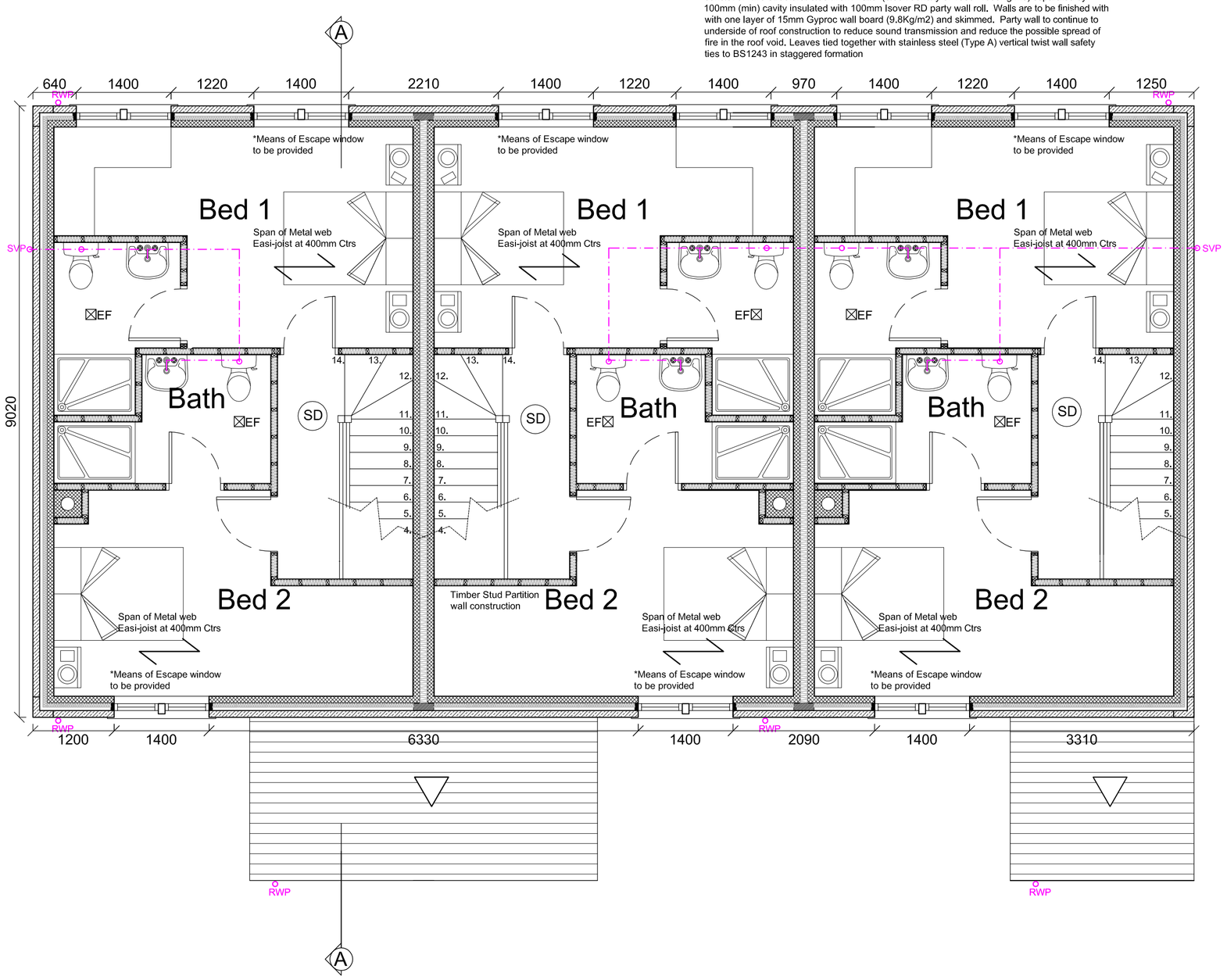
Party walls between properties to be constructed inline with Robust detail E-WM-17. Wall to consist of two structural blockwork walls (block density of 1350 -1600Kg/m3) separated by 100mm (min) cavity insulated with 100mm Isover RD party wall roll. Walls are to be finished with with one layer of 15mm Gyproc wall board (9.8Kg/m2) and skimmed. Party wall to continue to underside of roof construction to reduce sound transmission and reduce the possible spread of fire in the roof void. Leaves tied together with stainless steel (Type A) vertical twist wall safety ties to BS1243 in staggered formation



First Floor Plan

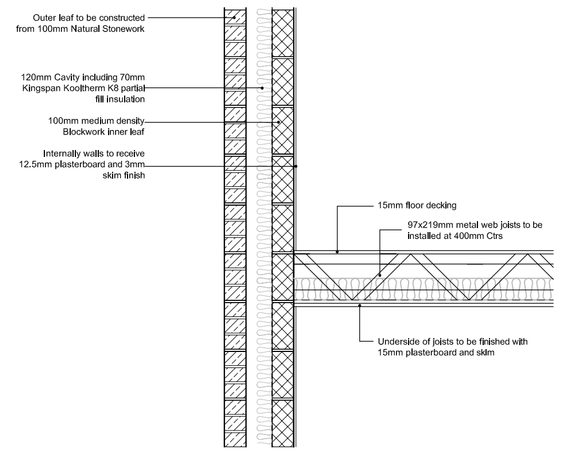
Proposed External walls to be formed as a Cavity wall construction consisting of an outer leaf of 100mm thick Natural Stonework; 120mm cavity including 70mm Kingspan Kooltherm K108 insulation (or similar and approved) and 100mm dense Blockwork inner leaf, having 12mm plaster finish. Wall construction to achieve a minimum U-value of 0.18w/m2k.

KEY:

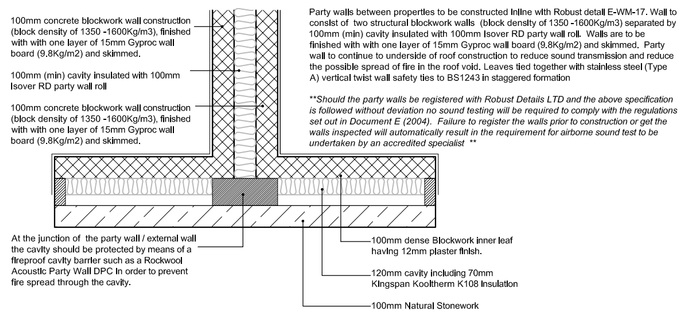
(SD) Denotes smoke detector to be mains operated self contained units to BS 5446 part 1. Detectors to be ceiling mounted and fitted minimum 300mm from any wall or light fitting.

(HD) Denotes heat detector to be mains operated self contained units to BS 5446 part 1. Detectors to be ceiling mounted and fitted minimum 300mm from any wall or light fitting.

EF Denotes Mechanical Extractor Fan



Typical First Floor Detail (1:20)



Typical Separating Wall Construction Detail (1:20)

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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PROPOSED FIRST FLOOR PLAN
THREE COTTAGE COMPLEX

Site: Lower Moss Farm, Lower Lane, Longridge

Client: Mr Rainford

Date: 27.07.20 | **Scale:** 1:50 @ A1

Project No: RAI/10 Dwg 12 | **Drawn:** DS

Amendments: