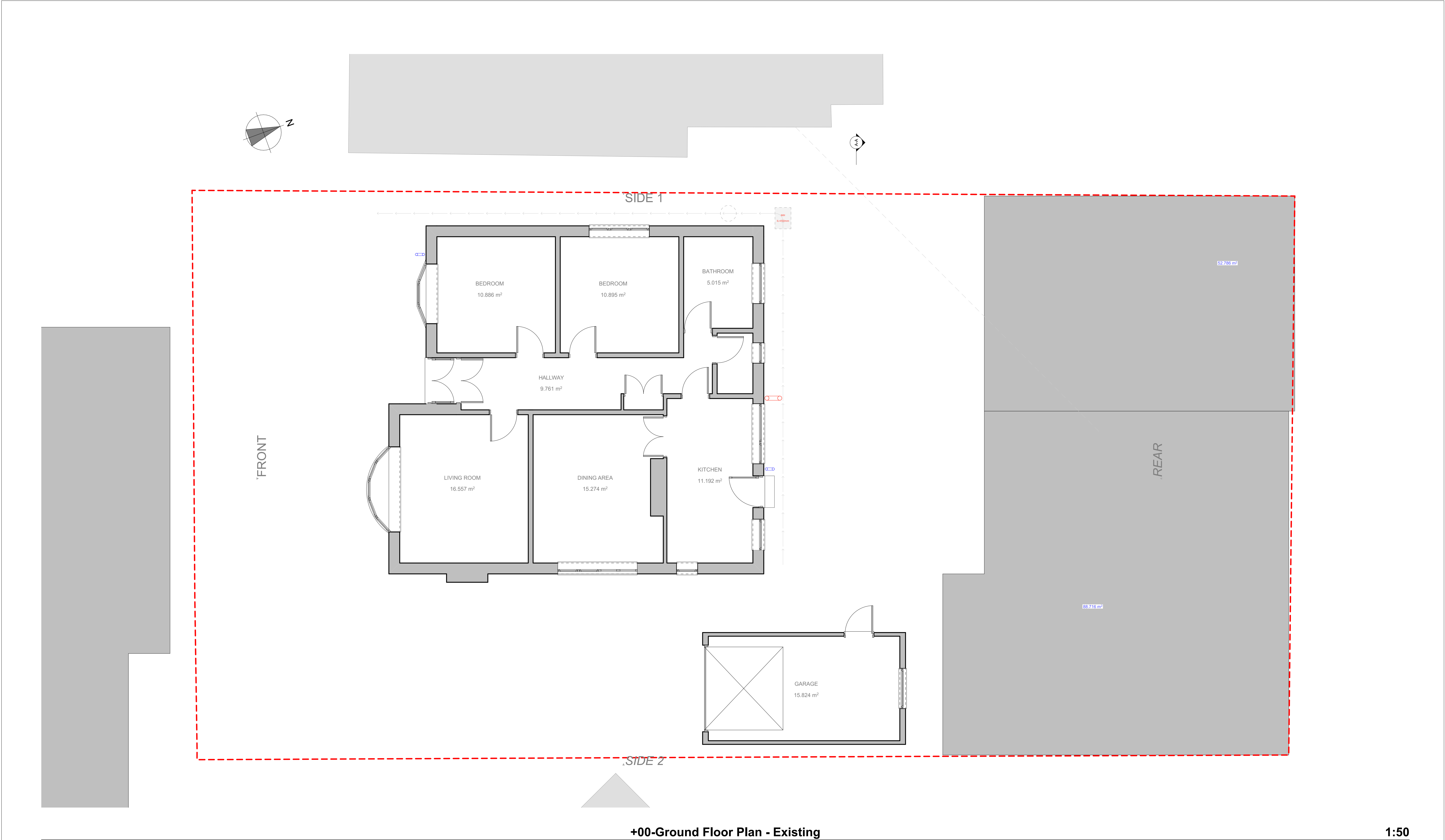




+00-Ground Floor Plan - Existing

1:50

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+00-Ground Floor Plan - Demolished

