PROPOSED 3 BEDROOM DETACHED HOUSE AT 19 STRYT Y GOF, RHOS, WREXHAM, LL14 2BN FOR MR A RICHARDS

WALL SPECIFICATIONS
EXTERNAL WALLS TO ACHIEVE A "U" VALUE OF 0.17 W/M2K
TOTAL WALL THICKNESS 315.5MM
EXTERNAL RED FACING BRICKWORK
AIRSPACE
KOOLTHERM K106 90MM INSULATION
100 AERATED THERMAL BLOCKWORK INNER SKIN
INTERNAL WALLS PLASTERBOARDED & SKIMMED (DOT/DAB)

ROOF SPECIFICATION – ROOF TRUSSES SUPPLIED BY MINERA ROOF TRUSSES
ROOF TO ACHIEVE A "U" VALUE OF 0.10 W/M2K
GREY ROOF TILES MARLEY MODERN ON BATTENS ON BREATHABLE ROOFING FELT
VENTILATION LOFT SPACE
100 KOOLTHERM K107 OVER JOISTS
100 KOOLTHERM K107 BETWEEN JOISTS
VAPOUR BARRIER – PLASTERBOARDED & SKIM TO CEILING
WALLPLATES 100X75MM STRAPPED DOWN WITH GALVANISED STRAPS EVERY 1.5M

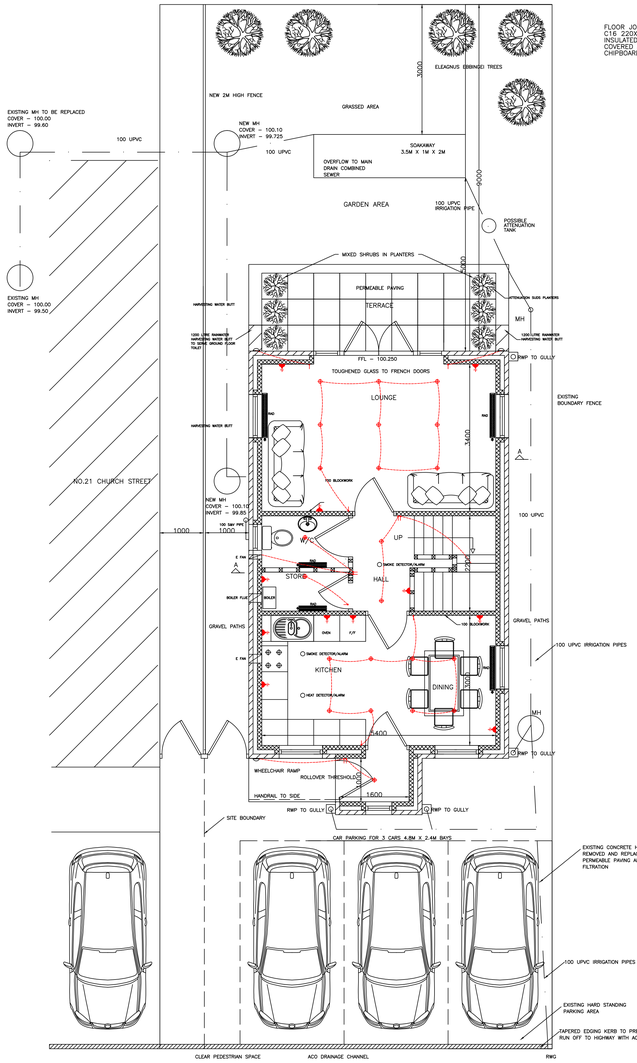
LINTELS
CATNIC CH100 TO EXTERNAL OPENINGS WITH MIN 150MM BEARING BOTH SIDES

FOUNDATION
FOUNDATION DESIGN TO BE PROVIDED TO BUILDING CONTROL FOLLOWING THE RECOMMENDATIONS OF THE MINING BOREHOLES REPORT

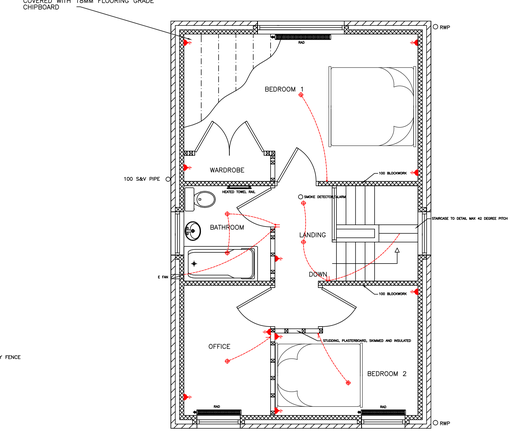
STAIRCASE
STAIRCASE MAXIMUM RISE 220MM MINIMUM GOING 220MM INCORPORATING BALUSTRADING TO LANDING 1000MM HIGH AND HANDRAILS TO ONE SIDE OF STAIR

