SITE PLAN 1:250

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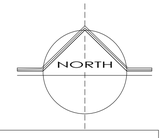
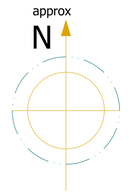


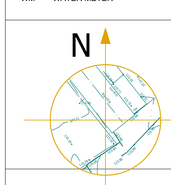


SURVEY STATIONS

Name	Easting	Northing	Height
901	182582.208	56537.249	89.032
902	182671.412	56538.671	87.786

KEY:

AV	AIR VENT		DATUM
BG	BUILDING		
BT	TELECOMS INSP. COVER		SCRUB/HEDGE
CL	COVER LEVEL		
SC	SURFACE CHANGE		TREE CANOPY
DK	DROP KERB		
EP	ELECTRICITY POLE		BANK DROP
FFL	FINISH FLOOR LEVEL		
FH	FIRE HYDRANT		BUSH
G	GULLY		
GC	GULLY CHANNEL		
EH	EARTH/STONE HEDGE		TREE
IL	INVERT LEVEL		
KB	KERB		
LP	LAMP POST		CONIFEROUS TREE
MH	MANHOLE		
OHB	OVERHEAD BUILDING		
OHL	O/HEAD LINES		SURVEY STN
PWF	POST & WIRE FENCE		
RL	ROAD LINES		WALL LEVEL
RW	RETAINING WALL		
SV	STOP VALVE		EAVES POINT FLAT ROOF PT
TB	TOP OF BANK		
TK	TRACK LINE		
TP	TELEPHONE POLE		
UP	UTILITY POLE		
WF	WOODEN FENCE		
WL	WALL		
WM	WATER METER		



PRIME SURVEYS

No. 3, RIVERSIDE
NANPEAN, ST AUSTELL
CORNWALL, PL26 7YJ
tel: 01726 87 81 48

e-mail:
primelandsurveys@gmail.com

GENERAL NOTES

Do not scale for construction purposes.
Contractor to check all dimensions on site prior to the commencement of work.
Any discrepancies should be reported to ARK.
All work to be carried out to Local Authority approval.
All work to be carried out in full compliance with current HSE regulations.
All work methods and materials are to comply with relevant British Standards, approved codes of practice and manufacturer's instructions.

REVISIONS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	00/00/00	-			

CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE 11.12.2023 DRAWN RC

LOCATION
NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.

DRAWING TITLE
PROPOSED SITE PLAN (GENERAL WORKS)

SCALE As Noted @A1

STAGE **TENDER**

DRAWING NO. **TG 31** REV. **-**

SUSTAINABLE ARCHITECTURE
DARBARI UNIT 12, PROW PARK BUSINESS PARK, TRELOGGAN INDUSTRIAL ESTATE, NEWQUAY, TR7 2SX
01637 850144 info@ark-designs.com www.ark-designs.com

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ASBESTOS.
PRIOR TO WORKS COMMENCING ON SITE THE BUILDING OWNER IS TO ARRANGE FOR A TYPE 3 ASBESTOS SURVEY TO BE CARRIED OUT TO ESTABLISH THE PRESENCE OF ASBESTOS.
THIS SURVEY WILL HAVE TO BE CARRIED OUT BY A BOHS P402 APPROVED ASBESTOS SURVEYOR.
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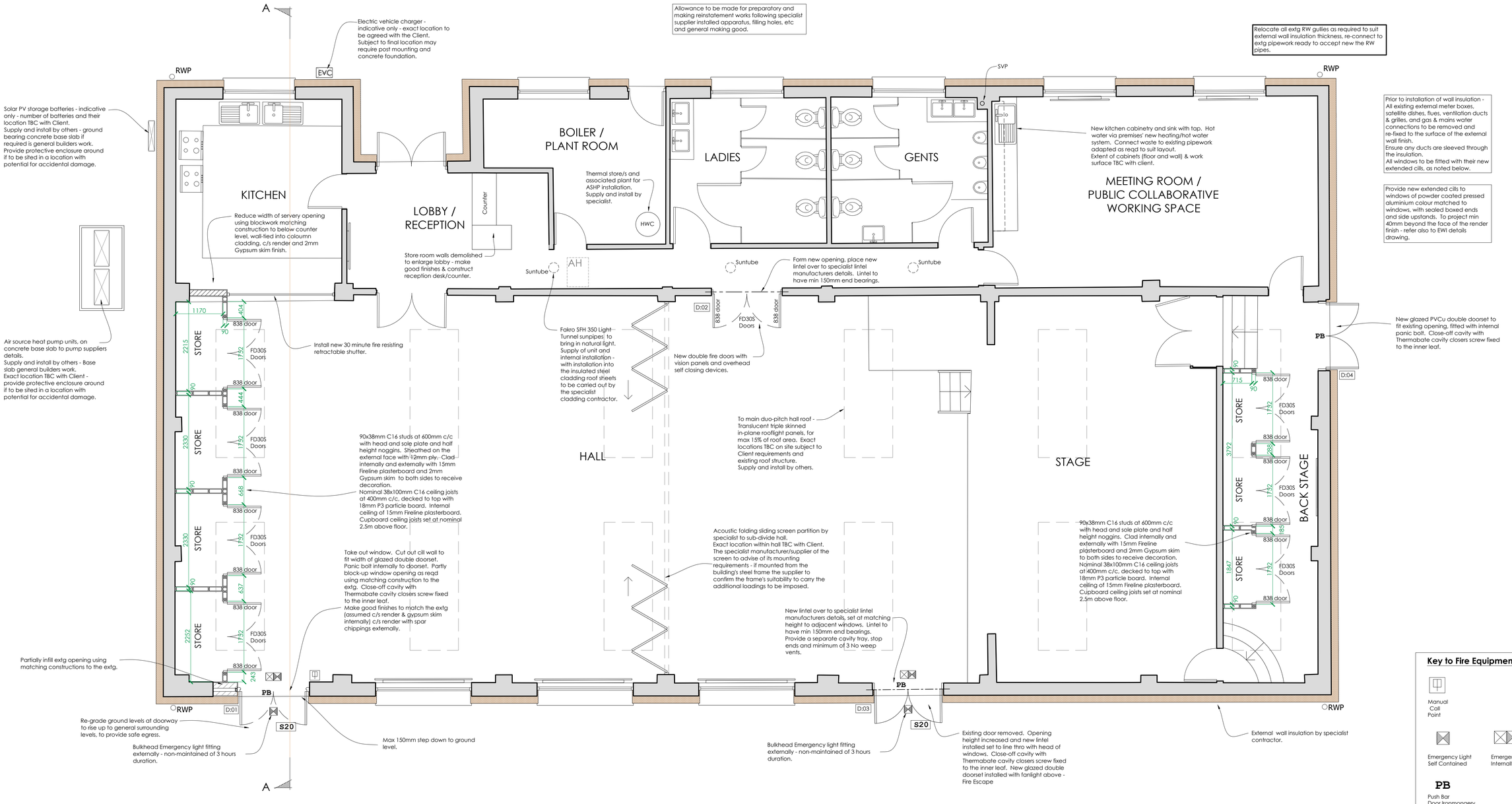
NORTH



