

Roof Construction: to max 0.10 U-Value to comply with SAP calculations. Roof structure to consist of approved concrete interlocking tile (tiling to BS5534) on 38 x 25mm treated softwood battens to BS5534. Untearable breathable membrane on pressure impregnated softwood timber trusses at maximum 600mm c/s to BS 5268. Trusses to specialist roofing contractor design. Roof ventilation to be achieved by means of proprietary eaves and ridge ventilation system. Proprietary eaves ventilation trays to be used between rafters to prevent insulation blocking roof ventilation. 50mm to be maintained between insulation and membrane. All roof coverings to be fixed in accordance with manufacturers written specification. Cold roof 0.10 U-Value to comply with SAP calculation to be achieved by the use of 440mm Knauf (or similar) installed between and over truss bottom chords, meeting with cavity wall insulation. Fascias and soffits to eaves to be upvc.

Fully filled insulation to top of wall eliminating cold bridge
Windows to max 1.2 U-Value to be confirmed by SAP calculations

Projecting brick cill to create a shadow line, with a feature
Smooth Red Engineering brick and natural mortar

Brickwork lintels to be Steel Angle lintels (Catic or equivalent), completely independent of the internal timber frame. This is essential to minimize thermal bridging and ensure compliance with SAP and PSI parameters. All lintels to have a minimum of 2 weep holes. include also a flexible d.p.c. which should extend to the edge of the front toe and a min. of 50mm beyond the end of the lintel to allow formation of an integral stop end. Suitability of all lintels to be determined prior to commencement of contract by manufacturer and or engineer as applicable. Frametech specialist contractor to coordinate design for construction of PSI-compliant details.

Windows to max 1.2 U-Value to be confirmed by SAP calculations

Cavities to be closed at all openings using cavity closers with thermal conductivity of 0.026W/mK (Kingspan Kooterm Cavity Closer or equivalent)

DPC to be used at all cavity closure situations

Cavity Walls Above DPC Level: to max 0.18 U-Value to comply with SAP calculations. External walls to comprise of: 102.5mm thick approved frost resistant FL quality facing brickwork outer leaf (Colour Red Multi Facing, Ref. TBC by Client choice), 60mm cavity, Protect TF200 Thermo breather paper, 9mm OSB3 sheathing, 38x140 C16 wall studs at 600mm centres, Mineral Wool 0.032W/mK (between 140mm timber frame), Protect VC Foil Ultra VCL, Low-emissivity cavity from Reflective VCL R=0.78Foil Ultra, unvented (between 25mm timber battens), 15mm plasterboard + skimming.

Protect VC Foil Ultra VCL

Protect TF200 Thermo breather paper

Weephole & Cavity tray
Airbrick to provide ventilation to timber sole plate

DPC

DPC lapped onto DPM

Brickwork below ground level up to the DPC to be frost-resistant and of FL quality. Below the DPC, blockwork is to consist of Plasmor Fibolite blocks with high thermal efficiency to comply with SAP PSI calculations

Section Detail 01
Scale 1:10

0m 250mm 1m
100mm 500mm

Contrasting band with Smooth Red Class B Red Engineering brick with Natural Mortar
Brickwork lintels to be Steel Angle lintels (Catic or equivalent), completely independent of the internal timber frame. This is essential to minimize thermal bridging and ensure compliance with SAP and PSI parameters. All lintels to have a minimum of 2 weep holes. include also a flexible d.p.c. which should extend to the edge of the front toe and a min. of 50mm beyond the end of the lintel to allow formation of an integral stop end. Suitability of all lintels to be determined prior to commencement of contract by manufacturer and or engineer as applicable. Frametech specialist contractor to coordinate design for construction of PSI-compliant details.

15.0

Proprietary radius Perspex Canopy to front entrance, installation to manufacturer recommendations

Flexible sealant

External Composite Doors to max 1.0 U-Value to comply with SAP calculations

Flexible sealant

Insulated plasterboard (25mm insulation + plasterboard) at window and door reveals to mitigate cold bridging and enhance PSI values. Specific detailing will be finalized based on Frametech's PSI calculations and SAP analysis.

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Flexible sealant

Flexible sealant

Airtight tape sealing window to timber framing to contractor design

75mm structural concrete topping layer (engineer to confirm if reinforcement is required for loadings), on Visqueen damp-proof membrane (DPM), 25mm lablita (or similar) to be placed vertically to perimeter of floor to comply with SAP calculation.

