

5A DRAGON LANE, NEWBOLD VERDON
LE9 9NG

Proposed change of use from a
10 bedroom single residence (C3) to a
10 bedroom House in Multiple Occupation
(H.M.O.) (Sui Generis)

For G&S Services (E. Mids) CIC
Unit 1, Rectory Place
37 Old Parsonage Ln, Hoton,
Loughborough LE12 5SG

PROPOSED AND EXISTING PLANS

5a, Dragon Lane, Newbold Verdon, Leicestershire, LE9 9NG

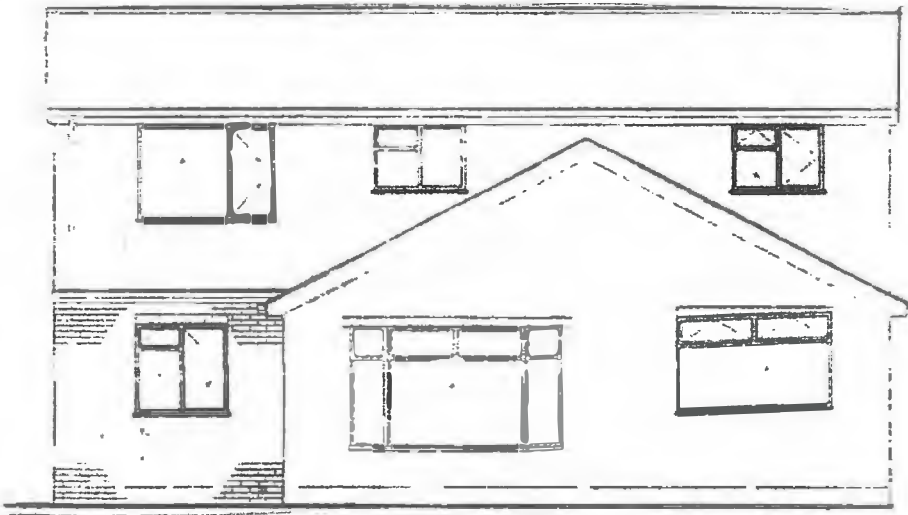


Location Plan shows area bounded by: 444308.99, 303685.16 444508.99, 303885.16 (at a scale of 1:1250), OSGridRef: SK4440 378. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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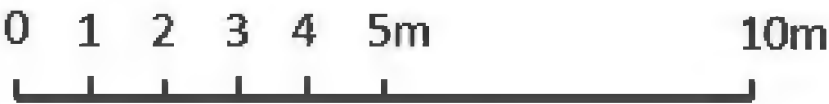
PROPOSED AND EXISTING PLANS



