

Notes:

BUILDING CONTROL APPROVED WITH CONDITIONS

PROPOSED EXTERNAL WALL TYPE 1: (CAVITY TIMBER/STONWORK)
 Constructed of overall 450mm cavity walling comprising an inner leaf of CLS 140 x 38mm sw framing, insulated with 140mm Isover Frame Batt 032 between studs, clad with 9.5mm sheathing ply with Protec TF200 Thermo breather membrane externally. Unless otherwise specified, Internally finish with 1 layer of 12.5mm Duplex plasterboard fixed with 3.9x30mm countersunk screws. Joints and abutments filled, 3-5mm hard skim finish. Outer leaf to be constructed of 250mm stonework tied to the timber frame with stainless steel wall ties, in accordance with the approved planning drawings. Ensure a continuous 50mm clear cavity is maintained between timber and stonework leaf, by fixing Sur Cav cavity system in the cavity. U-Value 0.23 W/m²K

PROPOSED EXTERNAL WALL TYPE 2: (CAVITY TIMBER/MASONRY RENDER)
 Constructed of overall 300mm cavity blockwork comprising an inner leaf of CLS 140 x 38mm sw framing, insulated with 140mm Isover Frame Batt 032 between studs, clad with 9.5mm sheathing ply with Protec TF200 Thermo breather membrane externally. Internally finish with 1 layer of 12.5mm Duplex plasterboard fixed with 3.9x30mm countersunk screws. Joints and abutments filled, 3-5mm hard skim finish. Outer leaf to be constructed of 100mm dense concrete blockwork tied to the timber frame with stainless steel wall ties finished with painted smooth sand cement render in accordance with the approved planning drawings. Ensure a continuous 50mm cavity is maintained between timber and blockwork leaf. U-Value 0.23 W/m²K

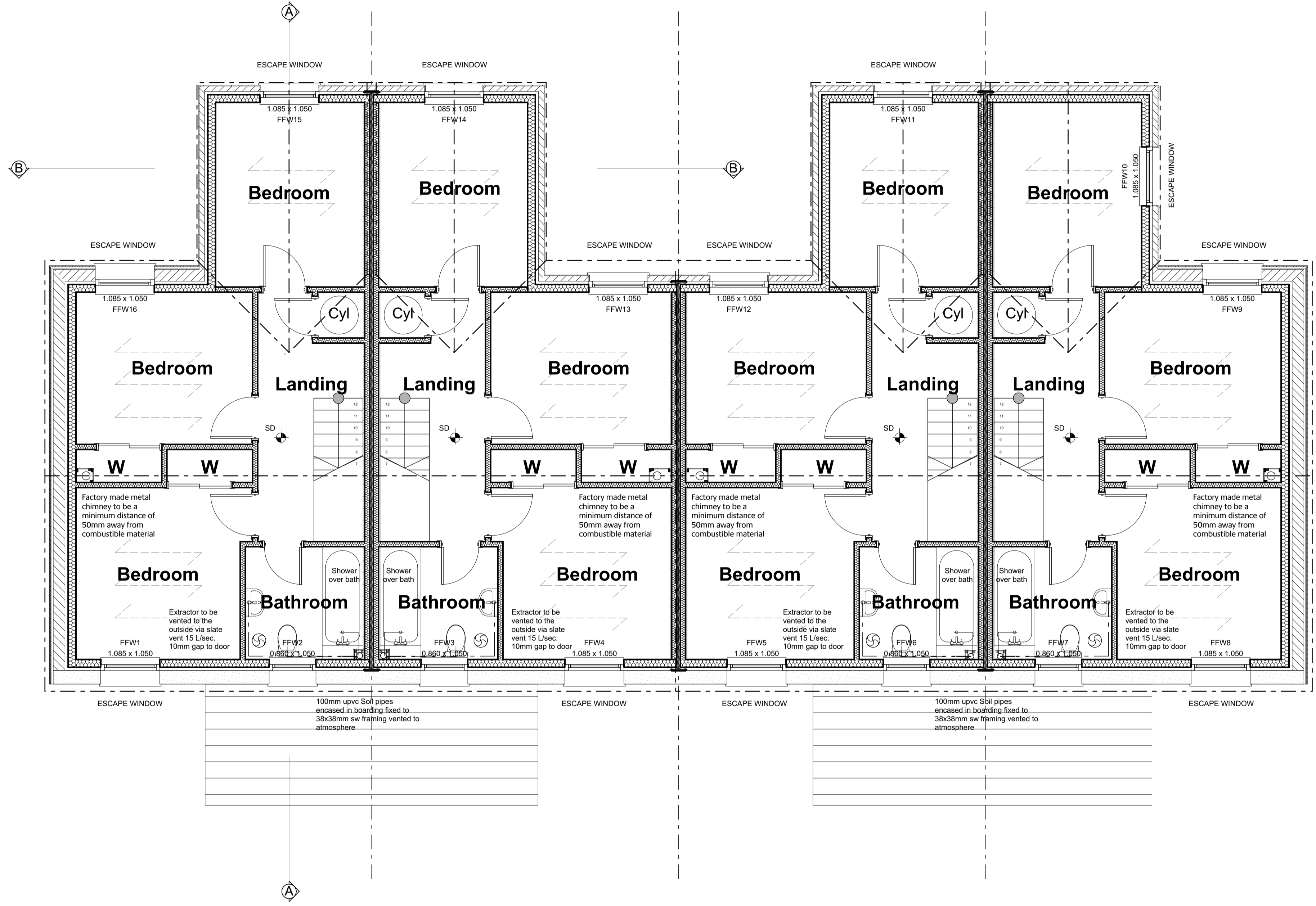
PROPOSED EXTERNAL WALL TYPE 3: (CAVITY TIMBER/SLATE HANGING)
 Constructed of overall 415mm cavity blockwork comprising an inner leaf of CLS 140 x 38mm sw framing, insulated with 140mm Isover Frame Batt 032 between studs, clad with 9.5mm sheathing ply with Protec TF200 Thermo breather membrane externally. Internally finish with 1 layer of 12.5mm Duplex plasterboard fixed with 3.9x30mm countersunk screws. Joints and abutments filled, 3-5mm hard skim finish. External skin to be constructed of 215/100mm Dense block work tied to timber frame with wall ties. Fix 25 x 50mm vertical treated softwood battens at maximum of 600 centres and any additional packing out battens as necessary depending on wall construction method chosen, eg 100/215mm blockwork, then fix 25x50mm horizontal counterbattens at suitable intervals for slate hanging. Fix natural slates to clients requirements in accordance with approved planning drawings. Ensure a continuous 50mm cavity is maintained between timber and blockwork leaf. U-Value 0.23 W/m²K

