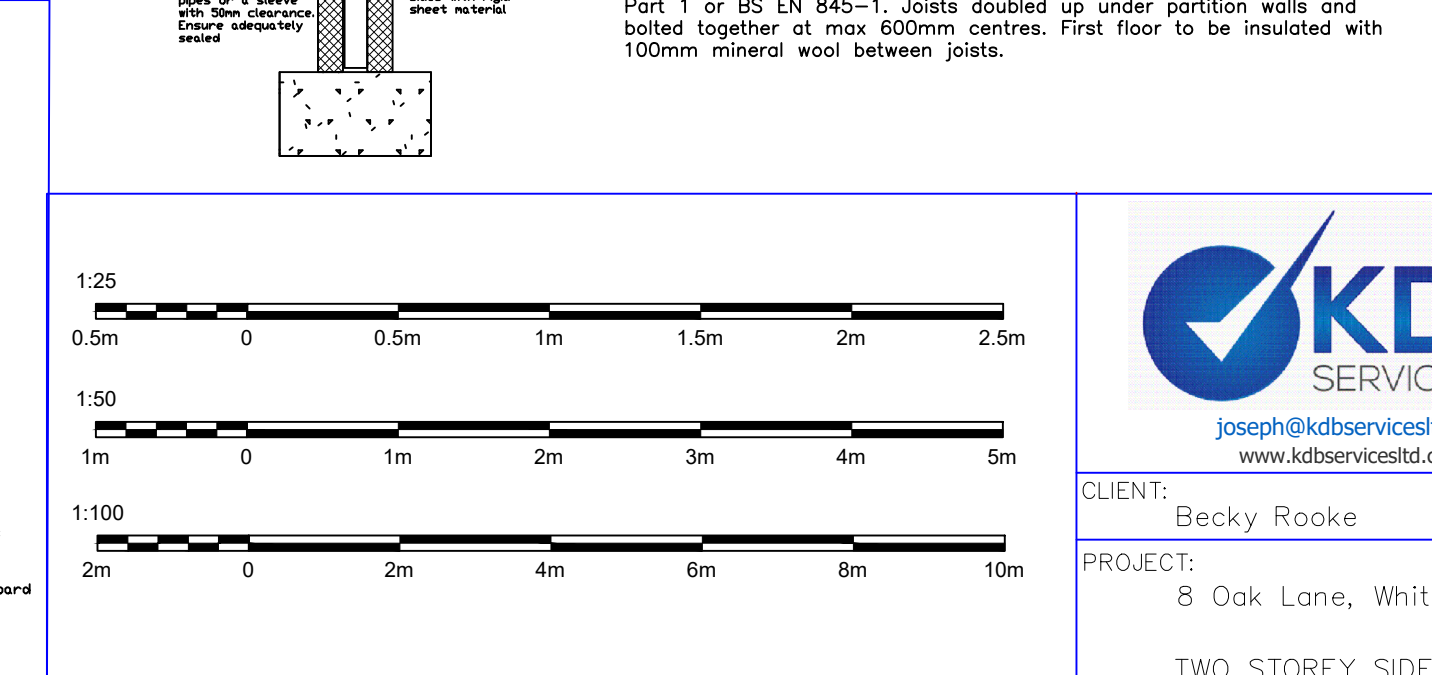
