

CONSTRUCTION NOTES

**INSULATION**  
All "U" value are to be 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 - Fibre blown cavity insulation is to be blown into the whole perimeter cavity wall of the house, the product is to have a current agreement certificate.  
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.

**FLAT BUILT-UP INSULATED ROOF**  
Kingspan Thermaroof TR31 rigid insulation 116mm thick on top of the roof joists with 50mm Kooltherm K7 roof board placed between the joists with a plaster-board ceiling to obtain a "U" value of 0.16W/m2K.

**SOUND INSULATION**  
ISOWOOL 100mm thick APR 1200 insulation laid between each joist and underdrawn with Gyproc Wallboard to obtain a acoustic reduction of sound transmission of 40LnTw.

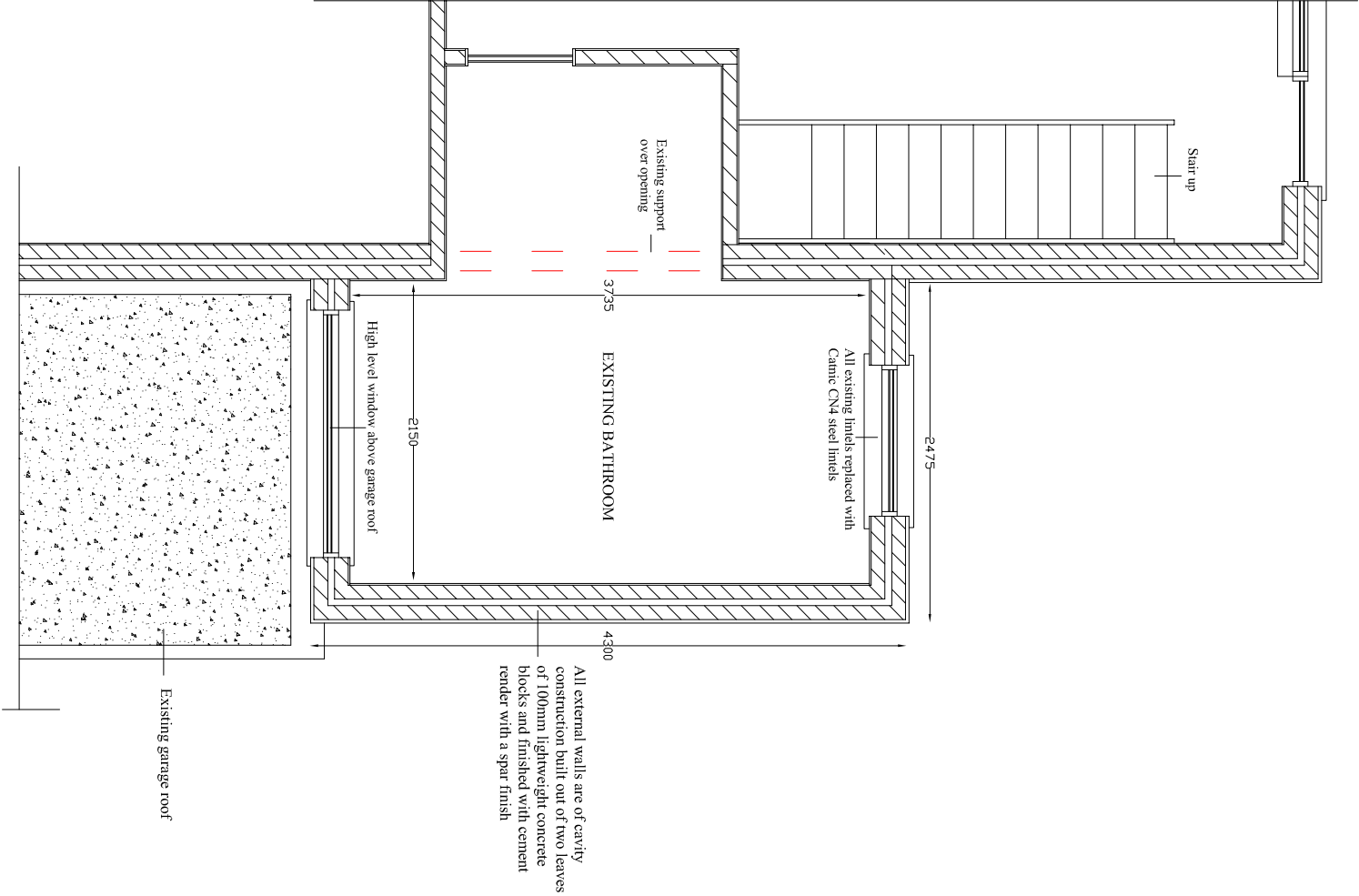
**LIMITATIONS ON AIR LEAKAGE**  
Robust Construction  
All reasonable methods to reduce infiltration of air around openings in the external fabric, floor and roof and all good practice guides shall be included in the general construction of the building.

**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.

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

