

**Ground floor:**  
70mm concrete screed to be laid on top of 500g polythene vapor barrier over 150mm Celotex flooring insulation or similar. With 25mm Celotex insulation 'up standing' insulation around perimeter to prevent 'cold bridging'. All to be sat upon the existing 150mm reinforced concrete slab.  
Floor U value to achieve 0.16 W/M²K

**Drainage & Plumbing:**  
Foul - above ground waste sizes, shower 40mm dia. hand basin 32mm dia. all with 75mm deep seal traps and rodding access at all connections and change in direction. Hot taps to be on the left of all sanitary appliances. 110mm dia. soil and vent pipe to en-suite shower vented to external air a minimum 1.0M above eaves level. All other soil pipes to be fitted with air admittance valves sited 450mm above hand basin level. - below ground - 110mm Osma drain laid to fall a minimum 1 in 70 on a bed of pea gravel or shallower than than 450mm to be concreted. Osma plastic manholes to connect manholes to connect into existing foul sewer on saddle connection in accordance with SWW specification and supervision. Hot water supply must NOT exceed 48°C, blending valve should be mounted as close to the taps as possible. Water storage vessels should not allow water to exceed 100°C

**Rain water goods:**  
100mm uPVC guttering into 65mm down pipes (to roddable gullies) to 100mm PVC pipes and fitting into existing storm drain system.

**Wall Construction (timber frame and cladding):**  
External walls to be fitted with black Larch - fitted horizontally, fitted to vertically 38mm x 50mm battens (to allow clear ventilation) Counter batten with 38mm x 50mm battens fitted horizontally fixed over ACTIS Boost R breather quilt insulation. Fixed to 9mm OSB of PLY boarding onto 140mm x 38mm CLS timber frame. Studs at 600mm. ACTIS Hybris 105 to be fitted the inside of the timber frame (leaving 35mm clearance) to ACTIS H Control insulation fitted to inner face of timber frame. This will have all joints lapped and taped to create a vapor control layer (VCL) held in place using 38mm x 50mm battens to create a service void. Inner face to be finished with 12.5mm plaster-board and 5mm thick gypsum skim to receive decoration. Internal stud partitions: 90mm x 38mm CLS stud-work at 600mm centers with head and sole plates and half height noggins. 90mm Rockwool insulation to center (density of 10-60Kg/M3). Internal face to be finished with 12.5mm plaster-board and 5mm thick gypsum skim to receive decoration.  
Walls U value to achieve 0.18 W/M²K

**Flat roof (warm roof):**  
Flat roof to be of a 'warm roof construction' using 240mm Engineered I beams ceiling joists set @ 400mm centers. To this fix a VAPOR barrier and 9mm PLY with 120mm thick PIR Celotex or similar. To this fit 18mm thick wbp sheeting ply to top face, finished with GRP roofing supplied and fitted in accordance to manufacturers specification and instructions. GRP roof finish to AA, AB or AC class fire rating. Internal ceiling to finished with 12.5mm Gyproc plasterboard skimmed to clients choice  
Roof U value to achieve 0.16 W/M²K

**Lateral restraining:**  
Lateral retaining to gable wall to be provided by 30mm x 5mm thick galvanised mild steel straps at a maximum of 2,000mm centre located over / under in-line noggins and fixed to min. 3 No. trusses using 50mm long No. 12 wood screws into each truss and noggin.  
RS = lateral strap under rafter

**Windows & Doors:**  
uPVC windows with 28mm Low E Argon filled insulated and double glazed sealed units with 20mm air gap. Trickle vents equivalent to 8,000 sq. mm. Glazing to windows with a sill height less than 800mm to be fitted with toughened safety glass to BS 6206.  
Additional mechanical ventilation to rooms in the following areas:-

Kitchen - 60 liters / second  
WC - 15 liters / second

Ensure a 10mm air gap to WC doors. Extractor fans to be installed in accordance to Approved document F1 appendix E 'Good practice guide to the installation of extractor fans for'. All new windows and doors to be rebated minimum 25mm behind external timber cladding. Ensure all new windows achieve 1.6W/M²K. Maximum sill height 1,100mm. Fixed mechanical ventilation and any associated controls must be commissioned and tested. Notice of test results are to be provided on completion. Ensure all new external doors achieve a minimum U value of:-

