

Provide abutment ventilation detail dressed with min 150mm code 4 lead flashing

Roof Construction to comprise of 200x47mm C24 Sw timber rafters @ Max 450 centres supported on 150x50mm wall plate securely bolted back to existing external wall.
 Low pitch slate effect tiles to be set to a pitch of 13 degrees on 25x50mm treated timber battens.
 Install breather membrane over rafters allowing the membrane to sag between rafters.
 100mm Celotex XR4000 to be fitted between rafters and underdrawn with 50mm insulated platerboard with vapour barrier to underside.
 Minimum Target U-value Required = 0.18 W/m²K

External cavity wall construction to be approx 312mm thick overall, 100mm blockwork outer leaf, 100mm cavity with 100mm blockwork inner leaf. Cavity to be fully filled with mineral wool insulation batts such as Knauf Earthwool DriTherm Cavity Slab or similar.
 Blockwork to receive through colour render finish.
 Internal finish to be 12.5mm plaster with skim finish, moisture resistant plasterboard to be used in wet areas.
 Stainless steel wall ties at 450mm vertical centres and 900mm horizontal centres, ties around windows and doors to be within 150mm of openings horizontally and 300mm vertically to engineers detail.
 Minimum Target U-value Required = 0.28 W/m²K

100mm ground bearing slab cast onto min 150mm well consolidated hardcore.
 1200guage DPM to be laid across top surface of concrete slab with sandblinding to ensure insulation boards are continuously supported.
 Insulation to be 100mm Celotex GA4000 with 75mm sand and cement screed finish. Vapour control layer to be laid across top of insulation boards between insulation and screed to minimise risk of condensation forming at interface and to prevent screed migration.
 Insulation to be turned up minimum 25mm at perimeters.
 Floors to achieve min U-value of 0.22 W/m²K

Lean mix cavity fill min 225mm below floor level weathered towards outer leaf

dpc min 150mm above G.L.

foundations min. 1.0m deep

SECTION A

WINDOWS All to be double glazed with min 16mm air gap with Argon fill and low-emissivity glass to outer face of inner pane. All first floor windows to habitable rooms will have means of escape windows with clear opening of 750 x 450mm opening lights with maximum 1100mm cill height.

HEAT CONTROL In dwellings the heating system will be fitted with either a room thermostat and thermostatic radiator valves.

WINDOWS DOORS & ROOFLIGHTS Glazing to achieve 0.16 W/m²K as below:-
 Optifloat / air / Pilkington K glass - 0.05 soft coat, 24mm unit (16mm cavity width) achieves 1.6 W/m²K, or, Optifloat / Argon fill / Pilkington K glass - 0.1 soft coat, 24mm unit (16mm cavity width) achieves 1.6 W/m²K, or 0.05 soft coat, 20mm unit (12mm cavity width). The maximum permitted area of windows and doors as a percentage of the floor area, assuming a SAP rating of 60 or over, is 25%. Windows, doors and rooflights are to be draught stripped.

GROUND FLOORS 100mm expanded polystyrene to BS 3837 or 75mm Celotex insulation to give a target U-Value of 0.25W/m² K.

Electrical Installation The dwelling is to be provided with efficient lighting in accordance with Para 154 - 156. All Switches and sockets to be placed between 450mm and 1200mm above finished floor level.

Limitation to Thermal Bridging around openings: Cavity wall construction with Full Cavity Fill.
 1. Reveals to be closed by Expanded polystyrene (EPS) slab 0.035 W/m²K.
 2. Frames set back to over lap the cavity by a min 30mm.
 3. Internal reveals to be dry lined.

Thermal Resistance Path: R min = 0.72 m²K/W

Limitation of cold air infiltration:
 1. All gaps between dry lining and masonry walls at edges of openings such as windows and doors and at the junction with walls, floors and ceilings (eg by continuous bands of fixing plaster).
 2. Fitting draught-stripping in the frames of operable elements of doors windows and roof lights (seal to external perimeter of doors and windows).
 3. Sealing loft hatches (with use of bolts or catches to compress draught seals).
 4. Ensure boxing for concealed services is sealed at floor and ceiling levels, and sealing piped services where they penetrate or project into hollow constructions or voids.
 5. The cavity wall insulation must be taken down below damp course level, finishing at the same level as the underside of the floor slab insulation.
 6. The cavity wall insulation and roof insulation must meet at the top of the wall (the detail used must allow ventilation to be maintained if appropriate).
 7. Cavity wall insulation must be carried up to the full extent of gable walls.
 8. Floor joists must be set on joist hangers (and not built into the wall itself).
 9. A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches outside wall (usually at door thresholds).
 10. All cavity closers must be insulated.

CHASES Vertical chases should be no deeper than one third of the wall or leaf thickness. Horizontal chases should be no deeper than one sixth of the wall or leaf thickness.

DOWN LIGHTERS to be provided with appropriate fire hoods and sound insulation to ensure the integrity of the floor will not be reduced.

ACCESS AND USE OF BUILDINGS Part M1

Electrical Installation The dwelling is to be provided with efficient lighting in accordance with Para 154 - 156. All New Switches and sockets to be placed between 450mm and 1200mm above finished floor level.

Level Access should be provided to the primary entrance to the building

SAFETY GLAZING N1

Critical Locations In internal and external glazed openings where the requirements of safe breakage applies the use of laminated or toughened glass as defined in BS 6206 1981 must be employed.
 Safety glass should be installed in the following locations:
 1. Where a glazed panel is within 800mm of the floor
 2. Where door glazing will be within 1500mm of the floor
 3. Where a glazed panel is within 300mm of a door and within 1500mm of the floor

DEMOLITION

Carefully demolish existing brick walls where shown on the plan and remove from site.

Support structure as necessary to permit demolition including all necessary shores and temporary supports.

Allow for disconnecting all services to permit demolition work including electrics, plumbing, heating, telephone and video equipment and reconnect upon completion.

Make good existing plaster to match existing.



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Drawing Title	Status	Rev
SECTION 1/10	planning	
	Scale - unless otherwise stated	
	1:10 @ A1	
Drawing Number		
CBP-21-RS-05		