Wall Legend

External Brick Cavity Wall : 325mm o/a Inner Leaf: 100mm Stranlite aerated blockwork: 3.6N/mm²min. 630kg/m³ 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 Ditherm 32 Ultimate insulation to achieve a 'U' value 0.20 W/m²K [or similar approved] Outer leaf: Brickwork to LPA approval	brick 325
Internal Load-bearing Wall : 100mm 100mm blockwork. Strength min. 7N/mm². lightweight aggregate medium Density 1350-1600kg/m³. 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/all, partitions finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m² density.	70
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.	40dB 70
Internal Load-bearing Timber Buttress Wall : 124mm o/all **aap.** 70mm metal stud + 12mm ply both sides finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m² density.	Buttress 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	-	8000mm²
Kitchen	-	8000mm²
Utility	-	no minimum
Bathroom/ensuites	-	4000mm²
WC	-	no minimum

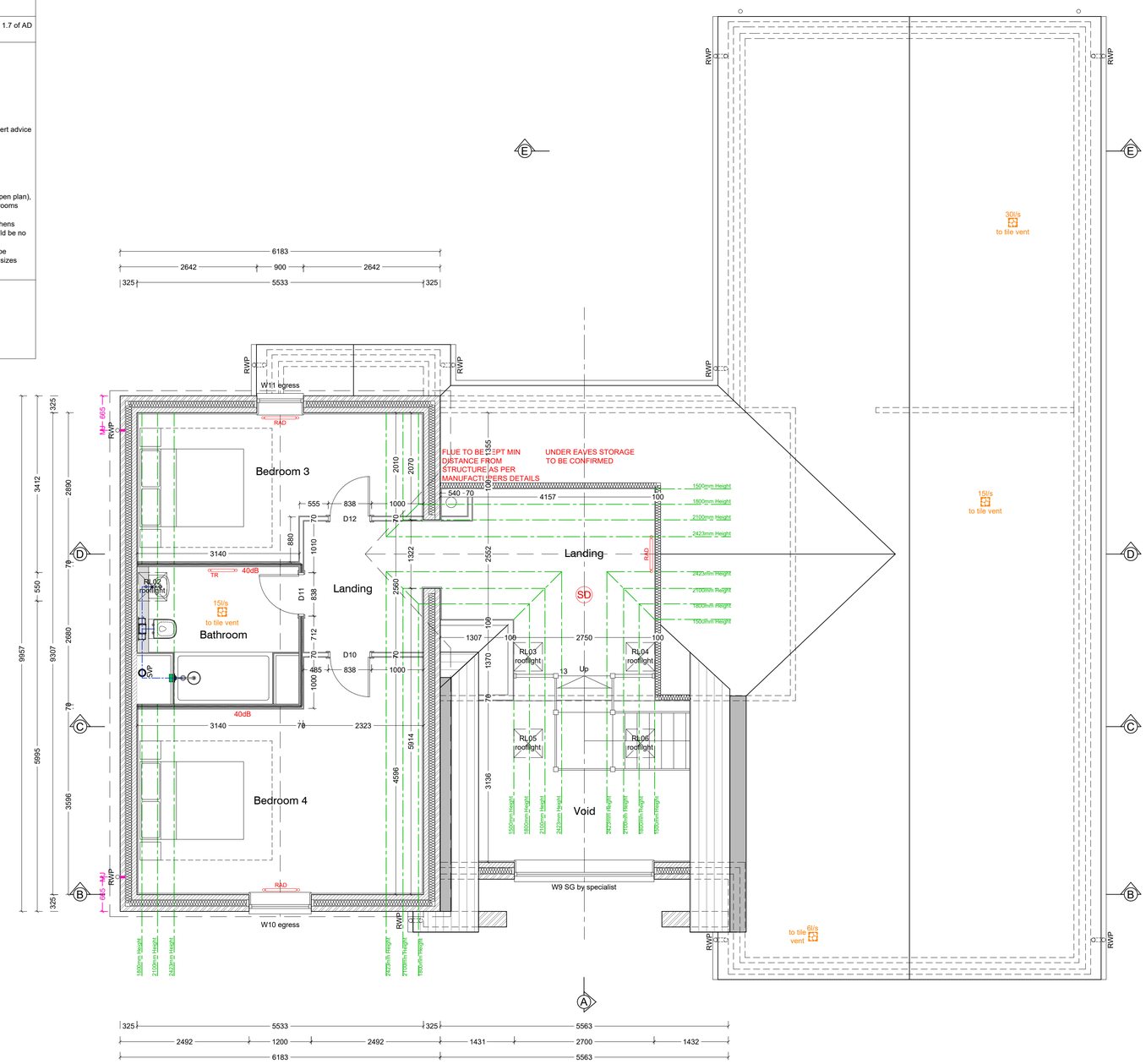
Please refer to window schedule for total required ventilation

