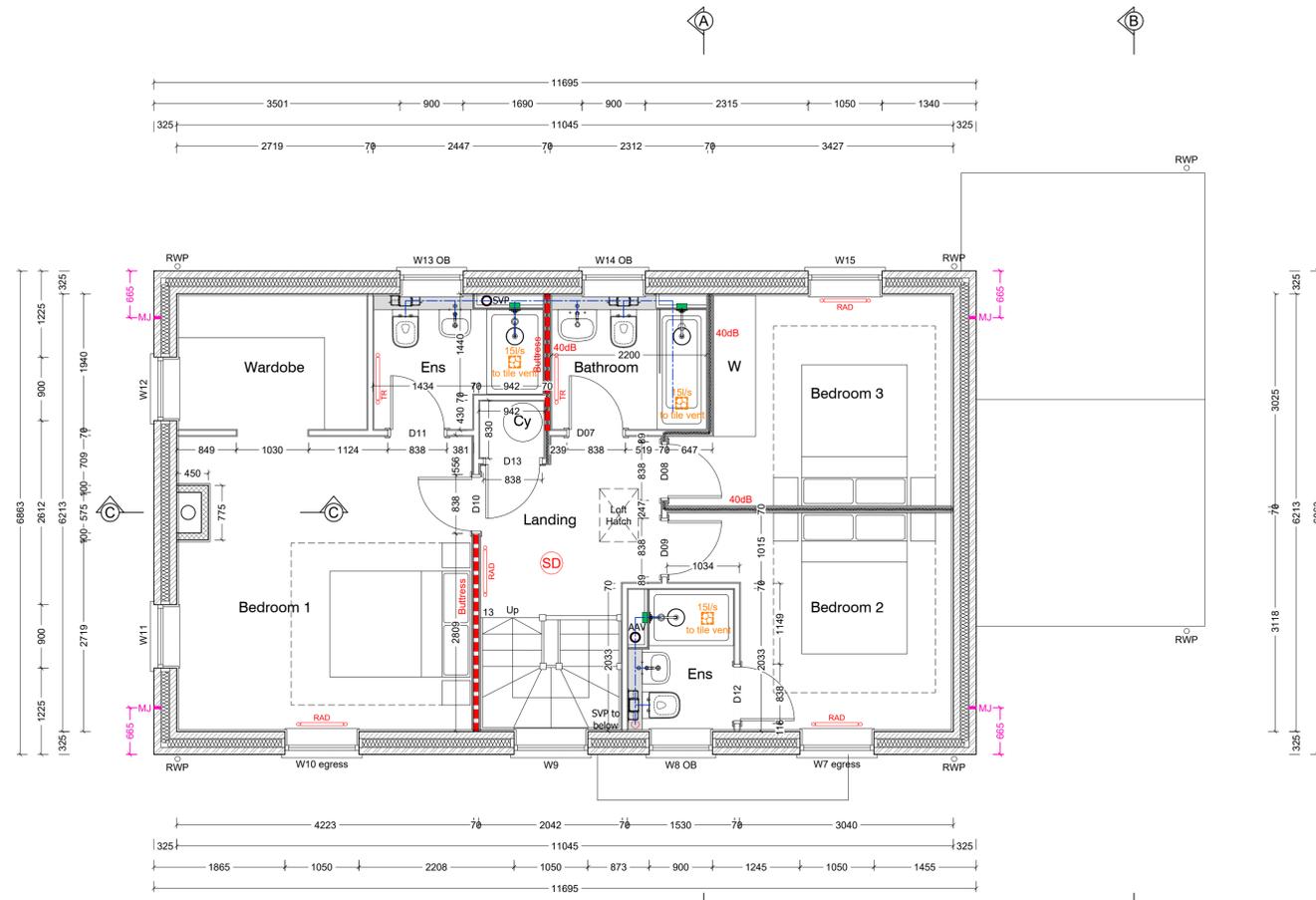


Wall Legend	
External Brick Cavity Wall : 325mm o/a Inner Leaf: 100mm Stranlite aerated blockwork: 3.6N/mm <sup>2</sup> min. 630kg/m <sup>3</sup> and thermal conductivity of 0.16W/mK Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed. Cavity: Fully filled with 125mm Knauf Dtherm 32 Ultimate insulation to achieve a 'U' value 0.20 W/m <sup>2</sup> K [or similar approved] Outer leaf: Brickwork to LPA approval	1325
Internal Load-bearing Wall : 100mm 100mm blockwork. Strength min. 7N/mm <sup>2</sup> lightweight aggregate medium Density 1350-1600kg/m <sup>3</sup> . To be connected to external wall blockwork using strip ties at 225mm centers.	100
Internal Non-load bearing Wall : 70mm Metal Stud Stud partitions 100mm o/a/l, partitions finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m <sup>2</sup> density. All stud partitions between any room and a