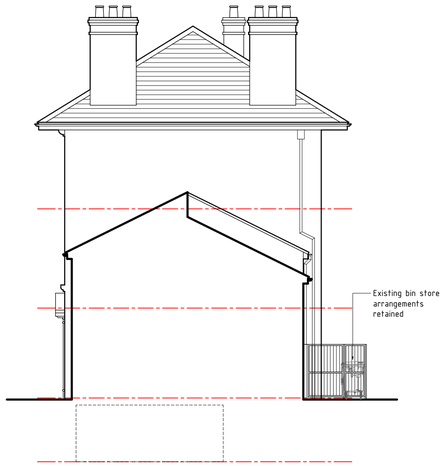
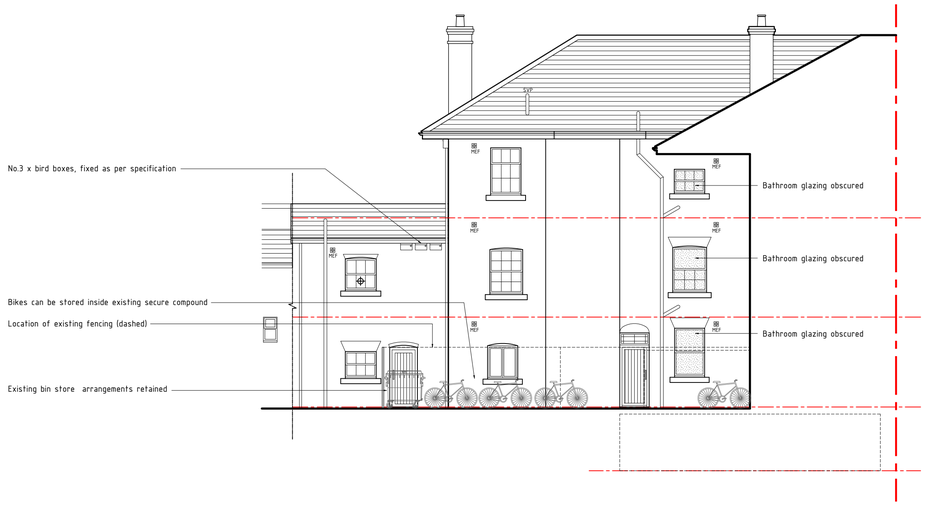


Front Elevation 1:100



Side-01 Elevation 1:100



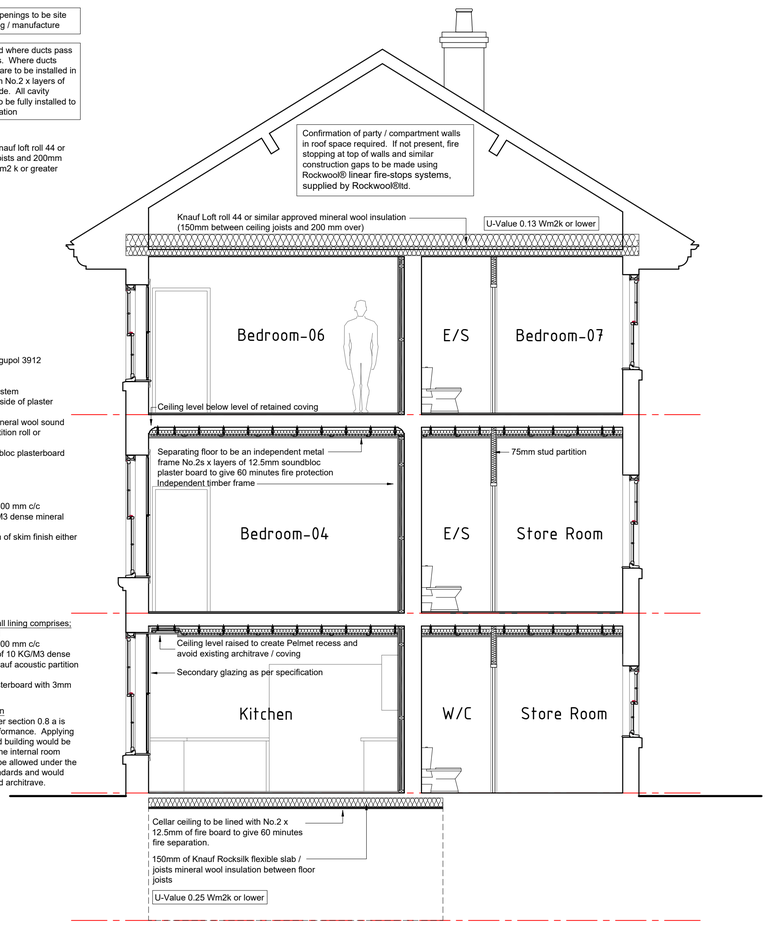
Rear elevation 1:100

Sprinkler and smoke control system to be fitted to comply with Wrexham County Borough Council Prescribed Standards for Licensed Houses in Multiple Occupation

All window & door sizes / structural openings to be site measured / confirmed prior to ordering / manufacture

Fire & smoke dampers to be installed where ducts pass through fire rated compartment walls. Where ducts passes through cavity barrier, ducts are to be installed in a separate 71mm steel stud wall with No.2 x layers of 15mm thick gypsum boards either side. All cavity barriers and fire & smoke dampers to be fully installed to manufacturers specification & installation

Thermal upgrade to roof comprises;
- Loft to insulated with 350mm of Knauf loft roll 44 or similar (150mm between ceiling joists and 200mm over) to give a U value of 0.13 W/m2 k or greater



