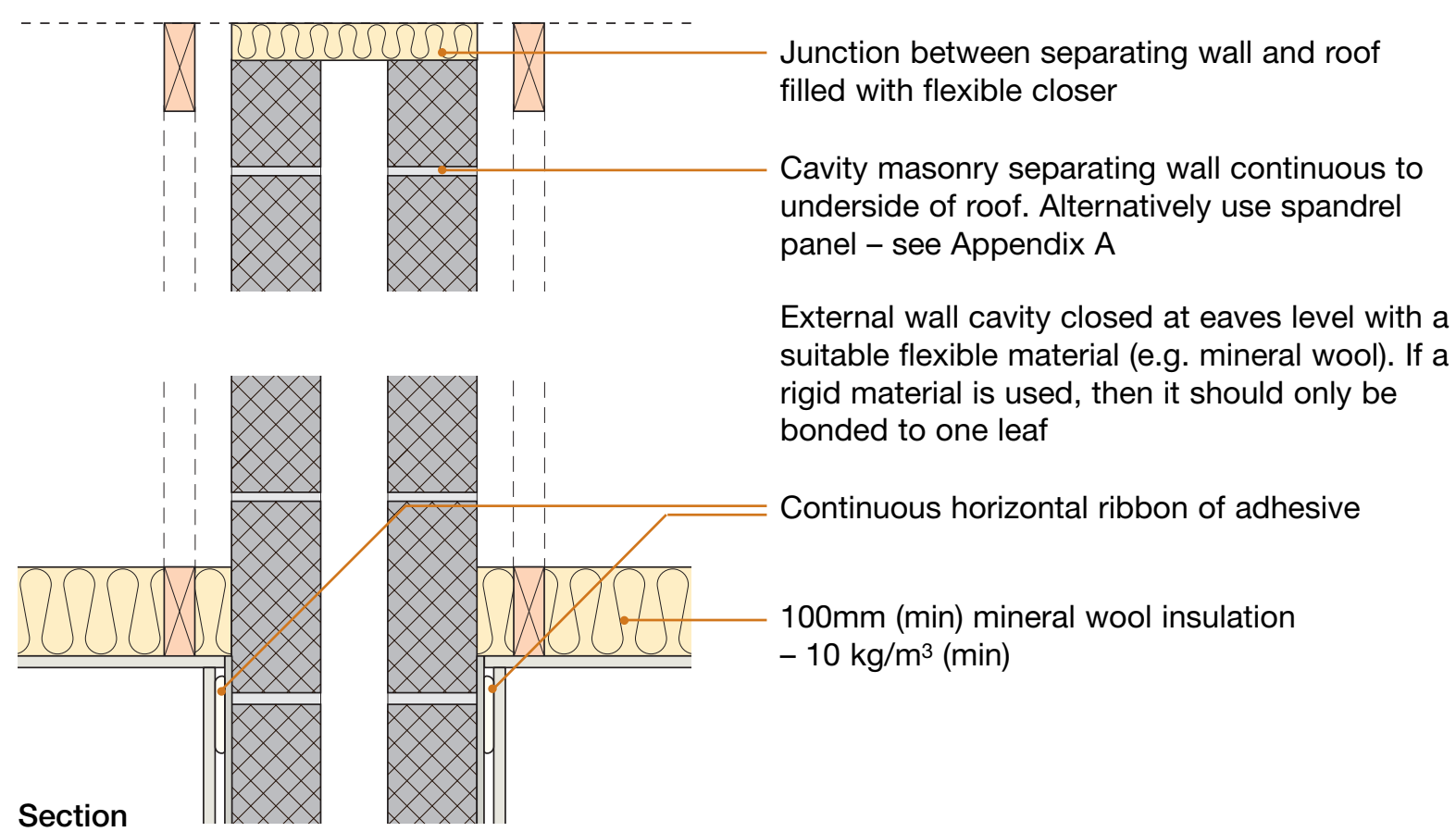


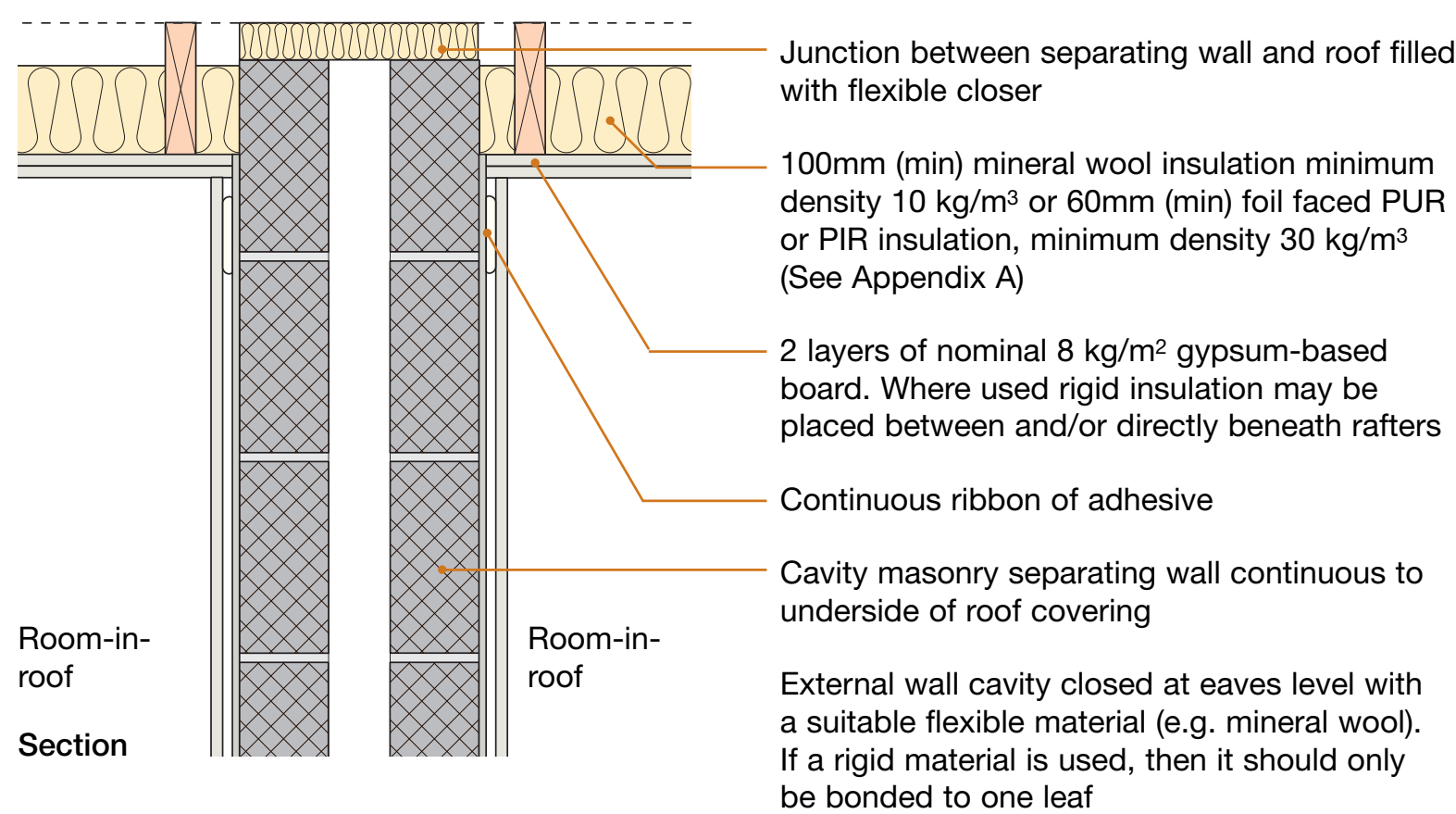
Separating Wall – Cavity Masonry

E-WM-3

7. Roof junction – pitched roof without room-in-roof



8. Roof junction – pitched roof with room-in-roof



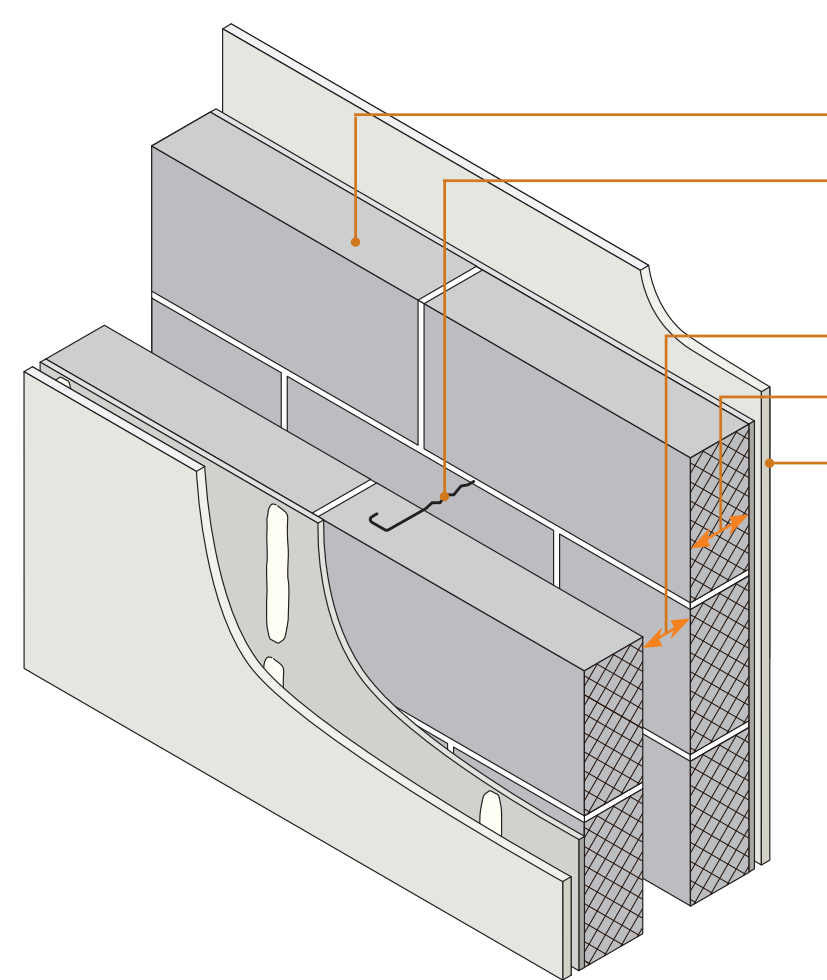
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E-WM-3



Dense aggregate blocks ■ Render and gypsum-based board on dabs ■	
Block density	1850 to 2300 kg/m ³
Wall ties	Approved Document E 'Tie type A' (see Appendix A)
Cavity width	75mm (min)
Block thickness	100mm (min), each leaf
Wall finish	Gypsum-based board (nominal 8 kg/m ²) mounted on dabs on cement:sand render (nominal 8mm) with scratch finish Typical render mix 1:1:6 to 1:1/2:4. Render mix must not be stronger than background (see Appendix A)
External (flanking) wall	Masonry (both leaves) with 50mm (min) cavity – clear, fully filled or partially filled with insulation

Alternative internal render specification

Either:

British Gypsum Gyproc Soundcoat Plus
(nominal 8mm, minimum 6mm)
or
Knauf Gypsum Parge Coat (nominal 8mm,