bedroom of a room containing a wc shall comply with the acoustic requirements of Approved Document 'E' section 5 internal wall type B. min. 40dB reduction with the use of sound insulation between studs.	70
Internal Load-bearing Timber Buttress Wall : 124mm o/a/l aap. 70mm metal stud + 12mm ply both sides finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m <sup>2</sup> density.	70

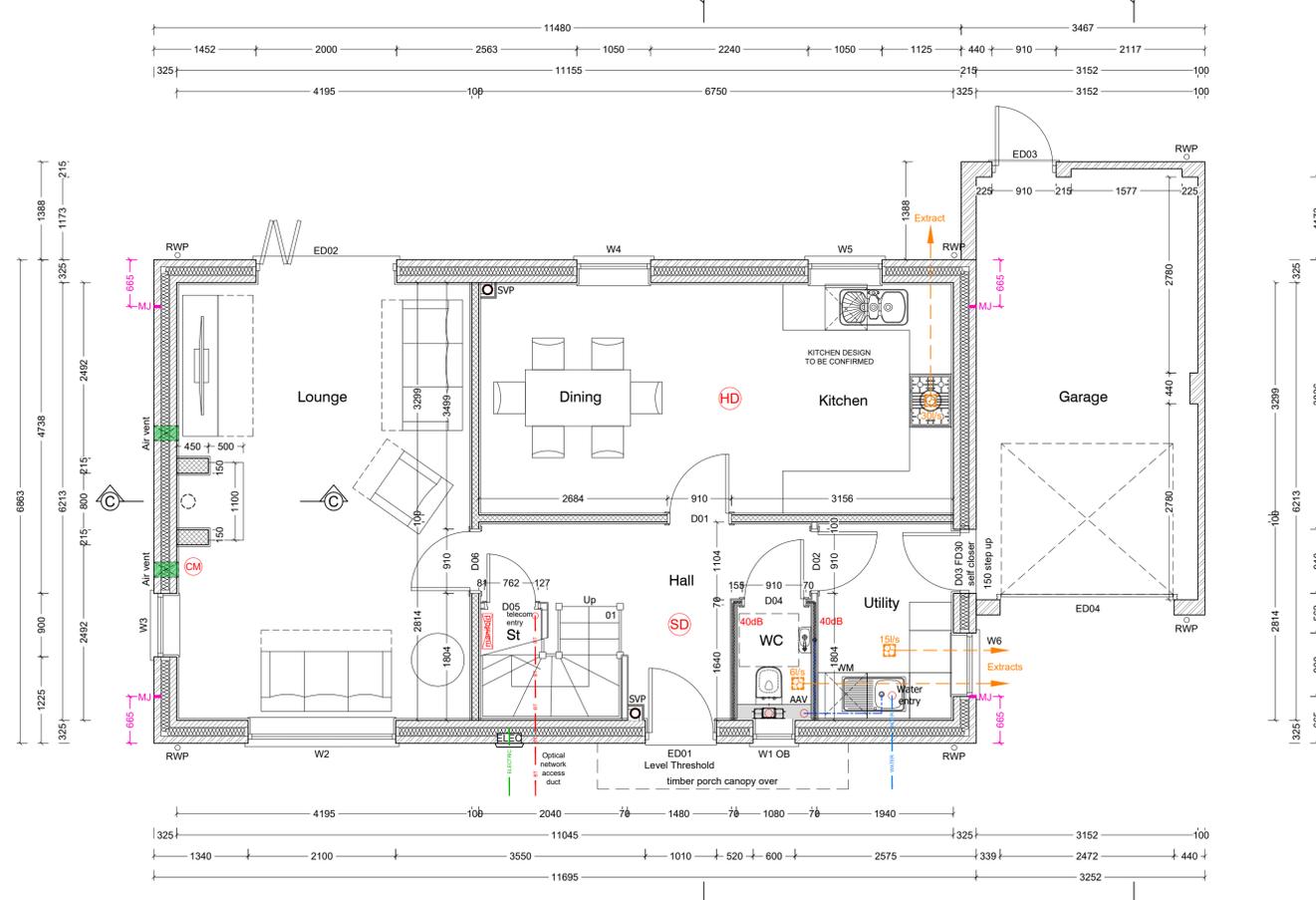
Ventilation	
Natural ventilation with background ventilators and intermittent extract fans (guidance suitable only for less airtight dwellings) With a design air permeability higher than 5m <sup>3</sup> (h.m <sup>2</sup> ) at 50Pa	
Minimum equivalent area of background ventilators for natural ventilation as Table 1.7 of AD Part F(1) 2021	
Habitable Rooms	8000mm <sup>2</sup>
Kitchen	8000mm <sup>2</sup>
Utility	no minimum
Bathroom/ensuites	4000mm <sup>2</sup>
WC	no minimum

