

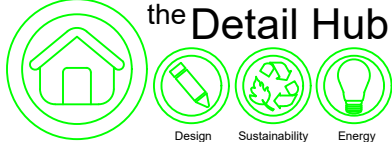
Bungalow Type B 900

Working Drawing Register

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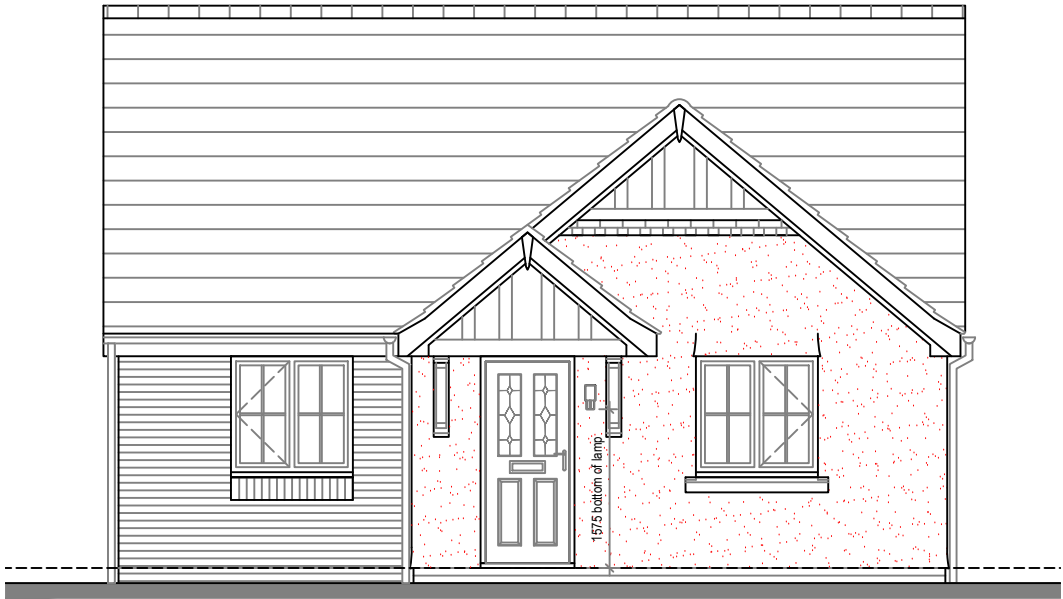
Drawing No.	Drawing Name	Rev
900-01	Front Cover	-
900-02	Substructure Setting Out Plan (as)	E
900-021	Substructure Setting Out Plan (opp)	E
900-03	Floor Plan (as)	L
900-031	Floor Plan (opp)	L
900-04	Front Elevation Tudor Boarding(as)	B
900-041	Front Elevation Tudor Boarding(opp)	A
900-05	Rear Elevation (as)	B
900-051	Rear Elevation (opp)	B
900-06	Side Elevation (as)	A
900-061	Side Elevation (opp)	A
900-07	Side Elevation (as)	B
900-071	Side Elevation (opp)	B
900-08	Section A-A	A
900-09	Bathroom Plans and Elevations	E
900-10	En suite Plans and Elevations	C
900-11	Front Elevation Tile Hanging (as)	B
900-111	Front Elevation Tile Hanging (opp)	A
900-schedule	Door and Window Schedule	B
900-CDM	CDM Risk Assessment	-
900-specification	Construction Specification	A
900-appendix	Ancillary drawings and information	-

- Notes:
- This house type production drawing package is to be read in conjunction with the following documentation:
 - The structural and civil engineers drawings and specification.
 - The relevant construction details.
 - The CDM risk assessment contained within this package.
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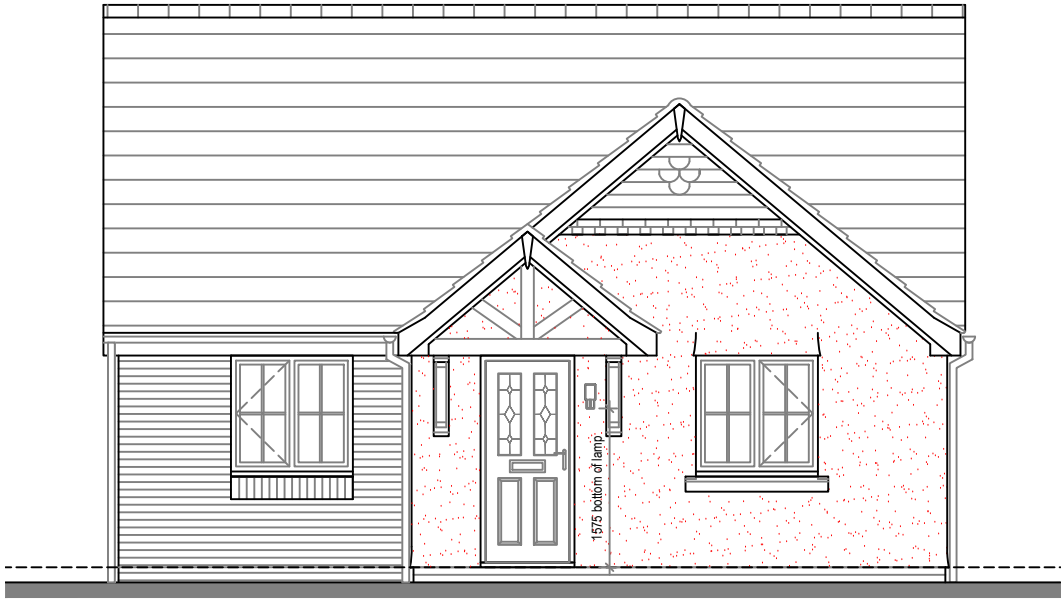
Rev	Date	By	Description	Chk'd
 Design Sustainability Energy The Detail Hub Ltd. Office F5, The Business Centre, Oaklands office Park, Hooton, Ellesmere Port CH66 7NZ Telephone 07850 028221 email: andrew@thedetailhub.co.uk				
site: Croft Butts Lane Freckleton				
title: Bungalow Type B Drawing Register				
WORKING DRAWING				
scale: 1:50 @A3 date: March 2017		client: Applethwaite Ltd		
drawing no: 900-REG		revision no:		

Bungalow Type B 900 Working Drawing Package

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Front Elevation Scale 1:50



Front Elevation Scale 1:50

A	22/10/18	PDA	Additional feature elevation added	
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site:

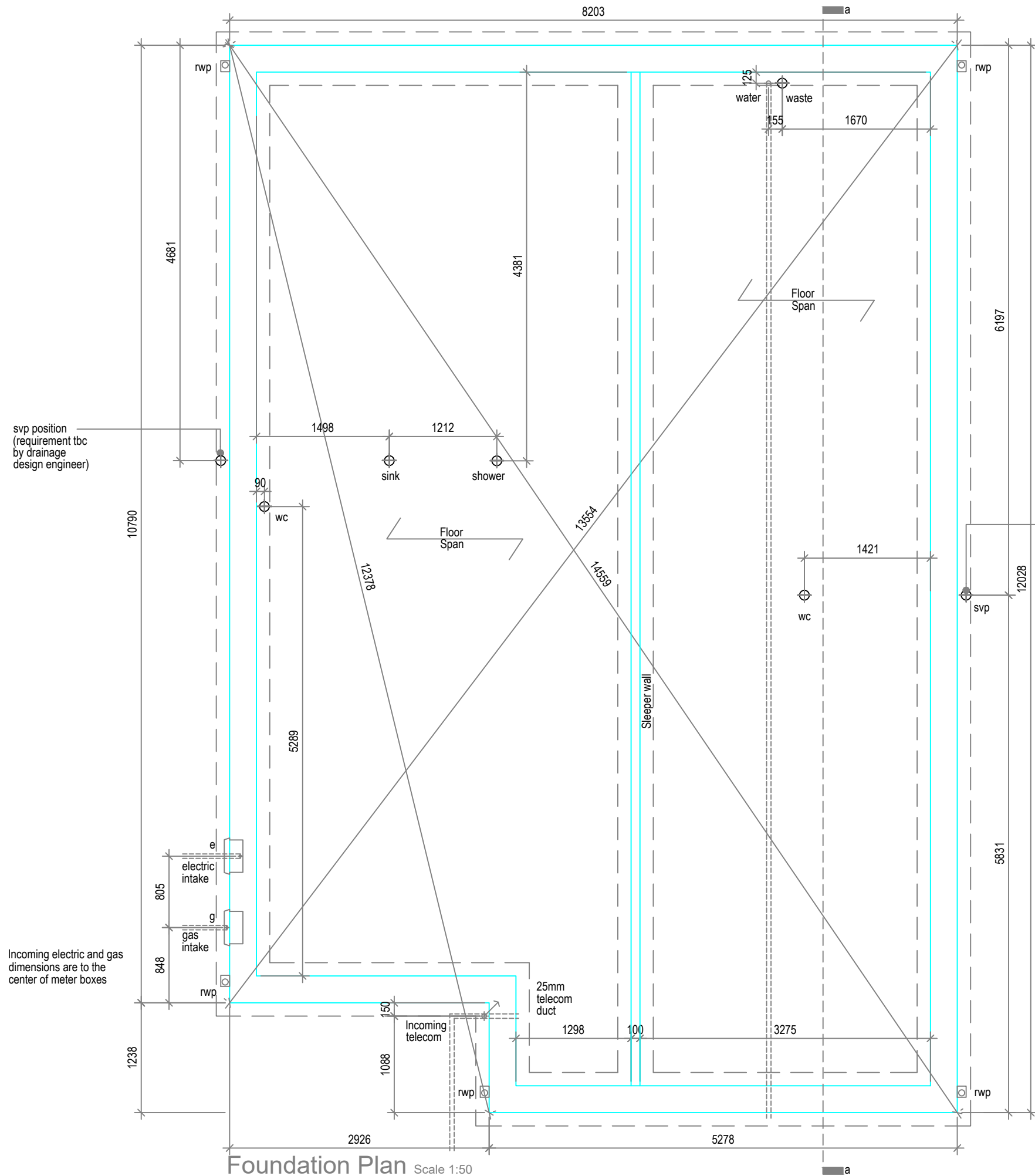
Croft Butts Lane
Freckleton

title:

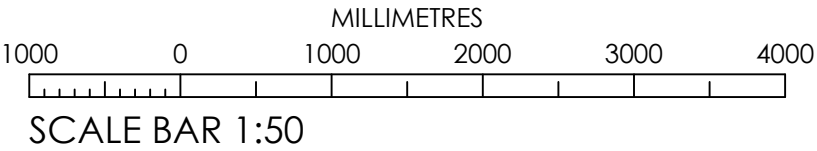
Bungalow Type B
Front Cover

WORKING DRAWING

scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no:	900-01	revision:	A



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E	29.01.19	DD	KITCHEN WATER / WASTE POINTS AMENDED	
D	22/10/18	PDA	CLIENT AMENDMENTS	
C	22/01/18	TDH	TELECOM DUCT REVISED	
B	09/01/18	TDH	TELECOM DUCT ADDED	
A	03/10/17	TDH	FLOOR SPAN ADDED	

