DENTON
construction & electrical limited
8 Bexley Square, Salford, M3 6BZ
Tel: 0161-834-8525 | Fax: 0161-834-8526

22 Dalton Avenue (plot 3), Manchester, M14 7NR

Client: MSV Housing

Photo Evidence as required by Building Regulations ADL1A 2021

The requirement:

The following is taken from Appendix B of AD L Volume 1 for England.

Photographs should be taken for each dwelling on a development as a record during the construction of a property. The photographs should be made available to the energy assessor and the building control body. Anyone may take the photograph

Photographs should be taken of typical details as listed below and should be unique to each property. One photograph per detail should be recorded. Additional images, such as a closeup detail, should be provided only when necessary (see below). Photographs should be taken at appropriate construction stages for each detail when completed, but prior to closing-up works.

- 1. Foundations/substructure and ground floor, to show thermal continuity and quality of insulation in the following places.
  - At ground floor perimeter edge insulation.
  - At external door threshold.
  - Below damp-proof course on external walls.

- 2. External walls: for each main wall type, to show thermal continuity and quality of insulation for the following.
  - Ground floor to wall junction.
  - b. Structural penetrating elements.

- 3. Roof: for each main roof type, to show thermal continuity and quality of insulation at the following.
  - a. Joist/rafter level.
  - b. Eaves and gable edges.

- 4. Openings: for each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following.
  - a. Window positioning in relation to cavity closer or insulation line.
  - b. External door set positioning in relation to cavity closer or insulation line

- 5. Airtightness: additional photographs for all details 1–4 to show airtightness details (only if not included or visible in continuity of insulation image).

- 6. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building, show the following.
  - a. Plant/equipment identification label(s), including make/model and serial number.
  - b. Primary pipework continuity of insulation.
  - c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope).

Photographs should be digital and of sufficient quality and high enough resolution to allow a qualitative audit of the subject detail. Close-up photographs may be needed where a long shot image provides insufficient detail. More than one image of each detail may be needed. **Geolocation should be enabled**

to confirm the location, date and time of each image. Each image file name should include a plot number and detail reference according to the numbers used in paragraph B7. For example, Plot 1 eaves detail would be P1/3b.

1. Foundations/substructure and ground floor, to show thermal continuity and quality of insulation in the following places.
    a. At ground floor perimeter edge insulation.

1A (E5) - plot 3 - Screed and perimeter insulation

    b. At external door threshold.

1B (E5) - Plot 3 threshold

1B (E5) - Plot 3 threshold - french doors

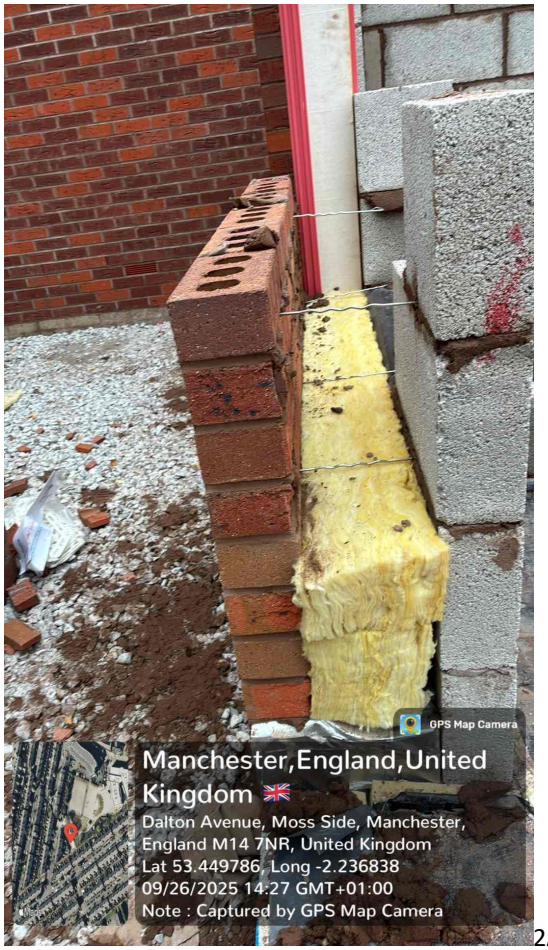
c. Below damp-proof course on external walls.

