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Roof tiles colour to match existing and be suitable for roof pitch.

Fascia and soffit to match existing.

Brickwork to match existing.

Bond in brickwork to existing and match mortar colour to suit.

Code 4 lead cover flashing over soakers Min 150mm upstand and cavity tray at all roof abutments to walls.

- Denotes windows to be supplied as fires escape.

- Denoted windows & external doors to comply with Part Q (Building Regulations)

ob. - Denotes windows to be obscure glazing

All glazing below 800mm from finishedfloor to be laminated glazing to BS EN 1449 and in accordance with Part K (Building Regulations)

All external vents to colour match brickwork.

Dry Ridge Ventilation to min 5000²/m with equivalent to a 5mm continuous strip along the entire length of the ridge.

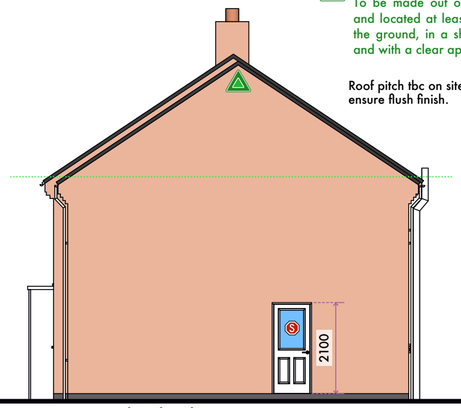
Breathable roof membrane to entire roof.

Proposed Front Elevation
Scale 1:100

All vertical dimensions to be taken from DPM.

- Indicates location of swift box. To be made out of woodcrete and located at least 5m above the ground, in a shaded area, and with a clear approach.

Roof pitch tbc on site to ensure flush finish.



Proposed Side Elevation
Scale 1:100

Proposed Rear Elevation
Scale 1:100

All building work to achieve the following 'U' Values:

Walls	- 0.18W/m2K
Roof	- 0.15W/m2K (Insulation at rafter level)
Floor	- 0.18W/m2K
Glazing	- 1.4W/m2K or to band B energy rating

Part A (Structure) - The truss design details and calculations and associated bracing is to be supplied 28 days prior to installation on site and to the satisfaction of the building inspector.

Part H (Drainage) - The builder is to carry out a percolation test on site to determine the surface water drainage requirements to the satisfaction of the build control officer before any surface water connections are carried out.

Part B (Fire Safety) - Provide a smoke detection system (mains powered with battery back up power) to a grade D category LD3 standard and section 1.8 material alterations, in accordance with BS5839-6 (2004) to ground floor hall and first floor landing areas.

All new glazing to have 16mm air gap to achieve a maximum u-value of 1.8

All appropriate design details and building techniques have been specified. All work on site must be carried out in ways that can be expected to achieve reasonable conformity with the specification.

Use robust details as a guide to produce good construction work.

Trickle ventilation required to open plan kitchen/ dining at a minimum equivalent area of 8000mm2 and should be provided by 3 ventilators

All electrical work is required to achieve the requirements of approved document Part P (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so.

All gas work must be carried out by a registered gas installer, with a valid gas certificate under the codes of practise (A.C.O.P.S) or nationally accredited certificate scheme (A.C.S) for individual gas operatives and the relevant British standards

All new drainage connections to be confirmed with client on site. All waste to discharge into existing mains.

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to Four Counties Architecture prior to works commencing on site.

600 x 225 gen 3 design mix concrete strip footings taken down to a depth agreed with the building inspector.