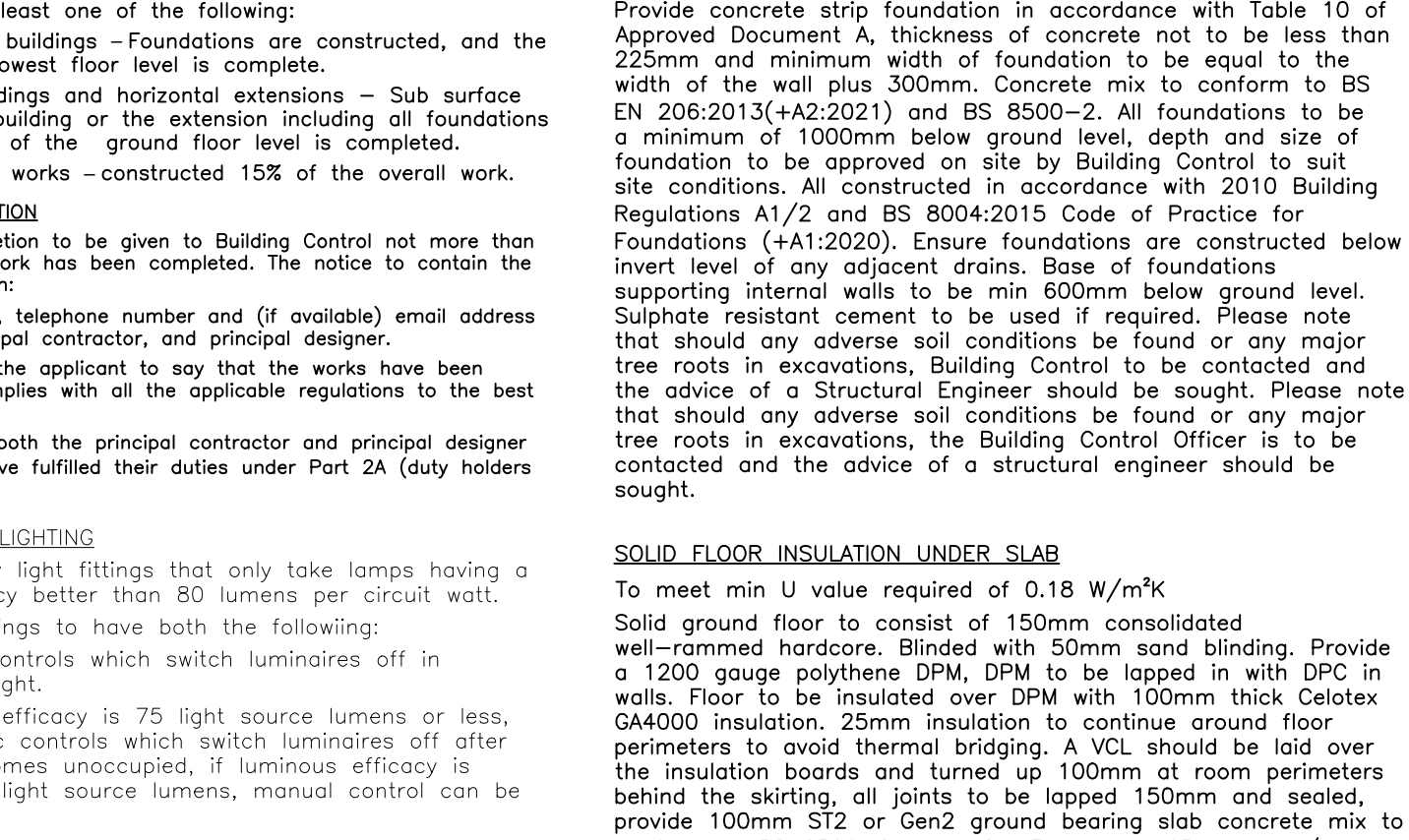
