

EXISTING ROOF CONSTRUCTION

Existing roof coverings are to be inspected by nominated contractor for adequacy. Existing slates to be retained and repaired where applicable. If required to be replaced, contractor to install reclaimed slate to match existing and to Local Authority Conservation Officer approval. Any replacement ridge tiles are to match existing and to be bedded in a lime and sand mortar. Roof timbers to be inspected by nominated contractor for adequacy. Roof timbers to be retained as far as possible and repaired where applicable. Timbers can be spliced in or metal plates attached to ensure they are structurally sound rather than replacement. If required to be replaced, contractor to install timbers on a strictly like for like basis. Structural Engineer to be consulted for advice to ensure roof construction is structurally sound All existing timbers that are structurally sound are to be treated with a dual purpose fungicide/insecticide applied by a BBA approved specialist contractor in accordance with the relevant British Standard and the Agreement Board Certificate relating to the manufacturers system. This work is to carry a 30 year term, assurance backed guarantee covering workmanship and materials. Include a report along with the tender on the condition of the structural timbers in the property from the nominated specialist sub-contractor. Internally, allow for 100mm fibreglass quilt insulation at ceiling joist level with an additional 200mm layer laid over the top. If applicable, where ceiling follows roof line, allow for hemp insulation between rafters ensuring minimum 50mm clear air gap is provided for adequate ventilation, with wood fibre rigid square edge insulation board below. Existing ceilings to remain in place and upgraded as per detail to provide adequate sound prevention and fire protection measures. Where compartment walls abut ceilings, walls to be sealed to ensure adequate fire protection between apartments. All works in relation to sound/fire protection measures to be as per specialist manufacturer's specification. Contractor to make good where necessary.

CHIMNEY STACKS

All chimney stacks to be checked for loose brickwork and to be replaced where necessary. Existing mortar to be raked out where showing signs of decay to a minimum depth of 25mm. Rake-out to be done by hand to avoid damage to brickwork. All re-pointing to be completed in a lime sand mix to local authority approval. New brickwork and pointing to have flush finish. If required, new pots to be set on completion and flaunch to top of chimney stack with a NHL5 hydraulic lime and sand mixed mortar containing suitable water resistant additive. New pots to be in keeping with the rest of the building and to the Local Authority Conservation Officer approval.

FIRE DETECTION

Provide mains operated interacting smoke/heat detectors at the positions indicated on floor plans. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Fire detection systems to be provided to each flat with communal staircase fire detection system to be interlinked to sounders on all floors. Detection and warning of fire from one unit must be audible throughout entire building. Smoke detectors to be positioned 300mm minimum away from walls and lights. Detection units within each individual apartment are to be interlinked to ensure early warning of fire is achieved. Automatic opening vent with geometric free area of at least 10m² to be provided at top of stairwell as indicated on second floor plan/elevations. Vents to be operated in conjunction with smoke detection units. All works in relation to Automatic Opening Vents to be as per specialist manufacturer's specification