PROPOSED FLOOR PLAN 1:50

Key to Fire Equipment symbols

- Manual Call Point
- Emergency Light Self Contained
- Emergency Light and Exit Sign Internally Illuminated
- PB — Push Bar Door Ironmongery
- S13 — Sign - Fire Door Keep Shut
- S14 — Sign - Fire Door Keep Locked
- S20 — Sign - Fire Escape Keep Clear
- S22 — Sign - Fire Exit
- S25 — Sign - Push Bar to Open

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REVISIONS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	00/00/00	-			

0 — 5 m
SCALE 1:50

CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE 11.12.2023 DRAWN RC

LOCATION
NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.

DRAWING TITLE
PROPOSED FLOOR PLAN (GENERAL WORKS)

SCALE As Noted @A1

STAGE **TENDER**

DRAWING NO. **TG 32** REV. **-**

SUSTAINABLE ARCHITECTURE
DARBARI UNIT 12, PROW PARK BUSINESS PARK, TRELOGGAN INDUSTRIAL ESTATE, NEWQUAY, TR7 2SX
01637 850144 info@ark-designs.com www.ark-designs.com

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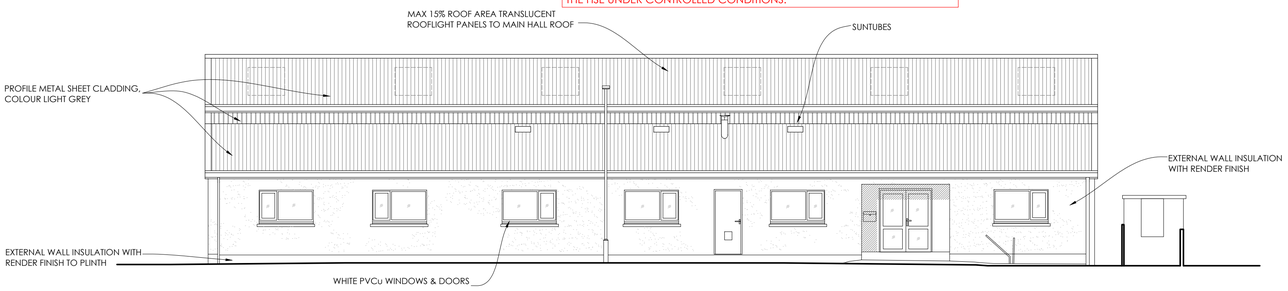
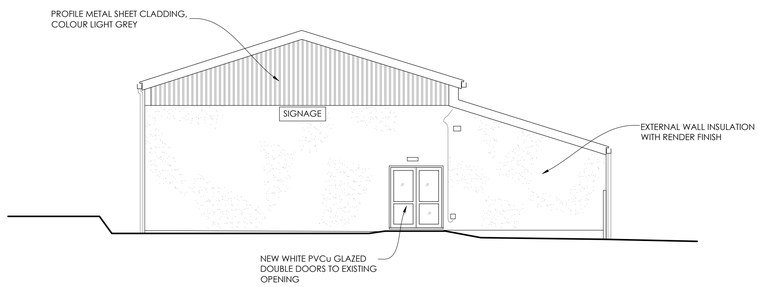


