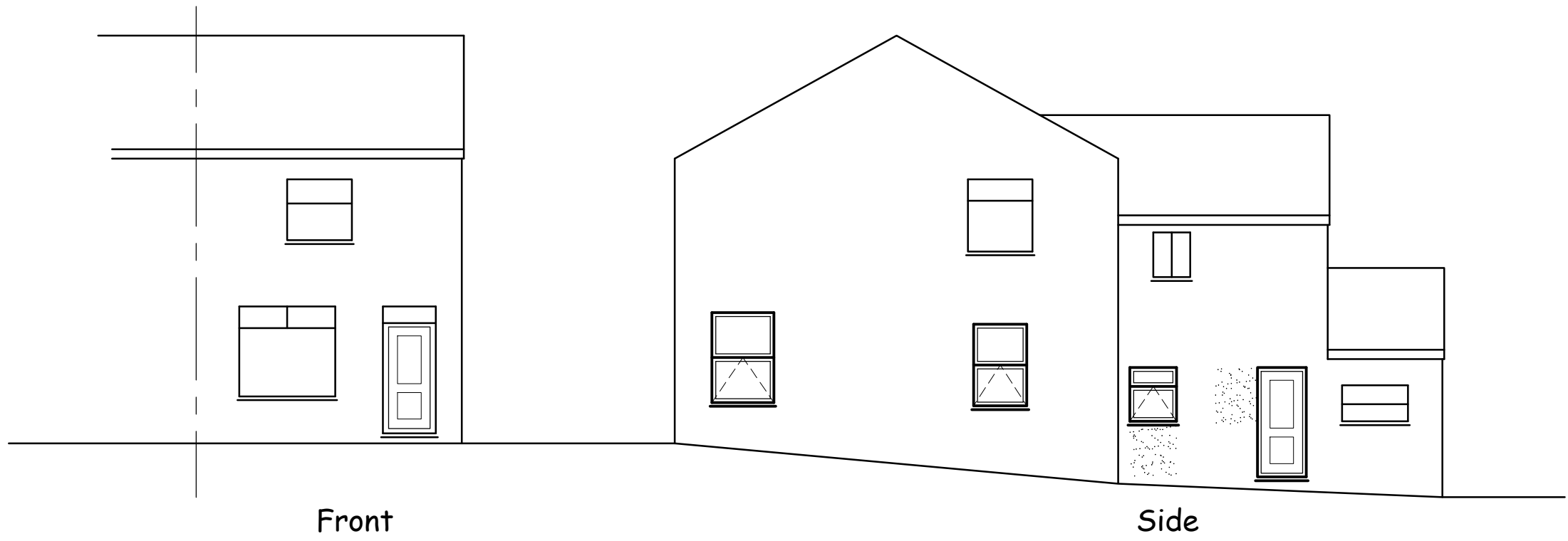
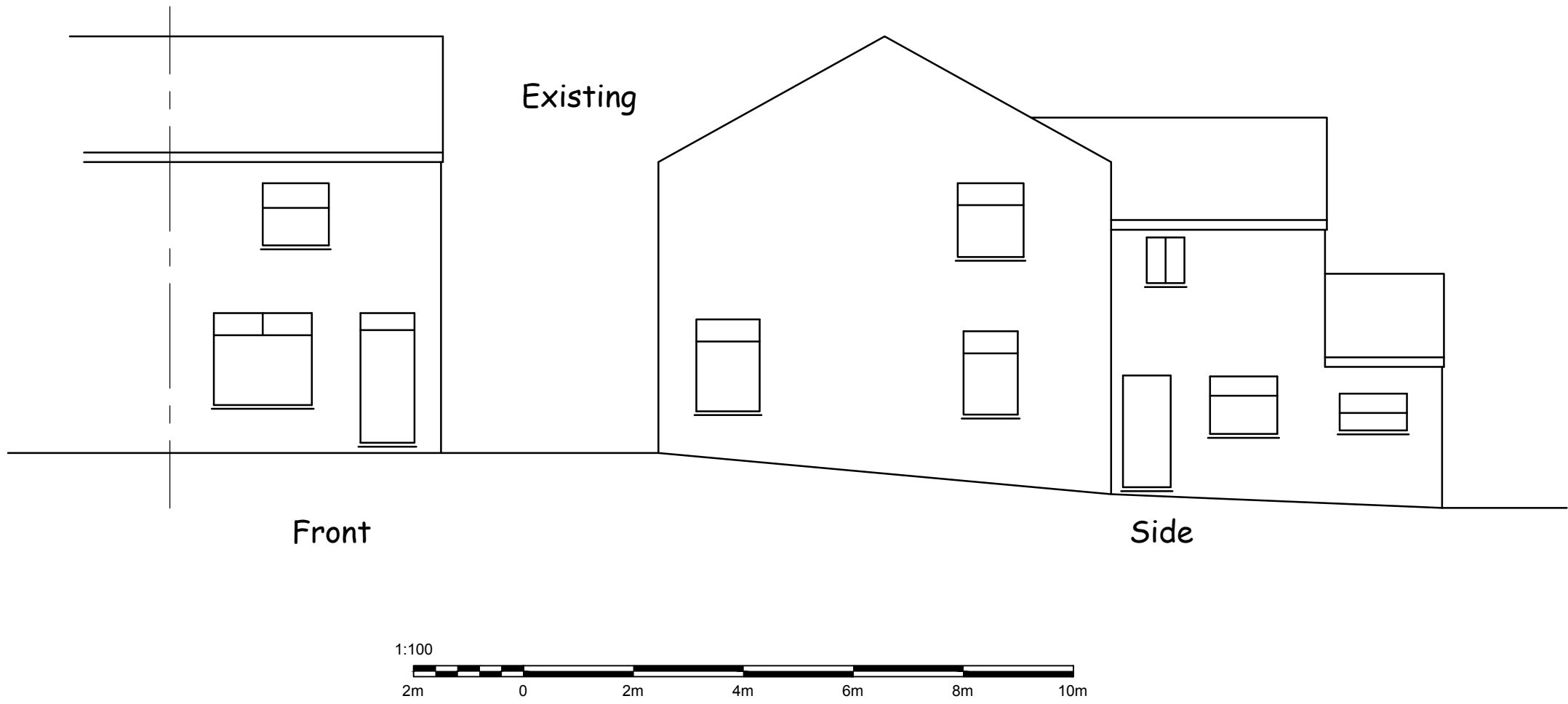
