

Notes:

- Cavity walls to be fire-stopped at sub-compartment and compartment wall and floor junctions.
- Movement joint details and positions are to be as detailed by the Structural Engineer.
- Insulation is not required above ceiling insulation to all gable walls.
- Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
- All plasterboard joints to be well sealed.

Performance Requirements:

- Plasterboard performance specification in compliance with BS EN 520.
- All plasterboard joints to be well sealed.
- Up rate plasterboard to 12.5mm Gyproc Moisture Resistant plasterboard to bathroom/kitchen/WC side if required.

The contractor is reminded of their liability to ensure due care, attention and consideration is given to the need for safe practice in compliance with the Health and Safety at Work Act 1974. It is the contractor's responsibility to ensure that the work is carried out in accordance with the relevant standards, codes of practice and must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kitemarks) etc.

• If the treatment between bedrooms and bathroom, or bedroom and bedroom, please refer to the following:

- Roofing in all VAPs to include absorbent layer of unfaced mineral wool or quilt (min. thickness 25mm, density 120kg/m³).
- Movement joints not illustrated. See to confirm requirements. Where possible movement joints to be located before RVPs.
- Ceiling in dwellings to include smoke detector located in the hallway and landing and a ceiling mounted fire detector located in the kitchen. These are to be connected to the mains supply.
- Dwellings with a sleeping area of more than 10m² must have a smoke alarm in the hallway that there will be a means of isolating the power to the smoke alarm without isolating the mains supply.
- Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom, 5 for two bedrooms, 6 for three bedrooms and 7 for four bedrooms.
- If the dwelling has a kitchen and living room which are not separate rooms, at least three ventilators of the same area as for other habitable rooms should be provided in the open-plan space. Background ventilation is not required for the kitchen.
- Ventilation systems to be installed in accordance with Approved Document Part F(1).

	Smoke detector with sounder, Linked system, Mains powered with battery backup
SD	
	Heat detector with sounder, Linked system, Mains powered with battery backup
HD	
	Approved Document Part F Background ventilators and intermittent extract fans Habitable rooms and kitchens to achieve min. 0.000m ³ /s Bathrooms to achieve min. 0.000m ³ /s Background ventilators to be tested to BS EN 13141-1.
	Incoming water location (indicative)
	RWP = Rain/Water Pipe SVP = Soil & Ventilation Pipe AAV = Air Resistance Valve CB = Cavity Barrier

B Minor Amendments	JL	Jun '26
A Amendments made to accommodate new stair, intermediate floor type & altered roof pitch	JL	May '26
* First Issue	JL	Apr '26

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