Copyright retained in accordance with the copyright, design, and patents act 1988.

DO NOT SCALE OFF DRAWINGS
Dimensions to be checked on site.

CDM Regulations 2015

Principal contractor to plan for mitigation measures in response to hazards. CDM Regulations require that **all** projects are to:

- **Have workers to be competent and are suitably skilled for the work they carry out;**
- **Contractors to provide appropriate supervision, instruction and information to all on site workers to provide a safe working environment;**
- **Have a written construction phase plan.**

Worcester Lloyd are appointed as `Designer` only, unless a written appointment has been completed for the formal appointment as `Principal Designer`. If Worcester Lloyd has been appointed as `**Principal Designer**` then refer to 'Pre-construction information pack' for design health and safety information for this project.

Building Control

Drawings are in draft until approved in writing by Building control. These drawings are to be read in conjunction with all consultants information, including but not limited to; Structural design and SAP assessment.

Planning Conditions

Refer to planning approval notice for all Pre-Commencment, Pre-Occupation and Management Conditions. Drawings are to be read in conjunction with the planning approval notice.

KEY

EXTERNAL WALL CONSTRUCTION
Denotes: 305mm o/a new cavity wall construction, comprising 102.5mm thick blend of Weinerberger Kassandra/Renaissance red facing brick outer leaf, 150mm cavity fully filled with 150mm Knauf DriTherm 32 insulation (0.032W/mK), 100mm Plasmore Fibolite 3.6N/mmsq aircrete (or similar approved with a thermal conductivity of max. 0.24 W/mK) inner leaf. Finish walls internally with 12.5mm plasterboard on adhesive dabs with taped joints and skim finish. All to achieve max. U-Value of 0.18W/msqK. All as per SAP assessment. Build additional brick outer leaf to form plinth and cap off with cant brick. Foundation to be a minimum 750mm wide. Optional 37.5mm thk. Unilin XT/TL insulation -backed plasterboard (k=0.022) may be included to window & door reveals to mitigate cold bridging through frames.

NON STRUCTURAL STUD PARTITION
Timber studwork partition comprising 100x50mm C16 studs at 600mm ctrs. built off similar timber sole plate and with similar head restraint. Min. 25mm thick mineral wool sound insulation min. density 10Kg/m3 to be suspended within voids with 12.5mm thk plasterboard to both sides with taped joints and skim finish. All to achieve min. 40dB airbourne sound insulation. *All wetrooms to include additional 12.5mm moisture resistant Greenboard to wet room side of partition.

STRUCTURAL ATTIC WEB PARTITION
Timber studwork partition comprising attic web studs to supplier design & detail. Min. 25mm thick mineral wool sound insulation min. density 10Kg/m3 to be suspended within voids with 12.5mm thk plasterboard to both sides with taped joints and skim finish. All to achieve min. 40dB airbourne sound insulation. *All wetrooms to include additional 12.5mm moisture resistant Greenboard to wet room side of partition.

INSULATED DORMER CHEEKS
Insulated timber frame construction comprising: Code 5 lead flashing, on 18mm WBP plywood, on 50x50mm tanalised softwood battens to form ventilated cavity, on Proctor Wrapzite self-adhered breather membrane, on 9mm OSB/3, on attic truss webs to supplier design & detail. Fill stud centres with 140mm Unilin XT/TF insulation (k=0.022), line internal face of studs with continuous 40mm layer of Unilin XT/TF, followed by Tyvek Airguard Air & Vapour Control Layer (AVCL). Finish walls internally with 12.5mm plasterboard & skim. All to achieve max. U-Value of 0.18W/msqK. Ensure joints in VCL are taped and lapped min. 150mm.

All internal dimensions shown are to masonry/stud and do not include plasterboard and skim.
ALL DIMENSIONS TO BE CHECKED ON SITE BY PRINCIPAL CONTRACTOR.

STRUCTURAL

Denotes eng. brick padstone / piers. Sizes and bearings as noted - ref. SE notes

Steel and lintels over - ref. SE notes

Denotes structural timber members over - ref SE notes

Denotes span of attic trusses over to supplier design & detail

STRUCTURAL DESIGN NOTES:

ALL STEELWORK TO BE GRADE S355 UNO.

ALL PLATES TO CONNECTIONS AND LINTEL BEAMS TO BE GRADE S275 UNO.

ALL STEELWORK WITHIN 40mm OF THE INNER LEAF TO BE GALVANISED.

ALL BEAM AND LINTEL PLATE BEARINGS TO BE MIN. 150mm UNO.

ALL STEELWORK TO BEAR CENTRALLY ON WALLS AND PADSTONES UNO.

FOUNDATIONS DESIGNED FOR A PRESUMED BEARING CAPACITY OF 150kN/m2 ALL PROPOSED FORMATION LEVELS ARE SUBJECT TO BUILDING CONTROL/ APPROVED INSPECTOR APPROVAL.

ALL TEMPORARY WORKS ARE TO BE DESIGNED BY OTHERS.