minimum 6mm)

applied in accordance with the manufacturer's instructions, may be used instead of the cement:sand render mix.

Separating wall cavity insulation (optional)

The cavity may be insulated with mineral wool with a maximum density of 40 kg/m³.

DO

- Keep cavity and wall ties (and insulation) free from mortar droppings and debris
- Fully fill all blockwork joints with mortar
- Make sure there is no connection between the two leaves except for wall ties and foundation (and insulation)
- Ensure that only solid blocks (i.e. not hollow or cellular) are used in the construction of separating and flanking walls
- 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
- Ensure that render is applied to the complete face of each leaf (it may be omitted within the floor joist/beam zone)
- Refer to Appendix A

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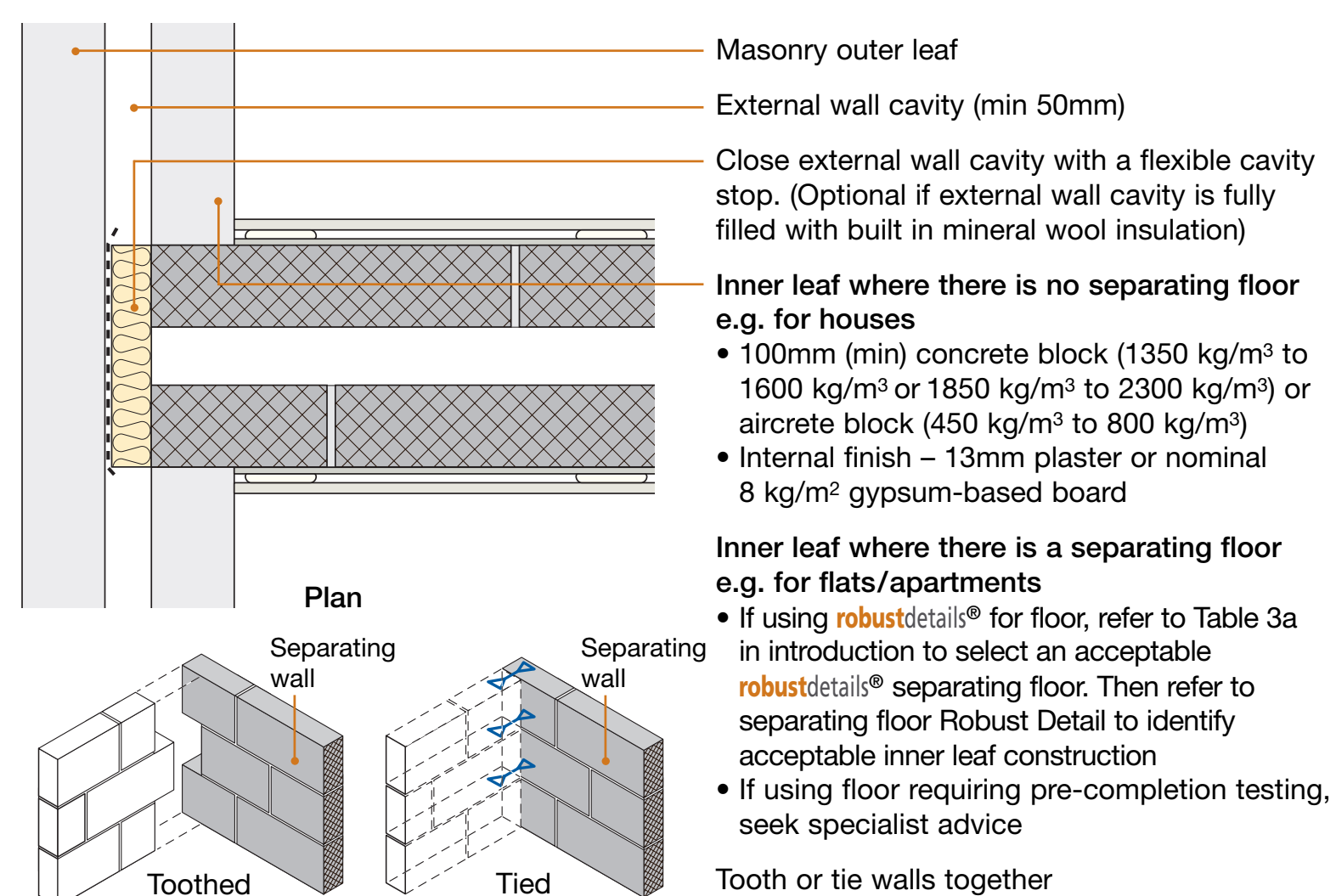
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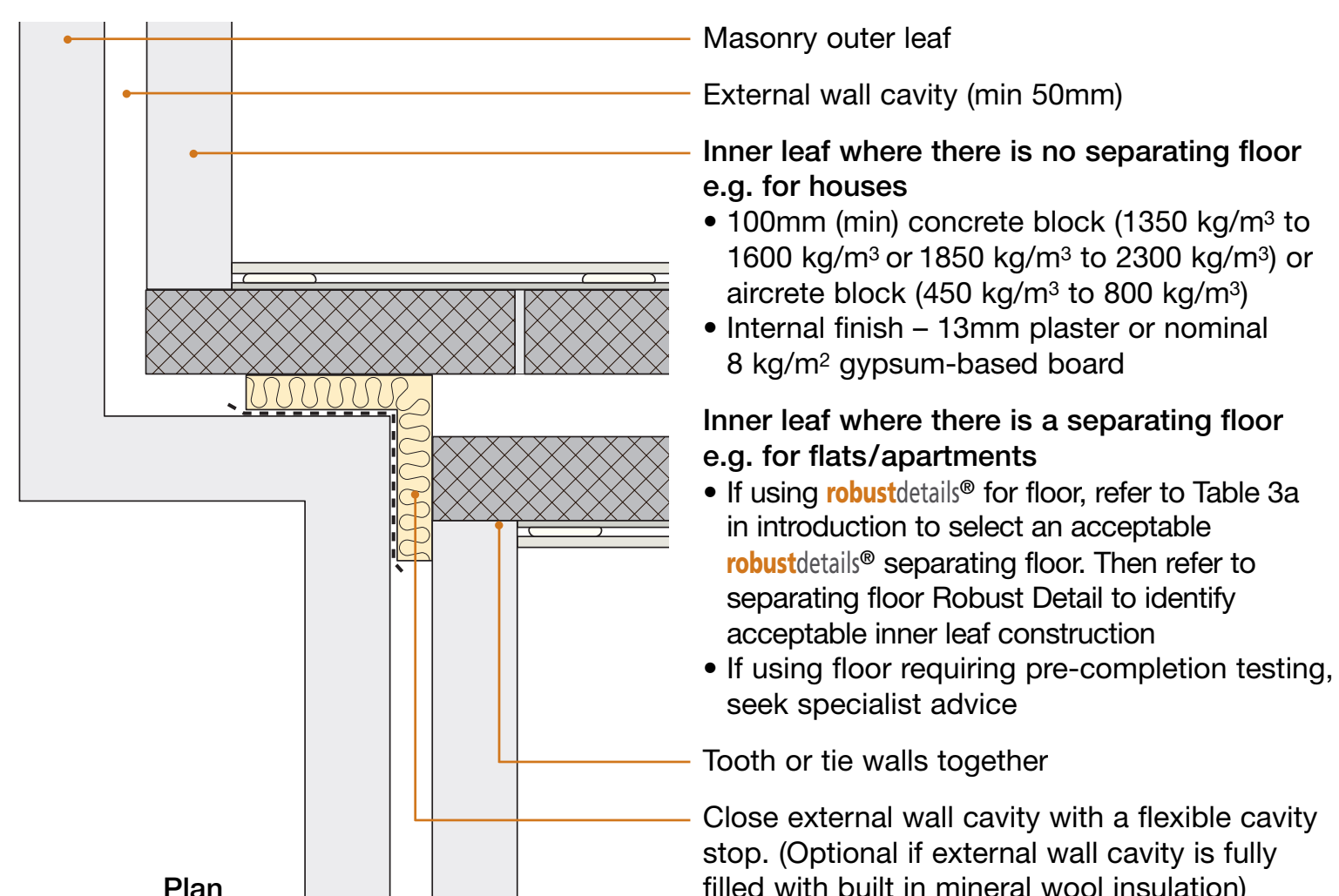
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E-WM-3