HEATING

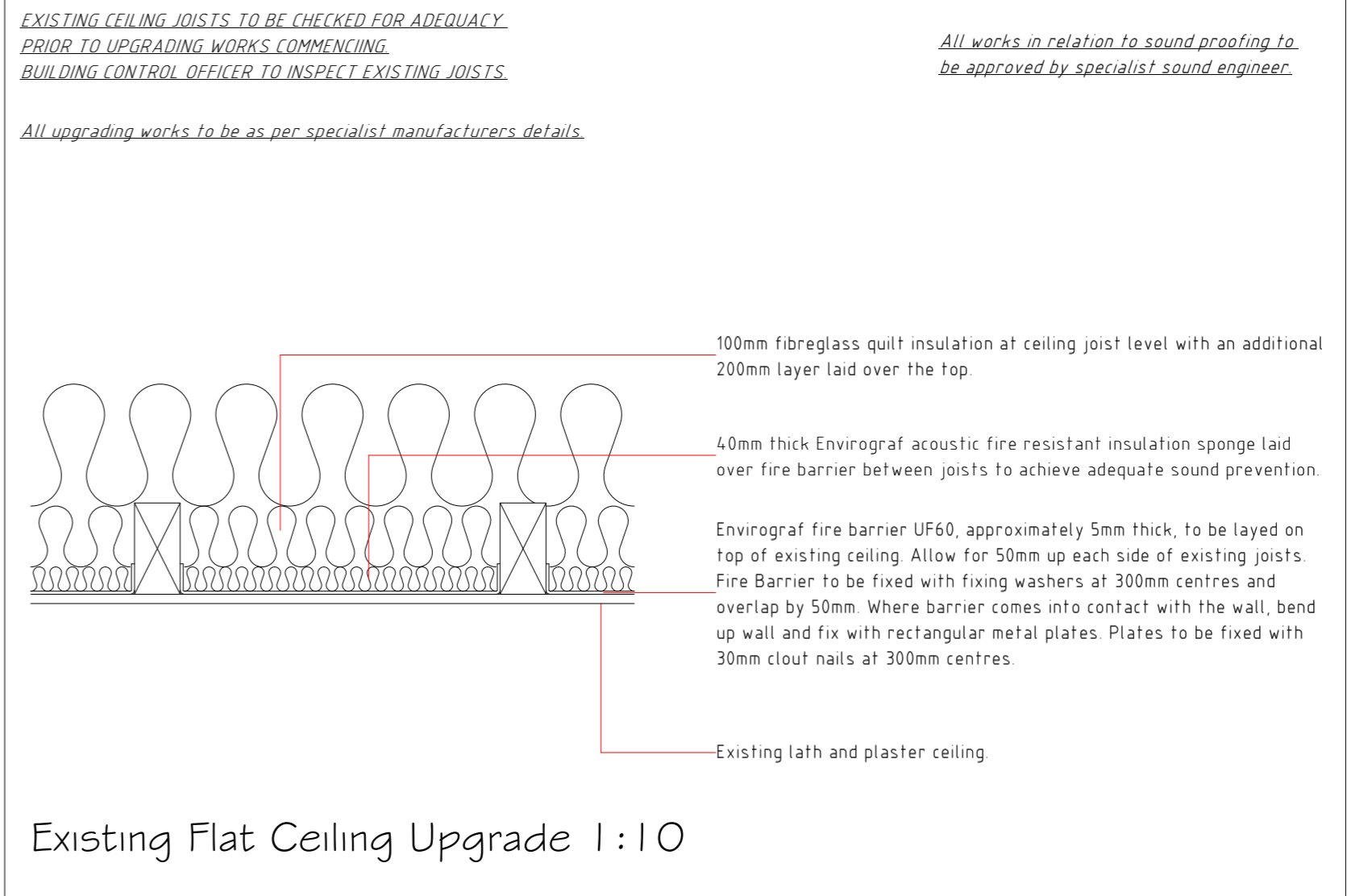
New gas fired conventional condensing boilers to be installed within each apartment. New boilers to have SEDBUK rating of at least 90% to power radiators. System to be fitted with time and temperature zone control system. New boilers to serve each separate use. No radiators to be fitted in positions which would reduce landings/walkways to less than 900mm wide. All radiators to be fitted with thermostatic control valves (TRV). Ensure boilers will not discharge opposite boundaries where within 2.5m. Heating system is to be installed by GAS SAFE registered engineer.

EFFICIENT LIGHTING

100% of new fixed light fittings to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that extension has efficient light fittings of more than one per 25m². Otherwise, ensure 100% of all new fixed light fittings are fitted with lamps of at least 40 lumens / circuit watt luminous efficiency and replace all other bulbs within the property with energy efficient bulbs.

MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchens, WCs and Bathrooms by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:
 Kitchen 1: Wall mounted fan to extract at a rate of 60 litres per second. Duct through bathroom and terminate through rear external wall. Ducting within bathroom to be boxed in.
 Kitchen 2: Wall mounted fan to extract at a rate of 60 litres per second. Fan to duct through rear external wall.
 Kitchen 3: Ceiling mounted fan to extract at a rate of 60 litres per second. Duct through roof void and terminate at tile vent terminal on rear roof slope.
 Bathroom 1: Wall mounted fan to extract at a rate of 15 litres per second. Fan to duct through rear external wall. Fan to be operated in conjunction with light switch with a 15 minute over run facility. Door to Bathroom 1 to be undercut by 10mm to allow for continuous ventilation.
 Bathroom 2: Wall mounted fan to extract at a rate of 15 litres per second. Fan to duct through side external wall. Fan to be operated in conjunction with light switch with a 15 minute over run facility.
 Bathroom 3: Ceiling mounted fan to extract at a rate of 15 litres per second. Duct through roof void and terminate at tile vent terminal on rear roof slope. Fan to be operated in conjunction with light switch with a 15 minute over run facility. Door to Bathroom 3 to be undercut by 10mm to allow for continuous ventilation.
 Vents to be covered with weather proof grilles at points of discharge to external air.



Existing Flat Ceiling Upgrade 1:10

Contractor to install S/K-50 lintel in position as indicated. Wall construction below to be removed to fit new window and frame. Existing wall thickness to be checked prior to ordering lintel specified. Contractor to make good where necessary.

Contractor to install BOX/K-100 lintels in positions as indicated. Wall construction below to be removed down to FFL. New internal doors and frames to be installed within new openings where applicable. Wall thickness to be checked prior to ordering lintel specified. Contractor to make good where necessary.

Existing walls as indicated on existing floor plan Ref: D059/001 to be removed. Contractor to make good where necessary.

Existing door to be removed. Frame to remain in situ. Opening to be blocked up with studwork as indicated. Contractor to make good where necessary.

Contractor to install BOX/K-100 lintel in position as indicated. Wall construction below to be removed down to FFL to fit new door and frame. Wall thickness to be checked prior to ordering lintel specified. Contractor to make good where necessary.

Existing studwork walls as indicated on existing floor plan Ref: D059/001 to be removed. Contractor to make good where necessary.

FD30 fire doors with self-closer (FD30S) to be installed in position as indicated on floor plan. Fire doors to be classified in accordance with BS EN 13501-2:2003.