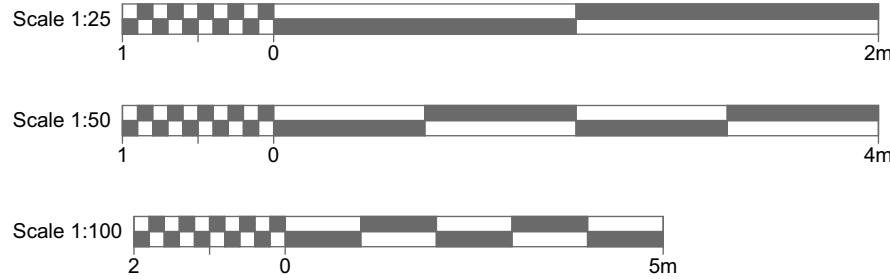
1:50

ELEMENTS MARKED
WITH RED TO BE
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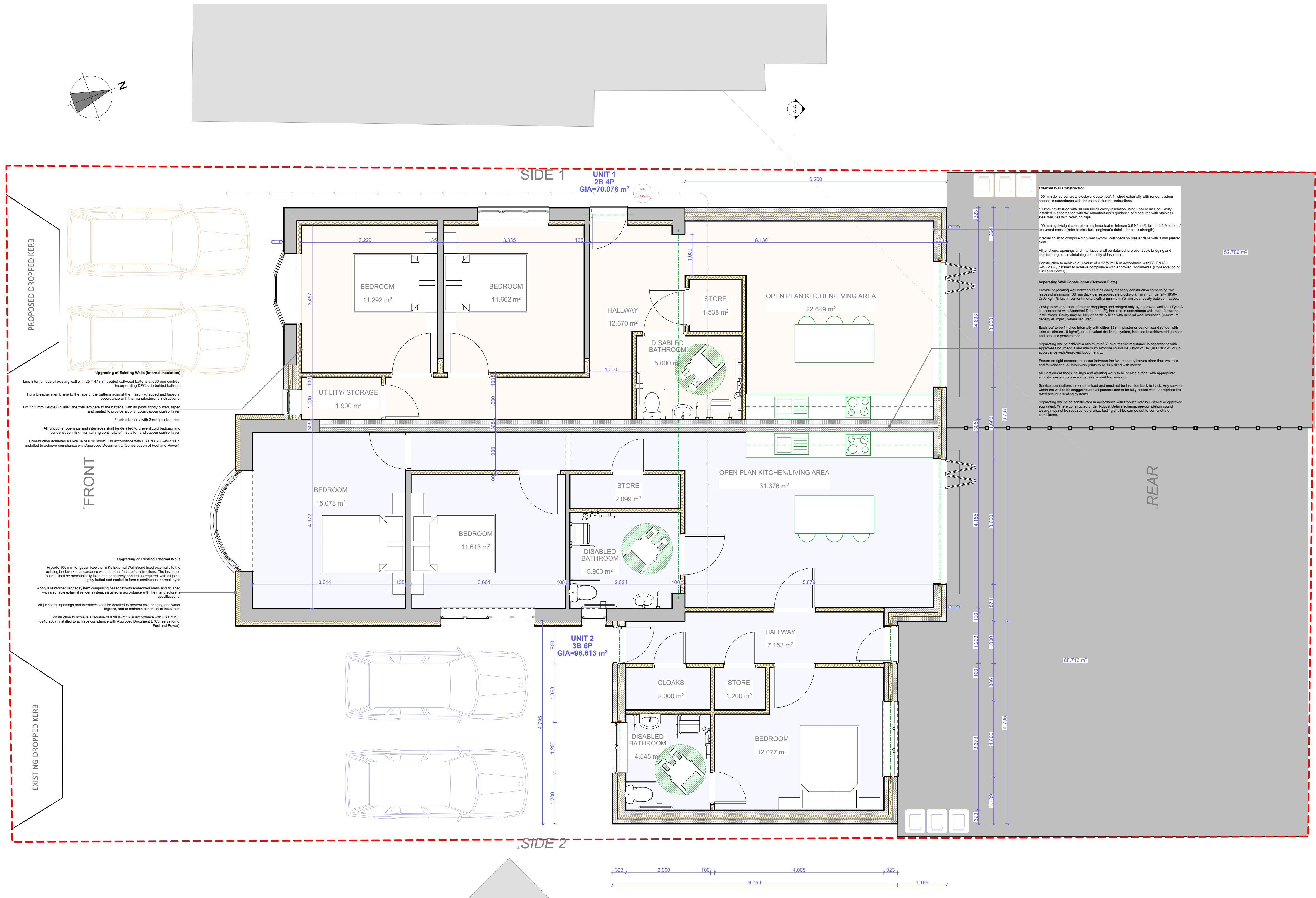
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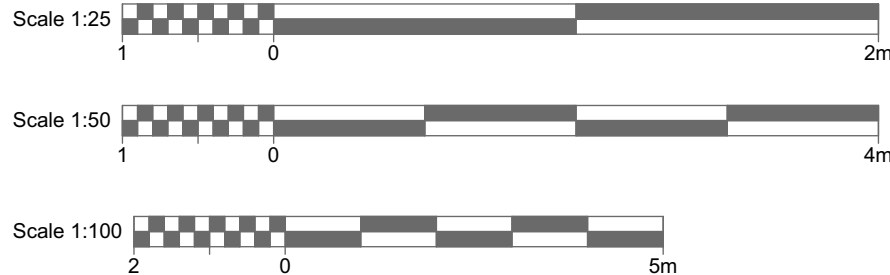
+00-Ground Floor Plan - Proposed

1:50

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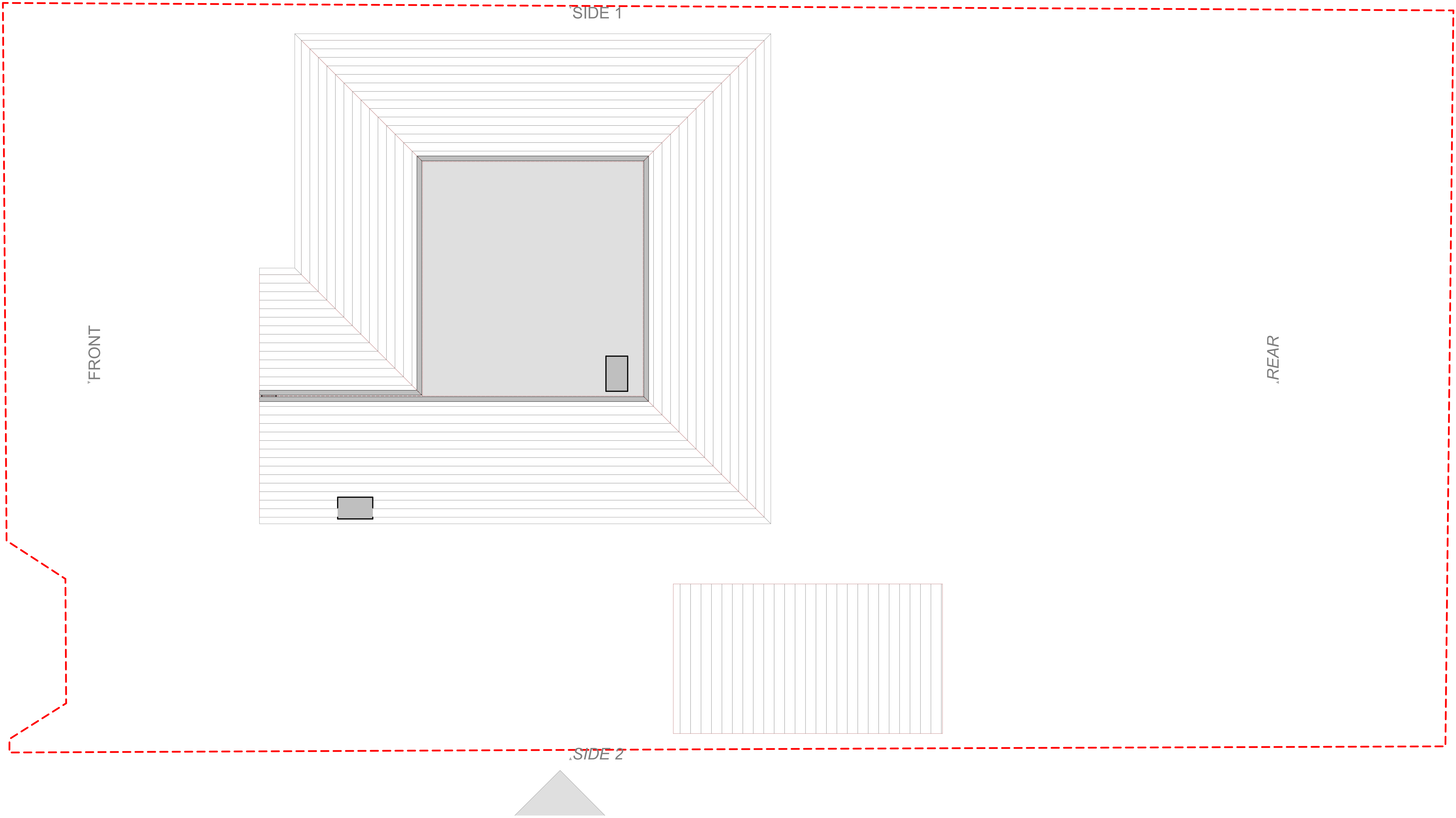
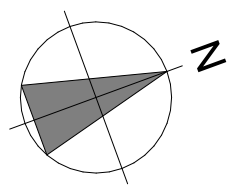
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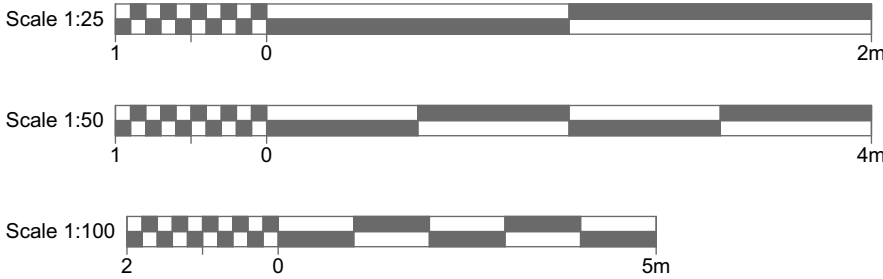
+01-Finished First Floor - Existing

1:50

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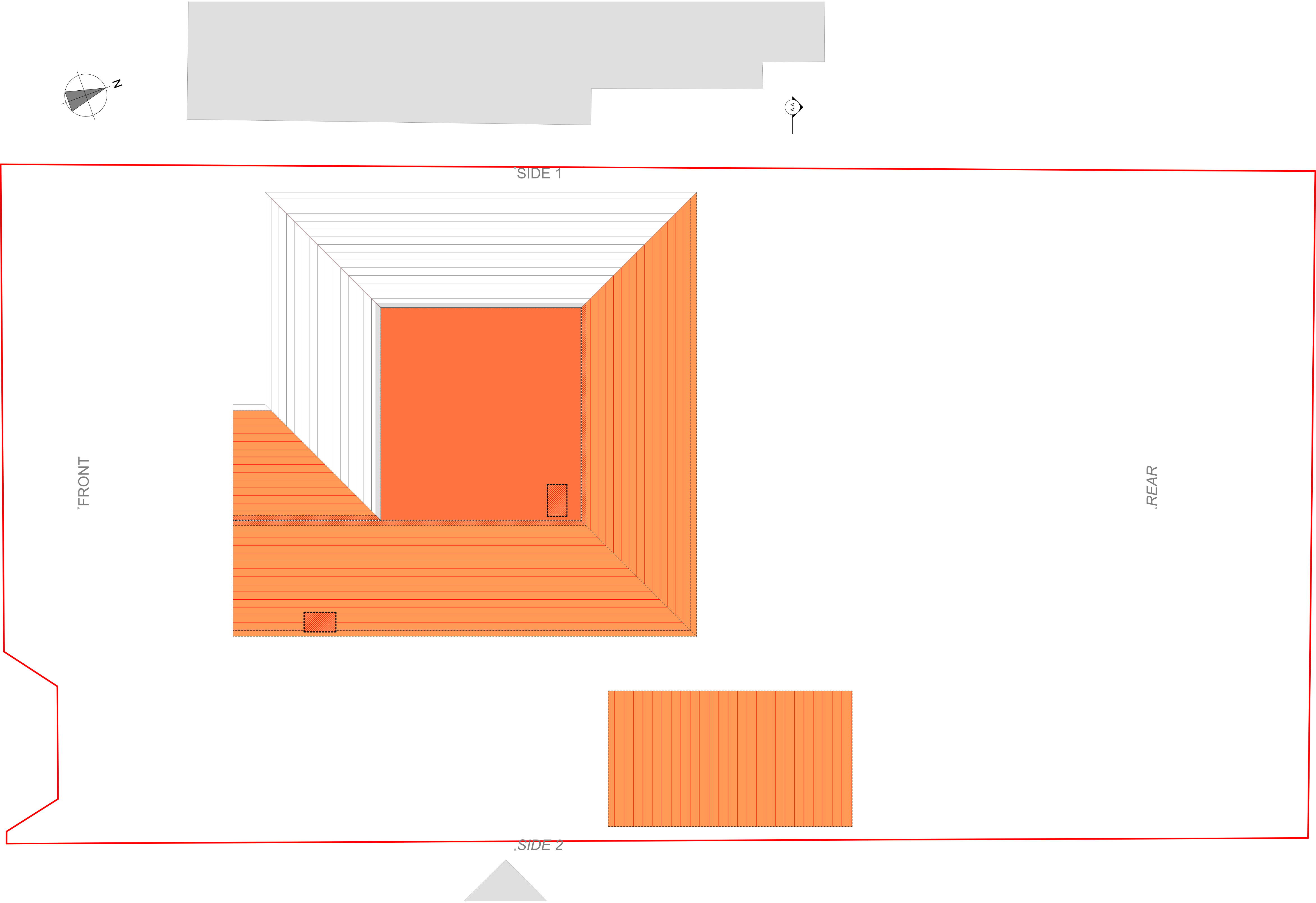
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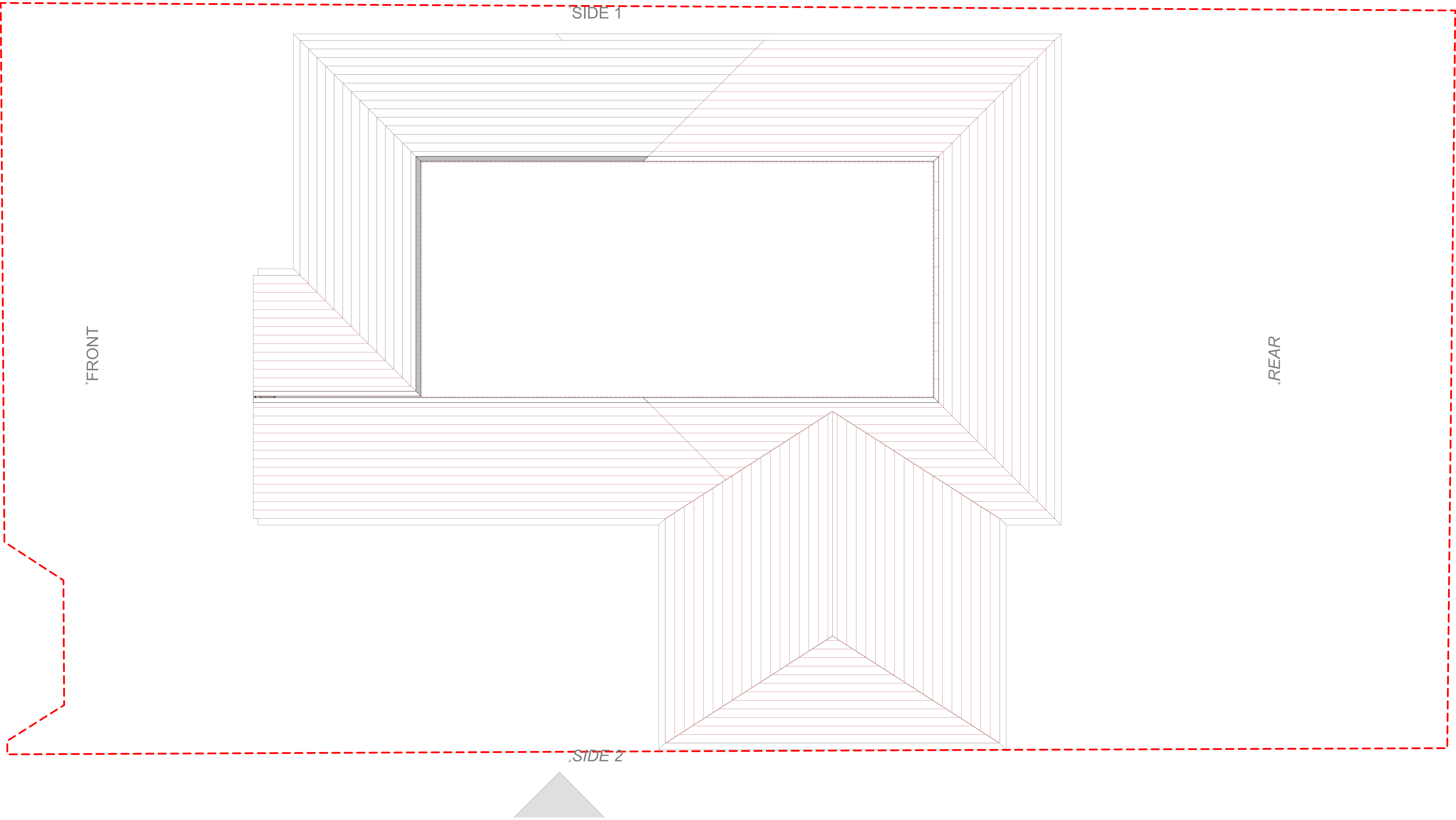
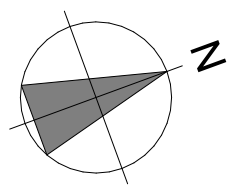
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+01-First Floor Plan - Demolished

