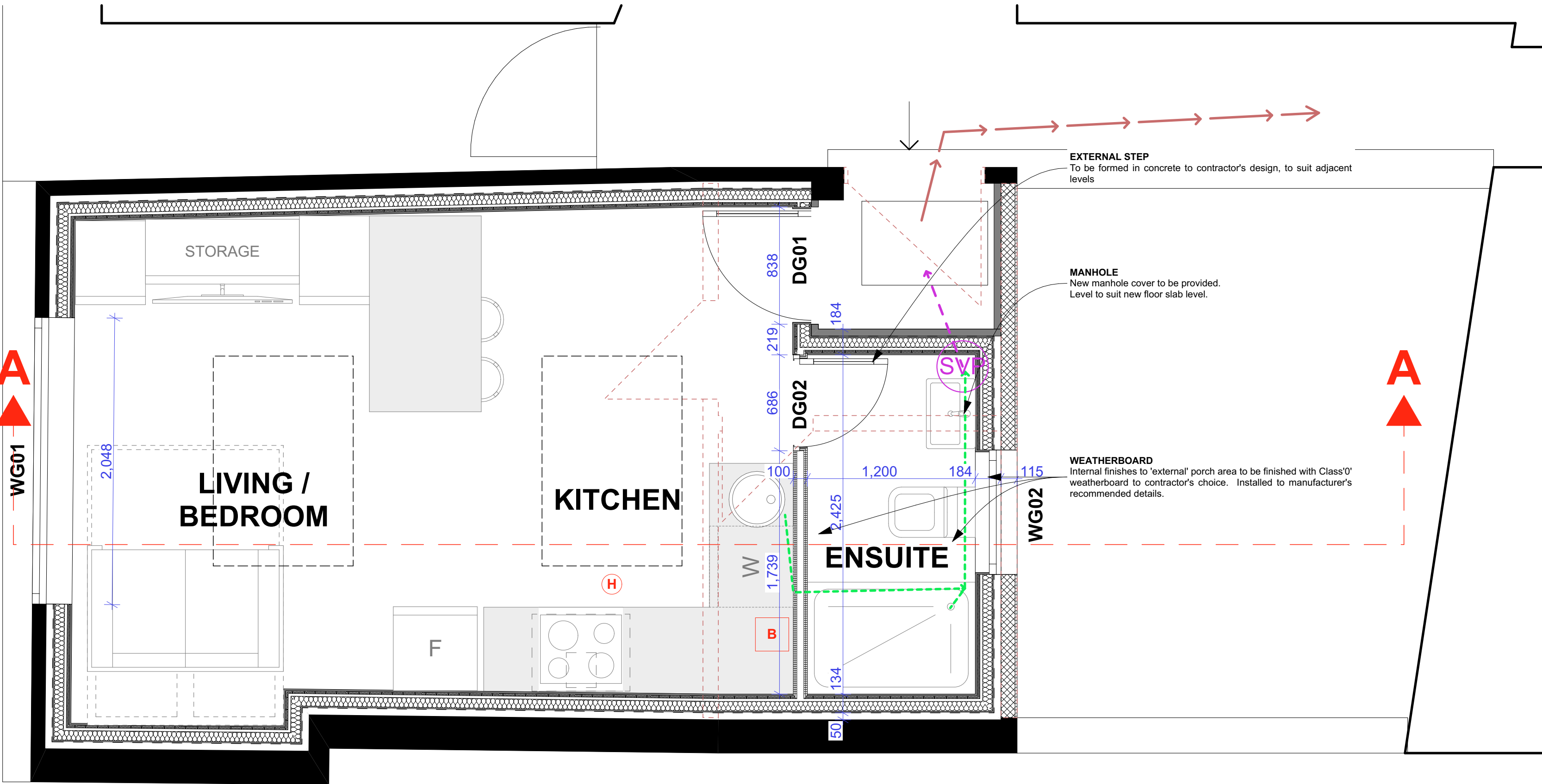