N O R T H E L E V A T I O N 1 : 1 0 0



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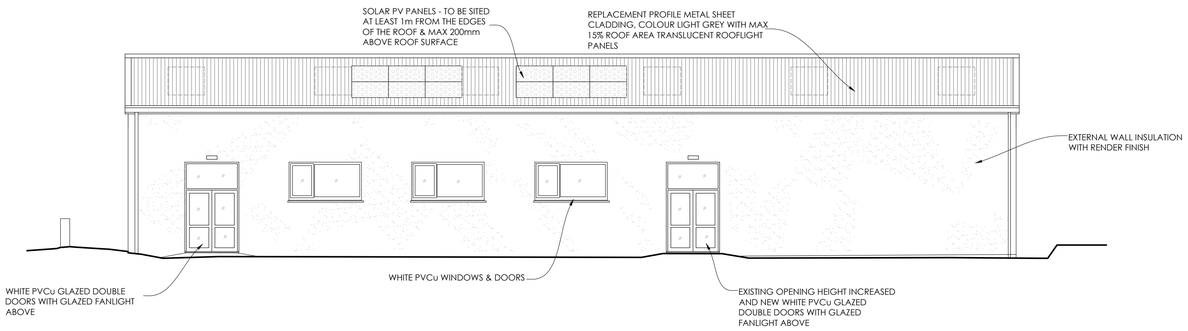

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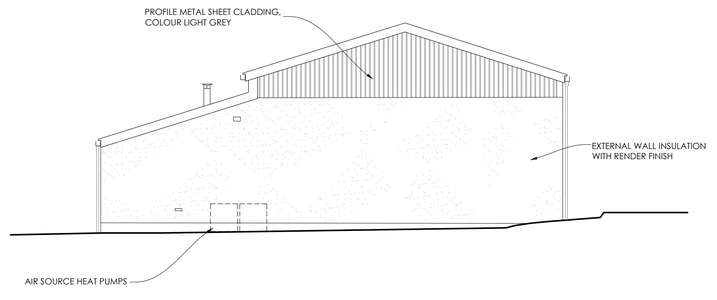

W E S T E L E V A T I O N 1 : 1 0 0

GENERAL NOTES - Continued from drawing No. TG 34:

WINDOWS & DOORS:

Windows & doors to be constructed to have a weather performance rating of 2000 pa & 1200 pa respectively when tested in accordance with BS 6375: Part 1

Double glazed windows & french doors with sealed units to provide **whole window U-value max. 1.4W/m2K** part glazed front door with sealed units to provide **whole door U-value (including frames) max. 1.0W/m2K**.

Refer also to 'Final Exit Doors' note.

Background ventilation via trickle vents to head of window & door frames to provide following vent areas:-

- Occupiable rooms (more than 10m² floor area): 250mm² per m² of floor area.

Background ventilation is to be achieved by fitting trickle vents either within or above window frames

All window cills to be fitted with preformed cavity tray's with upstands, all lintels to be fitted with additional preformed cavity tray with upstands and stop ends.

Provide new extended cills to windows of powder coated pressed aluminium colour matched to windows, with sealed boxed ends and side upstands. To project min 40mm beyond the face of the render finish - refer also to EWI details drawing.

SAFETY GLAZING:

All windows with glazing between finished floor level and 800mm above floor level in internal and external walls and partitions, & glazing between finished floor level and 1500mm above floor level in a door or in a side panel within 300mm of the door, are to be fitted with toughened glass to Class C of BS 6206.

Where the glazing pane pane exceeds 900mm in a door or door side panel, the glass to Class B of BS 6206.

SUNPIPES:

Fakro SFH 350 Light Tunnels with either rigid or flexible ductwork sited where indicated on plan. Installed in accordance with manufacturer's instructions. To have a flashing kit to suit the profile of the metal roof cladding sheets, and internal ceiling mounted diffuser.

Supply and internal install - the installation into the insulated steel cladding roof sheets to be carried out by the specialist cladding contractor.

HEATING & HOT WATER SYSTEM:

Supply and installation by others.

INSULATION TO PIPEWORK:

- Primary circulation pipes for heating and hot water circuits should be insulated wherever they pass outside the heated living space or through voids which communicate with and are ventilated from unheated spaces.
- Primary circulation pipes for domestic hot water circuits should be insulated throughout their length, subject only to practical constraints imposed by the need to penetrate joists and other structural elements.
- All pipes connected to hot water storage vessels, including the vent pipe, should be insulated for at least 1 metre from their points of connection to the cylinder (or they should be insulated up to the point where they become concealed).
- If secondary circulation is used, all pipes kept hot by that circulation should be insulated.

FIXED SERVICES:

All fixed services to be carried out in accordance works by a member of the relevant Competent Persons Scheme. Where works are carried out by a non member, full details to show compliance with section 5 & 6 of the Approved Document Part I 2021.

All fixed building services to be commissioned by the Competent Person carrying out the installation in accordance with the requirements of Approved Document L: to ensure that they use no more fuel and power than is reasonable in the circumstances . A copy of the commissioning certificate is to be provided to the Client and Building Control Body no more than 30 days after completion of the work.

