A1



SOUTH ELEVATION



HEWLETT TURF & LANDSCAPES LTD

proposed development

at

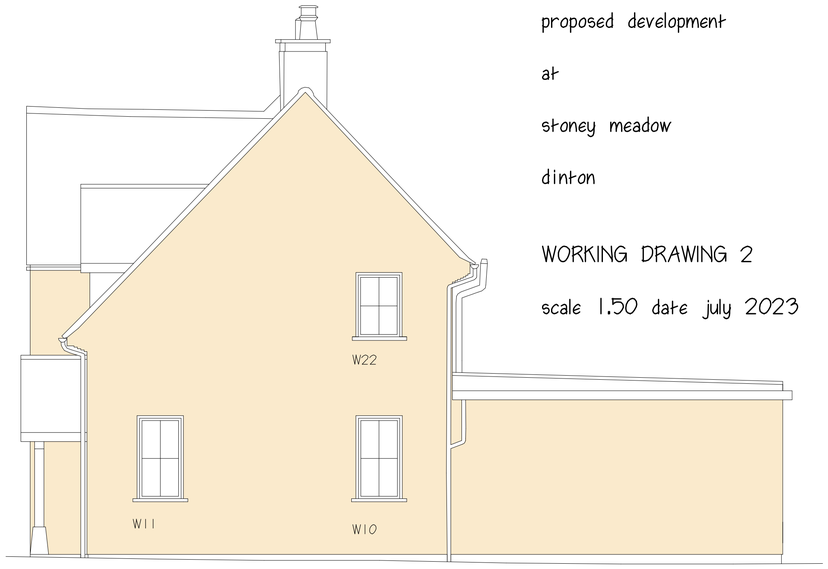
stoney meadow

dinton

WORKING DRAWING 2

scale 1.50 date july 2023

drwg. no. Hd/wd/02

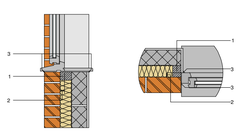




WEST ELEVATION

NORTH ELEVATION

3.12 Windows and doors. Jambs and sills.



Notes

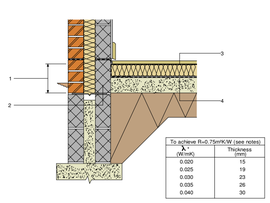
1. Proprietary closer with minimum thermal resistance path of 0.45m²K/W (manufacturer's certified data).
2. Minimum frame/closer overlap:
   Exposure zones sheltered - Overpre" - 30mm.
   Exposure zones Very Severe* - Fully rebated (check reveals). Render or other impervious cladding should be used.
3. Sealant to front and back of frame/sills.

The use of closers, minimum overlaps and sealants also apply to junctions between external walls and bay windows/conservatories.

For level threshold details see section 8 "General Attachments".

* As given in BR262 'Thermal Insulation : Avoiding Risks', NHBC Standards, and Zurich Building Guarantees Technical Manual.

3.13 Ground bearing floor. Insulation above slab.



To achieve R=0.75m²K/W (see notes):	
λ (W/mK)	Thickness (mm)
0.020	15
0.025	19
0.030	23
0.035	26
0.040	30

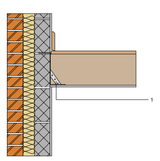
Notes

1. Continue wall insulation at least 150mm below top of floor insulation (or perimeter insulation where screed is used) and support on a row of ties.
2. Course may be split to assist tamping.
3. Vapour control layer under timber floor finish.
4. DPM may be above or below slab.

Any screed must have an edge insulation with minimum R-value of 0.75m²K/W (not shown) - see table.

* Thermal conductivity

3.22 Timber intermediate floor.



Notes

1. Timber joists should be supported using joist hangers.

Joist and joist hangers should be supported in line with BRE Good Building Guide 21 'Joist hangers'.

Separating compartment floors require additional layers/compartments to meet acoustic and fire safety requirements.