EXISTING STRUCTURE

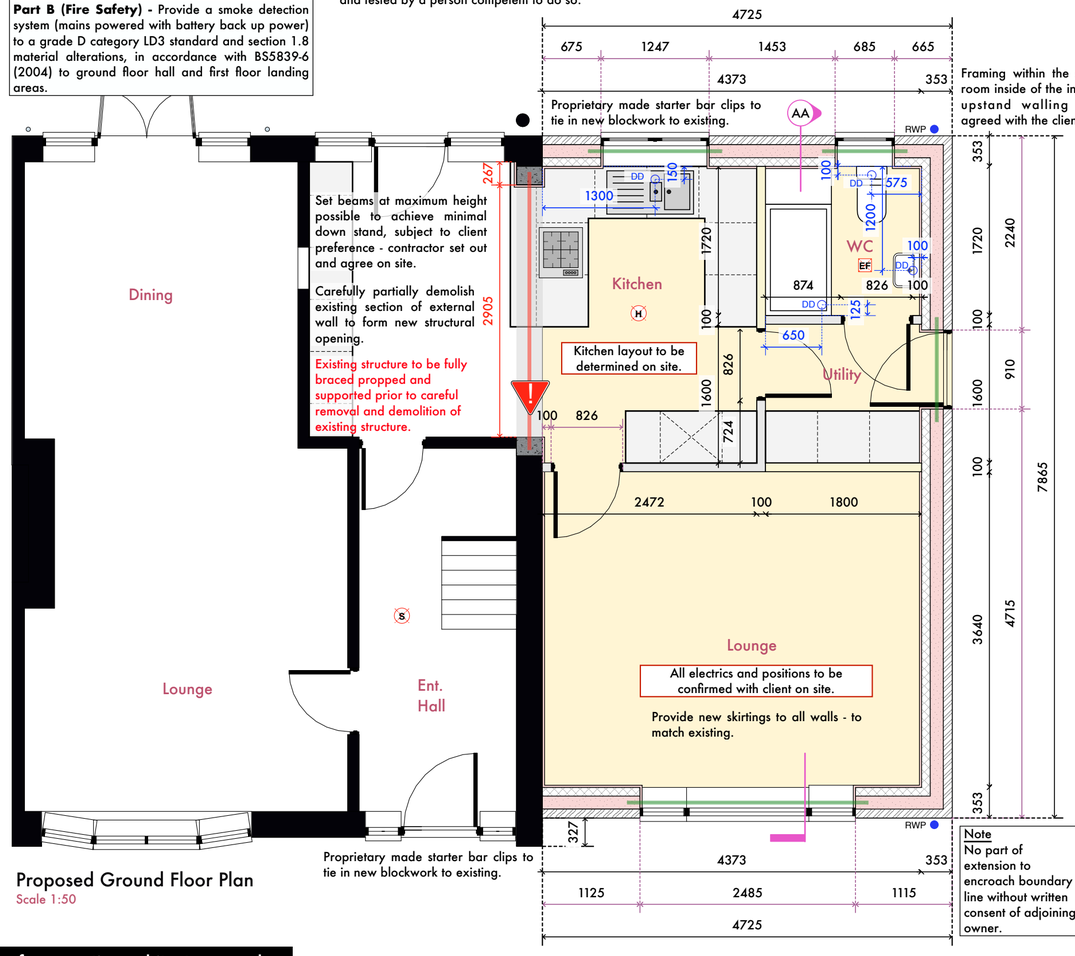
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