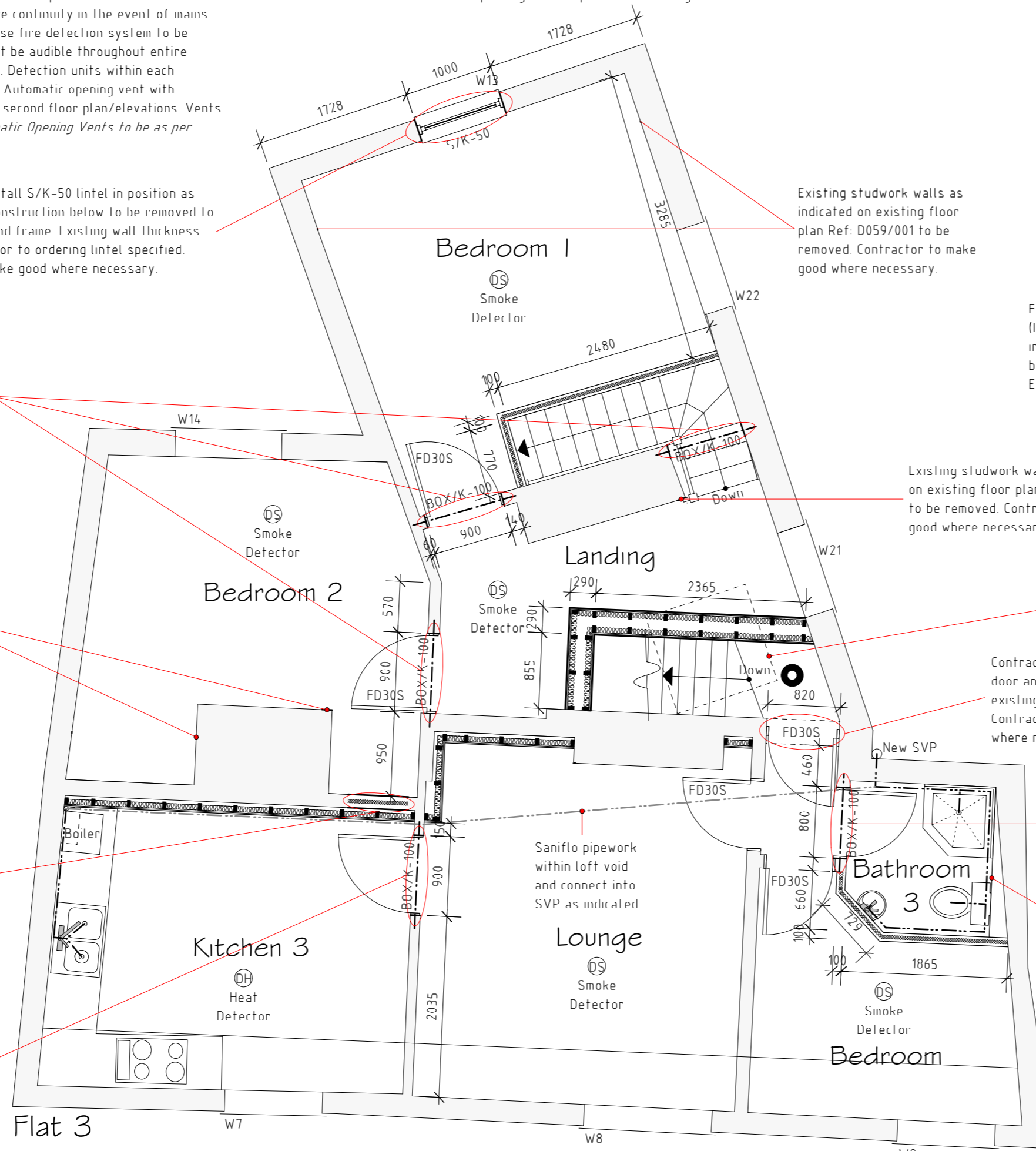
Existing studwork walls as indicated on existing floor plan Ref: D059/001 to be removed. Contractor to make good where necessary.

Dotted line indicates orientation of new 1180mm x 1140mm smoke ventilation Velux rooflight. Unit to be installed parallel to existing rafters, which are to be doubled up either side with rafters of similar section. Compartment wall to be angled to ensure rooflight is contained within stairwell. Angled section of compartment wall to be above 2.1m high. Additional noggins are to be inserted within stud wall and rafters as required to ensure good connections for angled studs. New Velux rooflight to be fitted as per specialist manufacturer's specification. Contractor to make good where necessary.

Contractor to install new door and frame within existing opening as indicated. Contractor to make good where necessary.

Contractor to install BOX/K-100 lintel in position as indicated. Wall construction below to be removed down to FFL to fit new internal door and frame. Wall thickness to be checked prior to ordering lintel specified. Contractor to make good where necessary.

Drainage pipes behind WC/shower to be boxed in as indicated. Contractor to make good where necessary.



Flat 3
Second Floor Plan

PLEASE READ IN CONJUNCTION WITH LISTED BUILDING JUSTIFICATION STATEMENT (LBJS).

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Please read in conjunction with Engineer's Specification and SAP Assessor's Report

Rev	Date	Detail	Initial
A	01/16	Building Regulation Amends	S.M.E.

Project:
 Proposed Alterations at
 The Commercial Pub,
 11 College Street,
 Wrexham, LL13 8LU.

Title: Second Floor Plan
Scale: (A2) 1:50

Drawn By: S M Eltham
Date: Oct 2015

Drawing No: D059/010
Sheet: 3 of 5



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