ALL ELECTRICAL WORK TO BE CARRIED OUT BY CERTIFIED ELECTRICAL CONTRACTOR

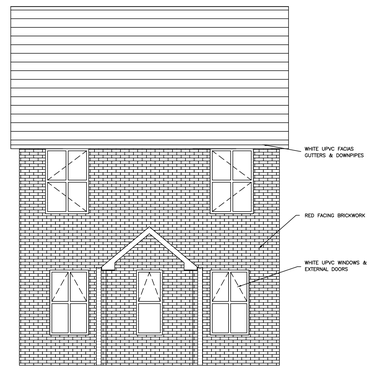
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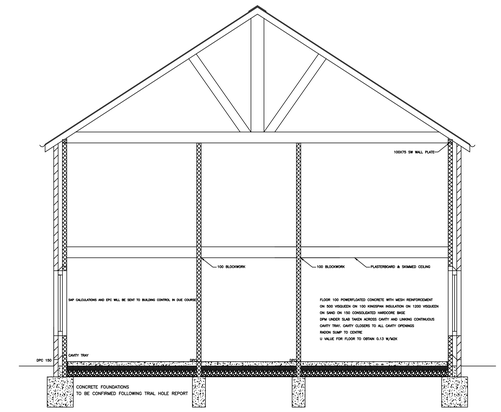
PROPOSED GROUND FLOOR PLAN



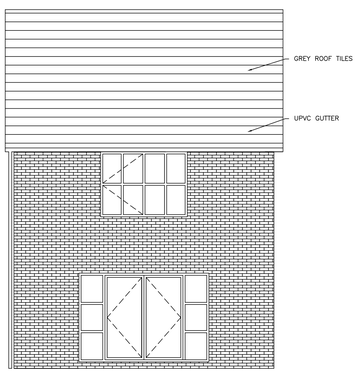
PROPOSED FIRST FLOOR PLAN



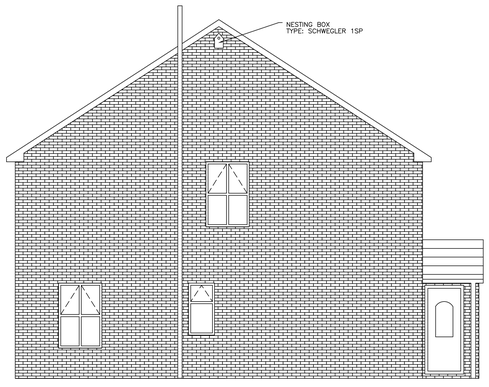
PROPOSED FRONT ELEVATION



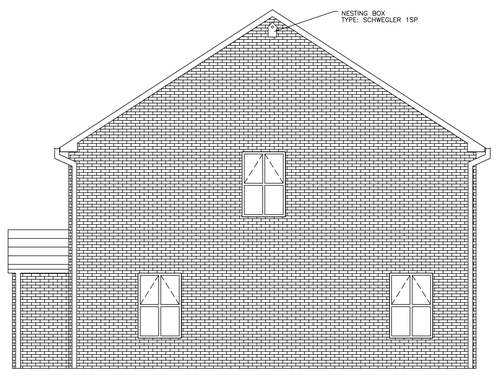
PROPOSED SECTION A–A



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

BUILDING CONTROL – ADDITIONAL INFORMATION REQUESTED IN 'SCHEDULE OF DEFECTS'

PART A – STRUCTURE
1 – A COPY OF THE CMRA PROVIDED TO BUILDING CONTROL BY EMAIL
(RESULTS OF THE SITE INVESTIGATION WORK AND RECOMMENDATIONS FOR FOUNDATION DESIGN TO BE PROVIDED TO BUILDING CONTROL IN DUE COURSE)
2 – MASONRY WALLS RETURNS TO FRONT OF BUILDING TO BE MIN 750MM (SEE REVISED DRAWING)
3 – CAVITY WALL TIES TO BE STAYFIX STAINLESS STEEL SPACED MAXIMUM HORIZONTAL SPACING OF 900MM AND MAXIMUM VERTICAL SPACING OF 450MM AND AT EVERY BLOCK COURSE AROUND OPENINGS
4 – CATNIC LINTELS TO EXTERNAL WALLS TO BE CH110/100, CATNIC LINTELS TO INTERNAL BLOCK WALLS TO BE BHD 100
5 – SIXSOMM TIMBER HERRINGBONE STRUTTING TO BE PLACED BETWEEN JOISTS AT MID SPANS AND FLOOR JOISTS
6 – TIMBER ROOF TRUSSES TO BE SUPPLIED BY MINERA ROOF TRUSSES WITH DETAILS AND CALCULATIONS (PROVIDED TO BUILDING CONTROL IN DUE COURSE)
WALL PLATE TO BE 100W*75 TIMBER SECURELY STRAPPED TO BLOCKWORK USING 1500 GALVANISED STRAPS AT 1500 C/C MAX
7 – GALVANISED LATERAL RESTRAINT STRAPS 1500MM LONG TO BE FIXED TO FLOOR JOISTS AND ACROSS RAFTERS AT GABLES WITH NOGGINS UNDER AT 2M CENTRES

