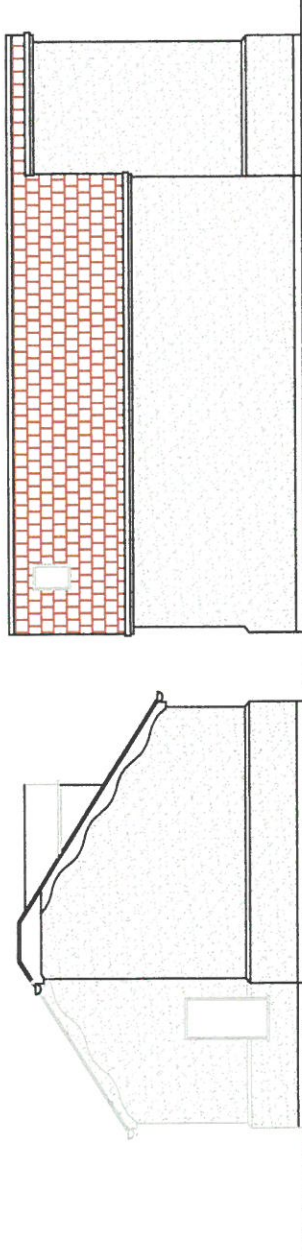
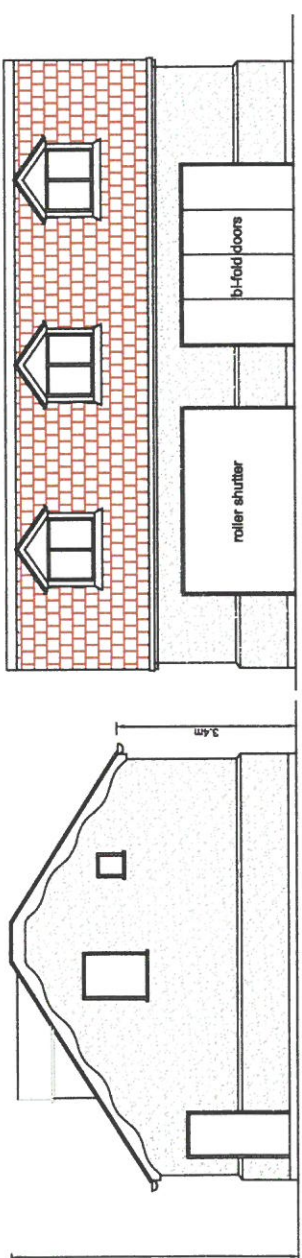




Left Hand side Elevation

Rear Elevation



Right Hand side Elevation

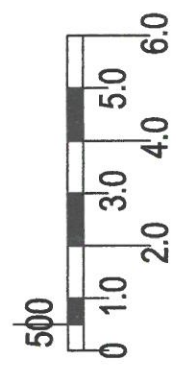
Rear Elevation

**Windows**  
New windows to be fabricated in PVC with sealed double glazed unit. Minimum air gap between panes to be 18mm and fitted with night ventilators providing 8,000mm<sup>2</sup> of ventilation. Glass to be Low E glass or similar achieving a U value of 1.6W/m<sup>2</sup>K.  
Windows to be fabricated and installed by Fensa registered contractor  
External doors  
Glass to be Low E glass or similar achieving a U value of 1.8W/m<sup>2</sup>K

**Glazing**  
In accordance with Part K of the Current Building Regulations, glazing within 800mm of the floor is to be laminated to BS6208

**Escape windows (all three dormer windows)**  
Minimum unobstructed opening width 450mm x 450mm, with a minimum area of 0.33m<sup>2</sup> call to be a maximum of 1100mm above floor level.  
In this instance we have suggested 800mm high x 500mm width, with call located max. 1.1m above floor level. lock not to be key operated.

**Plastering**  
First floor Ceiling: 12.5mm thick foil backed plasterboard tape all joint and apply plaster setting coat. Part of the TLX detail  
Ground floor Ceiling: 2No layers 12.5mm thick foil backed plasterboard tape all joint and apply plaster setting coat.  
Gable Walls: 12.5mm plasterboard on dabs, tape all joint and apply plaster setting coat.



**Drainage**  
**Below ground Drainage**

Investigation required on site to identify the location, direction etc of the existing drainage system. Including if the system is a combined system or separate

**Foul water**  
If required, new manholes to be constructed comprising 150mm 1:3:8 concrete base, 215mm thick class B semi-engineering brickwork in 1:3 mortar. Fit medium duty frame and cover with single seal.

**Storm water**  
Fit standard 100mm half round black PVC gutter with standard clips at maximum 1m centres. Include for all necessary stop-ends, outlets etc. Incorporate 75mm dia PVC down pipe in location to discharge over new gully. Include for 3 wall clips.

Form new trapped gullies to collect rainwater. In locations shown connecting at the new manholes to the existing drainage. New branch to be formed in 100mm dia PVC pipe at a minimum fall of 1:40, run to brew soakaway.

Soakaway to be located a min 6m from any building, 1.5m deep x 1.2 x 1.2m. Infill using 75-25mm clean stone to within 300mm of ground level, lay pc slabs over (to prevent soil migration) and finish with top soil & turf

Encase new drain beneath floor from the ground floor t in 150mm thick concrete.

**Above Ground Drainage**

Wash hand basin, 75mm trap, 32mm PVC branch pipe run to connect to sep.

Shower to be fitted with a surface accessible trap connecting direct to sep

Install 100mm dia PVC soil & vent pipe to serve new bathrooms, extending to 300mm above eaves position and terminated with cage terminal.



**G&G Building Consultancy**  
is the trade name of Gesta Beddows and Graham Beddows

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|                  |                                                                      |                   |                  |
|------------------|----------------------------------------------------------------------|-------------------|------------------|
| Scheme Location: | Rose Cottage, 10 Stapleton Lane, Kirkby Mallory, Leicesters. LE9 7QJ | Date              | 8th June 2028    |
| Drawing Title:   | PROPOSED LOFT, GARAGE and PORCH                                      | Scale             | 1:100 - A3 Sheet |
|                  | Proposed Elevations                                                  | Job / Drawing No. | G002823/06a      |