Notes

Do not scale off this drawing except for planning purposes

Check all dimensions on site before any work commences

All goods, materials and workmanship must conform to current building regulations, british standards and codes of practice.

Drawing to be printed A1

0m 1m 2m

Scale 1-50

Notes:

89 x38mm Treated Softwood Studwork - Fully Filled Rockwool.
11mm OSB3 fixed to one side as sheathing
RWA45 insulation slabs as tight friction fit - Finish both sides 12.5mm sound block plasterboard. Cementitious tile backer board as substrate for tiling gypsum set coat finish 3mm Thk. Refer to SE Calcs

External Wall - Blockwork with render - 0.16W/m²K - U Value
12.5mm Standard Plasterboard (0.21 W/mK)
15mm Airspace/Plaster Dabs
Pro Clima Aerosanna Visconn - Applied to blockwork.
100mm Thermalite Hi Strength 7KN Block on mortar beds (0.18W/mK)
115mm Full Fill Celotex ThermaClass T&G PIR Insulation (0.021W/mK).
10mm Max Residual Cavity (High Emissivity)
100mm Medium Density Agregate Block on mortar beds (0.57W/mK)
10mm Silicone polymer modified render

External Wall – Brick Plinth - 0.16W/m²K - U Value
2.5mm Standard Plasterboard (0.21 W/mK)
15mm Airspace/Plaster Dabs
Pro Clima Aerosanna Visconn - Applied to blockwork.
100mm Thermalite Hi Strength 7KN Block on mortar beds (0.18W/mK)
115mm Full Fill Celotex ThermaClass T&G PIR Insulation (0.021W/mK).
10mm Max Residual Cavity (High Emissivity)
103mm fairface brickwork outer leaf (0.77W/mK)

Block & Beam Ground Floor - 0.11W/m²K
75mm Sand & Cement fibre reinforced Screed & wet UFH matrix (1.15 W/mK)
500 Gauge polythene isolating layer, 150mm Recticel Eurothene GP (0.022 W/mK), 1200 gauge DPM to comply with BS 8500-2 Forming air tightness layer. Continuous with DPC. Beam & Block floor to specialists manufacturers design & specification. 300mm Clear uninterrupted ventilation void to be maintained under new beam and block floor construction including ventilation. 50mm Thk Concrete blinding

Intermediate Floors.
22mm Egger Protect TG4. Floor joists Nom 254mm Deep Metal Web floor joists refer to SE Calcs all to suppliers designand specification. Parially fill floor joists on intermediate floors with 100mm Thk Knauf Acoustic Insulation Roll as tight friction fit with no gaps. 12.5mm sound block plasterboard scrim all joints prior to skimming. Gypsum skim coat plaster finish

Pitched Roof - Cold Roof - Insulation at Ceiling Level - 0.11W/m²K
BMI Redland Duoplain Interlocking Tile treated tiling battens. 38 x38mm SW counter battens over rafters. Breather membrane.
C24 SW treated rafters to SE Calcs.
SW Treated ceiling joists to SE Calcs
550mm (200/ 150/200mm) Thk Knauf loft roll 44 (0.044W/m.K) cross laid between & over ceiling joists. Tight friction fit.
Air tightness membrane.
19mm Service void between- 19 x38mm battens at 600mm c/c.
12.5mm Plasterboard with gypsum plaster skim

Level acess threshold

Incoming water supply isolator

Garden tap

Heating

Air source heat pump (104570)
Mitsubishi Ecodan 5.0KW PUZ-WM50VHA
ASHP installed externally.
MEL Cloud control.

Space Heating - 35°C Flow Temperature
Ground floor UFH wet matrix installed in screed.
1st & 2nd floor radiators

Water Heating - From main heating
Mitsubishi EHPT21X-UKHDW1S HWC
Volume: 210L
Heat Loss: 1.53 (kwh\day)
Heat Transfer Area: 3m2

Controls - Time & temperature zone control by arrangement

EV Charging

EV Each dwelling to be wired with fast charge EV socket. 7KW mode3. Type 2 connector 32Amp

Ventilation MEV & MVHR

Centralised MEV & MVHR 500447
Vent Axia Kinetic Advance S. Model 405215.
Semi rigid radial ducting.
All ducting installed exclusively inside heated envelope.

Water Efficiency Measures AD. Part G

Refer to Future Energy Surveys. Energy report for calculated efficiency of sanitary ware and water using fixtures.

