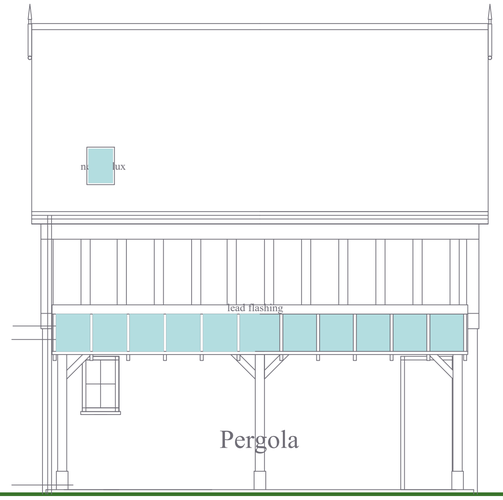
# The Coach House, Ashgrove Care Home, Chester Road, Gesford, Clwyd, Wrexham. LL12 8PP




Front Elevation 1:50



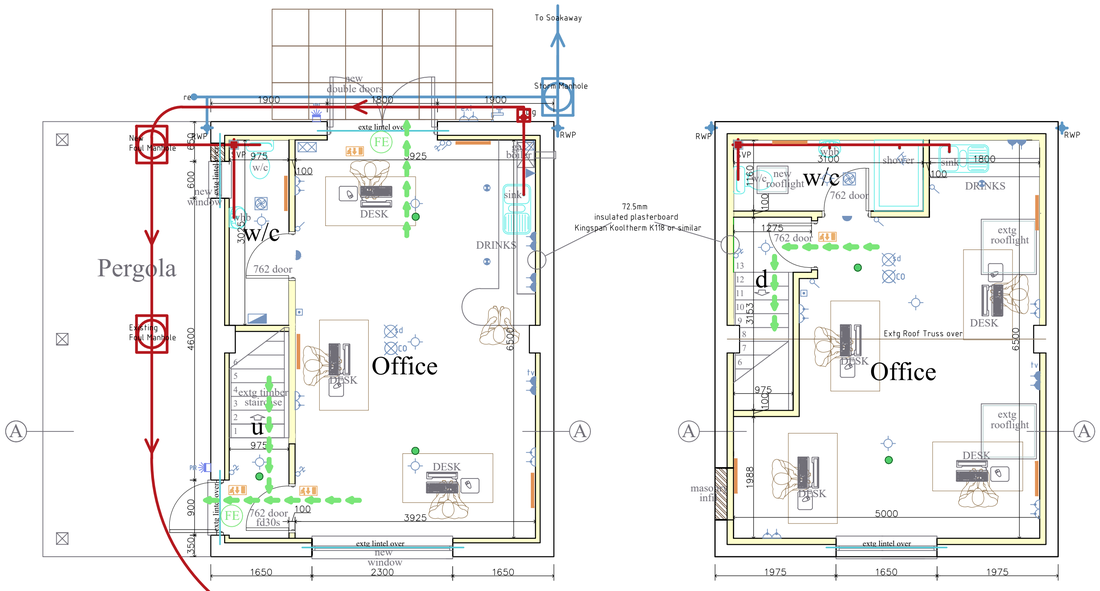

Side Elevation 1:50




Rear Elevation 1:50




Side Elevation 1:50



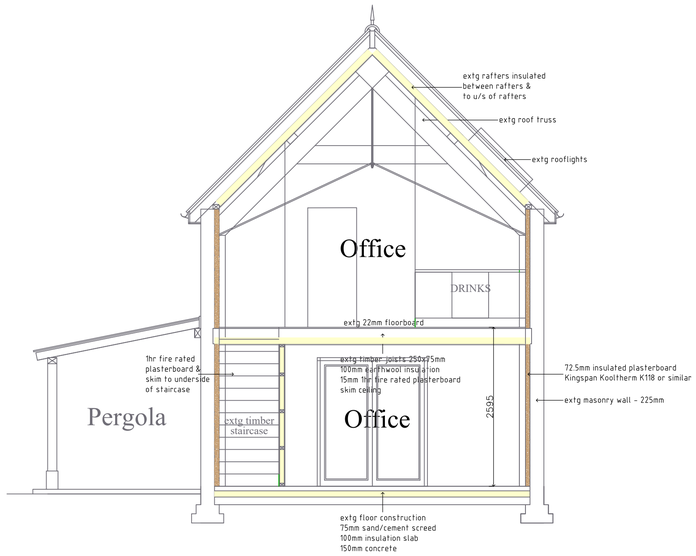

Ground Floor Plan 1:50

32m2




First Floor Plan 1:50

32m2




Section A-A 1:50




LOCATION PLAN 1:1250

Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

To Existing Septic Tank

1 2 3 4 5 6 7 8 9 10 m

SCALE BAR 1:50

ELECTRICAL LEGEND
All light fittings to be energy efficient light fitting

- emergency light
- Fire Escape Illuminated "running-man" pictogram

Fire Alarm System - mains operated to BS 5839-1:2002
Emergency Lighting - to BS 5266-1 : 2011