Rev	Date	By	Description	Chk'd
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site: Croft Butts Lane
Freckleton

title: Bungalow Type B
Foundation Plan

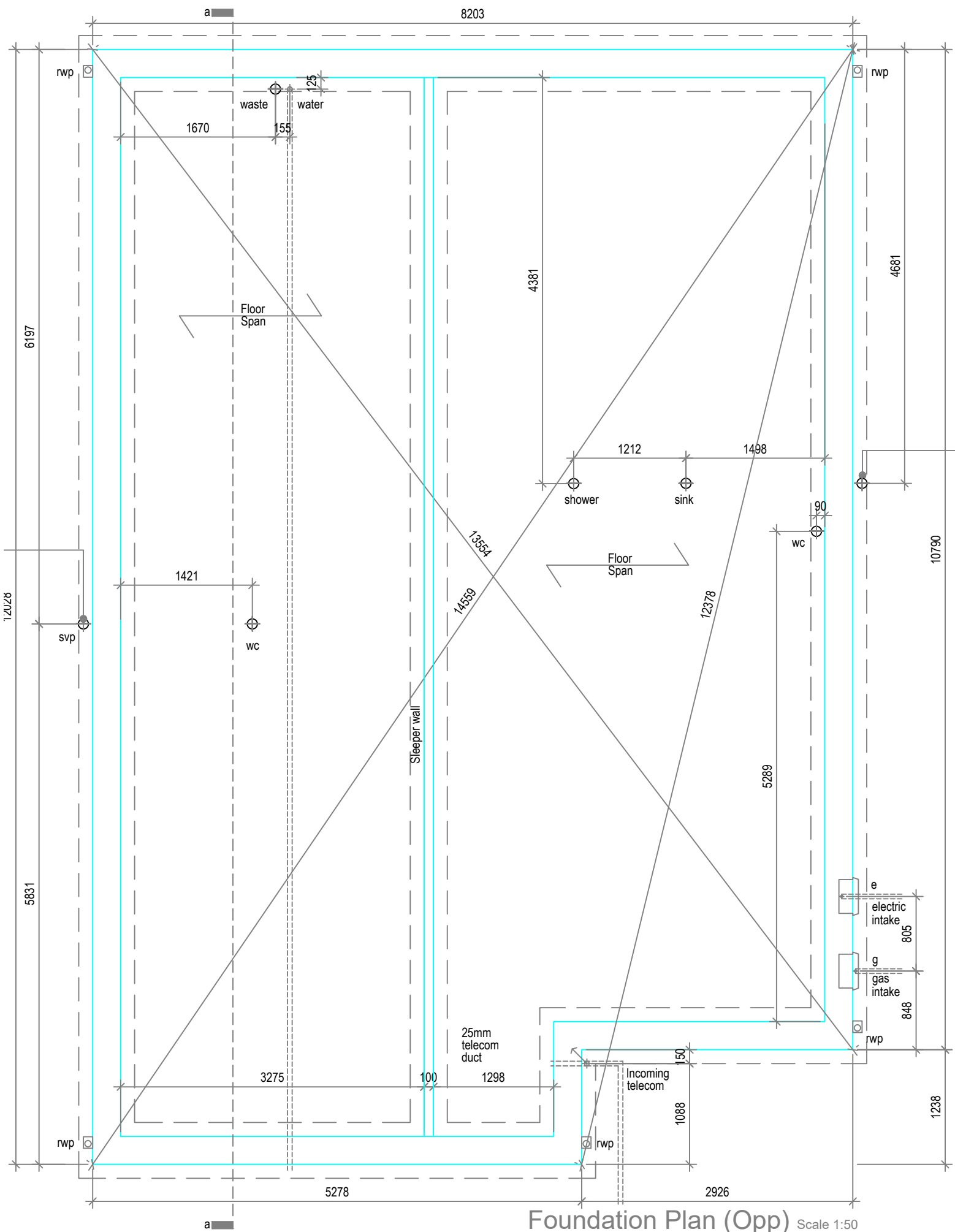
WORKING DRAWINGS

scale: 1:50
@A3
date: March 2017

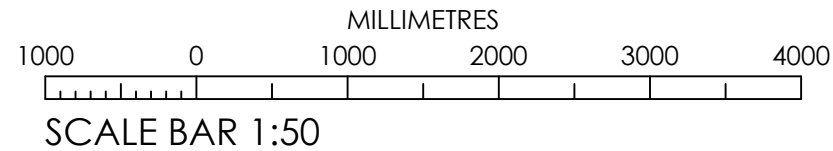
client: Appleshwaite Ltd

drawing no: 900-02

revision: E



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E	29.01.19	DD	KITCHEN WATER / WASTE POINTS AMENDED	
D	22/10/18	PDA	CLIENT AMENDMENTS	
C	22/01/18	TDH	TELECOM DUCT REVISED	
B	09/01/18	TDH	TELECOM DUCT ADDED	
A	03/10/17	TDH	FLOOR SPAN ADDED	

Rev	Date	By	Description	Chk'd
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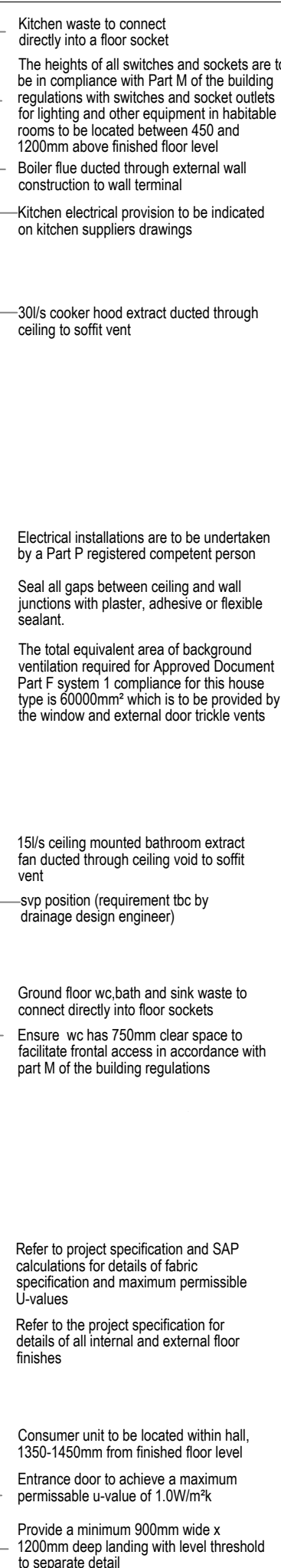
Croft Butts Lane
Freckleton

title:

Bungalow Type B
Foundation Plan
(opposite)

WORKING DRAWINGS

scale: @A3	1:50	client:	Applethwaite Ltd
date:	Feb 2017		
drawing no:	900-021	revision:	E



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302.5mm external wall construction to consist of 102.5mm brickwork outer leaf with 100mm cavity either fully filled insulation or partial fill insulation to provide 50mm clear cavity and 100mm Masterlite Ultra blockwork internal leaf to achieve a maximum permissible U-value of tbc W/m ² K	
300mm party wall construction to consist of 100mm Masterlite Pro blockwork (1450kg/m ³) with 100mm cavity partially filled with 35mm Isover ROPS thermal insulation (100mm Masterlite Pro 100mm cavity insulation details to be agreed with all interested parties) and sealed with plaster skim finish to robust detail E-WM-14 details and specification	
302.5mm external wall construction to consist of 15mm proprietary through coated render on 100mm blockwork outer leaf with either fully filled insulation or partial fill insulation to provide 50mm clear cavity and 100mm Masterlite Ultra blockwork internal leaf in accordance with the project specification to achieve a maximum permissible U-value of tbc W/m ² K	
ALL BLOCKWORK TO BE MINIMUM 3.6N/mm ²	
663mm x 38mm SW internal stud partition at 600mm ctrs with 12.5mm plasterboard each side and skim finish with 25mm Isover acoustic partition roll (APR1200) (450mm) for studding in bathrooms) to achieve a minimum sound attenuation of 40dB.	
63mm x 38mm SW internal racking stud partition 9.0mm thick plywood or OSB sheathing fixed - both faces to 38x72mm (C16) timber studs with 3.00mm diameter nails/screws, 50mm long at 150mm centres throughout; studs to be provided at 600mm centres maximum (450mm for bathroom walls), 12.5mm plasterboard fixed - both faces - with 2.65mm dia. nails 40mm long at 150mm centres	
25mm Isover acoustic partition roll (APR1200) and skim finish to achieve a minimum sound attenuation of 40dB.	
63mm x 38mm SW internal stud partition at 600mm ctrs (450mm for bathroom walls with 12.5mm plasterboard each side and skim finish	

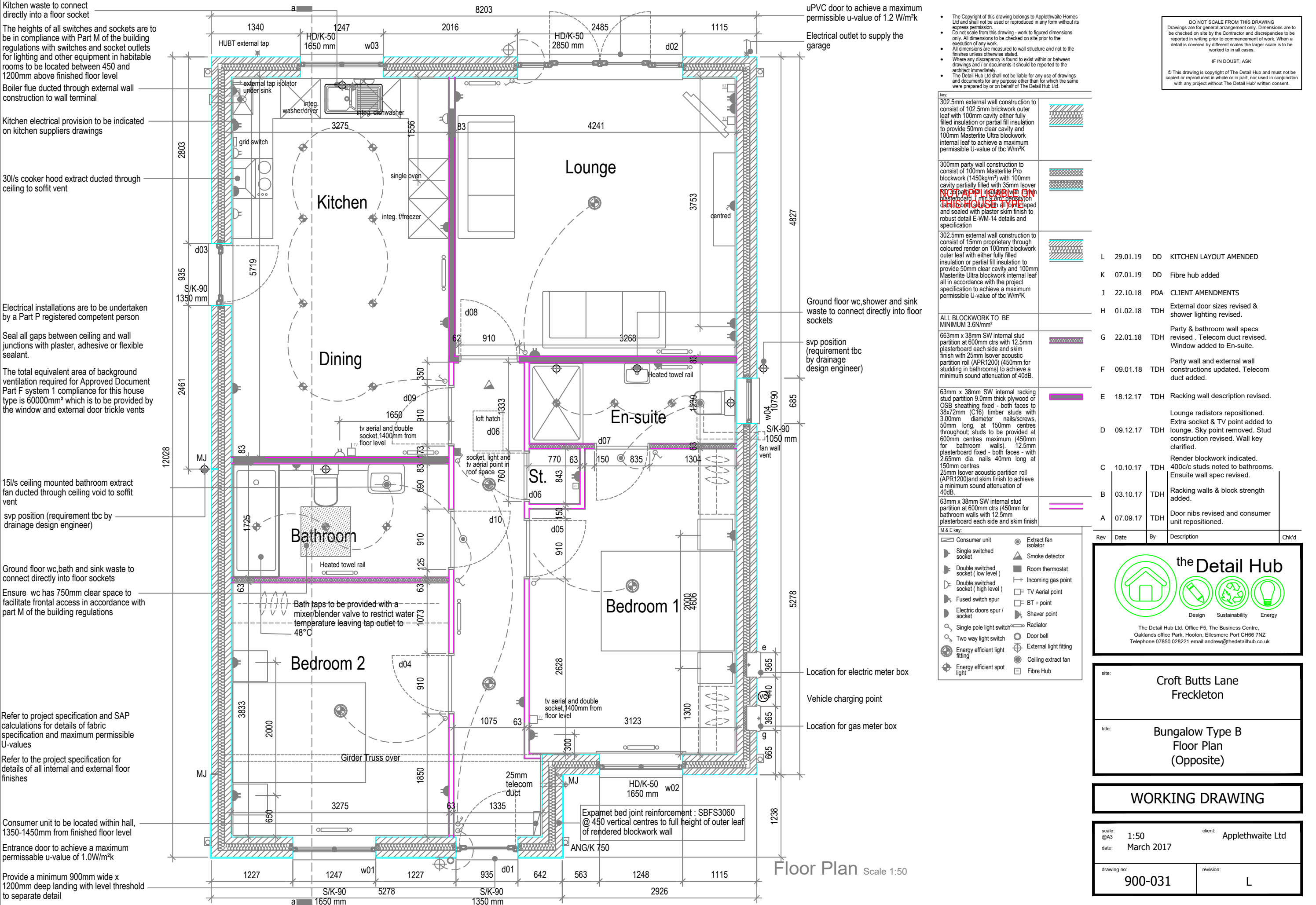
L	29.01.19	DD	KITCHEN LAYOUT AMENDED
K	07.01.19	DD	Fibre hub added
J	22.10.18	PDA	CLIENT AMENDMENTS
H	01.02.18	TDH	External door sizes revised & shower lighting revised.
G	22.01.18	TDH	Party & bathroom wall specs revised. Telecom duct revised. Window added to En-suite.
F	09.01.18	TDH	Party wall and external wall constructions updated. Telecom duct added.
E	18.12.17	TDH	Racking wall description revised. Lounge radiators repositioned. Extra socket & TV point added to lounge. Sky point removed. Stud construction revised. Wall key clarified.
D	09.12.17	TDH	Render blockwork indicated. 400c/c studs noted to bathrooms. Ensuite wall spec revised.
C	10.10.17	TDH	Racking walls & block strength added.
B	03.10.17	TDH	Door nibs revised & consumer unit relocated.
A	07.09.17	TDH	
Rev	Date	By	Description

