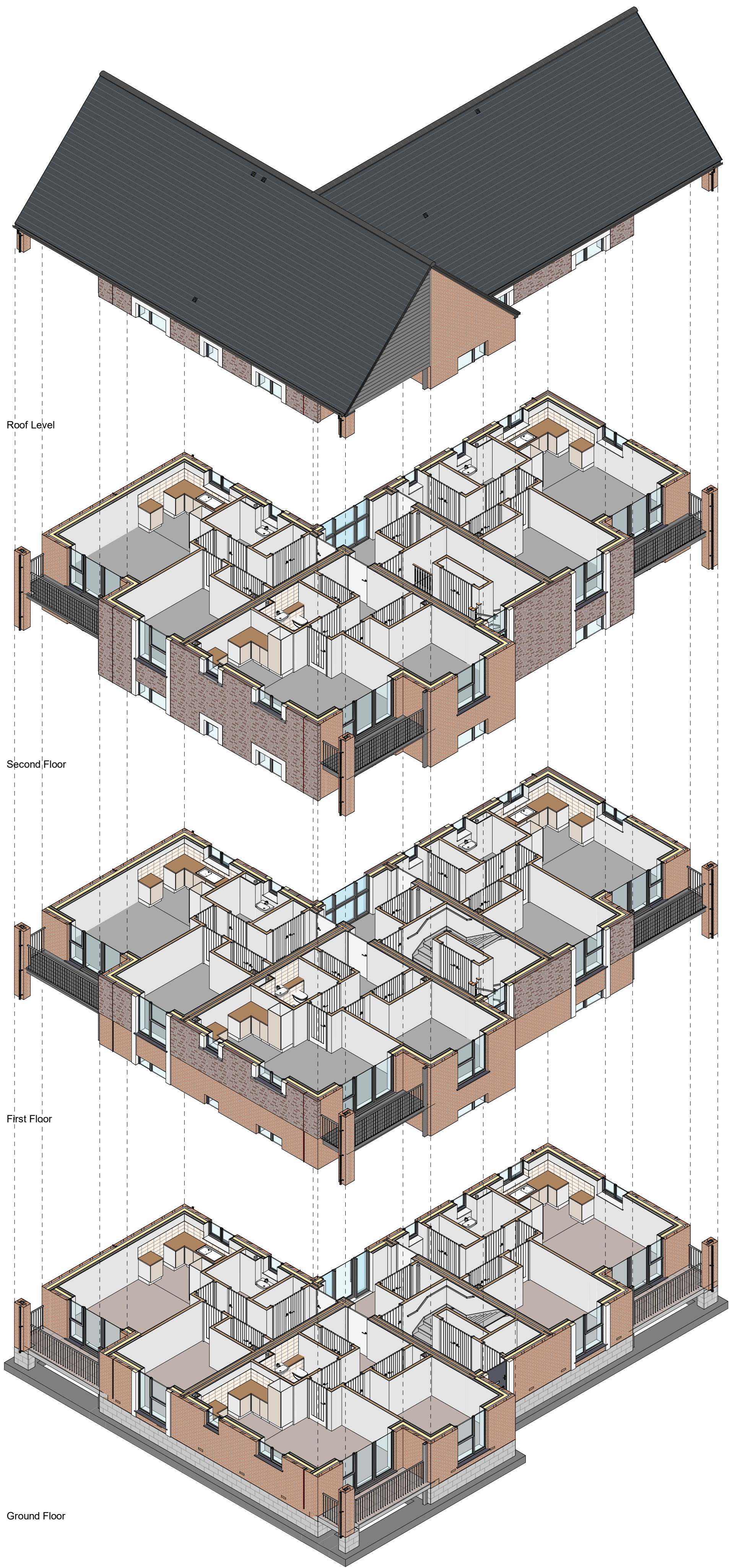


Drawing Register													
01 Project	02 Orig	03 Vol	04 Level	05 Type	06 Role	Sheet Number	Sheet Name	Suitability		Revision	Latest Revision		
								Code	Description		Revision Date	Revised By	Checked By
10429	RL	AA	ZZ	DR	A	0101	3D Exploded & Isometric Views	S3	Review & Comment	P01	10.06.2024	KH	NL
10429	RL	AA	F0	DR	A	0200	Substructure Plan	S3	Review & Comment	P02	20.03.2025	NL	--
10429	RL	AA	00	DR	A	0201	Ground Floor Plan	S3	Review & Comment	P04	11.06.2025	NL	--
10429	RL	AA	01	DR	A	0202	First Floor Plan	S3	Review & Comment	P05	06.08.2025	NL	--
10429	RL	AA	02	DR	A	0203	Second Floor Plan	S3	Review & Comment	P05	06.08.2025	NL	--
10429	RL	AA	01	DR	A	0210	First Floor Carcass Plan	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	02	DR	A	0211	Second Floor Carcass Plan	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	RF	DR	A	0220	Roof Plan	S3	Review & Comment	P02	27.01.2025	KH	NL
10429	RL	AA	ZZ	DR	A	0301	Section A-A & B-B	S3	Review & Comment	P02	18.07.2024	NL	--
10429	RL	AA	ZZ	DR	A	0302	Section C-C & Coursing Section	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	ZZ	DR	A	0350	Staircase Details	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	ZZ	DR	A	0401	Front & Rear Elevations	S3	Review & Comment	P02	11.06.2025	NL	--
10429	RL	AA	ZZ	DR	A	0402	Side Elevations	S3	Review & Comment	P02	11.06.2025	NL	--
10429	RL	AA	ZZ	DR	A	0601	Kitchen Layout - Type A	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	ZZ	DR	A	0602	Kitchen Layout - Type B	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	ZZ	DR	A	0701	Bathroom Layout	S3	Review & Comment	P01	18.07.2024	NL	--
10429	RL	AA	ZZ	SH	A	0801	Door Schedules	S3	Review & Comment	P02	06.12.2024	KH	NL
10429	RL	AA	ZZ	SH	A	0802	Window Schedules	S3	Review & Comment	P03	06.08.2025	NL	--
10429	RL	AA	ZZ	DR	A	0900	Fire Strategy	S3	Review & Comment	P02	27.01.2025	KH	NL





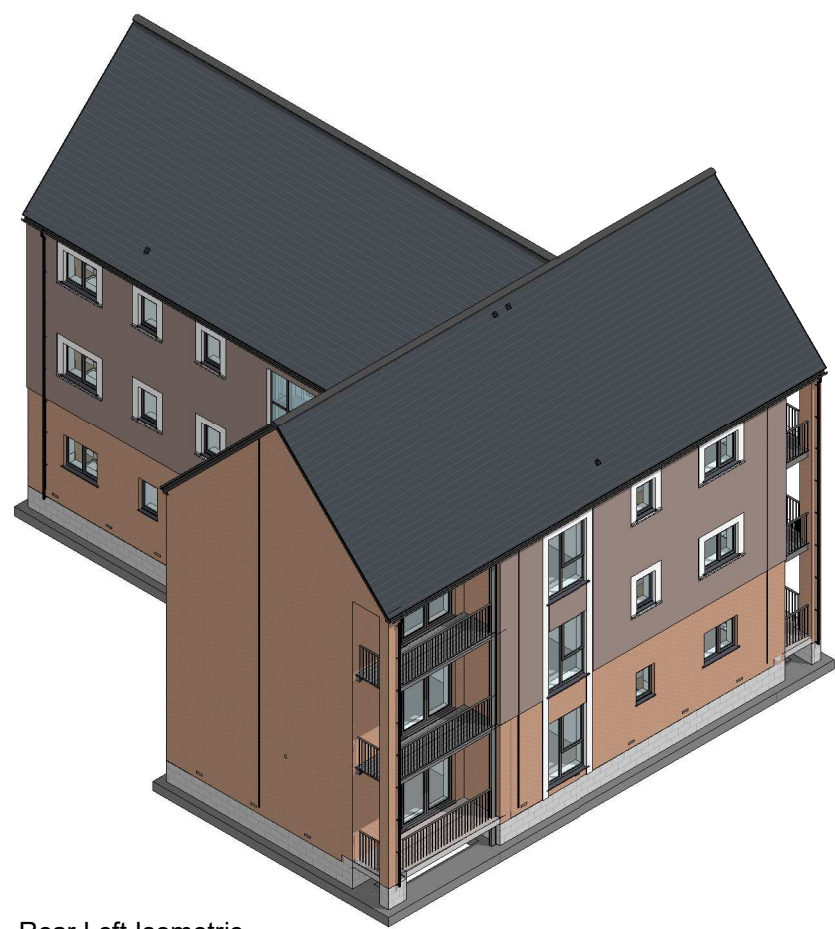
Exploded View



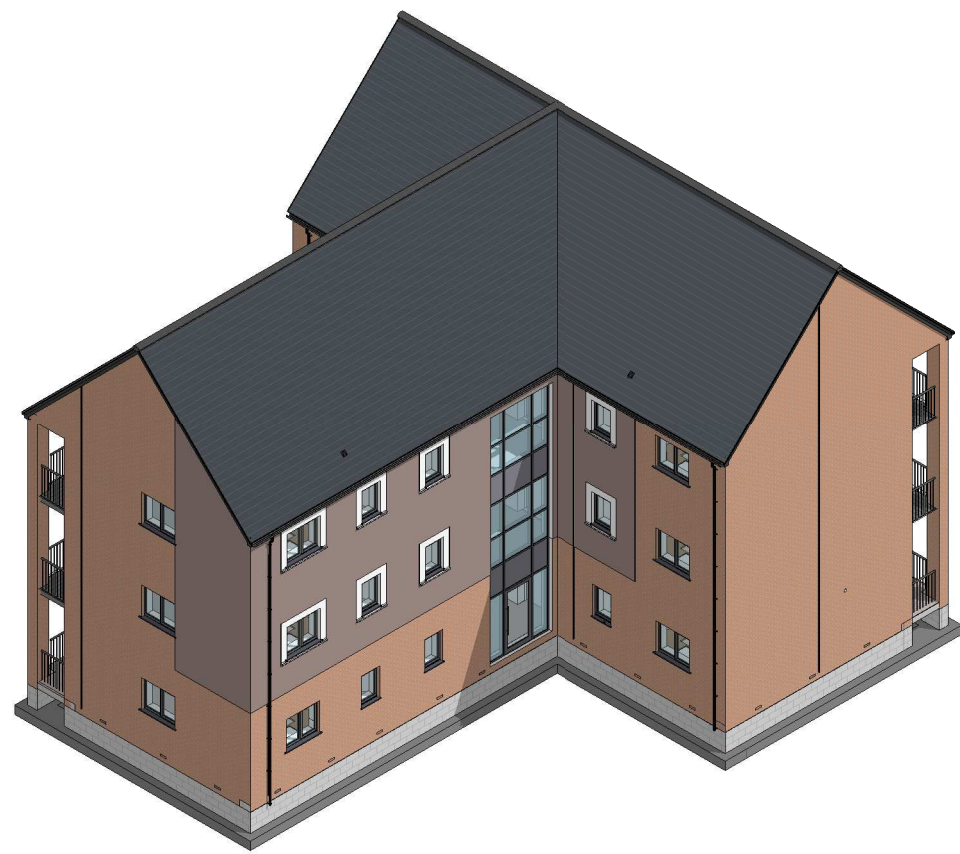
Front Left Isometric



Front Right Isometric

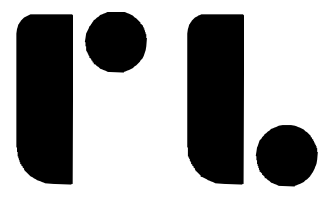


Rear Left Isometric



Rear Right Isometric

Isometric Views



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

3D Exploded & Isometric Views

Scale

• A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

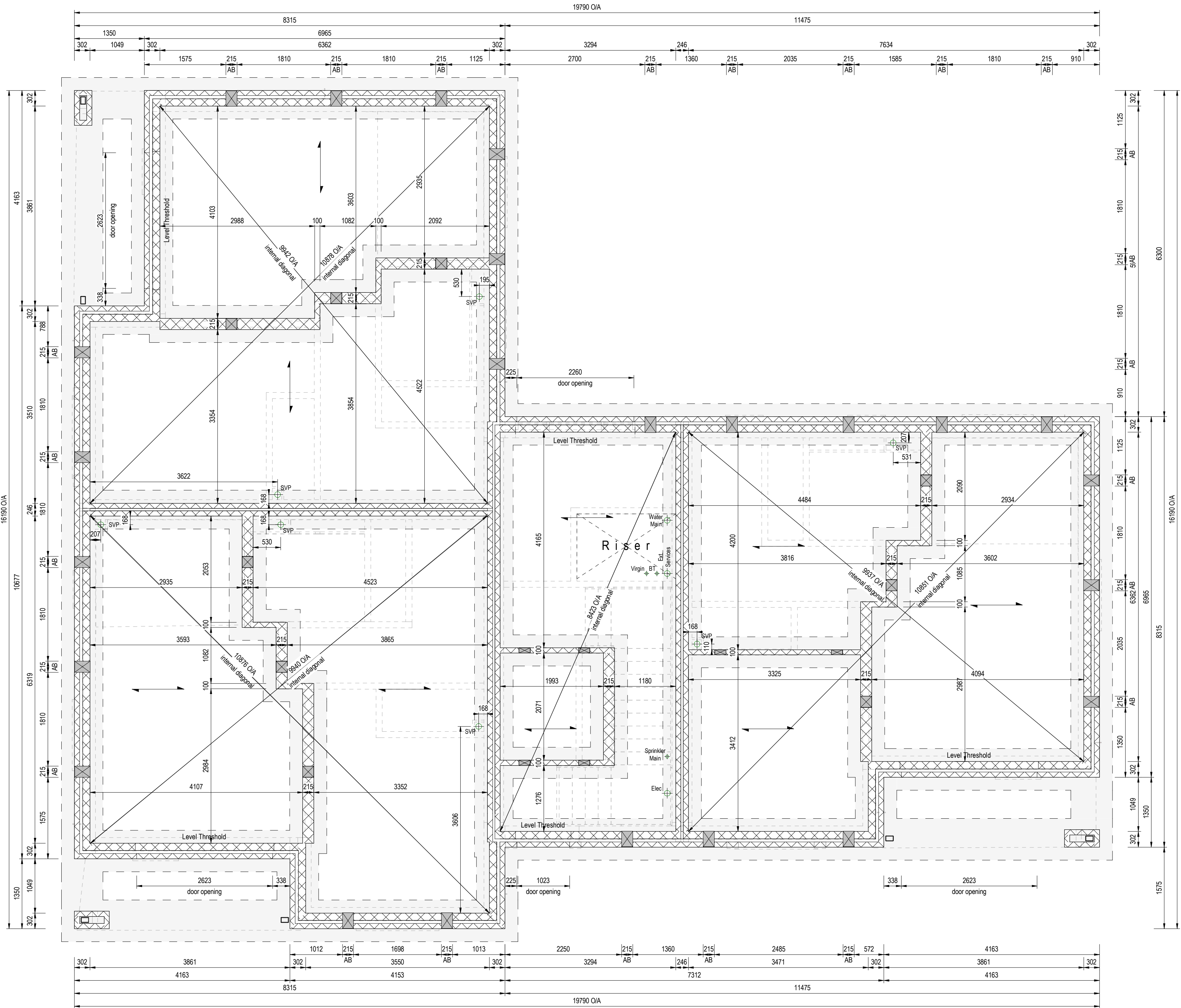
Project	Org	Vol	Level	Form	Role
10429	• RL	• AA	• ZZ	• DR	• A

Number

0101

Revision

P01



Substructure Notes

- DPC at FFL with min. 3 courses class FL facing brickwork under in accordance with BS 3821.
- All substructure blockwork to be in accordance with BS EN 1996-2:2006 Eurocode 6 - Design of Masonry Structures - Part 2: Design Considerations, Selection of Materials and Execution of Masonry and NHBC Technical Standards. Minimum requirements of blockwork to not be less than 1500kg/m³ or 7.3N/m².
- Foundation widths / type are shown as indicative only. Refer to Structural Engineer's Foundation Design for detailed information.
- Provide underground ducts as required for water and electrics services.
- Lean mix infill to be used in accordance with standards at least 225mm below DPC level.
- Any drains passing under building to be encased in 150mm granular fill. Where drains pass through walls, they are to be bridged with pre-cast concrete lintels. Ensure that the lintels clear the pipework by 50mm. Rigid board out around pipework to prevent ingress of cavity fill. Location to be coordinated with individual plot drainage.
- RWPs and MJs are shown as indicative. Refer to plot specific drawings and Engineer's markups.
- Meter box positions are shown as indicative. Refer to site drawings for exact locations.
- Continuous cavity tray min. 150 above ground level. Continuous cavity tray to have weep holes over at maximum 500mm centres.
- Any drains passing under building to be encased with 150mm granular fill. Where drains pass through wall, they are to be bridged with p.c. lintels. Ensure that the lintels clear the pipework by 50mm. Rigid board cut around pipework to prevent ingress of cavity fill.

Beam and block span direction to specialist's design.

Underfloor Telescopic Vent Provision

- Indicates indicative Airbrick locations. Refer to specialist beam and block design for exact positions.

Table below gives the internal building area and total internal building perimeter to determine ventilation provision in accordance with BSS250, Approved Doc Part C Section 4.19(c) & NHBC Requirements - 5.2.10.

Void ventilation should be provided to whichever gives the greater opening area based on the following conditions:

- 1500sqmm per metre run of external wall
- 500sqmm per sqm of floor area.

Internal Building		Number of Vents required based on	
Area:	Perimeter:	Area:	Perimeter:
191.84 m ²	695.48 mm	16.0	17

- If output is not an integer (has a decimal), always round up.
- Calculation based on an assumed telescopic vent equivalent area of 6000sqmm

Ventilation openings should be provided on at least two opposite sides. Where this is not possible, effective cross ventilation from opposite sides should be provided by a combination of opening and air ducts.

Vents to have DPC over inner projection to sub floor with pre-cast concrete Intel support over.

- If output is not an integer (has a decimal), always round up.
- Calculation based on an assumed telescopic vent equivalent area of 6000sqmm

Broadband Provision

Each new dwelling is required as a minimum, to comply with Building Regulation Part R1 (in-building physical infrastructure) to have a conduit installed through the external wall in the location of the intended entry point for future broadband cabling. A suitable external cover capping or temporary seal should be provided for installations that have not advanced to a stage where a permanent cover plate / network termination equipment is in place at the time of the building control final inspection.

