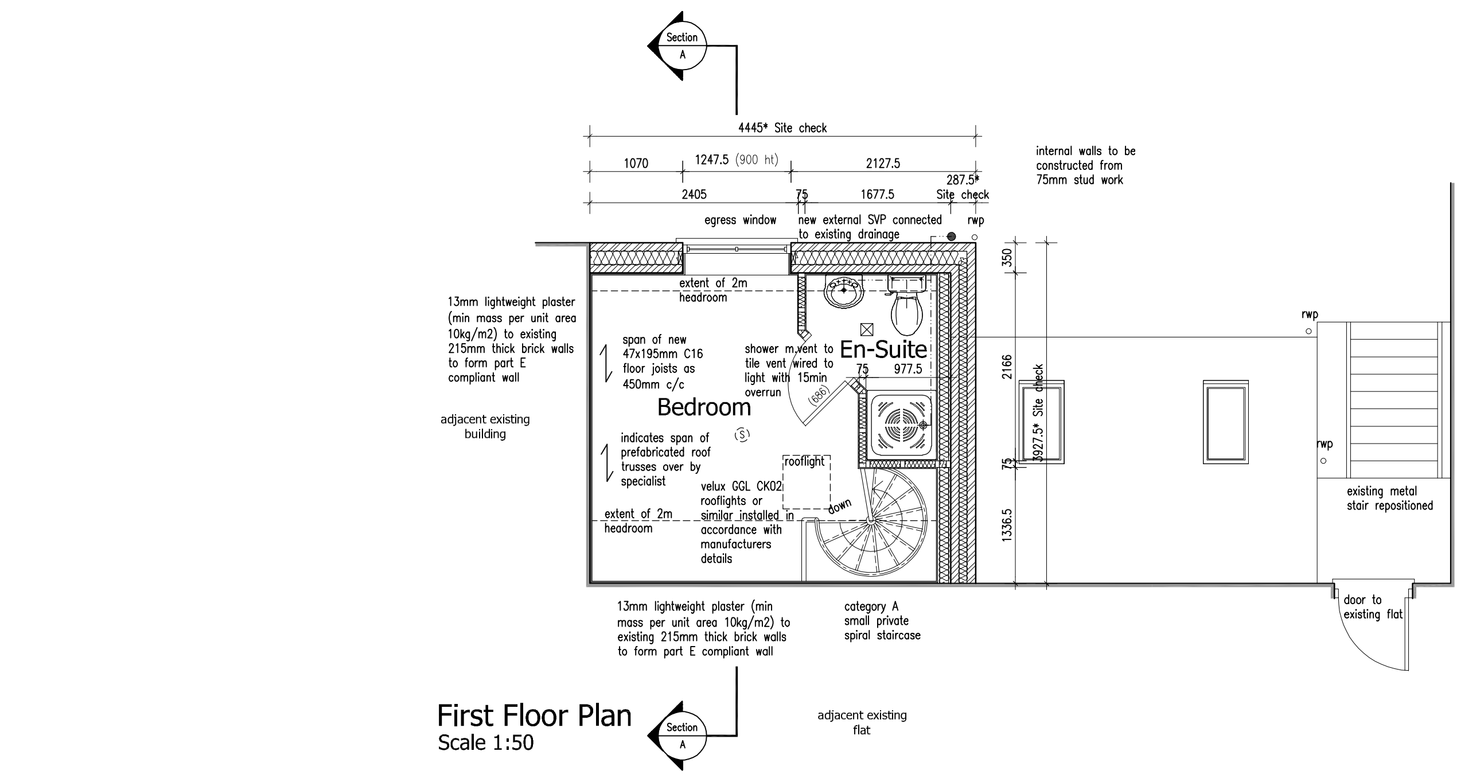
