C20 concrete to a minimum depth of approximately 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.

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 - levelling compound on 150mm C20 grade concrete slab with A193 steel mesh frame reinforcement 1000mm wide to full perimeter of external footing and over radon sump location (as indicated on section) On 500g separating layer on 150mm Kingspan Kootherm K3 Floorboard insulation, on 1200 gauge visqueen DPM lapped beneath cavity tray, other equal and approved insulation may be used, however thermal performance must be met on 50mm sand blinding layer on minimum 150mm clean dry, well consolidated hardcore In maximum 150mm compacted layers. U-Value of floor construction to be minimum of 0.15W/m2k. Contractor to form Radon Sump minimum 650 x 650 x 450mm located centrally beneath proposed extension. Sump to be constructed from brick on edge laid in honeycombed fashion to allow the ingress of gases, complete with paving slab over and 100mm diameter PVC-u pipe run out. Pipe to be sealed at ground level. Contractor may also use proprietary prefabricated sump Installed In accordance with manufacturer's details.

EXTERNAL WALL CONSTRUCTION
New cavity walling to be Facing Brick to match existing outer skin 150mm Dri Therm 32 Full Fill Cavity Wall Insulation. 100mm "THERMALITE TURBO BLOCK" Inner l Leaves tied together using wall ties to BS1243 type suitable for 150mm cavities, t o be STAFIX RT2 or similar and approved 275mm long of stainless steel to provide equal embedment In each leaf, 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 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 0.18 W/m2k

INTERNAL TIMBER STUDWORK
NON LOAD BEARING
To be constructed of 100 x 50mm soft wood framing with headand sole plates and Intermediate noggins fixed at 400 / 600mm centres, with a minimum thickness of 25mm of 10kg/m3 proprietary sound Insulation quilt suspended between the studs and finished with 12.5mm plasterboard and skim both sides. Sole / Head plates to be glued and screwed to floor joists and where necessary fix additional timber members to allow adequte fixing of fittings etc.

NOTCHES / HOLES / CUTS
To structural timbers should be carried out in accordance with BS 5268 - 2002 and should not be deeper than 0.125 times the depth of the joists and should be not closer to the support than 0.07 times the span and not further away than 0.25 times the span. Holes should have a diameter not greater than 0.25 times the depth of joist and should be drilled at the joist centre line. They should be not less than 3 diameters (centre to centre) apart and should be located between 0.25 and 0.4 times the span from the support. Notches & holes exceeding the above requirements or cut Into other structural members should be checked by a structural engineer.

WEEP HOLES
Weep holes are required In porous external walls, I.e. brickwork at 900mm centres with at least two per opening.

EXISTING WALL
Existing wall to be prepared with Thistle Bond It or similar and approved prior to receiving 12.5mm dry lining plasterboards on plaster dabs with skim finish.

DECORATION
To be fully discussed with the client but generally to be one coat undercoat and two coats emulsion, colour to be white ceilings and magnolia walls.

ROOF CONSTRUCTION (desIgned trussed, diminishing rafters and girder truss)
Provide and fix new gang nailed trussed rafters to BS5268 part 3 at nominal 600mm centres pitch to match existing main dwelling at approximately 28 degrees Ensure site check is carried out prior to manufacture. 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 50mm wall plate to be anchored using 30 x 5 x 1000mm galvanised ms vertical restraint straps to minimum 1.8M 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 / Redland tiles to BS 5534,colour to match existing to main house, ensure that headlap Is as manufacturers Instructions to suit roof pitch and tile finish. Roof to have a minimum U-Value of 0.13W/m2k. 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) . Insulation at Ceiling level to receive 100mm glass fibre between all proposed roof trusses and 250mm laid over to right angles to trusses on 12.5mm plasterboard with skim finish.
Eaves to have continuous 125 x 50mm triangular tiling fillet behind 225 x 25mm UPVc 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 rapid ridge vents to eliminate moisture within dead space of roof

LEAD WORK
Lead work, flashings, abutment, soakers, valleys and gutters, etc to be formed from code 4 lead sheet and fully supported on treated valley boards, etc, and to have a minimum 150mm lap joints, dressed 200mm under tiles, etc and not fixed In lengths exceeding 1.5M and to be fixed In accordance with the roof cladding manufacturers & Lead Sheet Association recommendations. Proprietary GRP dry fix valley kit system can also be used as an alternative fitted as per manufacturer's details and Instruction, to be agreed with client.

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 similar and approved or as Structural Engineers recommendations if employed. 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 surrounded compacted granular fill and covered with uncompacted pea gravel and to have a pre cast lintel over where passing through walling. Pipes penetrating through walls should have joints formed within 150mm of either wall face, with 600mm maximum length adjacent rocker pipes fitted both sides with flexible joints, or alternatively lintels provided above openings through walls to give 50mm clear space around pipes and openings In-filled with Inert materials and sealed to prevent Ingress of fill, vermin and radon gas.

SURFACE WATER TO NEW SOAKAWAYS
New surface water soakaways to be designed, sited and constructed to provide adequate short term storage for rain / surface water with adequate percolation into the ground. Should be sited at least 5M from any building and if possible on land lower than or sloping away from the foundations of the building.
Soakaway to have a minimum capacity of 1 - 2m3 (in free draining granular type sub soils) per rain water pipe serving roof area up to 30m2 as afreed with LA Building Control Officer, constructed of clean stone / rubble with particle sizes ranging from 20 - 150mm and covered with polythene and top soil.
Contractor to ensure that ALL drain runs less than 600mm deep are fully protected with minimum 75mm concrete cover.