WATER SUPPLY - COLD WATER:

Provide suitable installation to draw off wholesome water for drinking.

Wholesome or softened water to be provided to all washbasins, baths, showers and sinks within food preparation area.

Sanitary convenience fitted with a flushing device will be supplied with water of a suitable quality.

PHOTO VOLTAICS & BATTERY STORAGE INSTALLATION:

Supply and installation by others.

FIRE DOORS:

FD30S doors - to be thirty minute fire resisting door fitted, with intumescent strips across the door head and down both jambs, and smoke blades / brushes to the door edges. Each door to be fitted with 3No hinges with a melting point of at least 800°C. Any glazing within the door to be 1/2 hour fire resisting, bedded in intumescent putty and retained by a suitable glazing system and beads compatible with the type of glass.

Doors to cupboards to be marked at eye level 'fire door keep locked shut'.

FINAL EXIT DOORS:

All final exit doors on escape routes to swing open in the direction of escape, and be fitted with lock mechanisms operable from within the building without the use of a key; ie, panic bolts or push pads.

EMERGENCY LIGHTING:

Provide a non-maintained emergency lighting system of 1 hours duration (minimum) complying with BS5266: part 1 throughout the communal areas, escape routes and outside final exit doors. Also along external escape routes to a place of safety, and adjacent to any steps/hazards on the escape route if the ambient night-time lighting is poor.

EXIT SIGNS:

Emergency exit signs containing symbols or pictograms and direction of escape arrows (may be incorporated within a emergency lamp unit) to BS ISO 3864-1.

FIRE RISK ASSESSMENT:

The applicant should have regard to the requirements of The Regulatory Reform (Fire Safety) Order 2005 and amend the risk assessment for the premises to cover the proposed alterations. Further advice can be obtained from a specialist independent fire protection consultancy, or the Fire Authority.

RECEPTION AREA COUNTER / DESK:

The reception counter / desk should comply with the following requirements of Building Regulations Part M2, 2015 Edition:

- The reception desk / counter to be designed to accommodate both standing and seated visitors, such that at least one section of the counter is at least 1500mm wide, with its surface no higher than 760mm, and a knee recess not less than 700mm above the floor level.

ACOUSTIC FOLDING SLIDING SCREEN/PARTITION:

A full height folding sliding acoustic screen for sub-dividing the main hall, by a specialist manufacturer.

Screen to comprise an 'apex panel' to follow the profile of the roof pitch, and 2 folding sliding screen panels, and all associated track/runners and fixings.

Screen to achieve a typical sound reduction of at least 45dB.

Client to confirm design and its location within the Hall.

Note: Screen may need to be top hung - the Structural Engineer to confirm suitability of the existing structure to carry the loadings that this will impose, and to design any structural bracing/reinforcement required to accommodate the loads.

ELECTRIC VEHICLE CHARGING:

Supply and installation by others - potential builders work if required to be post mounted.

An electric vehicle charger to be voluntarily provided.

Dependant upon the location and type of charger, the charger unit may be either wall mounted or may require a mounting post and concrete foundation.

Subject to any constraints by the on-site electrical supplies, supply and install an untethered AC fast electric dual vehicle charger of between 7kW to 22kW with both Type 2 (modern EV) and Type 1 (older EV) charger connector sockets.

Two dedicated charging parking bays adjacent to the EV charger are to be permanently marked upon the tarmac car park surface, in a different colour to the other parking bays, and with a clear logo or signage identifying their purpose.

The location for the EV charger to be agreed with the Client.

GENERAL NOTES

REVISIONS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	00/00/00	-			

0 10 m
SCALE 1:100

CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE 11.12.2023 DRAWN RC

LOCATION
NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.

DRAWING TITLE
PROPOSED ELEVATIONS (GENERAL WORKS)

SCALE As Noted @A1

STAGE **TENDER**

DRAWING NO. **TG 33** REV. **-**

SUSTAINABLE ARCHITECTURE
DARBARI UNIT 12, PROW PARK BUSINESS PARK, TRELOGGAN INDUSTRIAL ESTATE, NEWQUAY, TR7 2SX
01637 850144 info@ark-designs.com www.ark-designs.com

GENERAL NOTES:

MATERIALS AND WORKMANSHIP:

Building work is to be carried out with adequate & proper materials which are appropriate for the circumstances in which they are used; are adequately mixed or prepared; and which are applied, used or fixed so as adequately to perform the functions for which they are designed: and all in a workmanlike manner. For interpretation of the above refer to the Approved Document Reg 7 Building Regulations 2000.

LIMITING THERMAL BRIDGING & AIR LEAKAGE:

The construction should be carried out to ensure that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements, and at the edges of elements.

The Contractor is to obtain a copy of the Accredited Construction Details for Part I published on the planning portal which have been developed to assist the contractor to achieve the performance standards required to demonstrate compliance with the energy efficiency requirements of the Building Regulations.

Additional details are also provided by the Energy Savings Trust known as Enhanced Construction Details which give improved performance beyond the basic requirements.

It is recommended that the Contractor obtains copies of these details and familiarises himself with the techniques to improve construction.

EXISTING CAVITY WALLS:

The existing external walls are assumed to be of cavity construction.