1:50



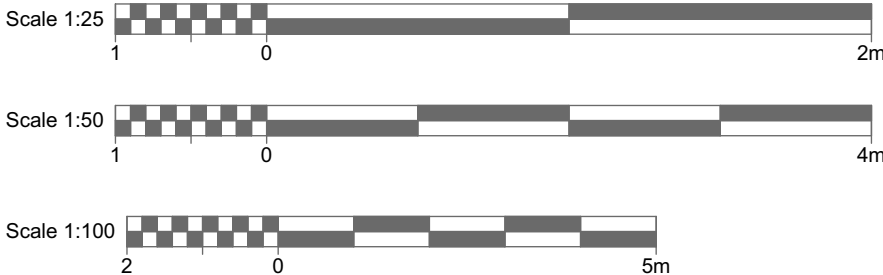
+01-Finished First Floor - Proposed

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BOUNDARY

BOUNDARY



Existing Front Elevation 1:50

BOUNDARY

BOUNDARY



Existing Rear Elevation 1:50



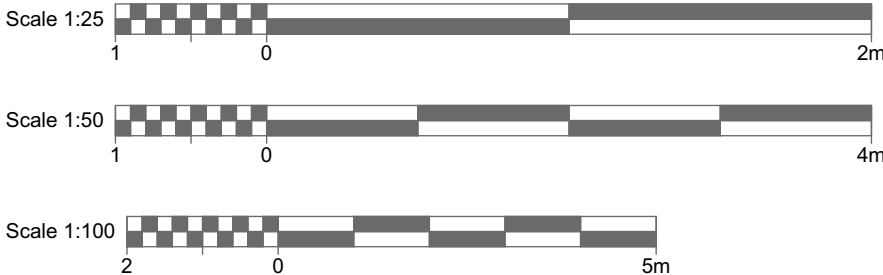
Existing Side Elevation 1:50



Existing Side Elevation 1:50

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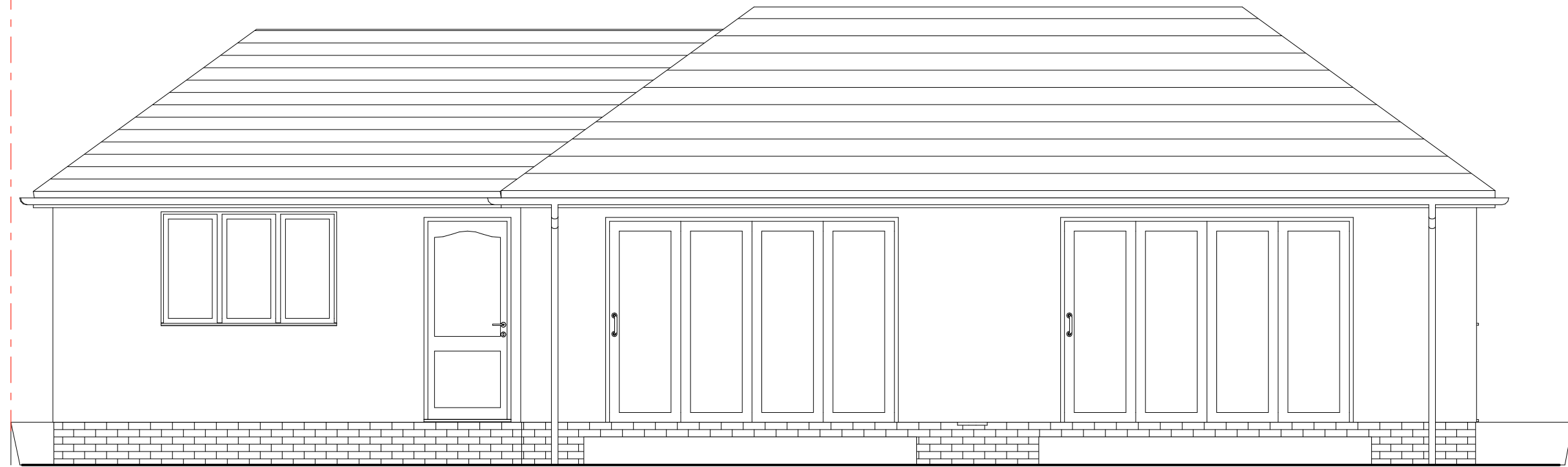
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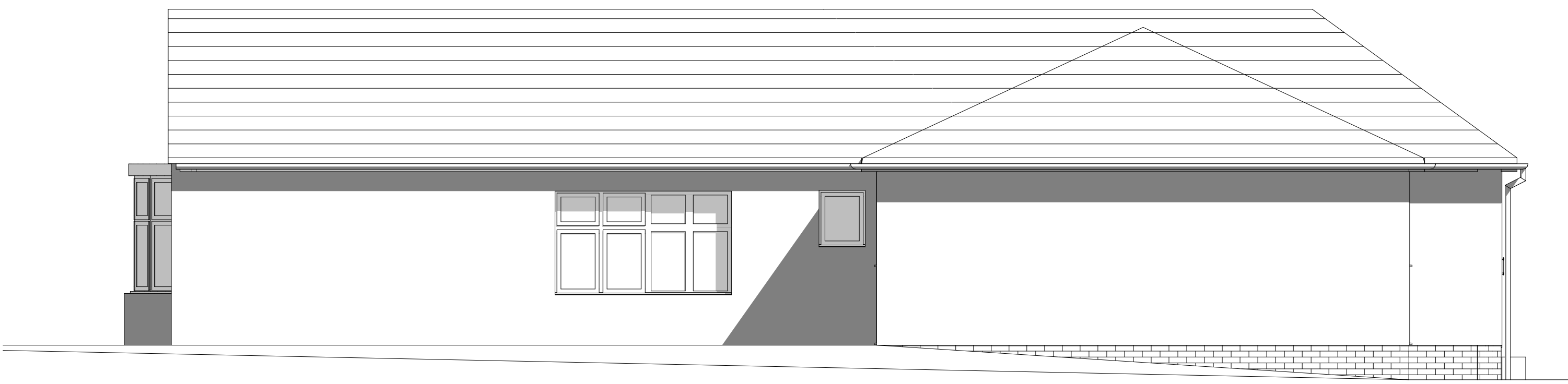
Proposed Front Elevation 1:50

BOUNDARY

BOUNDARY



Proposed Rear Elevation 1:50



Proposed Side Elevation 1:50

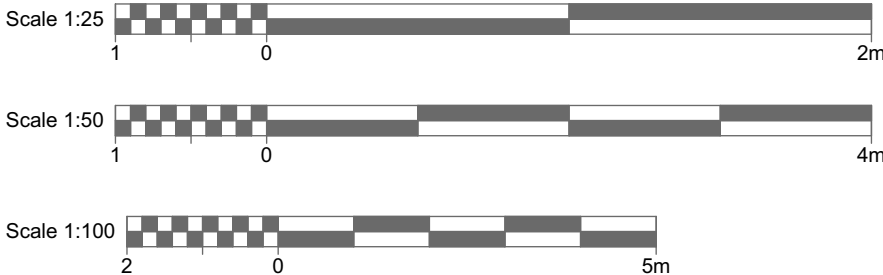


Proposed Side Elevation 1:50

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Flat Roof Construction (Fire Rated – BROOF(t4))

Separating wall to be constructed in accordance with Robust Details E-WM-1 or approved equivalent
Where constructed under Robust Details scheme, pre-completion sound testing may not be required
otherwise, testing shall be carried out to demonstrate compliance

Construction to achieve U-value $\leq 0.11 \text{ W/m}^2\text{-K}$ in accordance with Approved Document L
(Conservation of Fuel and Power) and acoustic performance in accordance with Approved
Document E (Resistance to Sound)

Joists to be overdrawn with 22 mm moisture-resistant tongue-and-groove floor decking, glued and screwed.

All insulation, membranes and ventilation components to be installed strictly in accordance with manufacturer's guidance, ensuring continuity of damp proofing and adequate sub-floor ventilation. Construction designed to achieve U-value not worse than $0.13 \text{ W/m}^2\text{K}$ in accordance with Approved Document L and moisture protection in accordance with Approved Document C and BS EN ISO 13370:2007

18 mm WBP plywood or OSB3 decking to be fixed over treated timber firrings on timber joists, sized, spaced and graded to Structural Engineer's details and calculations. Provide a continuous vapour control layer laid directly over roof deck, lapped and sealed at all joints, penetrations and perimeters to maintain airtightness.

Construction to achieve compliance with Approved Document A (Structure), Approved Document B (Fire Safety) and Approved Document C (Resistance to Moisture).

Construction to achieve minimum sound resistance of 40 dB Rw in accordance with Approved Document E (Resistance to the Passage of Sound).

Construction to achieve a U-value of 0.17 W/m²·K in accordance with BS EN ISO 6946:2007, installed to achieve compliance with Approved Document L (Conservation of Fuel and Power).

Provide weep vents to the external leaf directly above cavity tray locations at maximum 600 mm centres and at least two per opening. Weep vents to be installed in perp joints a minimum of 100 mm clear of mortar droppings to allow free drainage of moisture from the cavity to the external face.