Flexible sealant to edge of plasterboard and skirting

75.0

150.0

150.0

200.0

75.0

450.0

Ventilated void

Proprietary Warmfloor Insulated Floor system

Refer to structural engineer details for foundations details and specifications

Section Detail 02
Scale 1:10

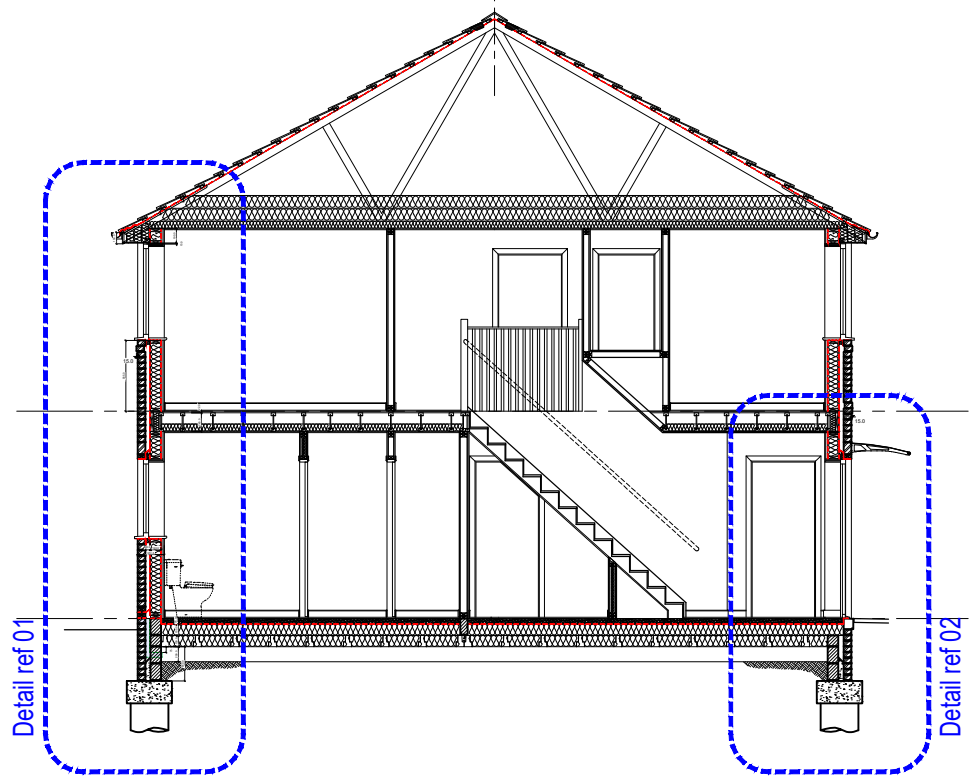
Internal party walls to Robust Detail E-WT-1: Construction: Double-leaf 38x89mm party wall with a minimum 240mm overall structural frame. Sheathing: 9mm OSB sheathing on one side of the cavity. Insulation: Absorbent 60mm (minimum) mineral wool batts or quilt (density 10-60 kg/m3) on both sides of the cavity (NO GAPS). Material may be unfaced, paper-faced, or wire-reinforced. 53mm cavity between wall panels. Ties between frames not exceeding 40mm x 3mm, at 1200mm (minimum) centers horizontally and one row per storey vertically. Wall lining: 2 layers (12.5mm + 15mm) of British Gypsum SoundBloc plasterboard, or equivalent with total nominal mass per unit area 22 kg/m2, staggered joints on both sides.

DPM (Gas barrier membrane DPM for plots 3 to 24 and hydrocarbon-resistant membrane for plots 1-2 as prescribed on Ground Gas Risk Assessment by Geosist Limited report), DPM to be lapped onto the damp-proof course (DPC) to contractor design (Laps will be a minimum of 150mm and taped securely following the manufacturer's instructions)

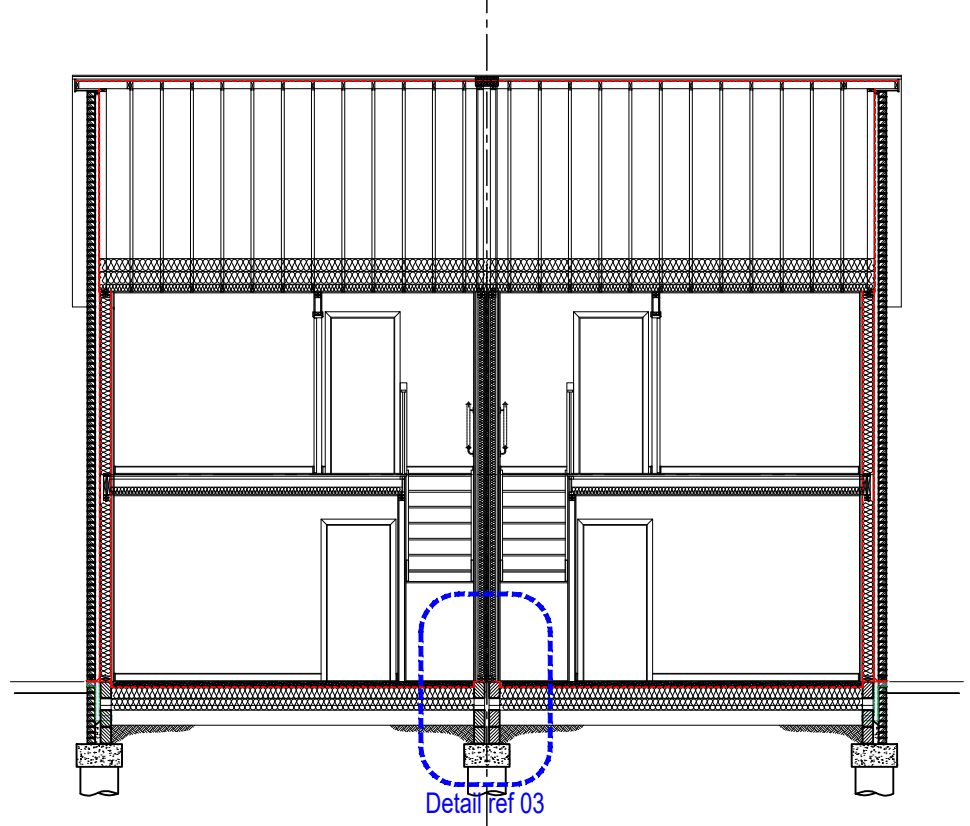
Level access to main entrances, max 15mm threshold height. Install thresholds on a watertight mastic bed, following manufacturer instructions, to contractor construction details