- pendant light fitting assembly
- battenholder light fitting assembly
- recessed downlighter/eyeball light
- strip lighting
- external wall mounted light fitting, having an efficacy greater than 40 lumens per circuit watt, with pir sensor & timer off facility (to satisfy AD L1A:2006)
- external wall mounted light fitting switched
- single light switch
- two way light switch
- pull cord switch
- double switched socket outlet at low level
- single switched socket outlet at low level
- double switched socket outlet above worktop
- single switched socket outlet above worktop
- switch above worktop with low level socket outlet nearby (appliance noted)
- fused spur
- external double switched socket
- cooker control with low level hob ingnition point
- boiler programmer
- fan isolation switch
- internal telephone point
- television aerial socket
- room thermostat
- consumer unit
- shower
- shaver socket
- door bell
- door chime
- Electric Vehicle Charging Point
- mains operated smoke detector with battery backup
- heat detector
- carbon monoxide detector
- intermittent extract fan (ceiling mounted)
- indicative radiator position
- focal fire & surround
- intruder alarm system
- external water tap
- gas supply

internal door schedule

| | |
|---|---|
| 838 door | 915mm structural opening |
| 762 door | 840mm structural opening |
| 686 door | 770mm structural opening |
| 610 door | 690mm structural opening |
| FD30S sc | 30 min fire door |

BUILDING DRAINAGE
1. Building drainage shall comply with BS 8301 1985 and the Building Regulations 2000 part H.
2. All building drainage shall be 100mm diameter unless shown otherwise.
3. All building drainage shall be uPVC to BS 4660 with Class B or Class S bedding unless shown otherwise.
4. All pipes under buildings without suspended floors shall have Class S bedding.
5. Concrete protection shall be provided to all uPVC pipes with less than 600mm cover and to all clay pipes with less than 300mm cover.
6. Where a pipe passes through a wall an opening is to be formed through the wall to give at least 50mm clearance around the pipe. Brickwork over shall be supported by a lintel. The opening is to be masked each side of the opening with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.
7. Where a pipe trench is within 1m of a building it is to be filled with concrete up to a level below the building equal to the distance from the building less 150mm.
8. The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.
9. If on site inspection pipes pass through foundations, pipes are to be ducted through 200mm dia. vitrified clayware pipe with sand packing inside larger dia. pipe, with larger dia. pipes encased in 150mm thick concrete.
10. All rainwater downpipes to discharge into trapped gulleys

- SVP soil & vent pipe
- RWP rainwater downpipe
- AAV air admittance valve
- re rodding eye
- rm rising main
- big back inlet gulley
- Si sink waste
- WC toilet waste
- Sh shower waste
- Ba basin waste
- B bath waste
- Storm Manhole Storm Drain
- Foul Manhole Foul Drain

WALL TYPE LEGEND

- Extg 225mm masonry wall to be internally lined with 72.5mm insulated plasterboard Kingspan Kooltherm K118 (or similar)
- Stud partition walls - 75x50mm treated softwood framing at 450mm max centres finished both sides with 12.5mm plasterboard with taped and (min density 10kg/m2) and skim finish. Partitions between bedrooms & between bedroom & bathroomsto have 50mm unfaced mineral wool batts (min density 10kg/m2) insulation between framing.
New wall to stairwell to be 30 minute fire resistant - 2 layers of 12.5mm plasterboard or 30min fr plasterboard

Fire Escape
- Fire Escape Path
- FE Fire Exit

e. 11/05/2026 - stable type doors/windows added
d. 23/01/2026 - fire alarm & emergency lighting info added
c. 12/01/2026 - building regulations details added

TITLE:
Proposed Plans & Elevations
Ashgrove Care Home
Chester Road
Gresford
Wrexham LL12 8PP

DRAWING NO. ACH/13

REV: e

DATE: December 2025

SCALE: 1:50

NCR ARCHITECTURAL DESIGN & TOWN PLANNING
1st & 2nd Floor
34 Lower High Street
Stourbridge
West Midlands
DY8 1TA
Mob : 07956 805316 neilranford@btinternet.com