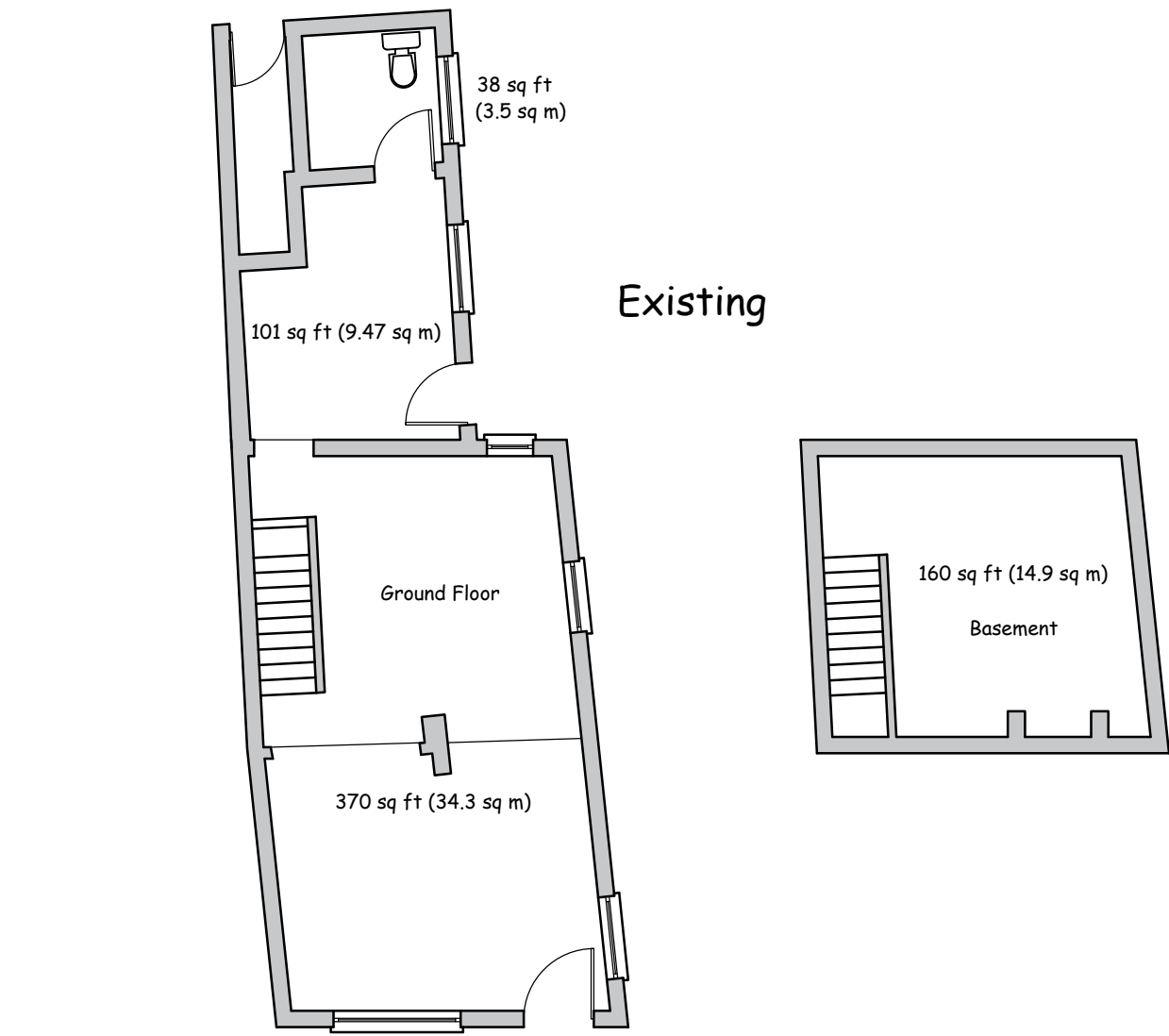