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Rev	Date	By	Chk	Description
P01	18.07.2024	NL	-	Preliminary issue
P02	20.03.2025	NL	-	Subs updated to latest SE information



Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06556029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Substructure Plan

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	F0	DR	A

Number

0200

Revision

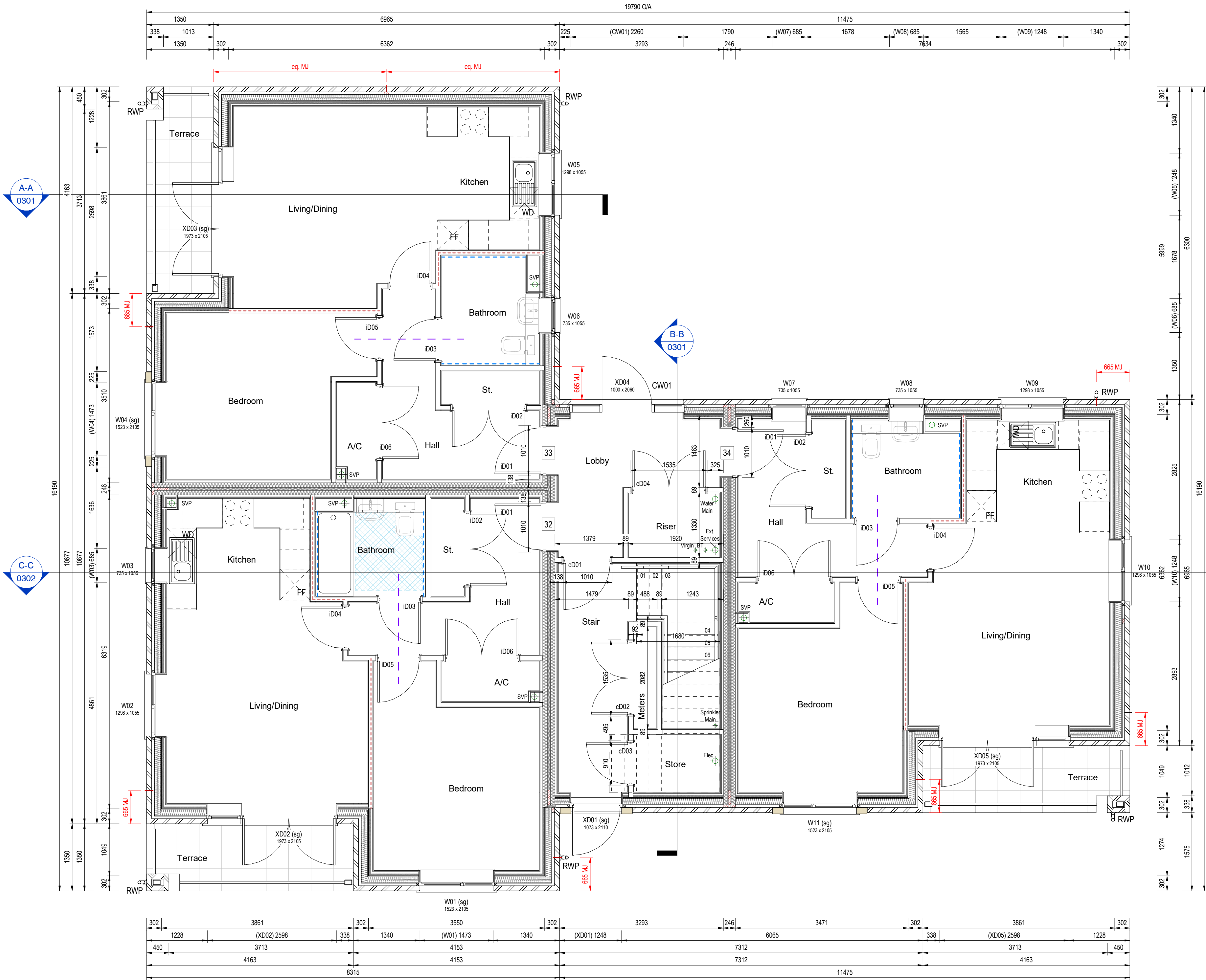
P02

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Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	18.07.2024	NL	--	Service zones added to party walls
P03	06.12.2024	KH	NL	Store doors in Communal space updated to F30s, Dishwasher updated to Washing Dryer
P04	11.06.2025	NL	--	Movement joints added



Wall Types:

EXTERNAL WALL 01 - 408.5mm

- 102.5mm facing brickwork
- 50mm clear cavity
- Protect TF200 breather membrane
- 9mm OSB3 sheathing board
- 140mm timber studwork (with 120mm PIR)
- 9mm OSB3 sheathing board
- 30mm PIR insulation
- Protect VC Foil Ultra vapour control layer
- 38mm service zone
- 2no. layers of 15mm plasterboard

EXTERNAL WALL 02 - 431mm

- 125mm stonework
- 50mm clear cavity
- Protect TF200 breather membrane
- 9mm OSB3 sheathing board
- 140mm timber studwork (with 120mm PIR)
- 9mm OSB3 sheathing board
- 30mm PIR insulation
- Protect VC Foil Ultra vapour control layer
- 38mm service zone
- 2no. layers of 15mm plasterboard

SEPARATING WALL - 382mm (E-WT-2)

- 2no. layers of 15mm plasterboard
- Protect VC Foil Ultra vapour control layer
- 38mm service zone
- 89mm timber studwork (full filled with mineral wool)
- 9mm OSB3 sheathing
- 50mm full filled cavity
- 9mm OSB3 sheathing
- 89mm timber studwork (full filled with mineral wool)
- Protect VC Foil Ultra vapour control layer
- 38mm service zone
- 2no. layers of 15mm plasterboard

INTERNAL PARTITION - 119mm

- 1no. layer of plasterboard
- 89mm timber studwork
- 1no. layer of plasterboard

Indicates 1no. layer of 25mm lower Acoustic Partition Roll (APR1200) insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.

Indicates 18mm OSB/plywood reinforced zone between all stud partitions from 300 to 1800mm above finish floor level. Provide additional noggins as required to secure fixing of OSB/plywood.

Additional localised 18mm OSB/plywood presses to be installed wherever sanitaryware, boilers, wall cupboards and radiators are also fixed between stud walls. Positions to be agreed on-site.

General Notes

This drawing pack is to be used in conjunction with suppliers' joist, stairs, truss and kitchen layouts and with company standard details.

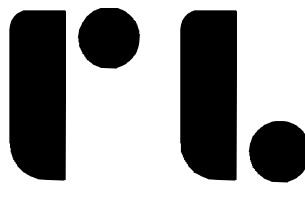
All dimensions are to face of structure (i.e. blockwork, timber stud) unless noted otherwise.

Confirmation of all plasterboard specifications to achieve specified levels of fire resistance in accordance with fire test data from UKAS approved laboratories. Moisture resistant plasterboard to be used on walls abutting a shower or bath.

Structure Notes

All structure to be read in conjunction with Structural Engineer's drawings, specifications and details.

Additional movement joints are required at the junction of two dissimilar masonry units. Ancon PPS lies or similar x 250mm long with one plain sleeved end to be placed at 450mm vertical centres are to be incorporated at every MJ (refer to movement joint details).



Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06556029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Ground Floor Plan

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	00	DR	A

Number

0201

Revision

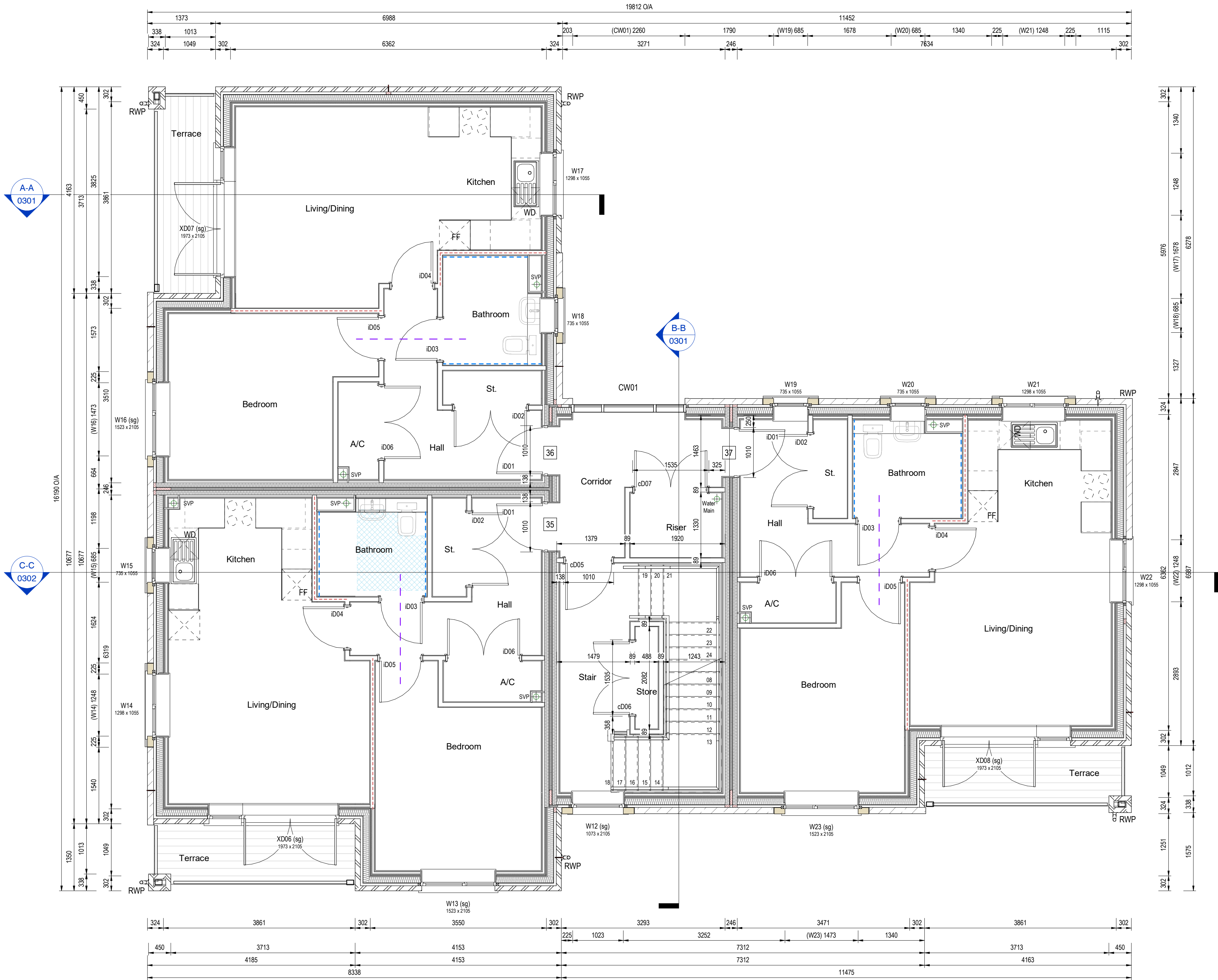
P04

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Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	18.07.2024	NL	--	Service zones added to party walls
P03	06.12.2024	KH	NL	Store doors in Communal space updated to F300s, Dishwasher updated to Washing Dryer.
P04	11.06.2025	NL	--	Movement joints added
P05	06.08.2025	NL	--	AOV window transom height dropped to allow for 1m free area, guarding to provided internally noted



Wall Types:

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- 102.5mm facing brickwork
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 - 9mm OSB3 sheathing board
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 - 30mm PIR insulation
 - Protect VC Foil Ultra vapour control layer
 - 38mm service zone
 - 2no. layers of 15mm plasterboard

- EXTERNAL WALL 02 - 431mm**
- 125mm stonework
 - 50mm clear cavity
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 - 9mm OSB3 sheathing board
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- SEPARATING WALL - 382mm (E-WT-2)**
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 - 38mm service zone
 - 89mm timber studwork (full filled with mineral wool)
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General Notes

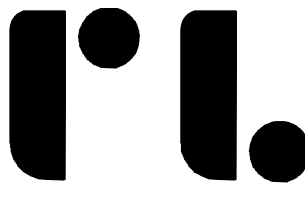
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All dimensions are to face of structure (i.e. blockwork, timber stud) unless noted otherwise.

Confirmation of all plasterboard specifications to achieve specified levels of fire resistance in accordance with fire test data from UKAS approved laboratories. Moisture resistant plasterboard to be used on walls abutting a shower or bath.

Structure Notes

All structure to be read in conjunction with Structural Engineer's drawings, specifications and details. Additional movement joints are required at the junction of two dissimilar masonry units. Ancon PPS lies or similar x 250mm long with one plain sleeved end to be placed at 450mm vertical centres are to be incorporated at every MJ (refer to movement joint details).



Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

First Floor Plan

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	01	DR	A

Number

0202

Revision

P05

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Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	18.07.2024	NL	--	Service zones added to party walls
P03	06.12.2024	KH	NL	Store doors in Communal space updated to F30s, Dishwasher updated to Washing Dryer.
P04	11.06.2025	NL	--	Movement joints added
P05	06.08.2025	NL	--	AOV window transom height dropped to allow for 1m free area, guarding to provided internally noted



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General Notes

This drawing pack is to be used in conjunction with suppliers joist, stairs, truss and kitchen layouts and with company standard details.

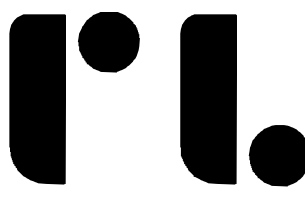
All dimensions are to face of structure (i.e. blockwork, timber stud) unless noted otherwise.

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Structure Notes

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Additional movement joints are required at the junction of two dissimilar masonry units. Ancon PPS lies or similar x 250mm long with one plain sleeved end to be placed at 450mm vertical centres are to be incorporated at every MJ (refer to movement joint details).



Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06556029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Second Floor Plan

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

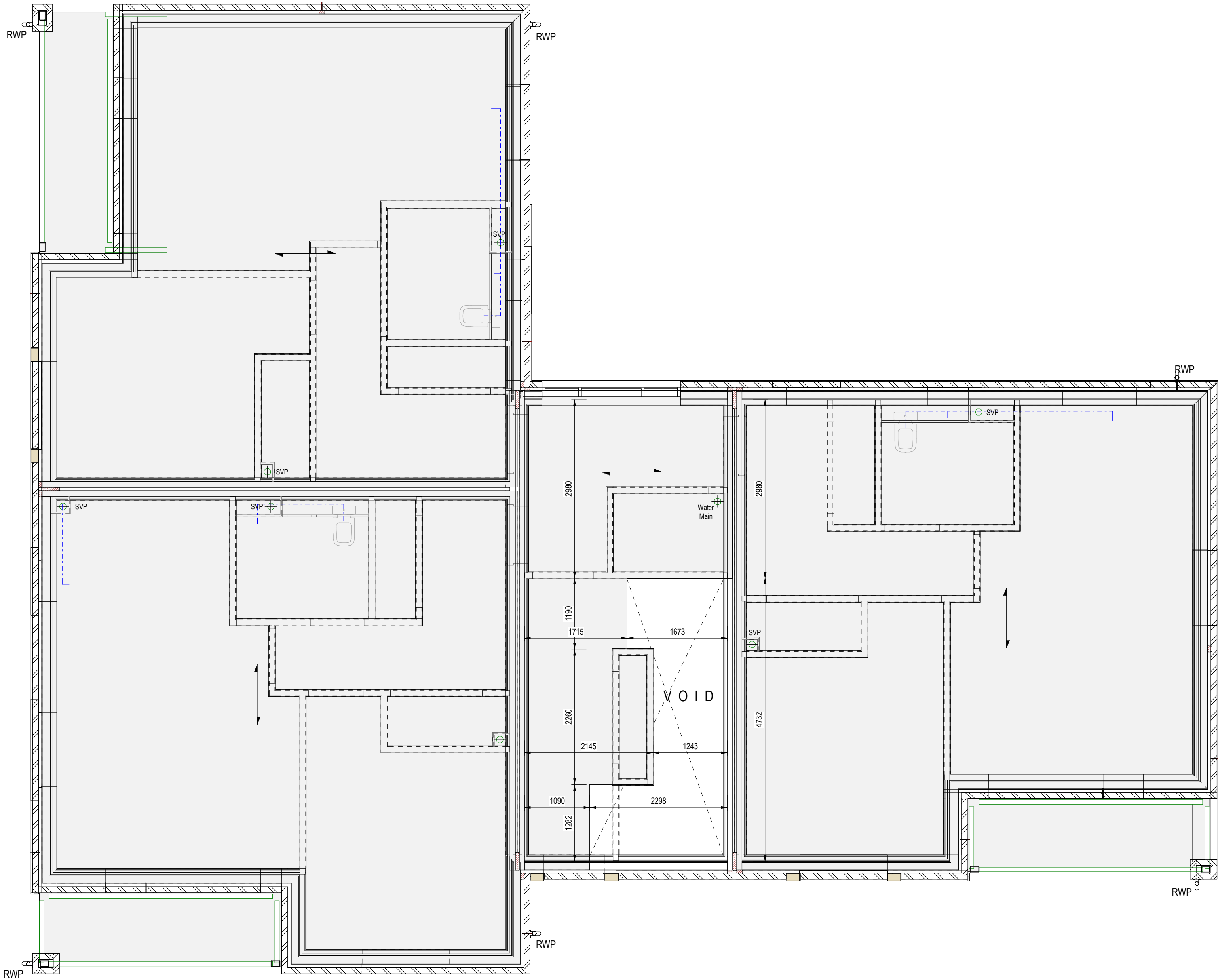
Project	Org	Vol	Level	Form	Role
10429	RL	AA	02	DR	A

Number

0203

Revision

P05



Internal Floor Construction

28mm Cellecta ScreedBoard on 18mm thick wood based deck (min. density 600kg/m³) to be glued (with D4 joist adhesive) and screwed on min. 253mm deep Posi-joists at max. 600mm centres to Specialist design & specification.

Soffits to be 16mm deep resilient bars mounted at right angles to joists at 400mm centres with 2no. layers of 15mm plasterboard (min. mass per unit area nom. 12.5kg/m²) taped and jointed to achieve 60 minutes fire resistance. Internal floor construction to achieve min. 40 Rw dB rating.

Proprietary suspended ceiling system to be faced with 12.5mm plasterboard (min. mass per unit area nom. 8kg/m²).

All in accordance with Robust Detail E-FT-6.

Duct and service holes are only to be cut in positions agreed with joist manufacturer. Refer to M&E Engineer's design and specification.

Stairwell opening to be checked on site prior to staircase manufacture.

Joist layout indicative only. Refer to Specialist for detailed design.

This drawing pack is to be used in conjunction with suppliers joist, stairs, truss and kitchen layouts and with company standard details.

All dimensions are to face of structure (i.e. blockwork, timber stud) unless noted otherwise.

All structure to be read in conjunction with Structural Engineer and TF Supplier drawings, specifications and details.