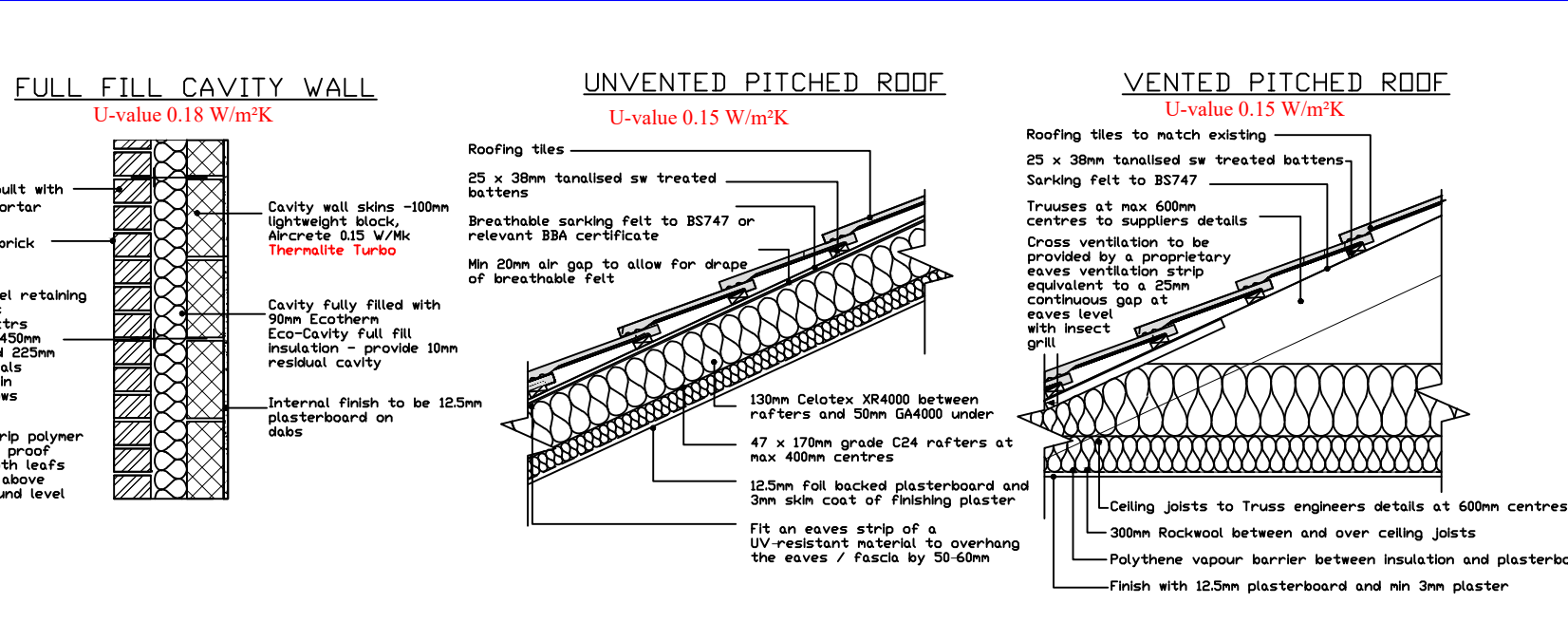
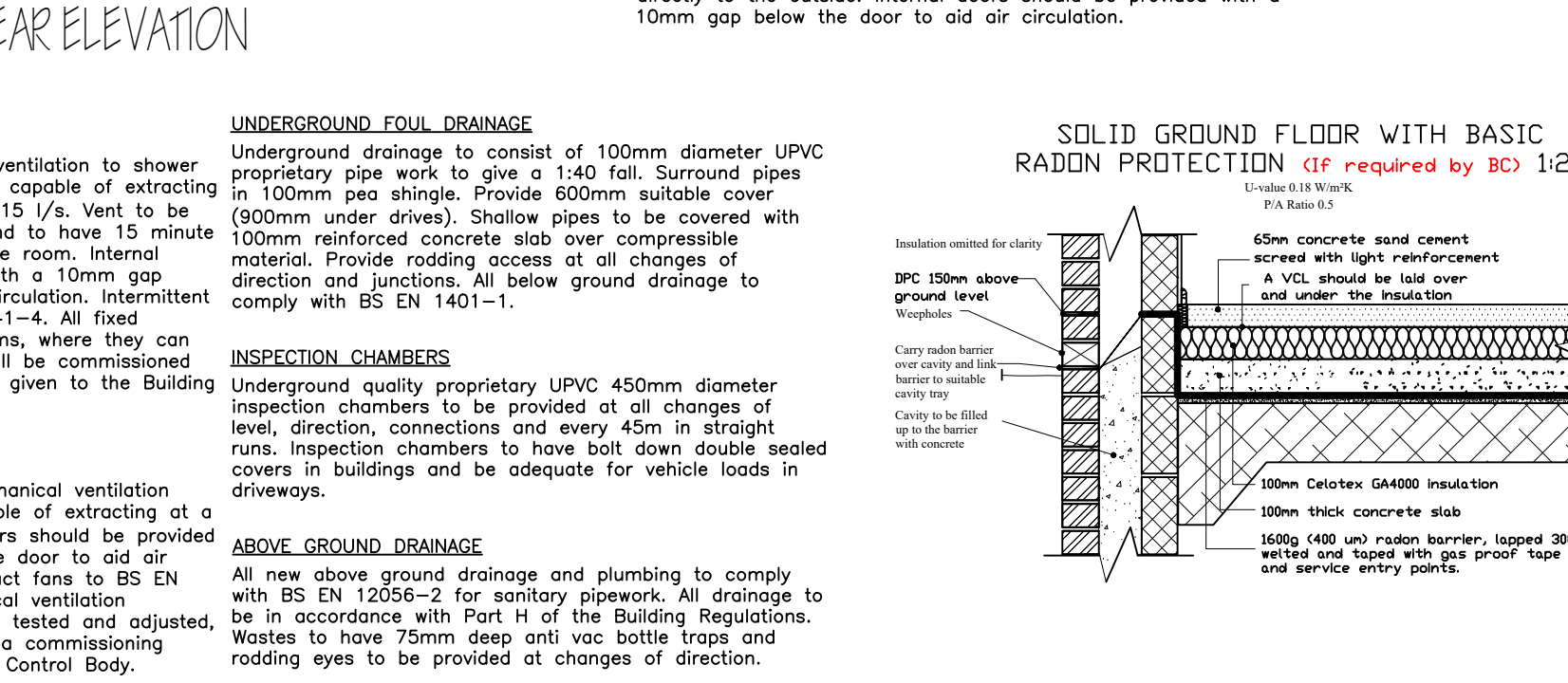
