



To be 50mm sand cement screed over Ruberoid tanking membrane on 100mm concrete floor slab, 50mm polyurathane floor insulation, 1200 gauge visqueen damp proof membrane on blinded hardcore fill. All to achive U Value of 0.25W/m K.

To be high performance UPVC incorporating class C glass with double glazed units comprising 4mm thick low-E glass and 24mm thick clear glass. Brickle vents to be provided to achieve minimum of 800mm².

Opening casements should allow permanent ventilation to habitable rooms of not less than 1/20th of floor area of each room. Windows should be provided for bathroom windows and cloakrooms.

Provide casement stays and window locks to all ground floor windows. Windows should be glazed to provide adequate fire enable clearing from inside. Window locks to be fitted to all windows adjacent rainwater pipes. One window to the first floor front windows to incorporate egress hinges to facilitate escape.

Jambs to windows to have thermabrate or similar insulated cavity closer door arrangement. Provide a cavity tray at the head of all openings (except to underside of soffits) with weatherproofing to the brickwork at 1200mm centres. Provide drip under sill.

All openings in external walls are to incorporate draft proof courses in accordance with BS 743 and CP 121. Provide two types of glazing to be provided to all openings in external walls. Glazing lower than 800mm from floor level are to have glazing comprising of toughened laminated safety glass, also to be provided to all openings in external walls above 800mm in accordance with Approved Document K, Section 3, Diagram 11. Total area of windows and doors are to exceed 22.5% of floor area of building. Provision to be made for emergency escape min area of opening to be 0.33sqm, max sill height 1100mm.

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