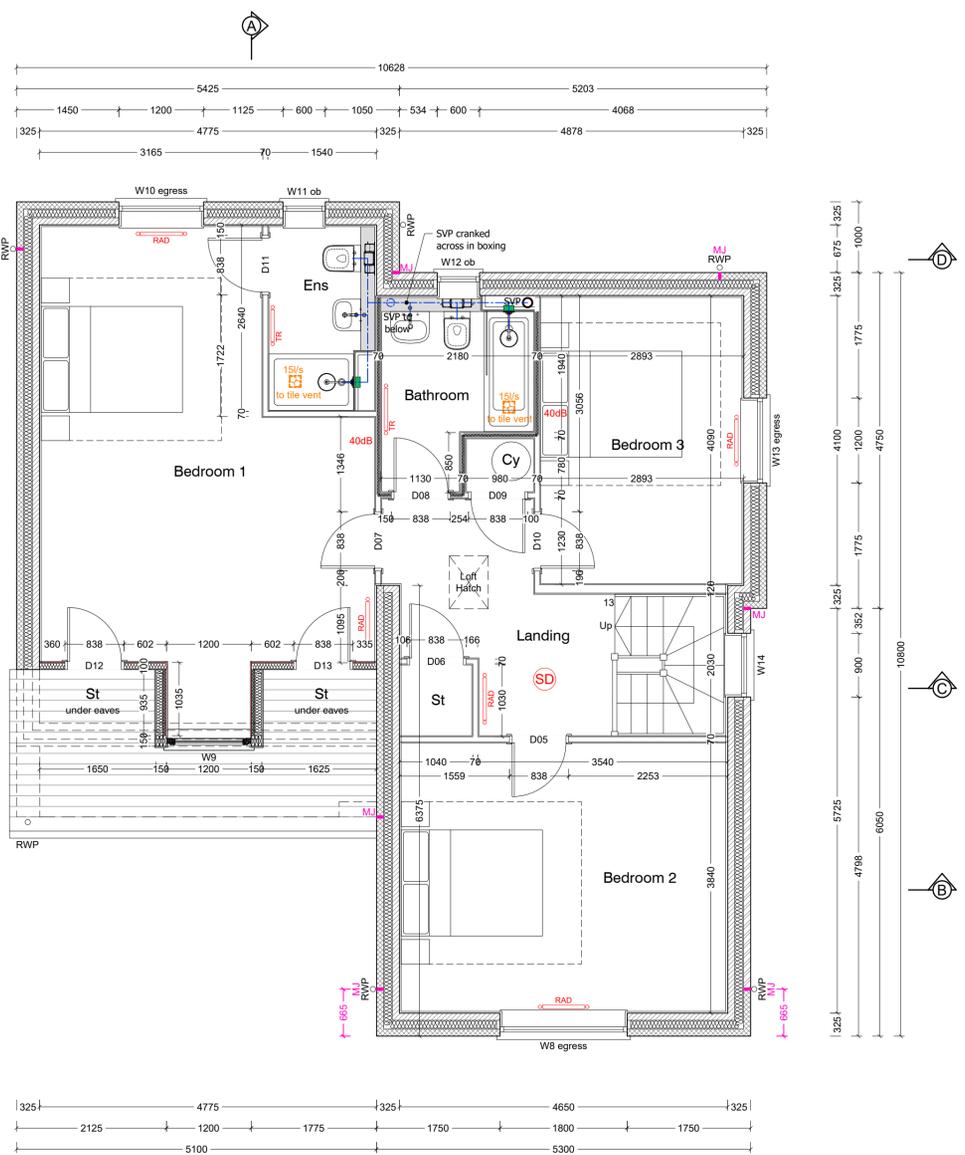


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Wall Legend	
External Brick Cavity Wall : 325mm o/c	brick
Inner Leaf: 100mm Stranite aerated blockwork: 3.6N/mm ² min. 630kg/m ³ and thermal conductivity of 0.16W/mK. Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed.	1325
Cavity: Fully filled with 125mm Knauf Dritherm 32 Ultimate insulation to achieve a 'U' value 0.20 W/m ² K (or similar approval)	1325
Outer leaf: Brickwork to LPA approval / Dense block & render	100
Internal Load-bearing Wall : 100mm 100mm blockwork. Strength min. 7N/mm ² . lightweight aggregate medium Density 1350-1600kg/m ³ . To be connected to external wall blockwork using strip ties at 225mm centres.	70
Internal Non-load bearing Wall : 70mm Metal Stud Stud partitions 100mm o/c, partitions finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m ² density.	40dB
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/c all aap. 70mm metal stud + 12mm ply both sides finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m ² density.	Buttress