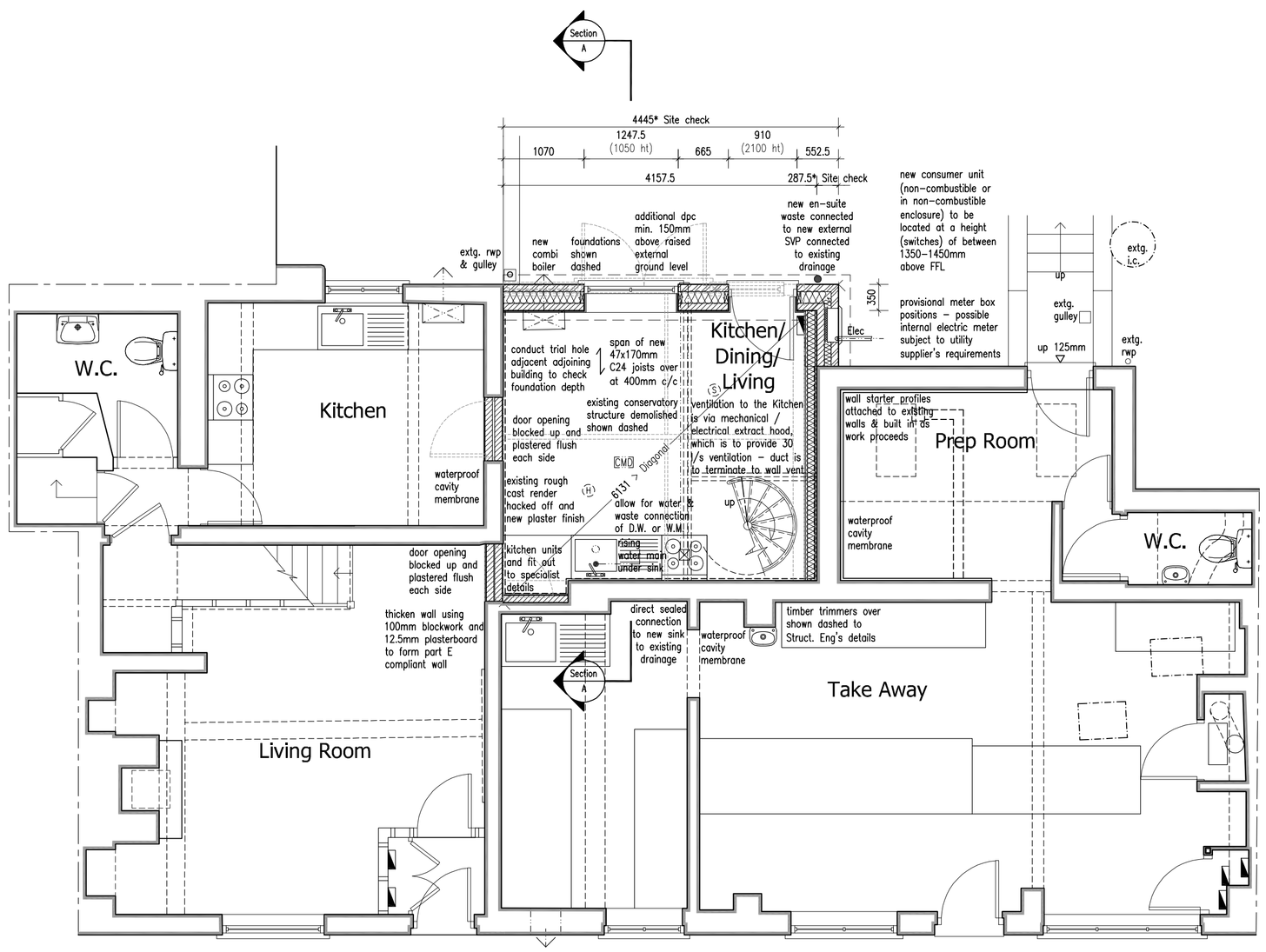