1. External (flanking) wall junction



2. Staggered external (flanking) wall junction



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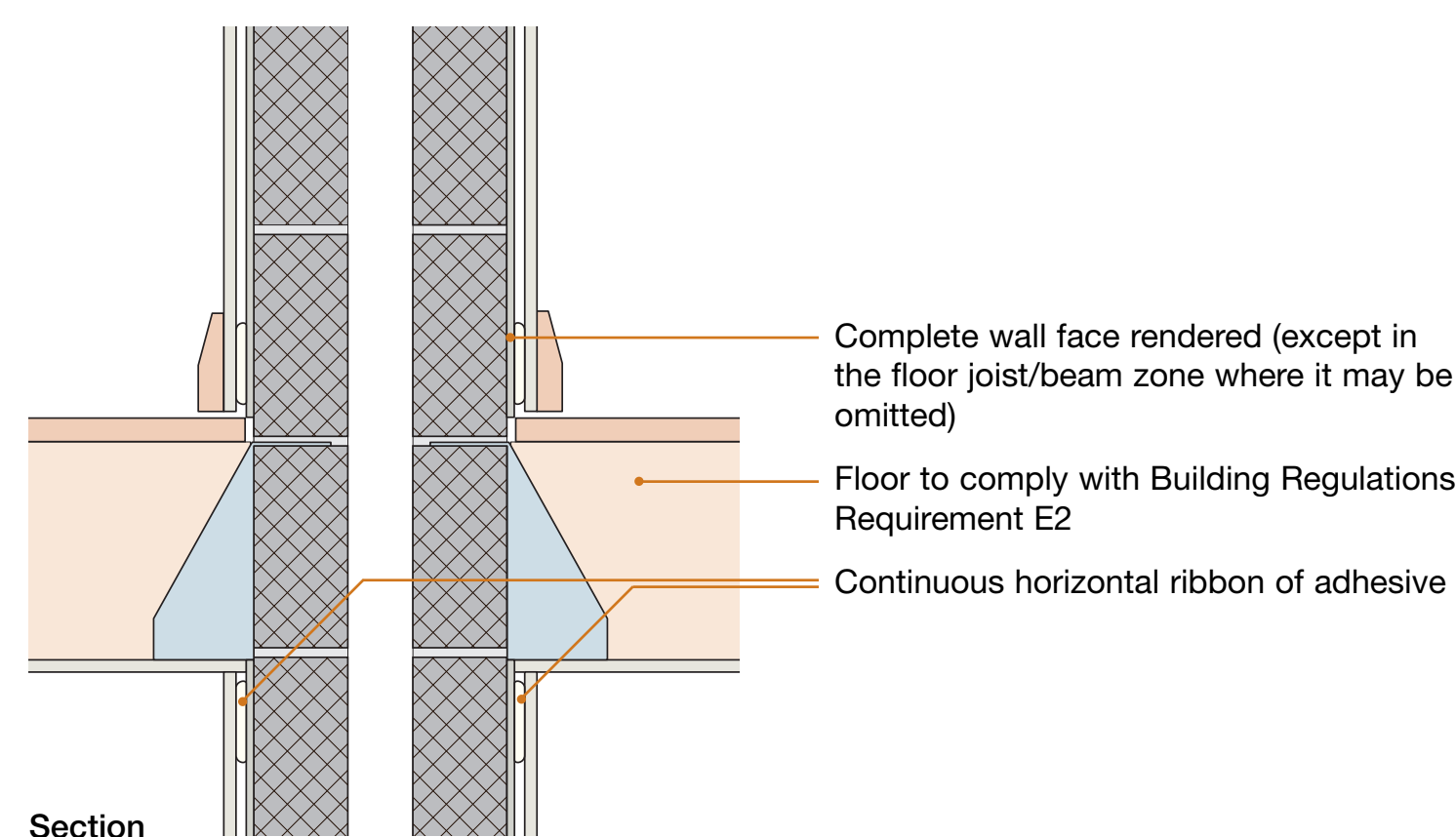
2 of 8

