



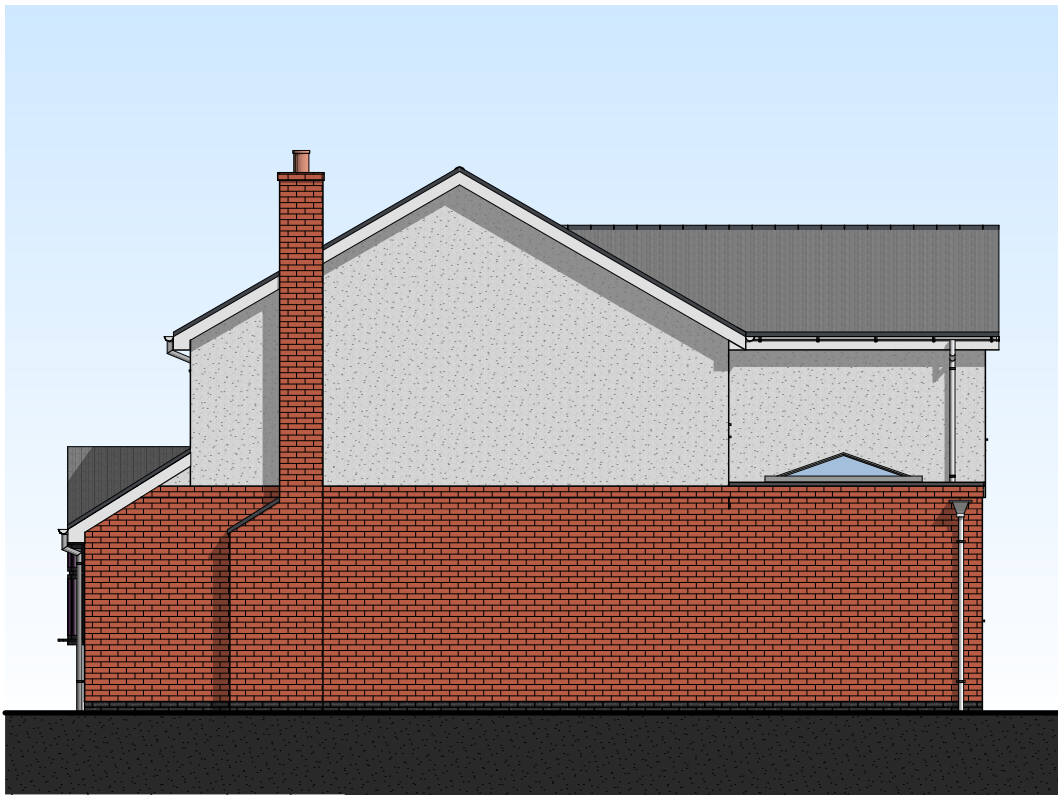
PROPOSED FRONT ELEVATION



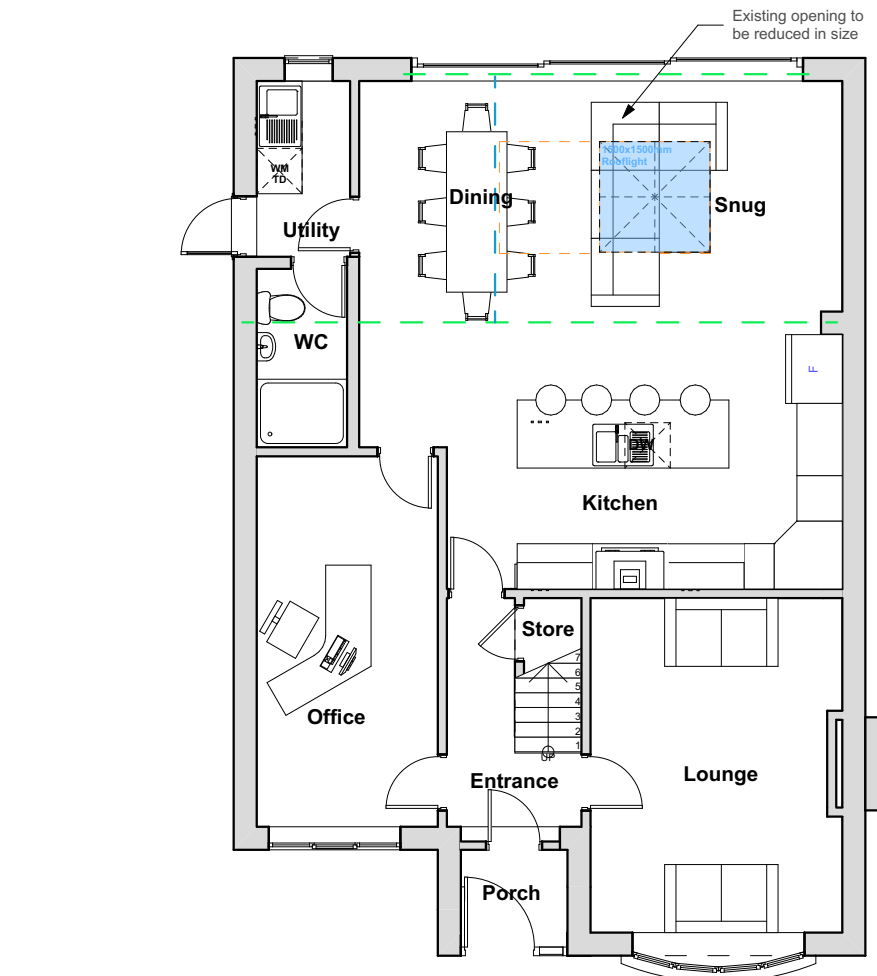
PROPOSED REAR ELEVATION



