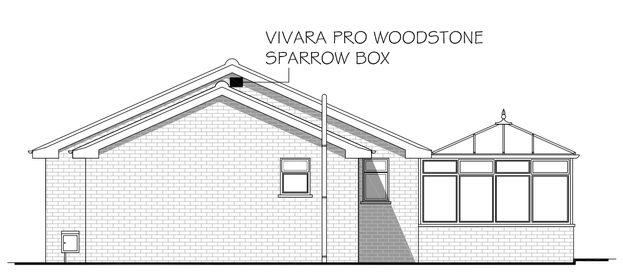


PROPOSED FRONT ELEVATION



PRPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PROPOSED FINISHES :-

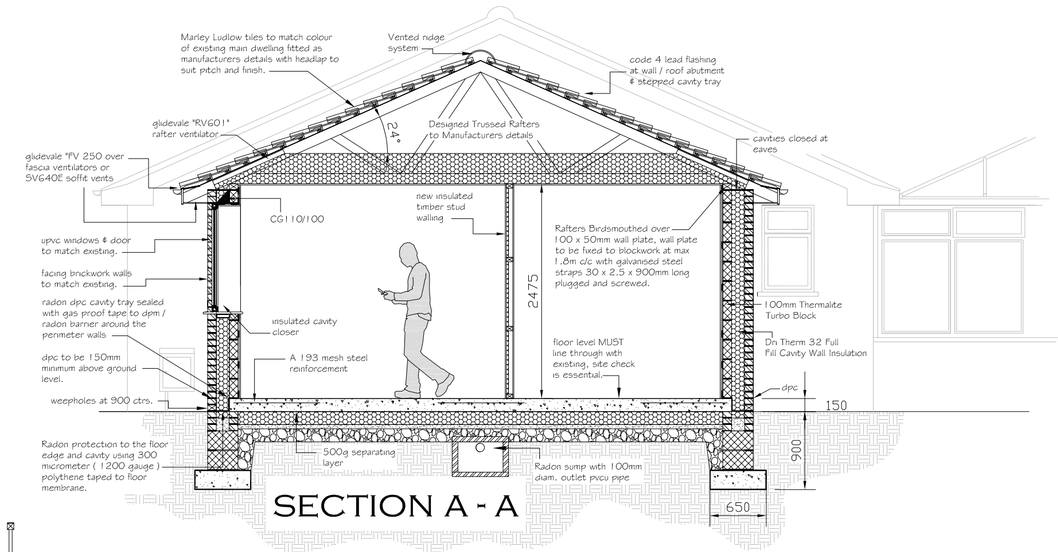
ROOF TO BE CONCRETE TILES TO MATCH EXISTING WITH MATCHIN

ALL FASCIAS, SOFFITS, BARGES & RAINWATER GOODS IN UPVC TO

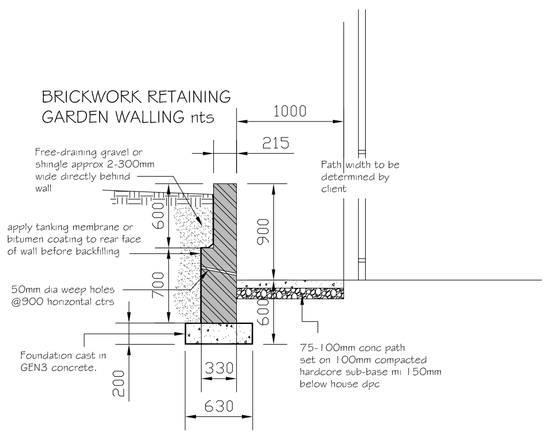
WALLS TO BE FACING BRICKWORK WITH ANY DETAILS TO MATCH E

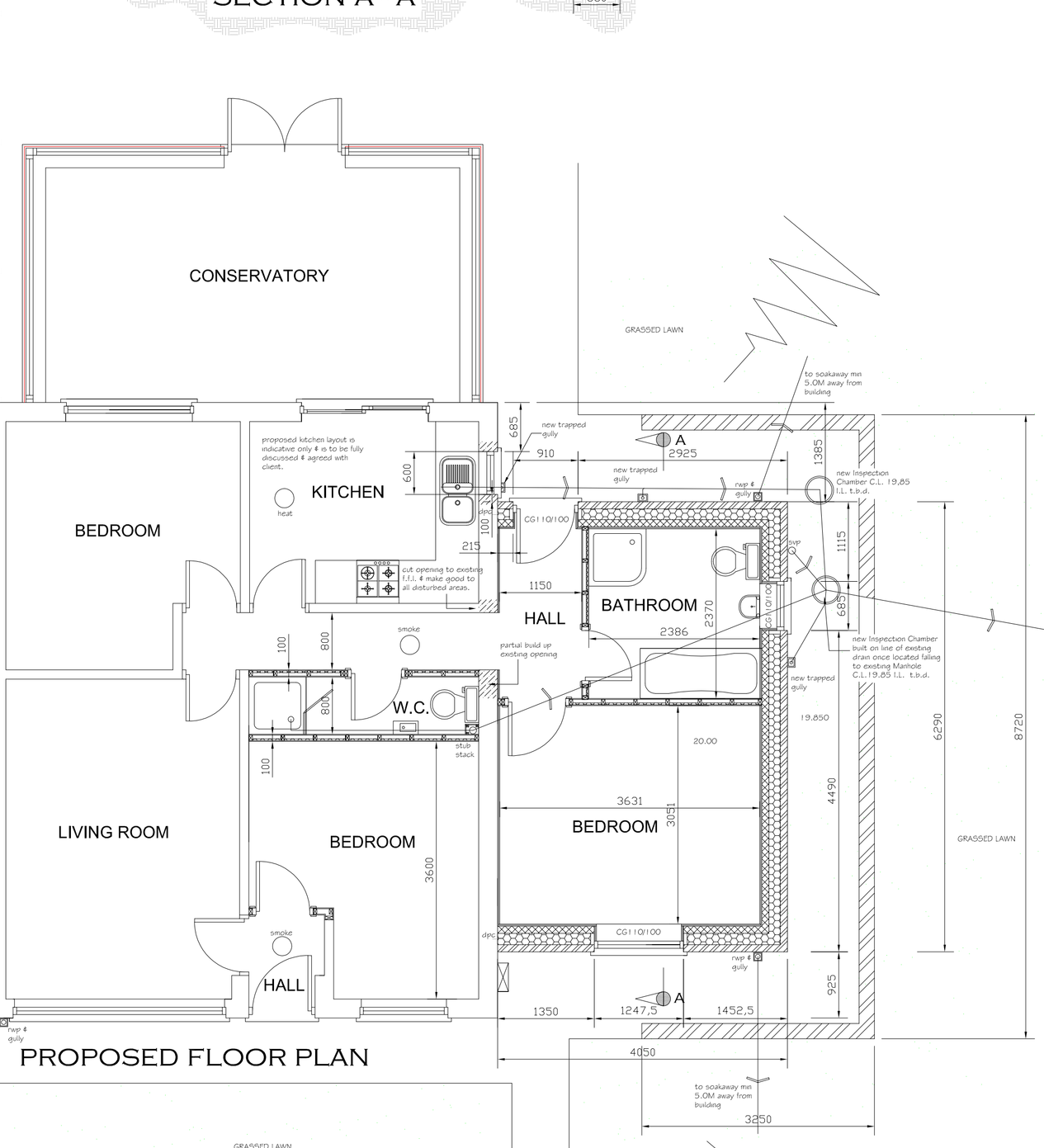
WINDOWS TO BE UPVC TO MATCH EXISTING

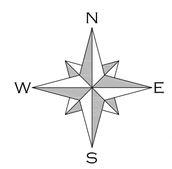
DOORS TO BE UPVC / COMPOSITE TO CLIENT SPECIFICATION



SECTION A - A









PROPOSED BLOCK PLAN 1:500 AT A1

REGULATIONS

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to BUILDING CONTROL ,LAMBPIT STREET, WREXHAM, LL11 1AR 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.

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, rerouted, disconnected 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.

PRE-CONSTRUCTION INFORMATION: none exhaustive list.

SCAFFOLDING
Compliance: All scaffolding to be designed, erected, and dismantled by competent, trained personnel in accordance with NASC TG20:21 (Operational Guide) and Work at Height Regulations 2005.
Stability: Scaffold to be an independent tied system unless otherwise stated. It must be adequately anchored or tied to the existing building as required to prevent collapse.
Foundations: Standards must be placed on suitable base plates and sole boards (minimum 450mm x 225mm x 35mm) to safely distribute loads. Ground must be firm and level.
Safety Features: All working platforms must be fully boarded (minimum width 600mm) and fitted with double guardrails (top rail 950mm–1000mm) and toe boards (minimum 150mm high).
Access: Safe ladder access must be provided, secured at the top and bottom, and extending at least 1 metre above the landing platform.
Inspections: The user must ensure the scaffold is inspected by a competent person before first use, at least every 7 days, and after any adverse weather or modifications.
Loading: Load capacity must be clearly displayed (e.g., Class 3 for general purpose, 2.0 kN/m²). Do not overload platforms with building materials.