PART B – FIRE SAFETY
8 – ALL WINDOWS TO BEDROOMS AND OFFICE TO BE ESCAPE WINDOWS WITH AN UNOBSTRUCTED OPENING AREA OF AT LEAST 0.33 SQUARE METRES AND BE NO LESS THAN 450MM WIDE AND 450MM HIGH. THE BOTTOM OF THE OPENING TO BE 900MM ABOVE FLOOR LEVEL. TO BE INSTALLED BY FENSA APPROVED CONTRACTOR WITH CERTIFICATES PROVIDED TO BUILDING CONTROL
9 – INTERLINKED MAINS OPERATED SMOKE AND FIRE DETECTORS TO BE INSTALLED WHERE SHOWN ON THE PLAN. CARBON MONOXIDE DETECTOR TO BE INSTALLED IN KITCHEN AND BOILER STORE ROOM
10 – SPRINKLER SYSTEM TO BE INSTALLED TO DWELLING IN ACCORDANCE WITH BS 9251:2021 WITH COMMISSIONING CERTIFICATE PROVIDED TO BUILDING CONTROL

PART C – SITE PREPARATION AND RESISTANCE TO CONTAMINANTS AND MOISTURE
11 – FULL RADON PROTECTION TO BE PROVIDED WITHIN DWELLING INCORPORATING THE GROUND FLOOR SLAB BEING SUSPENDED AROUND PERIMETER WITH 1M A142 MESH REINFORCEMENT, PERIMETER CAVITY TRAY LINKED TO FLOOR DPM. RADON SUMPS TO BE PROVIDED BENEATH LOUNGE, HALL KITCHEN WITH 100 UPVC VENTILATION PIPE WORK TAKEN EXTERNALLY AND CAPPED

PART E – RESISTANCE TO THE PASSAGE OF SOUND
12 – 200MM ROCKWOOL SOUND INSULATION SLABS TO BE PLACED BETWEEN ALL FLOOR JOISTS AND 100MM TO STUD PARTITIONS

PART F – VENTILATION
13 – ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS AT THE TOP AND OPENING LIGHTS AS SHOWN ON ELEVATIONS
14 – KITCHEN TO BE PROVIDED WITH MECHANICAL EXTRACT FAN WITH 60 L/S EXTRACT RATE PLACED DIRECTLY OVER HOB. BATHROOM AND GROUND FLOOR TOILET TO BE PROVIDED WITH A MECHANICAL EXTRACT FAN WITH EXTRACT RATE OF AT LEAST 15 L/S AND INSTALLED NO MORE THAN 400MM BELOW CEILING
15 –MECHANICAL EXTRACT VENTILATION TESTING AND COMMISSIONING CERTIFICATION TO BE PROVIDED TO BUILDING CONTROL UPON COMPLETION

PART G – SANITATION
16 – BUILDING CONTROL TO BE PROVIDED WITH A NOTICE IN ACCORDANCE WITH REGULATIONS 17K NO LATER THAN FIVE DAYS AFTER COMPLETION OF THE WORK WHICH SPECIFIES THE POTENTIAL CONSUMPTION OF WHOLESOME WATER WITH NOT EXCEED 110 LITRES PER PERSON PER DAY CALCULATED WITH THE METHODOLOGY REFERRED TO IN THE DOCUMENT THE WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS"

17 – THE HOT WATER SUPPLY TEMPERATURE TO PROPOSED BATH TO BE LIMITED TO A MAXIMUM OIF 48 DEGREE C BY USE OF AN INLINE BLENDING VALUE, WITH A MAXIMUM TEMPERATURE STOP AND A SUITABLE ARRANGEMENT FOR PIPE WORK

PART H – DRAINAGE AND WATE DISPOSAL
18 – WASTE PIPES FROM KITCHEN SINK AND WASHING MACHINE TO BE 50MM UPVC WITH ANTI SYPHONAGE TRAPS WITH MAXIMUM PIPE RUN OF 4M TO HAVE A MINIMUM SEAL OF 75MM. WASTE PIPE FROM BATH TO BE 40MM UPVC, WASTE PIPE FROM BASINS TO BE 32MM UPVC
INTERNAL DRAINS TO BE 100 UPVC LAID TO A MINIMUM FALL OF 1:60 TO NEW 750 UPVC MANHOLES CONNECTED TO REPLACEMENT EXISTING PRIVATE MANHOLE IN ADJACENT PROPERTY
19 – IF SOAKAWAY IS INSTALLED GROUND PERCOLATION TEST TO BE CARRIED OUT DURING SITE INVESTIGATION FOR SOAKAWAY PURPOSES. SOAKAWAY TO BE MIN OF 5M FROM DWELLING (DESIGN DIMENSIONS AND DETAILS OF SOAKAWAY TO BE PROVIDED TO BUILDING CONTROL ONCE AVAILABLE)