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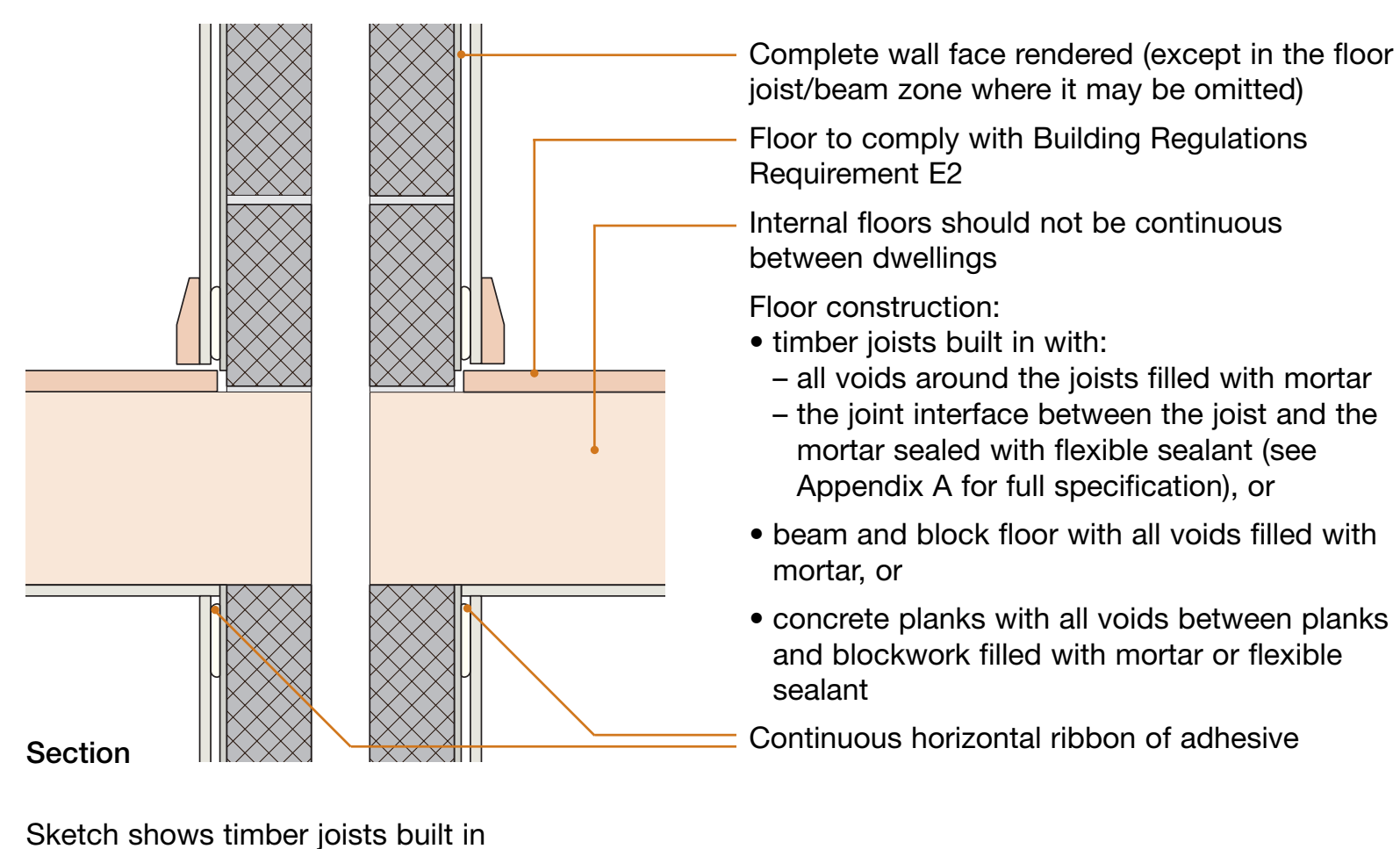
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3. Internal floor junction: timber floor supported on joist hangers



4. Internal floor junction: timber floor joists built in, beam and block or precast concrete



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BC	1:50@A1	Nov '20	SG
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Proposed development
at
Land opposite at 5 and 7
Heol-y-Bryniau, Pant

BUILDING REGULATION NOTES (to read in conjunction with the contract specification)

FOUNDATIONS
To be raft foundations to as Engineers design and calculations and to the Building Inspectors approval.

GROUND FLOOR TO MAIN HOUSE
To comprise:-
- 65mm screed
- Underfloor heating
- VCL
- 150mm Celotex FR5000 floor insulation - tape joints with insulating tape
- 1200 guage polythene damp proof membrane
- Raft foundation.
Damp Proof Membrane taken up walls and lapped with wall DPC to form continuous waterproof barrier.

To have a 'U' value of 0.11w/K or better, to comply with the Approved document L1A

EXTERNAL WALLS GROUND FLOOR

325mm cavity wall comprising:-
- 19mm render finish
- 102mm brickwork to outer leaf
- 50mm cavity
- 75mm Celotex GA4000 insulation
- 100mm blockwork to inner leaf - see section
- 25mm service zone
- plasterboard and 3mm skim

All to have a 'U' value of 0.13Wm2K or better, to comply with the Building Regs 2010,

WINDOW CILLS
cills to be pressed aluminum cills to match windows with DPC under cill (as detailed on drawings).

FIRST FLOOR
As SE design and spec .

SOUND
All internal walls and internal first floors to be fully insulated with 100mm ROCKWOOL RW2 insulation inbetween joists and studs.

CEILINGS AND INTERNAL WALLS
1 layer of 12.5mm plasterboard with 3mm skim smooth finish.

WINDOWS AND DOORS
Windows to be VELFAC 200 series windows, with double or triple glazed sealed units, with opening lights as indicated on elevation drawings. Windows frames to be SET AS DETAILED.
Glass to all windows to be low emission 'K' glass or similar approved and to have a whole unit 'U' value of 1.4Wm2K or better and to have a low g factor 0.5 to comply with the Approved document L1A.
All windows to have trickle ventilators in window frame head.
Toughened glass to be fixed to all external doors AND WINDOWS.
Installation to be in strict accordance with manufacturers specification.
Weatherseal window head, jambs and cill to be Compriband 600.

Doors and windows, to meet the security requirements of British Standards publication PAS 24:2012

FRONT DOOR TO BE A MINIMUM 775mm WIDE

EXTERNAL SLIDING DOORS
Sliding Doors to be as clients requirements, Smart Systems Visoglide Plus profile, with double glazed sealed units, to have a whole unit 'U' value of 1.5Wm2K or better and to have a low g factor 0.5, toughened double glazed units as indicated. All accessories for the correct installation in accordance with the manufacturers specification. <http://www.smartsystems.co.uk>

Front door to be softwood timber as elevations, set in hardwood frame. To include Exitex MDS/140 Mobility Inward Door Sill 1m - Aluminium - 19121 low level threshold on DPC.

RAMP TO FRONT ENTRANCE
1 in 12 ramp up to a 900 x 900mm landing. 150mm Concrete Brushed finished, on 100mm compacted Hardcore. Front door to have brick laid as soldier course with low rise 'bump over' threshold by door manufacturer . With a vertical DPC at wall/ramp junction, see detail showing upvc gutter set within concrete ramp.

STAIRCASE
Timber from ground to first floor, to have maximum rise 200mm, maximum going 240mm, clear headroom 2000mm vertically, 900mm wide overall strings set into depth of stud walls, handrail minimum 900mm above flight and a minimum 900mm to landing. Balusters to be formed using solid studwork and skim plaster finish with ss stopbeads at all edges.

ROOF STRUCTURE
Trussed rafters at 600mm maximum centres to BS. 5268 part 3 1985, with the bottom cord capable of taking a uniformly distributed imposed load of 1.5Kn/Msq with galvanised ms plate connectors and 100 x 25mm diagonal and lateral bracing to BS 5268.
All to specialist manufacturer's design.
100 x 50mm wall plate strap fixed to walls using 30 x 5 x 900mm galvanised ms straps at 2000mm centres
End 3 trusses rafters and ceiling ties abutting gable walls stap fixed to masonry using 30 x 5 x 1500mm galvanised ms straps at 2000mm centres. Provide noggins between trusses at strap positions to support straps.
Form storage platform over bottom chord of trusses using 22mm chipboard base on 100 x 50 sw bearers at 400mm centres.

ROOF FINISH - TO PORCH & MAIN HOUSE
Artificial Slate Marley 600mm x 300mm Thrutone Man-Made Fibre Cement Slate - Graphite, all to be laid in accordance with the manufacturers recommendations on 50 x 25mm treated sw battens on sarking felt to BS 747 type F.
Roofing felt to be continuous over ridge, hips and valleys, dressed down into gutter and fixed to top side of softwood roof trusses.
Incorporate 'Cavity tray' over fascia ventilator - OFV25 to give 25mm continuous slot ventilation.

VENTILATION
Natural ventilation opening lights to Habitable rooms, kitchens and toilets to be provided of at least 1/20th of the floor area of the room.
Mechanical ventilation equivalent to 68 litres per second is to be provided to bathroom, 15l/s to WC and 60 litres per second to kitchens.,
Vent ducts to incorporate condensation traps and outfall pipework.
To avoid the build up of condensation in the warm roof structure breathable Intello Plus VCL allows venting to inside when conditions require. Trickle vents to be provided to all windows to achieve 8000mmSq background ventilation in habitable rooms.

