

Concrete slab floor – garage (Part A & C)
Rafter foundation to engineers detail

Wall – External cavity masonry - Garages (Part A, C & L)
Outer skin to be single skin facing brickwork with piers to engineers detail.
Masonry below DPC to be freeze/thaw resistant to BSEN771.

Party Wall between garages
Outer skin to be single skin facing brickwork with piers to engineers detail.
Wall to be firestopped with Rockwool at abutment with roof.
Wall to provide 60minutes fire resistance.

Pitched Roof (Part A, B & L)
Pitches to be 30° or 45°. To be tiling on 25x38mm tanalised battens on 25x38mm counter battens on breathable sarking membrane (with BBA certificate for use in cold roof with no additional ventilation requirement) on trusses to manufacturers details.
Where roof meets wall provide 150mm deep code 4 lead flashings. All lead work to be installed in accordance with Rolled Lead Sheet Complete Manual

Security (Part Q)
External Doors installed to meet the performance targets set out in PAS24:2022.

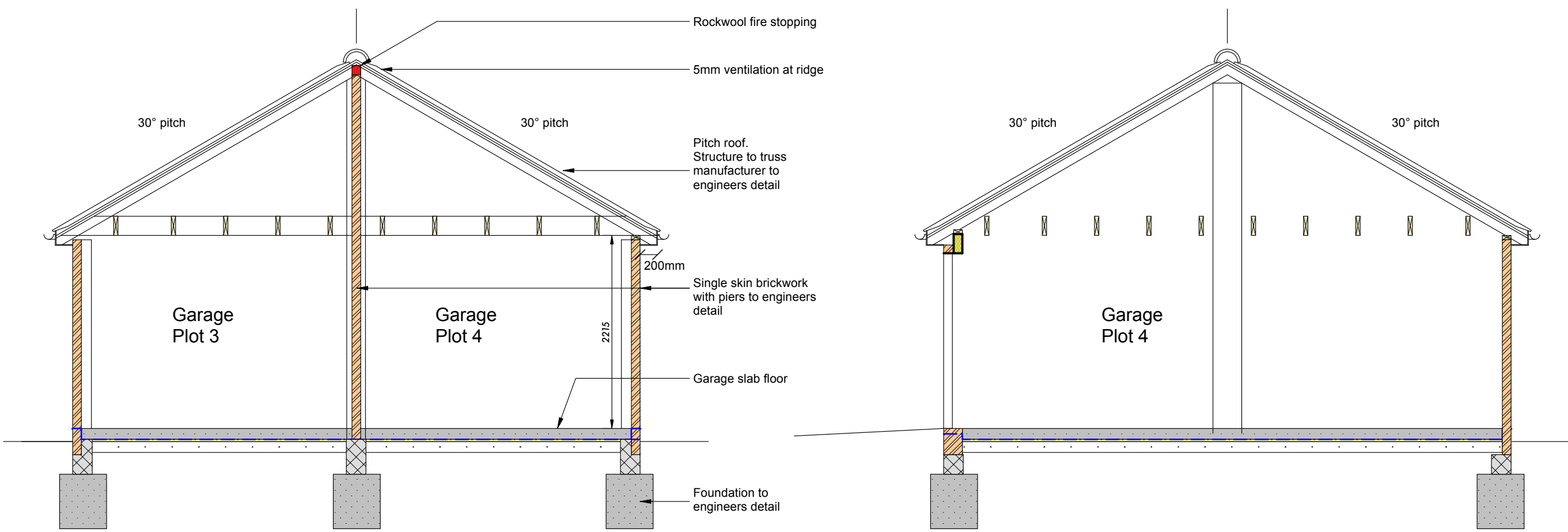
Electrical installation (Part P)
Provide installation in accordance with IEE regulations. Provide 13A switched socket outlets, internal and external lighting and switching, all as specified by the client. Electrical installation must be carried out by a person registered in accordance with building regulation approved document P. Installation certificate to BS 7671:2022 is to be supplied on completion with a copy to the Building Control. Consumer unit be positioned between 1350 mm-1450mm above FFL. Any sockets boxes to party walls to be surface mounted.

Electric Vehicle Charging Point (Part S)
Provide charging point to each plot. Position as agreed with client. Each charging point shall be to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection).

Lighting & Electrical (Part P & L)
All light fittings to be low energy fittings to client spec, and to have A-rated luminaires with a minimum lamp efficacy of 45 lamp-lumens per circuit-watt.