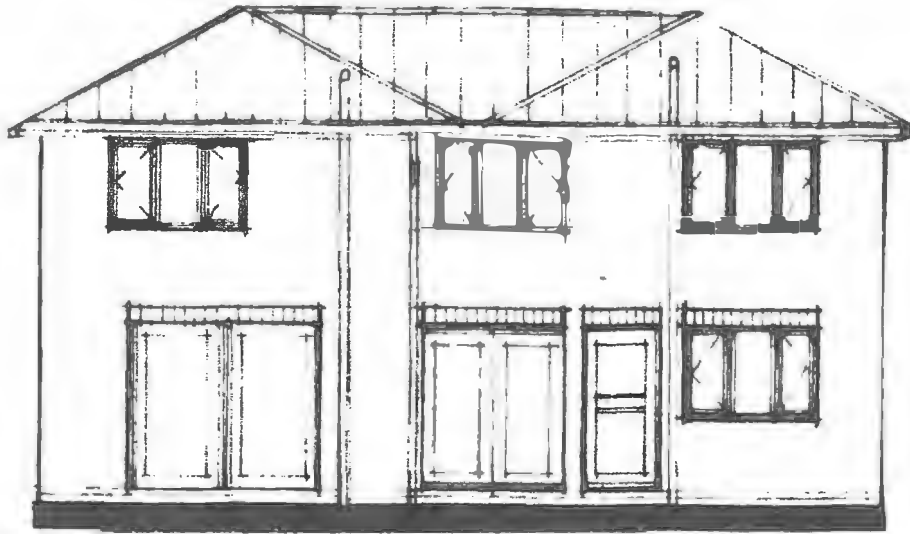
EXISTING SOUTH ELEVATION



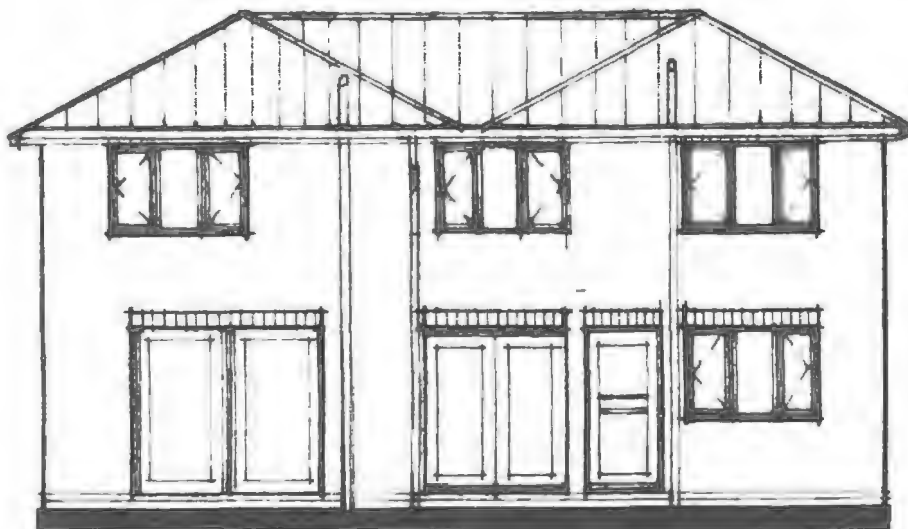
PROPOSED SOUTH ELEVATION



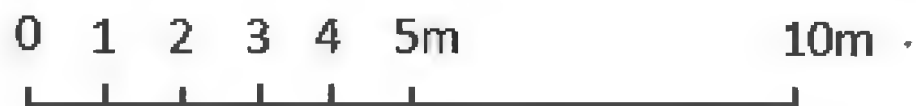
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EXISTING NORTH ELEVATION

