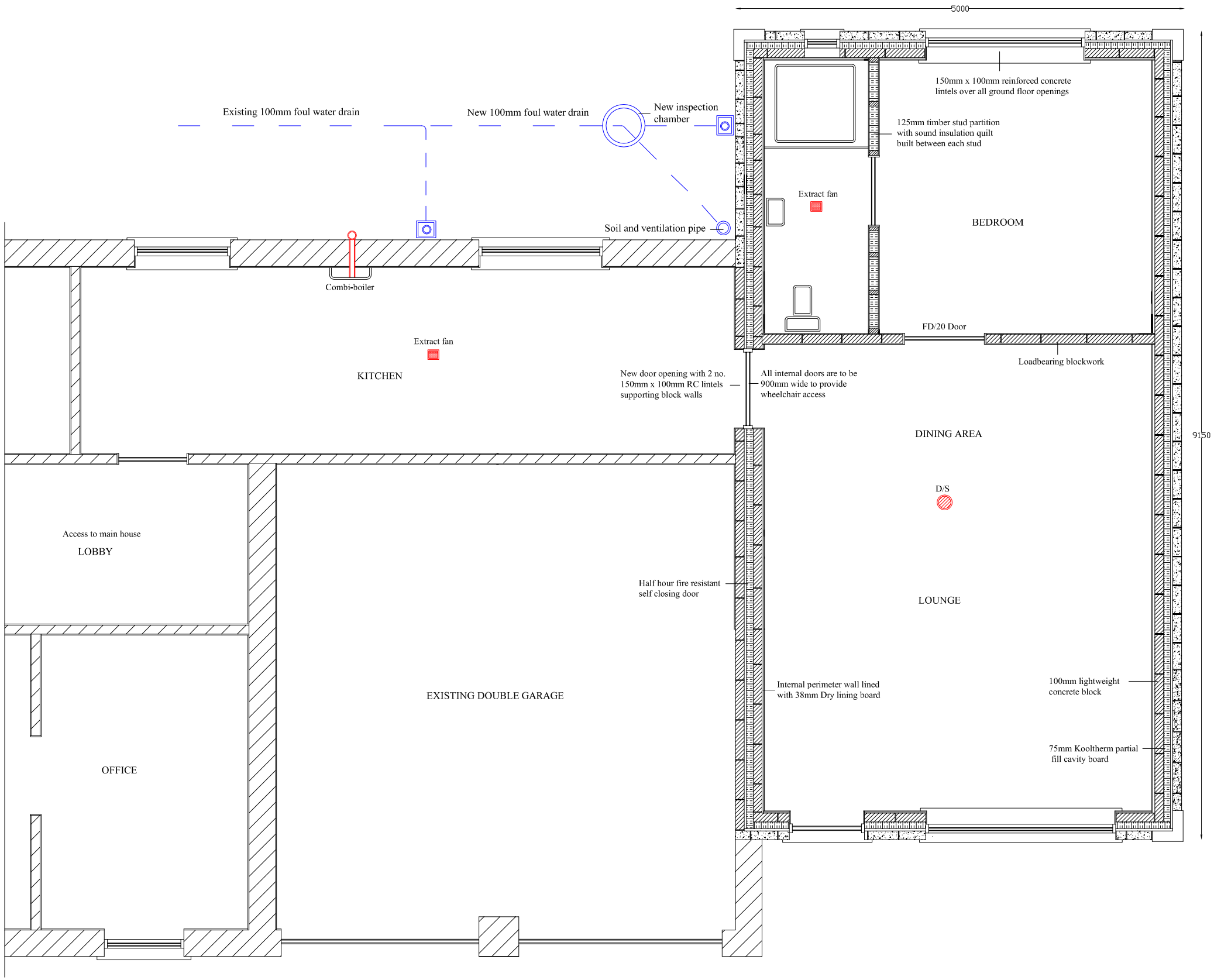
PROPOSED GROUND FLOOR PLAN



CONSTRUCTION NOTES

INSULATION

All "U"values are to be to Code Level 3 of The Code for Sustainable Homes.

EXTERNAL WALLS

The external walls, roof and floors are to be insulated to the following minimum standards:-

Walls - Kingspan Kooltherm K8 partial cavity board 75mm thick with a clear 25mm residual cavity "U" value 0.18W/m2K.

WARM PITCHED ROOF

Roof - Unvented roof with insulation between rafters of 80mm thickness and 90mm laid above the rafters of Kingspan Kooltherm K7 insulation board underdrawn with Kingspan K 18 Dry-lining board.
"U" value 0.13W/m2K.
Kingspan nilvent breathable membrane laid taut in vertical runs held in place with staples. 25mm thick counter battens should be fixed to the top of the rafter to allow a minimum of 10mm gap for the disposal of water vapour drainage. All work on the warm insulated unvented roof is to comply with BS 5250: 1989 (1995).

FLOOR

Floor- Kooltherm K3 Floorboard 125mm thick laid under the floor concrete "U" value 0.13W/m2K.

Windows - U.p.v.c. frames with 4-16-4 double glazing (low - E, en = 0.15 soft supplied by Pilkington Optitherm) "U" value 0.22W/m2K.

LIMITATIONS ON AIR LEAKAGE

Robust Construction
All reasonable methods to reduce infiltration of air around openings in the external fabric, floor and roof and all good practice guides shall be included in the general construction of the building.

SAFETY GLAZING

All glazing in critical locations i.e. glazing in and around doors and windows below 900mm off the floor level are to be safely glazed to BS 6260 and marked according to BS 6260.

ELECTRICAL INSTALLATIONS

All electrical work will be carried out to meet the requirements of Part P of the Building Regulations by a competent person and a member of ELECSA. Notification to the Local Authority is the responsibility of ELECSA and the contractor, the notice must demonstrate that the electrical installations conform to BS 7671. The householder certificate is to be issued on completion of the work to show compliance with BS 7671.

GAS SAFETY (installation and use) REGULATIONS

The contractor or person appointed to carry out work shall be registered with CORGI approved by the Health and Safety Executive.

SCALE 1:50

DRAWING NO. 06