- Please refer to window schedule for total required ventilation
- Notes:
- The use of this table is not appropriate in any of the following situations and expert advice should be sought.
    - If the dwelling has only one exposed façade.
    - If the dwelling has at least 70% of its openings on the same façade.
    - If a kitchen has no windows or external façade through which a ventilator can be installed.
  - Where a kitchen and living room accommodation are not separate rooms (i.e. open plan), no fewer than three ventilators of the same equivalent area as for other habitable rooms should be provided within the open-plan space.
  - The total number of ventilators installed in a dwelling's habitable rooms and kitchens should be no fewer than five, except in one-bedroom properties, where there should be no fewer than four.
  - If a bathroom has no window or external façade through which a ventilator can be installed, the minimum equivalent area specified should be added to the ventilator sizes specified in other rooms.

Minimum extract ventilation rates for intermittent extract systems	
Room	Intermittent extract rate
Kitchen	30 l/s [cooker hood to outside]
Utility	30 l/s
Bathroom	15 l/s
Ensuite	15 l/s
WC/Cloak	6 l/s



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**NOTE:- 325mm CAVITY WALLS**  
External brickwork to be secured to internal blockwork using stainless steel wall ties at maximum 450mm centres vertically and 750mm horizontal staggered centres with maximum 300mm vertical centres at opening reveals and movement joints. wall ties to comply with BS dd 140-2:1987 & BS EN 845:2003

**NOTE:-**  
Build in insulated cavity closers to all external door & window openings

**NOTE: FIREPLACE AND FLUE MANUFACTURERS TO BE CONFIRMED SIZES MAY VARY**

**Log Burner**  
Constructional hearth formed within floor construction (omit floor insulation) 150mm wider than structural opening x 500 deep. Flue size to be confirmed. Vent requirement to be confirmed by manufacturer. Dual fuel log burner and flue system to be confirmed and installed to manufacturers details

**Timber Staircase**  
Ground to 1st floor.  
Width via string 300mm  
Total rise 2647mm  
13 No. risers at 203.6mm  
Gauges at 230mm  
Pitch 42° - Nosing 18mm