STRUCTURAL STEEL
Weight & Handling : Steel beams are heavy units. The Principle Contractor must provide a specific Lifting Plan and Method Statement for the safe delivery, handling, and manual/mechanical positioning of the steelwork.
Temporary Support: The contractor must ensure adequate temporary propping (e.g., Acrow props / strong boys) is in place to maintain structural stability during the removal of existing masonry and the installation of the beam.
Stability: Final connections and bearings must be checked and verified on-site by the contractor prior to loading.

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.

Client is advised that they should only tender to contractors that are demonstrably capable of carrying out what they have been asked to do in terms of construction and any late - stage design input thus requiring the skills, knowledge, experience & behaviors and to ensure that all design work is properly resourced.

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.

RUBBISH
Spoil and waste must not be allowed to accumulate on site and is to be carted away in accordance with the H.S.E. and Environment Agency's Regulations to a Licensed tip as occasion demands. Site to be left clean and tidy on completion.

EXISTING SERVICES
Plumbing, drainage, heating appliances, electrical services water 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 essential. 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.

FOUNDATION
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 - leveling 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 if sump is required. 0n 500g separating layer on 150mm Kingspan Kooltherm K3 Floorboard insulation, on 1200 gauge visqueen DPM lapped 300mm,all 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 or similar & approved, 100mm "THERMALITE TURBO BLOCK" inner Leaves tied together using wall ties to BS1243 type suitable for 150mm cavities, to be SPARTA 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 Kooltherm Cavity Closers to suit 150mm cavities. Cavities and verges to be closed with "Supalux" or other similar and appropved. External walls to have a maximum U-Value of 0.18 W/m2k

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 WALLS
Existing walls where extending from 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
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.
All additional decorated finishes to walls and floors to be discussed & agreed with client.

ROOF CONSTRUCTION (trussed rafters with raised)
Provide and fix new gang nailed trussed rafters to BS5268 part 3 at nominal 600mm centres pitch at approximately 24 degrees to match existing main property, 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 Ludlow profile tiles or similar and approved 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 0.15W/mk2. 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 mineral wool, (Loft Roll 44) between all proposed roof trusses and 200mm laid over to right angles to trusses to prevent thermal bridging on 12.5mm plasterboard with skim finish.
Eaves to have continuous 125 x 50mm triangular tilting fillet behind 225 x 25mm UPVc Fascia, all to match existing.
Ventilation being provided by "Glidevalle" 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 BS6915 and BS EN 12588 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. Turn lead at least 25mm into raked out mortar joints, secure with lead wedges at max 450mm ctrs and point using non-hardening sheet sealant, all fixed in accordance with the roof cladding manufacturers & Lead Sheet Association recommendations. All nails and screws must be stainless steel, copper or brass, do not use galvanised fixings due to reaction with lead.

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. 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 wallling. Pipes penetrating through walls should have joints formed within 150mm of either wall face, with 600mm unjointed 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 with rigid sheet material e.g. Supalux board or similar to prevent ingress of fill, vermin, & radon gas.

INSPECTION CHAMBERS & GULLIES
Proprietary Upvc 320-450mm 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.

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.

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.

VENTILATION
Provide mechanical ventilation in areas to achieve the following:-
Kitchen - 30 l/s (if above the hob) 60l/s elsewhere.
Shower room - 15 l/s
Bathroom - 15l/s
All mechanical ventilation to extract to outside air, with adjacent fused spur and switched via light with overrun timing device .

SANITARY ITEMS
Toilets to have 100mm connection into new proposed below ground drainage via new svp and internal stub stack as indicated on plan, WHBs to have 32mm diameter waste with 75mm deep seal trap, Showers and bath to have 40mm waste with 50mm deep seal trap. Sink to have 40mm diameter waste pipe with 75mm deep seal trap, discharging via trapped gully to proposed new below ground drainage system into existing manhole via new inspection chambers as indicated.

All sanitary ware, toilet, whb, All kitchen & utility fixtures and fittings to be discussed and costed with the requirements of the client.

