

**Part 'B' Fire Safety**

New walks and ceilings to provide 30mm separate to adjoining areas  
FD30 fire door with self-closing device and fitted with heat activated seals in conjunction with flexible-edge seals installed between garage and dwelling.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30mm fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 75 mm fire protection.

A Fire Detection and Alarm System designed and installed in accordance with BS 5839 part 6:2014 comprising ceiling mounted standard mains 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together in a 'worry free' setup, provide a 12hr backup to kitchen.

New FD30 fire doors to have a minimum 32mm rebates and additional 32mm rebate to be provided to the ceiling door finish/lining if required.

**Part 'F' Ventilation**  
Kitchens and Utility Rooms to be ventilated to provide Min 60 l/s and provided by an intermittent timer and light switch with 2m inlets to ceiling.

Bathrooms, Ensuites and WC to be ventilated to provide Min 60 l/s and provided by an intermittent timer and light switch with 2m inlets to ceiling.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom which are provided by an intermittent timer and light switch and opened by 90mm for 20 minutes after room has been in use. Or set to 60-20 minutes.

**Part 'P' Drainage**

**Internal**  
Showers, bath and sink waste pipes are to be fitted with 40mm Mir' dale waste pipes. Wash hand basins to be fitted with 32mm Mir' dale waste pipes. Where 'dormer' or 'washed second floor' or '3mm air spaces exceed 1.7m in length, anti-siphon traps must be fitted.  
40mm and 32mm air vents shall be installed at a gradient of 1:100 to the outside. All new gipsess,vents, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 2m of the pipe.

**Below Ground**

New drainage to conform with part II of the Building Regulations (New drainage to be installed in accordance with BS 5250:2009 otherwise stated) Hypocent Superstore, laid in straight and even blocks of Mir' 1:40 for foul and 1:80 for surface water, with flexible water joints, as Class V bedding consisting of 750mm regular granular material to BS 3001:1985 and Mir' cover of selected fill free from stones larger than 40mm, lamps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes are used, they shall be installed at a Min' gradient of 1:100 minimum. All new gipsess,vents, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 2m of the pipe.

**Dormer under Buildings**

Dormers under buildings to be surrounded with a Min' 100mm granular material. Drains within 300mm of the underside of the floor slabs should be surrounded in 150mm Mir' of concrete. Where dormers are installed in existing buildings, openings where drains run through a wall or under foundations. Maintain a 50mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS 3921, laid in English bond in 1:3 concrete/sand concrete. Carem to be heavy duty to BS 507.  
Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 597.

**Part 'Y' Combustion Appliances**  
New radiators to have TRVs.

**Part 'X' Chimneys**

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows U-value of 1.4W/m2K. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied. Doors between house and conservatories to be external grade with a U Value of 1.4W/m2K.

**Part 'U' Conservation of Fuel and Power**  
1. No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per watt must be provided.  
New Conducing boiler to have a SEDBUK value of 92% or more.

**Part 'M' Disabled Access**  
Switched Socket Outlets to be 450mm above Finished Floor Level. Switched Sockets to be 150mm above Finished Floor Level. All as outlined in Approved Document M2 diagram 22.

**Part 'E' Electrical Installations**  
All electrical installations to be installed in accordance with BS 7671:2018 I.E.E. Wiring Regulations 18th Edition. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with completion of a certificate produced to Building Control on completion of the works.

**Before works begin**  
Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to EP Architecture before works are undertaken or materials are ordered.



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**Project**

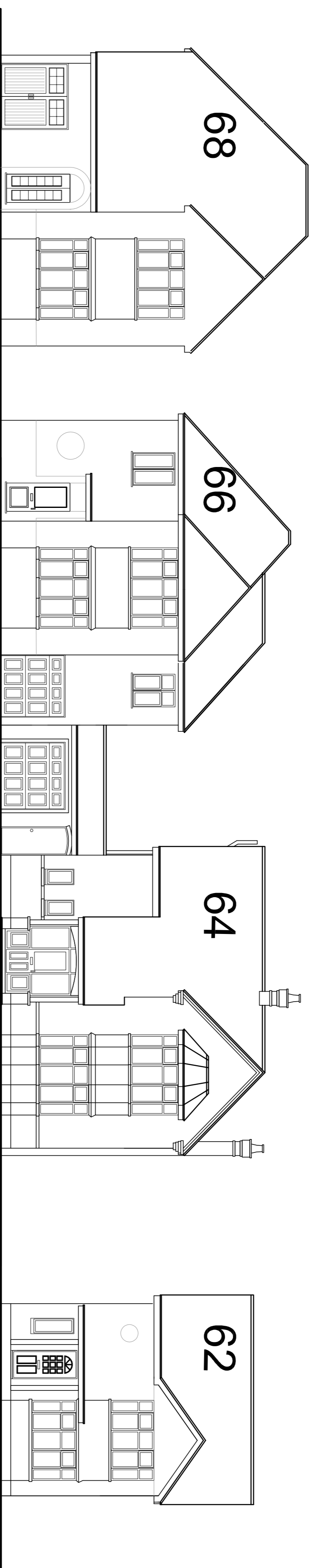
Proposed Extensions  
64 Priesthills Road, Hinckley,  
Leicestershire,  
LE10 1AL  
drawing

Proposed Street Scene Elevations

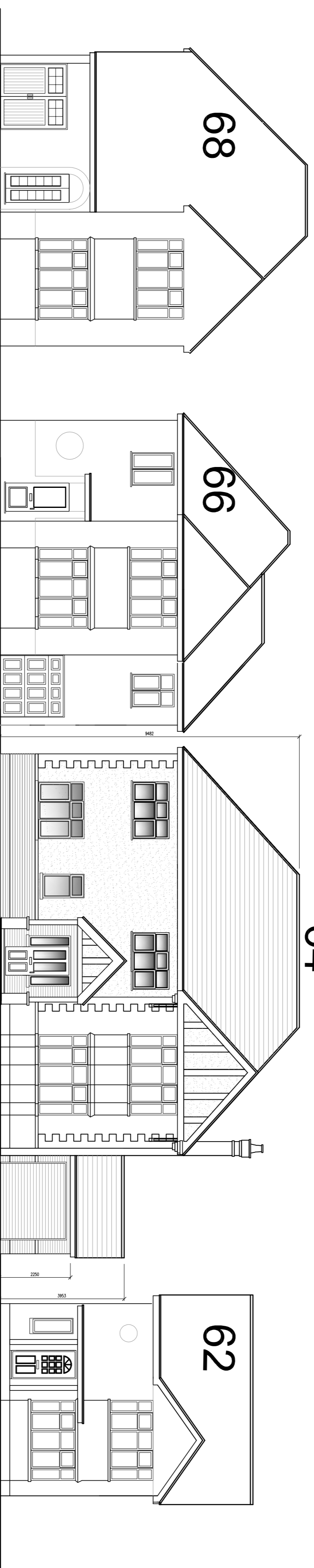
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Job no 25103-03G

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Existing Street Scene Elevation



Proposed Street Scene Elevation

Proposed Front Elevation

**NOTE:**  
These drawings are subject to inspection by a Qualified Structural Engineer to identify any structural deficiencies that may be required. Beam and Trimmer locations that are already marked on the drawings are suggested locations only.