SPRINKLER SYSTEM
Sprinkler system to be designed and installed by a competent person to comply with Approved Document B in Wales

CONSERVATION OF FUEL AND POWER.
U values as listed above comply with Approved Document L1A in Wales

AIR PRESSURE TESTING.
Air Pressure tightness of 5 and is to be carried out in accordance with The Building Regualtions 2013, Approved Document L1a, Section 2 : Quality of construction and commissioning.

ABOVE GROUND PLUMBING AND DRAINAGE - Employers requirements:
Single stack AAV system to be provided and fitted in accordance with the manufacturers recommendations comprising 100mm upvc pipe vented in accordance with part H1 of the Building Regulations, 32mm wastes to basins, 40mm wastes to sinks and 100mm outlets to wc pans. 50mm traps to wc pans, 75mm deep seal traps to all other fittings.
Resealing traps to be provided to 32mm wastes exceeding 1500mm in length and 40mm wastes exceeding 3000mm in length. Where visible, white internally, black externally

RAINWATER DISPOSAL- Employers requirements:
Rainwater system and gutters to be min 115mm half round dia as detailed, installed in accordance with the manufacturers recommendations.

BELOW GROUND DRAINAGE - Employers requirements:
Underground drainage to to be OSMa (or similar approved) Upvc drainage system and fittings laid in accordance with the manufacturers recommendations, to BS 4660:1973.

Foul Drains laid to 1 in 40 max falls. Surface water drains laid to 1 in 80 minimum falls.

Inspection chambers and covers to be Osma 450mm dia. universal inspection chambers including base, shaft and 4D.491 cover and frame or similar approved. All bedded and backfilled to Osma's recommendations.

Manhole with dropshaft to accomodate change in level from site to mains sewer to be provided

Rodding Eyes to be Osma sealed rodding eye and cover ref: 4D 356 or similar approved.

PIPEWORK UNDER THE BUILDING
All pipework under the building to be encased with a minimum of 150mm thick concrete of ST4 strength placed in one operation, to incorporate 18mm thick compressible expansion board at regular intervals as dictated by pipe joints.

WALL PENETRATIONS- Employers requirements:
All drains which pass through walls to have a 600mm long rocker pipe and RC lintols over.
Fill gap between around wall penetrations with expanding form.

EXTERNAL GULLIES- Employers requirements:
Provide and lay PVC-U Osma (or similar approved) plain hopper gully (4D.700) connected to universal pipework, laid on a 75mm thick 1:2:4 square concrete bed. Black

Backfill around gully with selected material, grating to be set in path 10mm below finished level to aid surface water discharge into prescribed underground drainage. To include trap insert.

SOIL & VENT- Employers requirements:
Stub stacks are to terminate above flood level of cisterns via 4S.304 air admittance valve.

HEAT PRODUCING APPLIANCES - Employers requirements:
Space and Hot Water Heating :
To be Worcester Bosch Greenstar condensing boiler to be 90% efficient, and minimum 5" dia flue ducted out to the elevation; with underfloor heating system on the ground floor and rads and the first floor - positions and sizes to be as M&E consultant.

Towel rail in bathroom to be plumbed into central heating but have electrical heating element for use in summer.
Heating zones: provide 3 different heating zones: Bed 1, Bed 2 and rest of house with thermostats in each zone.

The whole of the installation to meet the requirements of the current British Standard Code of Practice.

ELECTRICAL INSTALLATIONS- Employers requirements:

Power and Lighting
All light & power fittings to be supplied by MK or similar approved.
All power points to be double switch socket outlets.
All power outlets to be double pole.
The responsibility of design, adequacy and suitability of each system shall be the contractors. All to meet the requirements of Part P, to design, install, inspect and test all electrical work in accordance with BS 7671.

Internet
The houses will have an access point linked by ducting to a network termination point. As Diagrams 1(a)
The access point is on an outside wall and connected by a through-wall duct to the network termination point

Extract Fans.
Extract fans to be fitted as indicated on plan.

HYGIENE - Employers requirements:
The hot water system is to be vented.

HOT WATER LIMITED TO 48 DEGREES

MATERIALS AND WORKMANSHIP

All materials and workmanship are to comply with the relevant and current British Standards, Codes of Practice, current edition of the Building Regulations, and shall be to the approval of the Building Inspector.
Plumbing to comply with BS 5572.
Electrical work to comply with the current edition of the IEE Regulations.
Generally structural timbers to be SW or whitewood C24 grade to BS 4978. To be C16 where specified by the Engineer.

All softwood to be vacuum pressure impregnated.
Softwood for joinery to BS 1186 part 1, screws to BS 1210, nails to BS 1202.
Carpentry to comply to CP 112.
All brickwork below DPC level to be Class B engineering bricks.

GENERAL.
Do not scale off the drawings.
All heights, levels, sizes and dimensions to be checked on site before any work is put in hand.

Locate existing services/drainage runs prior to construction. Existing services through site to be protected during construction. There is an OH power line on site near entrance follow HSE guidelines for electrical safety at work.

The manufacturers recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified to the architects.

Separating Wall – Cavity Masonry

E-WM-3

CHECKLIST (to be completed by site manager/supervisor)

Company: _____				
Site: _____				
Plot: _____		Site manager/supervisor: _____		
Ref.	Item	Yes (✓)	No (✓)	Inspected (initials & date)
1.	Is separating wall cavity at least 75mm?	☐	☐	
2.	Is external (flanking) wall cavity at least 50mm?	☐	☐	
3.	Are separating wall blocks dense aggregate (1850 to 2300 kg/m³)?	☐	☐	
4.	Is cavity free from droppings and debris?	☐	☐	
5.	Are separating wall ties Approved Document E "Tie type A" (see Appendix A)?	☐	☐	
6.	Are cavity stops installed?	☐	☐	
7.	Are joints fully filled?	☐	☐	
8.	Are voids around floor joists, chases, etc. fully filled/sealed?	☐	☐	
9.	Is render coat applied to the whole wall face (except where it may be omitted between floor joists/beams)?	☐	☐	
10.	Where there is a separating floor (e.g. flats/apartments) has the resilient flanking strip been installed?	☐	☐	
11.	Are all junctions of wall and ceiling boards sealed with tape or caulked with sealant?	☐	☐	
12.	Is separating wall satisfactorily complete?	☐	☐	

Notes (include details of any corrective action)

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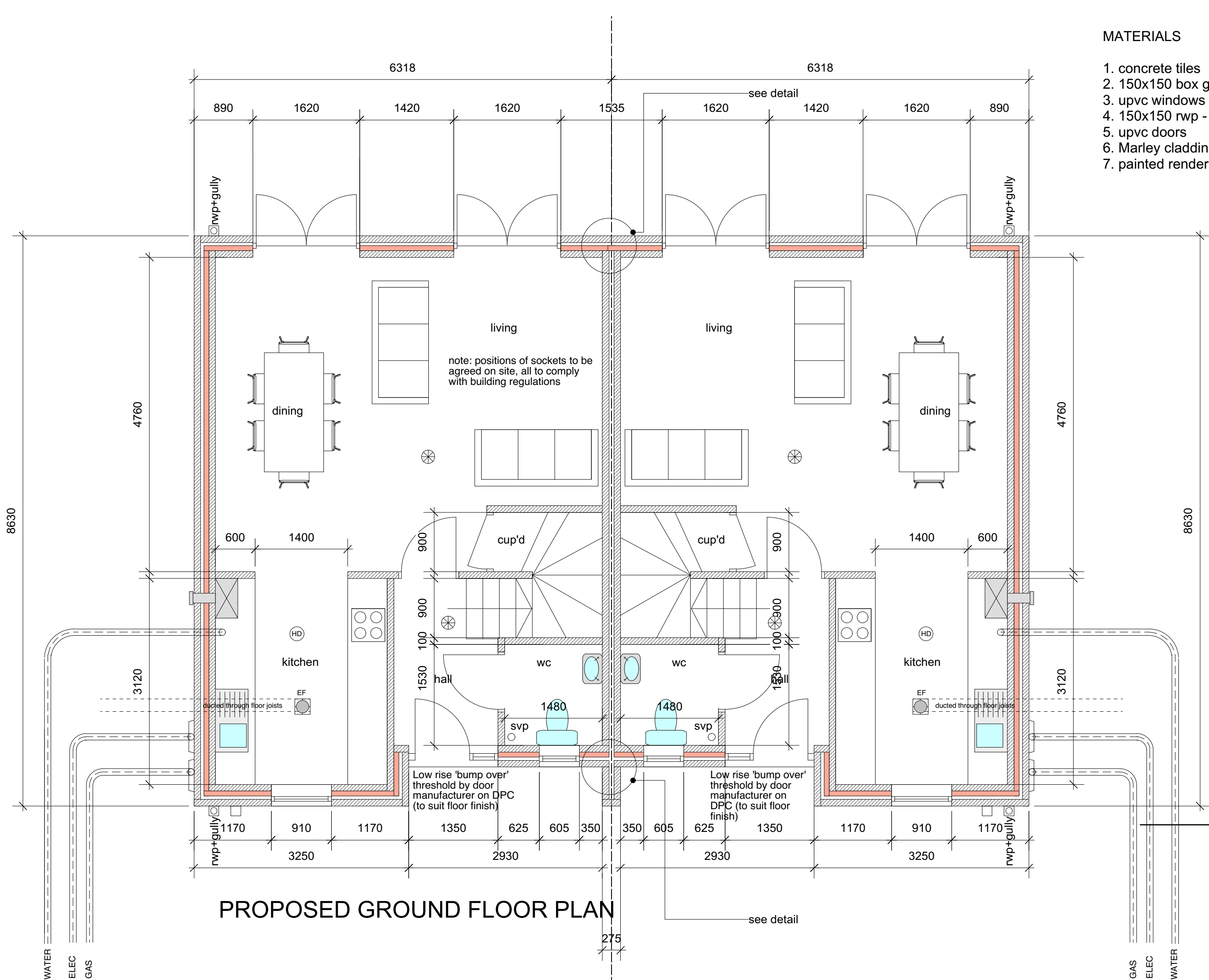
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October 2014