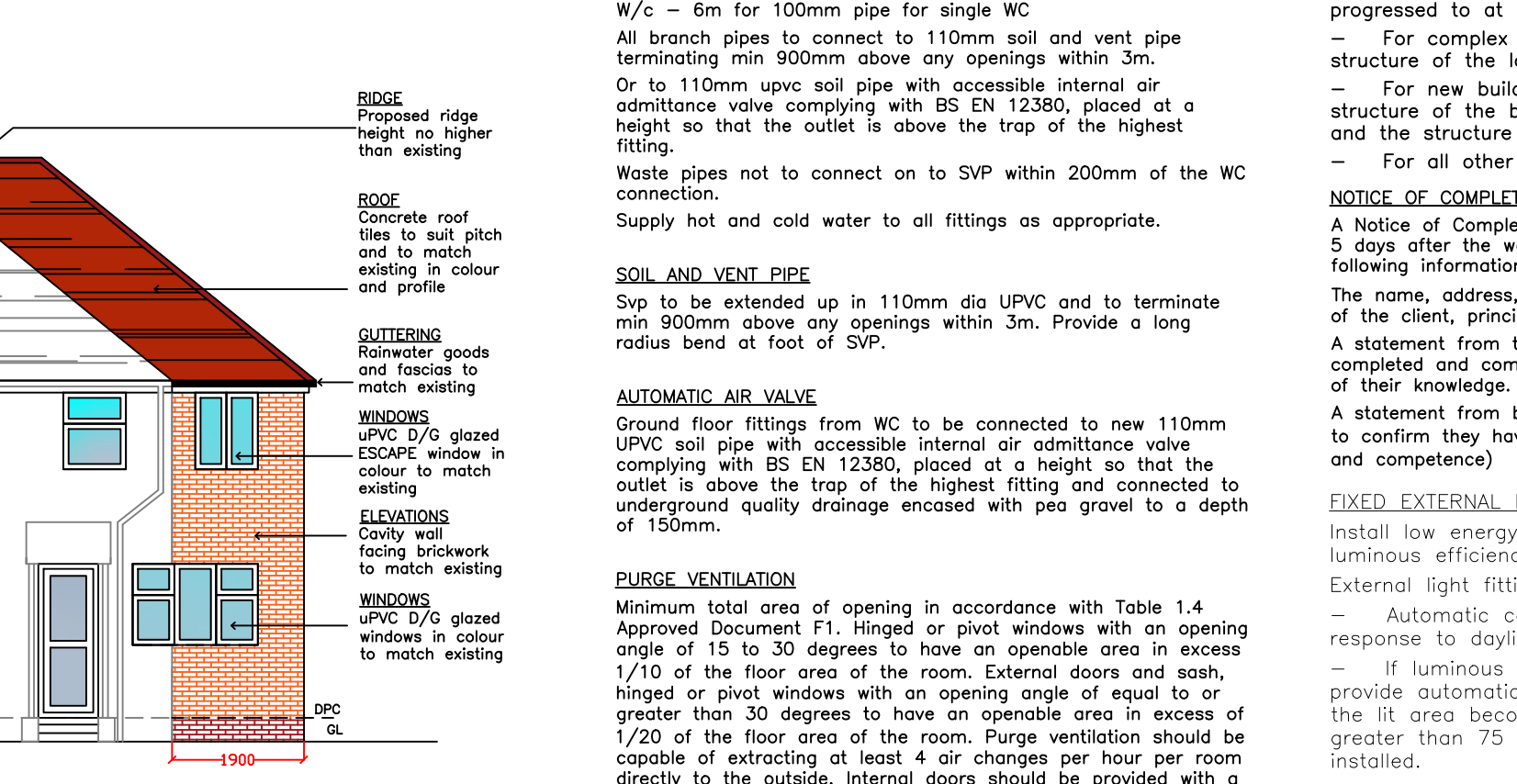