Lining Existing 225mm External Wall

Existing 225mm wall to be lined with 60mm Celotex PL4100 fixed by over battening Tyvek breathable membrane with 25x50mm battens at 600mm centres. Joints to be taped, edges sealed with mastic, 12.5mm plasterboard and skim (0.26W/m²K).

Structural Steelwork

Steelwork to be encased in two layers of 12.5mm plasterboard and skim to achieve 30 minutes fire resistance.

Ground Floor Over Basement

21mm t&g boarding on existing joists, 12.5mm plasterboard and 5mm skim.
Floor to have minimum 200mm Rockwool Flexi laid between joists (0.18 W/m²K).

Studwork Walls

Partition walls to be min. 75x44mm studwork with 12.5mm plasterboard and skim either side with 65mm Rockwool inserted within studwork.

Party Wall Treatment

Independent studwall to be constructed, two layers of plasterboard at least 35 mm from existing masonry, stud work minimum 10mm from existing masonry, minimum 35mm thick mineral wool inserted between studwork minimum density of 10Kg/m³. Minimum mass of completed panel to be 20Kg/m².

Independent Ceiling Treatment

Existing ceiling to have two layers of plasterboard to provide minimum 20 Kg/m² mass, joints staggered.

Independent ceiling to be provided fixed with resilient hangers attached to the existing floor base. 100mm of mineral wool minimum 10 Kg/m³, 2 layers of plasterboard as applied to underside of existing floor. Minimum separation between plasterboard under floor to suspended ceiling of 125mm.

(Alternative specification may be provided by UK Building Compliance)

Drains

100mm Hepsleeve or similar laid to 1:40 falls to existing sewer.
Trapped gully's to be provided to take discharge from waste pipes or rainwater down pipes.

Drains to be laid on 100mm bed of gravel 5mm to 10mm and surrounded with same to crown of pipe. 100mm of selected fill over drain free from stones over 40mm, remainder of backfill to 300mm above crown of pipe not to have lumps over 100mm.

Drains passing through foundations to be surrounded in compressible material & linteled over with 2 course reinforced concrete lintel with 150mm bearing each end.