The logo for 'the Detail Hub' features the company name in a sans-serif font, with 'the' in lowercase and 'Detail Hub' in uppercase. To the left of the text is a large circular icon containing a stylized house. Below the text are three smaller circular icons: a pencil (Design), a recycling symbol (Sustainability), and a lightbulb (Energy).

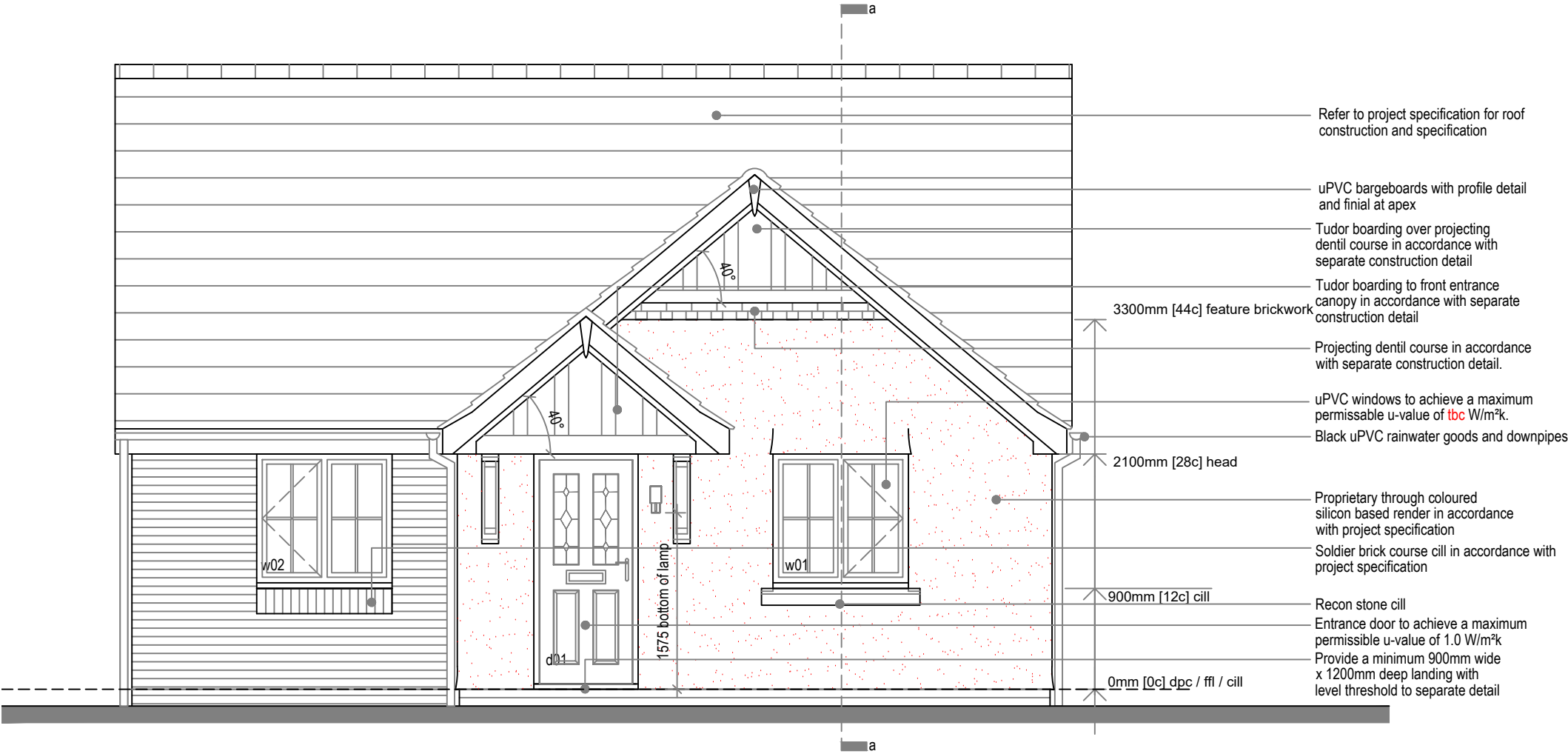
site:	Croft Butts Lane Freckleton
title:	Bungalow Type B Floor Plan

WORKING DRAWING

scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no: 900-03		revision: L	



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Front Elevation Scale 1:50

B	30.11.18	DD	Front door style amended	
A	22/10/18	PDA	CLIENT AMENDMENTS	
Rev	Date	By	Description	Chk'd



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site:

title:

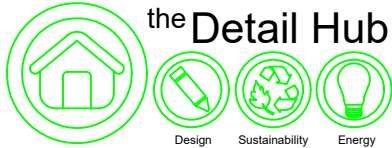
Bungalow Type B
Front Elevation
(Tudor Boarding)

WORKING DRAWING

scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no:	900-04	revision:	B

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A	30.11.18	DD	Front door style amended	
Rev	Date	By	Description	Chk'd



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site:
Croft Butts Lane
Freckleton

title:
Bungalow Type B
Front Elevation
(Opposite)

WORKING DRAWING

scale: 1:50 client: Applethwaite Ltd
@A3
date: March 2017

drawing no: 900-041 revision: A

Refer to project specification for roof construction and specification

uPVC bargeboards with profile detail and finial at apex

Tudor boarding over projecting dentil course in accordance with separate construction detail

Tudor boarding to front entrance canopy in accordance with separate construction detail

Projecting dentil course in accordance with separate construction detail.

uPVC windows to achieve a maximum permissible u-value of **1.0** W/m²k.

Black uPVC rainwater goods and downpipes

Proprietary through coloured silicon based render in accordance with project specification

Soldier brick course cill in accordance with project specification

Recon stone cill

Entrance door to achieve a maximum permissible u-value of 1.0 W/m²k

Provide a minimum 900mm wide x 1200mm deep landing with level threshold to separate detail

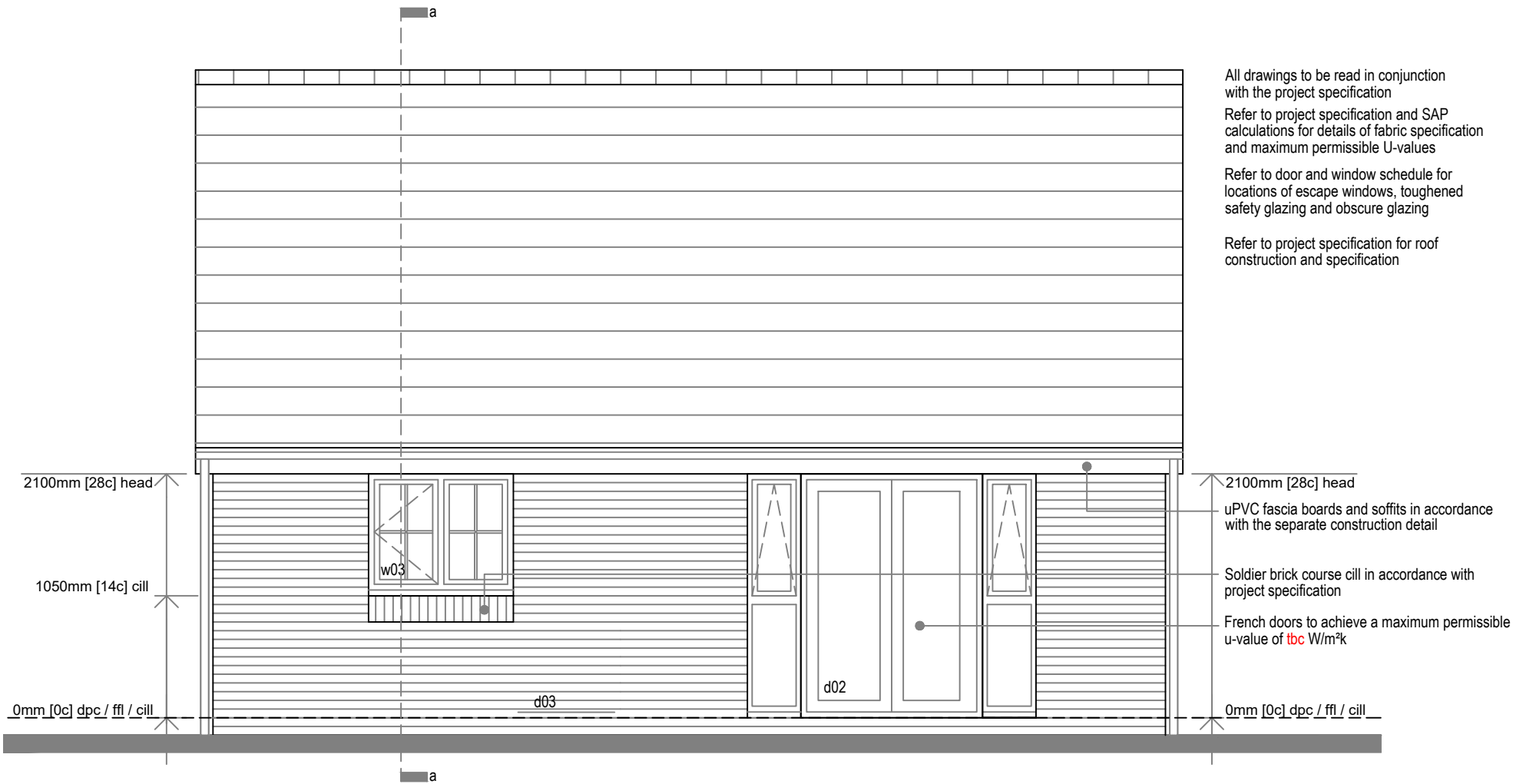


Front Elevation Scale 1:50
(Opposite)

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All drawings to be read in conjunction with the project specification
Refer to project specification and SAP calculations for details of fabric specification and maximum permissible U-values
Refer to door and window schedule for locations of escape windows, toughened safety glazing and obscure glazing
Refer to project specification for roof construction and specification

Rear Elevation Scale 1:50

B	29.01.19	DD	BACK DOOR REMOVED / KITCHEN WINDOW REPOSITIONED	
A	09.12.17	TDH	D2 sidelights revised	
Rev	Date	By	Description	Chk'd