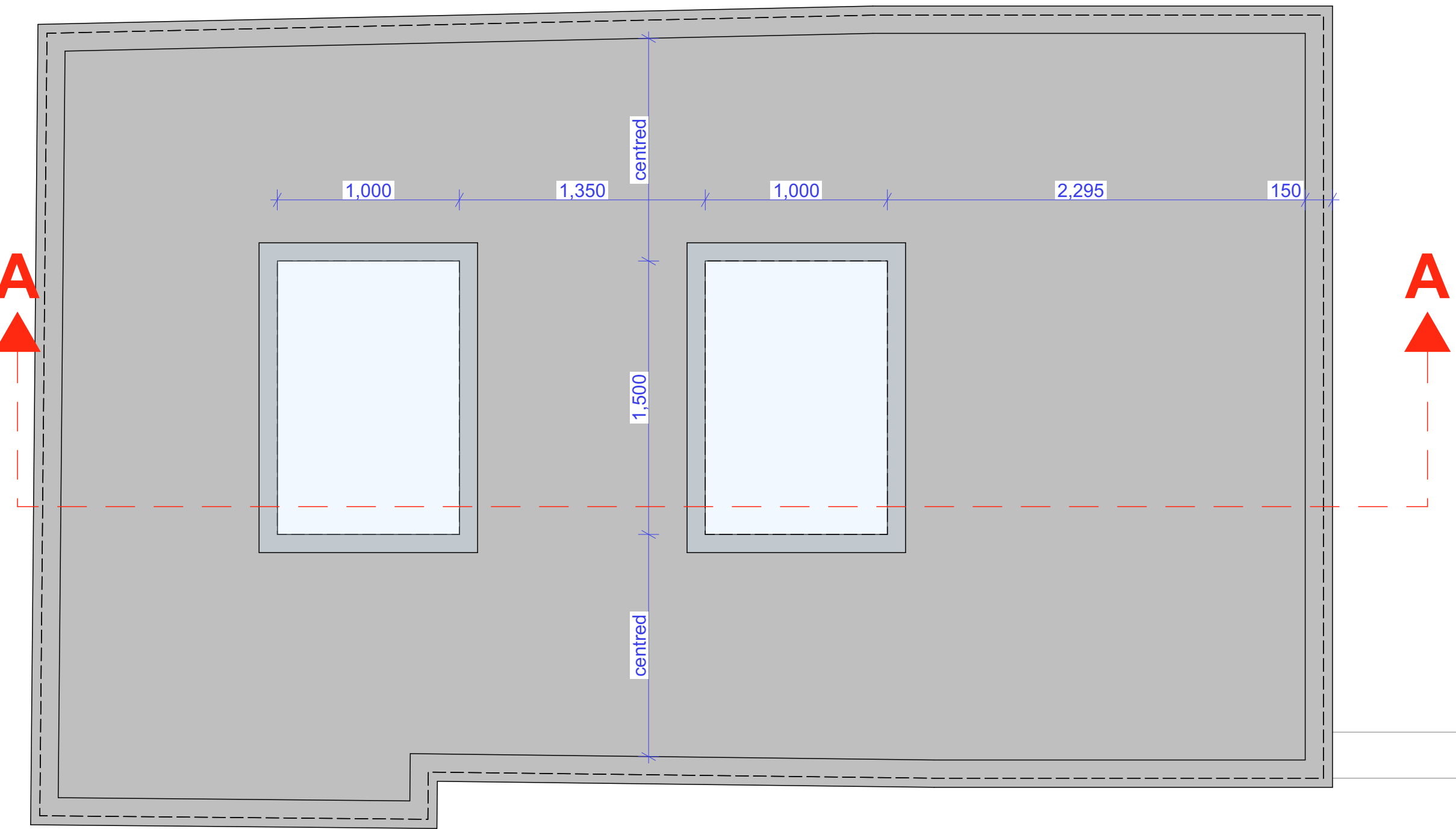