First Floor Plan
Scale 1:50



Ground Floor Plan
Scale 1:50

SPECIFICATION - Subject to change following SAP Assessors report

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, minimum 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below dpc. - ensure min. 3 courses (or more if site conditions dictate) engineering brick below dpc. Visqueen Zedex dpc, or similar approved to be set minimum 150mm above external ground level comprising to BS5515 1984 to internal and external leaf. Additional dpc. to be fitted min 150mm any raised ground levels. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. NOTE: Trench fill foundations deeper than 2.5m to be designed by Structural Engineer; when designed as such all details supersede this specification.

GROUND FLOOR (Maximum U-value 0.18W/m²K. Design U-value 0.12W/m²K)
75mm conc. Screed on 300mu. dpm. or 150mm Celotex XR4000 insulation board (Lambda value of 0.022W/mK) on Visqueen 300mu.dpm. lapped into horizontal dpc. or 100mm concrete floor slab on 150mm well consolidated and sand blinded hard-core, Eriseure 25mm Insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab.

WALLS (Maximum U-value of 0.18W/m²K design U-value of 0.18W/m²K)
Externally of 350mm cavity construction comprising 100mm outer leaf of facing brickwork, 150mm fully insulated cavity and inner leaf of 100mm 3.6N/mm² load-bearing Thomas Armstrong Alritec Standard block thermal conductivity 0.11W/mK OR similar approved. DRI-THERM 32 or similar insulation to cavities. 250mm stainless steel Cavity ties to BS EN845-1:2013 + A1:2016, staggered at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 12.5mm plasterboard & skim on drywall adhesive. Two coat wet plaster applied to separating walls. Monocouche, K render OR Weber render finish to BS EN-998-1:2016 applied in one or two coats to outer skin on front elevation, or 1 layer of Monobase XF polymer modified base coat with Monomesh XF imbedded between coats. Obtain manufacturers job specific specification prior to commencement.
Make allowance for movement joints - @6.0m c/c in blockwork, @ 12.0m c/c in brickwork, in accordance with manufacturer's details, BS EN 1996 - 2:2006, BS 6093 and Structural Engineers advice.

Internal ground floor walls of 100mm blockwork (loadbearing where indicated) with 12.5mm plasterboard and skim on drywall adhesive. Stuckwork partitions where indicated of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m²) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side.

PARTY WALLS
Existing external walls to be checked to be minimum 215mm solid brickwork and finished with 13mm lightweight plaster (minimum mass per unit area 10kg/ m²). Where floor joists are to be supported off a party wall joists must be supported on joist hangers and not built in.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be Keystone Hi Therm or similar with minimum 150mm end bearings with stop ends and are to be factory insulated, Lintels to specialist design where indicated, Weep holes above openings at maximum 450mm centres, minimum of 2 per opening. All door openings to be fitted with a proprietary insulated cavity closers including at cill level and all sealed to masonry with silicon sealant. Refer to thermal bridging details and provide photographic evidence to SAP Assessor.

WINDOWS. (Maximum U-value of 1.6W/m²K Design U-value of 1.2W/m²K). - **Proof Required by SAP Assessor**
Double glazed softwood windows, style as indicated, with 16mm argon filled air gap and a low-E coating to inner pane, (BFRC certification, or similar, will be required for all windows upon issuing final certificate), G value minimum of 0.63.
All new windows to be fitted with trickle vents set min 1700mm above floor level. Refer to background ventilation note for specific areas. Purge ventilation, top hung or pivot windows with an opening angle between 15 & 30 degrees 1/20th floor area of the room openable area, opening angle greater than 30 degrees, sash windows and doors 1/20th floor area of the room openable.
Provide draught seals to all windows, doors and rooflights. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the sill height 800-1100mm above FFL. First floor windows with a sill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL OR be fitted with restrictors. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely. All window frames to comply with BS Publication PAS24:2016 or better. All windows to be mechanically fixed to the building structure.

ROOFLIGHTS (Maximum U Value 2.2W/m²K Design U-value of 1.3W/m²) - **Proof Required by SAP Assessor**
Velux, Keylite or similar Installed with flashing kit to suit roof covering, glazed with 15mm double glazed unit G value 0.46 argon filled. Outer pane 4mm toughened glass, inner pane laminated float with low E coating.