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Proposed development
at
Land opposite at 5 and 7
Heol-y-Bryniau, Pant

672.013		Proposed Spec	
BC	1:50@A1	Nov '20	SG
1st Floor Woodfired Studios 62 High St Merthyr Tydfil CF37 8DE 07830328652 hello@georgeandco.studio www.georgeandco.studio			
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PROPOSED GROUND FLOOR PLAN

WINDOWS SET IN WALL AND BEHIND THE DPC AS DETAIL AND NOT FIXED TO THE EXTERNAL LEAF

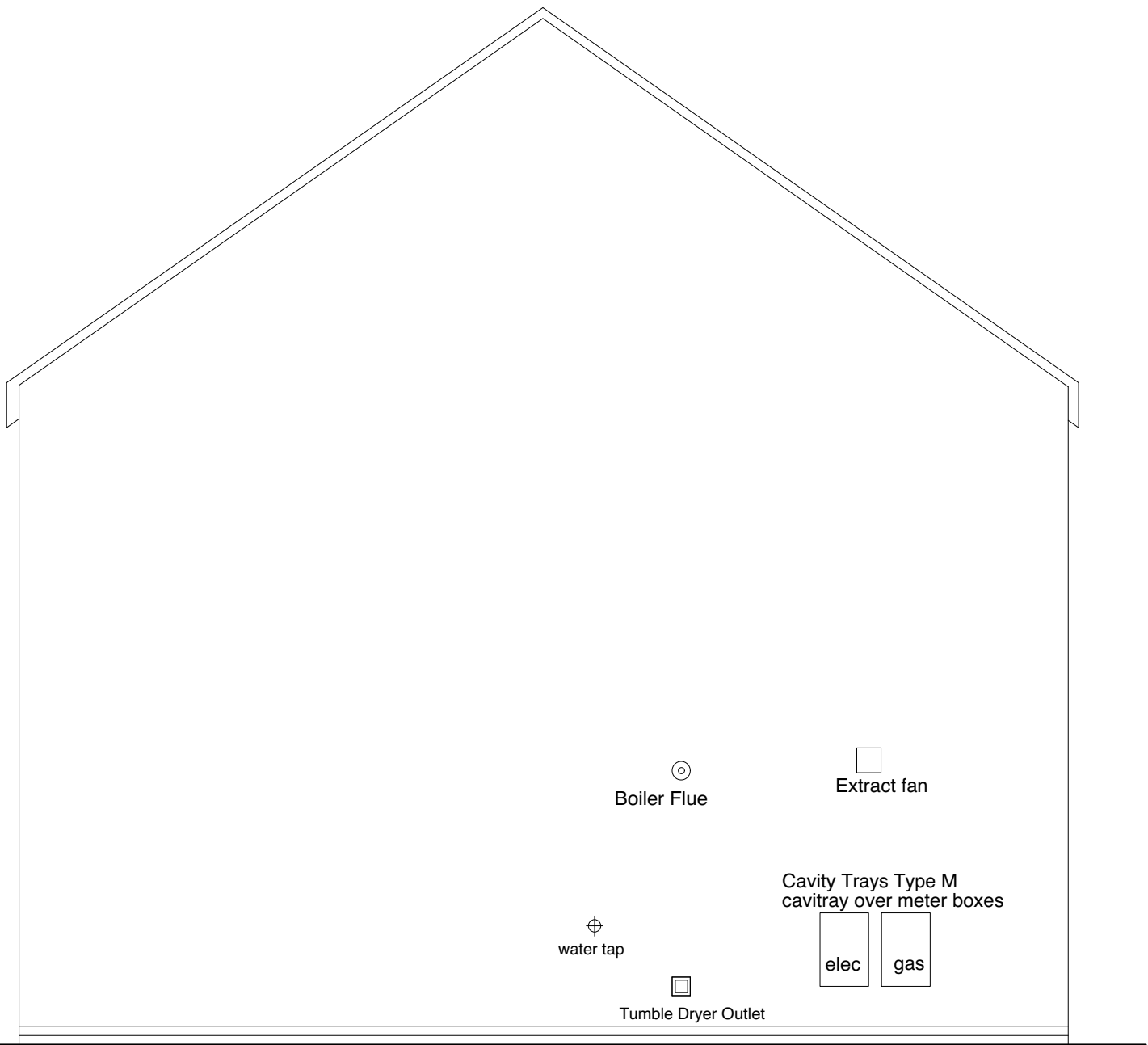
MATERIALS

- 1. concrete tiles
- 2. 150x150 box gutter - upvc grey
- 3. upvc windows - grey
- 4. 150x150 rwp - upvc grey
- 5. upvc doors
- 6. Marley cladding
- 7. painted render

