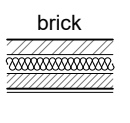
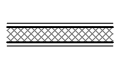



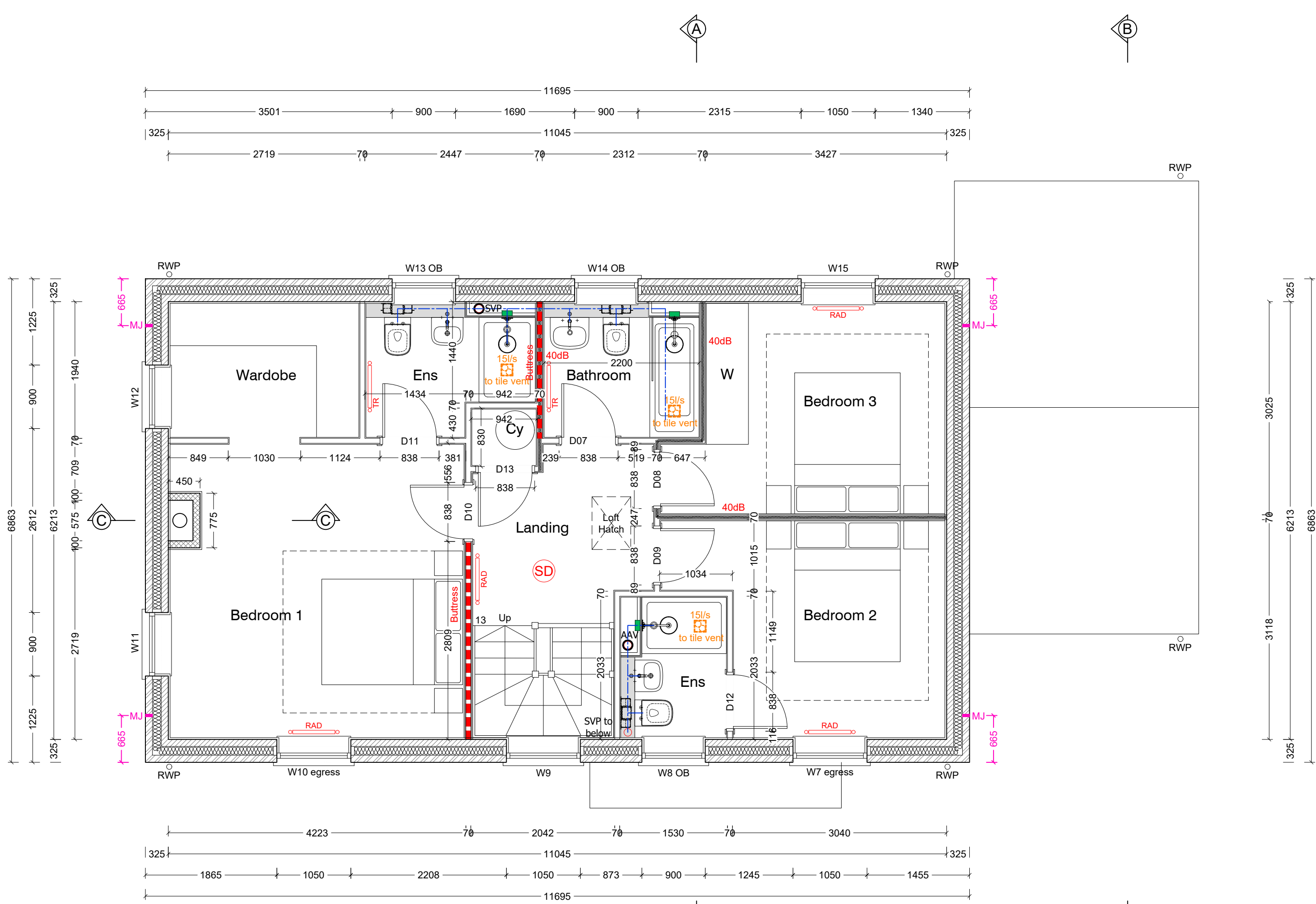
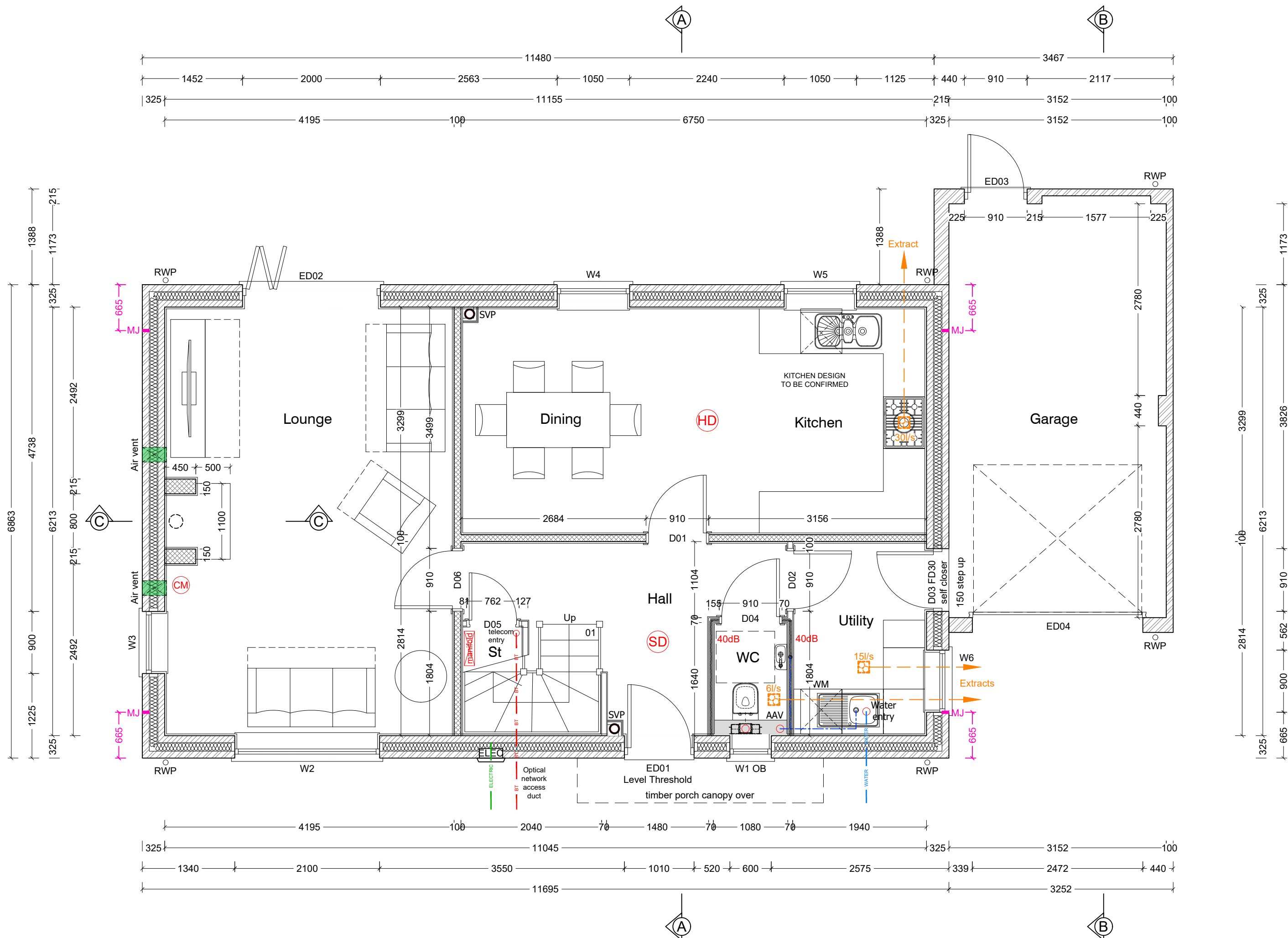


Wall Legend		
External Brick Cavity Wall : 325mm o/a Inner Leaf: 100mm Stranlite aerated blockwork: 3.6N/mm <sup>2</sup> min. 630kg/m <sup>3</sup> and thermal conductivity of 0.16W/mK Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed. Cavity: Fully filled with 125mm Knauf Dntherm 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		325
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/alf, 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. Internal Load-bearing Timber Buttress Wall : 124mm o/alf 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 70 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 5m3/(h.m2) 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: 1. 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. 2. 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. 3. 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. 4. 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

External Opening Schedule					
Ref:	location	structural opening	min trickle vent req.	lintel size	
W1	ob	WC	600x1050mm	4000mm <sup>2</sup>	900
W2		Lounge	2100x1200mm	8000mm <sup>2</sup>	2400
W3		Lounge	900x1200mm	8000mm <sup>2</sup>	1200
W4		Dining	1050x1500mm	8000mm <sup>2</sup>	1350
W5		Kitchen	1050x1050mm	8000mm <sup>2</sup>	1350
W6		Utility	900x1050mm	4000mm <sup>2</sup>	1200
W7	#	Bedroom 2	1050x1200mm	8000mm <sup>2</sup>	1350
W8	ob	Bed 2 Ens	900x1050mm	4000mm <sup>2</sup>	1200
W9		Hall	1050x1200mm	8000mm <sup>2</sup>	1350
W10	#	Bedroom 1	1050x1200mm	8000mm <sup>2</sup>	1350
W11		Bedroom 1	900x1200mm	8000mm <sup>2</sup>	1200
W12		Bedroom 1	900x1200mm	8000mm <sup>2</sup>	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
ED1		front entrance	1010x2100mm		1350
ED2	SG	Lounge	2000 x 2100	8000mm <sup>2</sup>	2400
ED3		Garage	910 x 2100		1200
ED4		Garage	2472 x 2175		2850

# Egress hinges for escape SG Safety glass to windows & doors ob Obscure glazing  
ALL LINTELS TO HAVE A MINIMUM OF 150MM BEARING FOR LINTEL REFS REFER TO MANUFACTURERS SCHEDULE  
ALL FIRST FLOOR WINDOWS TO HAVE EASY CLEAN HINGES  
ESCAPE WINDOWS: THE WINDOW SHOULD HAVE AN UNOBSTRUCTED CLEAR OPENABLE AREA THAT IS AT LEAST 0.33M<sup>2</sup> AND HAVE NO CLEAR DIMENSION LESS THAN 450MM HIGH AND 450MM WIDE (THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH). APPROPRIATE ESCAPE CATCHES AND HINGES MUST BE FITTED TO ENSURE THIS CLEAR OPENING IS ACHIEVED.

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	

M Denotes modified door					
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>



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PROJECT/CLIENT:

Proposed Development of Land  
At 90 Winchcombe Road  
Sedgeberrrow  
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