Where in-filling openings use matching constructions to those that exist.

EXTERNAL WALL INSULATION:

Supply and installation by others.

STUDWORK PARTITIONS - FORMING STORE CUPBOARDS:

90x38mm C16 studs at 400mm c/c with head and sole plate and half height noggins. 15mm Gyproc Fireline plasterboard and 2mm Gypsum skim to both sides to receive decoration.

To cupboards in main Hall, the external (Hall) face of the studs to be clad with 12mm ply before installing the Fireline plasterboard.

STEEL ROOF CLADDNG - INCLUDING GABLE WALL PANELS:

Supply and installation by others.

GUTTERS:

Supply and installation by others.

DRAINAGE - ABOVE GROUND - WASTE SIZES:

Sink - 40mm dia pipework with max 3m run, 50mm dia with max 4m run.

With 75mm deep seal anti-syphon trap and rodding access at all changes in direction.

Common waste pipes serving more than one appliance to be min 50mm dia and laid to maintain a fall of 18mm/m run.

FIRE DETECTION & ALARM SYSTEMS - BUILDINGS OTHER THAN DWELLINGS:

Extend and adapt the existing fire detection and alarm system within the premises in accordance with BS 5839: Parts 1 & 2 Code of Practice, for the design and installation of fire detection and alarm systems in non-domestic premises. The system to be to at least Category L3 standard.

The existing installation to be extended to accommodate the changes to the building's layout and escape routes; and where relevant within the Code, to provide detection within storage areas/cupboards.

The system to be designed and installed by a suitably qualified electrician.

On completion of the installation & commissioning work, a certificate, confirming compliance of the system with the recommendations of this standard should be issued to the User and Building Control at least 7 days prior to the completion inspection being carried out on site, and all maintenance manuals are to be provided to the user.

LIGHTING - BUILDING OTHER THAN DWELLINGS:

Fixed lighting should achieve levels of illumination appropriate to the activity in the space. Spaces should not be over - illuminated. Lighting should be designed based on CIBSE's SLL Lighting Handbook or an equivalent design guide.

General lighting to either:

- have an average luminaire efficacy of 95 luminaire lumens per circuit-watt, or,
- the Lighting Energy Numeric Indicator (LENI) method, following Appendix B.

Lighting Metering:

General lighting and display lighting should be metered by one of the following methods.

- Dedicated lighting circuits with a kWh meter for each circuit.
- Local power meter coupled to or integrated in the lighting controllers of a lighting management system.
- A lighting management system that can both:
  a. calculate the consumed energy
  b. make this information available to a building management system.

Lighting Control:

Lighting controls in new and existing buildings should follow the guidance in the Building Research Establishment's Digest 498.

Unoccupied spaces should have automatic controls to turn the general lighting off when the space is not in use (e.g. presence detection). Occupied spaces should have automatic controls where suitable for the use of the space.

General lighting in occupied spaces should have daylight controls (e.g. photo-switching and dimming) for parts of the space which are likely to receive high levels of natural light.

Display lighting should be controlled on dedicated circuits that can be switched separately from those for lighting provided for general illuminance.

SWITCHES & SOCKETS - BUILDING OTHER THAN DWELLINGS:

All sockets to be located between 400mm and 1000mm above floor level, or 150mm above worktop level.

Switches for permanently wired appliances to be between 400mm and 1200mm above floor level.

All switches and controls that require precise hand movements to be between 750mm and 1200mm above floor level.

Light switches for use by the general public have large push pads and align horizontally with door handles within range of 900mm to 1100mm.

All fittings to be white and boxes to be recessed.
All switches to be 1100mm above floor level.

Where electrical fittings are installed within fire or sound resisting construction, the fittings should not impair the fire resistance or sound resistance of the element.

ELECTRICAL INSTALLATION:

The design, installation, inspection & testing of the low voltage & extra-low voltage electrical supply is to be carried out by an NICEIC Registered Contractor (the contractor).

Prior to commencing with the design the Contractor is to provide the person ordering the work with evidence of their registration.

Following completion of the works the Contractor is to provide a Building Regulation self-certification certificate to the person ordering the work, and to supply a copy of the certificate to the Building Control Body.

Building Control.

The Contractor should also provide the person ordering the work with a duly completed electrical installation certificate similar to the model in the current edition of BS 7671 "Requirements for Electrical Installations. The IEE Wiring Regulations".

GENERAL NOTES CONTINUED ON DRAWING No. TG 33:

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CDM 2015 ***(COMMERCIAL - NOTIFIABLE)*****:**
This project involves works where the Client is a Commercial Client and **is notifiable** to the HSE as the construction phase is expected to exceed 500 person days.

Summary of clients role/ duties:

- make suitable arrangements for managing a project, including making sure other Dutyholders are appointed as appropriate, and that sufficient time and resources are allocated to the project.
- make sure that relevant information is prepared and provided to other Dutyholders.
- make sure that the Principal Designer and Principal Contractor carry out their duties.
- make sure that welfare facilities are provided.

On this project our role as Designer is to secure Building Regulation approval and, accordingly, we have fulfilled our duties under the CDM 2015 Regulations up to that point. At this stage our role as Principal Designer will cease.
All relevant Health and Safety information will be passed to the Client for distribution to the Principal Contractor.