Air Permeability

Design Air permeability < 3m³/(h.m²) at 50Pa Units to be tested as fiollows:

1. Pre completion, prior to installation of finishes and fiitings to allow to optimise result.
2. Completion.

Windows & Doors

Windows - UPVC Flush Casement windows double glazed 1.2w/m²k, Double Low - E-Soft 0.05. G Value 0.63

Half Glazed Doors - Factory Finished door set - Composite double glazed 1.2w/m²k, Double Low - E-Soft 0.05. G Value 0.63

Glazed - Sliding Folding Doors - Powder coated factory finished, thermally broken aluminium double glazed 1.2w/m²k, Double Low - E-Soft 0.05. G Value 0.63

Movement joint in masonry - debonded ties | MJ

French drain

Linear/ slot drain

HAZARD - HEALTH & SAFETY NOTE

Stepped lead valley gutter to Lead sheet Association spec. On stepped WBP OSB3 Deck in bays. Maintain ventilation to underside of roof deck. Valley gutter discharging via lead soaker to gutter to lead sheet association spec. Ensure insulation is continuous under valley gutter.

Solar PV System desingned and installed by MCS accredited specialist. Proprietary Integrated solar panel system installed flush to roof tiles . System design + installation including Inverter/ Battery Storage + Grid connection by MCS accredited specialist. .

SVP vented via flush connection to roof tile vent terminating 900mm above head of adjacent window. Note vent kinked from SVP rising as shown in roof void.

Air tightness at lightwell: Intello Pro Clima membrane installed to inside face of insulation and retained by service battens. All joints overlapped and taped using Intello Vana tape, including taped continuous joint to Intello ProClima membrane at ceiling level. Use Pro Clima Contega split backing tape at perimeter of Velux frame to lightwell Intello membrane. All to manufacturers specification.

Splayed lightwell over first floor ceiling to velux over. Structure in 100 x 50mm SW treated studwork/ framing fully filled 100mm Thk 150mm Thk Recticel Eurothane GP Insulation 0.022W/msqK. Internal lining in 70 mm Recticel Eurothane GP. 25 x 50mm S.W. Treated battens fixed back to ceiling joists retaining Proclima membrane as service void. 12.5mm Plasterboard fixed to service void battens . Finish : Gypsum plaster skim.

Velux Integra centre pivot roof window. Triple glazed U Value 1.0 W/msqK GGU FK06 006221AU. 660 x 1178mm Electrical activation. Install with splayed insulated reveals & plain tile flashing.

SVP vented via flush connection to roof tile vent terminating 900mm above head of adjacent window. Note vent kinked from SVP rising as shown in roof void.

Half round clay ridge tile at ridge + hips fixed using proprietary dry ridge + hip system to provide high level ventilation.

Valleys formed using Marley Universal GRP Dry Fix Valley system to provide ventilation.

BR GA Roof Plan

All bedrooms carpet finish over underlay

SVP vented via flexi connection through roof. Drainage and HC WS Thru' ductwork casing as shown

Wellhöfer Attic Hatch : Airtight insulated attic hatch with wooden stair ladder 1200mm x 600mm. Installed to connect to ceiling soffit airtightness measures.

Bathroom to have full height tiling to bath area inc window reveals and tiling splashback above WHB 150mm height wide. Tiled floor finish in bathroom over ditramat decoupling membrane & prepared substrate to tile manufacturers spec

SVP vented via flexi connection through roof.

Shower to have full height tiling to cabin area and tiling splash back over sink 150mm high. Tiled floor finish in bathroom over ditramat decoupling membrane & prepared substrate to tile manufacturers spec

SVP vented via flexi connection through roof.

MVHR Ductwork Riser

MVHR Exhaust at high lvl.

Air tightness at lightwell: Intello Pro Clima membrane installed to inside face of insulation and retained by service battens. All joints overlapped and taped using Intello Vana tape, including taped continuous joint to Intello ProClima membrane at ceiling level. Use Pro Clima Contega split backing tape at perimeter of Velux frame to lightwell Intello membrane. All to manufacturers specification.

Splayed lightwell over first floor ceiling to velux over. Structure in 100 x 50mm SW treated studwork/ framing fully filled 100mm Thk 150mm Thk Recticel Eurothane GP Insulation 0.022W/msqK. Internal lining in 70 mm Recticel Eurothane GP. 25 x 50mm S.W. Treated battens fixed back to ceiling joists retaining Proclima membrane as service void. 12.5mm Plasterboard fixed to service void battens . Finish : Gypsum plaster skim.

Velux Integra centre pivot roof window. Triple glazed U Value 1.0 W/msqK GGU FK06 006221AU. 660 x 1178mm Electrical activation. Install with splayed insulated reveals & plain tile flashing.

BR GA First Floor

Building Regulations

RevID	Transmitted By	Trans mittal Set Date	Layout Comment

Address: Coombe Cottage
Church Road
Mannings Heath
RH13 6JE

Description: BR GA First Floor and Roof Plan

Scale: **1:50** Date: **Nov'26**
Drawn: **RM** Checked: **CE**

Drawing No: 643 **/402F**