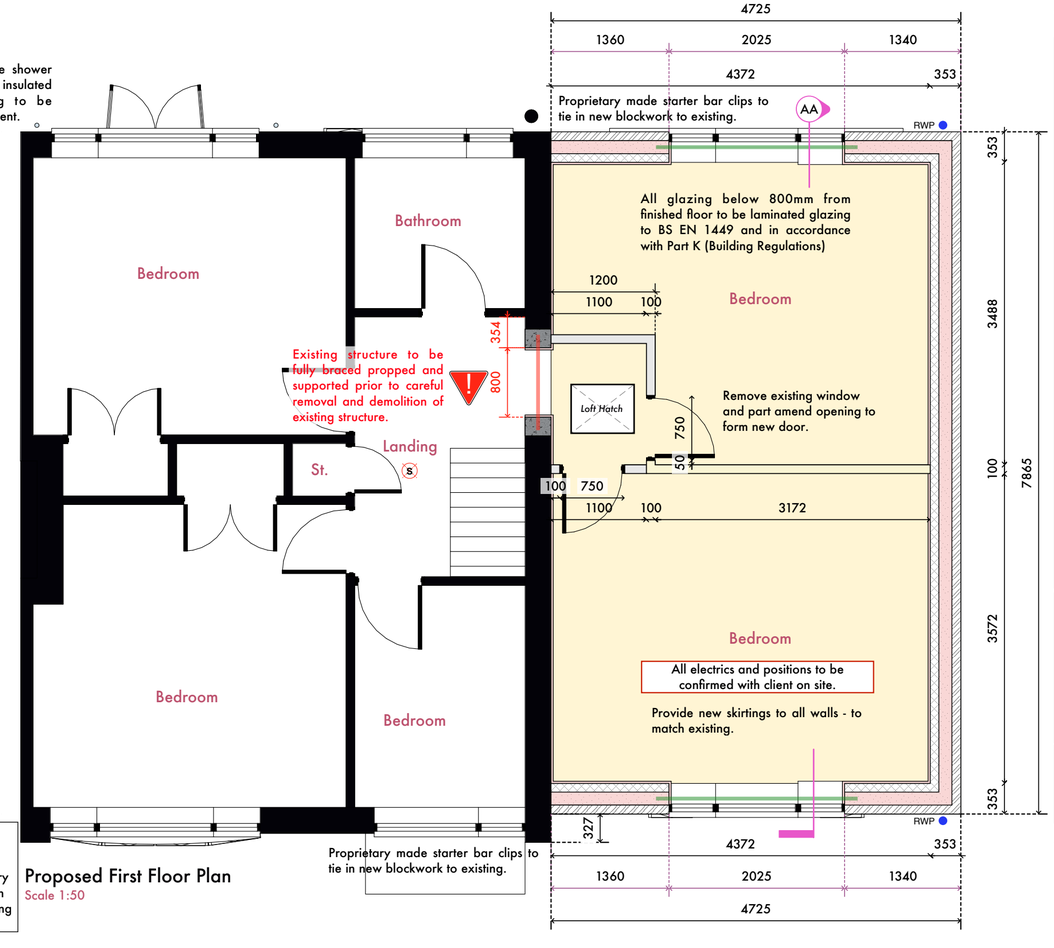
SOAKAWAY USING CRATES

Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required), but a minimum of just over 1 cubic metres from invert level of pipe. Line the trench with suitable geotextile and provide a compacted bed of coarse sand to base. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.



Proposed Ground Floor Plan
Scale 1:50

Note
No part of extension to encroach boundary line without written consent of adjoining owner.



Proposed First Floor Plan
Scale 1:50

KEY

- **Existing Wall - Structure to be retained**
- **Existing Wall / Structure to be removed.** Contractor to expose existing structure and verify load bearing properties, consult structural engineer as required.
- **102.5mm Facing Brickwork**
- **100mm 3.6/Nmm² Lightweight Aircrete**
- **140mm 3.6/Nmm² Blockwork**
- **100mm 3.6/Nmm² Concrete Blockwork**
- **100mm 7.3/Nmm² Blockwork**
- **Full Fill Insulation**
- **Padstone to Structural Engineers Calculations**
- **Standard Stud Wall** 75x50mm studwork at 600mm vertical c/c's with 12.5mm plasterboard, 2.5mm skim (400mm centres to wet rooms)
- **Acoustic Stud Wall** 75x50mm studwork at 600mm vertical c/c's with 12.5mm plasterboard, 2.5mm skim and 50mm acoustic mineral fibre insulation(400mm centres to wet rooms)
- **Timber Structural Wall** 75x50mm studwork at 450mm vertical c/c's with 9.5mm plywood to one side and 12.5mm plasterboard, 2.5mm skim.
- **Insulated Cavity Lintel** Cantic lintel or similar with min 150mm baring at each end
- **Structural Beam** Denoted new beam to SE design. Set beams at maximum height possible to achieve minimal down stand, subject to client preference - contractor set out and agree on site.

RWP	**Rain Water Pipe**	DD	**Direct Drain**
W.E	**Water Entry Point**	SFG	**Sealed Floor Gully**
SVP	**Soil Vent Pipe**		

Smoke Detector (S)
Provide a smoke detection system (main powered with battery back up power) to a grade D category LD3 standard, in accordance with HBS5839-6 (2004)

Heat Detector (H)
Provide a heat detector, should be mains operated and conform to BS 5446-2. All detection to be inter-linked together (PART B)

Extractor Fan (EF)
Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 l/s. WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Bathroom/Ensuite to have mechanical vent ducted to external air to provide min 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in room.

(FD30) Indicated doors to be FD30 rated fire doors.