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site: Croft Butts Lane
Freckleton

title: Bungalow Type B
Rear Elevation

WORKING DRAWING

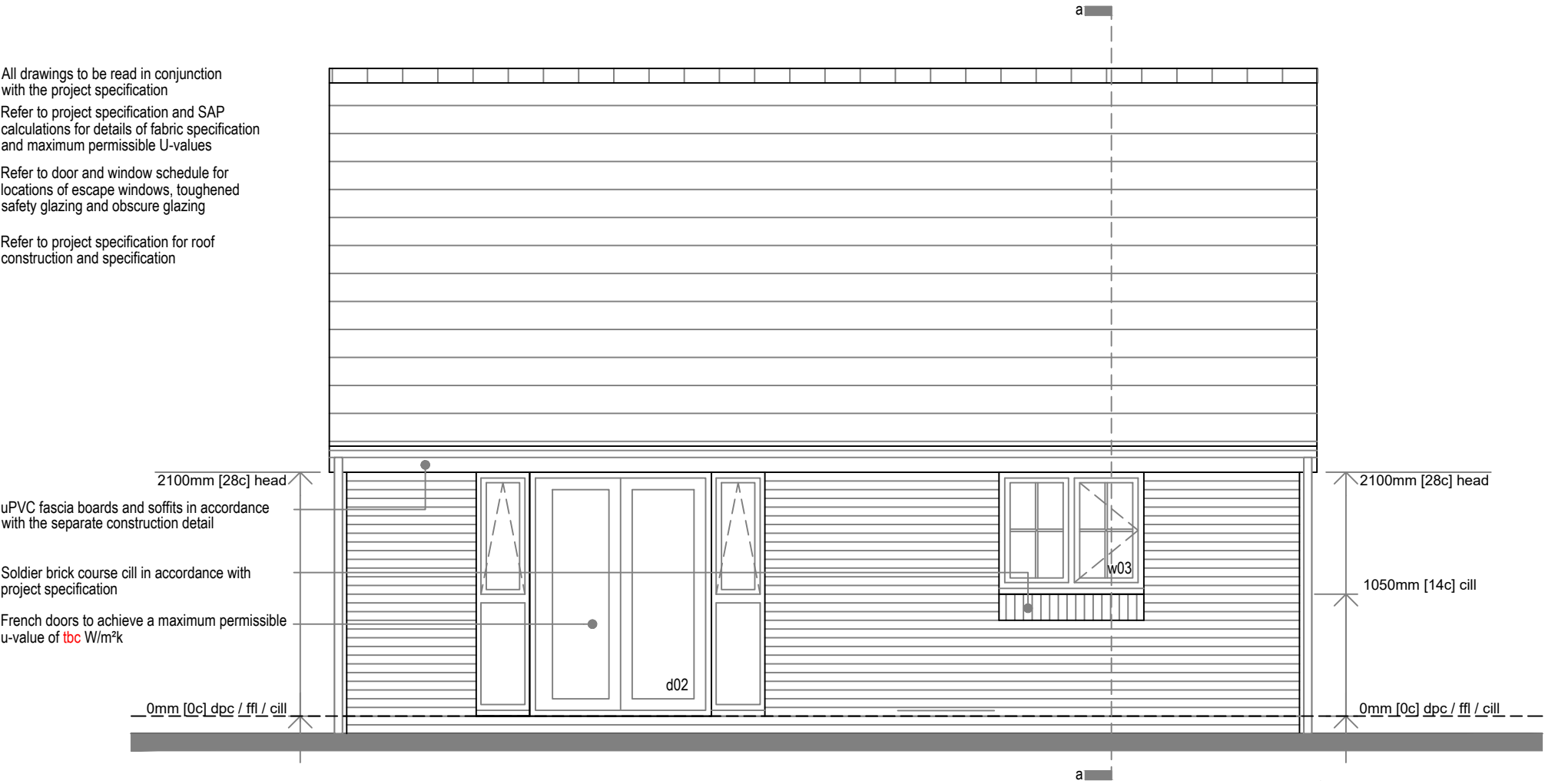
scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no:	900-05	revision:	B

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Refer to project specification and SAP calculations for details of fabric specification and maximum permissible U-values
Refer to door and window schedule for locations of escape windows, toughened safety glazing and obscure glazing
Refer to project specification for roof construction and specification



Rear Elevation Scale 1:50
(Opposite)

B	29.01.19	DD	BACK DOOR REMOVED / KITCHEN WINDOW REPOSITIONED	
A	09.12.17	TDH	D2 sidelights revised	
Rev	Date	By	Description	Chk'd



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site:

Croft Butts Lane
Freckleton

title:

Bungalow Type B
Rear Elevation
(Opposite)

WORKING DRAWING

scale: @A3 date:	1:50 March 2017	client: Appleshwaite Ltd
drawing no: 900-051	revision: B	

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Side Elevation Scale 1:50

MJ Denotes movement joint position confirmed by Structural Engineers.

A	29.01.19	DD	WALL VENTS AMENDED TO SOFFIT VENTS	
Rev	Date	By	Description	Chk'd

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site:

Croft Butts Lane
Freckleton

title:

Bungalow Type B
Side Elevation

WORKING DRAWING

scale:
@A3

1:50
March 2017

date:

client:

Applethwaite Ltd

drawing no:

900-06

revision:

A

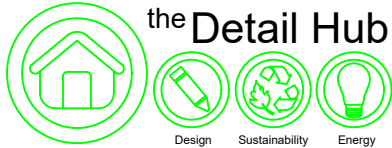
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Side Elevation Scale 1:50 (Opposite)

MJ Denotes movement joint position confirmed by Structural Engineers.

A	29.01.19	DD	WALL VENTS AMENDED TO SOFFIT VENTS	
Rev	Date	By	Description	Chk'd



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site:
Croft Butts Lane
Freckleton

title:
Bungalow Type B
Side Elevation
(Opposite)

WORKING DRAWING

scale: 1:50 client: Applethwaite Ltd
@A3
date: March 2017

drawing no: 900-061 revision: A

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Side Elevation Scale 1:50

MJ

Denotes movement joint position confirmed by Structural Engineers.

MJ

B	29.01.19	DD	SIDE DOOR ADDED	
A	23/01/18	TDH	En-suite window added.	
Rev	Date	By	Description	Chk'd



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site:

Croft Butts Lane
Freckleton

title:

Bungalow Type B
Side Elevation

WORKING DRAWING

scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no:	900-07	revision:	B

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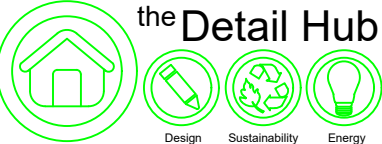


Side Elevation Scale 1:50



Denotes movement joint position confirmed by Structural Engineers.

B	29.01.19	DD	SIDE DOOR ADDED	
A	23.01.18	TDH	En-suite window added.	
Rev	Date	By	Description	Chk'd



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site:

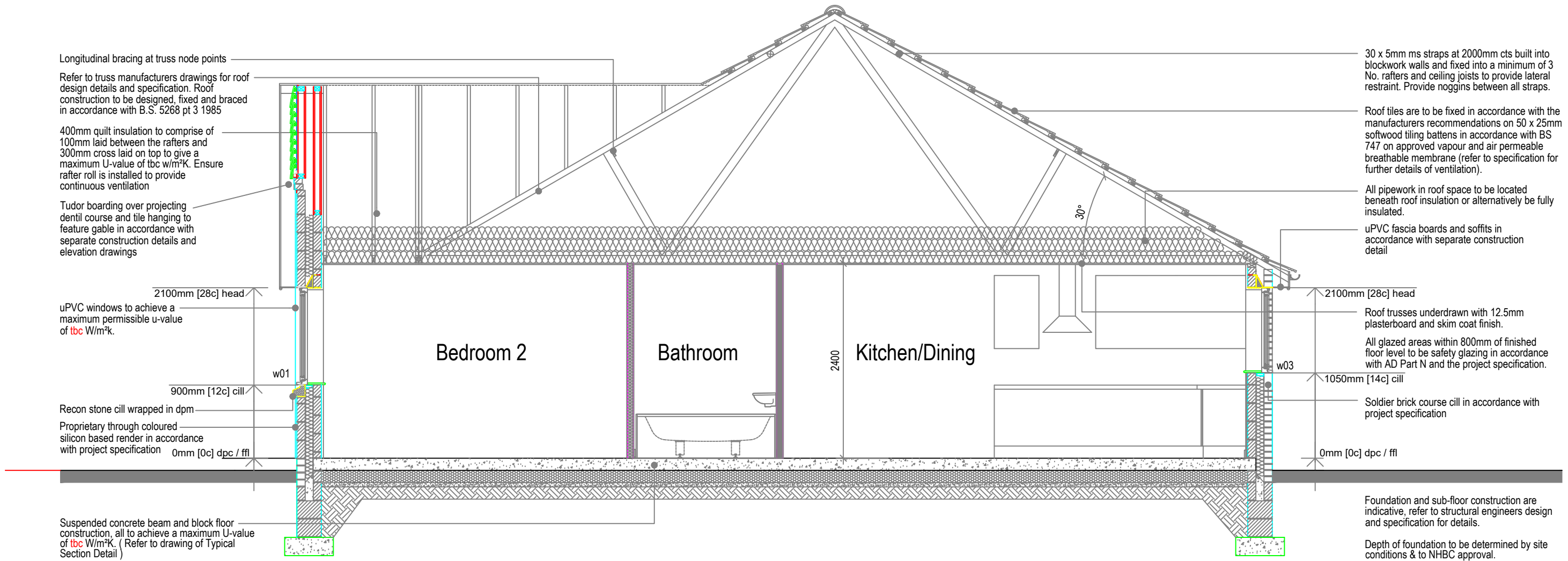
Croft Butts Lane
Freckleton

title:

Bungalow Type B
Side Elevation
(Opposite)

WORKING DRAWING

scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no:	900-071	revision:	B



Section A-A Scale 1:50

30 x 5mm ms straps at 2000mm cts built into blockwork walls and fixed into a minimum of 3 No. rafters and ceiling joists to provide lateral restraint. Provide noggins between all straps.

Roof tiles are to be fixed in accordance with the manufacturers recommendations on 50 x 25mm softwood tiling battens in accordance with BS 747 on approved vapour and air permeable breathable membrane (refer to specification for further details of ventilation).

All pipework in roof space to be located beneath roof insulation or alternatively be fully insulated.

uPVC fascia boards and soffits in accordance with separate construction detail

2100mm [28c] head

Roof trusses underdrawn with 12.5mm plasterboard and skim coat finish.

All glazed areas within 800mm of finished floor level to be safety glazing in accordance with AD Part N and the project specification.

1050mm [14c] cill

Soldier brick course cill in accordance with project specification

0mm [0c] dpc / ffl

Foundation and sub-floor construction are indicative, refer to structural engineers design and specification for details.

Depth of foundation to be determined by site conditions & to NHBC approval.

NOTE: should made ground be encountered structural engineers to be advised.

