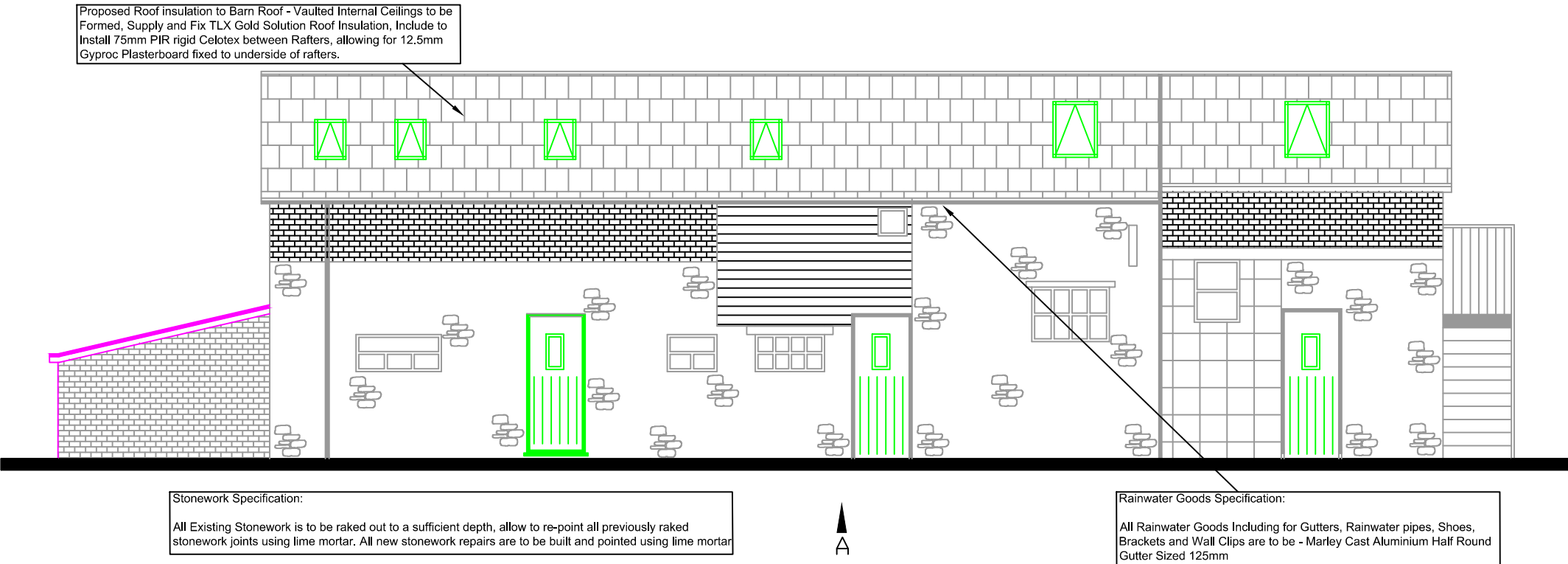




PROPOSED ELEVATION PLAN A

BUILDING REGULATIONS NOTES

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K (actual U Value achieved 0.16 W/m²K)
New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 115mm Thermadass Cavity Wall 21 as manufacturer's details. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.
Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.
10mm cavity to be provided if required.

SOLID EXTERNAL WALL
To achieve min U-value 0.18 W/m²K
Wall constructed using brickwork at least 328mm thick. Insulate wall on the inside using 100mm Celotex GA4000 insulation. Finish with 12.5mm plasterboard over vcl and 3mm skim coat of finishing plaster. Batten out to provide a nominal 25mm cavity between the masonry and insulation (50mm cavity to be provided if required by building control).
Wall into be provided with a Vandex slurry internally if required by BCO.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 84.
Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m.
Calcium silicate brick - 7.5-9m.
Lightweight concrete block - density not exceeding 1,500kg/m³ - 6m.
Dense concrete block - density exceeding 1,500kg/m³ - 7.5-9m.
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.
Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.
Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid in accordance with BS 5534 and BS EN 12588. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

INTERNAL MASONRY PARTITIONS
Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab. Wall to be tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

REV:	DESCRIPTION:	SCALE: 1:100 @ A3
DRAWN: IEF		DATE: 10.09.23
CLIENT	Mr. & Mrs. Jones Ty Mawr Pontfadog Wrexham LL20 7AS	
PROJECT	Conversion of Outbuilding Former Milking Shed - Holiday Cottages - BREGS	
TITLE	Proposed Building Regulation Technical Specification - BREGS 003	
DRAWING NUMBER	FS 003/19 - Prop BREGS 003	
JOB NUMBER	003/23	
FOXALL SURVEYORS BUILDING SURVEYORS - CHARTERED BUILDING ENGINEERS - ARCHITECTURAL DESIGN - PLANNING CONSULTANCY SERVICES 		
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