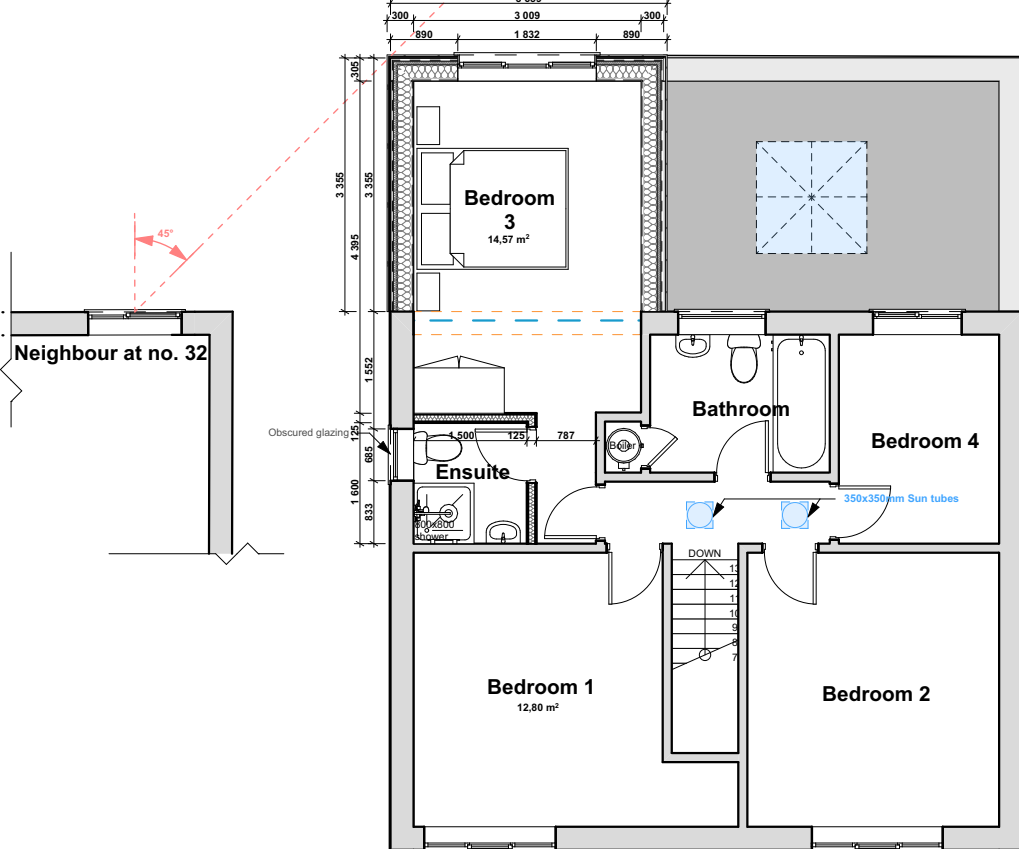
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



INDICATIVE VISUALS (NTS)

