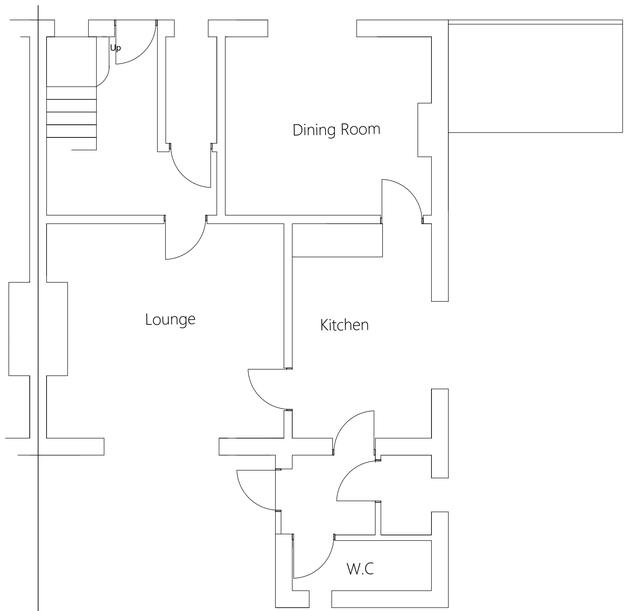
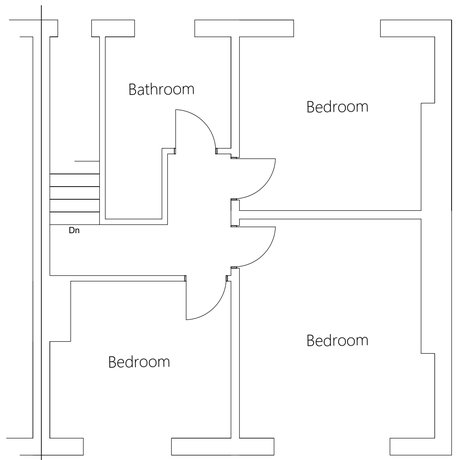
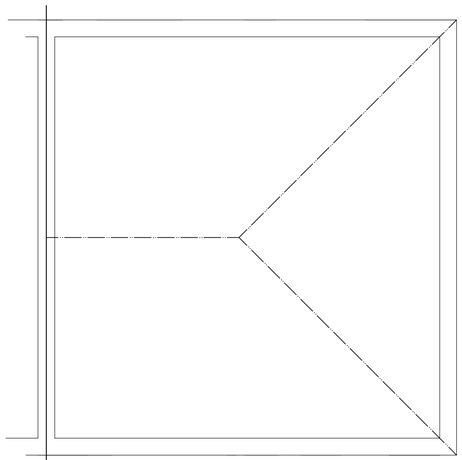