450mm diameter access chambers to be provided as illustrated on drawings, invert less than 500mm. Drains passing through foundations to be surrounded in pea gravel.

Wastes

Sink, waste disposal unit, washing machine, dishwasher etc. 40mm diameter max. 3m long or 50mm max. 4m with 75mm trap.
Bath &/or shower 40mm diameter max. 3m long or 50mm max. 4m with 50mm trap.
Washbasin 32mm diameter max. 1.7m long or 40mm max. 3m with 75mm trap.
W.C. 100mm diameter max. 6m long with 50mm trap.

External stack to vent to air terminate with perforated cover or cage at least 900mm above any openings within 3m.

Stack & waste pipes within a garage to be encased with 12.5mm Fireline board or, 2x12.5mm plasterboard, with skim finish to give 30 minutes fire resistance

Where a ground floor W.C. is not connected to a stack then provide a stub stack terminated with air admittance valve above top water level of cistern.

Windows

PVC windows with 28mm units, Pilkington Optiwhite or Optifloat, 16mm Argon filled cavity, Pilkington K Glass S, double glazed to WER B and C or better (1.2 W/m²K).

Openings to be minimum 1/20th floor area ventilation, with minimum 8000mm² manually controlled trickle ventilation to habitable rooms & kitchen, 4000mm² utility & bathroom, at least 1.7m above floor level (fitted in head of door/window frames or elsewhere).

Reasonable provision to be made to limit thermal bridging and air leakage from the building (construct as per Robust Details, TSO).

Safety Glazing

Glazing to BS EN 12600 to be provided to critical locations. Within 800mm of floor level for windows or 1500 mm if within 300mm of a door and within 1500mm of floor level for a door.

Electrics

All switches & sockets to be positioned between 450mm & 1200mm above finished floor level. All new circuits to be installed and tested to B.S. 7671, by an NICEIC or similarly registered competent electrician and certificates to be given to the owner and local authority on completion.

New consumer units to BSEN 6149-3 and shall be constructed non-combustible material e.g. ferrous metal/steel or, be enclosed in a cabinet constructed of non-combustible material.
Consumer units in new build or conversion works to be mounted so that switches are between 1350-1450mm above floor level.

100 percent of all new light fittings to be equipped with fittings to only accept lamps with efficacy greater than 60 lumens per circuit-watt.

Smoke Detection and Alarm

Smoke detection & alarm systems to be designed and installed to BS 5839-6:2004 Grade D category LD3.
To be mains operated and components to confirm with BS EN 14604
At least one detector per storey linked together & fixed at least 300mm away from adjacent walls.

Mechanical Ventilation

All extract fans to be more than 0.5W/(l/s) efficient.
Bathroom &/or en-suite to have extract fans minimum 15litres/second.
Kitchen to have extractor 30 litres/second adjacent to hob or 60 litres/second elsewhere.

To ensure transfer of air throughout the dwelling there should be an undercut in all internal doors, minimum 10mm above floor finish or 20mm above the floorboards/surface if the finish is not fitted.

Heating

Provide condensing gas boiler with min. ErP rating of 92 percent, Directive 2009/125/EC.

Time control programmer to be provided for space & water heating with separate timers to each or, individual time control programmers to each.
Room thermostat to be provided to one zone/room (reference room) & thermostatic radiator valves to be fitted to all other radiators not in the reference room.
Any exposed pipe work to be suitably insulated (e.g. max. heat loss of 7.89 W/m for 15mm pipe, see BS 5422:2001)

Hot water supply to baths will be designed & installed so that any water delivered to the bath will not exceed 48 deg. centigrade.

