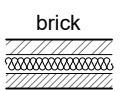
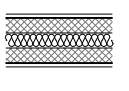

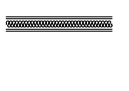

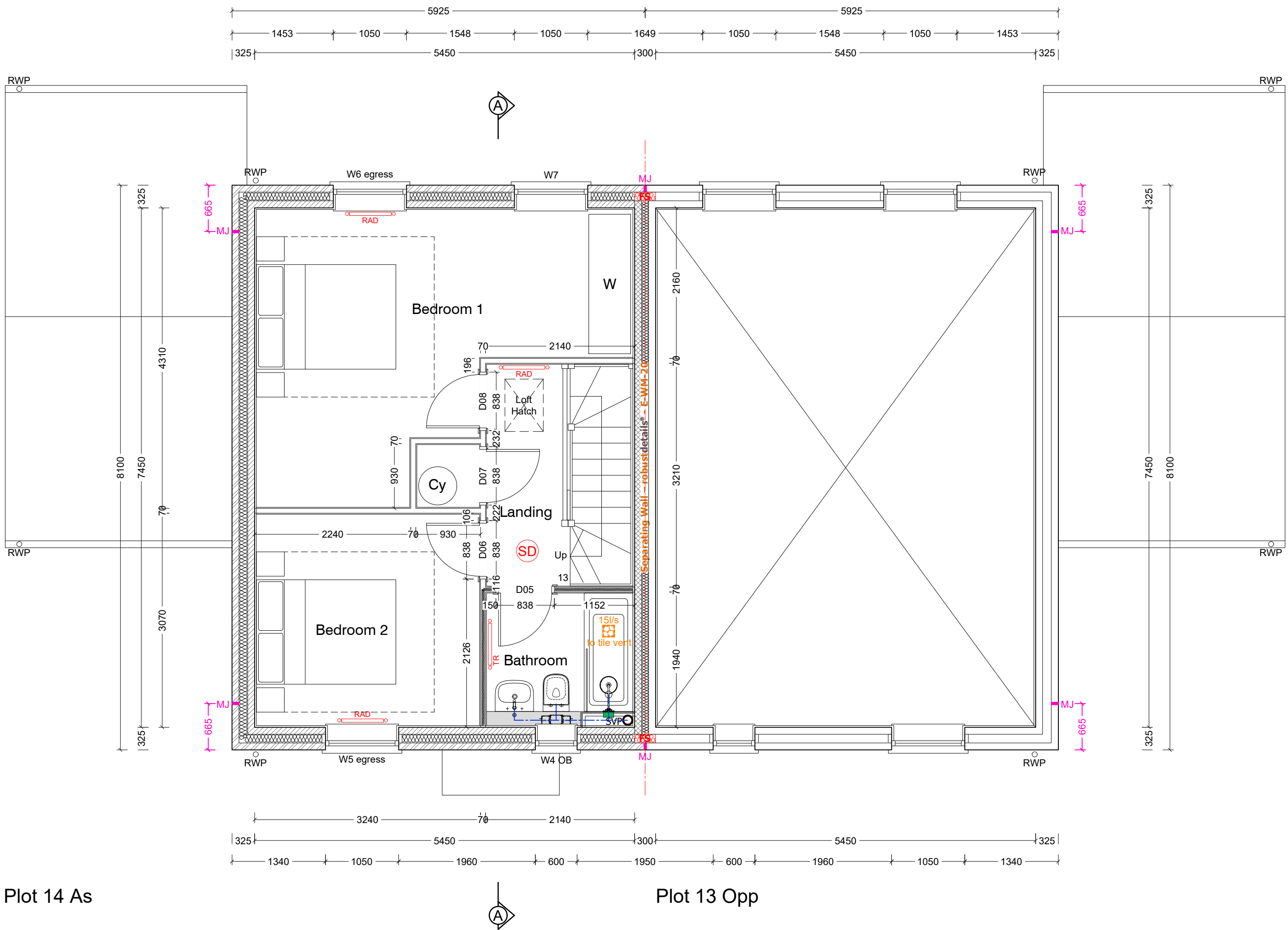


Wall Legend		
External Brick Cavity Wall : 325mm o/a Inner Leaf: 100mm Stranlite aerated blockwork: 3.6N/mm²min. 630kg/m³ and thermal conductivity of 0.16W/mK Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed. Cavity: Fully filled with 125mm Knauf Dntherm 32 Ultimate insulation to achieve a 'U' value 0.20 W/m²K [or similar approved] Outer leaf: Brickwork to LPA approval		1325
robustdetails* Separating Wall – Cavity Masonry - E-WM-20 - 300mm o/a 2 No. leaves of 100mm Block (Density 1350 to 1600 kg/m³) 100mm cavity with 100mm Isover RD Party Wall Roll # Dry line both sides with 12.5mm gypsum plasterboard 8kg/m² on dabs taped & jointed		1300