GENERAL NOTES

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4. Whilst every effort has been made to identify existing visible underground drainage/services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage/services prior to carrying out excavation work. In some cases, a build over Agreement is needed with the Water Authority, it is the home owner's responsibility and at the home owner's cost. Any main sewers found on site is the responsibility of the home owner and at a risk of the build being altered or turned down by the water authority.

5. Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and/or any off-site fabrication work being carried out.

6. It is the client's responsibility to employee a Primary Contractor and to ensure all building works carried out in compliance with the current Construction Design and Management (CDM2015) Regulations & the current Health and Safety Regulations.

7. Existing property and all drawings to be check by a qualified structural and civil engineer and are subject to their calculations before building work commences. Beam indications on these drawings are only an assumption.

8. The contractor shall be fully responsible for establishing the client's written brief and specifications. The Contractor shall provide any and all other relevant details, drawings, specifications and calculations to complete the project and shall indemnify the client against all claims no matter how arising. The Contractor shall ensure that all statutory approvals are in place, prior to and during works on site, including compliance with planning conditions particular to the project.

9. Four Counties Architectures Principle Designer role is deemed fulfilled and completed upon Building Controls Approval of these drawings and associated Structural Engineers details. Principle Designer role throughout construction phase to be main contractor or other approved body commissioned by the client.
Any deviations from these drawings and details to be approved between main contractor and Building Control Officer.

Revision

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FOUR COUNTIES ARCHITECTURE LTD

Client: Joanne Copeman

Project address: 64 Princess Road, Hinckley, Leicestershire, LE10 1EB

Purpose of issue:

Preliminary	Approval	Construction
☐	X	☐

Drawing Title: BR Elevations & Plans **Date:** May 2025

Drawing Number: PR-03 **Scale:** SEE DWG @ A2

ALL WORK IS CARRIED OUT AT RISK PRIOR TO APPROVAL

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Indicates 100 x 65mm wallplate bedded in mortar.

Indicates Roof Strap

Code 4 lead cover flashing over soakers Min 150mm upstand and cavity tray at all roof abutments to walls.

Restraint straps must b fixed in accordance with provisions BS EN 1996-2:2006, Building Regulations & NHBC Technical guidance.

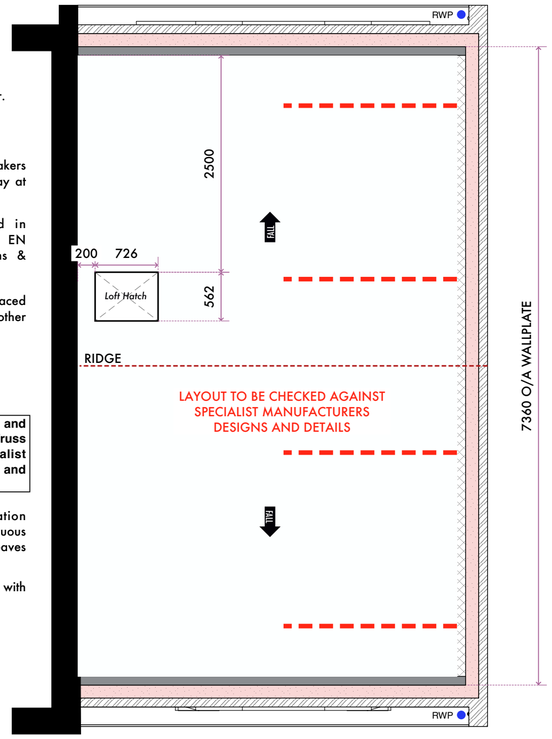
Truss rafters MUST NOT be spaced more then 600mm c/c's unless other wise noted.

Risk of Falling

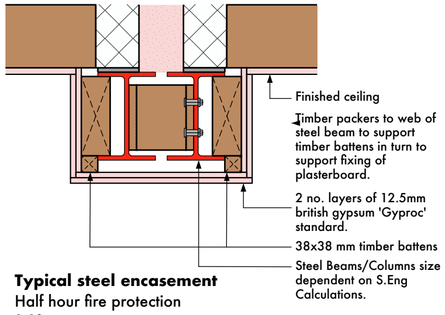
Layout shown is indicative only and represents basic roof design. Truss types and spacings to specialist design. See specialist details and drawings for exact layout.

Provide at eaves level ventilation openings at least equal to continuous strip running the full length of the eaves and 10mm wide both sides.