PART J – COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS

20 – HEATING AND HOT WATER TO BE PROVIDED BY A GAS CONDENSING COMBI BOILER TYPE BAXI MAIN ECO COMPACT WITH HORIZONTAL THROUGH WALL FLUE OUTLET POSITIONED 1M FROM BOUNDARY. RADIATORS POSITIONED AS SHOWN ON PLAN. ELECTRICITY TO BE PROVIDED USING 4KW SOLAR PANELS PLACED ON ROOF. COMMISSIONING CERTIFICATE TO BE PROVIDED TO BUILDING CONTROL UPON COMPLETION OF INSTALLATION
21 – CARBON MONOXIDE ALARM TO BE FITTED TO KITCHEN AND BOILER STORAGE AREA IN ACCORDANCE WITH BS EN 50291-1:2018 WHICH INCLUDES AN INTEGRAL SOUNDER IS POWERED BY A BATTERY DESIGNED TO OPERATE FOR THE WORKING LIFE OF THE ALARM. THE ALARM SHOULD INCORPORATE A WARNING DEVICE TO ALERT USERS WHEN THE WORKING LIFE OF THE ALARM IS DUE TO PASS

PARK K – PROTECTION FROM FALLING, COLLISION AND IMPACT
22 – PITCH OF PROPOSED STAIRCASE NOT TO EXCEED 42 DEGREES (DETAILS OF STAIRCASE TO BE PROVIDED TO BUILDING CONTROL IN DUE COURSE)
23 – THE BOTTOM OF ALL WINDOWS TO FIRST FLOOR TO BE 900MM FROM FLOOR

PART L – CONSERVATION OF FUEL AND POWER
24 AND 25 (FULL SAP REPORT AND EPC PROVIDED TO BUILDING CONTROL BY EMAIL)

PART M – ACCESS TO AND USE OF BUILDINGS
26 – WHEELCHAIR RAMP TO BE PROVIDED AT MAIN FRONT ENTRANCE WITH ROLL OVER DOOR THRESHOLD (SEE REVISED PLANS)
DOORS TO FRONT PORCH AND BETWEEN PORCH AND KITCHEN TO BE A MINIMUM OF 1M CLEAR OPENING FOR WHEELCHAIR ACCESS
GROUND FLOOR TOILET TO BE A MINIMUM OF 1200 WIDE WITH A MINIMUM OF 750 BETWEEN RADIATOR AND WASH BASIN TO ALLOW WHEELCHAIR ACCESS
ALL SWITCHES AND SOCKET OUTLETS TO BE LOCATED BETWEEN 450 AND 1200 ABOVE FINISHED FLOOR LEVEL

PART N – GLAZING
27 – SUITABLE APPROVED SAFETY GLAZING TO BE INSTALLED IN FRENCH DOORS IN LOUNGE AND ANY SIDE PANELS

PART O – SECURITY
30 – ALL WINDOWS AND DOORS TO BE PROVIDED WITH APPROVED SECURITY LOCKS AND FITTINGS TO BS PUBLICATION PAS24:2016
SECURITY LIGHTING TO BE INSTALLED ADJACENT TO THE FRONT ENTRANCE DOOR AND THE REAR FRENCH DOORS, AN APPROVED INTRUDER ALARM SYSTEM TO BE INSTALLED

PART R – PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATION NETWORK
31 – PROPOSALS TO FULLY COMPLY WITH PART R TO FACILITATE THE FUTURE INSTALLATION OF COPPER OR OPTIC FIBRE CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30 MBPS. THE REQUIREMENT IS TO PROVIDE ONLY THE IN BUILDING PHYSICAL INFRASTRUCTURE FROM THE SERVICE PROVIDER ACCESS POINT TO THE OCCUPIERS NETWORK TERMINATION POINT (WITHIN THE LOUNGE) SUITABLE DUCTING SHOULD BE PROVIDING TO CONNECT ALL SUCH NETWORK TERMINATION POINTS TO AN APPROPRIATE ACCESS POINT

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Project Name: Mr Alun Richards
Project Number: BDS001008

DATE: 06.11.2025 | SIGN: G Roberts

SCALE: 1:50 @ A0 | DRAWING NUMBER

NOTE: Plan and Elevation as Proposed

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