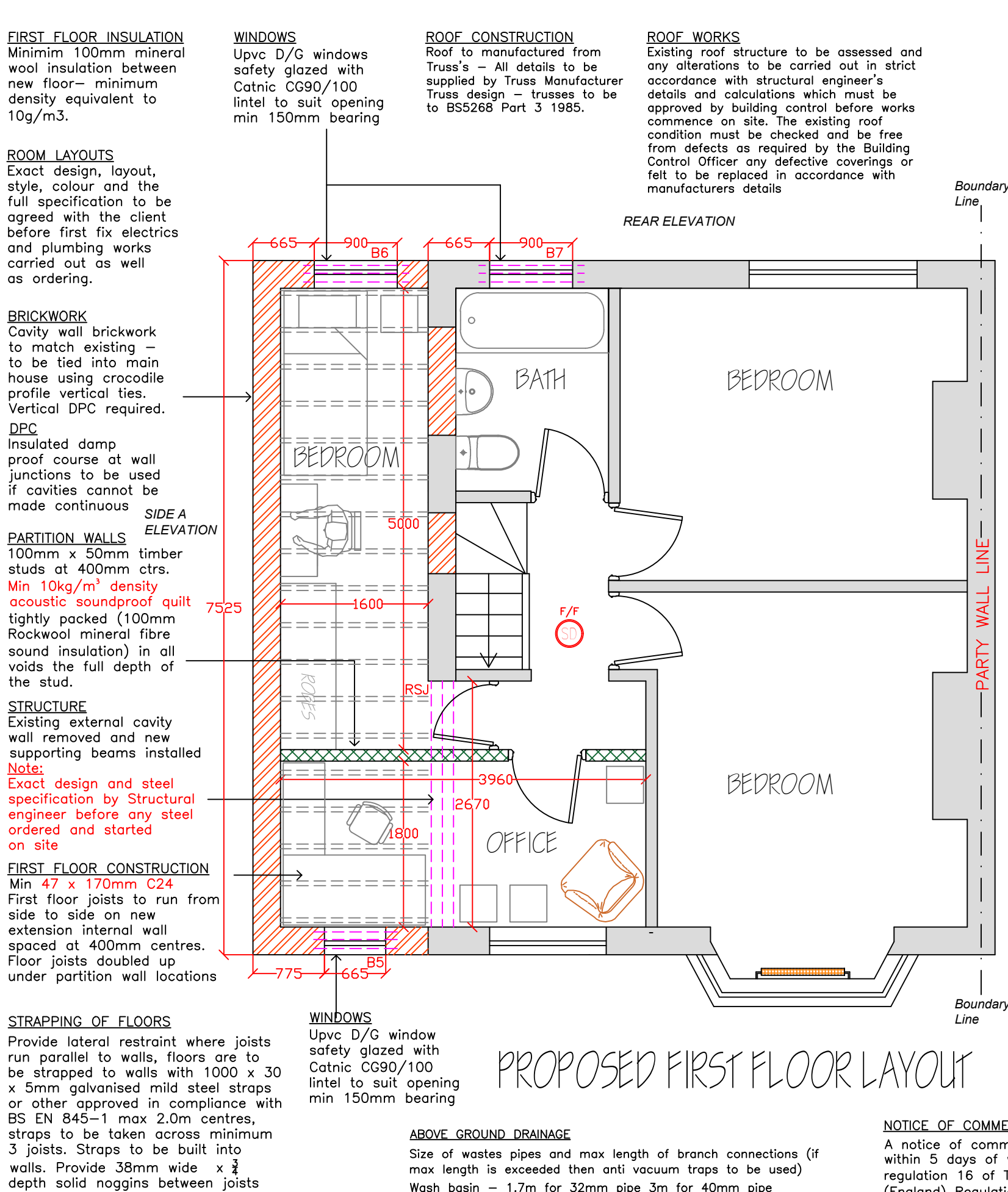