PROPOSED GROUND FLOOR PLAN
1:25@A1



PROPOSED FIRST FLOOR PLAN
1:25@A1

metres
0 0.5 1 1.5 2 2.5
DRAWN SCALE - 1:25 @ A1

PLANNING

project: 37A LONDON ROAD, HINCKLEY

drawing: PROPOSED FLOOR PLANS AND SECTION

scale: 1:25 date: JUL dwg. no. 0135-
@A1 2022 01b

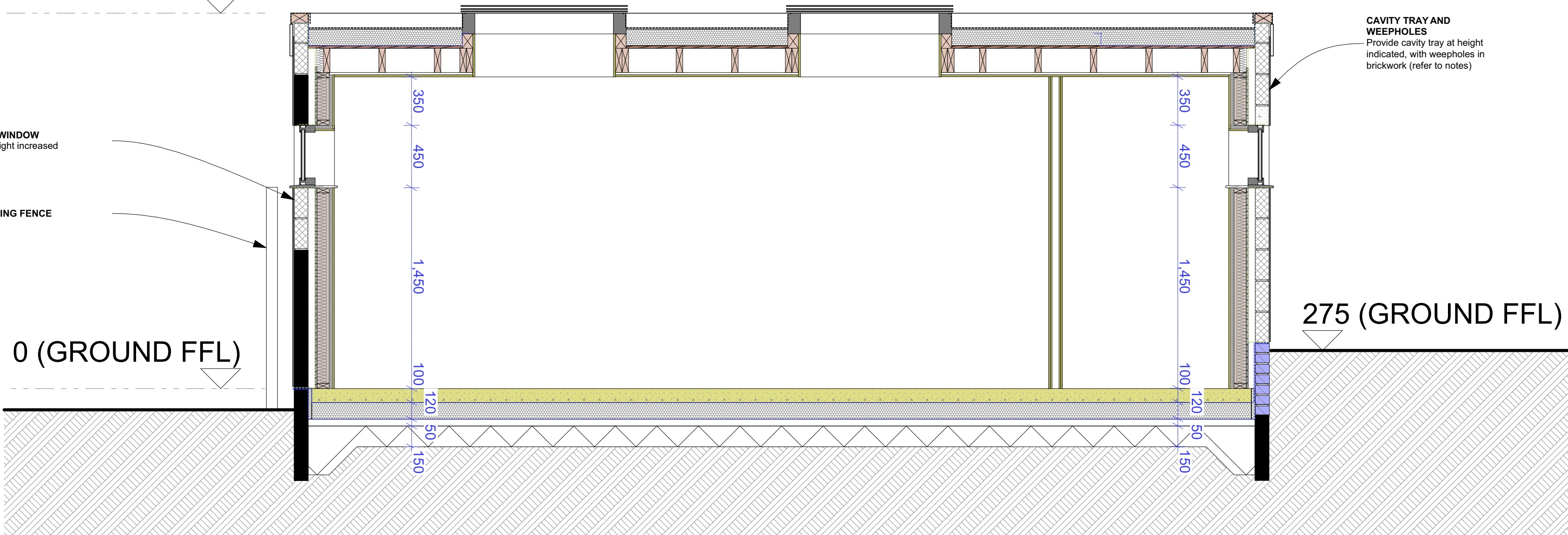
do not scale from this drawing dimensions and levels to be checked on site by the contractor - all dimensions in millimeters unless otherwise noted - all levels in meters unless otherwise noted
information is solely for costing purposes. Contractor is responsible for ensuring Building Regulations approvals. Specifications are indicative only, it is the contractor's responsibility to ensure
all statutory and client requirements are met. All structural information is subject to Structural Engineer's details / specification / calculations.

2710 (PARAPET)

NEW WINDOW
Cill height increased

EXISTING FENCE

0 (GROUND FFL)



PROPOSED SECTION A
1:25@A1

DIMENSIONS/LEVELS:
All dimensions and levels to be checked by contractor prior to work commencing on site. Any dimensions or level errors to be reported to the architect before work begins.

EXTERNAL CAVITY WALL CONSTRUCTION
(U' value to achieve 0.25Wm2K or better)
To comprise:

Outer leaf Either: 100mm blockwork Plasmor 'Fibolite' 4 Nmm2, OR, existing brickwork, to receive Permarock Permared Silicone Ultra render system with 2.0mm K-Rend finish.

Cavity - 50mm cavity

Breather membrane fixed to 12.5mm cementitious board, on 89x38mm CLS timber stud frame, with 70mm Celotex GA4000 Insulation between studs, inner face of studs to receive 37.5mm insulated plasterboard with 3mm skim finish

Window reveals to receive 12mm plasterboard on dabs abutting and sealed to rear of windows, with skim finish coat.

Vertical d.p.c. to jambs and horizontal cills sealed to joinery. 'Daincor' (or similar) insulated cavity closures to vertical returns to window.

WALL TIES
Proprietary stainless wall ties to BS 1243 to be installed in all new cavity walls (Ancon ST1 type) with insulation rebatter clips. 750mm centres horizontally and 450mm centres vertically and 225mm centres around door and window openings. Each course of wall ties to be staggered horizontally.

LINTELS
W/O-01 to utilize existing lintel dependent on condition once exposed.
Otherwise, Contractor to ensure suitability of Lintels for loading conditions.

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

LATERAL RESTRAINT:
3 no. rebar/coiling post/floor joists adjacent to and parallel to external masonry walls to receive 30x5mm galvanized mild straps at least 1200mm long, once bent into cavity at 2000mm max. centres to comply with Approved Document A Paragraph 2C35.

WEEPHOLES
To be positioned @ 900mm centres generally over DPC and cavity trays, with minimum 2 over windows and openings. Weepholes to be proprietary drain duct type; Moynex concealed.