GLAZING
Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981 + BS EN 12600:2002

EXTERNAL DOORS (Maximum U-value 1.8W/m²K Design U-value 1.6W/m²K) - **Proof Required by SAP Assessor**
Composite doors and frames (rating provided by BFRC - certificate required). Style as shown. To achieve min clear opening of 775mm. All doorsets to meet the security requirements of Appendix B of Approved Document Part Q 2015. Letter plate (min. aperture 260x40mm) & limiter or door chain bellfitted to the main door (generally, front door). Where door is solid & there is no sidelight, a door viewer must be fitted.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations. All exposed steelwork to be encased in plasterboard and skim to achieve a minimum 1/2 hr. fire resistance either 2 layers 12.5mm plasterboard or 1 layer 15mm fireline board and skim plaster finish. Alternatively apply intumescent paint coating to manufacturers specification ensure primer is compatible. Any steel fixed below ground to be treated with 2 coats bituminous paint RAW or similar approved, also in any hidden / concealed location ie cavity wall apply 2 coats RAW. All in accordance with British Steel handbook - 'The prevention of corrosion of structural steelwork'.

FIRST FLOOR
New floor of 22mm moisture resistant chipboard on softwood structural grade floor joists as specified, with herringbone strutting/1/2 span from 2.5m to 4.5m & 1/3 & 2/3 of span where span of joists exceeds 4.5m). Joists doubled up to form trimmers beneath studwork partitions. Lateral restraint to walls / floors via 30mm x 5mm mild steel straps at maximum 1800mm centres. All joists bearing on external walls to be supported on joist hangers. Full restraint hangers to comply with BS EN 845-1:2013 + A1:2016 should be accepted and should be clearly marked on the underside of the joist flange with the min. crushing strength of the block for which they are intended to be used. The type and size of hanger must be selected to suit the span and dimensions of the joists to be supported, and should be built-in in accordance with the manufacturers details securely held in place with a sufficient height of masonry above. (The above flange masonry should be allowed to mature adequately before hangers are loaded) Provide solid timber blocking to joist bearing ends. 2no layers plasterboard and skim fixed to British Gypsum GypCeiling MF ceiling on Gyframe hangers off floor joists. 100mm Isover insulation over top of MF ceiling to form Part E compliant floor construction.

ROOF - VENTILATED (Maximum U value 0.16W/m²K Design U-value 1.1W/m²K)
Roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvek Supro or similar breather membrane. Additional battens to all unrestrained felt overlaps. Nail all tiles to roof. All fixings to be in accordance with tile manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed dry ridge system. Roof void ventilation to be incorporated in all cases, to be 5mm continuous @ ridge, with 25mm @ eaves level. All roof works to be carried out in accordance with BSS534:2014 + A2:2018.
Trusses - Prefabricated roof trusses by specialist at 600mm centres, designed, erected and braced strictly in accordance with BS EN 1995-1:2004 & A2:2014
100mm x 75mm wall plates. Lateral restraint to all walls/plates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.
Roof areas insulated at ceiling level to receive 100mm fibreglass quilt insulation laid between ceiling joists & counter laid with 3 layers 100mm fibreglass quilt insulation over, to achieve a U-value of 0.11W/m²K. Underdraw ceiling joist with 125MU polythene vapour control barrier & 12.5mm plaster board and plaster skim, or underdraw ceiling joist with 12.5mm foiled back plaster board and plaster skim finish.
Sloping ceilings to receive 1No. layer 150mm Kingspan K107 Pitched Roof Board between rafters with minimum 50mm clear air gap over to underside of roof felt with 1No. layer 50mm Kingspan K107 Pitched Roof Board (with taped joints) and plasterboard finish fixed to u/s of rafters to achieve U-value of 0.11W/m²K.
Code 4 lead flashing to roof junctions and abutments, and code 5 lead flashing to valleys in accordance with guidance from Lead Sheet Association, and BS EN 12588, 2006.