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A	07.09.17	TDH	Dentil detail added.	
Rev	Date	By	Description	Chk'd



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site: Croft Butts Lane
Freckleton

title: Bungalow Type B
Typical Section A-A

Working Drawing

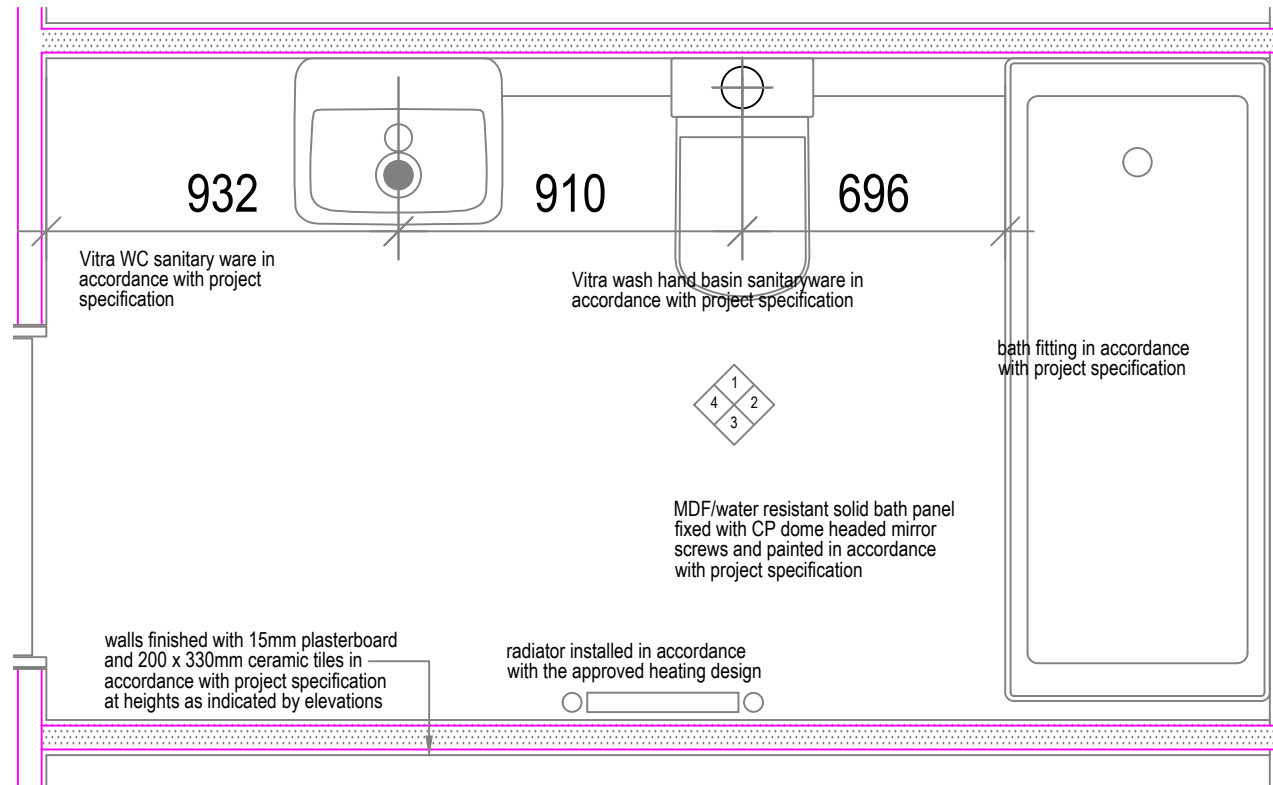
scale: 1:50
@A3

date: March 2017

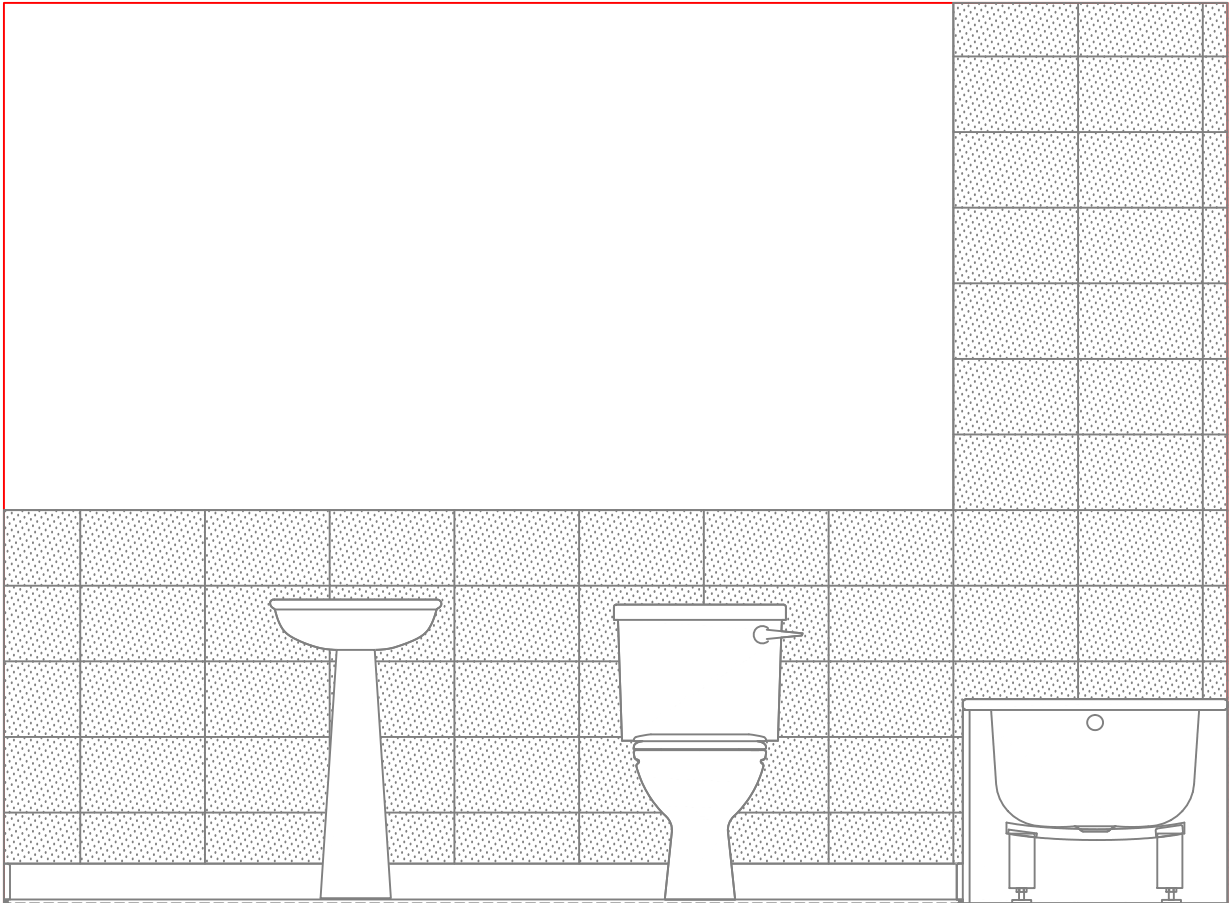
drawing no: 900-08

client: Applethwaite Ltd

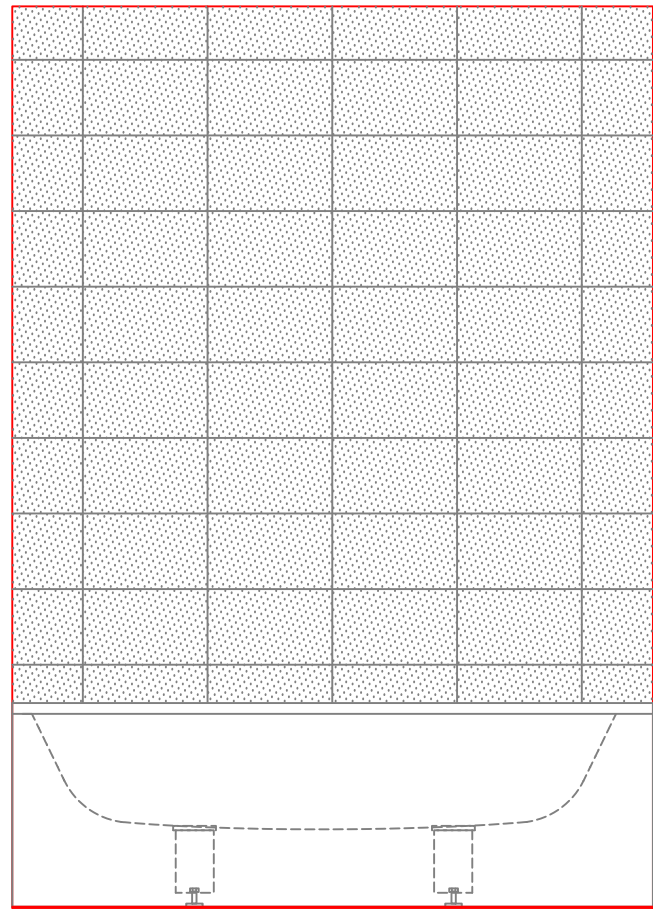
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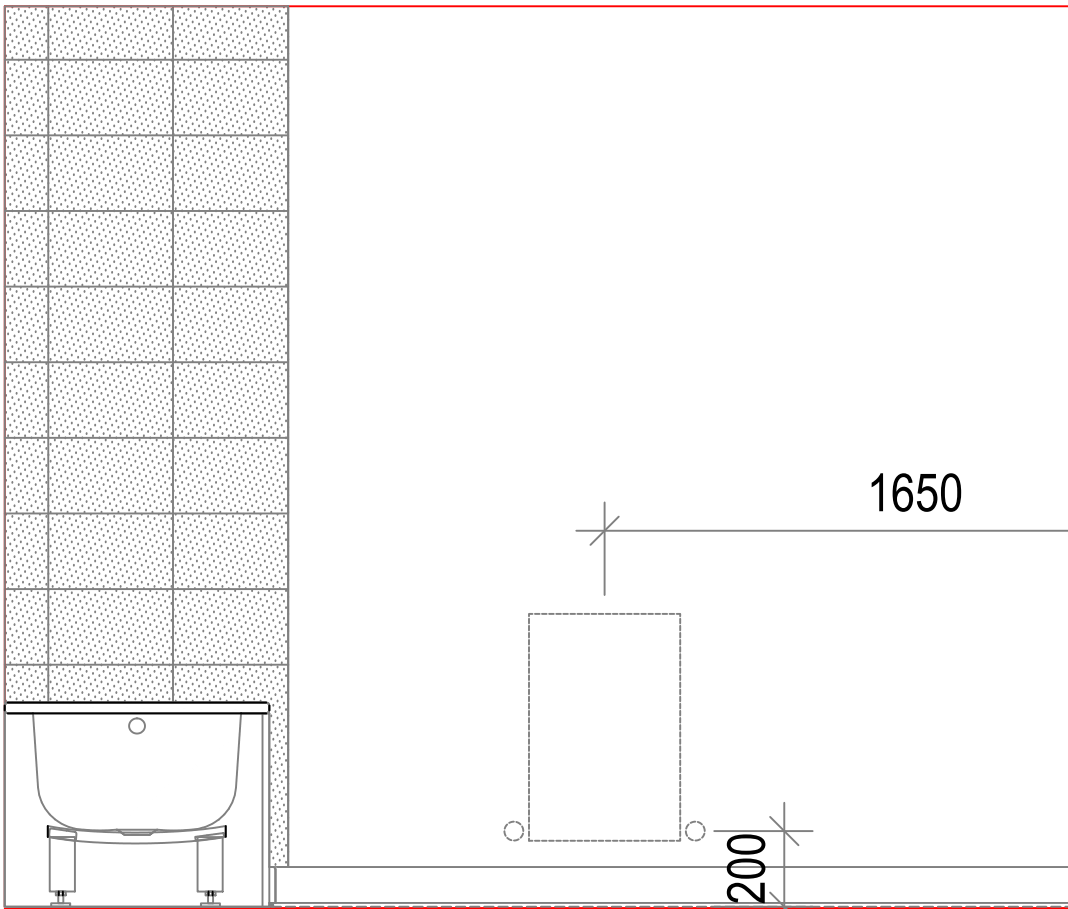
Bathroom plan 1:20