Balconies may be built so long as the wall insulation layer is not broken. The balcony/supports may be tied back through the insulation so long as any penetrations are sealed.

8.01 Air Leakage.

Many of the details shown in this document contain measures designed to reduce air leakage. The individual air tightening measures will depend on the form of construction and level of workmanship but the objective is to form a definable, continuous air leakage barrier around the dwelling. Ways of preventing air leakage should then be considered at every penetration of this barrier.

Particular care on site should be paid to:
- Joints between structural components e.g. wall to floors.
- Joints around components and opening within walls.
- Services penetrations - plumbing, electrical, and ventilation.

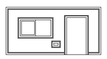
General.
- Close any vertical ducts at top and bottom (e.g. boxing in to SVPs).
- Seal any service penetrations.
- Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated.

Masonry Construction
- Ensure continuous ribbons of adhesive are used to fix to dry lining at perimeters of external walls, openings, and services on external walls as shown (right). The importance of correct sealing of dry lining on dabs needs to be stressed, as this is a key area of air infiltration and can seriously effect the overall ventilation rate.
- Use joist hangers to support floor joists.
- Seal under skirting boards where dry lining is used, or on suspended floors.

Timber Frame
- Ensure DPCs are turned up behind sole plates and lap with vapour control layers; alternatively seal with mastic or a gasket between the DPC and sole plate.
- Place bead of mastic on timber floor deck before positioning wall panels (timber ground floors and intermediate floors).
- Ensure 'sheet' vapour control layers are properly lapped at junctions, and/or,
- Ensure any vapour control plasterboard is jointed in accordance with manufacturer's instructions.
- Always return vapour control layers into door and window reveals, heads and sills.
- Cut vapour control layers tight to electrical outlets and seal at piped service penetrations, (with tape or sealant as appropriate).
- Ensure all breather control membranes overlap each other and are stapled in place.

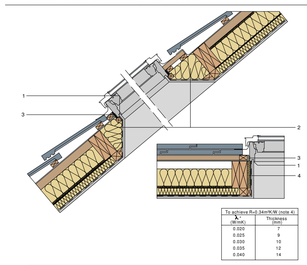
Steel Frame.
- All joints between rigid insulation boards should be lapped or sealed with tape approved by insulation manufacturer.

Additional items where hybrid construction is used:
- Ensure 'sheet' vapour control layers are properly lapped at junctions, and/or,
- Ensure any vapour check plasterboard is jointed in accordance with manufacturer's instructions.
- Always return vapour control layers into door and window reveals, heads and sills.
- Cut vapour control layers tight to electrical outlets and seal at piped service penetrations.



Positions of continuous ribbons of adhesive for dry lining fixed to external masonry walls.

8.02 Roof Window. Ventilated rafter void.



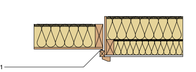
To achieve Ru=1.34m²K/W (note 4):	
λ (W/mK)	Thickness (mm)
0.020	7
0.025	9
0.030	10
0.035	12
0.040	14

Notes

1. Window frame to be level or lower than top of rafter.
2. Pack with mineral wool (or similar).
3. Push insulation into gap between frame and tile batten.
4. Reveals to be insulated with insulation of minimum R-value of 0.34²K/W - see table.

* Thermal conductivity

8.04 Loft hatch.

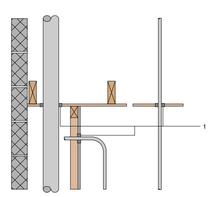


Notes

1. Ensure that loft hatch is fully draught stripped.
2. Counterbearers and boarding should be provided if access to loft is required.

Note that U-value through loft hatch must be no worse than 0.35W/m²K (poorest acceptance U-value).

8.08 Service penetrations. Ceilings.



Notes

1. Seal all service penetrations with expanding foam or other suitable sealant. For large voids mineral wool or other material may be used to provide a backing for the sealant.

These details also apply to service penetrations through ground floors.