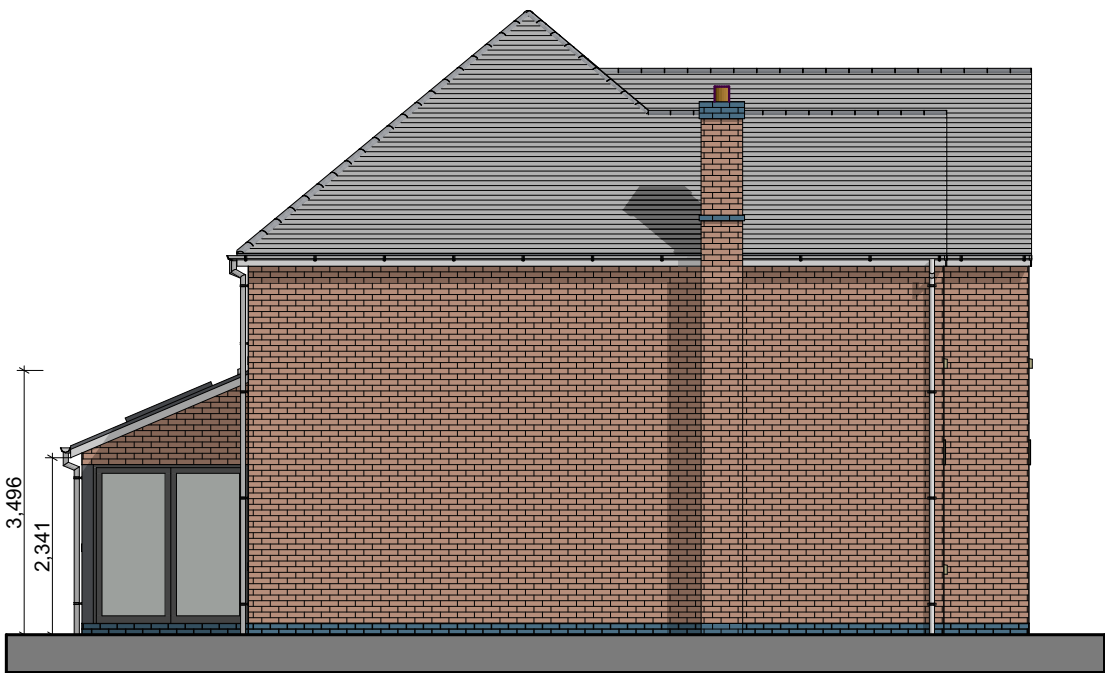




Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Indicative Rear Visual (nts)



Indicative Internal Visual (nts)

Existing drainage to be exposed and utilised where possible all new junctions to have access through manhole or rodding point.

General Specification:

**Foundation design:**  
Min 600 wide mass fill trench foundation. Depth to be agreed with building control. Min 1meter depth and to invert level of any drains.

**Ground Floor Slab - 0.18 W/M<sup>2</sup>.K**  
65mm reinforced screed (min 40mm cover to underfloor heating pipes if being used), 150mm concrete slab, polythene separation layer, 90mm thick Celotex GA400, Damp proof membrane, 50mm sand blinding, 150mm clean compacted hardcore.

**External Cavity Wall - 0.18W/M<sup>2</sup>.K**  
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 85mm Celotex CW4000 insulation fixed to internal leaf constructed of 100mm, 0.15 W/m<sup>2</sup>K lightweight block, 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.

**Unvented Pitch Roof**  
Pitch 23° (imposed load max 0.75 kN/m<sup>2</sup> - dead load max 0.75 kN/m<sup>2</sup>)  
To achieve U-value 0.15 W/m<sup>2</sup>K  
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens, battens fixed to minimum 25mm thick treated vertical counter battens over breathable felt to relevant BBA Certificate, proprietary eaves carrier system to be installed. Counter battens to be fixed to 47 x 150mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm sw wall plates.  
Insulation to be 150mm Celotex XR4000 between rafters and 30mm TB4000 under. Fix 12.5mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings. Provide cavity tray where roof meets existing wall.  
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm 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 BSEN 845-1 at 2m centres.

**Smoke Alarm:**  
Smoke alarms to be mains-operated and conform to BS-5446-1:2000 or BS 5446-2:2003. They should have a standby power supply, such as a battery (either rechargeable or non-rechargeable) or capacitor.  
The smoke detection system to be designed and installed in accordance with BS 5839pt6. (Building Regulations Part B1-Paragraph 1.4)  
Smoke alarms should be sited so that; they are ceiling mounted and at least 300mm from walls and light fittings(unless there is test evidence to prove that proximity of the light fitting will not adversely affect the efficiency of the detector.) (Building Regulations Part B1-Paragraph 1.15)

**Proposed 125mm Stud wall**  
Non-load bearing 75mm stud framing at 600mm centres and lined each side with 2No. layers 12.5 mm thick plasterboard with taped, filled joints and 3mm plaster skim and insulated with unfaced mineral wool bats or quilt (min. 50mm thick, density 10 kg/m3) in the cavity between bathrooms and bedrooms. (Part ESection 0 and 5)

**Ventilation**  
Intermittent Extract ventilation is to be provided to the rooms listed below directly ducted to the outside air equivalent to following levels;  
Shower Room - 15/s, Kitchen - 30/s, WC - 6/s  
Intermittent extract fans to be installed as high as possible , less than 400mm below the ceiling. Mechanical ventilation to bathrooms without openable windows to be linked to light operation and have 15 minutes overrun and a 10mm gap under the door for air supply. To ensure good transfer of air throughout the dwelling, there should be an undercut of minimum area 7600mm<sup>2</sup> in all internal doors above the floor finish.This is equivalent to an undercut of 10mm for a standard 760mm width door. This should be achieved by making an undercut of 10mm above the floor finish if the floor finish is fitted, or by a 20mm undercut above the floorboards, if the finish has not been fitted. Mechanical ventilation to be ducted in proprietary insulated ducts to outside through walls to proprietary vent.