ALL NEW MASONRY TO BE TOOTHED IN TO EXISTING TO ENSURE FULL LOAD SPREAD BETWEEN NEW AND OLD MASONRY.

BEAMS WHICH SUPPORT NEW FLOORS ARE TO HAVE THEIR WEBS PACKED WITH S.W. PACKERS THROUGH BOLTED WITH M12's @ 450mm C.C.

NEW STEEL BEAMS TO BE LOCATED AS HIGH AS POSSIBLE TO CREATE FLUSH FLAT CEILING HEIGHTS WHERE POSSIBLE.

ALL NEW STEELWORK TO BE ENCASED WITH 1NO. LAYER OF 15MM GLASROC F FIRECASE AND SKIM TO PROVIDE MINIMUM 30 MINUTES FIRE RESISTANCE. REFER TO STRUCTURAL ENGINEER DETAILS AND SPECIFICATION FOR PADSTONE REQUIREMENTS.

OPENINGS IN CAVITY WALLS TO BE FITTED WITH LINTELS AS SPECIFIED BY STRUCTURAL ENGINEER WHERE INDICATED. SUPPLY & INSTALL PROPRIETARY INSULATED CAVITY WALL LINTEL (CATNIC OR EQUIVALENT MANUFACTURER) OVER OPENINGS IN CAVITY WALLS UNO, SIZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDANCE. ALL PROPRIETARY LINTELS TO HAVE MIN. 150MM END BEARING UNO AND FITTED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

ALL LINTELS SUPPORTING FLOORS ABOVE TO BE FIRE PROTECTED WITH 1NO. LAYER OF GYPROC FIRELINE BOARD WITH TAPED JOINT AND SKIM FINISH. ALL TO ACHIEVE MIN. 30 MINS FIRE RESISTANCE.

MECHANICAL, ELECTRICAL & PLUMBING

Mechanical, Electrical and Plumbing installations are to be designed by an MEP Engineer and supplied & fitted in strict accordance with SAP calculations by SAP assessor. Any deviation from these calculations must be discussed with SAP assessor prior to order. New heating system to meet Part J of the building regulations.

All new electrical points and fittings to be agreed with client prior to commencement. All light fittings to be LED. All switches and sockets to be located between 450 and 1200mm above finished floor level. All electrical installations to be carried out and self certified by person/s registered under the NICEIC doSAP assessortic installers scheme or similar approved body.

Ensure the new dwelling is equipped with an electric vehicle charging point inline with the requirements of Part S of the building regulations. System to be designed and installed by suitably qualified specialist.

GLAZING

Frames to be timber in chalky downs finish and fitted with 24mm sealed double glazed units comprising 4mm outer pane, 16mm argon filled air gap and 4mm low E soft coat glass inner pane. All to achieve max U-value of 1.2 W/m2K in accordance with SAP information.

Specification of all new doors and windows to be agreed with client prior to order and installed in line with manufactures guidance.

Glazing indicated "" to be safety glass to meet current building regulations/standards.

Windows indicated 'E-E' to be for emergency egress purposes. Opening light to be min 0.33m2 unobstructed and at least 450mm(w) x 750mm (h).

Supply & install brickwork soldier coursing at window & door heads and stone cills to all windows in cavity walls. Discuss & agree specification for stonework with client prior to order. Supply & install proprietary cavity trays above external openings discharging via min. 2no. perp end weep holes at max. 450mm centres.