PROPOSED EXTERNAL WALL TYPE 4: PARTY WALL (in accordance with Robust detail E-WT-2 see specification)
 Internal stud walls to be constructed of twin stud walling of CLS 90 x 38mm sw framing, filled with min 90mm ISOVER frame Batt 032 between studs, (60mm min mineral wool balls or quilt, density 10-60kg/m³ both sides, material may be unfaced, paper faced or wire reinforced. Ties between frames not more than 40 x 3mm, at 1200mm min centres horizontally, one row of ties per storey height vertically. Minimum 240mm between inner faces of wall linings. 50mm min Gap between studs, (must not be bridged by any bracing). Cavity filled with mineral wool with a density of 18-40 kg/m³ (Ensure insulation thickness is no greater than 10mm wider than the cavity width to avoid excessive compression of the insulation). Fix 1 layer of 19mm Plank and then fix a further layer of 12.5mm plasterboard with staggered joints (total nominal mass per unit area 22kg/m²) both sides, fixed with 3.9x30mm countersunk screws. Joints and abutments filled, 3-5mm hard skim finish. U-Value 0.0 W/m²K

PROPOSED INTERNAL WALL TYPE 1: (Timber - Uninsulated)
 Internal stud walls to be constructed of CLS 90/140 x 38mm sw framing. Fix 1 layer of 12.5mm Gypsum plasterboard fixed with 3.9x30mm countersunk screws, in areas of kitchens and bathrooms its recommended to use femacel or similar due to moisture. Joints and abutments filled, 3-5mm hard skim finish

PROPOSED INTERNAL WALL TYPE 2: (Timber - insulated)
 Internal stud walls between rooms containing a wc and/or bedrooms, and does not have an opening within the dividing wall, to be constructed of CLS 90/140 x 38mm sw framing, insulated with a minimum 25mm absorbent layer of unfaced mineral wool batts to a minimum density of 10kg/m³. Fix 1 layer of 12.5mm Gyproc wallboard ten plasterboard fixed with 3.9x30mm countersunk screws, in areas of kitchens and bathrooms its recommended to use femacel or similar due to moisture. Joints and abutments filled, 3-5mm hard skim finish.

FLUE OUTLET POSITIONS FOR SOLID FUEL APPLIANCES:
 External-
 The point where a flue passes through a weather surface to be 2300mm horizontally from the nearest point of the weather surface and minimum 1000mm from the weather surface or at least as high as the ridge, or if at or within 600mm of the ridge the flue must be at least 600mm above the ridge.
 Flue to be minimum 2300 horizontally from an openable roof light.
 Internal-Flue to be positioned a minimum 200mm from any combustible material.



NOTE: ESCAPE WINDOWS
 Sash Windows will require special design for escape purposes either traditional sash within frame that hinges to open hole window - Sashment window, or sash lock window with top hung opening and side opening bottom opening style to enable the unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide, the bottom of the openable area should be not more than 1100mm above the floor

Smoke and Heat Detectors:
 Mains wired inter-linked self contained smoke detectors are required to be fitted to all floor areas located in circulation areas within 7.5m of a likely fire hazard i.e. Kitchens and living areas, and within 3m of bedrooms and at least 300mm away from any wall light fitting. Installed strictly in accordance with manufacturers specification and details to GRADE B, CATEGORY LD3 SYSTEM TO BS5839: PART 6 2004

Also provide a suitable mains interlinked heat detector to inner rooms where the kitchen is open to the rest of the property.

FIRST FLOOR
1:50

Rev.	Description	Drawn	Date
A	Various changes following BBS plan check report	JCV	13/7/15
B	Change of heating system, and adjustment to thermal elements to match revised SAP	JCV	20/7/15

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Project Title:
 PROPOSED RESIDENTIAL DEVELOPMENT

Project Address:
 LEAT ROAD
 PENDEEN
 CORNWALL

Client:
 GOLOWJI LTD

Drawing Title:
 FIRST FLOOR PLAN

Scale: 1:50@A1	Drawn: JCV
Date: 8/7/15	Checked: JP

Drawing No:
 14097.104

Rev.:
 B

Building Regulations