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

First Floor Carcass Plan

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	• RL	• AA	• 01	• DR	• A

Number

0210

Revision

P01

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Rev	Date	By	Chk	Description
P01	18.07.2024	NL	--	Preliminary issue



Soffits to be 16mm deep resilient bars mounted at right angles to joists at 400mm centres with 2no. layers of 15mm plasterboard (min. mass per unit area nom. 12.5kg/m²) taped and jointed to achieve 60 minutes fire resistance. Internal floor construction to achieve min. 40 Rw dB rating.

All in accordance with Robust Detail E-FT-6.

Stairwell opening to be checked on site prior to staircase manufacture.

Joist layout indicative only. Refer to Specialist for detailed design.

This drawing pack is to be used in conjunction with suppliers joist, stairs, truss and kitchen layouts and with company standard details.

All dimensions are to face of structure (i.e. blockwork, timber stud) unless noted otherwise.

All structure to be read in conjunction with Structural Engineer and TF Supplier drawings, specifications and details.

Roberts Limbrick

Registered Office: England No. 06658029

Devonshire Place, Port Talbot -
Apartment Block A

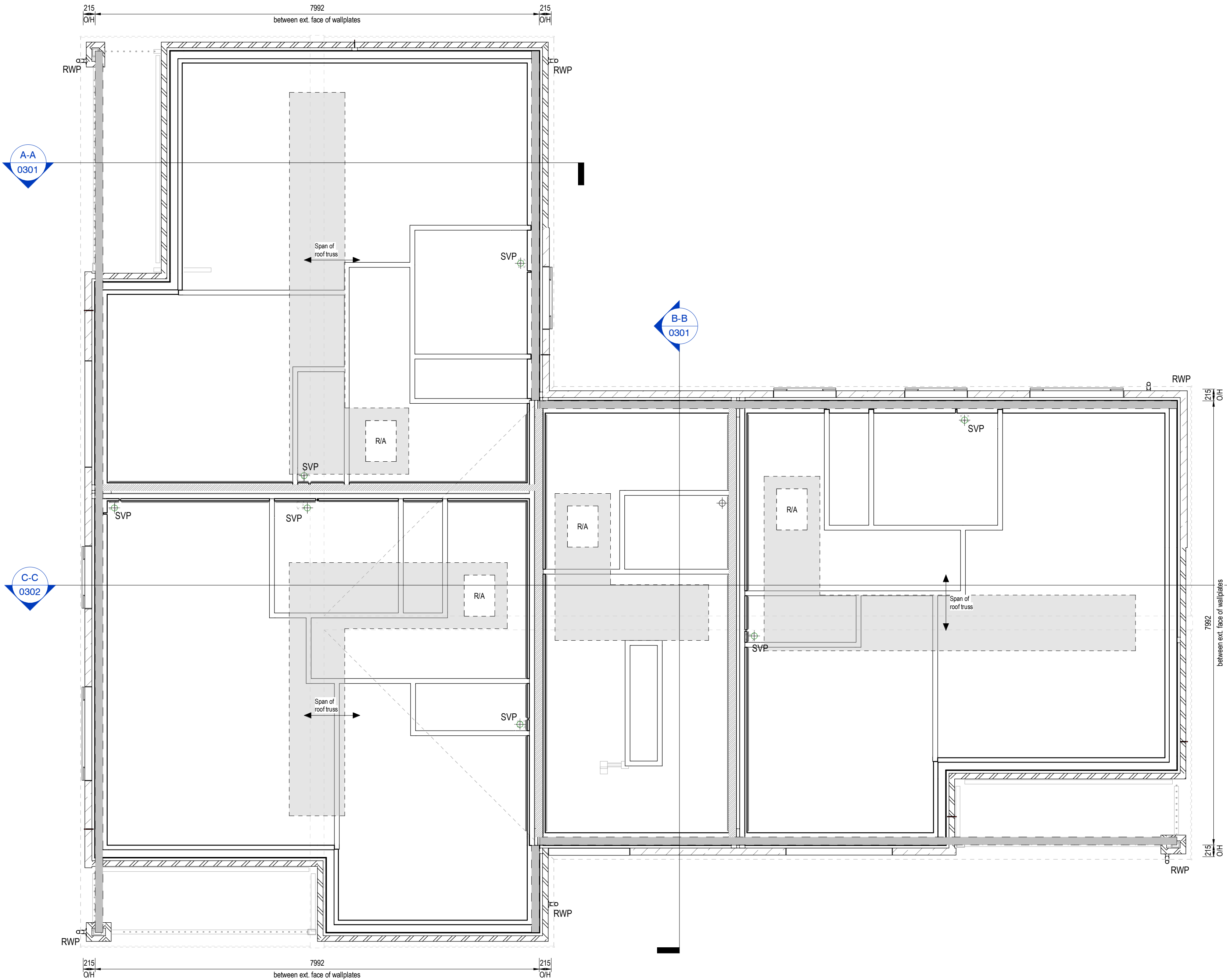
Hale Construction

Second Floor Carcass Plan

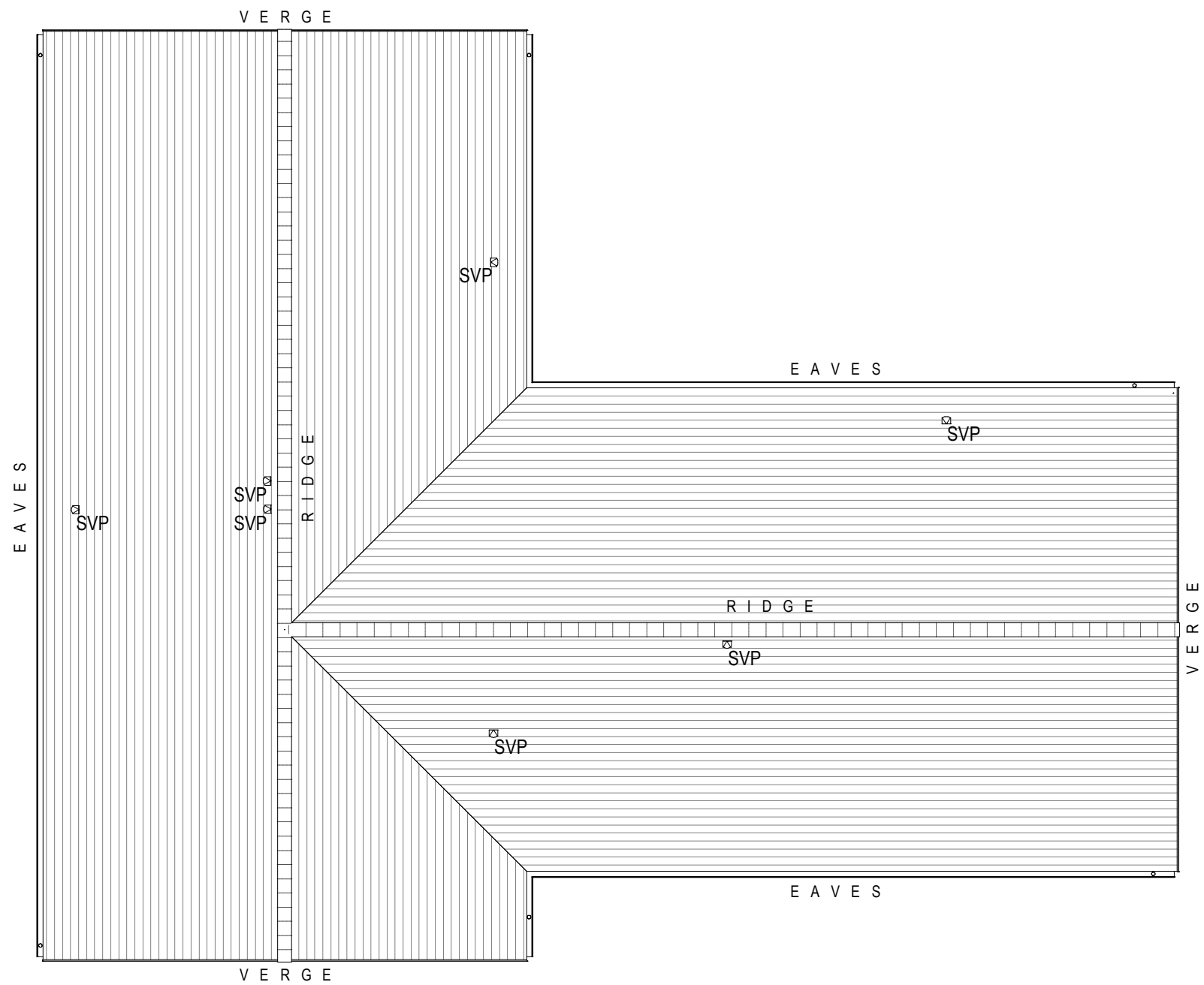
Status	Purpose Of Issue
S3	Review & Comment

Number **0211** Revision **P01**

Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	27.01.2025	KH	NL	Walkways added to Loft Spaces



Roof Plan



Roof Profile

Roof Plan Notes

Extract fan to be ceiling mounted and ducted within roof zone.

Span direction of proprietary roof trussed rafters.

R/A Part L Compliant Insulated Roof Access Hatch 550x740mm. Roof to be suitably framed to allow for 1000mm access walkway to all sides.

Hatch indicates where spandrel panels to be taken up to underside of roof covering and fire-stopped.

Timber wall plate (sized in accordance with truss manufacturer's requirements)

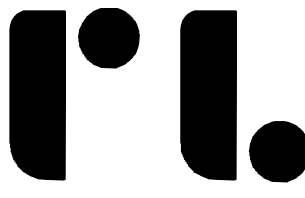
Indicative loft space boarding to facilitate access (1m wide).

Roof Profile Notes

Specialist roof truss manufacturer to provide detailed design

Over fascia ventilator providing ventilation equivalent to a continuous 10mm opening at eaves level.

Ventilated dry ridge providing ventilation equivalent to a continuous 5mm opening at ridge level.



Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Roof Plan

Scale

As indicated • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	RF	DR	A

Number

0220

Revision

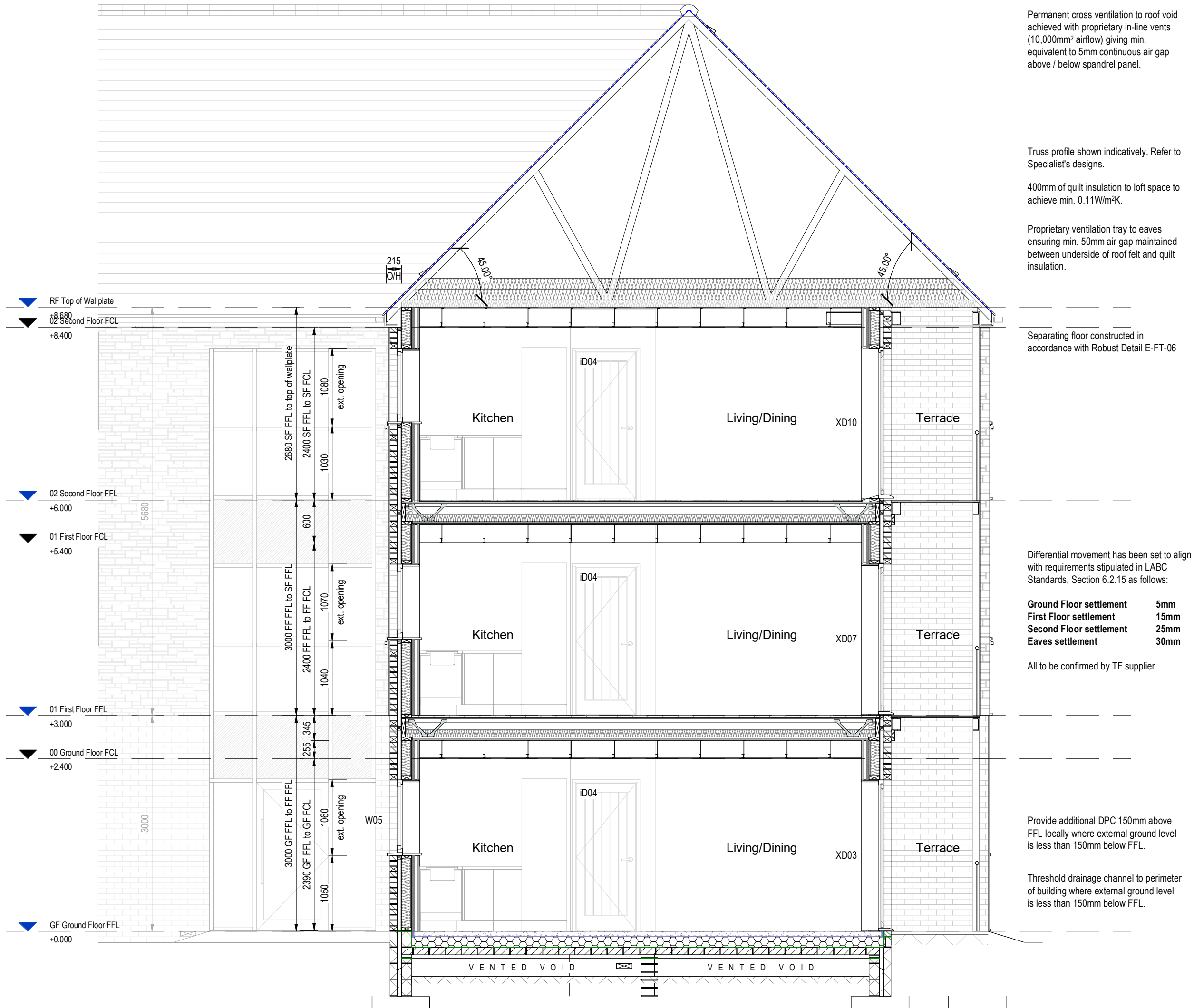
P02

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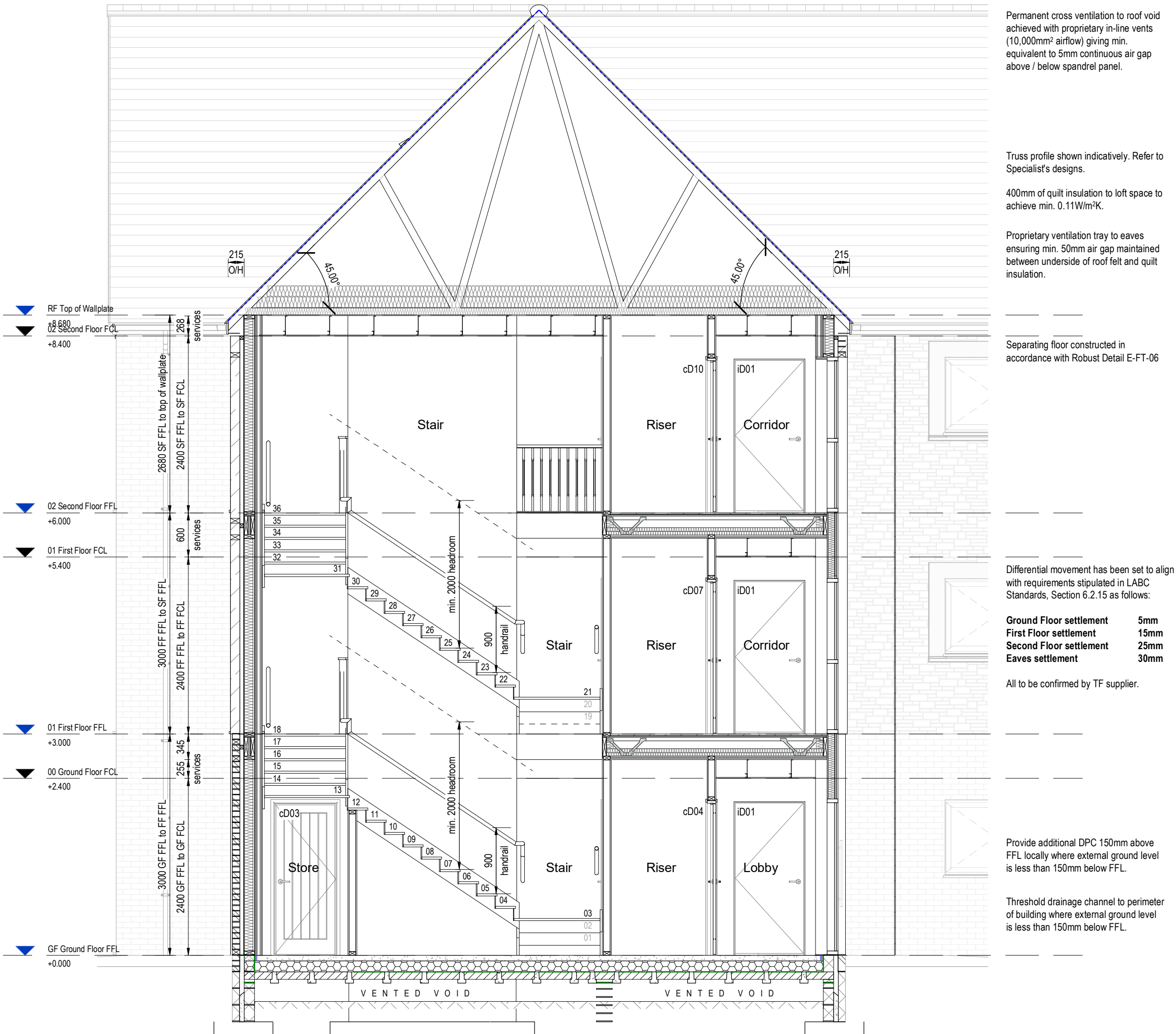
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Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	18.07.2024	NL	--	Service zones added to party walls



Section A-A



Section B-B

Section Notes

To be read in conjunction with Linc Cymru Construction Specification

For details of ground floor build-up, refer to Structural Engineer's / Specialist's design.

To be read in conjunction with Structural Engineer's drawing for foundation information. Provide underground ducting as required for water & electric services.



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Section A-A & B-B

Scale **Project No.**
1 : 50 • A1 10429

Status **Purpose Of Issue**
S3 Review & Comment

Project Orig Vol Level Form Role
10429 • RL • AA • ZZ • DR • A

Number **Revision**
0301 **P02**

Coursing Section Notes

To be read in conjunction with Linc Cymru Construction Specification

For details of ground floor build-up, refer to Structural Engineer's / Specialist's design.

To be read in conjunction with Structural Engineer's design for foundation information. Provide underground ducting as required for water & electric services.

Differential Movement

Differential movement has been set to align with requirements stipulated in NHBC Standards, Section 6.2.8, Table 01 as follows:

Ground Floor settlement	5mm
First Floor settlement	15mm
Second Floor settlement	25mm
Eaves settlement	30mm

All to be confirmed by TF supplier.