1C (E5) - Plot 3 - BEWI external perimeter wall

1C (E5) - Plot 1 and 3 - BEWI overall

2. External walls: for each main wall type, to show thermal continuity and quality of insulation for the following.

a. Ground floor to wall junction.



2A (E5) - Plot 3 - wall insulation above the cavity tray

b. Structural penetrating elements.

Lintels used throughout:

Catnic ANG lintel on external leaf
Naylor R6 Hi spec lintel on internal leaf

All as the Structural Engineers drawings

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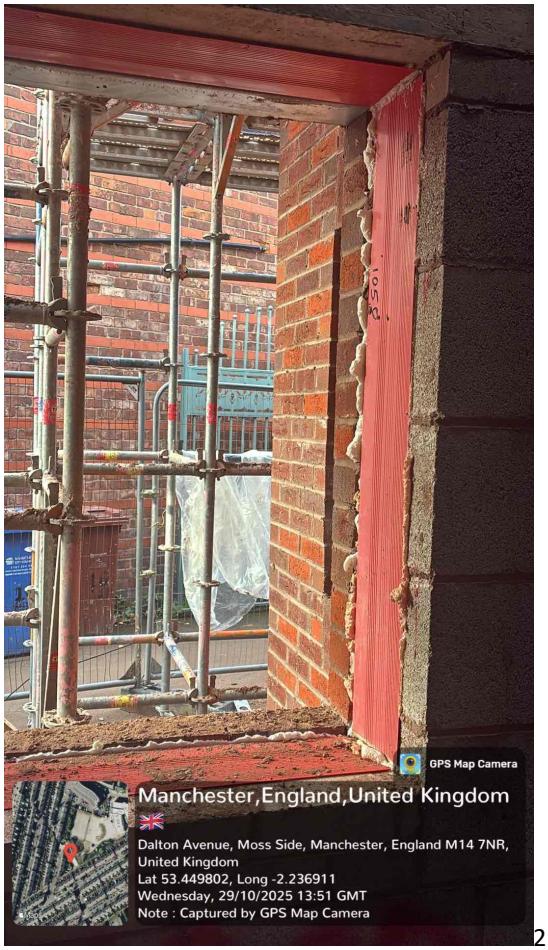
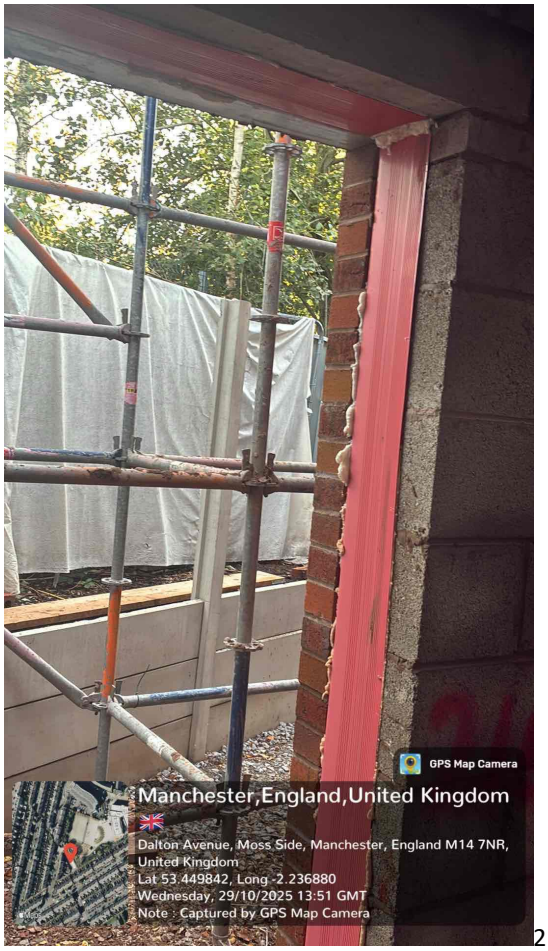


2B (E2, E3 and E4) - Plot 3 – cavity closers to heads, jambs and cills



2B (E2 and E4) - Plot 3 – cavity closers to heads and jambs

3. Roof: for each main roof type, to show thermal continuity and quality of insulation at the following.

a. Joist/rafter level.