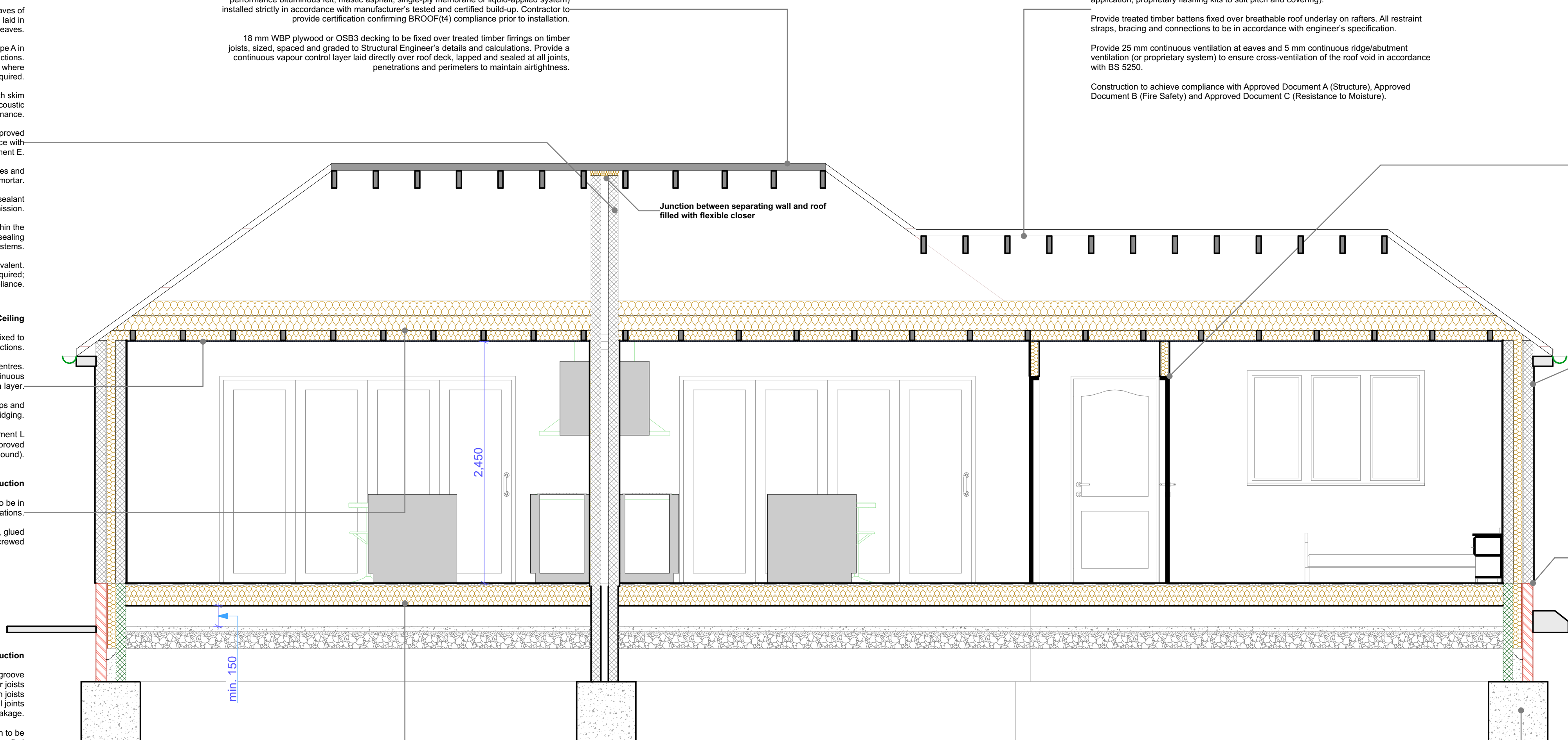
All cavity trays and weep vents to be installed in accordance with manufacturer's recommendations and good practice guidance, ensuring continuity with adjacent drainage courses and effective drainage of the cavity in accordance with Approved Document A (Preparation and resistance to contaminants and moisture).

Provide concrete strip or trench fill foundations not less than 600 mm wide and to a depth of 1,000 mm below finished ground level, or deeper as required to suit site conditions, nearby trees and Building Control approval. Concrete to be C25/30 mix laid level and compacted.

Above foundations construct cavity wall substructure comprising 100 mm inner leaf and 100 mm outer leaf in suitable facing brickwork or concrete blockwork, separated by a 100 mm cavity. External leaf below ground level to be constructed in Class A engineering brick or dense concrete blockwork suitable for substructure use. Inner leaf to be constructed in concrete blockwork suitable for below ground conditions. Cavity to be kept clear of mortar droppings and bridged using proprietary cavity wall ties at appropriate vertical and horizontal centres.

Provide horizontal damp proof course (DPC) to both leaves minimum 150 mm above ground level. DPC to be continuous across cavity using cavity tray or insulated cavity where required and lapped with floor damp proof membrane (DPM) to ensure continuous moisture protection.

Substructure cavity to be either fully filled with concrete to 150 mm below DPC level required for structural stability, or left clear where forming ventilated suspended floor construction, in accordance with design requirements. All materials below ground level suitable for exposure class and resistant to moisture penetration.



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Figure 1 consists of three horizontal bar charts, each representing a different scale. The top chart is labeled 'Scale 1:25' and has an x-axis with values 1, 0, and 2m. The middle chart is labeled 'Scale 1:50' and has an x-axis with values 1, 0, and 4m. The bottom chart is labeled 'Scale 1:100' and has an x-axis with values 2, 0, and 5m. Each chart shows a distribution of scale values across three segments: a checkered segment, a white segment, and a grey segment. The segments are arranged horizontally, with the checkered segment on the left, the white segment in the middle, and the grey segment on the right. The segments are separated by thin black lines. The segments are labeled with their respective values on the y-axis: 1 for the checkered segment, 0 for the white segment, and 2m, 4m, or 5m for the grey segment.

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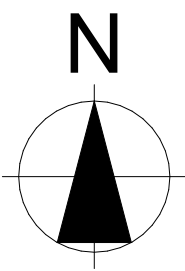
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Site Location 1:1250



Proposed Site Layout 1:500



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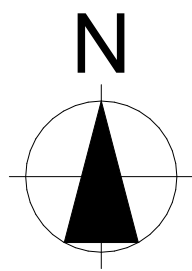
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Proposed Site Layout

1:200



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PROJECT LEAD:

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REVISION: B

23/04/2026

Val Pelovski

GENERAL NOTE

Boundaries shown are for identification only and are not to be taken as a legal definition.