Membranes Key

- Damp proof membrane (DPM)
- Damp proof course (DPC)
- Separating layer
- Breather membrane
- Vapour control layer (VCL)
- Roof felt

Configuration and method of lapping (where applicable) to be confirmed by manufacturer and TF supplier. All fitted in strict accordance with manufacturer's requirements.

Coursing Section
1 : 20

Section Notes

To be read in conjunction with Linc Cymru Construction Specification

For details of ground floor build-up, refer to Structural Engineer's / Specialist's design.

To be read in conjunction with Structural Engineer's design for foundation information. Provide underground ducting as required for water & electric services.

Section C-C
1 : 50

Permanent cross ventilation to roof void achieved with proprietary in-line vents (10,000mm² airflow) giving min. equivalent to 5mm continuous air gap above / below spandrel panel.

Truss profile shown indicatively. Refer to Specialist's designs.

400mm of quilt insulation to loft space to achieve min. 0.11W/m²K.

Separating floor constructed in accordance with Robust Detail E-FT-06

Proprietary ventilation tray to eaves ensuring min. 50mm air gap maintained between underside of roof felt and quilt insulation.

Differential movement has been set to align with requirements stipulated in LABC Standards, Section 6.2.15 as follows:

Ground Floor settlement	5mm
First Floor settlement	15mm
Second Floor settlement	25mm
Eaves settlement	30mm

All to be confirmed by TF supplier.

Separating floor constructed in accordance with Robust Detail E-FT-06

Provide additional DPC 150mm above FFL locally where external ground level is less than 150mm below FFL.

Threshold drainage channel to perimeter of building where external ground level is less than 150mm below FFL.

This line should measure 70mm when printed correctly

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Rev	Date	By	Chk	Description
P01	18.07.2024	NL	-	Service zones added to party walls

RL
Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Section C-C & Coursing Section

Scale

As indicated • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	ZZ	DR	A

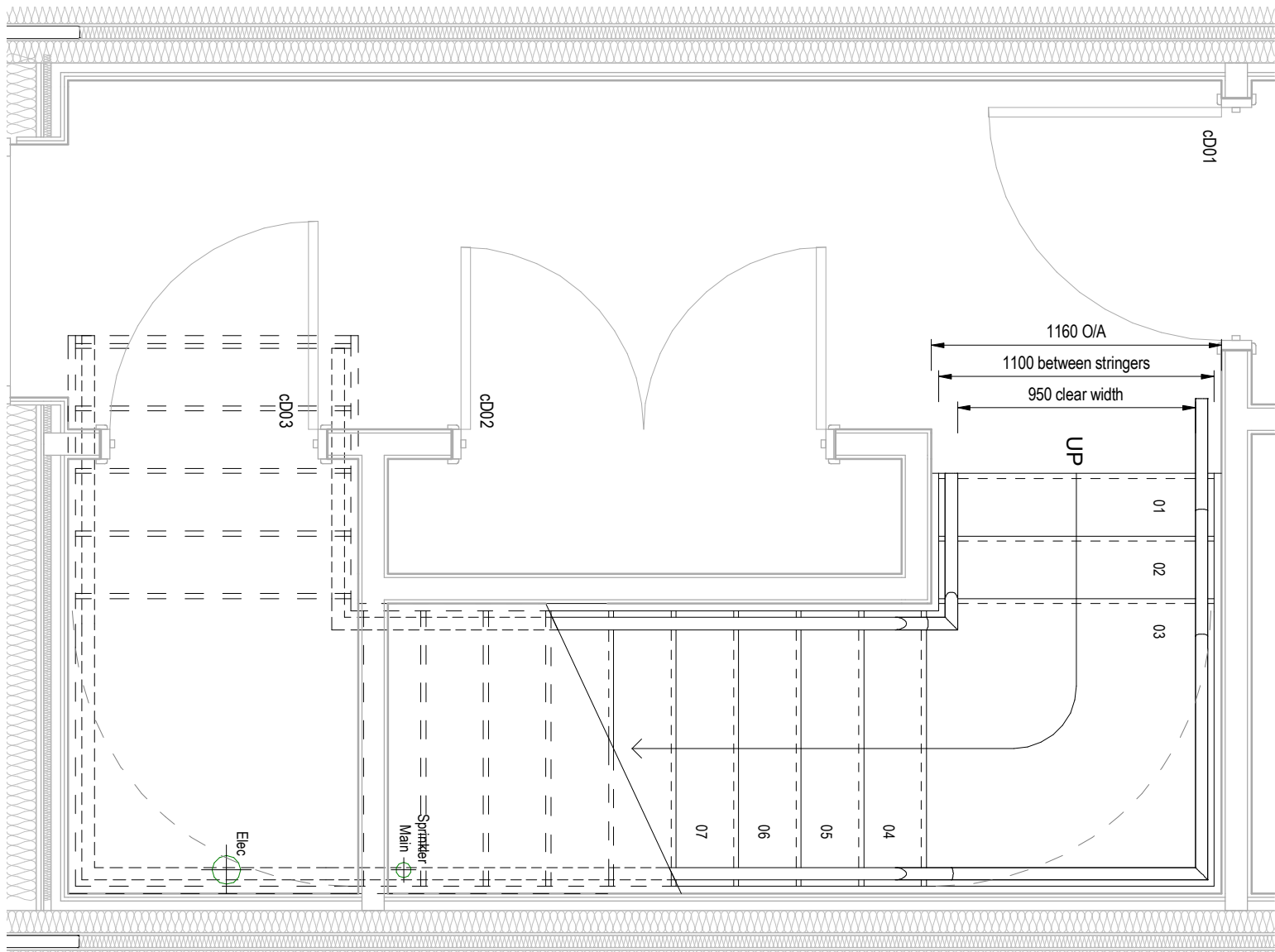
Number

0302

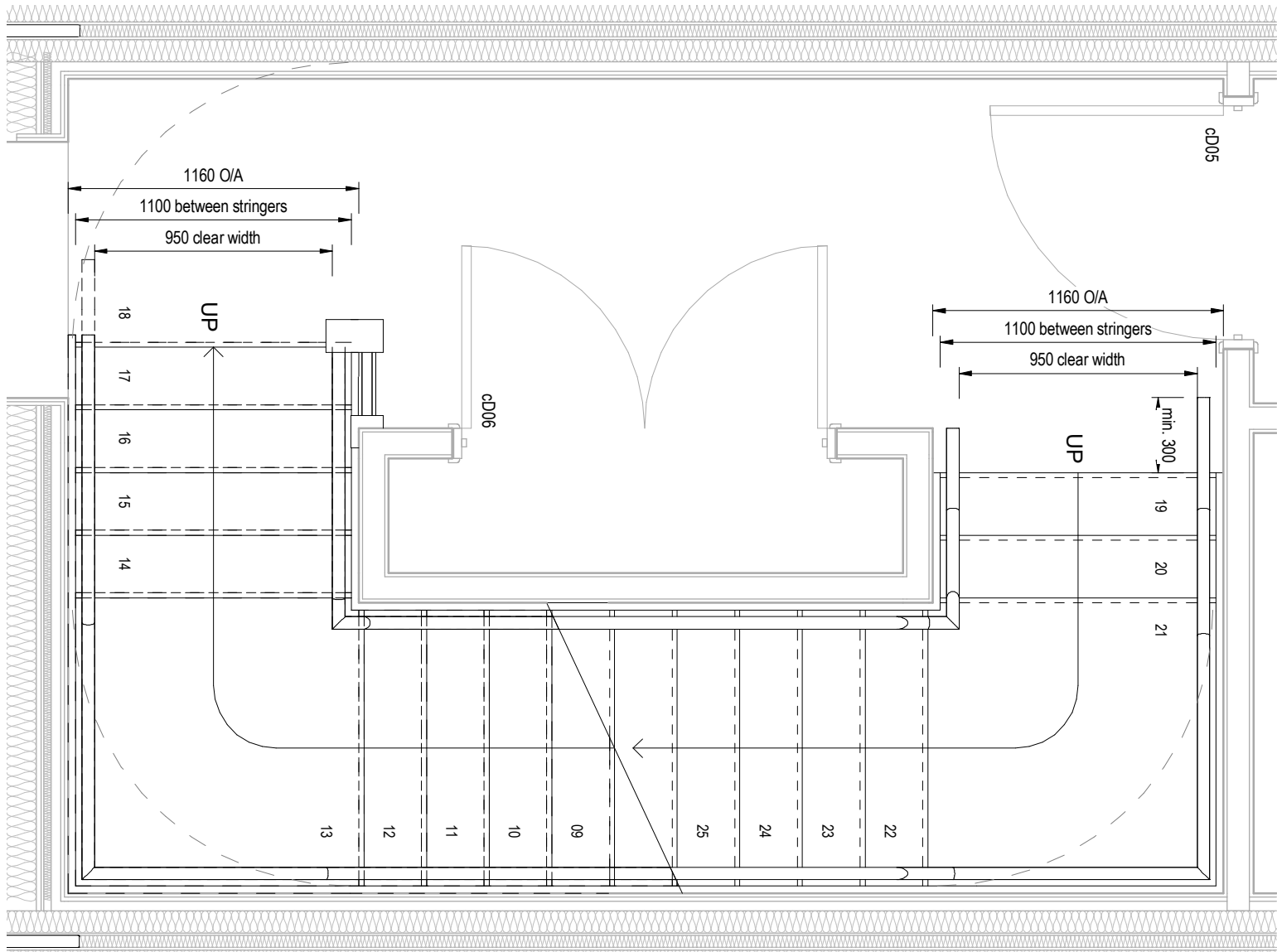
Revision

P01

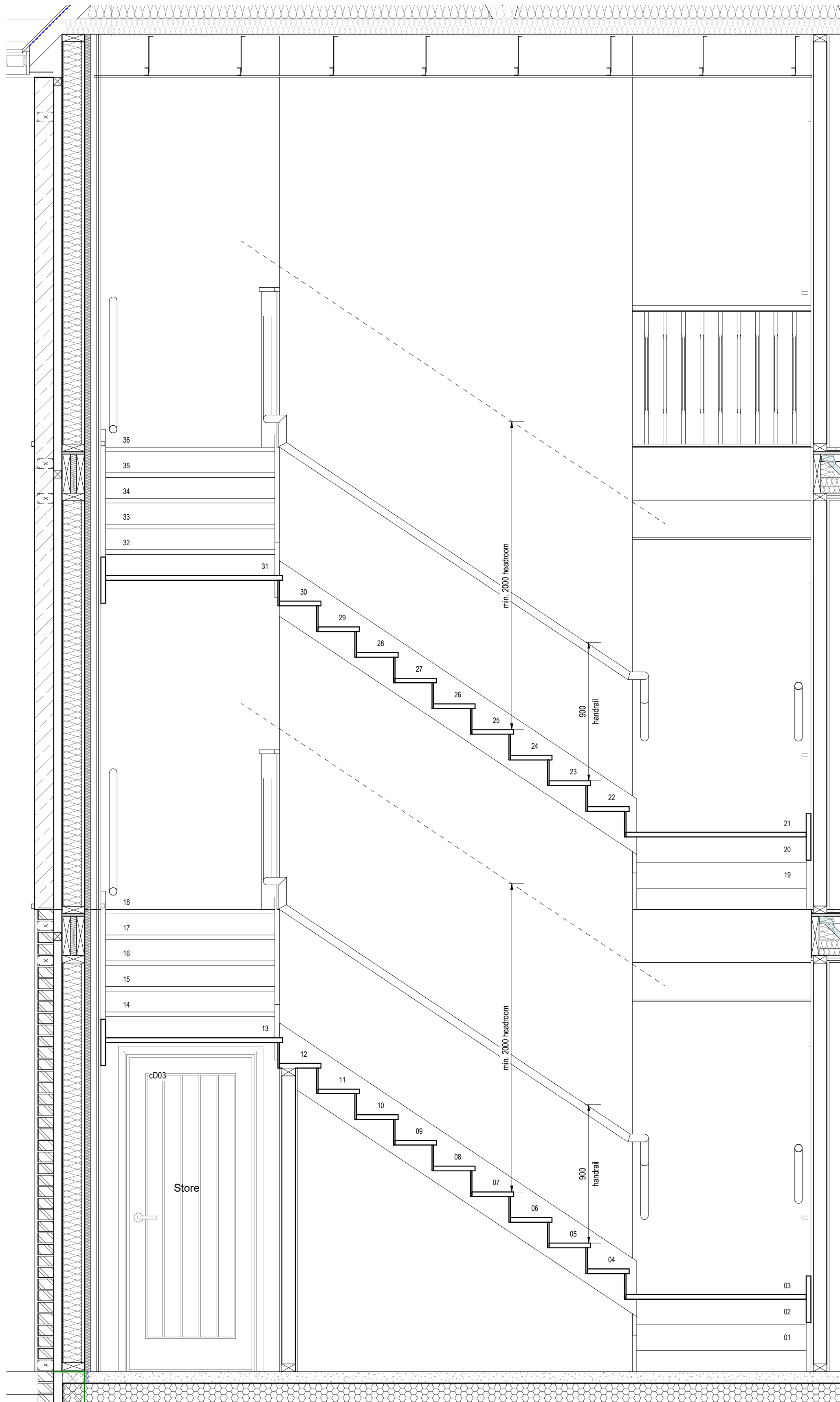
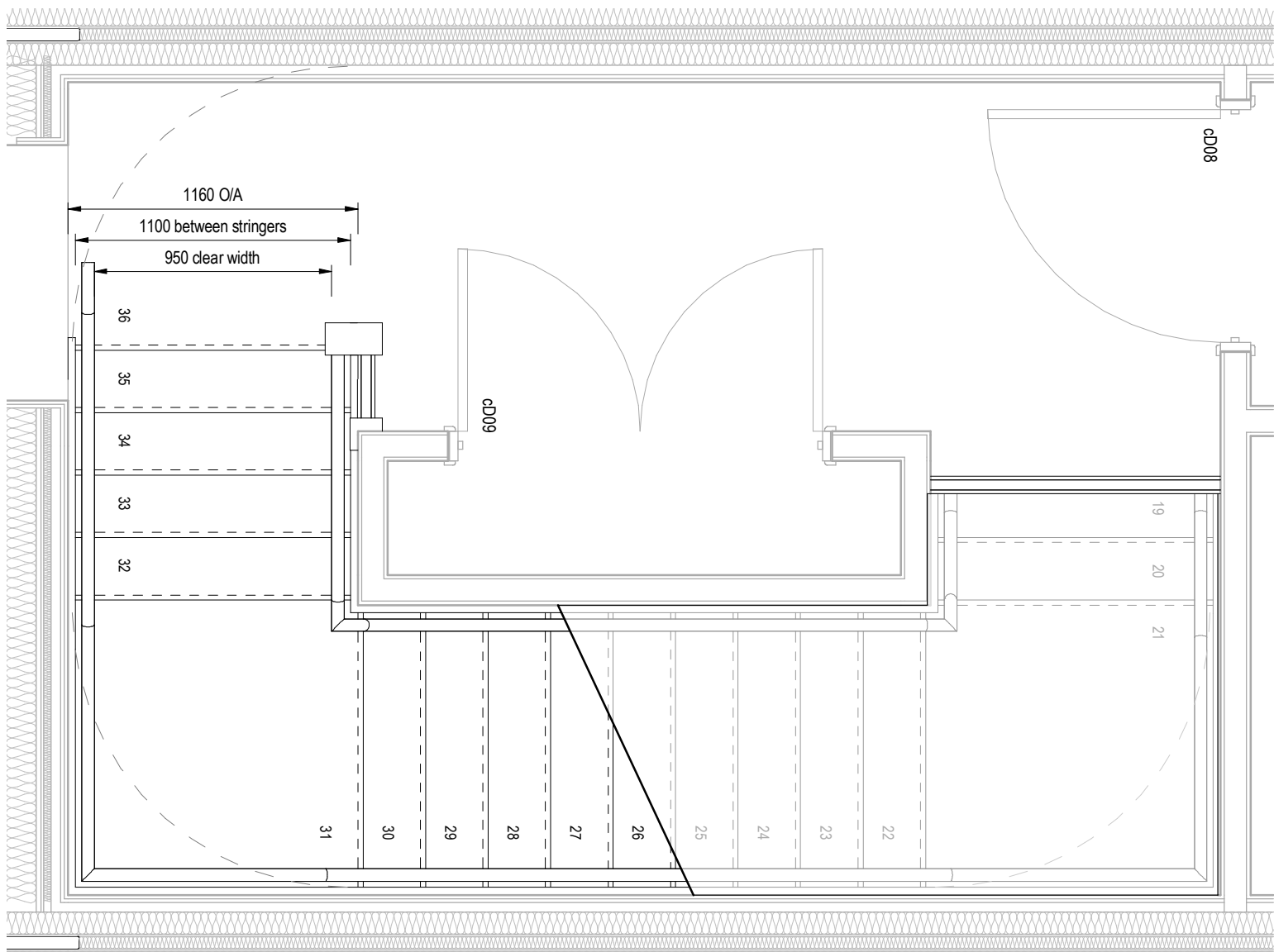
Ground Floor Stair Plan
1 : 25



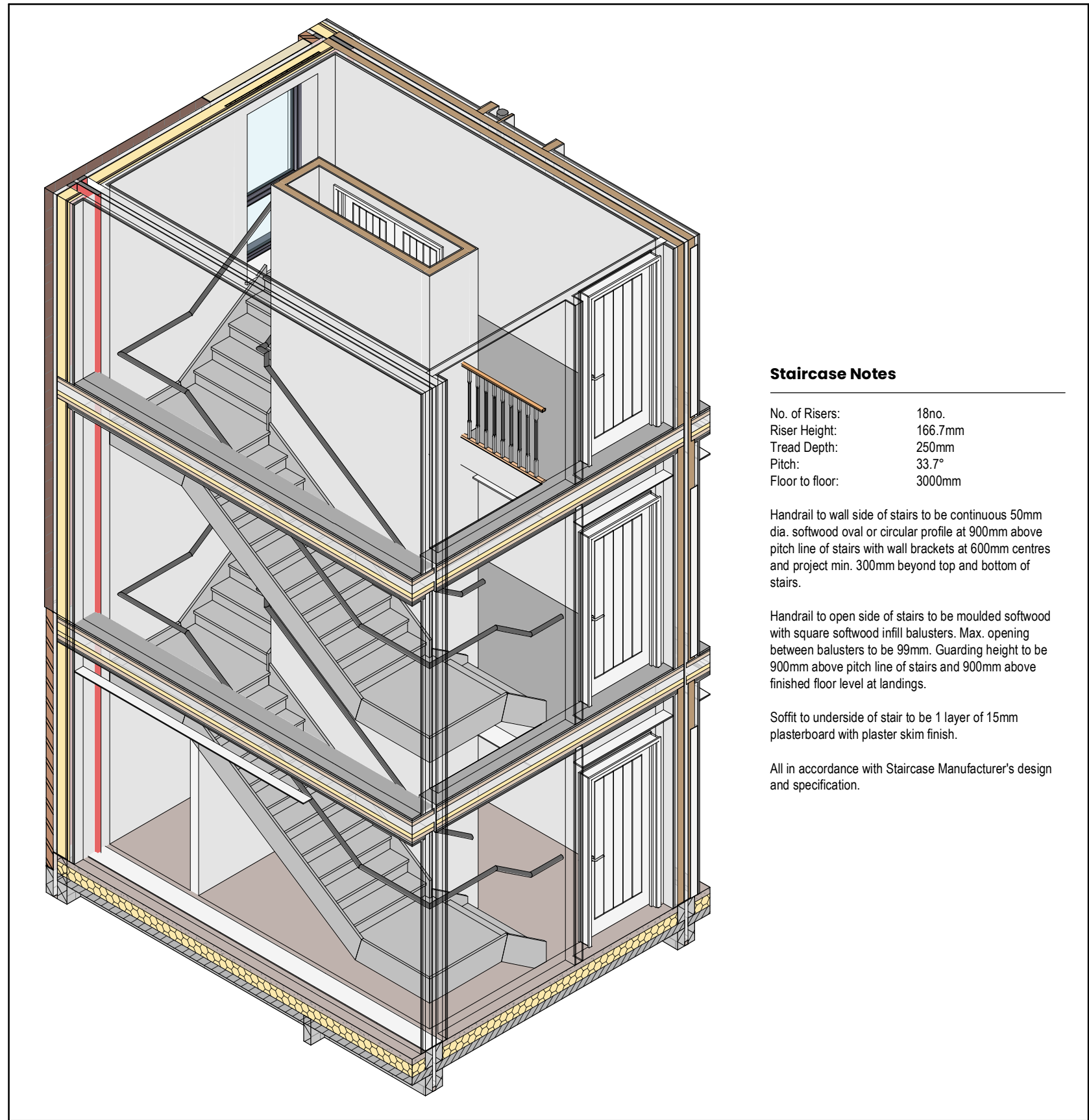
First Floor Stair Plan
1 : 25



Second Floor Stair Plan
1 : 25



Staircase Section
1 : 20



Staircase Notes

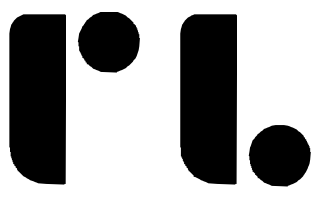
No. of Risers: 18no.
Riser Height: 166.7mm
Tread Depth: 250mm
Pitch: 33.7°
Floor to floor: 3000mm

Handrail to wall side of stairs to be continuous 50mm dia. softwood oval or circular profile at 900mm above pitch line of stairs with wall brackets at 600mm centres and project min. 300mm beyond top and bottom of stairs.

Handrail to open side of stairs to be moulded softwood with square softwood infill balusters. Max. opening between balusters to be 99mm. Guarding height to be 900mm above pitch line of stairs and 900mm above finished floor level at landings.

Soffit to underside of stair to be 1 layer of 15mm plasterboard with plaster skim finish.

All in accordance with Staircase Manufacturer's design and specification.



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Staircase Details

Scale

As indicated • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	ZZ	DR	A

Number

0350

Revision

P01

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Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	11.06.2025	NL	--	Movement joints added



Front Elevation

Elevation Notes

Suitably approved restrictors to all upper floor windows.

At least one window to each habitable room to be an escape window with a minimum unobstructed openable area that is at least 0.33m², and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control. Where M4(2) applies, window handles in principal living area to be no higher than 1200mm from FFL, 1400mm to all other windows.

Material Key

	Facing Stonework Colour to match existing buildings. TBC.
	Facing Brickwork Autumn red/brown stock. TBC.
	Horizontal Weatherboarding Hardie Plank. Colour TBC.
	Cast Stone Quoins/Window Surrounds Buff. TBC.

Roof

Slate/fibre cement roof tiles. Colour: Brown.

Front Door

GRP composite door with vision panel and fanlight above. White internal finish.

Windows

uPVC windows. Colour: Grey
All ironmongery & locking mechanisms to comply with PAS24 2:12/2016 & Secured-by-Design requirements. All glazing to be toughened/ laminated.

Eaves

uPVC fascias and soffits. Colour: Grey.

Verge

Dry verge system. Colour: To match roof tiles.

Rainwater Goods

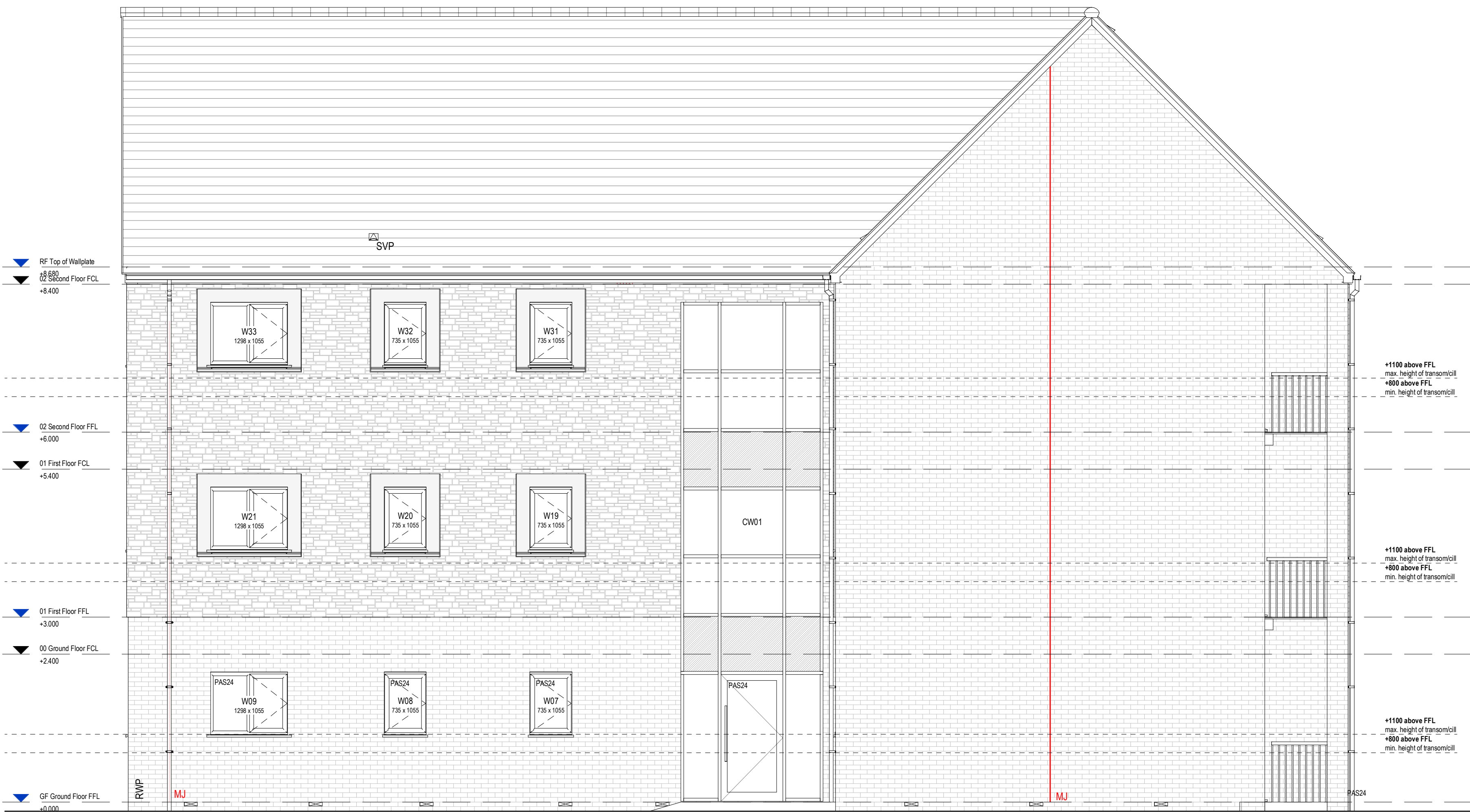
Half round aluminium gutters, fascia mounted with circular downpipes. Colour: Black.
Downpipes to terminate in ground (not shoe to gully). All RWP locations to be checked and approved by supplier.

Service Penetrations

Service extract terminals and flues are to be rectangular, flush and colour matched to surrounding wall/roof finish. All locations are to be confirmed by M&E consultant and Architect.

Window Key

OG	Obscure Glazing
EC	Easy Clean Hinges
e	Fire Egress Window
PAS 24	PAS 24 Compliant
SG	Safety Glass (Part K4)



Rear Elevation

RL

Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Front & Rear Elevations

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	RL	AA	ZZ	DR	A

Number

0401

Revision

P02

Elevation Notes

Suitably approved restrictors to all upper floor windows.

At least one window to each habitable room to be an escape window with a minimum unobstructed openable area that is at least 0.33m², and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control. Where M4(2) applies, window handles in principal living area to be no higher than 1200mm from FFL, 1400mm to all other windows.

Material Key

- Facing Stonework**
Colour to match existing buildings. TBC.
- Facing Brickwork**
Autumn red/brown stock. TBC.
- Horizontal Weatherboarding**
Hardie Plank. Colour TBC.
- Cast Stone Quoins/Window Surrounds**
Buff. TBC.

Roof
Slate/fibre cement roof tiles. Colour: Brown.

Front Door
GRP composite door with vision panel and fanlight above. White internal finish.

Windows
uPVC windows. Colour: Grey
All ironmongery & locking mechanisms to comply with PAS24 2:12/2016 & Secured-by-Design requirements. All glazing to be 'toughened' laminated.

Eaves
uPVC fascias and soffits. Colour: Grey.

Verge
Dry verge system. Colour: To match roof tiles.

Rainwater Goods
Half round aluminium gutters, fascia mounted with circular downpipes. Colour: Black.
Downpipes to terminate in ground (not shoe to gully). All RWP locations to be checked and approved by supplier.

Service Penetrations
Service extract terminals and flues are to be rectangular, flush and colour matched to surrounding wall/roof finish. All locations are to be confirmed by M&E consultant and Architect.

Window Key

- OG** Obscure Glazing
- EC** Easy Clean Hinges
- e** Fire Egress Window
- PAS 24** PAS 24 Compliant
- SG** Safety Glass (Part K4)



Side Elevation 01



Side Elevation 02

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Rev	Date	By	Chk	Description
P01	10.06.2024	KH	NL	Preliminary issue
P02	11.06.2025	NL	--	Movement joints added

RL

Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Side Elevations

Scale

1 : 50 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

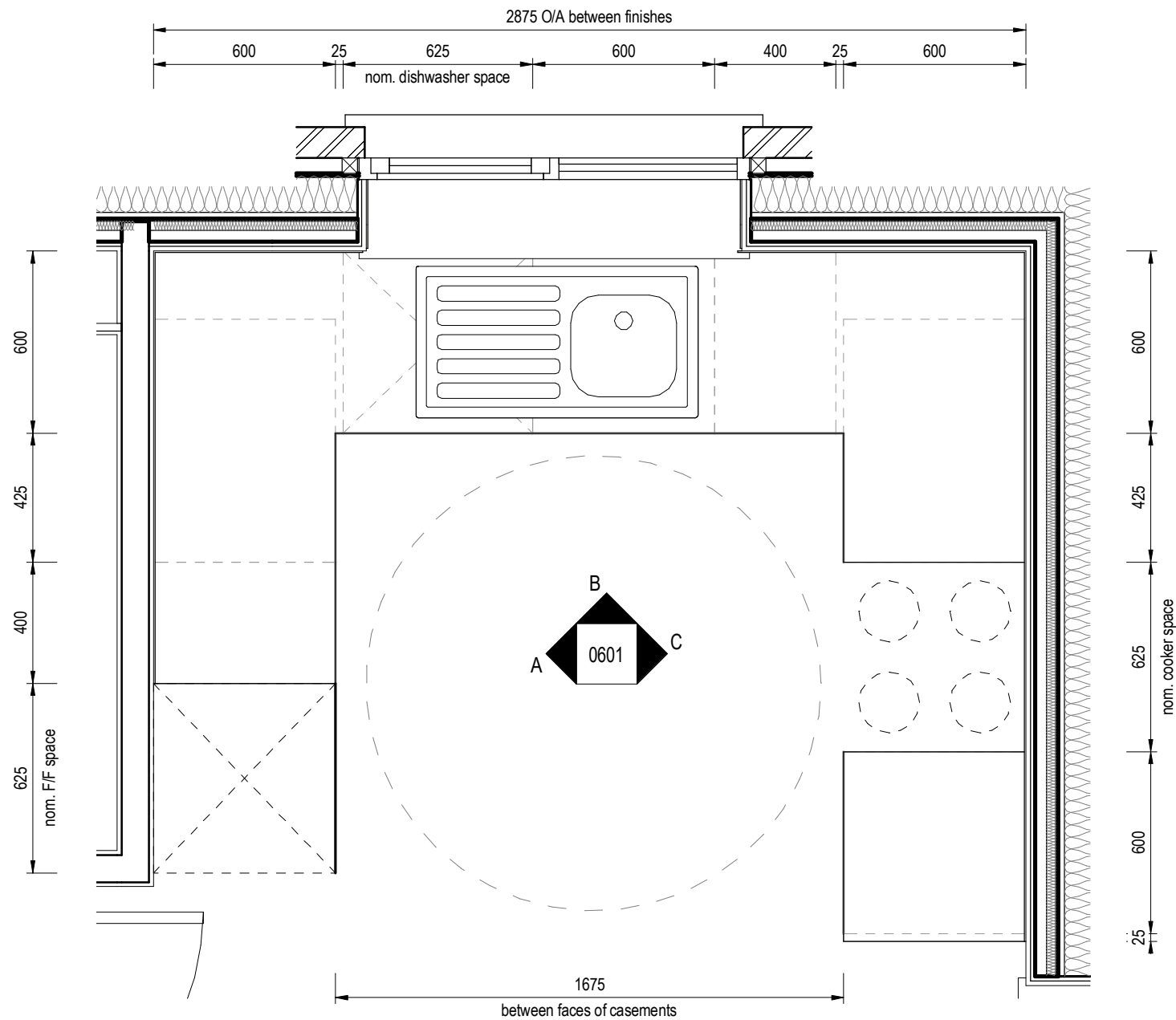
Project: 10429 • Org: RL • Vol: AA • Level: ZZ • Form: DR • Role: A

Number

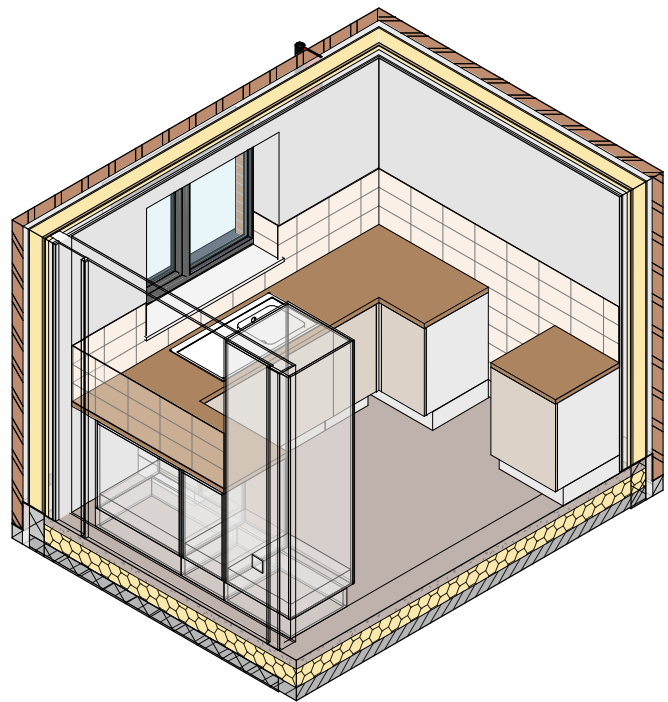
0402

Revision

P02



Flat A Kitchen Layout
1 : 20



Kitchen A 3D



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office: England No. 06858029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Kitchen Layout - Type A

Scale

As indicated • A3

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

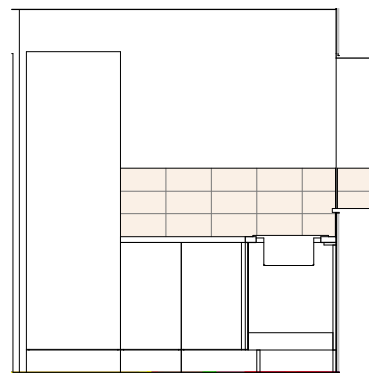
Project	Org	Vol	Level	Form	Role
10429	• RL	• AA	• ZZ	• DR	• A

Number

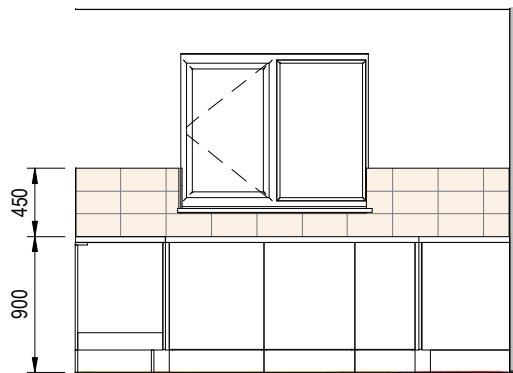
0601

Revision

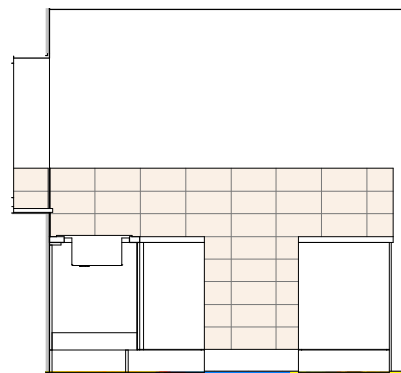
P01



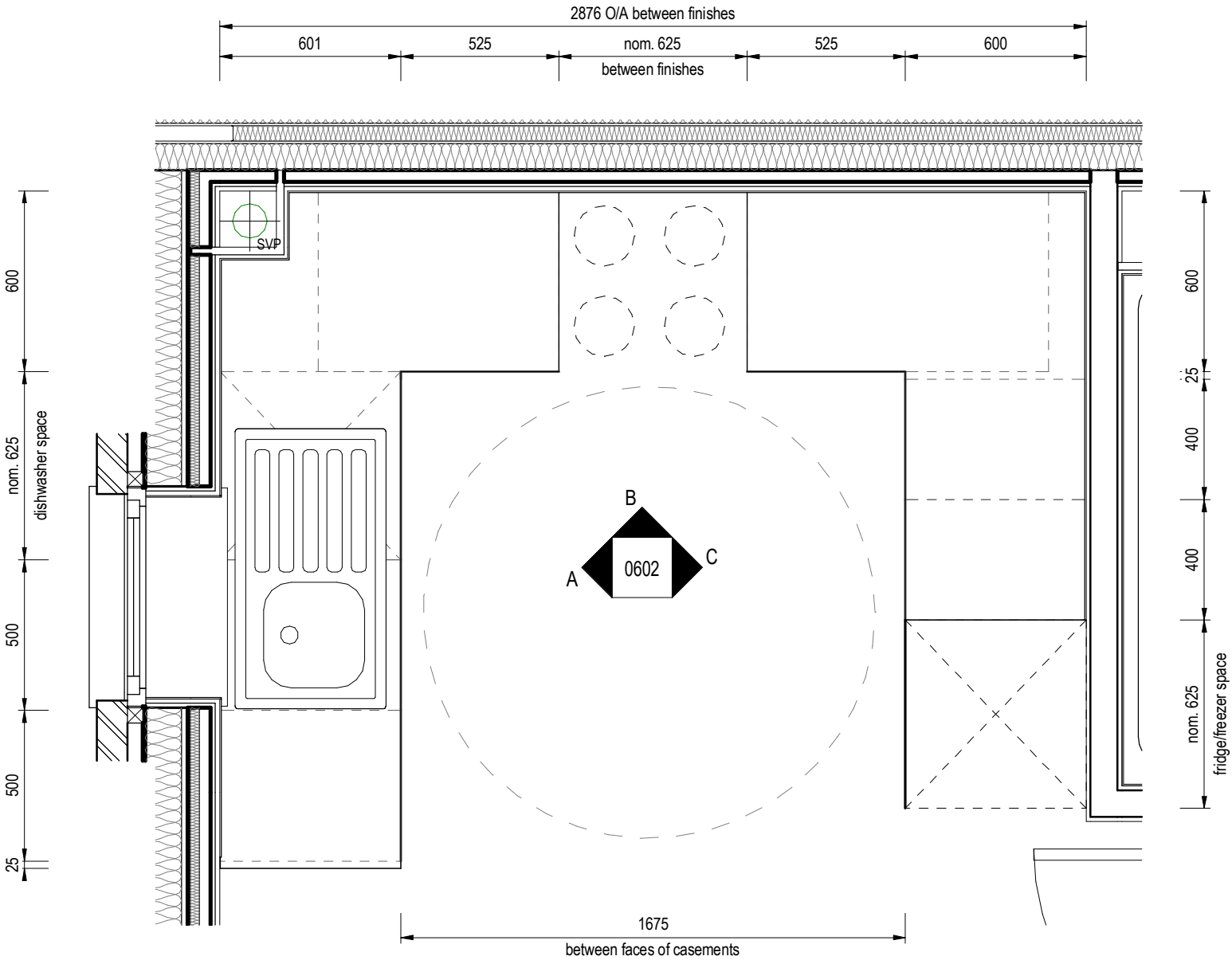
Type A - Kitchen Elevation A
1 : 50



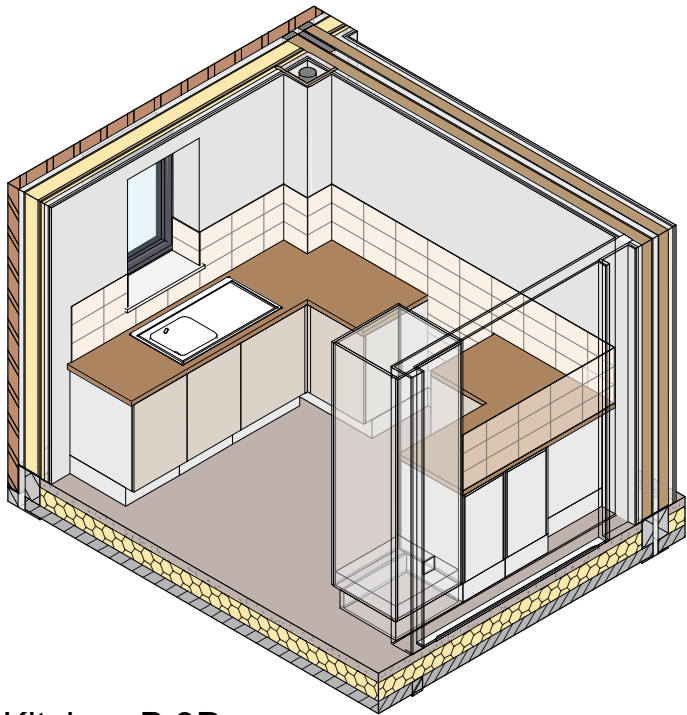
Type A - Kitchen Elevation B
1 : 50



Type A - Kitchen Elevation C
1 : 50



Flat B Kitchen Layout
1 : 20



Kitchen B 3D



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office: England No. 06858029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Kitchen Layout - Type B

Scale Project No.

As indicated • A3 10429

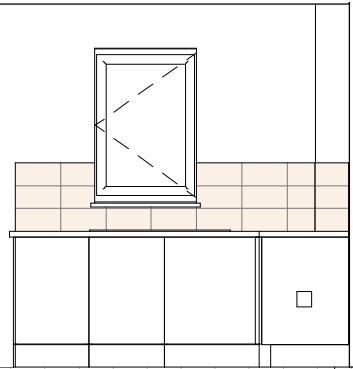
Status Purpose Of Issue

S3 Review & Comment

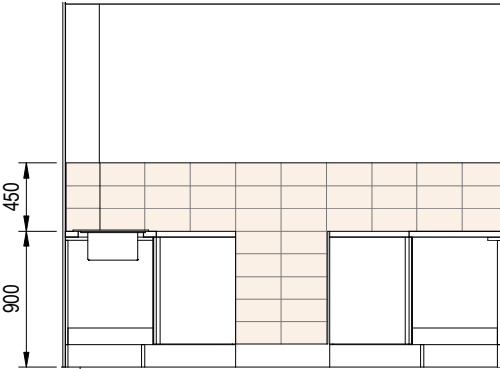
Project Org Vol Level Form Role
10429 • RL • AA • ZZ • DR • A

Number Revision

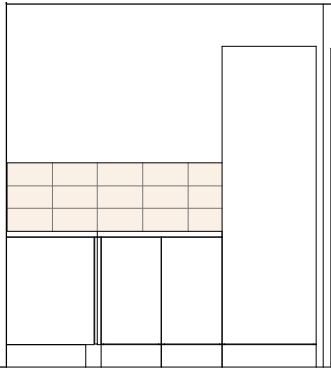
0602 P01



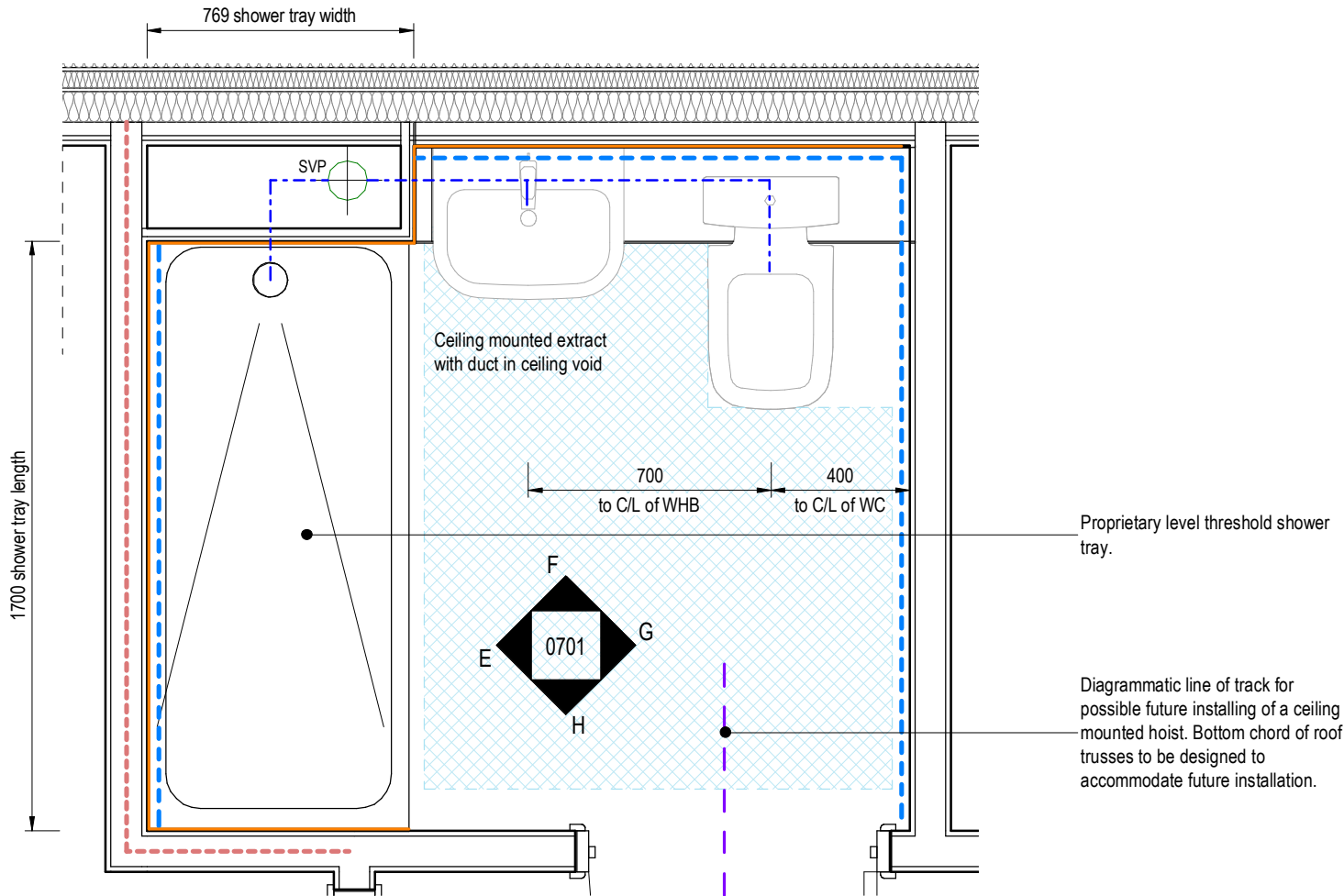
Type B - Kitchen Elevation A
1 : 50



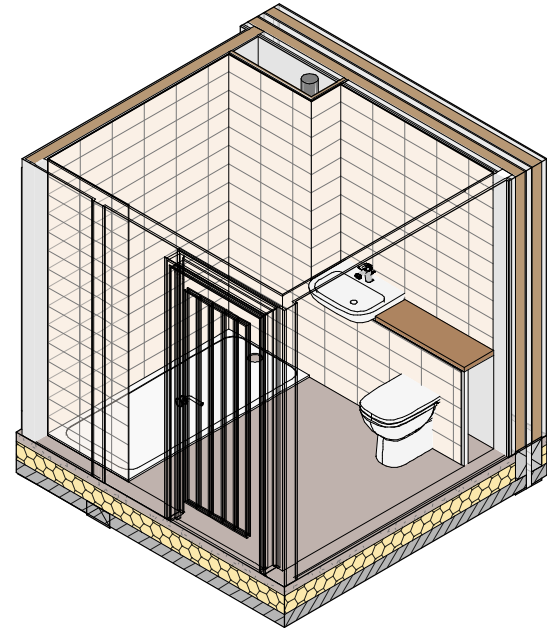
Type B - Kitchen Elevation B
1 : 50



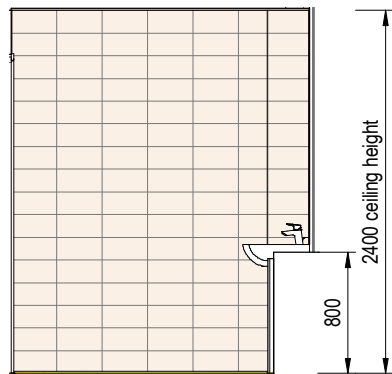
Type B - Kitchen Elevation C
1 : 50



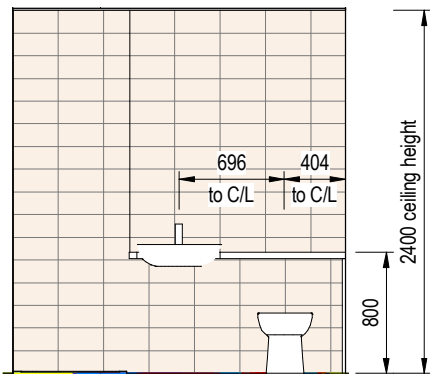
Typical Bathroom Layout
1 : 20



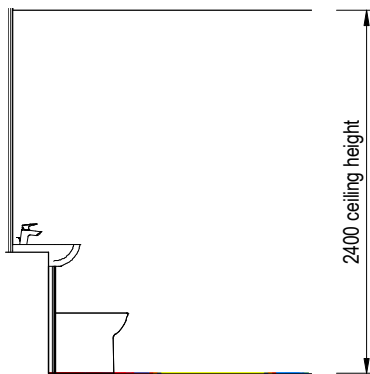
Typical Bathroom 3D



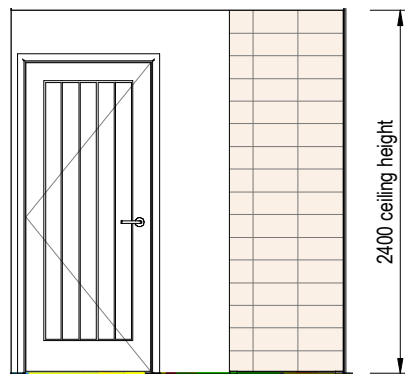
Elevation E
1 : 50



Elevation F
1 : 50



Elevation G
1 : 50



Elevation H
1 : 50

Bathroom Notes

To be read in conjunction with Linc Cymru Construction & Materials Specification

- Bold line denotes full height tiling with waterproofing over bath
- Bold dashed line denotes tiling over wash hand basin
- 1no. layer of 25mm Isover Acoustic Partition Roll (APR1200) insulation batts installed to all sanitary accommodation walls
- 18mm OSB/plywood reinforced zone between all stud partitions from 300 to 1500mm above FFL. Provide additional noggins as necessary.

For sanitaryware and brassware, refer to Linc Cymru Specification.

Drainage generally to run within floor as indicated on plans.

Ceiling mounted extract vent located in accordance with M&E specialist's layout and ducted within ceiling void connecting to multi-vent system or wall grille when intermittent system specified.

Floor finish in accordance with Linc Cymru Specification.

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Rev	Date	By	Chk	Description
P01	18.07.2024	NL	--	Preliminary issue



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office: England No. 06858029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Bathroom Layout

Scale

As indicated • A3

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

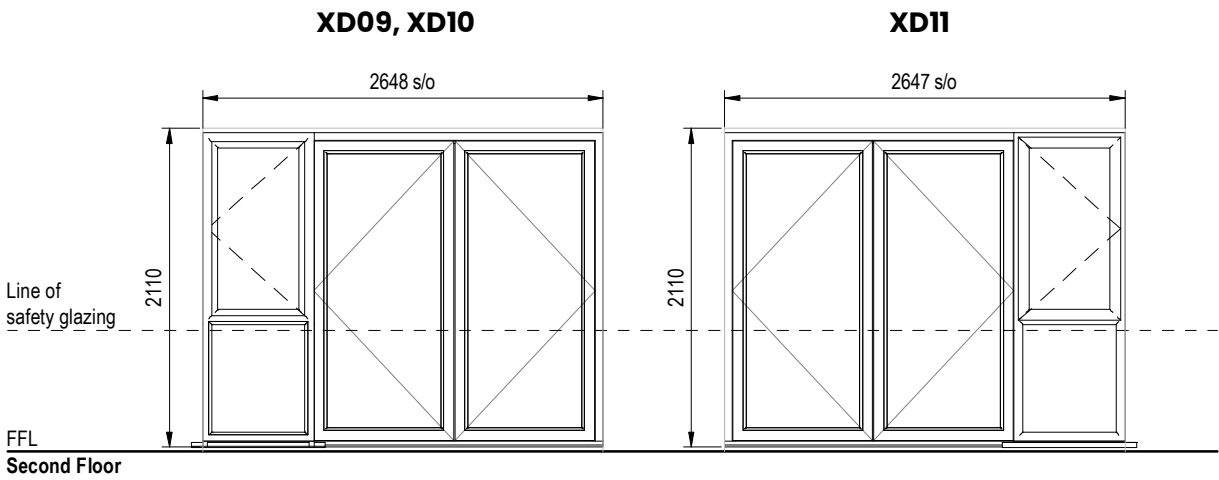
Project	Org	Vol	Level	Form	Role
10429	• RL	• AA	• ZZ	• DR	• A

Number

0701

Revision

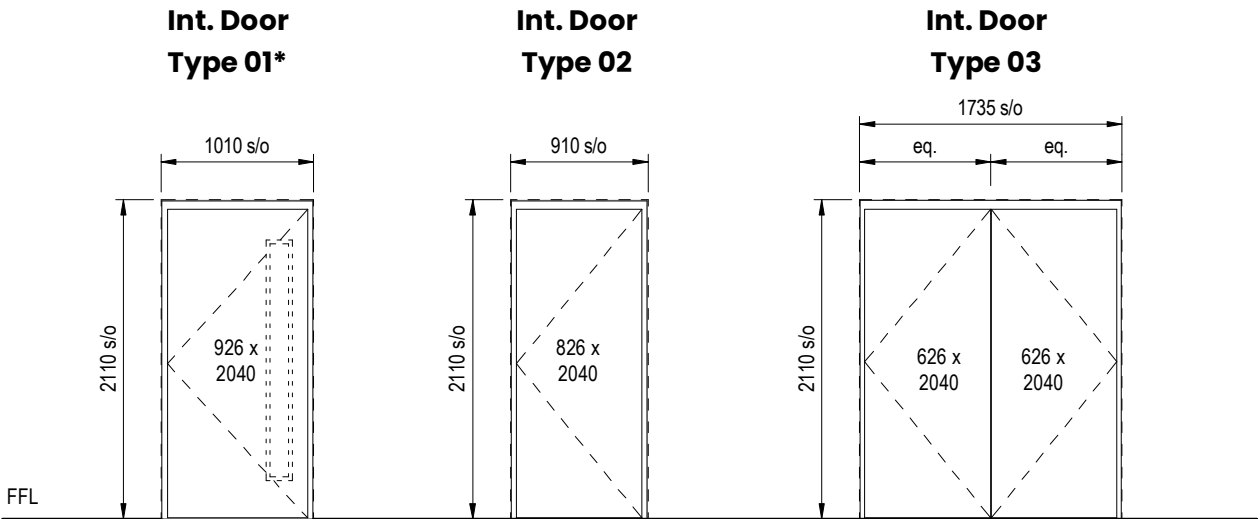
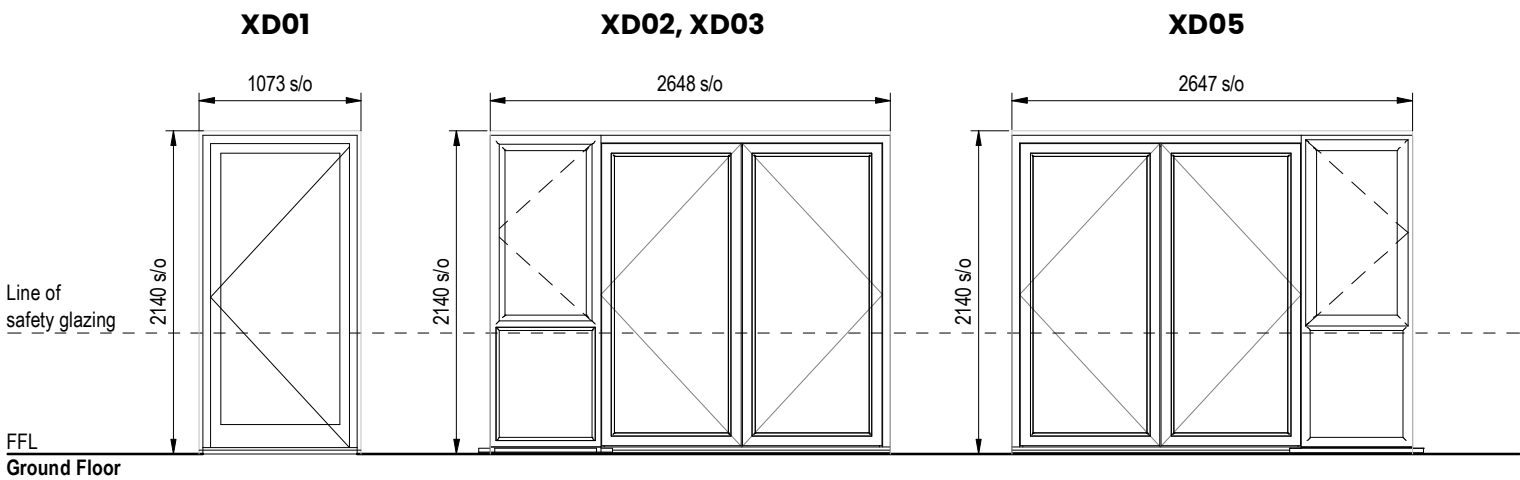
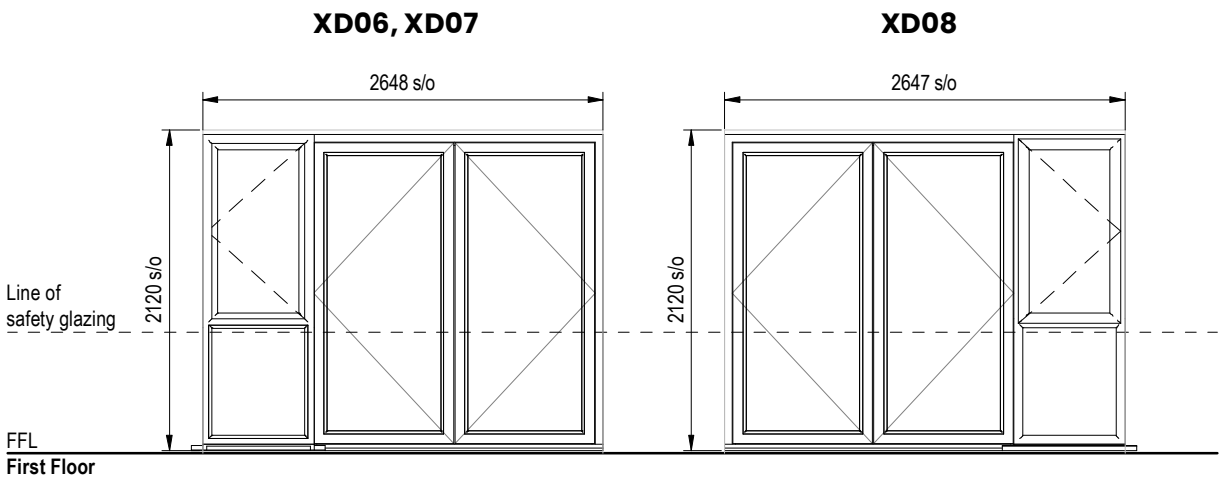
P01



Differential movement has been set to align with requirements stipulated in LABC Standards, Section 6.2.15 as follows:

Ground Floor settlement	5mm
First Floor settlement	15mm
Second Floor settlement	25mm
Eaves settlement	30mm

All to be confirmed by TF supplier.



* Refer to schedules below for doors with vision panels

Internal Door Schedule – Apartments						
Door ID	Door Type	Structural Opening	Leaf Size	Fire Rating	Config.	Comments
iD01	01	1010 x 2110	926 x 2040	FD30S	Single	Apartment front door set
iD02	03	1535 x 2110	726 x 2040	FD30S	Double	
iD03	02	910 x 2110	826 x 2040	FD30	Single	
iD04	02	910 x 2110	826 x 2040	FD30	Single	
iD05	02	910 x 2110	826 x 2040	FD30	Single	
iD06	03	1535 x 2110	726 x 2040	FD30	Double	

Internal Door Schedule – Communal										
Door ID	Door Type	Structural Opening	Leaf Size	Fire Rating	Vision Panel	Closer	Keep Shut	Keep Locked Shut	Config.	Comments
cD01	01	1010 x 2110	926 x 2040	FD30S	Yes	Yes	Yes		Single	
cD02	03	1535 x 2110	726 x 2040	FD60S				Yes	Double	
cD03	02	910 x 2110	826 x 2040	FD30S				Yes	Single	
cD04	03	1535 x 2110	726 x 2040	FD60S				Yes	Double	
cD05	01	1010 x 2110	926 x 2040	FD30S	Yes	Yes	Yes		Single	
cD06	03	1535 x 2110	726 x 2040	FD60S				Yes	Double	
cD07	03	1535 x 2110	726 x 2040	FD60S				Yes	Double	
cD08	01	1010 x 2110	926 x 2040	FD30S	Yes	Yes	Yes		Single	
cD09	03	1535 x 2110	726 x 2040	FD60S				Yes	Double	
cD10	03	1535 x 2110	726 x 2040	FD60S				Yes	Double	

To be read in conjunction with drwg ref. 0900 - Fire Strategy

External Door Schedule									
Door ID	TF OPENING		EXT OPENING		Safety Glass	Obscure Glazing	Lintel Type	Min. Lintel Length	Description
	Width	Height	Width	Height					
XD01	1073	2140	1023	2110	Yes	No	IG L1/S 110	1323	External Single Door
XD02	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD03	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD04					Yes				By curtain walling specialist
XD05	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD06	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD07	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD08	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD09	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD10	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door
XD11	1973	2135	1923	2110	Yes	No	IG L1/S 110	2223	External Double Door

External Door & Window Notes

Windows to be high performance PVCu double glazed units, grey externally and internally, & comply with PAS 24:2016 test certificate & enhanced security performance. All windows to be clearly marked PAS 24 compliant.

Thermal Performance

All external glazing to be in accordance with Approved Document L of the Building Regulations. Windows generally (including frames) to have a min. U value of 1.2w/m²K.

Fire Performance

All fire doors, including frame, stops and intumescent smoke seals, are to be tested to BS 476 Part 22 or the European equivalent BS EN 1634 Part 1 and certified under specialist third party accreditation, UKAS, IFC, BWF/Certifire.

Egress

Egress in accordance with Approved Document B: Windows for Means of Escape. Clear opening to be min. 0.33m² and at least 450 high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above FFL. At least one window to each habitable room to be an escape window.

Restrictors

All first floor windows to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control. Where M4(2) applies, window handles in principal living area to be no higher than 1200mm from FFL, 1400mm to all other windows.

Safety Glazing

Safety (laminated or toughened) glazing to glazed doors and any glazing below 800mm above FFL. Window manufacturer to ensure all windows below 800mm above FFL, to be designed to act as a barrier to falling and resist the loads given in BS EN 1991-1-1 and PD 6688-1-1; refer also to BS 6180 for requirements for impact resistance.

Safety Glazing

Safety (laminated or toughened) glazing to glazed doors and any glazing below 800mm above FFL. Window manufacturer to ensure all windows below 800mm above FFL, to be designed to act as a barrier to falling and resist the loads given in BS EN 1991-1-1 and PD 6688-1-1; refer also to BS 6180 for requirements for impact resistance.

Acoustic

Acoustic glazing to meet the min. sound reduction performance RW+Ctr glazing. Reference should be made to Acoustic report and Site Plan mark up for exact location of acoustic treatment.

Part Q

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Ground floor & other easily accessible windows (inc. rooflights) are to be manufactured to meet PAS 24:2012 & be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

Actual dimensions to be checked on site prior to manufacture.

Drawing is illustrative only. Detailed design to be provided by glazing supplier.

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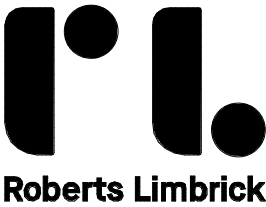
Window/External Door manufacturer to make all necessary allowances for fitting of windows within structural opening.

This line should measure 60mm when printed correctly

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Rev	Date	By	Chk	Description
P01	11.10.2024	BOL	NL	Preliminary issue
P02	06.12.2024	KH	NL	Store doors in Communal space updated to FD60S, Dishwasher updated to Washing Dryer.



03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office: England No. 06658029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

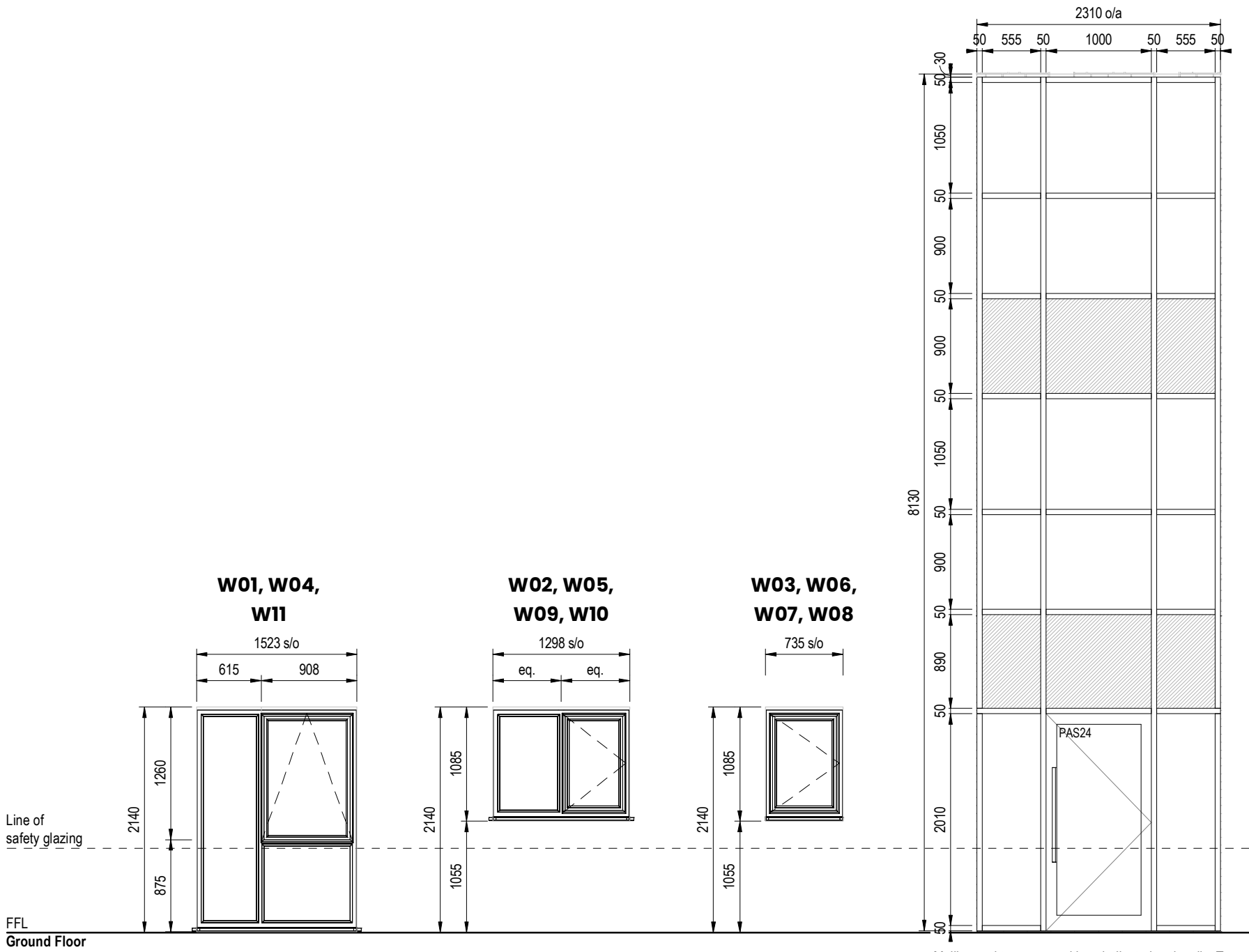
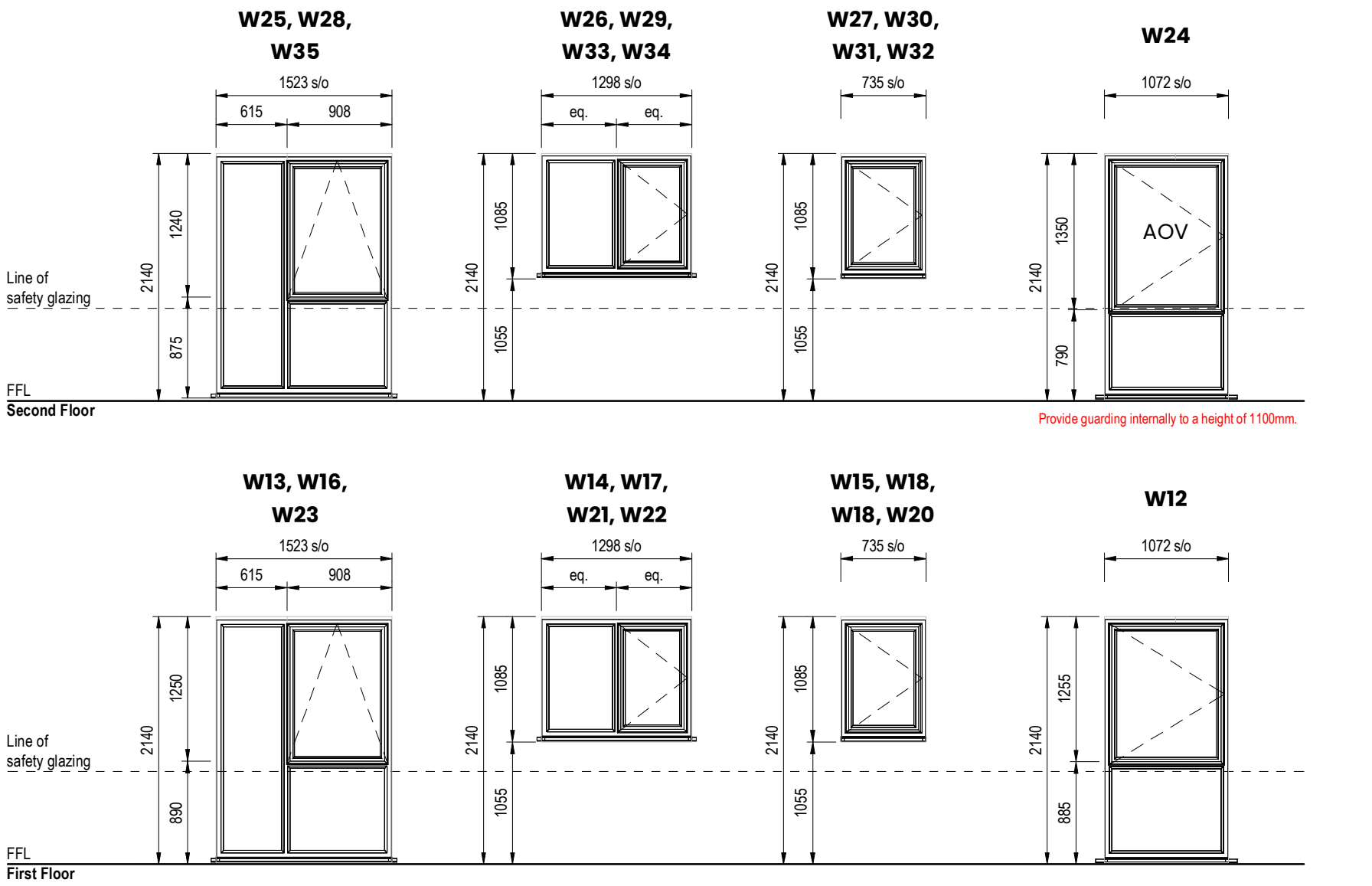
Door Schedules

Scale Project No.
1 : 50 • A2 10429

Status Purpose Of Issue
S3 Review & Comment

Project Org Vol Level Form Role
10429 • RL • AA • ZZ • SH • A

Number Revision
0801 P02



Differential movement has been set to align with requirements stipulated in LABC Standards, Section 6.2.15 as follows:

Ground Floor settlement	5mm
First Floor settlement	15mm
Second Floor settlement	25mm
Eaves settlement	30mm

All to be confirmed by TF supplier.

Min. clear opening width enabling egress though window denoted grey (450 x 450mm).