MOVEMENT JOINTS
To be incorporated at a maximum of 12m centres in all brickwork. 12mm wide joint filled with 12mm bitumen impregnated foam and sealed with mastic to match the mortar. ANCON PPS (or similar) wall ties with debonding sleeves are to be placed at 450mm vertical centres to provide lateral stability. Debonding sleeves should be installed with a 10mm gap at the end to allow for expansion of the masonry in accordance with Manufacturer's Structural Engineer's design and specification.

GROUND FLOOR CONSTRUCTION
U Value 0.15 Wm2K

Ground floor construction to consist of: 100mm reinforced concrete floor slab; on 500 gauge polyethylene sheet; on 120mm Celotex XR4000 insulation; on 1200 gauge polyethylene sheet DPM; on 50mm sand blinding; on 150mm compacted hardcore.

Provide 25mm perimeter upstand insulation to be Kingspan Kooltherm K3 Floorboard. Ensure insulation is turned up edge of floor construction to avoid cold bridging and DPM is taken up edges of insulation and lapped under horizontal wall DPC.

SITE PREPARATION
Any existing services within the area are to be carefully exposed and diverted or protected as directed. Any trenches or holes are to be backfilled with type 1 sub base and compacted in layers not exceeding 150mm.

MORTAR MIX
Mortar should comply with the design and should take account of the strength, type and location of the masonry. The selection of mortar for use below the DPC should follow the recommendations given in BS EN 1996-1-1.
The use of proprietary mortars and admixtures should account for the type of masonry unit and its location only be used in accordance with the manufacturer's recommendations.
For non-clay bricks or blocks, mortar should be used in accordance with the brick manufacturer's recommendations.

Sulfate resistance
Sulfate-resisting cement should be used where sulfates are present in the ground, ground water or masonry recommended by the brick manufacturer.
In such cases, sulfate-resisting cement to BS 4027 should be used.

SERVICES
Prior to undertaking any mechanical excavation works, all existing below ground services within the development extension area are to be located.
Any of the following services: British gas, Electricity board, British Telecom, Cable, Water etc which are affected in any way by the proposals are to be dealt with by the relevant statutory authorities own personnel or suitably qualified contractors approved by the relevant authorities. All work must be undertaken in strict accordance with the relevant safety procedures and codes of practice.

PARTITIONS
12mm Gypwall Plasterboard either side of 75mm sw timber studs to manufacturers recommendations with 25mm lower insulation, pattresses as required. Provides minimum 40db sound reduction.

RAINFATER GOODS
Black uPVC rainwater rise gutters on rise and fall brackets and downpipes are to be provided as necessary. Outlets from the rainwater downpipes are to be connected into access gullies connected into the mains drainage.

BASIC RADON PROTECTION
To be provided via the damp proof membrane with 150mm laps and all joints sealed with vapour resistant tape linked to cavity tray at the edges. Cavity tray is to be formed using a high performance co-polymer thermoplastic damp proof course material or prefabricated cavity tray units. Cavity tray dpc with weepholes every 5th brick. All pipes and services which pass through the membrane must be sealed with vapour resisting tape.

MASONRY BELOW DPC
Class 'A' blue brickwork from ground level to two courses above FFL.
Class 'B' engineering brickwork below ground level.
Concrete blocks used in lieu of brickwork below the DPC should meet BS EN 771 and one of the following:
- Minimum density of 1800kg/m3
- Minimum compressive strength of 7.3N/mm2

DAMP PROOF COURSE
Hydrex Pich Polymer proprietary type DPC's, lapped minimum 100mm at joints, to all external walls minimum 150mm above finished ground level. Dillo DPC's to all internal structural walls. Horizontal and vertical DPC's to all cavity closures (all cavities closed).

PLUMBING:
32mm dia. pvcu waste to wash-hand basin
40mm dia. pvcu waste to shower
The above with 75mm depth of seal traps.
110mm dia. pvcu waste to WC with 50mm depth of seal traps and rodding point above fill
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.

HEATING & HOT WATER
Heating & hot water system to comply fully with Approved documents.

The installation should be carried out by a competent person, able to issue a commissioning certificate or certify compliance on the installation itself.
The hot water supply to shower to be designed and installed so that any water delivered to the shower does not exceed 48 degrees.

INTERNAL DOORSETS
Timber doorsets to Contractor's choice.

DG01 - EXTERNAL DOORSET
(U' value to achieve 1.0Wm2K or better.)
Composite door to meet Secure By Design standards set out in PAS24:2012

ELECTRICAL INSTALLATIONS:
Installation of light fittings (internally & externally) and power outlets and fitting interlinked mains-powered smoke / heat detectors) as necessary for fire compliance.
All electrical works to be designed, installed, tested and certified to comply with the current editions of BS 7671 or the EE regulations by a competent person.
A competent electrician or a member of a competent person scheme must test and certify all such works.
The electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and a copy must be forwarded to the Building Control Surveyor for approval at completion.
All switches and sockets to be fixed between 450-1200mm above floor level. (Part M -Section 8.3)

VENTILATION:
Ventilation system to be System 1 - Background Ventilators and intermittent extract fans.