ALL NEW WALLS BELOW GROUND

All new walls below ground to be constructed using blackwork compliant with BS EN 771 and suitable for below ground level or semi engineering concrete walling. Walls up to 1.4m masonry mortar mix or equivalent approved specification to BS EN 1996-1-1. Cavities below ground level to be filled with lean mass concrete min 225mm below damp proof course. Cavity wall to be installed at base of cavity wall (150mm below damp course) laid flat to weepholes.

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

New cavity wall to comprise of 103mm autoseal facing brick. Full fill the cavity with 50mm bulk Ecotherm Eco-Cavity or 90mm Kingspan K108 Cavity Board insulation (0.018 W/m²K) full fill insulation as manufacturer's details, leaving 100mm between the insulation and outer skin. Inner leaf constructed using 100mm lightweight solid 0.15 W/m²K, e.g. Thermite turbo. Internal finish will be 12.5mm plasterboard on dabs. Wall to be built with 1:1:6 cement mortar. Vertical joints in the board must align at reveals and corners in staggered rows. Wall ties v.b. suitable for joint and to be as relevant BBA certificate. Location to be assessed for suitability of insulation boards.

DPC

Provide horizontal strip polymer (hylopad) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Floor DPC to be installed at all reveals where cavity wall is closed.

WALL TIES

Use galvanized using stainless steel vertical twist retaining wall ties built in at 750mm c/s horizontally, 450mm vertically and 225mm from face of wall. Ties to be secured with 14mm x 100mm bolts. All wall cavities and in accordance with BS EN 845

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermobare or similar non combustible insulated cavity closers. Provide vertical DPC's around openings and abutments. All gaps at reveals and corners in staggered rows. Wall ties v.b. suitable for joint (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible and ensure continuity of wall ties to produce a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at all tops of wall gable end walls and vertically at junctions with separating walls. All cavity barriers to be installed at every cavity tray installed according to manufacturer's details.