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

External Opening Schedule

Ref:	location	structural opening	min trickle vent req.	lintel size	
W1 #	Bedroom 2	1800x1200mm	8000mm²	2100	Part Q compliant. Fire egress window.
W2 ob	WC	600x1200mm	4000mm²	900	Part Q compliant.
W3	Bed 1 Dressing	1800x1200mm	8000mm²	2100	Part Q compliant
W4 ob	Bed 1 Ensuite	900x1050mm	4000mm²	1200	Part Q compliant
W5 ob	Bed 1 Ensuite	900x1050mm	4000mm²	1200	Part Q compliant
W6	Kitchen	900x1050mm	4000mm²	1200	Part Q compliant
W7	Kitchen	900x1050mm	4000mm²	1200	Part Q compliant
W8	Utility	1200x1050mm		1500	Part Q compliant
W9 SG	Stair Hall	2700x2400mm		-	Window & Lintel by specialist
W10 #	Bedroom 4	1200x1200mm	8000mm²	1500	Fire egress window.
W11 #	Bedroom 3	900x1200mm	8000mm²	1200	Fire egress window.
RL02	Bedroom 4	550x780mm		N/A	Rooflight [Velux or similar approved]
RL03	Stair landing	550x780mm		N/A	Rooflight [Velux or similar approved]
RL04	Stair landing	550x780mm		N/A	Rooflight [Velux or similar approved]
RL05	Stair landing	550x780mm		N/A	Rooflight [Velux or similar approved]
RL06	Stair landing	550x780mm		N/A	Rooflight [Velux or similar approved]
ED1 SG	front entrance	2700x2100mm		3000	I.G. Ltd. 'Original' door type D04, or similar, with Stormguard 'Trimline Extra', or similar, low profile threshold. with side lights Part Q compliant.
ED2 SG	Bedroom 1	2700 x 2100		3000	UPVC bifold door set, with standard threshold. Toughened glazing. Part Q compliant.
ED3 SG	Lounge	3600 x 2100		3900	UPVC french door set with side lights, 900 doors, with standard threshold. Toughened glazing. Part Q compliant.
ED4 SG	Kitchen	4500 x 2100		4800	UPVC bifold door set, with standard threshold. Toughened glazing. Part Q compliant.
ED5 SG	Living	3600 x 2100		3900	UPVC bifold door set, with standard threshold. Toughened glazing. Part Q compliant.
ED6 SG	Utility	910 x 2100		1200	UPVC utility doorset with standard threshold. Toughened glazing. Part Q compliant.

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 0.33M2 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	Store	2 x 610 x 1981	1296 x 2025	N/A	
D2	Bedroom 1	838 x 1981	910 x 2025	N/A	
D3	Bed 1 Ensuite	838 x 1981	910 x 2025	N/A	
D4	W.C.	838 x 1981	910 x 2025	N/A	
D5	Study	838 x 1981	910 x 2025	N/A	
D6	Store	838 x 1981	910 x 2025	N/A	
D7	Lounge	2 x 838 x 1981	1748 x 2025	Yes	
D8	Kitchen / dining	838 x 1981	910 x 2025	N/A	
D9	Utility	838 x 1981	910 x 2025	N/A	
D10	Bedroom 4	762 x 1981	838 x 2025	N/A	
D11	Bathroom	762 x 1981	838 x 2025	N/A	
D12	Bedroom 3	762 x 1981	838 x 2025	N/A	
D13					
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/m2K
All windows to be Triple Glazed Argon Filled, Low E Glass, PVC-U u-value 1.2w/m2K

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 30.12.23 - Prelim Issue

House Type D1 [3B6P]
Open Market
AS - Plots 6
OPP - Plots

Total Internal Floor Area:
GIA = 273m² / 2938.5ft²
NIA = 271m² / 2917ft²

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PROJECT/CLIENT:

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

BUILDING REGULATIONS
House Type D1

First Floor Plan

SCALE 1:50@A1	DATE 12 2023

DWG	21-16-HT D1-02	A