



rear elevation

<p>Window & Doors</p> <p>Fixed powder coated aluminium windows. Provide minimum one sliding patio door to all habitable rooms in lieu of escape windows. All doors to be PAS 24 security rated.</p> <p>Windows - U= 01.4 Wm²K double-glazed high performance glass. Supplier to provide certificate of compliance.</p> <p>Sliding Doors - U= 1.4 Wm²K double-glazed high performance glass. Supplier to provide certificate of compliance.</p> <p>All glazing to comply with Part K of the building regulations.</p>	<p>Central Heating</p> <p>Room sealed Worcester System gas boiler GR8300IW 35 5 NG* or similar with a minimum SEDBUK rating of >90% fitted with integral timer, weather compensator and interlock feature. Vent through roof in compliance with Diagram 34 Part J 2010.</p> <p>Install wet underfloor heating through ground floor in screed above insulation. Drawings show indicative layout only and final layout and zoning to be supplied by qualified heating engineer with a dual fuel towel rail in shower room.</p> <p>On first floor install wet underfloor heating throughout using Polypipe Overlay system with option of dual fuel towel rails in bathrooms if required by client</p> <p>All primary pipework to be completely insulated.</p> <p>A written declaration or certificate is to be provided to certify compliance with requirement of Part L1 and operating and maintenance instructions provided or the new occupier.</p>	<p>Hot Water</p> <p>Heatrae Megaflow ECO unvented 300i indirect cylinder 300 litre* i</p> <p>*Heating engineer to confirm final sizing and adequacy of existing gas/water mains supply.</p>	<p>Plumbing</p> <p>75 waste to w.c. 32 waste whb. 40 waste bath. w.c. trap 50, others 75 all connected with proprietary fittings and rodding eyes in accordance with good plumbing practice to comply with Part H.</p> <p>Thermostatic shower and bath mixer type with maximum temperature stop (48°C) and automatic safety shut down feature..</p>	<p>MVHR</p> <p>Whole building ventilation rate of 66.3 l/sec based on a combined GIA of 221m² assuming an air permeability rate > 3m³/(h.m²) at 50 Pa.</p> <p>Purge Ventilation</p> <p>Patio doors with a minimum opening area of 1/20th of the floor area of the room.</p> <table border="1"> <tr><td>TV Room</td><td>Floor Area = 16.5m²/sq</td><td>openable area = 6.0 m²/sq</td></tr> <tr><td>Reception/Kitchen</td><td>Floor Area = 93.5m²/sq</td><td>openable area = 27.5 m²/sq</td></tr> <tr><td>Bedroom 1/Dress</td><td>Floor Area = 21m²/sq</td><td>openable area = 2.4 m²/sq</td></tr> <tr><td>Bedroom 2</td><td>Floor Area = 12.8m²/sq</td><td>openable area = 2.4m²/sq</td></tr> <tr><td>Bedroom 3</td><td>Floor Area = 12.8m²/sq</td><td>openable area = 2.4 m²/sq</td></tr> <tr><td>Bedroom 4</td><td>Floor Area = 12.8m²/sq</td><td>openable area = 2.4 m²/sq</td></tr> </table> <p>Roof</p> <p>Isover Spacesaver (formerly Isotherm) 100mm laid between joists with 200mm over.</p> <p>U= 0.14 W/m²K* (Isover Dupont figures)</p> <p>Windows & Doors</p> <p>U= 1.4 Wm²K (whole unit not centre pane) double-glazed high performance glass. Supplier to provide certificate of compliance.</p> <p>Roof Window</p> <p>U= 1.3 Wm²K (whole unit not centre pane) double-glazed high performance glass. Supplier to provide certificate of compliance.</p>	TV Room	Floor Area = 16.5m ² /sq	openable area = 6.0 m ² /sq	Reception/Kitchen	Floor Area = 93.5m ² /sq	openable area = 27.5 m ² /sq	Bedroom 1/Dress	Floor Area = 21m ² /sq	openable area = 2.4 m ² /sq	Bedroom 2	Floor Area = 12.8m ² /sq	openable area = 2.4m ² /sq	Bedroom 3	Floor Area = 12.8m ² /sq	openable area = 2.4 m ² /sq	Bedroom 4	Floor Area = 12.8m ² /sq	openable area = 2.4 m ² /sq	<p>Part M</p> <p>Provide level wheel chair access from parking space within the boundary of the property with adequate manoeuvring space into dwellings via ramped access (max 1:20) and level threshold as detailed on drawings. At no point should the access be less than 900mm.</p> <p>wc to be provided on entrance storey compliant with Compliant with Dia.1.4 of 2015 edition of Part M of the Building Regulations as amended 2016.</p> <p>All electrical outlets, telephone points, tv points and light switched to be located between 450mm and 1200mm from finished floor level.</p>	<p>Cavity Walls</p> <p>Outer leaf of 102mm brick and inner leaf of 100mm Celcon concrete block 3.6N/mm² or equiv (λ=0.15W/mK with 10mm joints) with 100mm full fill cavity filled Dritherm 32. Finish internally with 3mm skim coated 12.5mm plaster board on dabs.</p> <p>U= 0.25 W/m²K*</p> <p>Ground Floor</p> <p>Beam and Block, 1200 gauge (300um) polythene dpm with 100mm Kingspan Kooltherm K103 insulation with all joints taped and 25mm perimeter insulation before installing 500 gauge (300um) polythene separation membrane and finishing with 65mm (min.).</p> <p>P = 52.9m A = 136.5m²/sq P/A = 0.386 U = 0.14 (Kingspan figures)</p>
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<p style="text-align: center;">PSK architect <i>New Build & Commercial Architect</i> PSK CHELTENHAM LIMITED, Unit B4, Staverton Connection Gloucester Road, Cheltenham, GL51 0TF Tel. 01452 714 596 www.psk-architect.co.uk</p> <p style="text-align: center;">TITLE</p> <p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">Building Regulations Sheet 3</p> <p>DATE 22/05/2021 SCALE 1/50 @A1</p> <p>DRAWN A. Davis CHECKED -----</p> <p>DRAWING NO. CF20-BAF-09</p>																								

This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for dimensions. If in doubt contact main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with structural engineers report, structural engineers report to take precedence over all other specifications. Main contractor responsible for site safety.