Drawing to be read in conjunction with structural engineers calculations.

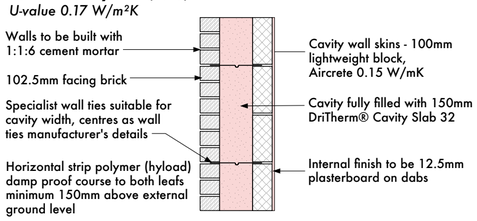


Indicative Truss Plan
Scale 1:50

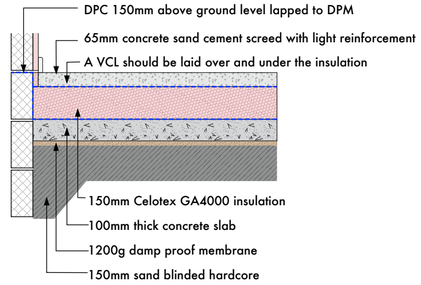


Typical steel encasement
Half hour fire protection
1:10

Full Fill Cavity Wall(1:20)
U-value 0.17 W/m²K

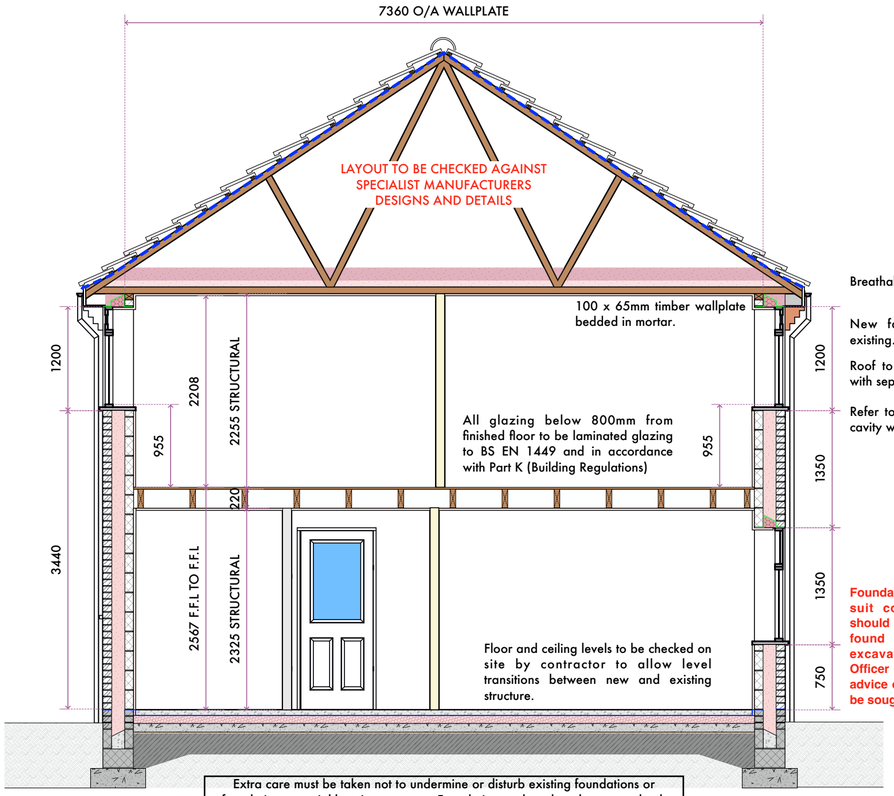


Solid Ground Floor (1:20)
U-value 0.18 W/m²K
P/A Ratio 0.5



Front Visual

Rear Visual



Breathable roof membrane to entire roof

New fascias and gutters to match existing.

Roof to be fully braced in accordance with separate construction notes.

Refer to separate construction notes for cavity wall construction.

Foundations to be confirmed on site to suit conditions. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

Section A-A
Scale 1:50

Extra care must be taken not to undermine or disturb existing foundations or foundations to neighbouring property. Foundations to be taken down to a depth agreed by the local authority. New foundations in close proximity to trees and hedges - the foundation depth and ground floor construction must be in accordance with NHBC publication, chapter 4.2 "building near to trees"

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Revision

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FOUR COUNTIES ARCHITECTURE LTD

Client: Joanne Copeman

Project address: 64 Princess Road, Hinckley, Leicestershire, LE10 1EB

Purpose of issue:

Preliminary	Approval	Construction
☐	☒	☐

Drawing Title: Section, Truss Plan & Details
Date: May 2025
Drawing Number: PR-04
Scale: SEE DWG @ A2

www.fourcountiesarchitecture.co.uk

ALL WORK IS CARRIED OUT AT RISK PRIOR TO APPROVAL

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BUILDING REGULATIONS NOTES

NOTICE OF COMMENCEMENT

A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010.