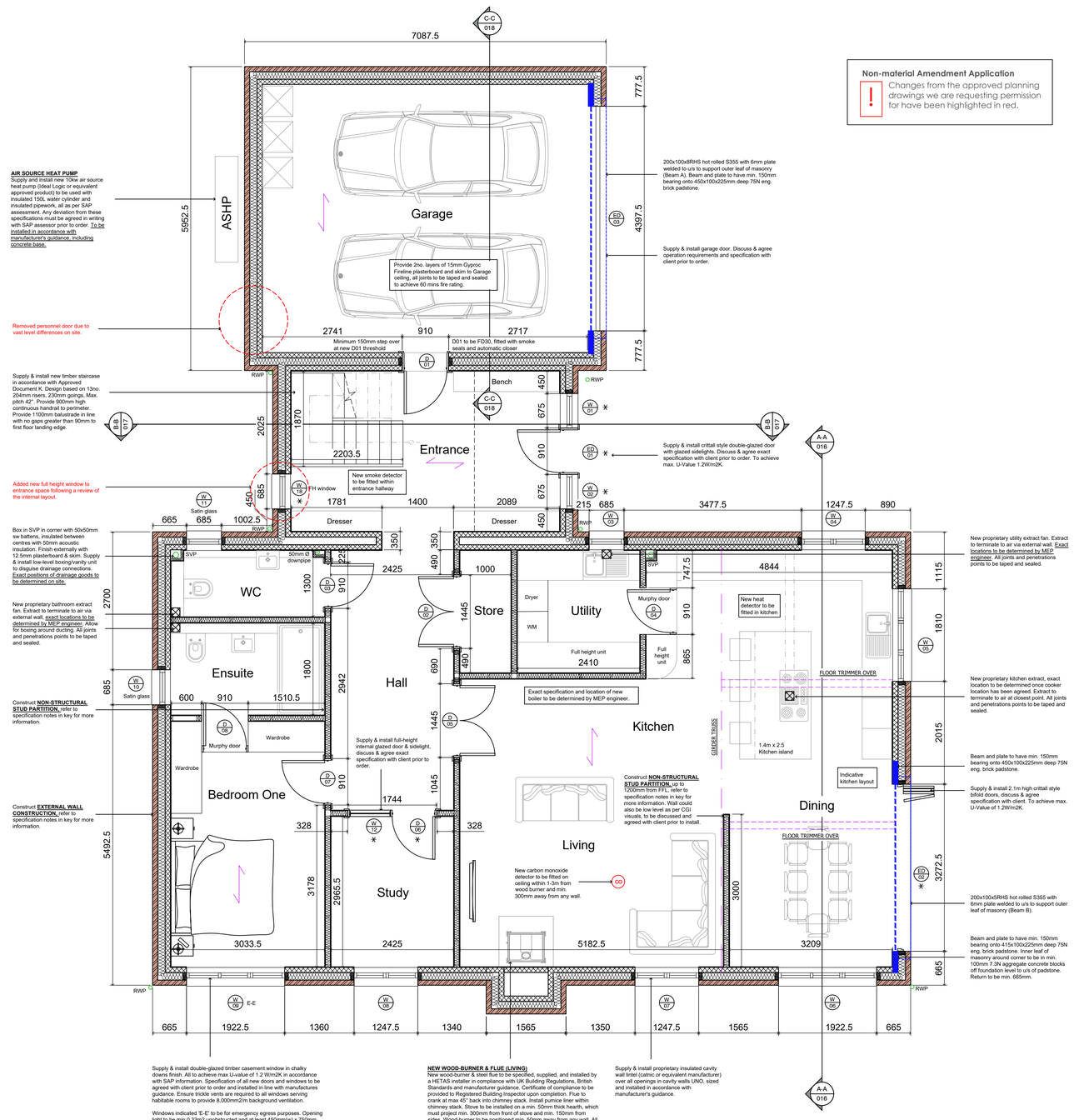
DRAINAGE

PC to provide new painted timber fascias to gable ends and dormer windows in chalky downs finish to match door & window fr/SAP assessor. Rafter feet to remain exposed elsewhere. Supply & install black aluminium rainwater goods throughout. All as per client chosen specification.

Specification of all new sanitaryware to be discussed and agreed with client prior to order. All new drainage connections to be agreed with approved inspector on site.

FINISHES

Specifications of all walls and floor finishes to be discussed and agreed with client prior to commencement.



GROUND FLOOR PLAN AS PROPOSED 1:50

Non-material Amendment Application

Changes from the approved planning drawings we are requesting permission for have been highlighted in red.

Supply & install double-glazed timber casement window in chalky downs finish. All to achieve max U-value of 1.2 W/m2K in accordance with SAP information. Specification of all new doors and windows to be agreed with client prior to order and installed in line with manufactures guidance. Ensure trickle vents are required to all windows serving habitable rooms to provide 8,000mm2/m background ventilation.

Windows indicated 'E-E' to be for emergency egress purposes. Opening light to be min 0.33m2 unobstructed and at least 450mm(w) x 750mm (h).

Supply & install brickwork soldier coursing at window & door heads and stone cills to all windows in cavity walls. Discuss & agree specification for stonework with client prior to order.

NEW WOOD-BURNER & FLUE (LIVING)
New wood-burner & steel flue to be specified, supplied, and installed by a HETAS installer in compliance with UK Building Regulations, British Standards and manufacturer guidance. Certificate of compliance to be provided to Registered Building Inspector upon completion. Flue to crank at max 45° back into chimney stack. Install pumice liner within chimney stack. Stove to be installed on a min. 50mm thick hearth, which must project min. 300mm from front of stove and min. 150mm from sides. Wood-burner to be positioned min. 50mm away from any wall. All materials used in close proximity to log burner, including flue, to be constructed in non-combustible material (to BS EN 1443:2019) in accordance with Approved Document J. Ensure new CO alarm is provided within 1-3m horizontally of log burner and min. 300mm away from any wall.

Supply & install proprietary insulated cavity wall lintel (catnic or equivalent manufacturer) over all openings in cavity walls UNO, sized and installed in accordance with manufacturer's guidance.

Rev	Note	Date
C	Removed rear door into garage	08.04.26
B	Revised to client comments	02.04.26
A	Revised spec to client comments	02.02.26

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Project	**6 Bullhurst Lane, Weston Underwood**
Drawing Title	**Ground Floor Plan as Proposed**
Scale 1:50	
Sheet A1	Drawn By SW Checked By PA

Date	Job No.	Drawing No.	Revision
Jan' 26	185 2025	012	C

Building Regulations Application