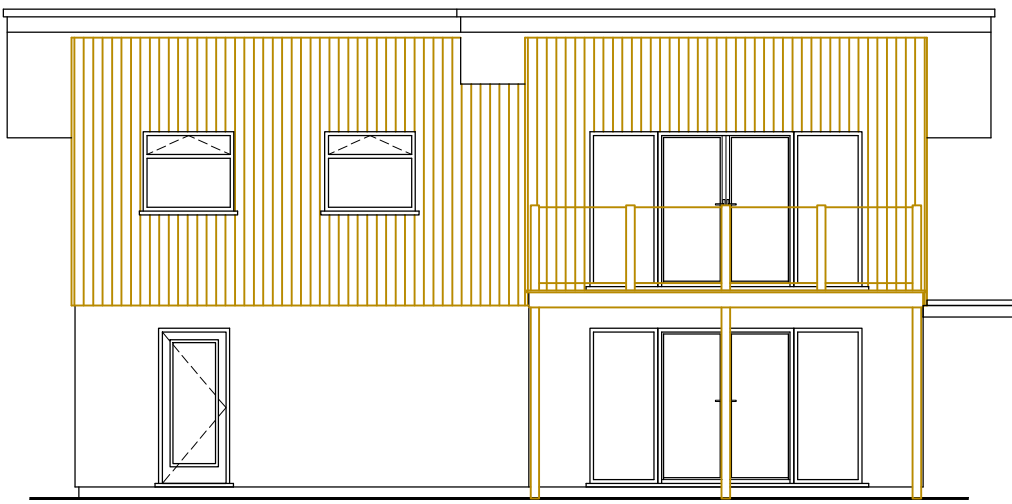
3.0W/M²K for solid door up to 40% glassed  
1.8W/M²K for doors with 40% - 60% glassing  
1.6W/M²K for doors with more than 60% glassing

All doors to be fitted with toughened or laminated safety glass and any glazing within 300mm of a door to be toughened or laminated safety glass. All to BS 6206. All windows and doors to be designed to PAS 24 or equivalent security standard, and installed in accordance with the manufacturers details.

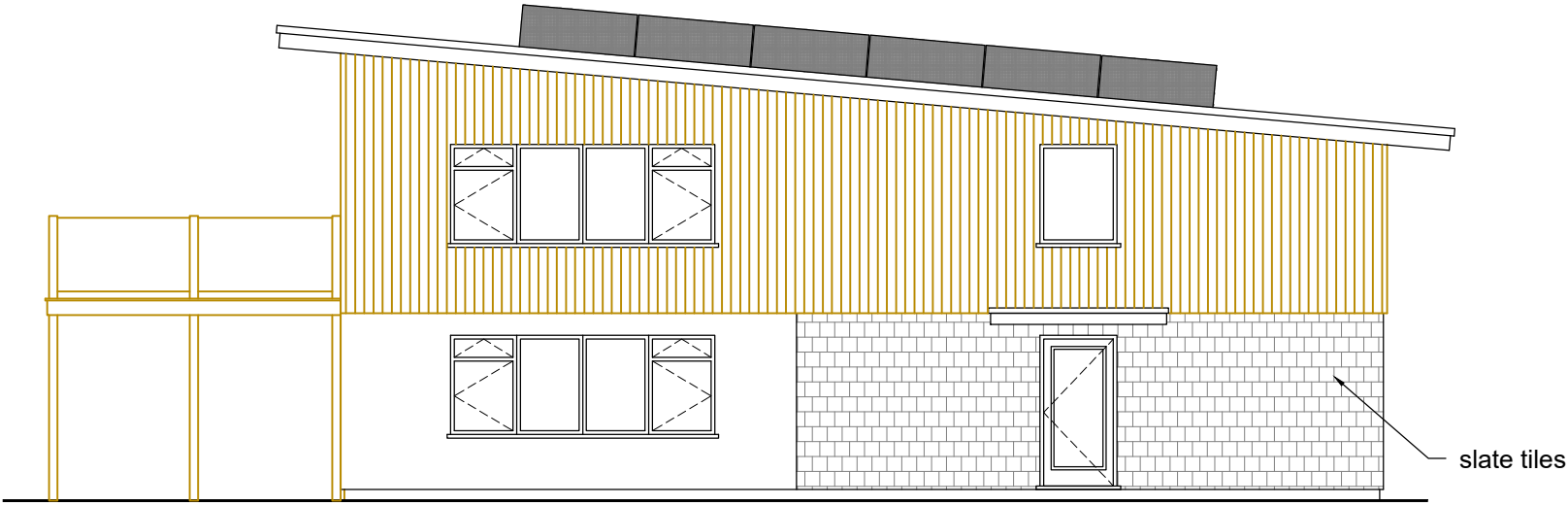
**Smoke & Heat detectors:**  
Mains operated smoke and heat detector to BS EN 14604 2005 with battery backup to be fitted at positions marked thus:-  
HD = Heat detector  
SD = Smoke detector  
Smoke detector to cover minimum of 7.5M radius on each floor level. All smoke and heat detectors must me interlinked.