Bathroom Elevation 1 1:20



Bathroom Elevation 2 1:20



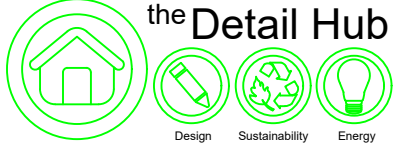
Bathroom Elevation 3 1:20



Bathroom Elevation 4 1:20

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E	29.01.19	DD	BATHROOM ELEVATION AMENDED	
D	09.12.17	TDH	Tiling revised to elevation 4	
C	12.10.17	TDH	Elevation 3 & 4 revised.	
B	25.09.17	TDH	Shaver socket removed.	
A	07.09.17	TDH	Door nibs revised.	
Rev	Date	By	Description	Chk'd



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site: Croft Butts Lane Freckleton

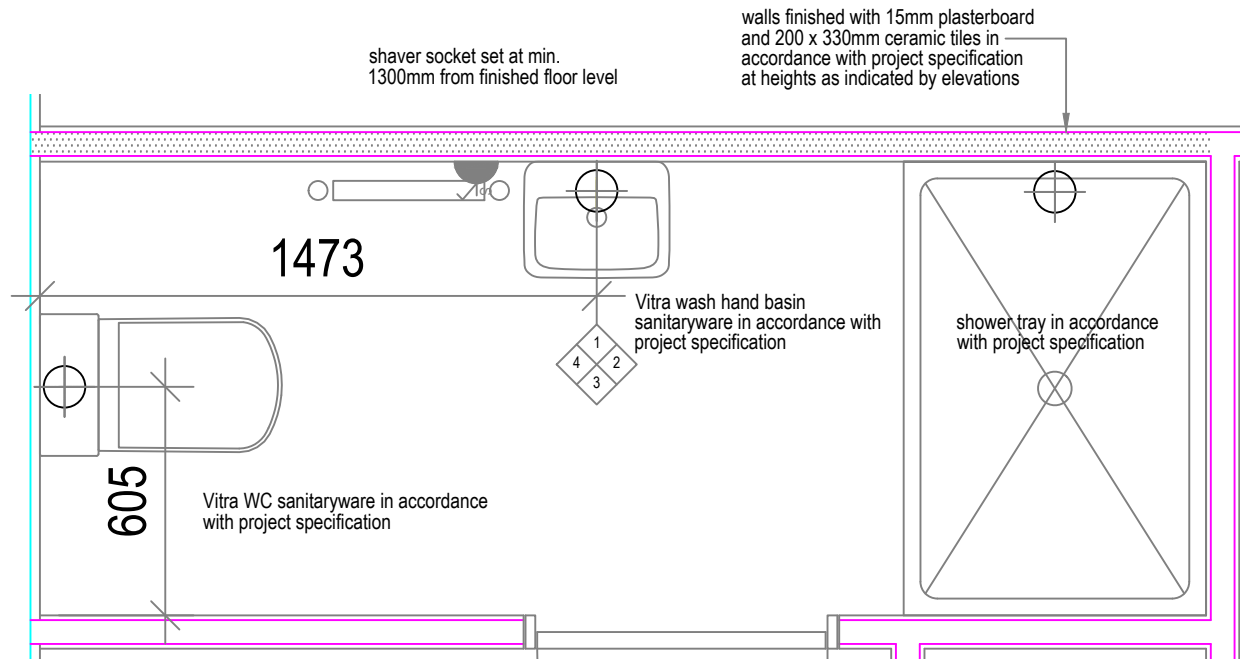
title: Bungalow Type B Bathroom Layout

WORKING DRAWING

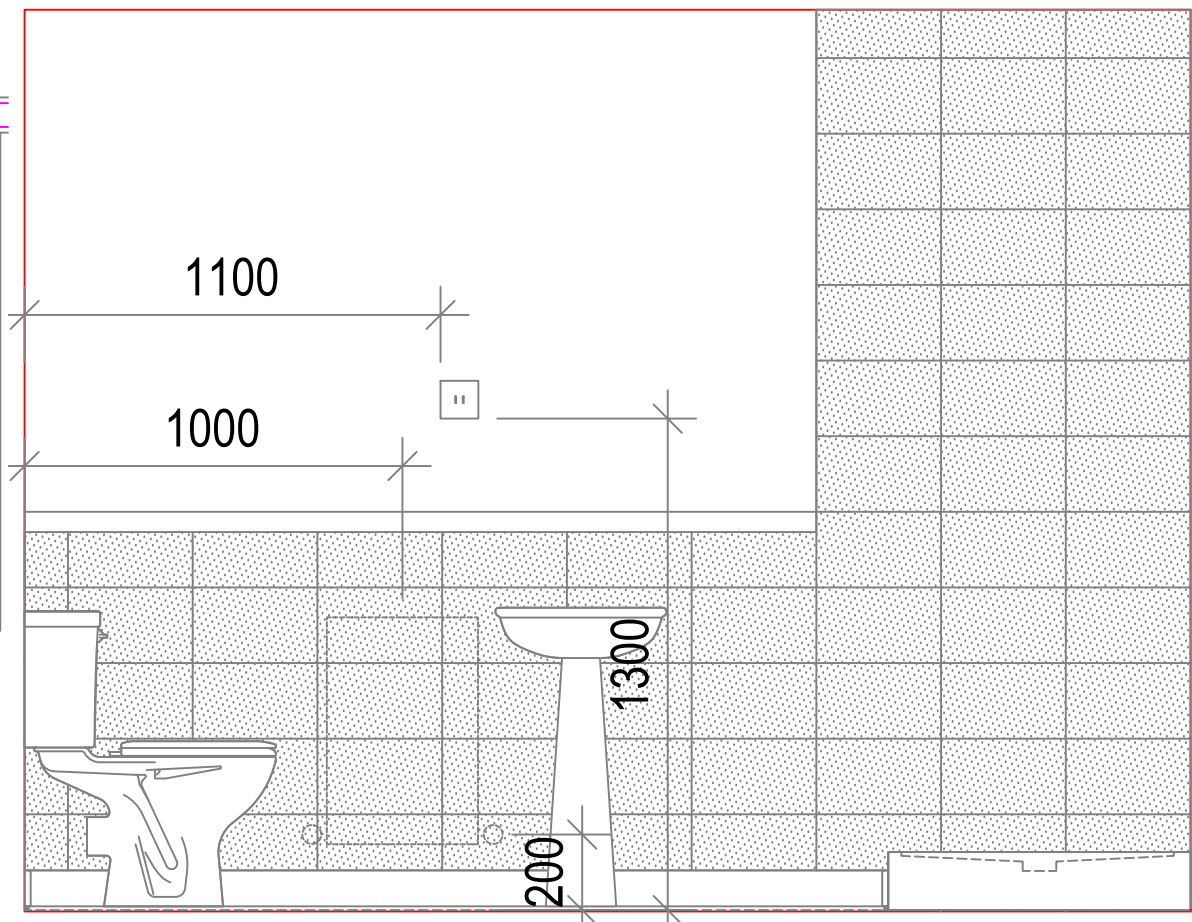
scale: 1:20
@A3
date: March 2017

client: Applethwaite Ltd

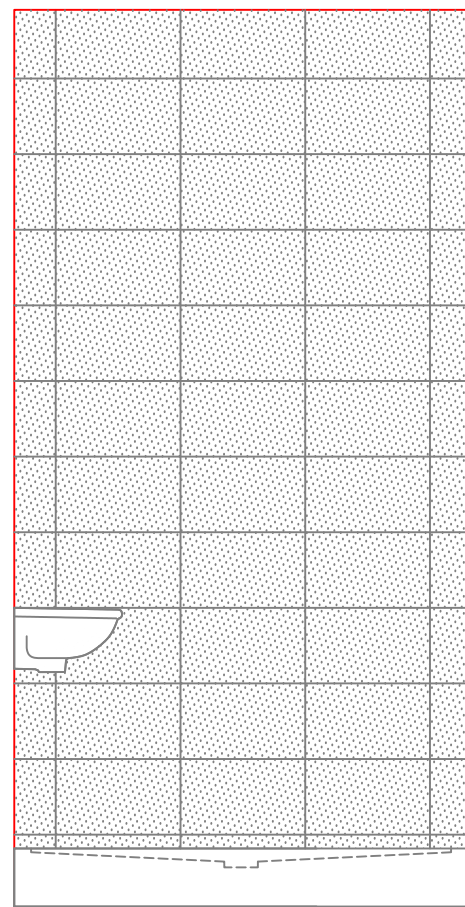
drawing no: 900-09
revision: E



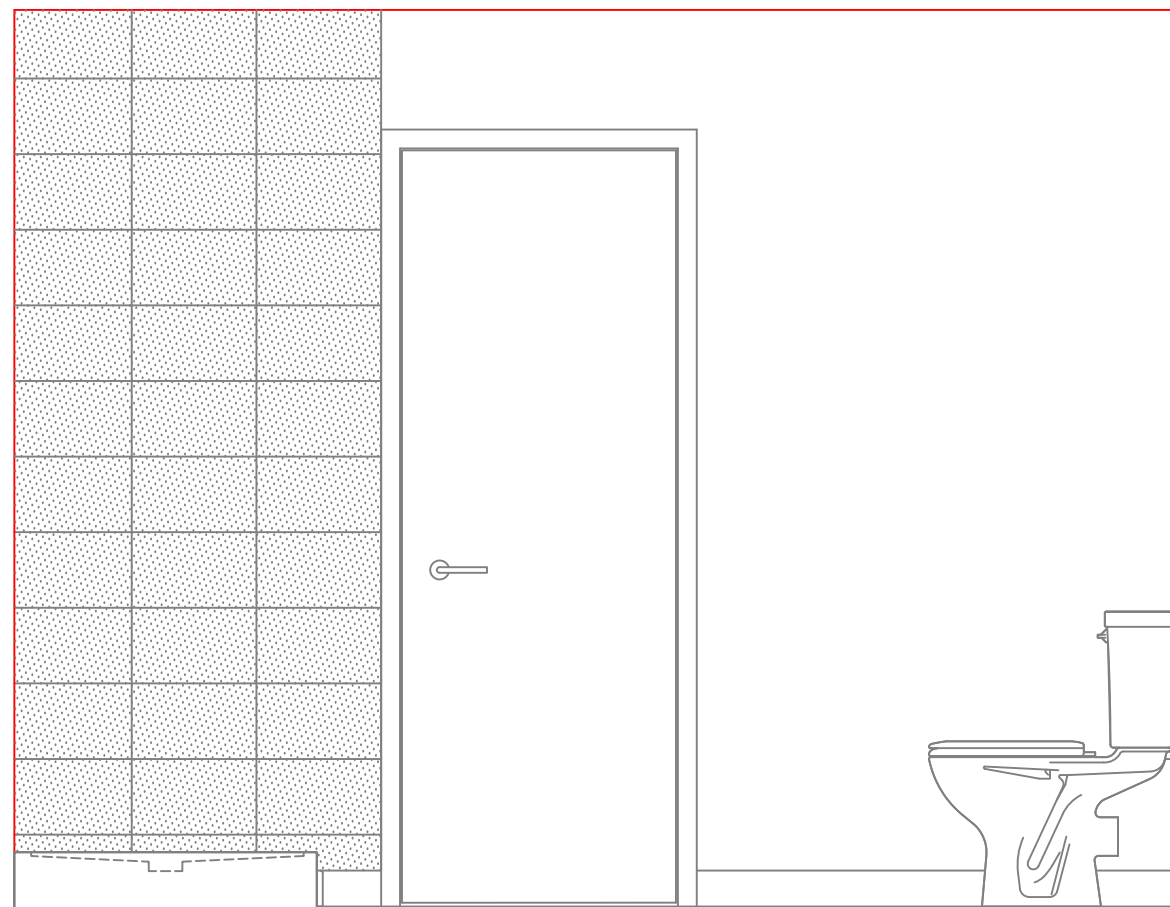
En- suite Plan 1:10



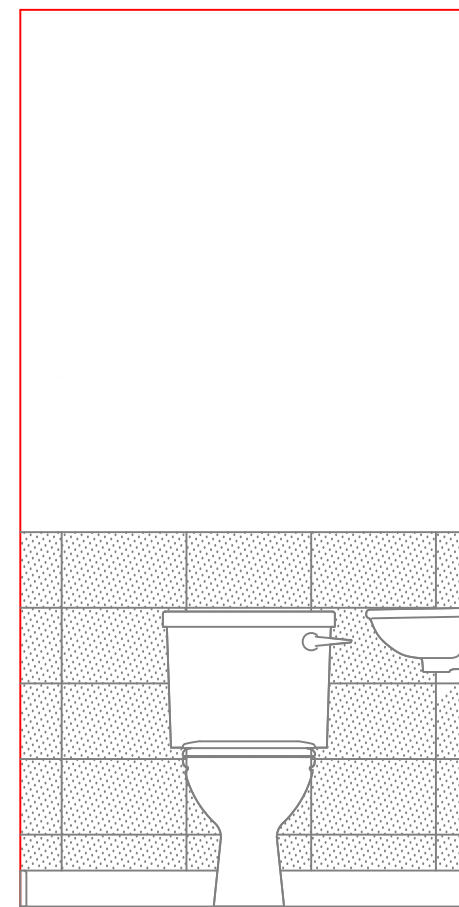
En-suite Elevation 1 1:20



En-suite Elevation 2 1:20



En-suite Elevation 3 1:20



En-suite Elevation 4 1:20

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C	09.12.17	TDH	Tiling removed from elevation 4	
B	12.10.17	TDH	Elevation 2 shower tray revised.	
A	07.09.17	TDH	Door nibs revised.	
Rev	Date	By	Description	Chk'd

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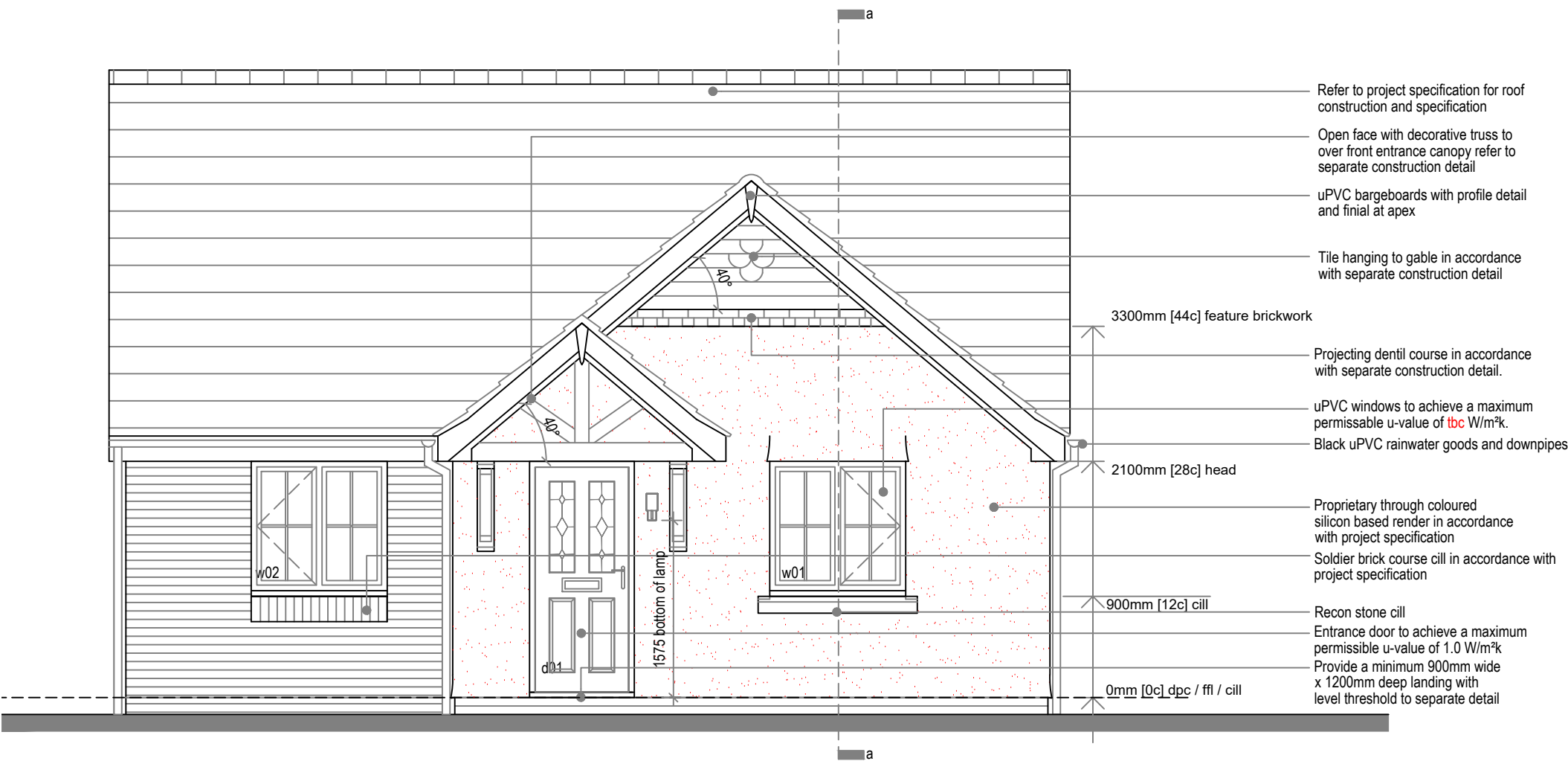
site: **Croft Butts Lane Freckleton**

title: **Bungalow Type B En-suite Layout**

WORKING DRAWING

scale: @A3	1:20	client: Appleshwaite Ltd
date:	March 2017	
drawing no:	900-10	revision: C

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Front Elevation Scale 1:50

B	30.11.18	DD	FRONT DOOR STYLE AMENDED	
A	22/10/18	PDA	CLIENT AMENDMENTS	
Rev	Date	By	Description	Chk'd



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site:

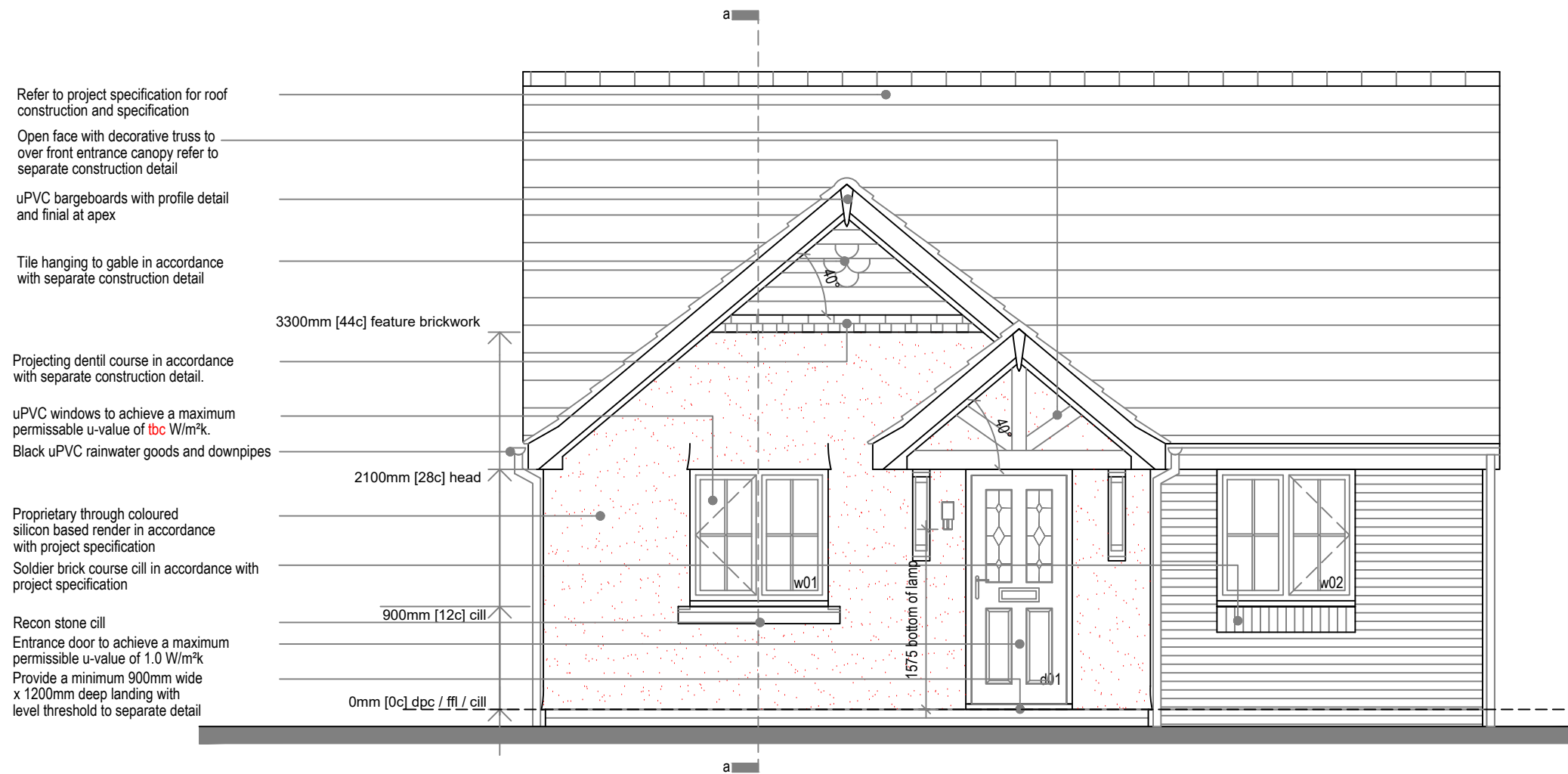
title:

Bungalow Type B
Front Elevation
(Tile Hanging)

WORKING DRAWING

scale: @A3	1:50	client:	Applethwaite Ltd
date:	March 2017		
drawing no:	900-11	revision:	B

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Front Elevation Plot 1 Scale 1:50
(Opposite)

A	30.11.18	DD	FRONT DOOR STYLE AMENDED	
Rev	Date	By	Description	Chk'd



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Freckleton