INSPECTION CHAMBERS & GULLIES
Proprietary Upvc 350mm diameter inspection chambers to be provided at all changes of level and or direction. All gullies to be trapped and have rodding access where serving branches. Inspection chamber covers to be mechanically fixed and suitable for vehicular loads If In driveways.

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 /triple 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 1.4 W/m2k. 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 HABITAL 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 $\frac{1}{20}$ the of the floor area of the room. Some part of the opening to be at least 1.75M above finished floor level.
Means of escape windows to be fitted with proprietry hinges to open the window to the minimum required clear width of 450mm. Escape windows must have minimum clear opening casement dimensions of 0.33m2 (typically 450mm wide x 750mm high) , with the opening located between 800 - 1100mm above floor level to all inner habitable rooms.
Large bi folding doors track and gear system to be agreed to client specification.

ELECTRICS
All fixed electrical wiring installed must comply with Part P of the Building Regulations. All work performed on new or existing electrical circuits or systems must be designed, installed, inspected, tested and certified by a competent person in accordance with the current version of the IEE Regulations as documented in BS 7671For notifiable works, an installer who is not a registered competent person may use a registered third party to certify notifiable electrical installation work as an alternative to using a building control body.
The competent electrician must provide signed copies of an electrical installation certificate conforming to BS7671 for the owner of the property and for and for notifiable works a copy of the completion certificate must be forwarded to the Building Control surveyor for approval at completion, so the Building Control completion certificate can be issued. Exact locations of lights, switches and sockets, total number and finish etc to be confirmed on site between client & contractor as layout shown Is Indicative only.

ENERGY EFFICIENT LIGHTING
Fixed Internal energy efficient lighting in new extension must not be less than 75% of all the fixed low energy light fittings (fixed lights or lighting units) In the main dwelling space, (excluding cupboards & storage areas) fitted with lamps which must have a luminous efficiency greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings to be either dedicated fittings which will only take low energy lamps or standard fittings which take low energy lamps. NB light fittings with supplied power less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Fixed External Lighting must consist of either A) lamp capacity not greater than 100 lamp- watts per light fitting and fitted with automatic switch off between dawn and dusk and when lit area becomes unoccupied ; or B) Lamp efficacy greater than 45 lumens per circuit-watt; and fitted with automatic switch off between dawn and fitted with manual controls.

SMOKE / HEAT DETECTION (If required & not already In place)
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 a type from the mains with primary battery back up. The detector shall be fitted to a mounting pattress, and shall be of a photoelectric type.
The detectors should not be fixed to or directly above heaters or any other place where steam, condensation of 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 recieves the manufacturer's Instructions concerning the operation and maintenance of the alarms.

VENTILATION
Provide mechanical ventilation In ares to achieve the following:-
Kitchen - 30 l/s over hob or 60l/s elsewhere
All mechanical ventilation to extract to outside air, with adjacent fused spur and switched via light with overrun timing devise

HEATING
Existing Gas Central Heating System to be extended to accommodate 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 pipe work susceptible to freezing is adequately lagged.

EXACT LOCATIONS OF ALL FITTINGS TO BE FULLY DISCUSSED AND AGREED WITH CLIENT

TIMBERS
All architraves and skirtings to match existing. 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.
All new Internal doors and furniture to match existing or to client specification.

ADDITIONAL NOTES
Contractor to fully liaise with client on positions of all first fix Items electrical and plumbing etc as new layout at this stage unknown and will be finalised with client. Kitchen layout shown Is only Indicative.

Prior to and during the works, client and contractor to fully liaise with and meet the requirements of the relevant Statutory Service Authorities / Utility Companies for the protection , provision, relocation and preparatory works of new / existing services that will be effected by the proposed works.

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

Existing footings to be conditioned for Building Regulation application until contractor starts on site.

Contractor to fully liaise with client for details on any external ground works I.E. re - Instatement of any pathways, patio paving, decking, etc and to discuss all proposed finishes.

Contractor may use other equal and approved Insulation products provided that thermal performance Is met, along with complying with any additional manufacturers criteria for the Installation. Both client and Building Control to be informed If this Is the case.

Consequential Improvements that may be required within the existing dwelling If appropriate In accordance with Approved Doument L1B -2014 should be given to :-
a) Provide / Increase loft Insulation to at least 250mm fiberglass If there Is lesser provision In the existing roof.
b) Provision of cavity wall Insulation to any un-Insulated cavity walls.
c) Upgrade thermal Insulation to any hot water cylinder.
Conditional approval requested at this time.

Client Is advised to enter Into a Party Wall Etc Act 1996 agreement with neighbours and serve notice In accordance with guidance explanatory booklet published by the Department for Communities and Local Government.

Sink to have 40mm diameter waste pipe with 75mm deep seal trap, discharging to new inspection chamber via trapped gully built on line of existing private foul drain run

Contractor to fully liaise with client for details on any external ground works I.E. re - instatement of any pathways, patio paving, decking, etc

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH GOOD BUILDING PRACTICE RELATING TO BUILDING WORK. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE OF THE WORKS, PRIOR TO COMMENCEMENT.

THESE DRAWINGS HAVE BEEN SUPPLIED FOR BUILDING REGULATION ONLY
DO NOT SCALE FROM DRAWING