FIRST FLOOR CONSTRUCTION

First floor joists to be 47 x 170mm C24 timbers at 400c/c with wall plates 100mm wide 2m centre and strutting at mid span above 10mm end bearing, continuing in Herringbone form, timber floors to be finished in 22mm chipboard and new ceilings to be covered with 10kg/m² plasterboard. Boards hung on s/y joist insulation in accordance to BS617 Part 1 or BS EN 845-1. Joists doubled up under partition walls and bolted together at max 600mm centres. First floor to be insulated with 100mm mineral wool between joists.

TRUSSED RAFTER ROOF

To achieve U-value 0.15 W/m²K

Pitched roof to be formed using proprietary prefabricated manufactured truss system consisting of trusses to be produced by specialist truss manufacturer to BS EN 1995-1-1:2004 Eurocode 5; Design of timber structures and submitted to Building Control for approval prior to commencement of work. In accordance with manufacturer's instructions, Trusses to be spaced at 1000mm centres. Trusses to be fixed in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitable wall plates fixed using proprietary galvanneal steel truss clips. All strapping, bracing and other accessories to be fitted in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanneal steel truss clips. Form ceiling using 12.5mm plasterboard and pin 3mm thick multi-lath plaster. Insulation at ceiling level to take two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). Provide polythene vapour barrier between insulation and plaster (TS tested). Where required provide gap at eaves level at least equal to continuous strip 25mm wide under on two opposite sides to promote cross-ventilation and provide mono pitched roofs with ridge/high level plastic flashings. All roof treatments to be applied in accordance with manufacturer's details. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and led according to Lead Development Association. Flashings to be provided to jambs and below window openings with welded upsheets. Joints to be lap joint 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with Lead Development Association recommendations.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm c/s with 50 x 100mm head and sole plates and solid intermediate horizontal nogging at 100mm centres. Where required provide min 10kg/m² density acoustic soundproof quilt tightly capped (eg. 100mm Rockwool or Isovol mineral fibre foam insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide nogging in all voids. Partitions to be fixed to floor using 100mm x 50mm treated ground floor. Walls faced throughout with 12.5mm plaster board with skir plaster finish. Toped and jointed complete with beads and stops.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE Certification, or built off the CSC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous flux output greater than 80 lumens per circuit watt. All fixed to have light capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Install all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and commissioned by a Gas Safe registered engineer. All work to be in accordance with the Local Water Authorities by laws, the Gas Safety (Installation and Use) Regulations 1998 and IE Regulations. The energy performance of the new components to be assessed. The results shall be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

BOILER WORK

Heating and hot water will be supplied via existing boiler. The energy performance of any new components to be assessed. The results should be given to the building owner.

All accessible pipework to be insulated to the standards in Table 4.4 Approved Document L. All parts of the system including pipework and emitters to be sized to allow the space heating system to operate efficiently. The heating system must meet the heating needs of the dwelling at a maximum flow temperature of 55°C or lower. No combustible materials within 50mm of the flue. Rooms to be fitted with thermosafe radiator valves and all necessary zone control and boiler control interlocks. The system will be installed, commissioned and tested by a Gas Safe Registered Engineer. The energy performance of the new components to be assessed. The results shall be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

The system will be installed, commissioned and tested by a Gas Safe Registered Engineer. The energy performance of the new components to be assessed. The results shall be recorded and given to the building owner. All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

Type and form of heating to be agreed with client.

REV	DATE	DESCRIPTION	BY	JAL
A	NOV/25	PROPOSED-PLANS	ASH	Y

NOTES

1. DRAWING: PROPOSED FLOOR LAYOUTS & ELEVATIONS

2. SCALE: AS SHOWN @ A1

3. DATE: NOV/2025

4. DRAWN BY: JAL

5. DWG No:

6. REVISION: