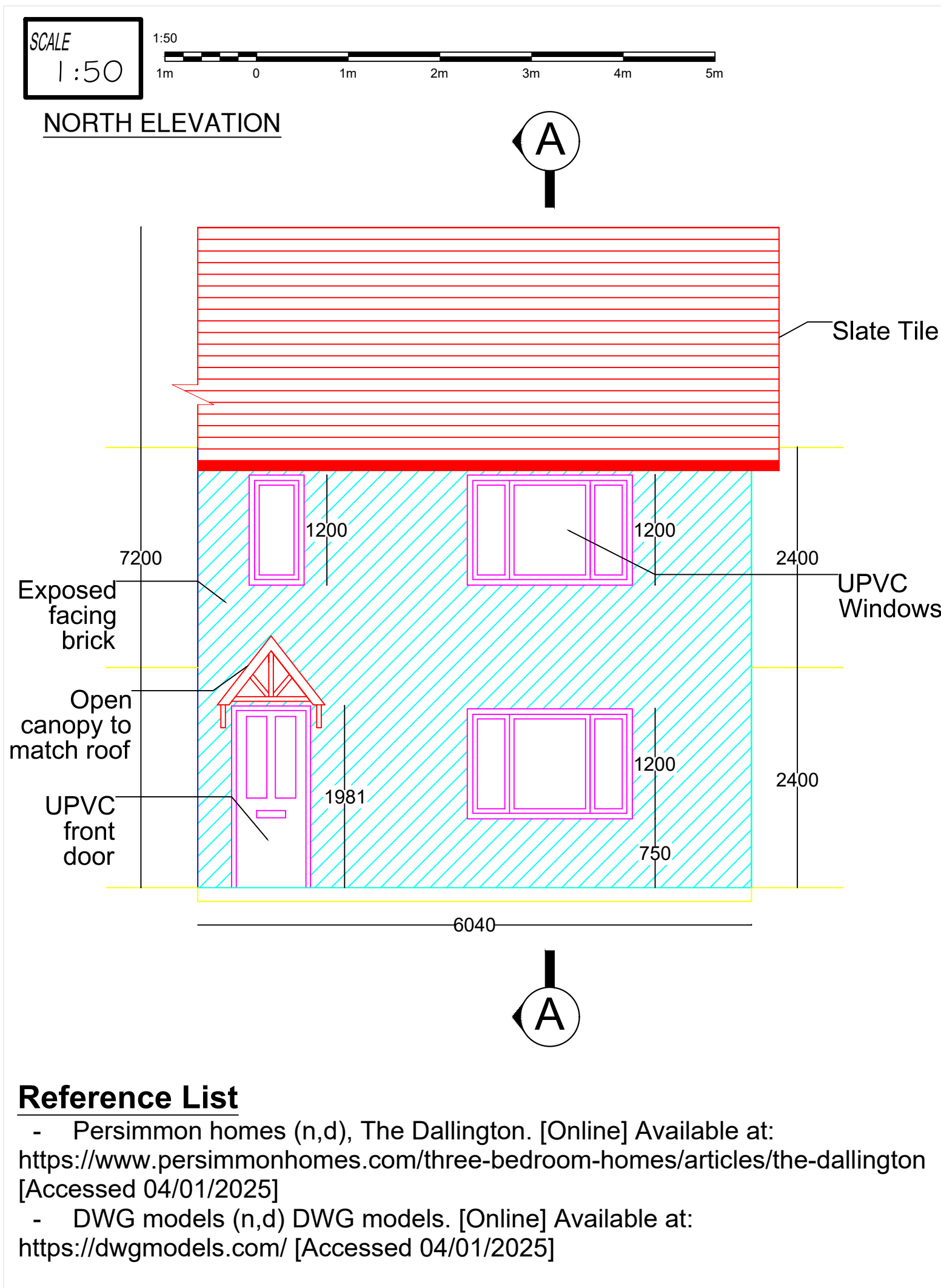
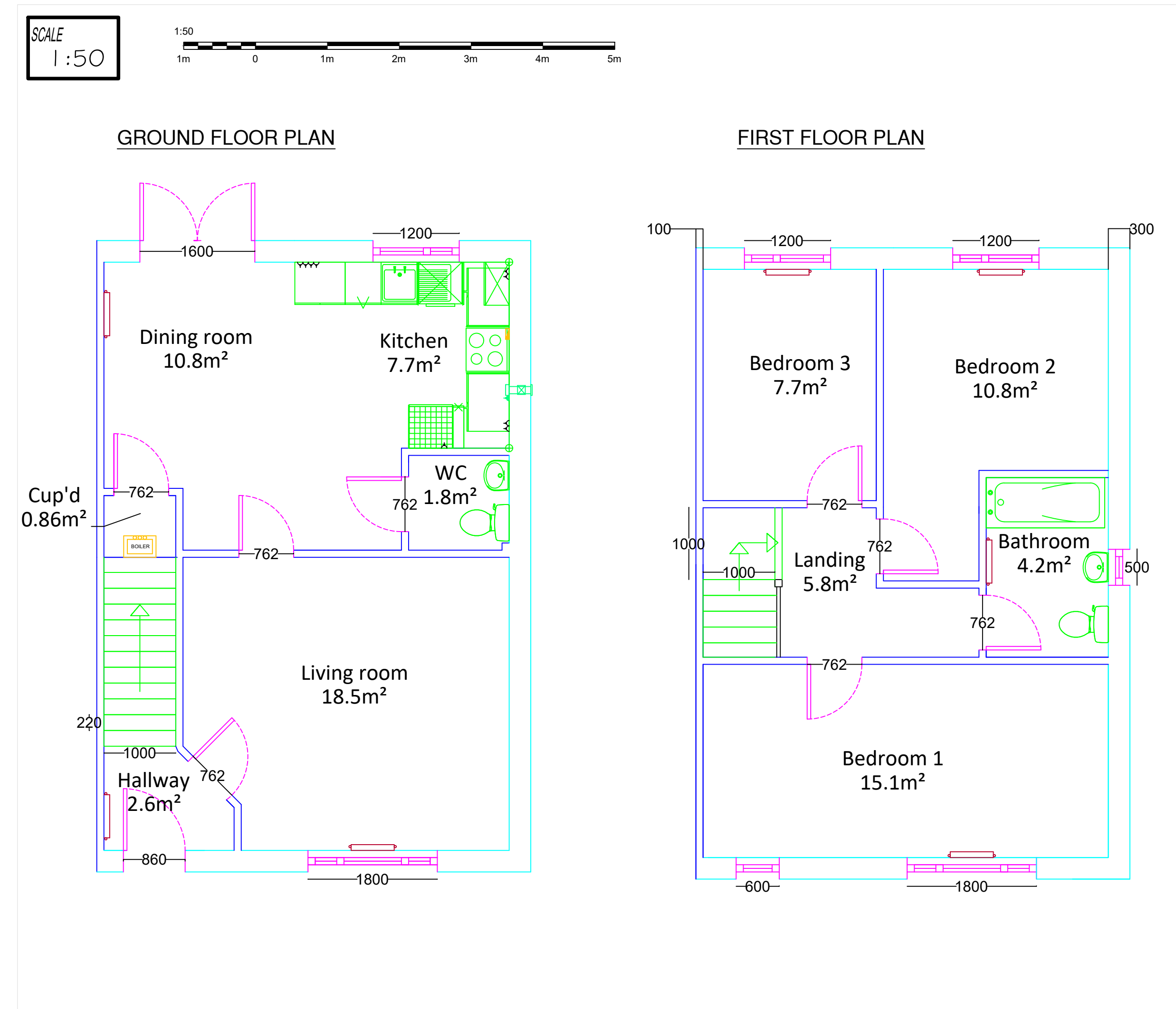




Project description

The proposed dwelling is a 3 bedroom semi-detached residential dwelling. The structure is constructed using the traditional method timber frame and brick, as visualised in the plans below the following aspects are to be constructed from:

Foundations:

- Concrete strip foundation 600mm x 300mm at a minimum depth of 450mm below ground level. The specification of the foundations provides adequate support for the dwelling proposed.
- A ground investigation is to be undertaken before construction to ensure compliancy with building regulations, additionally a building inspector is to be notified and to attend site during the excavation and the pour of the concrete foundations to ensure works are carried out in line with plan and specification.

Flooring:

-Ground floor:

- 150mm concrete slab including a damp proof membrane as per building regulations, to reduce potential complications such as moisture entering the dwelling.
- 100mm Insulated floor deck.
- 50mm Cement screed.
- 15mm laminate flooring

-First Floor:

- Timber joists, depth of 200mm with 100mm mineral wool insulation placed between joists.
- Finished with 18mm plywood decking.

To comply with Welsh housing quality standards, domestic areas including living room, stairs, landing and bedrooms must be finished with carpet flooring.

Walls:

-External Walls (Outer leaf -> inner leaf):

- 100mm Facing brick
- 50mm Cavity
- Damp proof membrane
- 137mm timber stud with insulation placed between battens.
- 12.5mm Plasterboard finish, decorated using emulsion paint.

-Internal Walls:

- 100mm timber stud with quilt insulation placed between battens.
- 12.5mm Plasterboard finish, decorated using emulsion paint either side of wall.

Ceilings:

- 12.5mm fireline plasterboard, decorated using emulsion paint.

Roof:

- Pitched timber truss roof finished with interlocking slate tiles.
- The formation of the trusses allow provide for future development by providing the possibility of converting the attic into a room.
- 100mm mineral wool is to be placed between rafters and joists to improve the dwellings thermal performance in line with building regulations.
- Fascia, Soffits, Bargeboards and rainwater goods are to be UPVC for aesthetics as well as additional protection against weathering.
- The canopy is to match the dwellings roof as noted on plans shown.

Windows & Doors:

- Windows throughout are to be double glazed and UPVC.
- External doors are to be UPVC and minimum FD60.
- Internal doors are to be decorated hardboard and minimum FD30.

Key Image:

Reference to North elevation drawing.

- Image (Persimmon homes, n.d)