Secure Doorsets & Windows

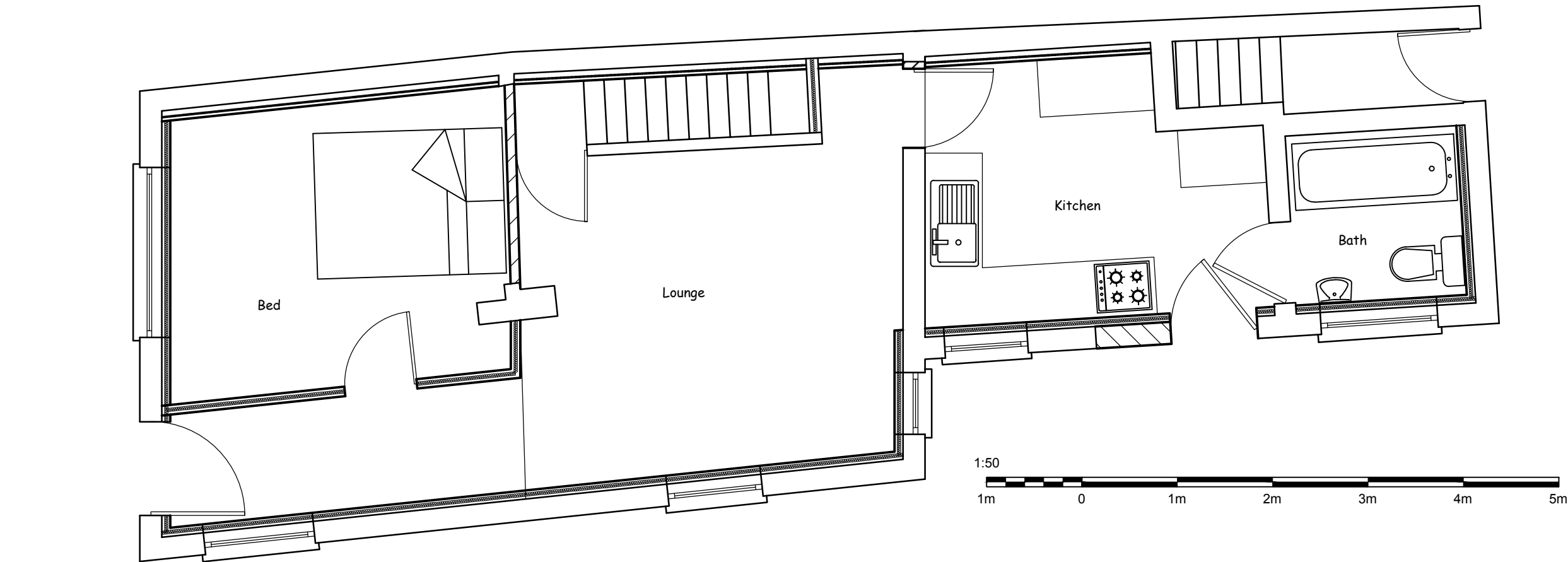
Doorsets giving access to a dwelling should be secure door sets, manufactured to a design to BS PAS24:2012 or, better performance to STS or LPS issues.

Main doors to have a multipoint locking system to PAS 3621, 8621 or 10621. Alternatively mortice locks to BS 3621, 8621 or 10621.
Framesets to be mechanically fixed in accordance with manufacturers instructions.
Main door to have a door viewer installed unless there is clear glazing in the door or adjacent panel.
Glazing that if broken would permit someone to insert their hand to release a locking device should have at least one pane in any layers to be of class P1A glass (BS EN 356:2000).
The main door set should have a door chain or limited fitted.