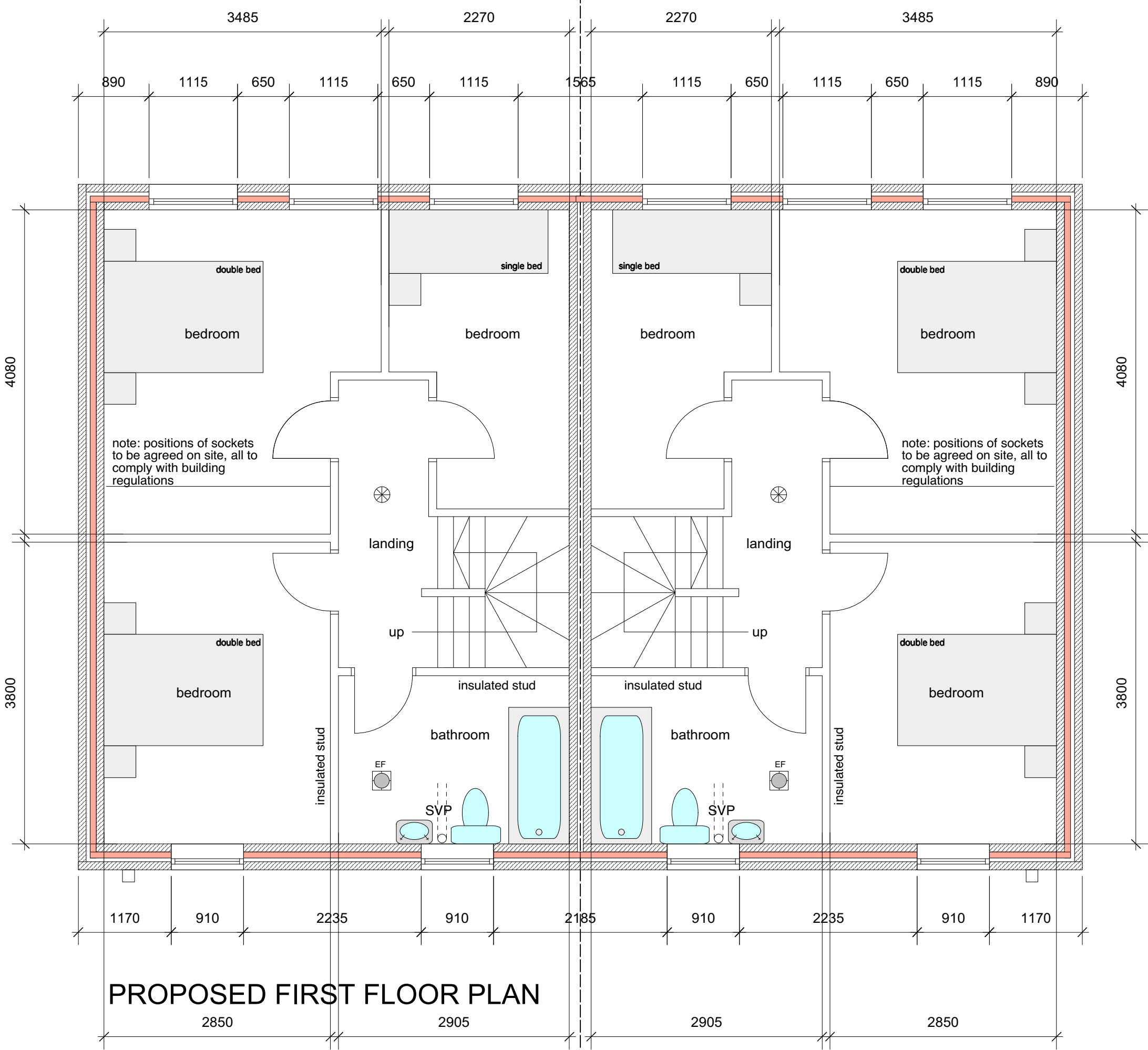
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Proposed development
at
Land opposite at 5 and 7
Heol-y-Bryniau, Pant

672.010		Proposed plans + Eles	
BC	1:50@A1	Nov '20	SG
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PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN

KEY TO ELECTRICAL FITTINGS

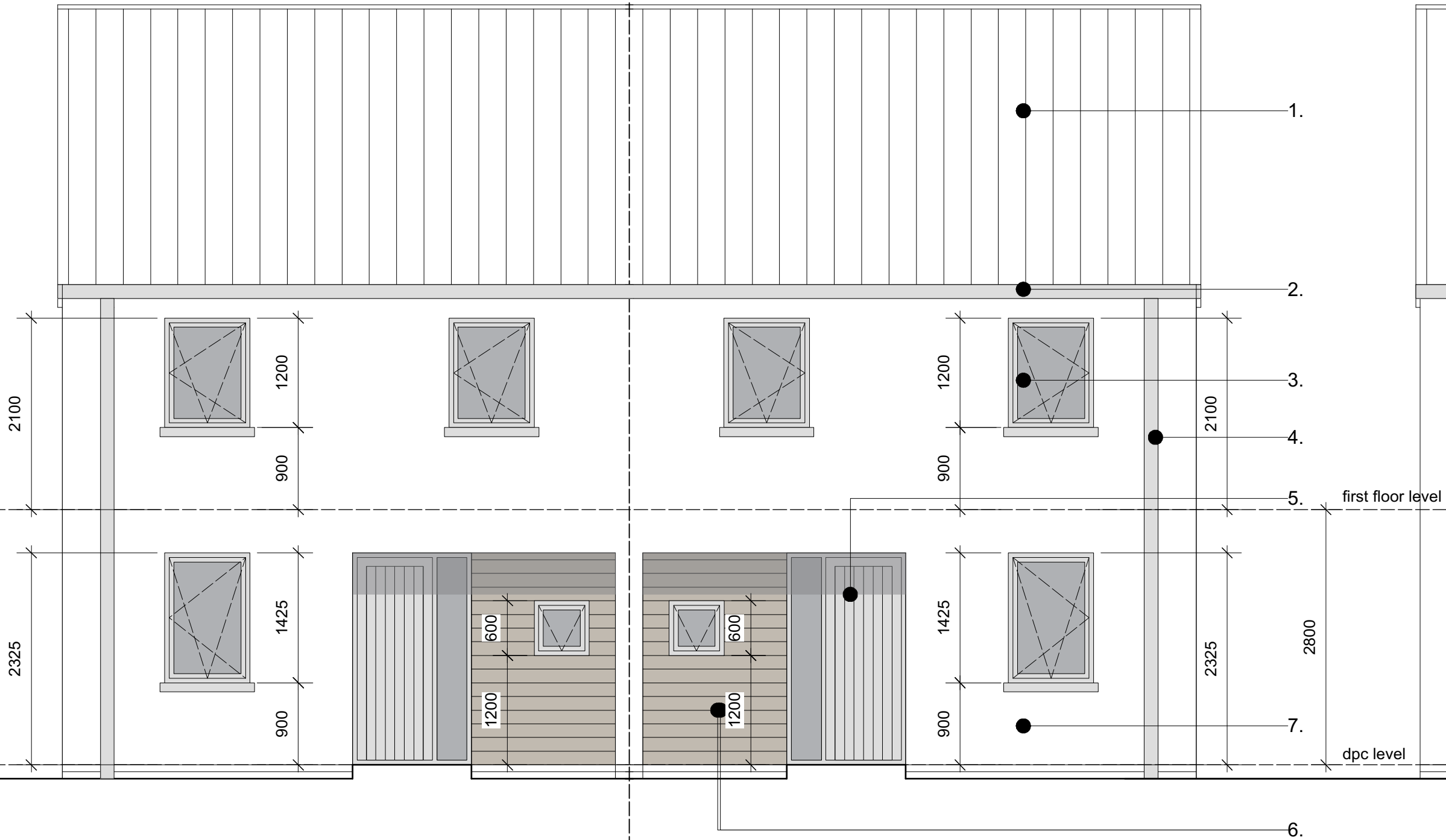
- ⊕ MK 1196 WHI low energy pendant light fitting set.
- external wall/ceiling mounted light fitting.
- MK 1157 WHI ceiling mounted pendant set.
- MK 1173 WHI ceiling mounted lamp holder.
- MK 4870 WHI wall mounted single switch.
- MK 4871 WHI wall mounted 2-way switch.
- MK 3191 WHI ceiling mounted pull cord switch.
- MK K2757 WHI wall mounted double socket.
- single 13amp socket outlet at low level with indicator switch set above worktop.
- Unswitched fused spur for future burglar alarm.
- MK K370 WHI wall mounted fused spur.
- MK K3520 WHI wall mounted tv socket with co-ax cable to signal booster housed in roof void.
- MK K422 WHI wall single telephone socket wired back to BT entry point.
- Electric, BEAB approved, to be Redring Digilamp DS 53-798501 complete with shower head, controller and holder.
- MK K5060 wall mounted cooker control unit
- MK Sentry 8 way consumer unit complete with mini circuit breakers and enclosure.
- Xpelair or similar extract fan to BS EN 60335-2-80 with integral humidistat, manual override controller and back draught shutter.
- Extract rates to conform with Building Regulations. Bathroom/en-suite extract to achieve air changes of 15 litres per second. Kitchen extract to achieve 60 litres per second. To include for fused switched spur connection.
- Ceiling mounted, as above
- Fixed Temperature Heat detector (Optical type) connected to mains with battery backup in event of mains failure. To BS 5446 part 1.