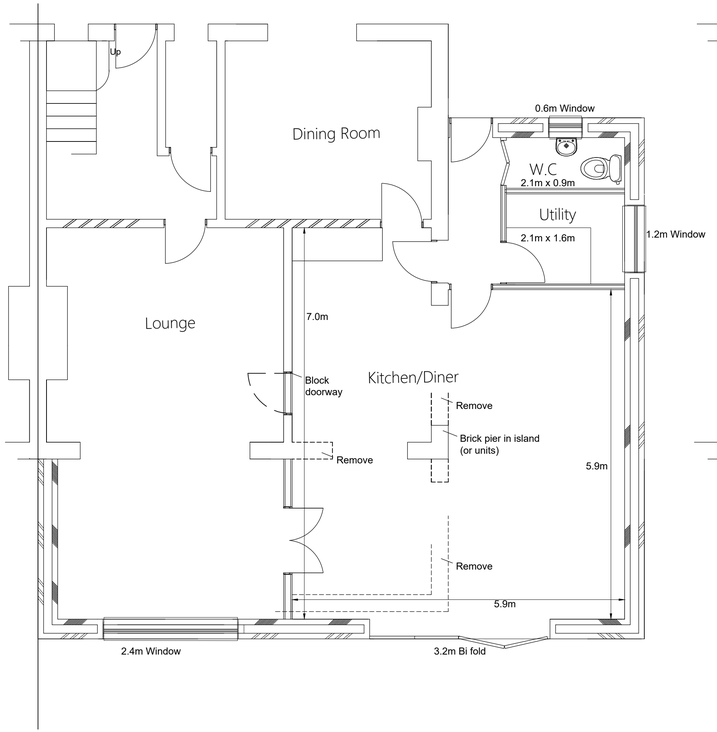
EXISTING GROUND FLOOR PLAN



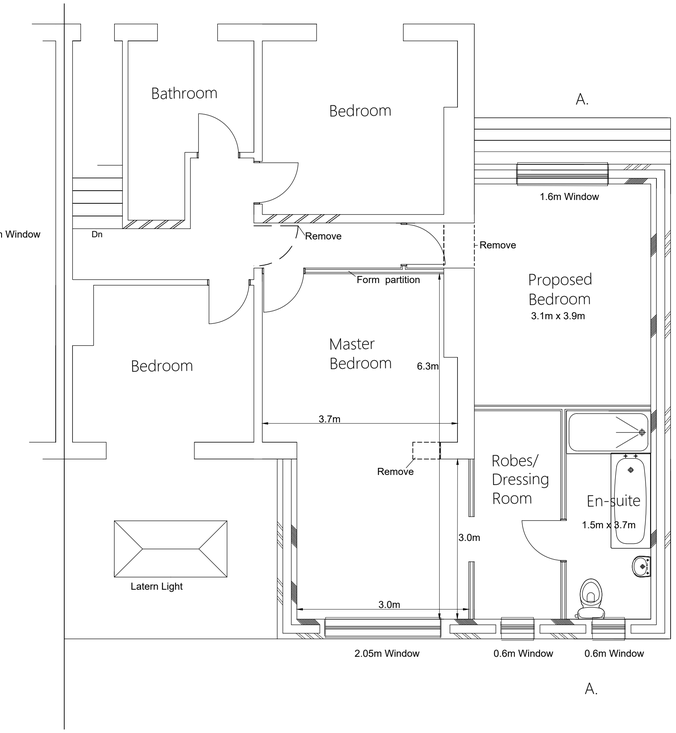
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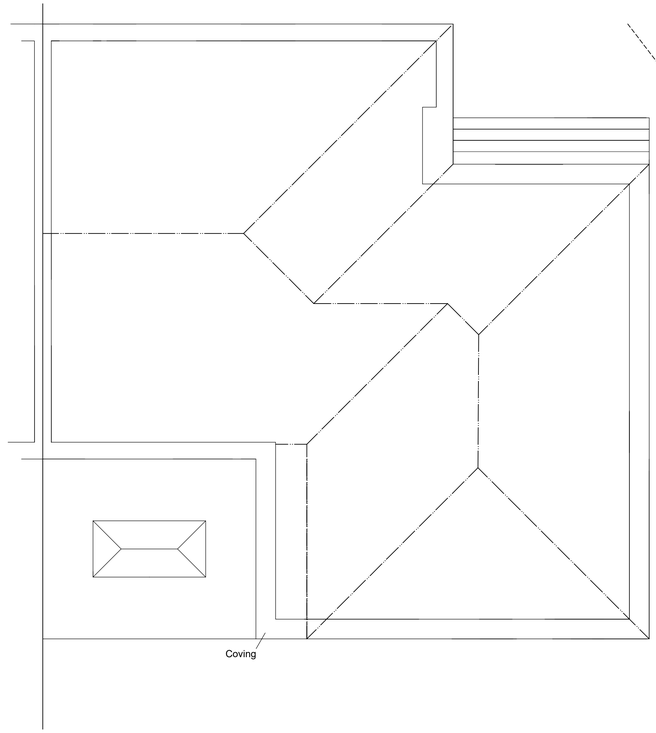
EXISTING ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

SPECIFICATION

PITCH ROOF
TILES TO MATCH ON 50 X 25 BATTENS ON TYVEC FELT ON TRUSSES TO MANUFACTURERS SPECIFICATION. 3 LAYER 100mm ROCK WOOL LAID AT RIGHT ANGLES TO EACH OTHER. 12.5 PLASTERBOARD + SKIM CEILING.