Refer to structural engineer details for foundations details and specifications

Section Detail 03
Scale 1:10



Section A-A
Scale 1:100



Section B-B
Scale 1:100

0m 1m 2m 3m 4m 5m 10m

NOTE:
UNDERGROUND SERVICES SURVEY REQUIRED TO ENSURE NO ENCROACHMENT WITH POTENTIAL UNDERGROUND UTILITIES AND OTHER SUBSURFACE INFRASTRUCTURE SUCH AS GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS, DRAINAGE, AND SEWAGE SYSTEMS

NOTE:
AIR TIGHTNESS TEST REQUIREMENTS AN AIR PERMEABILITY SCORE OF 5 M3/PM2 OR UNDER IS TO BE ACHIEVED TO BE CONFIRMED BY SAP CALCULATION.

NOTE:
DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR TO ENSURE NO AERIAL NOR SUBSTRUCTURE ENCROACHMENT OF THE BOUNDARY

NOTE:
ALL EXISTING DRAIN RUNS / EASEMENTS TO BE DETERMINED ON SITE AND ANY MODIFICATIONS TO THESE RUNS TO BE AGREED ON SITE WITH BUILDING INSPECTOR ALSO ALL REDUNDANT DRAIN RUNS TO BE TAKEN OUT AND SEALED OFF AS REQUIRED. NEW RUNS AND CONNECTIONS TO BE DETERMINED ON SITE AND AGREED WITH BUILDING INSPECTOR. REFER TO DRAINAGE LAYOUT & HARD PAVING SPECIFICATIONS DETAILS BY BUILD VISION CONSULTING ENGINEERS, CONTACT: MIDDLE COTTAGE, BEN KAYE ROW, HOLMFIRTH, HD9 1EF. MOBILE: 07799 823040, EMAIL: SARAH.GRIGGS@BVCONSULTING.CO.UK

ALL STEELWORK, SUPPORTS AND ASSOCIATED BUILDING WORKS ARE ALL TO BE TO ENGINEERS DETAILS. ALL STEELWORK TO HAVE 30 MINUTE FIRE PROTECTION AS NECESSARY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS BY PARTINGTON & ASSOCIATES LIMITED STRUCTURAL DESIGN CONSULTANTS, CONTACT: PETER ECCLES, 13 GILLIBRAND STREET | CHORLEY | LANCASHIRE | PR7 2EJ | TEL: 01257 249863 | E: PETER@PARTINGTON-ASSOCIATES.COM. REFER TO PROPOSED STRUCTURAL DRAWINGS & CALCULATIONS.

NOTE:
CONTRACTOR TO COORDINATE AREAS ON PARTITIONS THAT REQUIRE FIXING & ALLOW FOR PATRESSING AS NECESSARY

THIS DRAWING IS SUBJECT TO BUILDING REGULATION APPROVAL FURTHER INFORMATION/CHANGES MAY BE REQUIRED

NOTE:
THIS DOCUMENT SHOULD BE READ IN CONJUNCTION WITH THE EMPLOYER'S REQUIREMENTS & SPECIFICATIONS

NOTES

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Note:

U-values, and PSI details to be confirmed by SAP calculation and specialist timber frame supplier respectively.



Drawing Status: PRELIMINARY

B Updated brickwork detail & Annotation in accordance with the Client's feedback 06.12.2024
A Added party wall detail 02.12.2024
REV DESCRIPTION CHECK DATE

CLIENT
J Walker Homes

PROJECT
Residential Development
Greenhill Road, Middleton

DRAWING
Proposed Section Details

SCALE 1:10 @ A1 DATE 10.2024 DRAWN PB CHECKED
DRAWING NO R-0893-420 CAD REFERENCE NO REVISION B



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