ELECTRICAL INSTALLATION

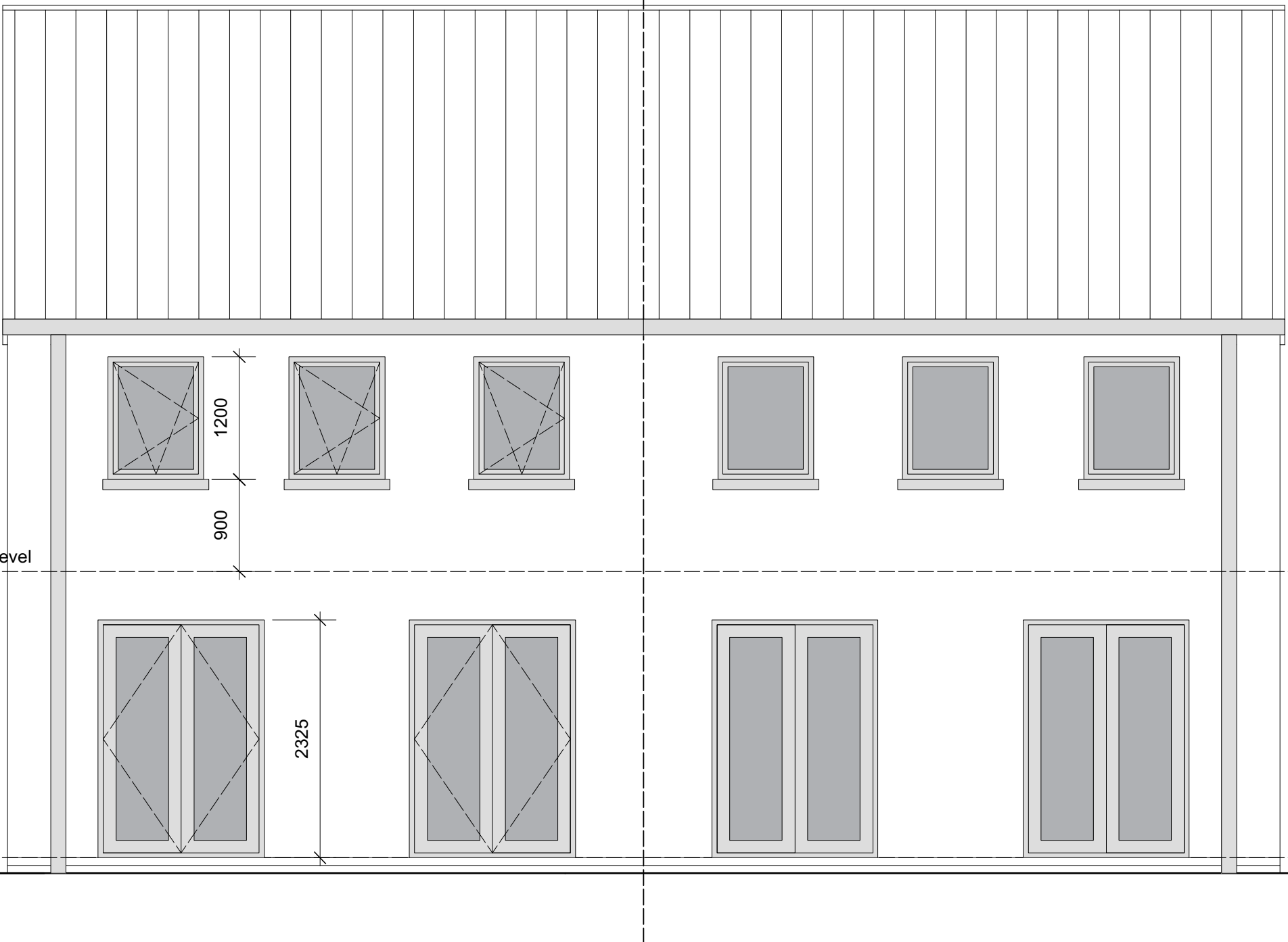
Whole of electrical installation to be in accordance with current IEE regulations and B.S.7671. All components to be fixed strictly in accordance with manufacturer's recommendations and including all ancillary items e.g. back boxes, junction boxes, sub mains, etc.

Heights of fittings above ffl.
(unless otherwise shown on drawings)

- top of extract fan
- top of shaver light, consumer unit, high level fused spurs and external lights
- top of light switch
- u/s socket outlets, cooker control unit and fused spurs over work tops
- u/s socket outlets over skirtings



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



MATERIALS

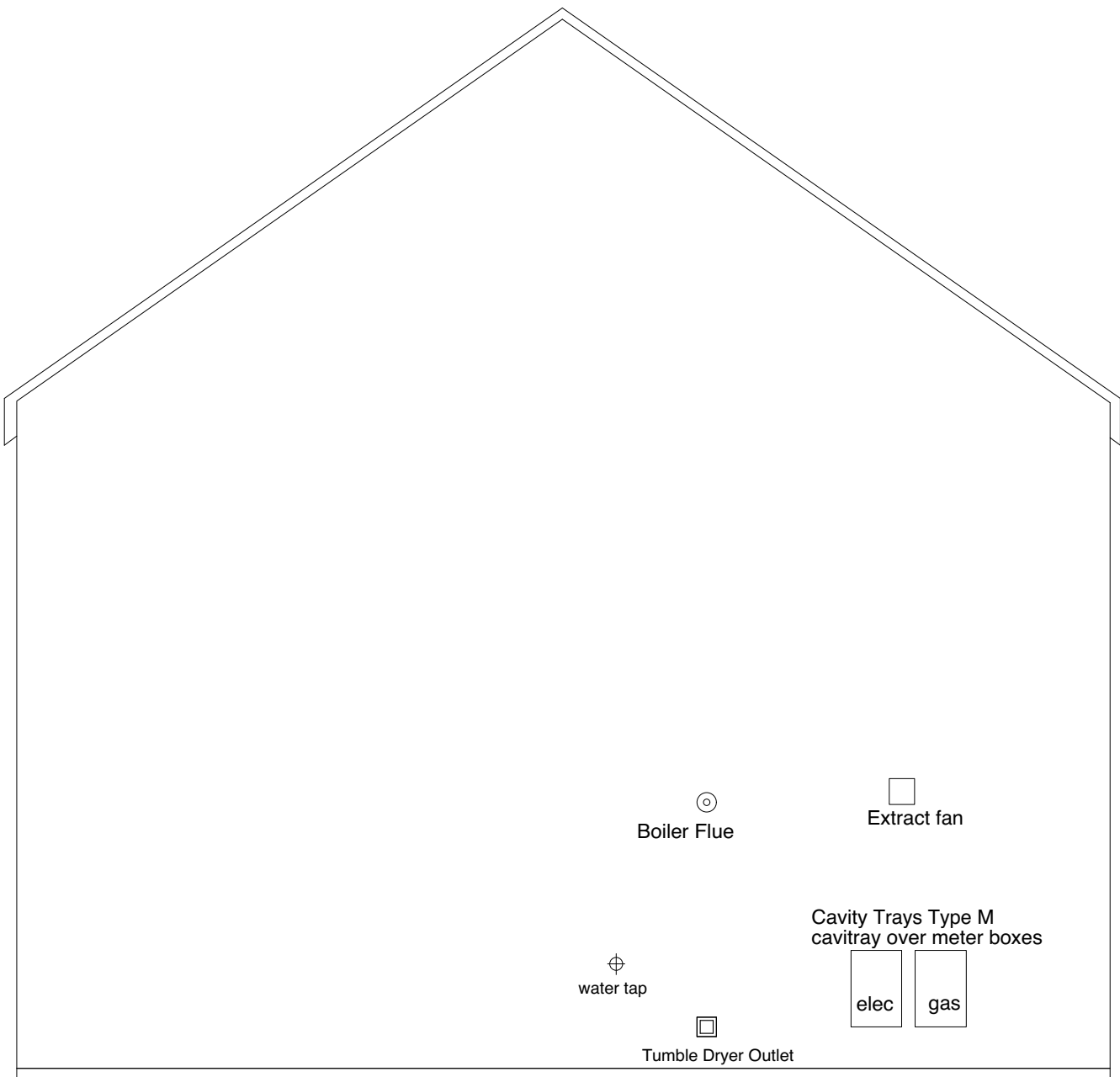
1. concrete tiles
2. 150x150 box gutter - upvc grey
3. upvc windows - grey
4. 150x150 rwp - upvc grey
5. upvc doors
6. Marley cladding
7. painted render

 **George and Co.**

Proposed development

at
Land opposite at 5 and 7
Heol-y-Bryniau, Pant

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DO NOT SCALE THIS	



PROPOSED SIDE ELEVATION



Diagram illustrating the layout of a house with four rooms. The rooms are arranged in a 2x2 grid. The dimensions of the rooms are indicated by arrows and labels:

- Top Left Room: 2400
- Top Right Room: 2800 FFL to FFL
- Bottom Left Room: 2600
- Bottom Right Room: (unlabeled)

PROPOSED SECTION



PROPOSED REAR ELEVATION