title:
Bungalow Type B
Front Elevation
(Opposite)

WORKING DRAWING

scale:
@A3 1:50 client: Applethwaite Ltd
date: March 2017

drawing no: 900-111 revision: A

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window schedule				
ref.	width	height	comments	intel schedule
w01	1247.5	1200	escape window	S/K -90 1650 mm
w02	1247.5	1200	escape window	S/K -90 1650 mm
w03	1247.5	1050		S/K -90 1650 mm
w04	685	1050	obscured glazing	S/K -90 1050 mm
Note: The total equivalent area of background ventilation required for approved document part F system 1 compliance for this house type is 60,000mm² which is to be provided by the window an external door trickle vents. All glazing below 800mm above internal floor level to be toughened. Glazing to external doors to comply with BS 6262. All glazing to comply with approved document 'N' of the building regulations. Safety glazing to be fitted in all critical locations to windows, in accordance with the approved document Part N1 and to BS6260:1981. Escape windows should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.				

door schedule				
ref.	width	height	comments	intel schedule
d01	935	2100	entrance door	S/K -90 1350 mm
d02	2485	2100	french doors (toughened safety glass) with 2100 deep side lights & Fanlights	HD/K -90 3000 mm
d03	935	2100	kitchen door	S/K -90 1350 mm
d04	910	2035	(838mm x 1981mm door)	
d05	910	2035	(838mm x 1981 mm door)	
d06	760	2035	(686mm x 1981mm door)	
d07	835	2035	(762mm x 1981mm door)	
d08	910	2035	(838mm x 1981mm door)	
d09	910	2035	(838mm x 1981mm door)	
d10	910	2035	(838mm x 1981mm door)	
Note: The total equivalent area of background ventilation required for approved document part F system 1 compliance for this housetype is 60,000mm² which is to be provided by the window and external door trickle vents. Doors to habitable rooms and rooms containing WC's to have minimum clear opening of 800mm when not approached head on and 750mm when approached head on. All cylinder doors to be vented equivalent to 600mm². All doors to have a have 20mm unfinished floor or 10mm finished floor gap at the bottom to provide air transfer to facilitate ventilation.				