BOILER
Condensing (Combi) boiler as indicated, flue to terminate minimum 300mm from any adjacent opening in accordance with Gas Safe Register Regulations and, Heating system, in accordance with BS EN 12828:2012 + A1:2014, to incorporate thermostatic radiator valves, delayed start thermostats, timing device, interlock facilities & flow controls. Dwellings to be zoned for heating circuits in accordance with SAP recommendations. Provide and supply commissioning instructions to end user
Minimum boiler efficiency - 92%
All to be in line with the HM Government document 'Domestic Building Services Compliance Guide.'
Boiler to have a suitably positioned notice plate of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described. A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

HOT & COLD WATER
New dwelling to be provided with new water service connection giving 'wholesome' water supply. Water efficiency calculator to be supplied prior to completion to confirm water usage not exceeding 125 litres / day / person wholesome water - all in accordance with Approved Document Part G.

DRAINAGE
New foul and storm drains with outfall as site plan in 110mm below ground plastic pipes. Bed and surround in pea gravel at minimum 1 in 50 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

PLUMBING
110mm stub stacks and SVP's to have rodding eye and access point at base. Air admittance valves to stub stacks to be installed above height of adjacent wc pan, any encasing or boxing to be ventilated to the room. SVP's to be wrapped in insulation quilt prior to boxing. Boxing to consist of 12.5mm plasterboard and skim on min 38x38mm softwood framework.

Sink and Shower	40mm waste and 76mm trap
Wash Basin	32mm waste and 76mm trap
W.C. and Cistern	100mm branch connection

All above ground drainage to comply with BS EN 12056-2, 2000.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening and terminated with bird proof cowl. Can be reduced if an external isav is fitted.

RAINWATER GOODS
New rainwater goods to be uPVC HUNTER or similar half round or profiled gutters with min 65mm downpipes.

BACKGROUND VENTILATION
Background ventilation to the whole dwelling is to be min 8000mm² to all habitable rooms and Kitchens. Ensure min 3 trickle vents are provided within open plan kitchen / diners. All internal doors are to have a 10mm undercut. Ensure all new windows incorporate trickle vents at min 1700mm above floor level.
Minimum whole dwelling ventilation rates determined by the number of bedrooms
Number of bedrooms Minimum ventilation rate by number of bedrooms (l/s)
1 19
And a minimum of 0.3 litres / second / m² total floor area.
Seek specialist advice for single facade dwellings.
There is to be a minimum of 4 vents in a one bedroom property and 5 in all other cases.
Where internal bathrooms are unable to have a ventilator fitted the area shall be added to the ventilator sizes in other rooms.

VENTILATION DUCTING
Rigid ducts to be used wherever possible.
Flexible ductwork, where installed, to meet all of the following conditions.
a. Only used for final connections.
b. Lengths to be a maximum of 1.5m.
c. Meet the standards of BSRIA's BG 43/2013.
Ductwork installations to be designed and installed to minimise the overall pressure losses within the system by taking all of the following steps.
a. Minimising the overall length of duct.
b. Minimising the number of bends required.
c. Installing appropriately sized ducts for the air flow rate.
Each air terminal should have a free area of at least 90% of the free area of its associated duct.
All ducts to be in rigid pipework where possible & insulated where passing through roof voids.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:

Kitchen	extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s
En-suite	extractor fan capable of 15 l/s

En-suite extractor fan to have 15 minute over run & connected to light via separate isolation switch.
Air flow testing to be carried out to all cooker hoods, intermittent extract fans and continuous inlet and extract fans and terminals. Certification of performance required on completion.
Full details of any new ventilation systems to be left with the owner in the 'Home owner guide' - ventilation section as per approved document F including operating maintenance and cleaning instructions.

SMOKE & HEAT ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with BS EN 14604 & installed to BS 5839-6 & A1:2020, (min. Grade D, Cat. LD3)

CARBON MONOXIDE ALARM
Carbon monoxide alarms to be fitted in all rooms with a solid fuel appliance. Alarm should comply with BS EN 50291-1:2018 and be powered by battery designed for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Alternatively, a mains powered Type A alarm to BS EN 50291 with fixed wiring (not plug in type) may be used provided they are fitted with a sensor failure warning device.