Internal Load-bearing Wall : 100mm 100mm blockwork. Strength min. 7N/mm². lightweight aggregate medium Density 1350-1500kg/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/a/l, 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.		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/m² density.		70

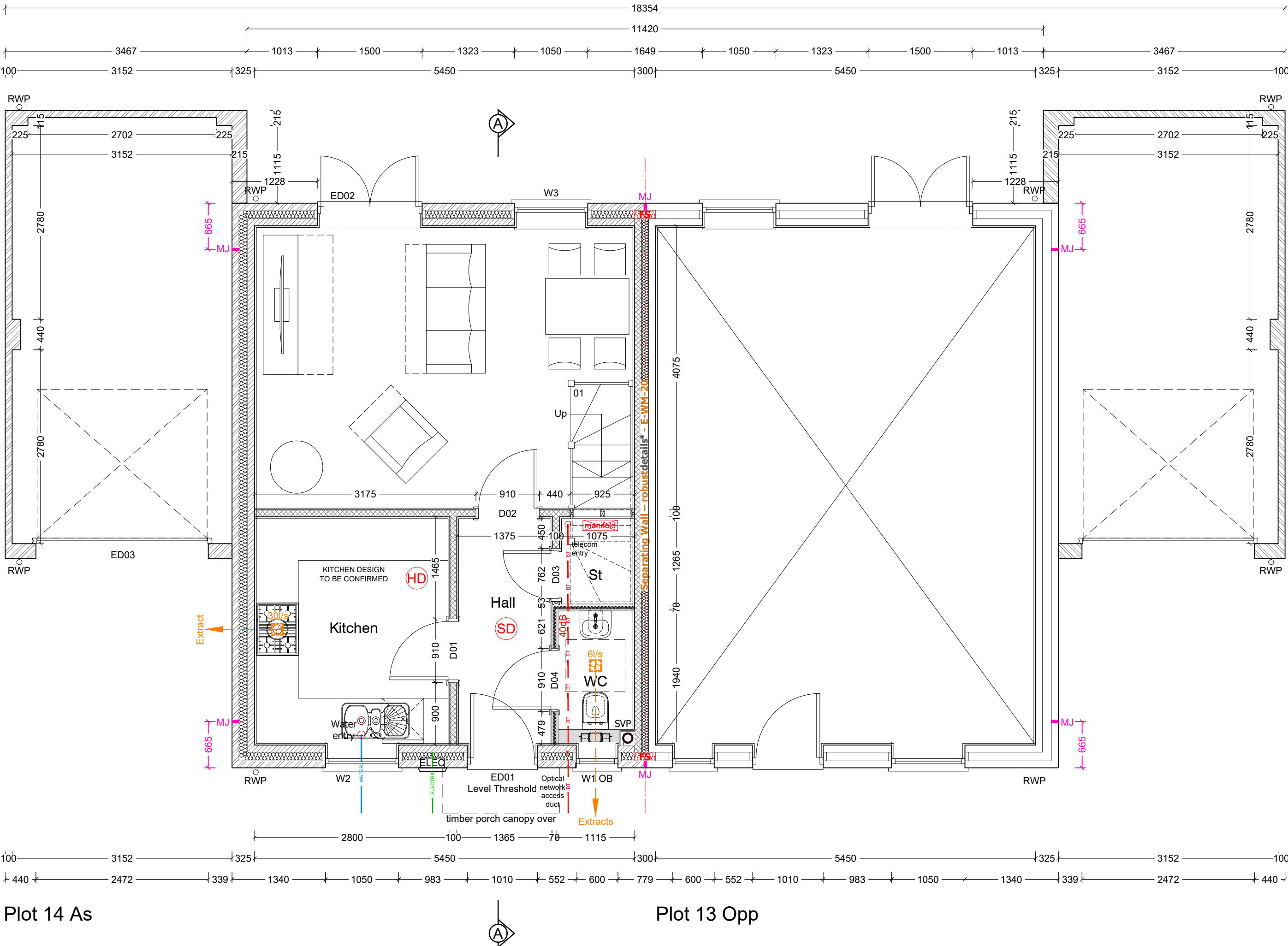
Ventilation	
Natural ventilation with background ventilators and intermittent extract fans (guidance suitable only for less airtight dwellings) With a design air permeability higher than 5m3/(h.m2) at 50Pa	
Minimum equivalent area of background ventilators for natural ventilation as Table 1.7 of AD Part F(1) 2021	
Habitable Rooms	- 8000mm²
Kitchen	- 8000mm²
Utility	- no minimum
Bathroom/ensuite	- 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