Window Schedule												
WINDOW ID	TF Opening		Ext Opening		LOCATION	Safety Glass	Fire Egress	Easy Clean Hinges	Obscure Glazing	LINTELS		Comments
Ref.	Width	Height	Width	Height	Level					Type	Min. Length	

W01	1523	2135	1473	2110	GF Ground Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W02	1298	1085	1248	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	1548	
W03	735	1085	685	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	985	
W04	1523	2135	1473	2110	GF Ground Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W05	1298	1085	1248	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	1548	
W06	735	1085	685	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	985	
W07	735	1085	685	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	985	
W08	735	1085	685	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	985	
W09	1298	1085	1248	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	1548	
W10	1298	1085	1248	1060	GF Ground Floor FFL	No	No	Yes	No	IG L7-50	1548	
W11	1523	2135	1473	2110	GF Ground Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W12	1073	2135	1023	2110	01 First Floor FFL	Yes	No	Yes	No	IG L7-50	1323	
W13	1523	2135	1473	2110	01 First Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W14	1298	1085	1248	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	1548	
W15	735	1085	685	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	985	
W16	1523	2135	1473	2110	01 First Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W17	1298	1085	1248	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	1548	
W18	735	1085	685	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	985	
W19	735	1085	685	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	985	
W20	735	1085	685	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	985	
W21	1298	1085	1248	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	1548	
W22	1298	1085	1248	1060	01 First Floor FFL	No	No	Yes	No	IG L7-50	1548	
W23	1523	2135	1473	2110	01 First Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W24	1073	2135	1023	2110	02 Second Floor FFL	Yes	No	Yes	No	IG L7-50	1323	Automatic Opening Vent (AOV)
W25	1523	2135	1473	2110	02 Second Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W26	1298	1085	1248	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	1548	
W27	735	1085	685	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	985	
W28	1523	2135	1473	2110	02 Second Floor FFL	Yes	No	Yes	No	IG L7-50	1773	
W29	1298	1085	1248	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	1548	
W30	735	1085	685	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	985	
W31	735	1085	685	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	985	
W32	735	1085	685	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	985	
W33	1298	1085	1248	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	1548	
W34	1298	1085	1248	1060	02 Second Floor FFL	No	No	Yes	No	IG L7-50	1548	
W35	1523	2135	1473	2110	02 Second Floor FFL	Yes	No	Yes	No	IG L7-50	1773	

Grand total: 35

External Door & Window Notes

Windows to be high performance PVCu double glazed units, grey externally and internally, & comply with PAS 24:2016 test certificate & enhanced security performance. All windows to be clearly marked PAS 24 compliant.

Thermal Performance

All external glazing to be in accordance with Approved Document L of the Building Regulations. Windows generally (including frames) to have a min. U value of 1.2w/m²K.

Fire Performance

All fire doors, including frame, stops and intumescent smoke seals, are to be tested to BS 476 Part 22 or the European equivalent BS EN 1634 Part 1 and certified under specialist third party accreditation, UKAS, IFC, BWF/Certifire.

Egress

Egress in accordance with Approved Document B: Windows for Means of Escape. Clear opening to be min. 0.33m² and at least 450 high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above FFL. At least one window to each habitable room to be an escape window.

Restrictors

All first floor windows to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control. Where M4(2) applies, window handles in principal living area to be no higher than 1200mm from FFL, 1400mm to all other windows.

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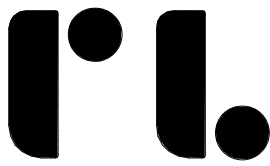
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Rev	Date	By	Chk	Description
P01	11.10.2024	BOL	NL	Preliminary issue
P02	31.03.2025	NL	-	FF & SF window heights updated
P03	06.08.2025	NL	-	AOV/ window transom height dropped to allow for 1m free area, guarding to provided internally noted



Roberts Limbrick

03333 405 500
mail@robertslimbrick.com
robertslimbrick.com

Registered Office: England No. 06658029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Window Schedules

Scale

1 : 50 • A2

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
10429	• RL	• AA	• ZZ	• SH	• A

Number

0802

Revision

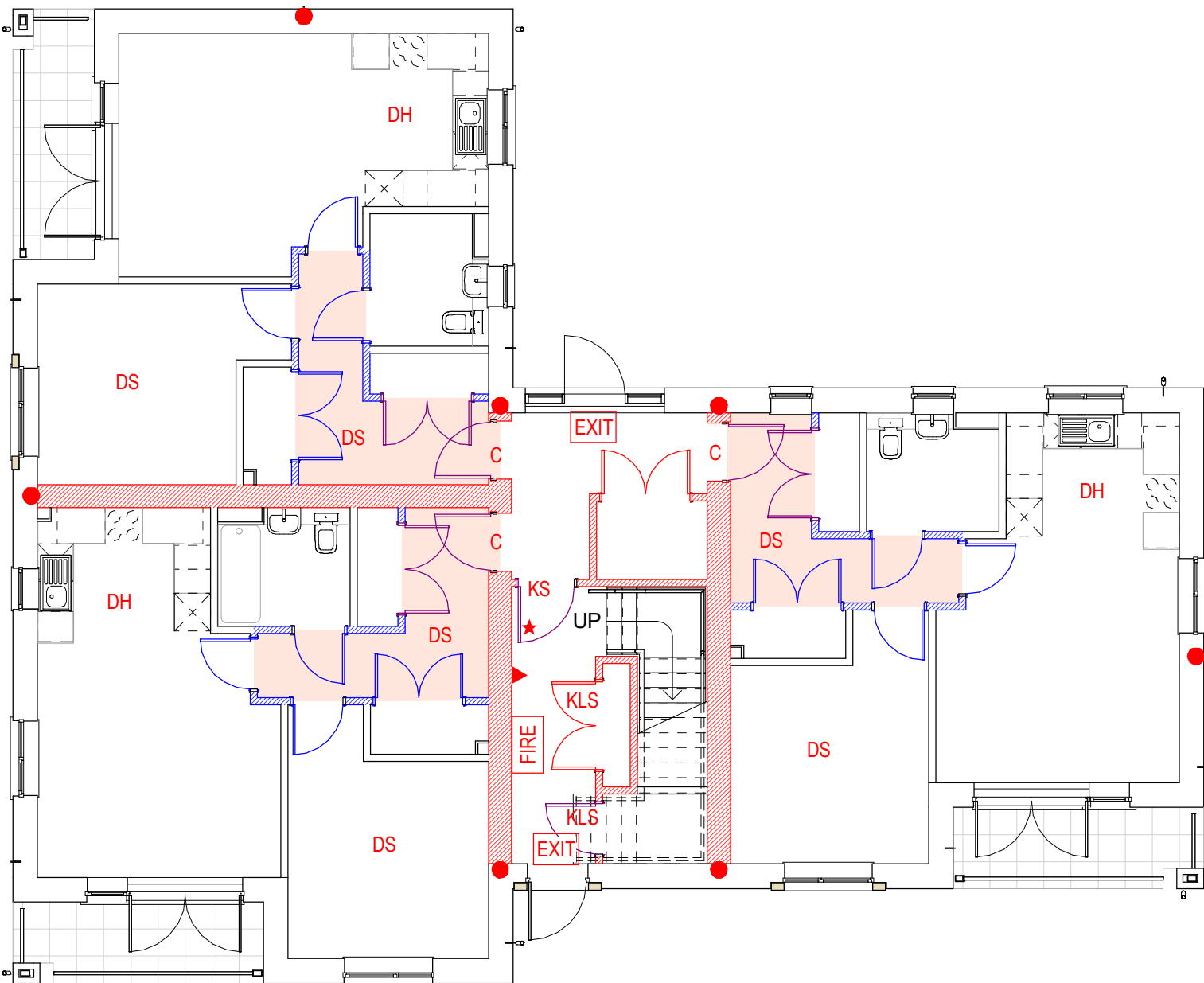
P03

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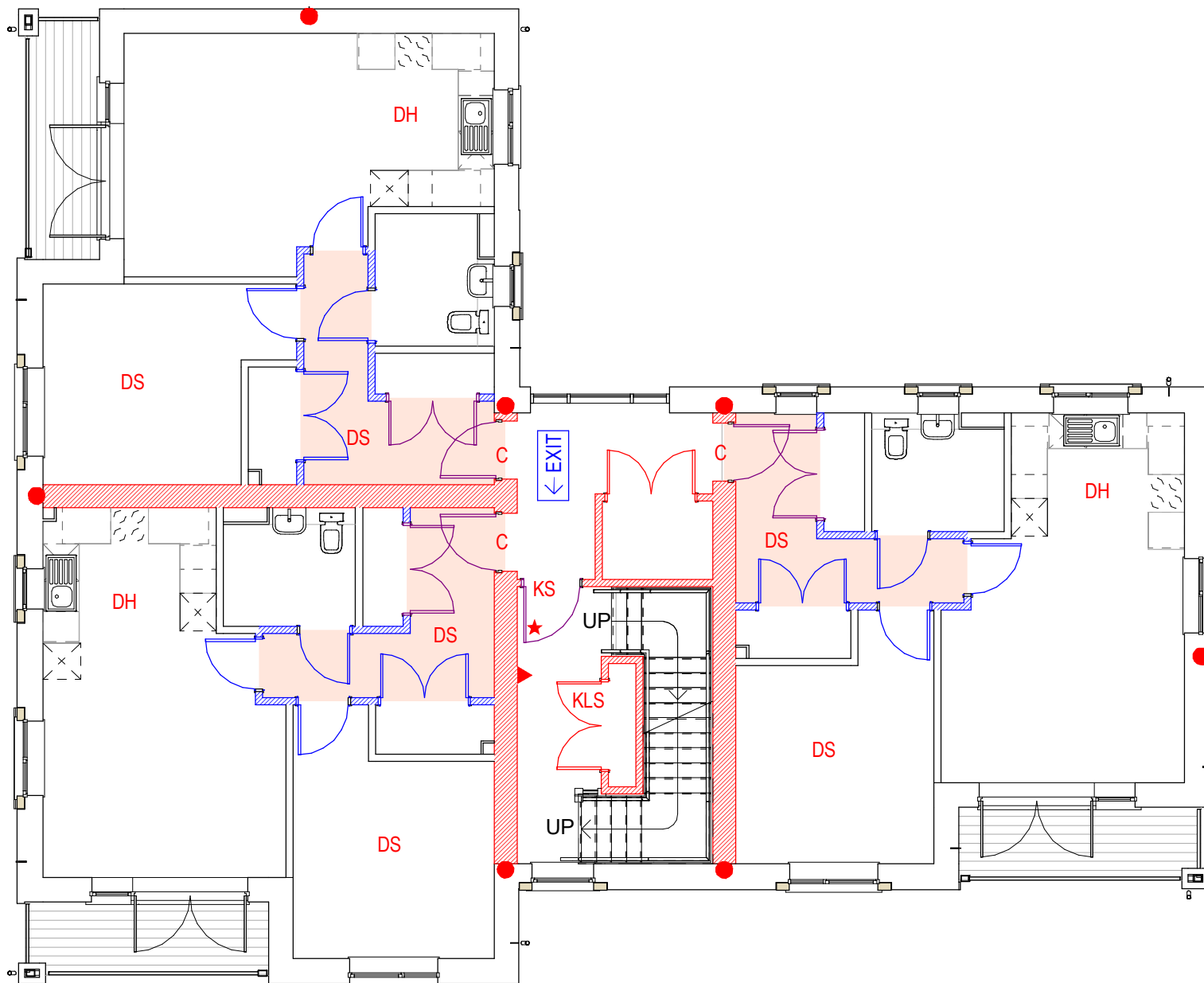
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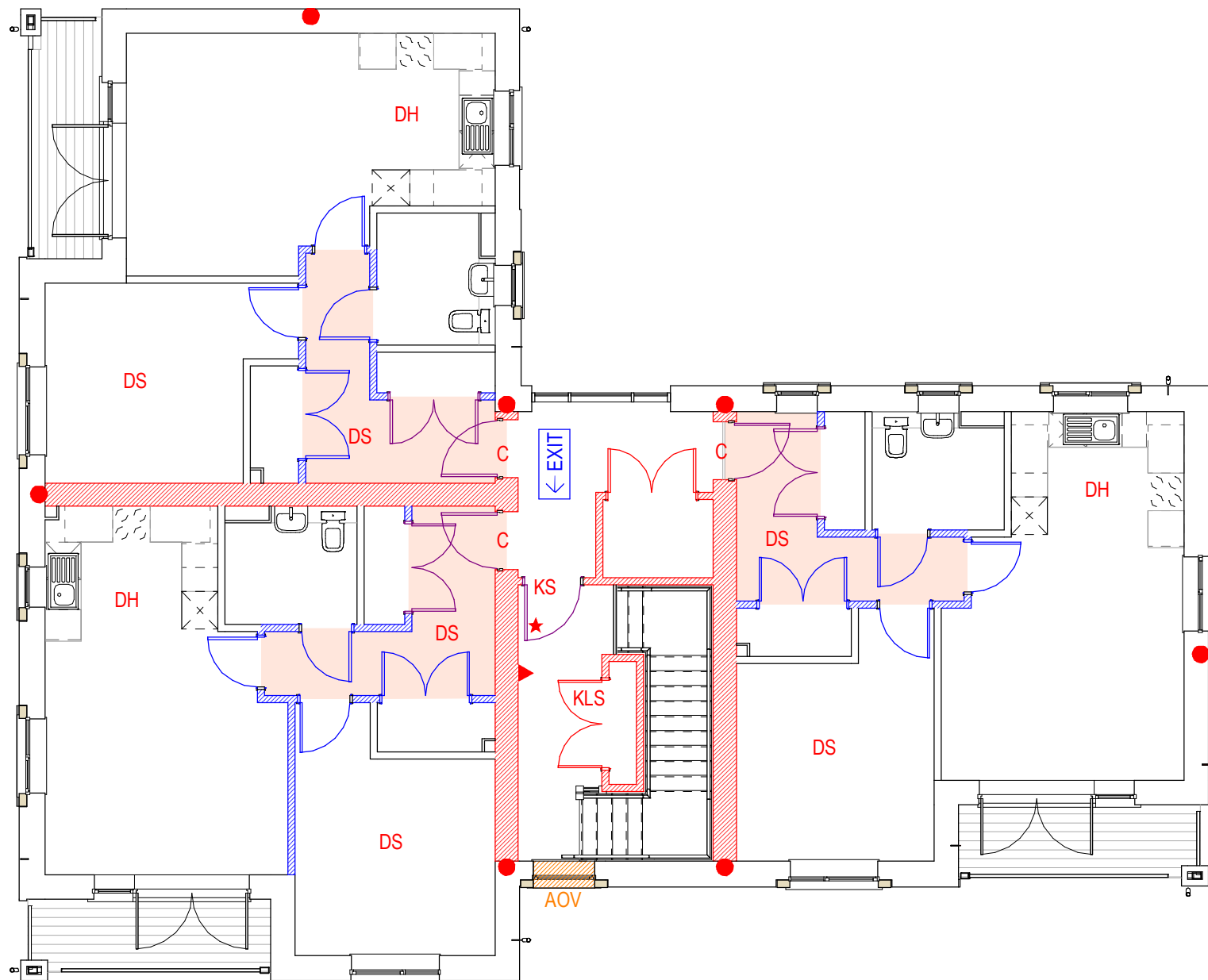
Rev	Date	By	Chk	Description
P01	18.07.2024	NL	-	Preliminary issue
P02	27.01.2025	KH	NL	Fire strategy updated



Ground Floor Fire Strategy



First Floor Fire Strategy



Second Floor Fire Strategy

Fire Strategy Key

	60 minute fire rated construction		DS	Smoke detector
	30 minute fire rated construction		DH	Heat detector
	FD30S door		▲	Fire alarm call point
	FD30 door		★	Vision panel within door leaf to match fire rating of door
	Vertical Fire stop		C	Door closer
	Non-illuminated fire exit directional signage		KS	Fire door 'Keep Shut' signage on both sides of door
	ILLUMINATED fire exit final escape signage		KLS	Fire door 'Keep Locked Shut' sign on one face of door
	FIRE			Automatic opening vent with a min. free area of 1m² within the stairs, remotely operated from fire & rescue access level adjacent to the main entrance door in accordance with Section 3.28e of Part B of the Approved Documents.
	30 minute protected corridor within flats		AOV	

Fire Strategy Notes

All elements of structure, compartment walls & floors to achieve min. 60 minutes fire resistance.

Fire Detection System

Fire detection system to apartments in accordance with relevant recommendations of BS 5839-6 to at least Grade D Category LD2 standard. Smoke detectors with sounders to be located to all habitable rooms in accordance with like requirements and Heat detector in Kitchens to be mains powered with suitable battery back up and be interlinked.

Egress Doors

All exit doors and doors leading thereto are only to be fitted with fastenings that can be opened easily and immediately from the side approached by people making their escape. Similarly, where a secure door is operated by a code, combination, swipe or proximity card, biometric data or similar means, it should also be capable of being overridden from the side approached by people making their escape.

Electrically powered locks should return to the unlocked position:

- on operation of the fire alarm system;
- on loss of power or system error;
- on activation of a manual door release unit (Type A) to BS EN 54-11 positioned at the door on the side approached by people making their escape. Where the door provides escape in either direction, a unit should be installed on both sides of the door.

Risers

Riser ducts to be fire stopped at every floor to provide 1hr fire resistance.

Partition Fire Integrity

Fire integrity of partitions forming protected hallways within individual units to be maintained by way of appropriately tested and fire resisting boxes to switches and sockets to both sides of the partitions. Also, ductwork serving ventilation systems that pass through these partitions at high level are provided with appropriate and fire tested dampers and/or intumescent wraps correctly installed.

Service Penetrations

Pipes which pass through a fire-separating element (unless the pipe is in a protected shaft), should be protected with a proprietary sealing system which has been shown by test to maintain the fire resistance of the wall, floor or cavity barrier.

Emergency Lighting

To all common areas/escape routes & be fully compliant with BS 5266-1.

Exit Signage

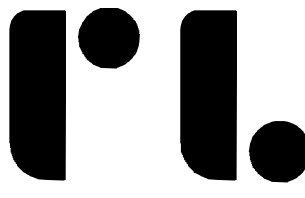
Except within flats, to every escape route & be fully compliant with BS 5499-1.

Fire Appliance Access

Distance from kerb along primary access route, to furthest point in top floor apartment. Min. requirement in Part B of the Approved Docs (Section 12.2) is 60m for buildings with fire suppression system.

Fire Suppression System

To be designed, installed and tested in accordance with BS 9251 & BS 9252.



Roberts Limbrick

03333 405 500

mail@robertslimbrick.com

robertslimbrick.com

Registered Office England No. 06558029

Project Name

Devonshire Place, Port Talbot -
Apartment Block A

Client Name

Hale Construction

Drawing Title

Fire Strategy

Scale

1 : 100 • A1

Project No.

10429

Status

S3

Purpose Of Issue

Review & Comment

Project	Org	Vol	Level	Form	Role
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10429	• RL	• AA	• ZZ	• DR	• A
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Number

0900

Revision

P02