For the construction stage of this project all Designers will have Designer Duties under the CDM Regulations 2015.
Designers include any person who as part of their business:

- prepares or modifies a design,
- arranges for, or instructs, any person under their control to do so, relating to a structure, or to a product or mechanical or electrical system.

Design hazard elimination & risk reduction:
The scope of the works are clearly illustrated on our drawings and described in our specification.
In the design of this project, we have eliminated as far as reasonably practicable any foreseeable risks.
It is considered that there are no significant risks remaining that will not be obvious to a competent Contractor or Designer.
Installations involving / requiring hot processes will increase the fire risk and should be avoided.

The works on this project include an internal fit out of an existing building. The landlord/building owner is to provide the building's existing Health and Safety File to the Principal Contractor. This is to include details of all services, any hazards not previously eliminated and any hazardous materials.

Risk	Action
Structural collapse	The superstructure design should be carried out in accordance with the relevant temporary works design guidance to ensure stability is maintained during the construction phase.
Fire	The Contractor should carry out a risk assessment in accordance with HSG 168 Fire Safety in Construction, and take actions based on the outcome of this. Also to follow the guidance in STA - 16 Steps to Fire Safety.

The Health & Safety at Work Act.
All work related activities associated with this project are subject to the provisions of the Health and Safety at Work Act 1974.
The Contractor has a legal obligation to ensure that the Regulations and Act are complied with.

ASBESTOS.
Prior to works commencing on site the building owner is to arrange for a Type 3 Asbestos Survey to be carried out to establish the presence of Asbestos.
This survey will have to be carried out by a BOHS P402 approved Asbestos Surveyor.
Construction works cannot commence on areas containing asbestos until the ACM's are removed by a Contractor licensed by the HSE under controlled conditions.

ASBESTOS.
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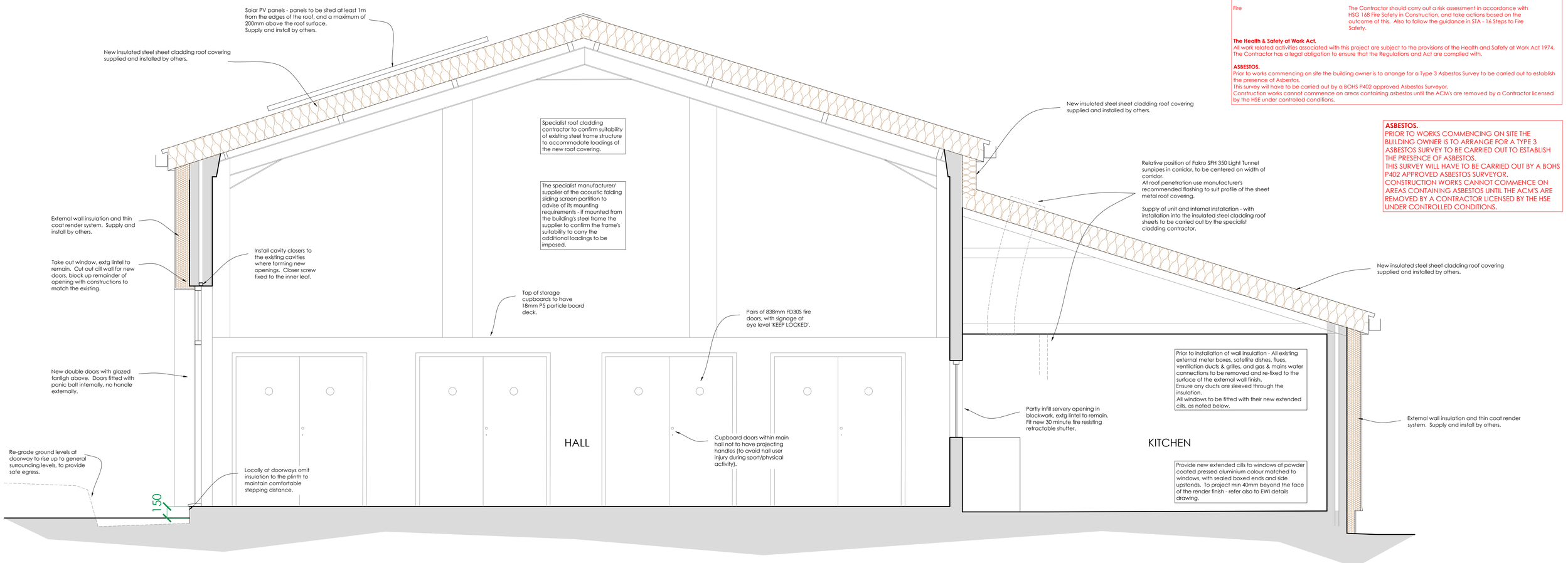

SECTION A-A 1:25

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REVISIONS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	00/00/00	-			

0 — 2.5 m
SCALE 1:25

CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE 11.12.2023 DRAWN RC

LOCATION
NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.