Plot 14 As

Plot 13 Opp

FIRST FLOOR PLAN



Plot 14 As

Plot 13 Opp

GROUND FLOOR PLAN

External Opening Schedule					
Ref:	location	structural opening	min trickle vent req.	lintel size	
W1	ob	WC	600x1050mm	4000mm²	900
W2		Kitchen	1050x1050mm	8000mm²	1305
W3		Dining	1050x1500mm	8000mm²	1350
W4	ob	Bathroom	600x1050mm	4000mm²	900
W5	#	Bedroom 2	1050x1200mm	8000mm²	1350
W6	#	Bedroom 1	1050x1200mm	8000mm²	1350
W7		Bedroom 1	1050x1200mm		1350
ED1		front entrance	1010x2100mm		1350
ED2	SG	Lounge	1500 x 2100	8000mm²	2800
ED3		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 0.33M2 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	Kitchen	838 x 1981	910 x 2025	yes
D2	Lounge / dining	838 x 1981	910 x 2025	yes
D3	Store	686 x 1981	762 x 2025	N/A
D4	W.C.	838 x 1981	910 x 2025	N/A
D5	Bathroom	762 x 1981	838 x 2025	N/A
D6	Bedroom 2	762 x 1981	838 x 2025	N/A
D7	Store	762 x 1981	838 x 2025	N/A
D8	Bedroom 1	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/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:

THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ARCHITECT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT HIS WRITTEN CONSENT. DO NOT SCALE THIS DRAWING - USE FIGURED DIMENSIONS ONLY. ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR TAKING OR CHECKING ALL DIMENSIONS REQUIRED FOR THIS WORK.

REVISIONS

A 01.11.23 - Prelim Issue

House Type F [2B4P]
Open Market
AS - Plots 14
OPP - Plots 13

Total Internal Floor Area:
GIA = 80m² / 861.1ft²
NIA = 79.8m² / 858.9ft²
GIA + Garage = 100m²



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PROJECT/CLIENT:

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

BUILDING REGULATIONS

House Type F

Floor Plans

SCALE 1:50@A1 DATE 11 2023

DWG 21-16-HT-F-01 A