SVP
All above ground soil & vent pipework to be proprietary 110mm PVC-U system installed in strict accordance with BS 12056:2000 and manufacturers instruction. Termination height must be 900mm above any openings into the building that is within 3M horizontally of the stack. The open top of the stack must be fitted with a proprietary balloon grating or wire cage, secured to masonry wall using matching brackets at maximum 1.8mm centres. Internal Stub Stack with AAV to be 110mm diameter upvc to BS1329-1 connected via large radius rest bend, AAV to comply with BS EN 12380, ie FloPlast / McAlpine or similar, installed vertically at a minimum of 200mm above the highest flood level of the highest connected appliance, to be boxed in and vented with air grill and have access capabilities for maintenance / inspection.

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 background ventilation incorporating trickle vents fixed to frames equivalent to 8000mm2. 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 ¼ 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 and to all inner habitable rooms. Additional trickle vents to be retro fitted if required into existing windows to rear rooms opening into conservatory for background ventilation.

ELECTRICS
All fixed electrical wiring installation 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.

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
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.

HEATING
Existing Gas Central Heating System to be extended to accommodate newly sized radiators in property extension, and in any re-located placement due to the removal of walls and reconfiguration of internal layout. 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.

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.

ADDITIONAL NOTES
Contractor to fully liaise with client on positions of all first fix items electrical and plumbing etc as layout indicated is indicative and will be finalised with client.

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.
Due to rising ground levels a brickwork garden retaining wall will be required around the proposed extension, see guidance detail for construction.

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 Douments 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.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by structural engineer / LABC officer. All to be conditioned for Building Regulation application until contractor starts on site.

CDM 2015 & BUILDING REGULATIONS COMPLIANCE STATEMENT
Role Appointment: This designer has been appointed for the "Design Phase" only. In accordance with the Construction (Design and Management) Regulations 2015 (CDM) for domestic projects, the role of Principal Designer (PD) shall automatically transfer to the Principal Contractor (PC) (the lead builder) upon the commencement of the construction phase, unless a separate written appointment is made by the Client. Should Principle Contractor be appointed as PC & PD then they should sign the mandatory completion notice twice as a dual role.
Termination of Duties: The duties of the PD by this designer are limited to the preparation of these specific drawings. This role terminates upon the delivery of these documents to the Client.
Site Involvement: This designer has no site-based supervision, inspection, or monitoring role. Any variations, material substitutions, or design changes made during construction must be reviewed and approved by the successor Principal Designer for compliance with Building Regulations.
Handover Information: Health and Safety risks identified within this design are noted (not an exhaustive list) on these drawings. The Principal Contractor must incorporate this information into the Construction Phase Plan.

BIODIVERSITY STATEMENT
BNG Exemption : This proposal is a Householder Application and is therefore exempt from the mandatory 10% Biodiversity Net Gain requirement.
Local Policy Enhancement Net Benefit for Biodiversity (NBB) :- the following proportional enhancements are provided to secure a net gain in biodiversity :-
:- the following proportional enhancements are provided to secure a net gain in biodiversity :-
Habitat Connectivity : Any new (or retrofit to existing) boundary treatments (fence / walls) will include a 130mm x 130mm "Hedgehog Highway" at the base to maintain local ecological networks
Soft Landscaping : Any new planting will use native species (e.g. Hawthorn, Rowan, or lavender) to support local pollinators.
Nesting Provision : 1 x Vivara Pro Woodstone Sparrow Box (or Schwegler equivalent to be surface-mounted to the existing dwelling. The box shall be sited on either the North or East elevation immediately below the eaves at a minimum height of 4.5M above ground level. The box must have a clear, unobstructed flight path and be situated away from any external artificial lighting. The box is to be constructed from durable wood-concrete/woodstone and shall be retained for the lifetime of the development.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH GOOD BUILDING PRACTICE RELATING TO BUILDING WORK. CONTRACTOR TO CHECK AND VERIFY ALL DIMMENSIONS ON SITE OF THE WORKS, PRIOR TO COMMENCEMENT. DO NOT SALE FROM DRAWING.

THESE DRAWINGS HAVE BEEN SUPPLIED FOR BUILDING REGULATION & PLANING APPROVAL

CLIENT :-
PAUL DAVIES

PROJECT :-
PROPOSED SIDE EXTENSION AT 7,PENDERYN WAY, LLAY, WREXHAM, LL12 0RW

DRAWING:- PROPOSED FLOOR PLAN, ELEVATIONS & SECTION

DATE :- APRIL 2026

DRAWING REF :- 2026/PW/02

SCALES:-
ELEVATIONS 1:100 AT A1
FLOOR PLAN 1:50 AT A1

REVISIONS :-