

New building construction to consist of:

**Foundations**

New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used

**Internal Walls**

Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Iso wool insulation between studs

**Roof**

Roof to be Sandtoft Olympus natural clay double panities in natural red with Bradstone Old Quarried artificial stone ridge mechanically fixed and bed in mortar all on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber trusses by Shire Timber Group Ltd, Knowsthorne Gate, Cross Green Industrial Park, Leeds, LS9 0NP, [www.shiretimbergroup.co.uk](http://www.shiretimbergroup.co.uk) Tel 0113 249 2120 or equal approved

**Roof Insulation**

Install 350mm Rockwool Roll insulation in 100mm layers in cross directions between and above ceiling joists to achieve a u value of 0.13W/m²K

**Windows**

Windows to be painted timber double glazed operable casement windows by Crookes and Sons Joinery, 3 Shenstone Road, Sheffield, S6 1SP, [www.crookesjoinery.co.uk](http://www.crookesjoinery.co.uk) Tel 0114 233 0699 or equal approved, for details refer to window detail drawings

**External Walls**

External walls to be brickwork/ blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork inner leaf, 100mm Kingspan TW50 cavity wall insulation, 50mm cavity and 100mm external leaf Hursingore Benchmark handmade bricks by York Handmade Brick Company, Winchester House, Forest Lane, Aline, York, YO61 1TU, [www.yorkhandmade.co.uk](http://www.yorkhandmade.co.uk) Tel 01347 838881 with natural grey grit sand mortar flush pointed and brushed off all to achieve a u-value of 0.18W/m²K

**Ground Floor -**

insulation over slab  
To meet min U value required of 0.13 W/m²K

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 125mm PIR insulation Kingspan Kooltherm K3. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement and incorporate wet source underfloor heating (allow for radiator to bathroom).

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

**Rainwater Goods**

New gutters to be black powder coated aluminium 'ogee' profile fixed back to building on dentils, downpipes to be standard 68mm black powder coated aluminium rainwater pipes

**Ventilation -** all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room, all windows to be operable to achieve purge ventilation to each room

**Wall and Ceiling Finishes -**

finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

**Glazing -** all glazing to be to be 2No 4mm leaves low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

**Draught Sealing -** mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

**Lintels -** over masonry openings in external walls to be sawn stone external exterior (sills to match) and concrete to interior sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

**Internal Doors**

Internal doors to be 830 x 2100mm SW timber boarded doors

**External Doors**

External doors to be painted timber double glazed doors by Crookes and Sons Joinery, 3 Shenstone Road, Sheffield, S6 1SP, [www.crookesjoinery.co.uk](http://www.crookesjoinery.co.uk) Tel 0114 233 0699 or equal approved, for details refer to door detail drawings

ISSUED FOR CONSTRUCTION

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT				
PROJECT				
DRAWING TITLE				
BUILDING 02 GROUND FLOOR PLAN AS PROPOSED				

SCALE	DATE	REVISION
1:100@A3	NOV 2020	
DRAWN		
MIL		
CHECKED		
NOV 2020		
2050		
212		

## Building 02 Ground Floor Plan As Proposed

Scale 1:100@A3