DRAWING TITLE
SECTION A-A & NOTES (GENERAL WORKS)

SCALE
As Noted @A1

STAGE
TENDER

DRAWING NO. **TG 34** REV. **-**

SUSTAINABLE ARCHITECTURE
DARBARI UNIT 12, PROW PARK BUSINESS PARK, TRELOGGAN INDUSTRIAL ESTATE, NEWQUAY, TR7 2SX
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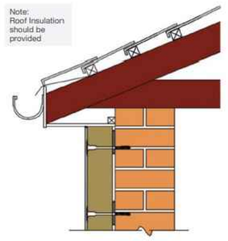
Soffit Detail

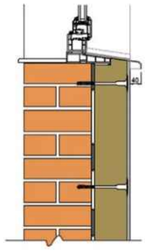


Where an existing soffit board is retained, the system should be taken tight against the underside, and a bead of silicone mastic applied.

It is imperative that the contractor / client checks to determine if there is evidence of existing insulation within the roof void that will ensure no cold bridge will occur. Failure to check this may result in localised condensation and mould growth to the top of the internal walls.

Detail 20 - Existing overhanging soffit

Window Cill Detail

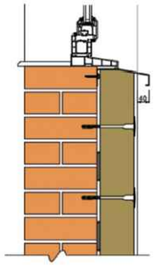


Should the project retain the existing windows, it is generally noted that the existing sills have insufficient overhang to allow for sufficient shedding of water away from the face of the finished system.

Should this be the case, then a new over sill profile can be installed. These should be cut to suit each window, and ideally have up stand wings, to enable the render to overlap and provide a weather tight seal. The sills should be installed so that there is a minimum of 40mm over hang from the face of the finished system. Refer to BS13914:1:2005. All junctions should be finished with a silicone mastic seal (see reveal details).

Note:
When installing any over sill profile, it is important to consider existing weep hole frame drainage, and the frame should be either drilled to create new weep holes, or the under sill (detail 6) should be used.

Alternate Window Cill Detail

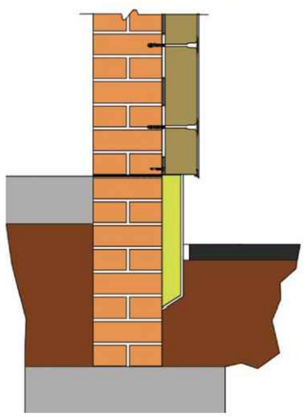


Should the project retain the existing windows, it is generally noted that the existing sills have insufficient overhang to allow for sufficient shedding of water away from the face of the finished system.

Should this be the case, then a new under sill profile can be installed. These should be cut to suit each window, and be mechanically fixed to the substrate. There should be a minimum of 40mm overhang created from the face of the finished render and any junctions finished with silicone mastic sealant. Refer to BS13914:1:2005.

Detail 6 - Existing windows and sills with new under sill trim

Plinth detail with Insulation Below DPC



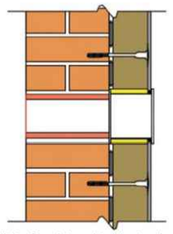
The system should be installed as previous details, and starter track installed at existing DPC level, or 150mm above ground level.

For insulation below the DPC, it is recommended that the insulation thickness is less than the main insulation, to create a step and drip between the two elements.

Insulation types should be chosen that have low moisture uptake properties, as specified by system designers for each particular project.

It is recommended that the area adjacent to the plinth is removed of any grass, or soil, and replaced with paving slabs, brick paving, stone chippings, and if the water content of the ground is high, allowance for a land drain or soak away should be considered.

Extending 'Live' Airbricks



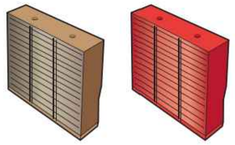
The client / contractor should advise if existing air bricks are 'live'. If they are to be retained, then they should be extended using a proprietary UPVC airbrick extension profiles, such as those indicated below.

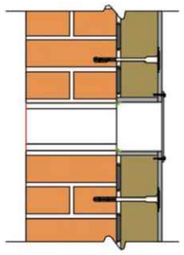
All junctions should be fully sealed with silicone mastic sealant and any voids in the insulation filled with expanding foam.

The render finish should be taken tight to the sides of the unit and sealed with a silicone mastic sealant.

Note: *It is the responsibility of the client / main contractor to identify which air bricks are in use and which can be covered.*

Detail 30 - Proprietary air brick extension



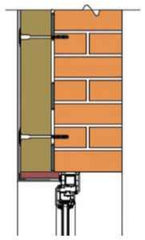


If the bespoke UPVC units are not installed, then air bricks should be maintained by allowing a hole within the insulation to the size of the existing air brick, and the render system returned into the reveals of the opening. Any returns should be sealed with a silicone mastic sealant.

To ensure rainwater does not sit within the opening, a UPVC or PPC aluminium vented cover plate should be provided, and fixed to the system using the spiral anchors and screws, and bedded on mastic.

Detail 31 - Rendered return and cover plate

Window / Door Head Detail

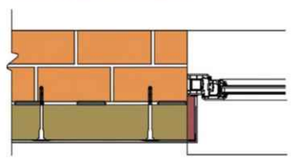


All existing heads should be checked to ascertain the correct detail to be used. It is important that EWI systems are designed to remove any chance of a cold bridge occurring.