External Opening Schedule					
Ref.	location	structural opening	min trickle vent req.	lintel size	
W1	ob	WC	600x1050mm	4000mm <sup>2</sup>	900 Part Q compliant.
W2		Lounge	2100x1200mm	8000mm <sup>2</sup>	2400 Part Q compliant.
W3		Lounge	900x1200mm	1200	Part Q compliant
W4		Dining	1050x1500mm	8000mm <sup>2</sup>	1350 Part Q compliant
W5		Kitchen	1050x1050mm	1350	Part Q compliant
W6		Utility	900x1050mm	4000mm <sup>2</sup>	1200 Part Q compliant
W7	#	Bedroom 2	1050x1200mm	8000mm <sup>2</sup>	1350 Fire egress window.
W8	ob	Bed 2 Ens	900x1050mm	4000mm <sup>2</sup>	1200
W9		Hall	1050x1200mm	1350	
W10	#	Bedroom 1	1050x1200mm	8000mm <sup>2</sup>	1350 Fire egress window.
W11		Bedroom 1	900x1200mm	1200	
W12		Bedroom 1	900x1200mm	1200	
W13	ob	Bed 1 Ens	900x1050mm	4000mm <sup>2</sup>	1200
W14	ob	Bathroom	900x1050mm	4000mm <sup>2</sup>	1200
W15	#	Bedroom 3	1050x1200mm	8000mm <sup>2</sup>	1350 Fire egress window.
ED1		front entrance	1010x2100mm	1350	I.G. Ltd. 'Original' door type D04, or similar, with Stormguard 'Trimline Extra', or similar, low profile threshold. Part Q compliant.
ED2	SG	Lounge	2000 x 2100	8000mm <sup>2</sup>	2400 UPVC bifold door set, with standard threshold. Toughened glazing. Part Q compliant.
ED3		Garage	910 x 2100	1200	UPVC garage personnel door
ED4		Garage	2472 x 2175	2850	Garage door by specialist

Internal Opening Schedule					
Ref.	location	door size	structural opening	lintel	
D1		Kitchen	838 x 1981	910 x 2025	yes
D2		Utility	838 x 1981	910 x 2025	N/A
D3		Garage	838 x 1981	910 x 2025	yes FD30[s] self closing fire door to garage
D4		W.C.	838 x 1981	910 x 2025	N/A
D5		Store	686 x 1981	762 x 2025	N/A
D6		lounge	838 x 1981	910 x 2025	yes
D7		Bathroom	762 x 1981	838 x 2025	N/A
D8		Bedroom 3	762 x 1981	838 x 2025	N/A
D9		Bedroom 2	762 x 1981	838 x 2025	N/A
D10		Bedroom 1	762 x 1981	838 x 2025	N/A
D11		Bed 1 Ens	762 x 1981	838 x 2025	N/A
D12		Bed 2 Ens	762 x 1981	838 x 2025	N/A
D13		Cylinder cpd	762 x 1981	838 x 2025	N/A
L1		Elec meter		750mm	

**GENERAL NOTES (External Window & Door Schedule)**

All external window and door schedules are to be read in conjunction with the construction specification

For confirmation of door and window swings/handings, refer to relevant general arrangement floor plans and elevations.

The External door & window openings indicated in this schedule are structural and sufficient tolerance must be allowed for the thickness of the cavity closer and building the window within the structure or post fixing the window

For full details of lintels over openings, refer top Structural Engineers details & specification.

Provide standard double glazed (BS EN 1279-1:2004) draught sealed PVCu windows manufactured to BS 7412

Ground floor windows must be able to be securely half open to avoid summer over heating

External doors to be solid PVC-U u-value 1.2w/m<sup>2</sup>K  
All windows to be Triple Glazed Argon Filled, Low E Glass, PVC-U u-value 1.2w/m<sup>2</sup>K

Below 800mm measured from floor level for glazed screens and windows and 1500mm measured from floor level for doors and any side panels within 300mm of the door.  
Glazing in these areas shall be toughened safety glass to BS 6262: Part 4. Obscure glazing to Bathroom, WC and En-suite

**NOTES:**  
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**REVISIONS**

A 01.11.23 - Prelim Issue  
B 12.12.23 - Minor adjustments to schedule

House Type C [3B6P]  
Open Market  
AS - Plots 4 & 5  
OPP - Plots

Total Internal Floor Area:  
GIA = 137.2m<sup>2</sup> / 1476.8ft<sup>2</sup>  
NIA = 135.4m<sup>2</sup> / 1457.4ft<sup>2</sup>  
GIA + Garage = 156.1m<sup>2</sup>



**PROJECT/CLIENT:**  
Proposed Development of Land  
At 90 Winchcombe Road  
Sedgeberrow  
Evesham, WR11 7UB  
for: SHEILING HOMES

**BUILDING REGULATIONS**  
House Type C

Floor Plans  
SCALE 1:50@A1 DATE 11 2023

DWG 21-16-HT-C-01 B