Work will be deemed to have commenced when the build has progressed to at least one of the following:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.

For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.

For all other works – constructed 15% of the overall work.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The Client must appoint a Contractor, if more than one Contractor is to be involved, the Client will need to appoint (in writing) a Principal Designer (to plan, manage and coordinate the planning and design work), and a Principal Contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic Clients

The Domestic Client is to appoint a Principal Designer and a Principal Contractor when there is more than one Contractor, if not your duties will automatically be transferred to the Contractor or Principal Contractor.

The Designer can take on the duties, provided there is a written agreement between you and the Designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) Exceeds 500 person days.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

The latest edition of the British Standard (including any amendments) applies to any undated references within these specifications.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases, e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by Building Control.

BEAMS

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

STRAPPING FOR PITCHED ROOF

Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1200mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BS EN 845-1 (+A1:2016), straps to be screw fixed, built into walls at max 2000mm centres, and taken across a minimum of 3 rafters. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1200mm galvanized metal straps or other approved to BS EN 845-1 (+A1:2016) at maximum 2m centres.

OPENINGS AND RETURNS

An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally).

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided around openings, at tops of walls, gable end walls, vertically at junctions with separating walls and horizontally at separating floors. Cavity trays to be provided over barriers where required. Trays and cavity barriers to be installed according to manufacturer's details.

STEEL LINTELS

Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.

Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.

The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks. Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations.

Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.

Risk of condensation at potential cold bridges to be minimised, wall insulation should abut the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.

(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection).

Unless only supporting a roof, lintels to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance. All fire protection to be installed as detailed by specialist manufacturer.

STRIP FOUNDATION

Provide concrete strip foundation in accordance with Table 10 of Approved Document A, thickness of concrete not to be less than 225mm and minimum width of foundation to be equal to the width of the wall plus 300mm. Concrete mix to conform to BS EN 206:2013(+A2:2021) and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, depth and size of foundation to be approved on site by Building Control to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:2015 Code of Practice for Foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, Building Control to be contacted and the advice of a Structural Engineer should be sought.

SOLID FLOOR INSULATION OVER SLAB

To meet min U value required of 0.18 W/m²K

P/A ratio 0.5

Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide 100mm ST2 or Gen1 ground bearing slab concrete mix to conform to BS 8500-2:2023 and BS EN 206 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA4000 insulation.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over (and under if required by the manufacturer) the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 150mm Dritherm 32 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.

Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES

Provide cavity trays over openings and where roofs abut walls. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing, where possible, to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

PITCHED ROOF INSULATION AT CEILING LEVEL

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)To achieve U value of 0.15 W/m²K

Timber roof structures to be designed by truss manufacturer with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable felt .Rafters supported on 100 x 65mm sw wall plates.

Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction).

Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide cavity tray where roof meets existing wall.

Where required provide opening at eaves level at least equal to continuous strip 25mm wide on two opposite sides to promote cross-ventilation and provide mono pitched roofs with ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.

Restraint strapping - 100mm x 65mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

Loft hatches should be suitable designed and installed to ensure optimum air tightness.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

INTERMEDIATE FLOORS

Intermediate floor to be 25mm tandg flooring grade chipboard or floorboards laid on joists designed by manufacturer at maximum 400mm centres, max span 4.31m (see Engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fire-Line plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 (+A1:2016) at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.

All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Mains-wired, interlinked heat detector to be provided to the kitchen and smoke detectors to principal living rooms, if required by Building Control.

A design, installation, and commissioning certificate for the fire detection and alarm system to be issued to Building Control upon completion of the works.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.

The window should have an unobstructed clear openable area that is at least 0.33m² and have no clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

Windows less than 800mm above floor level to be provided with suitable guarding and/or safety glass as appropriate.