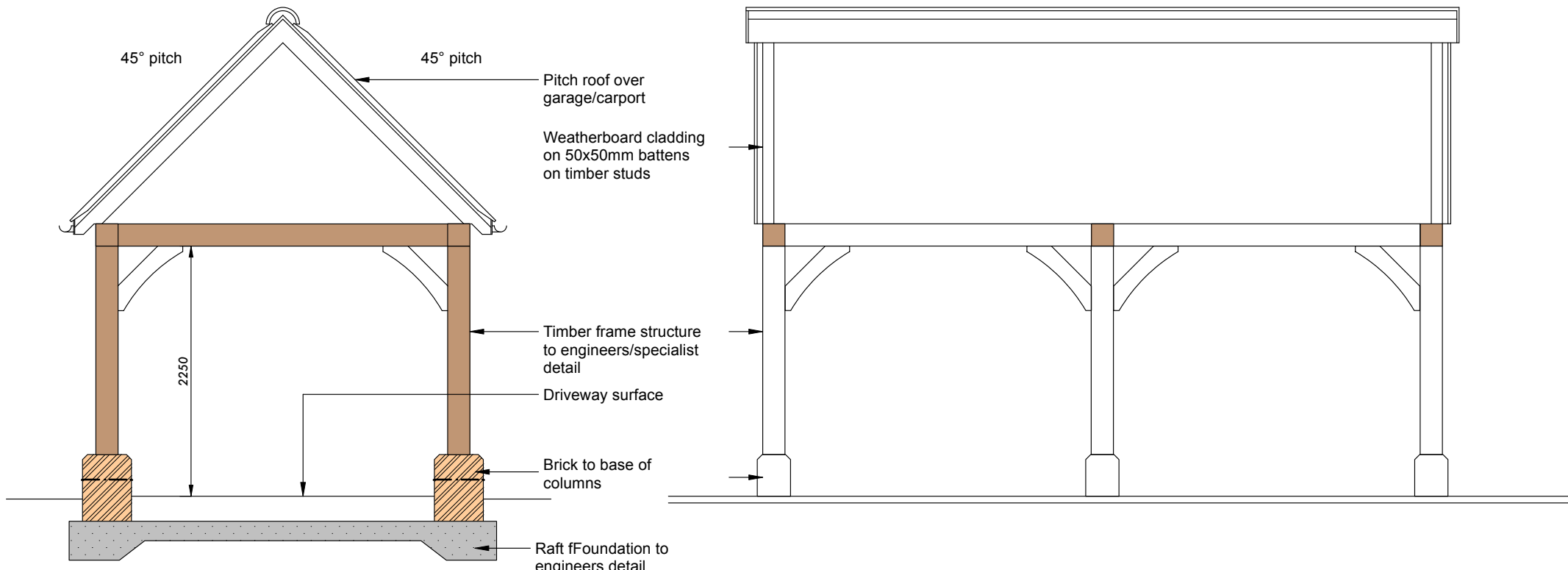
Surface water disposal
To be 112mm HR gutters, into 68mmØ downpipes into surface water system. Channel drains at door threshold. All SW must discharge into a soakaway min 5.0m from all buildings.

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All dimensions to be checked on site.



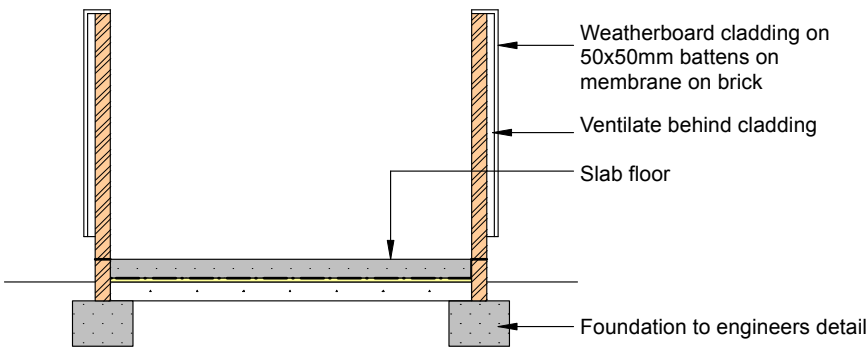
Section A-A

Section B-B



Section A-A

Section B-B



Section A-A

Revisions		
-	17/04/2025	First issue
A	27/05/2025	Updated
B	13/04/2026	Updated

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Stetton Works
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Project description
New dwellings

Drawing title
Garages and Bin Store - Sections

Scale 1:50 @ A1

Job N°	Drawing N°	Revision
3448	26	B

Garages and Bin Store - Sections