**Plumbing:**  
32mm dia. pvcu wastes to wash-hand basins, 40mm dia. pvcu wastes to sinks and baths, The above with 75mm depth of seal traps. 110m dia. pvcu wates to WC.'s with 50mm depth of seal traps and rodding point above ffl  
32mm wastes exceeding 1.7m in length to be increased to 40mm dia.  
40mm wastes exceeding 3.0m in length to be increased to 50mm dia.

**Wall Plate:**  
75mm x 100mm treated s.w. wall plate strapped to masonry at 1200mm centres with 30x5mm galvanized mild steel straps 1000mm long.

**Safety Glazing:**  
All glazing in critical locations, i.e. glazing to or within 300mm of doors less than 1500mm above f.f.l. and to windows less than 800mm above f.f.l. to receive toughened glass to BS6206:1981.

**ELECTRICAL INSTALLATION:**  
All Electrical work to be carried out in accordance with building regulations approved document P (Electrical safety) and must be designed, installed and inspected by a person competent to do so. Electric instalation certificates to be provided to client and building control on completion. Minimum 75% of light fittings are to be energy efficient with a luminous efficacy greater than 40 lumens per circuit watt.

Fire escape window with a min opening size of 450x450mm and 0.33m<sup>2</sup>. Bottom of opening to be now higher than 1100mm above floor level

WALL LEGEND

|  |                   |
|--|-------------------|
|  | EXISTING WALL     |
|  | PROPOSED NEW WALL |
|  | REMOVED WALL      |

Please Note:

- This drawing may be printed and scaled FOR PLANNING PURPOSES.
- All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Perfect Planning.
- The site boundary shown is the best assumed from available data & does NOT represent legal ownership.
- All dimensions in mm unless otherwise stated.

LEGEND

- Ⓢ SMOKE DETECTOR WITH SOUNDER
- Ⓢ HEAT DETECTOR
- Ⓢ LOW ENERGY SPOT LIGHT WITH CHROME FINISH
- Ⓢ WALL MOUNTED EXTRACT FAN POSITION WITH SWITCHED CONTROL IPX4 RATED AND RCD PROTECTED. EXTRACTOR FAN TO HAVE HUMIDISTAT (WITH SET BACK FACILITY TO ELIMINATE NIGHT TIME RUNNING OR PIR CONTROL.
- Ⓢ PENDANT LIGHT FITTED WITH ENERGY EFFICIENT LIGHT FITTINGS THAT ONLY ACCEPT LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.
- Ⓢ BATTEN HOLDER POINT FITTED WITH ENERGY EFFICIENT LIGHT FITTINGS THAT ONLY ACCEPT LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.IPX4 RATED (BATHROOMS)
- Ⓢ COMPACT FLUORESCENT LIGHT FITTING (UTILITY)
- Ⓢ DOUBLE SWITCHED SOCKET OUTLET ABOVE WORKTOP, FINISH TO BE AGREED WITH CLIENT
- Ⓢ DOUBLE SWITCHED SOCKET OUTLET
- Ⓢ SINGLE UNSWITCHED SOCKET BELOW WORKTOP,OUTLET LINKED TO SWITCH ABOVE WORKTOP.
- Ⓢ SWITCHED FUSED SPUR
- Ⓢ COOKER CONTROL PANEL WITH SOCKET
- Ⓢ TV AERIAL SOCKET
- Ⓢ TELEPHONE SOCKET
- Ⓢ CONSUMER UNIT
- Ⓢ COMPACT FLUORESCENT EXTERNAL WALL MOUNTED SPACE/SECURITY LIGHT FITTED WITH PIR AND DAYLIGHT CUT-OFF DEVICE
- Ⓢ UP/DOWN EXTERNAL LIGHTING
- Ⓢ 230V & 115V SHAVER SOCKET
- Ⓢ SWITCH, FINISH AGREED WITH CLIENT
- Ⓢ DOOR BELL
- Ⓢ DOOR BELL SOUNDER
- Ⓢ RADIATOR- POSITIONS TO BE DESIGNED BY SPECIALIST
- Ⓢ VERTICAL RADIATOR- POSITIONS TO BE DESIGNED BY SPECIALIST
- Ⓢ CHROME FINISHED 1.2M TALL HEATED TOWEL RAIL
- Ⓢ INTRUDER ALARM CONTROL BOX, SPECIFICATION TO BE AGREED WITH CLIENT
- Ⓢ SWITCHED LOFT LIGHT
- Ⓢ UNDER CABINET STRIP LIGHTING, TO BE AGREED WITH CLIENT
- Ⓢ ROOM THERMOSTAT. ZONE CONTROLLER FOR HEATING
- Ⓢ NETWORK TERMINATION POINT FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORK

Revisions.



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Project:  
**Single Storey rear extension & internal alterations**  
20 Lychgate Close,  
Burbage,  
Leicestershire,  
LE10 2ES

Client:  
Clare Gordon

Drawing Title:  
**Proposed Floor Plans & Elevations**

|                                         |                               |
|-----------------------------------------|-------------------------------|
| Drawing by:<br><b>AL / IG / SK / EB</b> | Checked by:<br><b>AL / IG</b> |
| Date:<br>16-10-2023                     | Scale:<br>1:100@A2            |
| Drawing Number:<br>738-02               | Revision:<br>A                |