MINIMUM PERIODS OF FIRE RESISTANCE FOR ELEMENTS OF STRUCTURE

30 mins REI fire resistance to be provided to elements of structure including:

Any member that forms part of the structural frame of a building

Any beam or column

Loadbearing walls or loadbearing part of a walls

Floors

Galleries

External walls

Compartment walls

Any walls that separate buildings to be provided with 60 minutes fire resistance.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms.

The window should have an unobstructed clear openable area that is at least 0.33m² and have no

clear dimension less than 450mm high or 450mm wide.

The bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

Windows less than 800mm above floor level to be provided with suitable guarding and/or safety glass as appropriate.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

BACKGROUND VENTILATION

Controllable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 8,000mm², and to bathrooms at a rate of min 4000mm²,

Total number of ventilators installed in a dwellings habitable rooms to be at least 4 ventilators for one bedroom dwellings and 5 ventilators for dwellings with more than one bedroom.

Background ventilators to be tested to BS EN 13141-1.

Background ventilator equivalent area and operation to be measured and recorded.

Noise attenuating background ventilators should be fitted to facades with sustained loud noise.

Where the extension connects to in an existing room and as a result the existing room is left with no windows or background ventilation less than 5000mm², then the new room background ventilation to be at least 10,000mm² equivalent area.

Where the extension connects to in an existing room and as a result the existing room is left with background ventilation at least 5000mm², then both the following is to be provided:

- Background ventilators of at least 12,000mm² equivalent area should be provided between the two rooms.
- Background ventilators of at least 12,000mm² equivalent area between the additional room and the outside.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

C2. CONDENSATION

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary.

The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2021 Management of moisture in buildings to be followed.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authority approval), filled with suitable granular fill and provided with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1 (+A1:2023).

GENERAL NOTES

1. This drawing is the copyright of **Four Counties Architecture Ltd** and cannot be reproduced without written authority.

2. This drawing should be considered preliminary, as it may form part of a planning application and/or be subject to Building Regulation approval. No building work should commence until the relevant approvals as required by law have been obtained.

3. Drawings can be scaled for planning purposes only, do not scale for construction. The drawing is to be read in conjunction with all relevant consultant and/or specialist drawings and documentation. Any discrepancies or variations should be notified to **Four Counties Architecture Ltd**.

4. Whilst every effort has been made to identify existing visible underground drainage/services, it is the contractor's responsibility to ensure a survey is carried out to verify and identify any underground drainage/services prior to carrying out excavation work. In some cases, a build over Agreement is needed with the Water Authority, it is the home owner's responsibility and at the home owner's cost. Any main sewers found on site is the responsibility of the home owner and at a risk of the build being altered or turned down by the water authority.

5. Whilst every effort has been made to ensure dimensions are correct, it is the contractor's responsibility to check all dimensions on site prior to any building work and/or any off-site fabrication work being carried out.

6. It is the client's responsibility to employee a Primary Contractor and to ensure all building works carried out in compliance with the current Construction Design and Management (CDM2015) Regulations & the current Health and Safety Regulations.

7. Existing property and all drawings to be check by a qualified structural and civil engineer and are subject to their calculations before building work commences. Beam indications on these drawings are only an assumption.

8. The contractor shall be fully responsible for establishing the client's written brief and specifications. The Contractor shall provide any and all other relevant details, drawings, specifications and calculations to complete the project and shall indemnify the client against all claims no matter how arising. The Contractor shall ensure that all statutory approvals are in place, prior to and during works on site, including compliance with planning conditions particular to the project.

9. Four Counties Architectures Principle Designer role is deemed fulfilled and completed upon Building Controls Approval of these drawings and associated Structural Engineers details. Principle Designer role throughout construction phase to be main contractor or other approved body commissioned by the client.

Any deviations from these drawings and details to be approved between main contractor and Building Control Officer.

Revision

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FOUR COUNTIES ARCHITECTURE LTD

Client: Joanne Copeman

Project address: 64 Princess Road, Hinckley, Leicestershire, LE10 1EB

Purpose of issue:

Preliminary	Approval	Construction
☐	X	☐

Drawing Title: Building Regulation Notes **Date:** May 2025

Drawing Number: PR-05 **Scale:** SEE DWG @ A2