**Electrical installations:**  
All electrical work must be carried out by a registered scheme member who will issue a certificate of conformance in accordance to BS7671. All lighting to be energy efficient compact fluorescent or LED. All switches, sockets and electrical outlets are to be set between 450mm and 1,200mm from FFL.

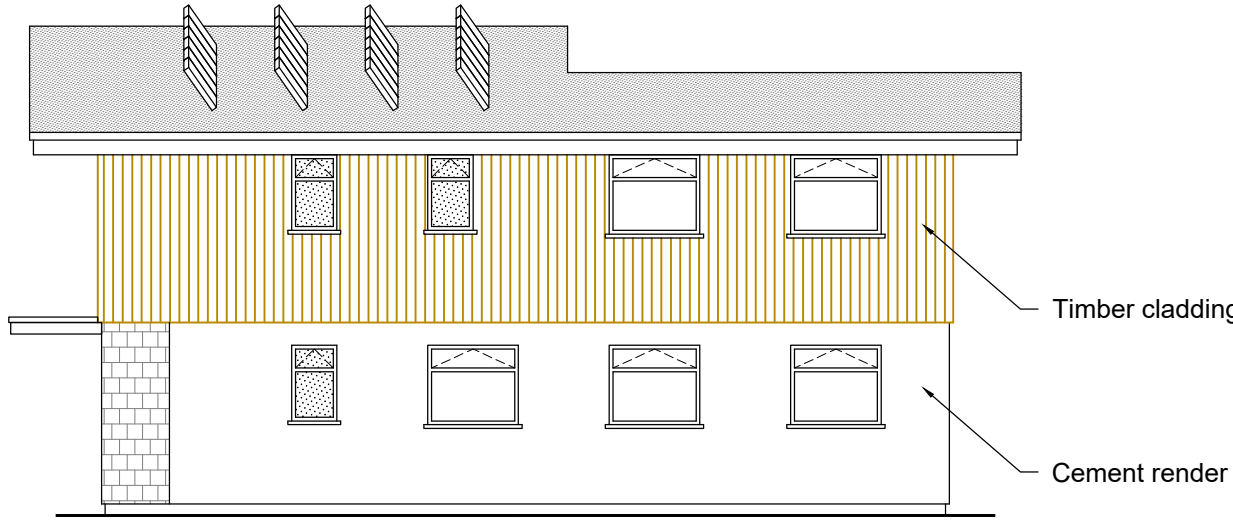
**Heating:**  
Air-to-water air source heat pump to feed radiators. Design, specification and installation as per manufacturers recommendation. Details to follow.



Side - East elevation (scale 1:100)



Front - North elevation (scale 1:100)



Side - West elevation (scale 1:100)