BUILDING REGULATIONS PART E
RESISTANCE TO THE PASSAGE OF SOUND
All new dwellings are subject to pre-completion testing (PCT) for demonstrating that the proposals and workmanship comply with Requirement E1 of the building regulations. The developer is to liaise with the Local Building Inspector to arrange for a satisfactory testing programme.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
All new dwellings must be given an energy rating, using the Standard Assessment Procedure (SAP). The EPC rating must be displayed in the property in the form of a notice of durable material, indelibly marked.
A target emission rate (TER) & target fabric energy efficiency rate (TFEE) is required for each dwelling before works commence on site. A dwelling energy rate (DER) & dwelling fabric energy efficiency rate (DFEE) is required showing that the predicted rate of CO^2 emissions & fabric efficiency of the dwelling is not greater than the TER/TFEE. Any individual elements of construction may change from the U-values quoted to achieve satisfactory results overall. An air pressure test will also be required on completion by SAP Assessor. EPC to be provided at completion.
Ensure photographic evidence is provided to building control from foundation stage through to installation of building services (confirm with building inspector all photos required prior to construction), all photos MUST include plot name (where there are multiple plots), GPS data and time stamp. Confirm prior to construction, contractor or other personnel to be appointed to manage all photographic evidence throughout construction.

BUILDING REGULATIONS PART O
OVERHEATING. Confirmation required from SAP Assessor.
Ensure the maximum glazed area does not exceed that stated in section 1 Table 1.1 if cross ventilation is provided and table 1.2 if no cross ventilation is provided. Ensure free area provided is the greater of 9% of floor area or 65% of glazed area where cross ventilation is provided and 12% of floor area or 80% of glazed area where cross ventilation is not provided to BS EN 13141-1.
Glazing percentage on largest glazed façade orientation North, East, South, West
Kitchen/ Dining - 18%max (N,E) 15%max (S) 11%max (W)
Glazing Area of most glazed Room
Kitchen/ Dining - 37%max (N,E) 30%max (S) 22%max (W)
Where maximum glazed area exceeds that stated in section 1 Table 1.1 if cross ventilation is provided and table 1.2 if no cross ventilation is provided, TM59 thermal modelling over heating assessment is required to confirm glazing meets overheating requirements with the addition of solar shading. Report provided upon completion of dynamic thermal modelling to demonstrate the residential building passes CIBSE's TM59 assessment of overheating by SAP assessors.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
All electrical work must be designed, inspected and tested by a person competent to do so and comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002..
Installation to be tested before being taken into service and to comply with BS7671:2018 & A2:2022 and certification to be provided.

Notes

This drawing is to be read in conjunction with Drawing No.'s 16.3308.01 'Existing Details'

BUILDING REGULATIONS PART R
PHYSICAL INFRASTRUCTURE
All new dwellings to be equipped with gigabit-ready physical infrastructure that extends from a network termination point for gigabit-capable public electronic communications networks and reaches:
(a) a distribution point,
(b) where the person carrying out the building work ('the developer') has no right to install gigabit-ready physical infrastructure in land in which it would have to be installed if it were to reach a distribution point, as close as is reasonably practicable to a distribution point.
Or
(c) If an exemption is to be sought due to meeting the relevant criteria in Approved Document R.
A development plan that will need to be completed along with any associated supporting evidence that is to be relied upon to be submitted with building regulation application.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in new buildings to number not less than 100% of total fittings to the dwelling. Fixed lighting capacity (lm) 185 x total floor area.
Efficient light fittings are those that only take lamps having a luminous efficacy of 80 lumens per circuit watt.
External lighting system to include:
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 80 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

Revisions:

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Client
Batter of Bosworth

Drawing
Production Drawing
Sheet 1 of 2

Drawing Number 16.3308.10

Date: July 2025

Scale: As Shown Drawn By: MG Checked By: SF

1:200 Metres 0 4 8 12
1:100 Metres 0 2 4 6
1:50 Metres 0 1 2 3

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