None – GF Flat

b. Eaves and gable edges.

None – GF Flat

4. Openings: for each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following.

a. Window positioning in relation to cavity closer or insulation line.

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4A, 4B (E4) - plot 3 - window and thermabate junction

b. External door set positioning in relation to cavity closer or insulation line

Plot 3 set back

5. Airtightness: additional photographs for all details 1–4 to show airtightness details (only if not included or visible in continuity of insulation image).

5 – Plot 3 – ASHP grilles

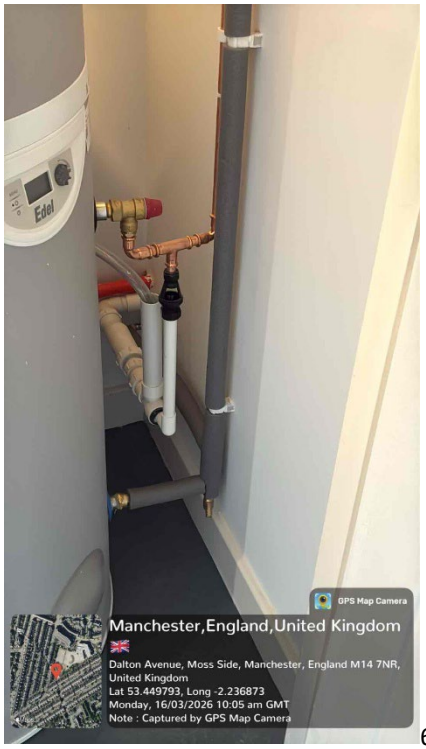
5 – Plot 3 – Fan grilles

Refer to Air Tightness certificates issued by ECO Technology LCZ LTD – Plot 1 – 3.79 m3 / m2 / hour @ 50 Pa

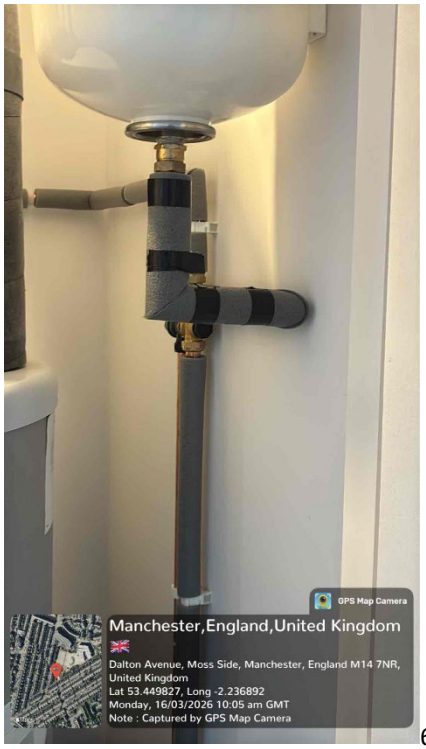
6. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building, show the following.

a. Plant/equipment identification label(s), including make/model and serial number.

6A / 6B – plot 3 – ASHP and insulation to pipework



6A / 6B – plot 3 – ASHP and insulation to pipework



6A / 6B – plot 3 – ASHP and insulation to pipework

6A / 6B – plot 3 – ASHP and insulation to pipework

Plot 3 ASHP serial number

b. Primary pipework continuity of insulation.

6B – Plot 3 – see above photos

c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope).

No ductwork – GF Flat

Additional information

The fans installed are Vent axia NBR dMEV C100 fans – codes 498095 (kitchens) 498096 (bathroom with humidistat). They vent straight to outside – grille shown above

Vent axia NBR dMEV C100 fans

Heating and associated controls (all as designed by Glen Dimplex)

Heaters are Dimplex DTD2R 'Alta' panel heater with built in controls

Dimplex DTD2R 'Alta' panel heater

Creda CTR towel rails are installed in the bathrooms complete with Integrated EuP 2025 LOT20 compliant timer. Timer with 3 preset time profiles, additional pre-heat mode and Energy saving electronic thermostat

Creda CTR towel rails

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Compiled by: Ian Stanyer

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