BUILDING REGULATIONS NOTES

TIMBER FRAME WALL

To achieve minimum U Value of 0.18 W/m²K
External render finish to comply with BS EN 13914-1 and be applied as a three-coat system with a minimum overall thickness of 20 mm. The render is to be applied to a paper-backed stainless steel render lath. All render work to be neatly finished onto an approved render stop at terminations, corners, and openings to ensure a clean, durable edge and to prevent cracking.
The render lath is to be securely fixed to vertical 25 x 50mm preservative-treated softwood battens, creating a vented and drained. Battens to be fixed vertically to a breathable membrane with a vapour resistance not exceeding 0.6 MN-s/g. Behind the membrane, a 12 mm WBP external-quality plywood sheathing (marine-grade or other approved equivalent) is to be fixed to the structural timber frame.
The main structural frame is to consist of 200 x 50mm pressure-treated softwood studs, spaced at 400mm centres, complete with corresponding treated head and sole plates. The stud cavities are to be fully filled with 180mm Rockwool Flex mineral wool. Externally, a continuous 50 mm layer of Rockwool insulation is to be fixed over the studs, supported by treated timber battens fixed horizontally at 600 mm centres.
On the internal face, a 0.15 mm low-density polyethylene vapour control layer (VCL) is to be installed on the warm side of the insulation. All joints are to be lapped, sealed, and taped. The VCL is to be finished internally with 12.5 mm gypsum plasterboard (Gyproc WallBoard or similar approved), screw-fixed to the timber frame, with joints taped and filled.
All timber components to be pressure-treated to BS 8417.
The render system is to be installed in accordance with the manufacturer's recommendations and BS 8000-10 (Code of Practice for plastering and rendering). Reinforcement mesh and expansion joints are to be incorporated as required to accommodate movement and minimise the risk of cracking. All workmanship is to conform to BS 8000-5 (Code of Practice for carpentry, joinery, and timber framing) and BS EN 1995 (Eurocode 5).

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 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 (1-2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable felt supported on 47 x 150mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm 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 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 BS EN 845-1 (A1:2016) at 2m centres.
Loft hatches should be suitable designed and installed to ensure optimum air tightness.

INTERMEDIATE FLOORS

Intermediate floor to consist of 25mm tongue-and-groove flooring-grade chipboard or floorboards laid on 47mm x 170mm C24 softwood joists at maximum 400mm centres, with a maximum span of 3.77m (refer to Engineer's calculations for all structural sizes and details). Joists are to be supported on loadbearing walls or via joist hangers compliant with BS EN 845-1. Provide herringbone strutting or solid blocking (minimum 2/3 joist depth) at mid-span for joists over 2.5m.
Where joists run parallel to walls, provide 1200 x 30 x 5mm galvanised restraint straps at a maximum of 2.0m centres, fixed over a minimum of three joists and built into the wall, with 38mm-wide noggins (1/3 joist depth) installed at strap positions, in accordance with BS EN 845-1 (A1:2016).
Install fire-resistant plasterboard (e.g. Gyproc FireLine) beneath the joists using an approved ceiling support system, such as resilient bars fixed perpendicular to the joists at 400-450mm centres. Plasterboard must be fixed only to the resilient bars and finished with a skim coat, following the manufacturer's tested fire-rated system. All service penetrations through the floor or ceiling must be sealed with intumescent fire-stopping products.
Provide 100mm mineral wool insulation (minimum 45 kg/m³ density) between the joists for acoustic performance.
In kitchens, utility rooms, and bathrooms, use moisture-resistant chipboard in accordance with BS EN 312, with identification markings laid uppermost for inspection.

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/c's. 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.

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.

NOTES

This drawing may be scaled for PLANNING PURPOSES ONLY.

All dimensions to be CHECKED ON SITE and any discrepancy immediately reported to Perfect Planning.

The site boundary shown is the best assumed from available data and DOES NOT represent legal ownership.

All dimensions in mm unless otherwise stated.

PLAN KEY

- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED ITEM
- EXISTING BEAM (INDICATIVE ONLY LOCATION)
- PROPOSED BEAM
- SPOTLIGHT / LANTERN ABOVE
- OVERHEAD ELEMENT

B Notes revised

A Amends to client comments

REVISIONS

23-02-26

29-01-26



E INFO@PERFECT-PLANNING.CO.UK

L 01455 272 943

T +44 (0) 7912 413 144

W WWW.PERFECT-PLANNING.CO.UK

PROJECT

FIRST FLOOR REAR EXTENSION

ADDRESS

30 Grange Drive
Hinckley
LE10 2JR

CLIENT

Mrs. Ria Mercer

DRAWING TITLE

PROPOSED FLOOR PLANS AND ELEVATIONS

DRAWN BY

AL AC PB
EB JE MA

CHECKED BY

AL AC

DATE

28.01.2026

SCALE

1:100 @ A2

DRAWING NO.

937 / 03

REVISION

B

SCALE 1:100



0 5 10m