1. Upon commencement of the works the size and position of all existing structural elements as shown on the drawing are to be verified by the contractor.
2. Existing timbers shall be exposed to allow complete timber and damp survey as necessary. All timbers shall be treated or replaced in accordance with the specialists recommendations. All timber connections are to be examined by the contractor to verify their integrity and made good of deemed necessary by the inspector. Where wall plates required replacement the new timbers are to be secured by 30x2.5mm galvanised mild steel straps at 1200mm max. ctr's and screwed to existing wall with sno. 50mm long no.12 wood screws in plastic plugs.
3. All Structural Timber to be strength class C24 to BS5268 part 2 unless noted otherwise. All new timber connections are to be formed using galvanised joist hangers and or framing anchors and clips supplied by 'Expanet' or similar. Only Non-Structural Timber to be strength class of C16.
4. All existing masonry shall be examined by the contractor any cracked or flaked brickwork shall be repaired or rebuilt to the satisfaction of the client, any loose or soft mortar shall be raked out and repointed.
5. All new steelwork shall comply fully with BS5950. The contractor shall take all necessary site dimensions and levels prior to commencement of fabrication.
6. The contractor shall be responsible for the stability of the existing building whilst carrying out the proposed alterations all temporary works needing propping and shoring to the existing structure shall be designed by the contractor.
7. All new brickwork to have a compressive strength of 21N/mm sq. built in 1:1:6 cement:sand:mortar unless stated otherwise. All new block work to have compressive strength in range of 3.5 - 7.3N/mm sq.
8. All concrete to be to grade C35 10mm maximum size aggregate with 300kg/m3 p.o.c All of Structural Engineering Design
9. Floor joists to be doubled up below new baths
10. Joist size to Structural Engineering Design

1. The builder shall comply with current building regulations. Any work carried out on site prior to full building regulation approval from the building control body is entirely at the risk of the builder.
2. The builder shall comply with all aspects of the construction (Construction Design & Management) Regulations 2015.
 - 2.1 The builder shall carry out his own risk assessments for all aspects of the Works.
 - 2.2 The builder shall provide method statements for the following items of work or items as requested:
 - a) Excavation below existing foundation levels when in close proximity to existing foundations
 - b) Underpinning
 - c) Working with machinery when adjacent to or over existing occupied buildings
 - d) Erection/installation of steelwork adjacent to or over existing occupied buildings
3. The builder shall maintain records of all on site changes to the drawings and calculations and provide a full set of "marked-up" drawings to show the "as-built" construction.
4. The builder is reminded that the structures stability relies on all structural elements to be completed and cured. The builder is required to consider his construction methods/sequences and to assess temporary works and bracing requirements to ensure the interim stability of partially completed

FOUNDATIONS, BRIDGING OVER DRAINS, STEEL BEAMS, PURLINS, RAFTERS, LINTELS, FLOOR JOISTS, PADSTONES & BEARINGS, SUSPENDED SOLID FLOORS, BLOCK STRENGTH, LATERAL RESTRAINT, SCREEN WALLS, RETAINING WALLS, ALL MOVEMENT JOINTS , PIER SIZES & STRUCTURAL STABILITY OF WALLS, BUTTRESSES ETC., TO BE DESIGNED BY STRUCTURAL ENGINEER.

If restricted space around beams then coat the steelwork with intumescent paint to the thickness required by the manufacturer to provide 30mins fire protection

Foundations within 5m of any trees to be adequate for root protection.

GENERAL

All work to be carried out in full accordance with current Building Regulations and 'robust details' as applicable. All on site operations to be carried out in full accordance with current Health & Safety Regulations and CDM Regulations 1994 as applicable.

Site to be cleared of all vegetable matter, turf, concrete etc to a minimum depth of 200mm below existing ground level.

Build up external walls in two skins of 7.3N solid dense concrete blocks using mortar mix 1:3 up to one brick depth below finished ground level. Fill cavity with sand cement mix.

Cavity fill to finish minimum 225mm below.

Cavity trays and weepholes to be provided above structural openings and base of cavity to provide basic radon protection. Weep holes at 450mm centres over lintels

Allow for suitable cavity tray and Code 4 lead flashing to roof abutment as required

Two and a half wall ties per square metre of masonry with a maximum horizontal spacing is 900mm and a maximum vertical spacing is 450mm. Each wall tie to be set a minimum of 50mm into both masonry leaves. Cavity wall ties to be stainless steel and 225mm in length. Three courses of blue engineering bricks in 1:3 mortar to all 215mm external walls.

New walls to be secured to existing walls by use of stainless steel Furfix or Crocodile (or S.A.). Fixings in accordance with manufacturers instructions complete with weather strip and mastic pointing. 100mm Dpc behind all wall end ties.

To be cleared of all mortar droppings and closed at all openings at top of wall cavity closers .
Lean mix concrete cavity fill to 225mm min. below DPC.

Shall be at least in strength 1:1:6 Portland cement/lime/fine aggregate mortar measured by volume of dry materials up to the proportions given in BS.5628. mix to be 1:1/2:4 below dpc.

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			ADDRESS: 163 New St, Earl Shilton, Leicester LE9 7FT	DRAWING SHEET SIZE: A1	DRAWING NUMBER: 3538 Rev C - 12	REVISION: B 23/04/2026 Val Pelovski