Intermittent Extract ventilation to be provided to the following levels;
Bath/WC - 15 l/s
Kitchen - 30 l/s - if extract is adjacent to hob / 60 l/s otherwise

Intermittent extraction to be ducted to the roof void and vertically through the roof.

(Part F1-Table 5.2a)
Background ventilators to be located in all rooms with at least 5000mm² equivalent area in each habitable room and 2500mm² equivalent area in each wet room.

Purge Ventilation:
Habitable rooms to have opening windows providing a minimum open area equal to 1/20 of the floor area.
To ensure good transfer of air throughout the dwelling, there should be an undercut of minimum area 1600mm² in all new internal doors above floor finish. To be achieved by a 20mm undercut above the floorboards.

CASEMENT WINDOWS
(U' value to achieve 1.4 Wm2K or better.)
Windows to be double-glazed thermally broken uPVC windows, frame colour TBC.
Top hung opening lights, on 100mm restrictors to comply with AD Part K, incorporating trickle vents.
Glazed units with 20mm air space and clear Low 'E' glass (or similar) 8mm glazing to either side.
Cills to be provided as integral part of window system.
Obscured/frosted glass required.

OPENABLE FLAT ROOF LIGHTS
(to achieve U-value 0.6 Wm2K)
By ROOFMAKER, or similar approved.
1000mm (w) x 1500mm (l)
Triple-glazed, 5° pitch, installed to manufacturer's recommended details.

NEW FLAT ROOF CONSTRUCTION
(to achieve U-value 0.11 Wm2K or better)
Fully adhered single-sly membrane, on:
210mm Kingspan Thermafoam TR27 LPC/FM, on:
Protection layer, on: Vapour control layer, on: 18mm plywood deck, on: Timber battings to create minimum roof pitch of 1°
175x50mm C16 timber joists;
3mm skim coated 12.5mm plasterboard to underside of joists.
Treated SW upstand at parapet edge, with flashings etc to maintain weather and air tight seal.

AIR TIGHTNESS
Design air permeability is 5.0 m3/(h.m2) at 50 Pa, to be achieved by air pressure test. Air pressure testing to be carried out in such circumstances as are approved by the Secretary of State and in accordance with a procedure approved by the Secretary of State. Record the results and the data upon which they are based in a manner approved by the Secretary of State and be given to the local authority not later than seven days after the final test is carried out. The approved procedure for pressure testing is given in the ATMA publication Measuring air permeability of building envelopes, and, specifically, the method that tests the building envelope. BCBEs to be provided with evidence that the test equipment has been calibrated within the previous 12 months using a UKAS-accredited facility. The testing to be carried by a competent person who is registered by the British Institute of Non-destructive Testing in respect of pressure testing for the air tightness of buildings. (Approved Document L1a-Regulation 20B Pressure Testing.

All construction to be in accordance with robust construction details in order to ensure continuity of insulation and to limit air leakage. Reference should be made to the 'Accredited Construction Details'. Insulated proprietary cavity closures to all window/door openings to be installed.
Gaps sealed between drying and masonry walls at all edges including doors, windows, loft hatches, wall & floor/ceiling junctions.
Draught stripping to be fitted to all window/door openings.
All boxing for concealed services are to be sealed at floor/ceiling levels.
All pipes are to be sealed with a suitable sealant where they penetrate into hollow or void areas. Avoid excessively oversized openings for services through walls. They should be sleeved if necessary (to allow for movement) and properly sealed with expanding polyurethane foam or another suitable sealant. Blockwork inner leaves to be pointed up with mortar before plasterboard dry linings are fixed. Make sure mortar joints are fully filled.
Dry-lining boards should be fixed on continuous rebars of plaster, not intermittent 'dabs', especially at the head and foot of the wall, around openings, at room corners and at electrical boxes.
Joints in lining boards should be taped and skinned. Holes for services should be accurately cut with a sharp knife, and sealed after the installation has been completed.

FOUL AND SURFACE WATER DRAINAGE:
BELOW GROUND DRAINAGE AS EXISTING.

Existing sewer assumed to be combined. Contractor to assess and advise if not.

STRUCTURAL TIMBER
All structural timber to be preservative treated to British Standard to resist rot and infestation attack.