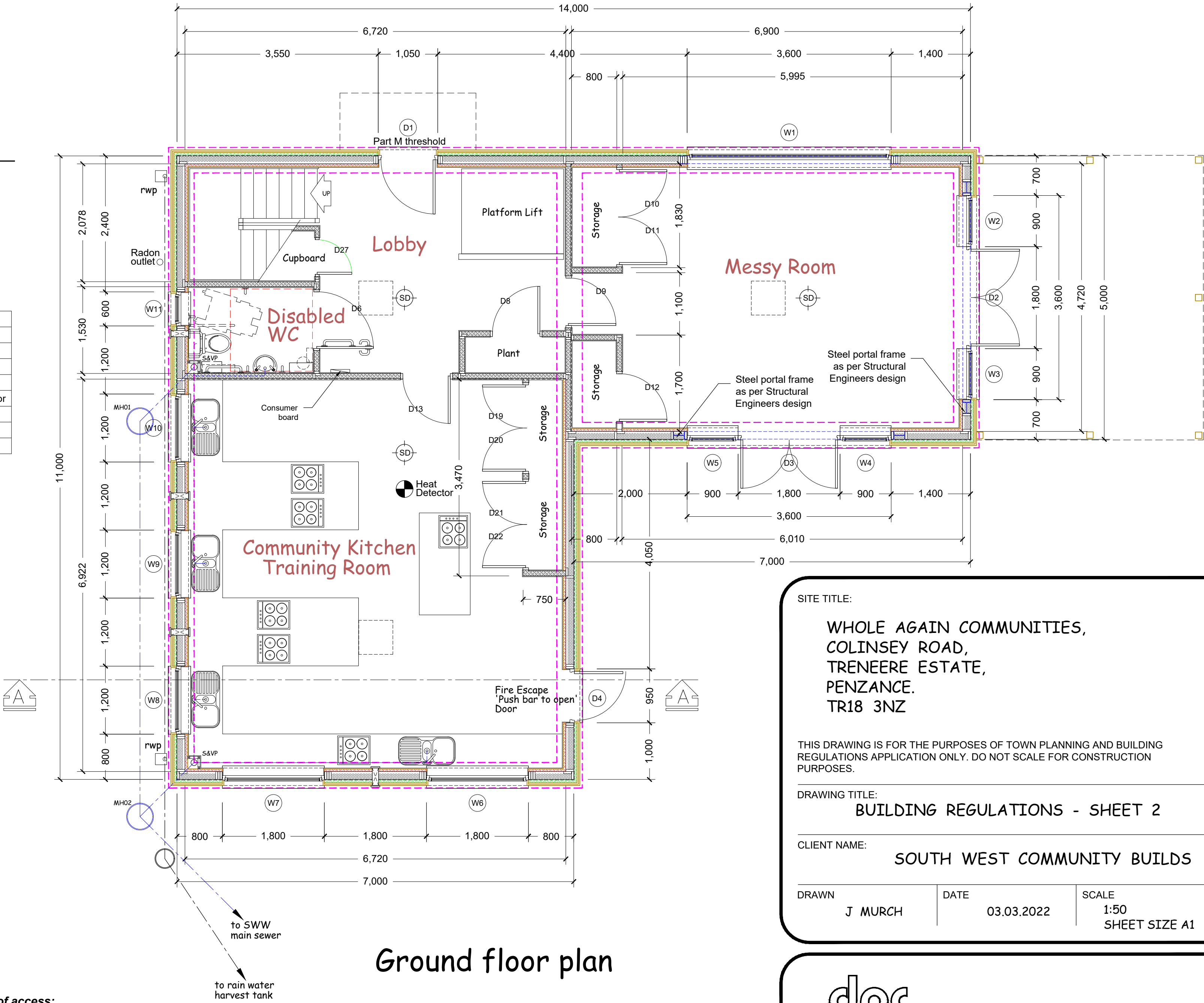
Rear - South elevation (scale 1:100)

Window schedule

W1	3,600 x 1,350	
W2	900 x 2,100	
W3	900 x 2,100	
W4	900 x 2,100	
W5	900 x 2,100	
W6	1,800 x 1,050	
W7	1,800 x 1,050	
W8	1,200 x 1,050	
W9	1,200 x 1,050	
W10	1,200 x 1,050	
W11	600 x 1,050	Obscure glaze
W12	1,050 x 1,350	
W13	3,600 x 1,350	
W14	900 x 2,100	
W15	900 x 2,100	
W16	3,600 x 1,350	
W17	1,200 x 1,050	
W18	1,200 x 1,050	
W19	1,800 x 1,050	
W20	1,800 x 1,050	
W21	1,200 x 1,050	
W22	1,200 x 1,050	
W23	600 x 1,050	Obscure glaze
W24	600 x 1,050	Obscure glaze

Door schedule

D1	1,050 x 2,100	Disabled Threshold
D2	1,800 x 2,100	French door
D3	1,800 x 2,100	French door
D4	900 x 2,100	Fire escape door
D5	1,800 x 2,100	French door
D6 & D7	1,000 x 1,981	Disabled access door
D8 to D18	838 x 1,981	
D19 to D26	760 x 1,981	
D27	610 x 1,981	



Ground floor plan

Preliminary drawing  
awaiting Building  
Control final approval

SITE TITLE:

WHOLE AGAIN COMMUNITIES,  
COLINSEY ROAD,  
TRENNEERE ESTATE,  
PENANCE.  
TR18 3NZ

THIS DRAWING IS FOR THE PURPOSES OF TOWN PLANNING AND BUILDING REGULATIONS APPLICATION ONLY. DO NOT SCALE FOR CONSTRUCTION PURPOSES.

DRAWING TITLE:

BUILDING REGULATIONS - SHEET 2

CLIENT NAME:

SOUTH WEST COMMUNITY BUILDS

DRAWN

J MURCH

DATE

03.03.2022

SCALE

1:50  
SHEET SIZE A1

dpc

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DRAWING NO

2202 - 11

REVISION NO

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