SLOPING SECTION OF TRUSS
75mm CELOTEX BETWEEN RAFTERS, THINSULUX UNDER, 50 X 25 BATTENS, 12.5 PLASTERBOARD + SKIM

FLAT ROOF
APPROVED FIBER GLASS OR RUBBER MEMBRANE ON 19mm PLYWOOD LAID TO FALLS ON 75 TO 0 FIRRINGS ON 19mm OSB ON 100mm CELOTEX (WARM ROOF) ON 19mm OSB ON AS PLAN JOISTS AT 400crs , 1 LAYER THINSULUX, 50 x 25 BATTENS,12.5 PLASTERBOARD + SKIM.

ENCASE STEEL BEAMS IN 12.5 FIRELINE BOARDS.

INCORPORATE WIND POSTS TO OPENING FOR BI FOLD DOORS TO KITCHEN.

WALL CONSTRUCTION
FACING BRICKWORK TO MATCH, 150mm CAVITY WITH 150 DRITHERM, 100mm THERMALITE BLOCKS, 12.5 PLASTERBOARD + SKIM ON DABS, GALVINISED WALL TIES AT 450 VERTICAL + 900 HORIZONTAL SPACINGS. SCREW TYPE TO CONNECT TO EXG WALLS.

SIZE + DEPTH OF FOOTINGS AND UNDER PINING TO EXISTING WALLS TAKING LOAD FROM STEEL BEAMS TO BE AGREED ONCE GROUND CONDITIONS ARE EXPOSED.

NEW SECTION OF FLOOR
75 SAND CEMENT SCREED ON 100mm CONCRETE ON 1200g VISQUEEN 150mm CELOTEX ON 1200g VISQUEEN ON 50 SAND BLINDING ON 200mm WELL CONSOLIDATED HARDCORE.

WINDOWS TO BE DOUBLE GLAZED LOW 'E' GLASS, TOUGHENED DOUBLE GLAZING TO BI FOLD/SLIDING DOORS.

REDUCE HEIGHT OF LANDING WINDOW.

CATNIC LINTELS OVER WINDOW OPENINGS.

INTERNAL STUD WALLS
12.5 PLASTERBOARD + SKIM ON 100 X 50 STUDS AT 400crs 100mm ROCKWOOL.

REPLACE EXG INSPECTION COVER WITH RECESSED AIR TIGHT COVER, ENCASE EXG FWD IN 200mm CONCRETE AND PROVIDE CONCRETE LINTELS WHERE PASSING THROUGH WALLS. RE-ROUTE EXG S+VP TO SIDE OF OPENING .

GENERAL NOTES
PROVIDE HEAT DETECTOR TO KITCHEN + EXTRACTION TO KITCHEN, UTILITY + W.C 16 LITRES/SEC.
ELECTRICAL WORK TO BE DESIGNED, INSTALLED AND INSPECTED BY A COMPETENT PERSON TO COMPLY WITH PART 'P' A BS 7671 CERTIFICATE MUST BE PROVIDED ON COMPLETION. NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES .

75% OF NEW LIGHT FITTINGS TO BE HIGH EFFICACY 40 LUMENS PER CIRCUIT WATT.

INSULATION AND DRAUGHT EXCLUSION
INSULATION TO BE INTERLINKED TO PREVENT COLD BRIDGING.
DRY LINING TO BE SEALED TO MASONRY AT EDGES OF DOORS & WINDOW OPENINGS & AT ALL JUNCTIONS WITH FLOORS, WALLS & CEILINGS.
DRAUGHT STRIPS TO BE FITTED IN THE FRAMES OF ALL OPENABLE WINDOWS & DOORS.
BOXING IN OF SERVICES TO BE SEALED FLOOR AND CEILING. PIPES THROUGH WALLS TO BE SEALED.

NO LIABILITY IS ACCEPTED FOR ANY WORKS COMMENCING WITHOUT FULL BUILDING CONTROL APPROVAL.



SCALE BAR
1:50 SCALE

ST.OSWALDS
ARCHITECTURAL

CLIENT: Conor Penrose
PROJECT:
Proposed extension at
1 Ewart St,
Chirk,
LL14 5LA

SCALE: 1:50
DATE: May 2026
PAGE: 1

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