B	01.02.18	TDH	D1 & D3 WIDTH REVISED	
A	23.01.18	TDH	W4 ADDED.	
Rev	Date	By	Description	Chk'd





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Freckleton

title:

Bungalow Type B
Window and Door
Schedules

WORKING DRAWING

scale:
@A3

date:
Feb 2017

client:
Applethwaite Ltd

drawing no:
900-Schedule

revision:
B

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CDM Risk Assessment

Element	Comments
Ground floor construction	Mechanical Lifting equipment or two man lift to be utilised to position concrete floor beams. Manual handling assessment to be carried out.
Structural steelwork	Mechanical Lifting equipment or two man lift to be utilised to position structural steelwork. Manual handling assessment to be carried out.
Lintels	Mechanical Lifting equipment or two man lift to be utilised to position lintels. Manual handling assessment to be carried out.
Masonry Construction	Mechanical Lifting equipment to be utilised to lift brick and block packs into position to reduce manual handling. All masonry construction to be assessed for stability during construction process. Any masonry construction deemed susceptible to collapse to be temporary propped to provide additional support. Particular attention to be given to gable wall construction. Reconstituted stone heads and cills to be ordered in sections which weigh less than 20kg. Manual handling assessment to be carried out.
Roof Construction	Mechanical Lifting equipment to be utilised to reduce manual handling. Ensure space required for crane is achievable and suitable hard standing is provided. Ensure maximum fall height when fixing trusses into position is 2 metres by utilising appropriate safety measures and equipment.
Structural openings	Temporary guarding and edge protection to provided to stairwell apertures. Area around stair to be kept clear during construction to reduce trip hazards. Any structural apertures below 800mm to be fitted with temporary guarding to prevent falls. Any structural apertures below 800mm and extending to floor level to be fitted with temporary guarding and edge protection to prevent falls.

Rev	Date	By	Description	Chk'd



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Freckleton

title:

CDM Risk Assessment

WORKING DRAWING

scale:
@A3

1:50

date:

March 2017

client:

Applethwaite Ltd

drawing no:

900-CDM

revision:

-

Construction Specification

This specification is to be read in conjunction with the project working drawings. Drawings are to be read and approved by the main contractor and any discrepancies are to be reported to our offices prior to commencement of works on site.

All works undertaken are to be in strict accordance with the relevant Building regulations, British standards, NHBC standards, Robust Details and accredited part L construction details.

This specification is to be read in conjunction with the project SAP calculations to ensure the fabric and M & E specification achieves the maximum permissible u-values specified to achieve Building regulation compliance.

Foundations

Please refer to structural engineers design and specification for details of the foundation.

Facing brickwork is to extend a minimum of 300mm below DPC and a minimum of 150mm below external ground level in all locations. Refer to engineers external works drawing for details of site topography and areas where extra facing brickwork is required below DPC.

Drainage

Please refer to engineers design and specification for details of the drainage design and construction.

Ground floor construction

Ground floor construction to comprise 65mm screed, in accordance with structural engineers specification, on VCL on insulation on 1200 gauge DPM on Beam & Block floor construction in accordance with manufacturers details, all to achieve a maximum U-value of **tbc** W/m²K. Minimum 150mm subfloor void to be vented using telescopic vents at maximum 2.0m cts to ensure cross ventilation.

Should the presence of gas or other contaminants found on site necessitate the inclusion of an impermeable membrane then this will replace the 1200 gauge DPM and tied into the external wall DPC in accordance with the engineers and architects construction details.

External wall construction

External wall construction to comprise 102.5mm brickwork outer leaf with 100mm cavity, fully filled with insulation and 100mm Masterlite Ultra blockwork internal leaf finished with 12.5mm plasterboard on dabs with all joints taped and sealed with plaster skim finish to achieve a maximum permissible U-value of **tbc** W/m²K.

Rendered external wall construction to comprise proprietary through coloured silicon based render (nominal 15mm) on 90mm blockwork outer leaf, cavity fully filled with insulation and 100mm Masterlite Ultra blockwork internal leaf finished with 12.5mm plasterboard on dabs with all joints taped and sealed with plaster skim finish to achieve a maximum permissible U-value of **tbc** W/m²K.

Stainless steel wall ties are to be installed at 750mm horizontal centres and 450mm vertical centres. Ties around openings are to be spaced at 225mm centres horizontally and vertically within 225mm of the opening.

Independent lintels or insulated combined lintels are to be installed in accordance with the accredited part L construction details and structural engineers design & specification.

Cavity trays are to be installed above all openings to suit the application in accordance with the manufacturers recommendations.

Proprietary insulated cavity closers are to be installed to the full perimeter of all windows apertures to prevent thermal bridging.

Movement joints are to be installed in accordance with structural engineers design, specification and details. Refer to block setting out drawings for movement joint positions within mews block configurations.

Separating wall construction

Party wall construction to comprise of two leafs of 100mm Masterlite Pro blockwork (1450 Kg/m³) with a 100mm cavity partially filled with 35mm Isover RD35 party wall insulation with 12.5mm plasterboard on dabs to both sides with all joints taped and sealed with plaster skim finish to robust detail E-WM-14 details and specification.

Stainless steel type a (building regulation part E compliant) wall ties are to be installed at 900mm horizontal centres and 450mm vertical centres.

The external wall cavity is to be closed with a flexible cavity stop at the abutment with the separating wall construction in accordance with robust detail E-WM-14 details and specification. (Should full fill mineral wool insulation in the external wall be installed this cavity stop can be omitted)
The abutment between the separating wall and underside of roof construction is to be closed with a flexible cavity stop in accordance with robust detail E-WM-14 details and specification.

Ensure all Isover RD35 Party Wall Rolls are tightly butted together and half cuts are made with a clean sharp knife and are installed in accordance with the manufacturer's instructions.

Keep any chases for services to a minimum and fill well with mortar. Stagger chases on each side of the wall to avoid them being back to back.

Internal wall construction

Internal wall construction to comprise 63mm x 38mm softwood internal stud partition at 600mm centres (450mm for bathrooms) with 15mm plasterboard to both sides with all joints taped and sealed with plaster skim finish to achieve a 40db sound attenuation, where required.

Roof construction

Refer to truss manufacturers / structural engineers drawings for roof design details and specification. Roof construction to be designed, fixed and braced in accordance with B.S. 5268 pt 3 1985.

The main roof construction is to comprise 400mm quilt insulation to consist of 150mm laid between the rafters and 250mm cross laid on top to give a maximum U-value of **tbc** W/m²K. Ensure rafter roll tray is installed to provide continuous ventilation

Roof space ventilation to be facilitated by the use of a Proctor Roofshield or Klobber Permoair proprietary breather membrane (vapour and air permeable). Alternatively a standard vapour permeable membrane may be used in conjunction with ridge ventilation equivalent to a constant 5mm opening vent.

Door and Windows

External entrance doors are to be timber and to achieve a maximum permissible U-value of **tbc** W/m²K.

Windows are to be uPVC to achieve a maximum permissible U-value of **tbc** W/m²K.

All glazing below 800mm above internal floor level to be toughened safety glazing. All glazing to comply with approved document 'N' of the building regulations.

Windows are to be located a minimum of 75mm back from the face of external brickwork.

Please refer to door and window schedule for additional requirements for individual doors and windows.

Internal doors

Internal door type and construction is to be confirmed.

All internal doors are to have a 20mm gap between unfinished floor and underside of door, or a 10mm gap where finishes are installed, to facilitate air transfer within the dwelling.

Ventilation

The Building regulation approved 'system 1 background ventilators and intermittent extract' solution is to be utilised to achieve Building regulation part F compliance. Please refer to the working drawings for location and ventilation rates of intermittent extracts, and the overall rate of background ventilation required.

Electrical

Electrical installations are to be undertaken by a Part P registered competent person.

The heights of all switches and sockets are to be in compliance with Part M of the building regulations with switches and socket outlets for lighting and other equipment in habitable rooms to be located between 450 and 1200mm above finished floor level.

All light fittings are to be low energy light fittings in accordance with the SAP calculations.

Smoke detection is to be installed in accordance with part P of the Building regulations.

Plumbing & drainage

All fittings to have traps in ABS plastic conforming to the British Standard. Provide waste for washing machine and dishwashers where applicable. All waste pipes shall be laid to fall. All plumbing shall be installed in accordance with approved manufacturers instructions.

Soil and ventilating stack and fittings to the British Standard with ring seal or solvent joints to terminate via tile or ridge tile ventilator. (The dry part of the stack may reduce from 100mm to 75mm diameter above the highest branch). Ground floor WC and wash hand basin to be taken direct to drain via floor socket.

Air admittance valves should be installed within the building in a ventilated duct or roof space where there is no risk of freezing and must be accessible for inspection and testing. Each valve is supplied boxed with a polystyrene insulation cover that should remain in position after installation, as this will protect the valve against freezing, particularly when installed in a roof space.

To ventilate the underground drainage system and to minimise the effects of back pressure should a blockage occur, the branch or main drain serving a stack or stacks fitted with air admittance valves may require conventional venting at a point upstream of the stack connection.

All domestic supply and space heating pipework is to be thermoplastic with demountable or slim-line fittings to the British Standard, except in exposed locations above floor level and where visible in airing cupboards containing the hot water cylinder, where it is to be copper to the British Standard of British manufacture with compression or brass push fit fittings.

Rainwater Goods

Rainwater gutters and down pipes to be manufactured in heavy grade uPVC to the British Standard in black unless stated otherwise. Gutter to be 112mm half round section with 68mm circular drops.

Water Consumption

Water consumption to be restricted to 105litres/person/day.

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A	01.02.18	TDH	Wall & Floor construction revised.	
Rev	Date	By	Description	Chk'd



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site:

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title:

Construction Specification

WORKING DRAWING

scale:
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1:50

date:

March 2017

client:

Applethwaite Ltd

drawing no:

900-Specification

revision:

A