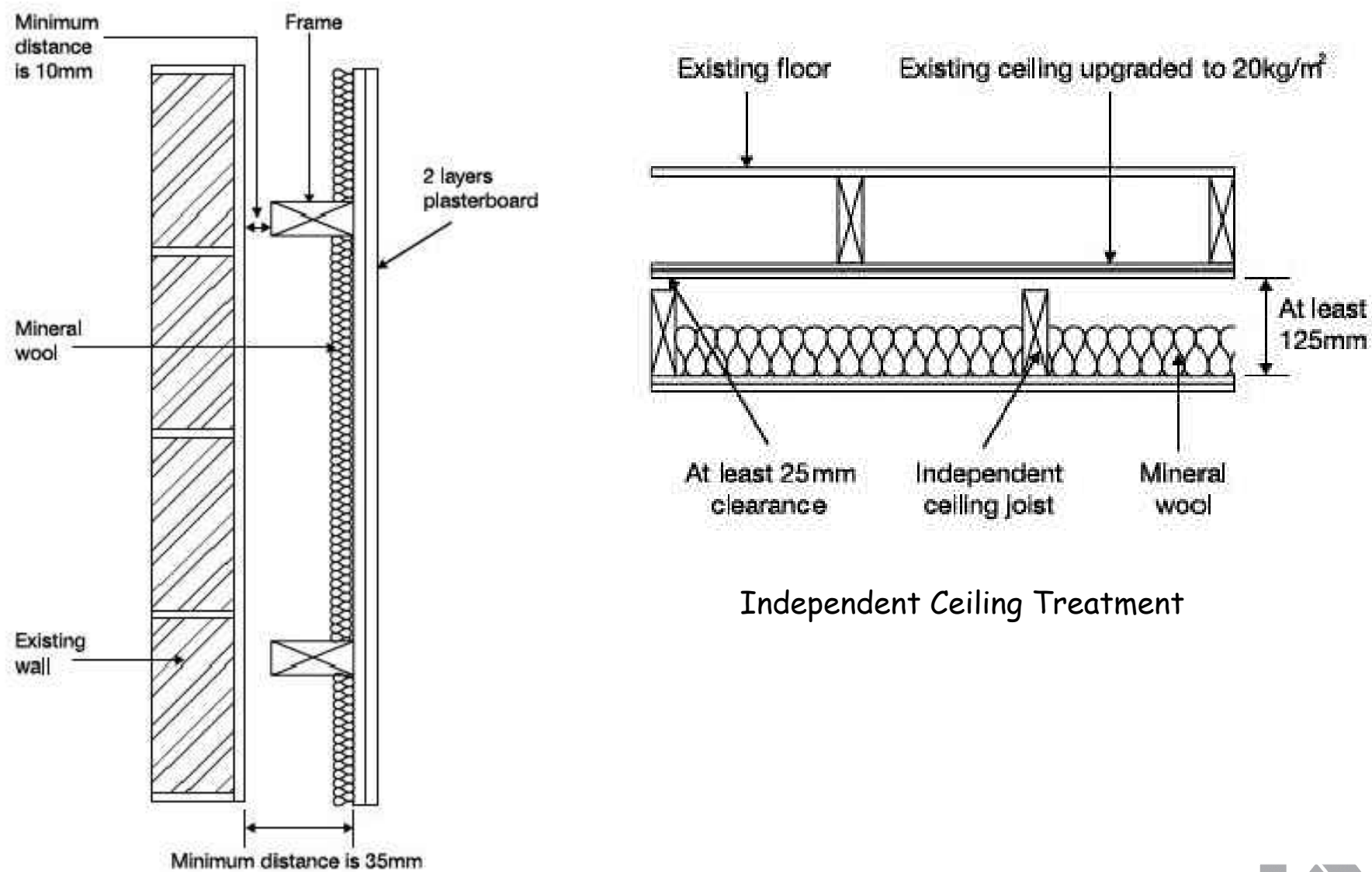
Letter plates to have a maximum aperture of 260x40mm & be located to hinder anyone attempting to remove keys by hand or with a stick (DHF TS008:2012 conforms).

Ground floor windows, basements & other easily accessible windows are to be secure windows to the same standards as above & mechanically fixed in accordance with manufacturers instructions.
Easily accessible windows are those within 2m of an accessible level surface, including within 2m of a flat roof or sloping roof of less than 30 deg. pitch, that is within 3.5m of the ground level.

SAP calculations, Energy Performance Certificate & Sound Test Results to be submitted to building inspector prior to completion.



Proposed Ground Floor



Party Wall Treatment

Drawing prepared for the purpose of Planning Permission and/or Building Regulation approval.
All dimensions to be checked on site before works commence.
Internal room layouts and fittings to client's requirements.
Actual boundary lines to be confirmed on site between parties concerned prior to commencement of work and no part of the new construction to project over the boundary.
Underground services may have been assumed and therefore they should be located prior to commencement.

Project
Conversion Launderette To Flat
21 Trinity Lane
Hinckley
Leicestershire
LE10 0BQ

Drawing
Elevations and Plans
Drawing Ref: Planning & Building Regulations
Scales
1:100 & 1:50 at A1

Date
January 2024



Brooks
Building
Plans
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