

Install cavity closers to perimeter of new windows.

Existing patio doors replaced with new casement windows to match new, elsewhere.

Existing External Cavity Walls. We have assumed that there is little to nothing in terms of insulation in the existing cavity walls. Following an inspection to establish this by the main contractor, all existing external cavity walls are to be thermally upgraded internally, using the following method: To the internal external wall face apply 25mm battens to form an air gap with 25mm counter-battens over and 60mm Celotex insulation (or similar approved) over. Provide 12.5mm plasterboard with a plaster skim coat to finish. To window reveals provide 12mm Celotex insulation directly to the external wall, with 12.5mm plasterboard over and a plaster skim coat to finish.

NOTE: windows to these areas will require wider window cills to suit wider wall thickness.

new external walls to achieve **max. U-Value of 0.18**. Provide external layer matching brickwork with internal layer of 100mm medium density blockwork (do not use Thermadite). Provide a 110mm cavity with 5mm air gap and **105mm Unilin Insulation Cavitytherm CT/PIR**. To the internal face form a 15mm plaster dabs cavity and finish with 12.5mm plasterboard and skim coat. See Elevations for external wall finishes.

New internal partition between bathrooms and habitable rooms to consist of: 75 x 38mm sw stud walls with 15mm foil-backed soundbloc plasterboard to either side and 25mm acoustic partition roll centred in the cavity in order to achieve sound resistance of **min 40db**. Plaster skim finish to either side.

Bathroom: Provide min 15 ltrs/ sec **humidistat-extraction** fan to new Bathroom in accordance with Part F of the current Buildings Regs. Units supplied by Expelair (or similar approved) and fitted in accordance with manufacturers instructions. Fans to be as quiet as possible. Units to extract through roof via tile vents. Ensure extract vents are min 300mm from any other openings.

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Proposed Ground Floor

1:50

Proposed First Floor

1:50

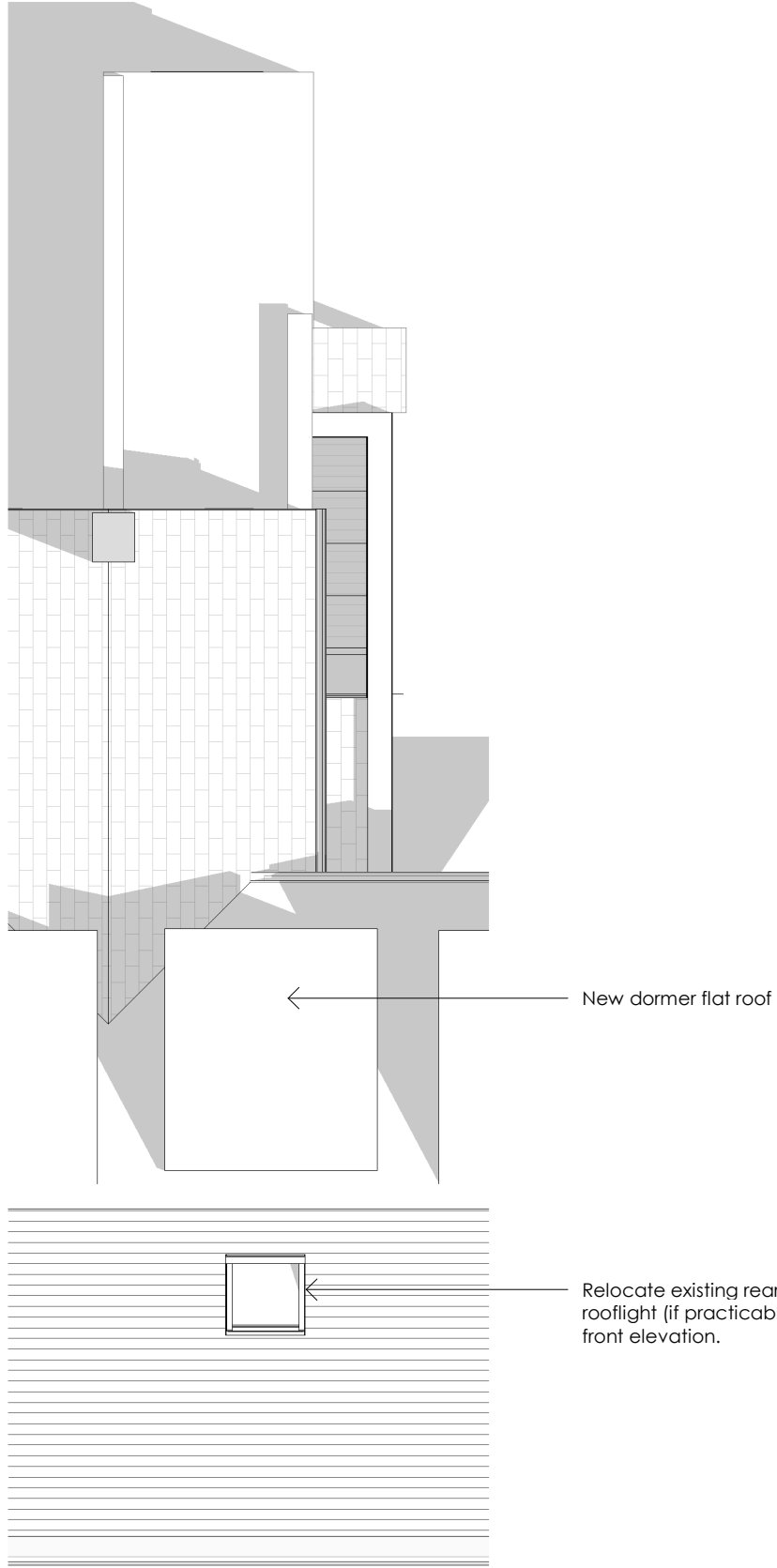
Proposed Roof Plan

1:100



Proposed Block Plan

1:300



0 1 2 3 4 5 10m E: 1/100

Zoe Lewis Architects Ltd

15 Maidas Way, Aldermaston, RG7 4HZ
www.zlal.co.uk / 01183 272350
info@zlal.co.uk

PROJECT

336

134 Victoria Road, Wargrave

TITLE

Proposed Plans
B-Regs dwg. 1 of 4

CLIENT

Mr + Mrs Murphy

DRAWN BY

ZEL

CHECKED BY

ZEL

SCALE

As indicated

ISSUE DATE

07/08/25

DRAWING NUMBER

REV

336-A1-05-B

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