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 ³ /(h.m ²) at 50Pa	
Minimum equivalent area of background ventilators for natural ventilation as Table 1.7 of AD Part F1(1) 2021	
Habitable Rooms	8000mm ²
Kitchen	8000mm ²
Utility	no minimum
Bathroom/ensuite	4000mm ²
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

External Opening Schedule				
Ref.	location	structural opening	min trickle vent req.	lintel size
W1	Dining	1200x1350mm	1500	Part Q compliant.
W2	Dining	1200x1350mm	1500	Part Q compliant.
W3	Dining	900x1350mm	800mm ²	Part Q compliant
W4 ob	WC	830x1050mm	4000mm ²	Part Q compliant
W5	Lounge	1200x1200mm	800mm ²	Part Q compliant
W6	Kitchen	1200x1050mm	800mm ²	Part Q compliant
W7	Kitchen	1200x1050mm	1500	Part Q compliant
W8 #	Bedroom 2	1800x1200mm	800mm ²	2100 Fire egress window.
W9	Bedroom 1	1200x1200mm	N/A	Domer window
W10 #	Bedroom 1	1200x1200mm	800mm ²	1350 Fire egress window.
W11 ob	Bed 1 Ens	600x1050mm	4000mm ²	900
W12 ob	Bathroom	600x475mm	4000mm ²	900
W13 #	Bedroom 3	1200x1200mm	800mm ²	1500 Fire egress window.
W14	Stair	900x1800mm	1200	
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	1800 x 2100	8000mm ²	2100 UPVC french doors, with standard threshold. Toughened glazing. Part Q compliant.
ED3	Kitchen	910 x 2100	1200	UPVC door. Part Q compliant

Internal Opening Schedule				
Ref.	location	door size	structural opening	lintel
D1	WC	838 x 1981	838 x 2025	N/A
D2	Lounge	838 x 1981	910 x 2025	yes
D3	Store	686 x 1981	762 x 2025	N/A
D4	Dining	838 x 1981	910 x 2025	yes
D5	Bedroom 2	762 x 1981	838 x 2025	N/A
D6	Store	762 x 1981	838 x 2025	N/A
D7	Bedroom 1	762 x 1981	838 x 2025	N/A
D8	Bathroom	762 x 1981	838 x 2025	N/A
D9	Cylinder	762 x 1981	838 x 2025	N/A
D10	Bedroom 3	762 x 1981	838 x 2025	N/A
D11	Bed 1 Ens	762 x 1981	838 x 2025	N/A
D12 M	Bed 1 St	762 x 1981	838 x 2025	N/A under eaves modified door
D13 M	Bed 1 St	762 x 1981	838 x 2025	N/A under eaves modified door
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/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

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.

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
 B 17.12.23 - Minor adjustments to rwp's

House Type E [3B6P]
 Open Market
 AS - Plots 8 & 12
 OPP - Plots

Total Internal Floor Area:
 GIA = 164.1m² / 1766.3ft²
 NIA = 161.7m² / 1740.5ft²

ADS ARCHITECTS LIMITED
 CHARTERED ARCHITECTS & INTERIOR DESIGNERS

Twyford Lodge, Blayney's Lane
 Greenhill, Evesham,
 Worcs WR11 4TR

T : 01386 41898
 M : 07979 965625
 E : franco@adsesham.co.uk

www.adsesham.co.uk

PROJECT/CLIENT:

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

BUILDING REGULATIONS
 House Type E

Floor Plans

SCALE 1:50@A1 DATE 11 2023

DWG 21-16-HT-E-01 B