Frame margins should be measured and if sufficient margin. circa 50mm is found, then there should be the introduction of a minimum of 20mm high K value insulation and render. The system to frame junction should have a stop bead and silicone mastic applied, or silicone mastic to the base coat render and the top coat installed over. Stop bead and silicone mastic is the preferred detail.

Detail 13 - Head detail when window is set back from the face of the existing wall, where there is sufficient frame margin for the introduction of cold bridge insulation

Window / Door Reveal Details

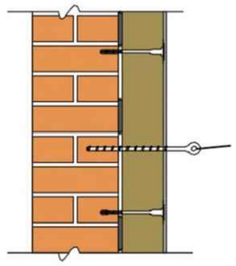


All existing reveals should be checked to ascertain the correct detail to be used. It is important that EWI systems are designed to remove any chance of a cold bridge occurring.

Frame margins should be measured and if sufficient margin. circa 50mm is found, then there should be the introduction of a minimum of 20mm high K value insulation and render. The system to frame junction should have a stop bead and silicone mastic applied, or silicone mastic to the base coat render and the top coat installed over. Stop bead and silicone mastic is the preferred detail.

Detail 9 - Reveal detail when window is set back from the face of the existing wall, where there is sufficient frame margin for the introduction of cold bridge insulation

BT Connections



Extending BT brackets or covering BT wires without first contacting BT Openreach should not be undertaken.

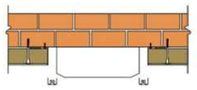
BT Openreach have a process to ensure the safe upgrade of brackets and wires which is undertaken by approved BT Openreach engineers.

It is against the law to damage the BT Network, and may have health and safety implications.

Contact should be made with the local BT Openreach representative, prior to work commencing.

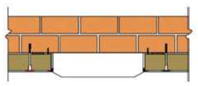
Detail 32 – BT connection through insulation

Gas Boxes

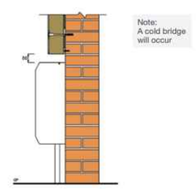


Detail 35 - Plan on existing gas box

Note: A cold bridge will occur



Detail 36 - Plan of existing front access panel gas box



Detail 37 - Section through gas box

Best practice would be to move the gas box and re-fix on a timber ground to the thickness of the new EWI system, however timescales do not always allow this.

No current regulations exist with regards to the acceptable dimensions for existing gas boxes, however there should be a review on the type of gas box existing on site.

Many gas boxes are required to be removed, so that access to the regulator valve can be provided. Access to the regulator valve using a stub screw driver or spanner can be achieved in a dimension of 50-60mm. The valve is generally lower than the box cover therefore a dimension of 50mm should be sufficient to access.

An assessment of the box and position of the regulator valve should be undertaken, and the dimension checked to ensure access can be provided.

There may be occasion where the existing gas box can be accessed and maintained from the front access panel. Therefore the system can be taken tight to the box.

Proprietary box surrounds are available and these should be used where possible.

Note: *It is the responsibility of the client / main contractor to advise which detail is acceptable for each specific project.*

NOTE:
All images are indicative and not to scale.

Images and text courtesy of: *INCA the Insulated Render and Cladding Association, External Wall Insulation Best Practice Guide*.

THE INFORMATION ON THESE DRAWING'S ARE FOR BUILDING REGULATIONS APPROVAL ONLY. NOT ALL CONSTRUCTION INFORMATION IS SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH GOOD WORKING PRACTICES & MANUFACTURES INSTRUCTIONS. SHOULD ANY PROBLEMS ARISE ARK IS TO BE CONTACTED IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PREPARED BY THE CONSULTANTS, SPECIALIST SUB-CONTRACTORS AND EQUIPMENT SUPPLIERS ENGAGED IN THIS PROJECT. ALL STRUCTURAL TIMBER WORKS TO BE CARRIED OUT FOLLOWING THE GUIDANCE OF THE TRADA TIMBER FRAME CONSTRUCTION MANUAL.

ASBESTOS.
PRIOR TO WORKS COMMENCING ON SITE THE BUILDING OWNER IS TO ARRANGE FOR A TYPE 3 ASBESTOS SURVEY TO BE CARRIED OUT TO ESTABLISH THE PRESENCE OF ASBESTOS.
THIS SURVEY WILL HAVE TO BE CARRIED OUT BY A BOHS P402 APPROVED ASBESTOS SURVEYOR.
CONSTRUCTION WORKS CANNOT COMMENCE ON AREAS CONTAINING ASBESTOS UNTIL THE ACM'S ARE REMOVED BY A CONTRACTOR LICENSED BY THE HSE UNDER CONTROLLED CONDITIONS.

REVISIONS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	00/00/00	-			

CLIENT
ST NEWLYN EAST VILLAGE HALL

PROJECT DESCRIPTION
REFURBISHMENT WORKS

DATE 11.12.2023 DRAWN RC

LOCATION
NEEHAM ROAD,
ST NEWLYN EAST, TR8 5LE.

DRAWING TITLE
TYPICAL EXTERNAL WALL INSULATION DETAILS

SCALE
As Noted @A1

STAGE
TENDER

DRAWING NO. **TG 35** REV. **-**

SUSTAINABLE ARCHITECTURE
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