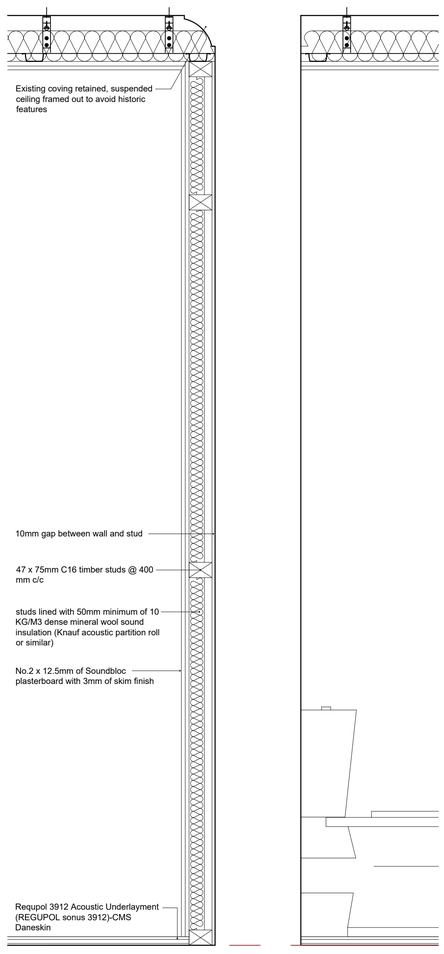
Separating floor comprises;
- Finished floor allowance
- Acoustically resilient layer (Regupol 3912 Acoustic Underlay)
- Existing floor
- Gyproc Gasoline MF ceiling system
- 150mm minimum gap to underside of plaster board
- 100mm of 10 KG/M3 dense mineral wool sound insulation (Knauf acoustic partition roll or similar approved)
- No.2 x 12.5mm Gyproc Soundbloc plasterboard with 3mm of skim

Stud partition wall comprises;
- 47 x 75mm C16 timber studs @ 400 mm c/c
- studs lined with 50mm of 10 KG/M3 dense mineral wool sound insulation
- 12.5mm of plasterboard with 3mm of skim finish either side of studs

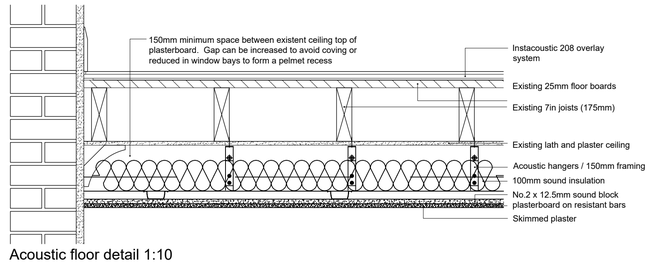
Independent Acoustic timber Stud wall lining comprises;
- 10mm gap between wall and stud
- 47 x 75mm C16 timber studs @ 400 mm c/c
- studs lined with 50mm minimum of 10 KG/M3 dense mineral wool sound insulation (Knauf acoustic partition roll or similar)
- No.2 x 12.5mm of Soundbloc plasterboard with 3mm of skim finish

Approved document Part L exemption
- An exemption to meet Part L under section 0.8 a is being sought for external wall performance. Applying internal wall insulation to the listed building would be impractical as it would decrease the internal room areas to smaller size than would be allowed under the Wrexham Council prescribed standards and would effect the existing windows cill and architrave.

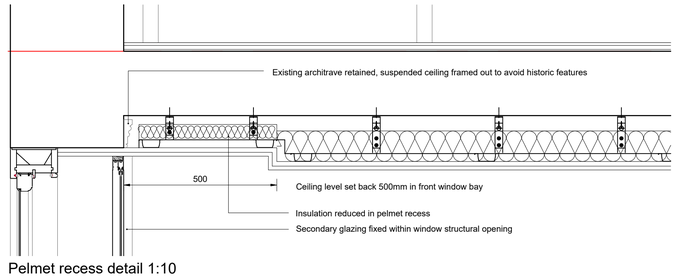
Section AA-01 1:50



Independent Acoustic lining detail 1:10



Acoustic floor detail 1:10



Pelmet recess detail 1:10

Notes

Rooms with cills below 800mm to be fitted with non climbable guarding internally to comply with Part K

First floor windows to bedrooms to be escape windows marked ⊕with a minimum openable area of 450mm x 450mm and 0.33 m2. The bottom of the openable window is to be not more than 1100mm from the FFL.

A bat and bird box is to be installed to one elevation to ensure that the development meets Net Biodiversity benefit requirements.

Bird boxes
Wherever possible bird boxes should be built into new builds or new extensions, rather than attached externally. Woodcrete boxes (such as those built by Vivara or Schwegler) provide the most longevity and best conditions, wooden boxes should only be used in specific circumstances when woodcrete is not suitable.
- Bird boxes should be a minimum four metres up a tree or a wall.
- Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.
- Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.

Bat Boxes
There is a preference for integrated bat boxes and tubes which can be matched and built into the walls and facade of a building, for instance Green & Blues Bat Block, Vivara pro build-in and Schwegler woodstone bat tube. They have the advantage of offering a secure, permanent space for bats with little maintenance and potentially better thermal properties. If integral boxes cannot be used boxes should be long-lasting woodcrete such as Schwegler 2F or Beaumaris.

Locate boxes:
- Where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

Building regs

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Project;
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Title;
02-Elevations, Section AA-01 and Acoustic details

Scale (A1);
1:50

Dwg No;
KS/BR/02

Date;
09.02.25

Revision;