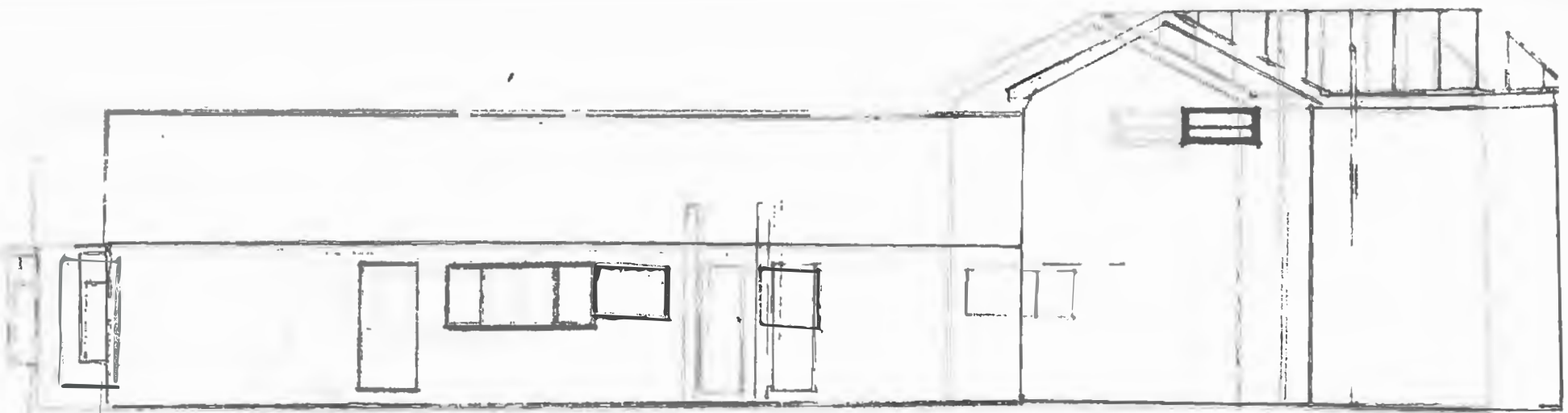


PROPOSED NORTH ELEVATION

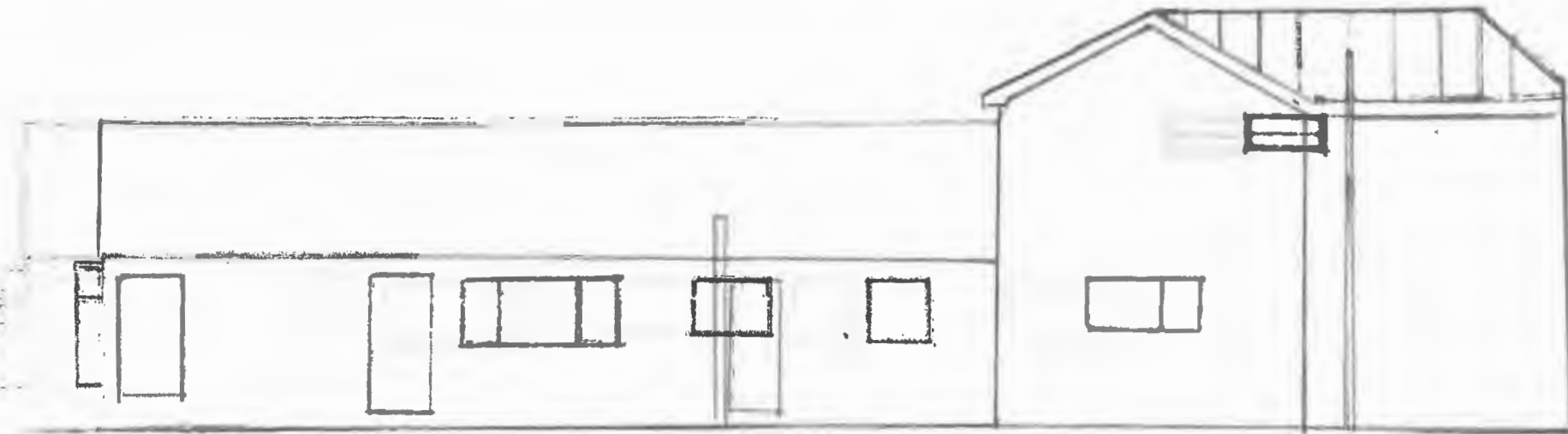


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EXISTING EAST ELEVATION

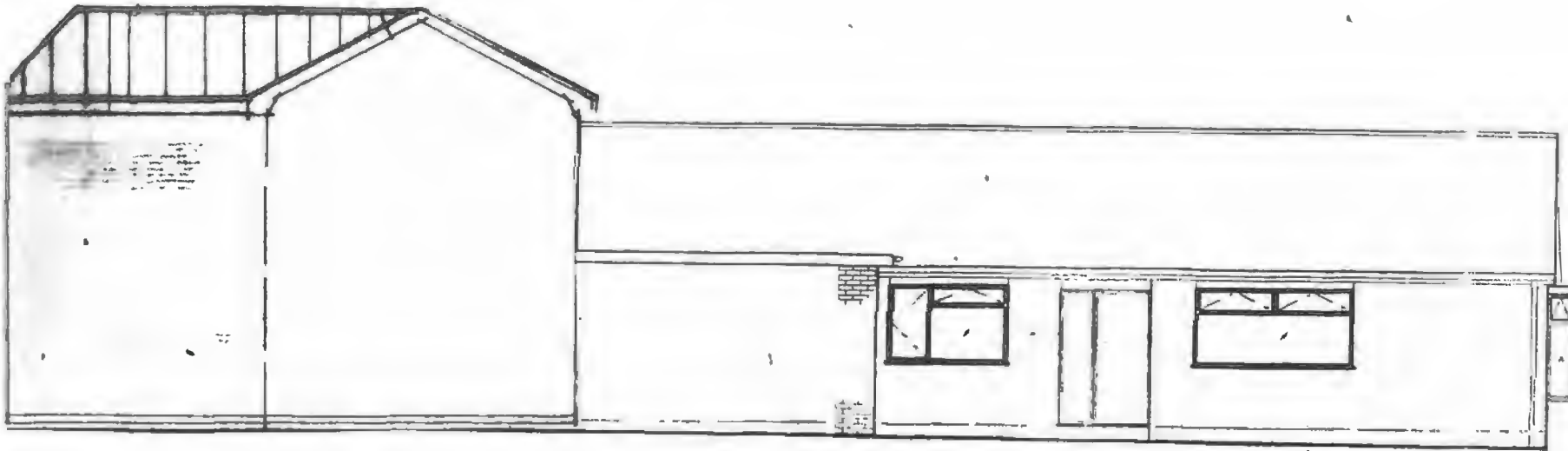


PROPOSED EAST ELEVATION

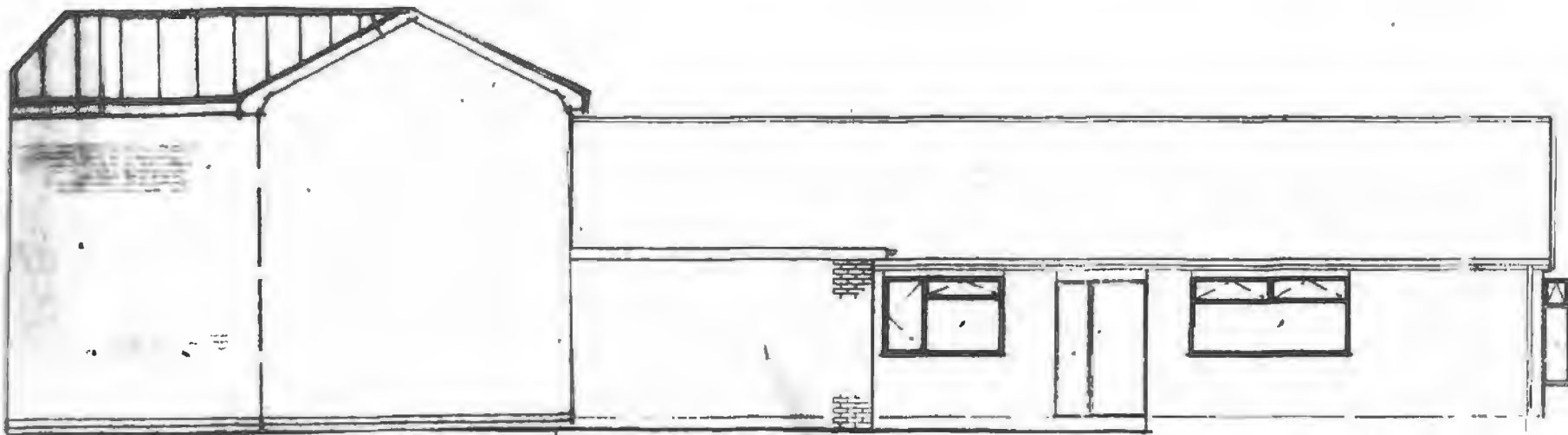
0 1 2 3 4 5m 10m

Scale 1:100

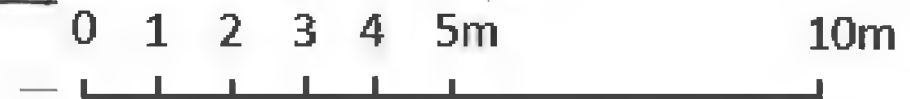
Date: 27/10/2023



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



Scale 1:100

Date: 27/10/2023

5A Dragon Lane, Newbold Verdon

Existing and Proposed Floor Plans

Existing Ground Floor



Existing First Floor



Floor	Room	Length (m)	Width (m)	Area (m²)
Ground	sitting	8.28	3.45	28.59
Ground	dining	8.36	3.12	26.11
Ground	kitchen	8.28	3.05	25.24
Ground	office	3.05	2.62	7.97
Ground	Bed 1	4.80	2.44	11.71
Ground	Bed 2	3.35	3.28	10.99
Ground	Bed 3	4.47	2.26	10.11
Ground	Bed 4	4.62	2.74	12.68
Ground	Bed 5	4.57	2.74	12.54
Ground	Bathroom	3.05	2.16	6.59
Ground	Utility/Wet	3.28	2.84	9.32
Ground	W.C.*	2.00	2.00	4.00
Ground	W.C.*	2.00	2.00	4.00
Ground	Hall*			35.00
First	Bed 6	4.14	2.74	11.35
First	Bed 7	3.73	2.79	10.43
First	Bed 8	3.76	2.74	10.31
First	Bed 9	3.73	2.77	10.33
First	Bed 10	3.61	4.14	14.93
First	Bathroom	3.05	2.16	6.58
First	W.C.*			3.00
First	Landing*			21.00
Total Area (Gross Floor Area m²)				292.78
* estimated				

5A Dragon Lane, Newbold Verdon

Proposed Floor Plans

Proposed Ground Floor

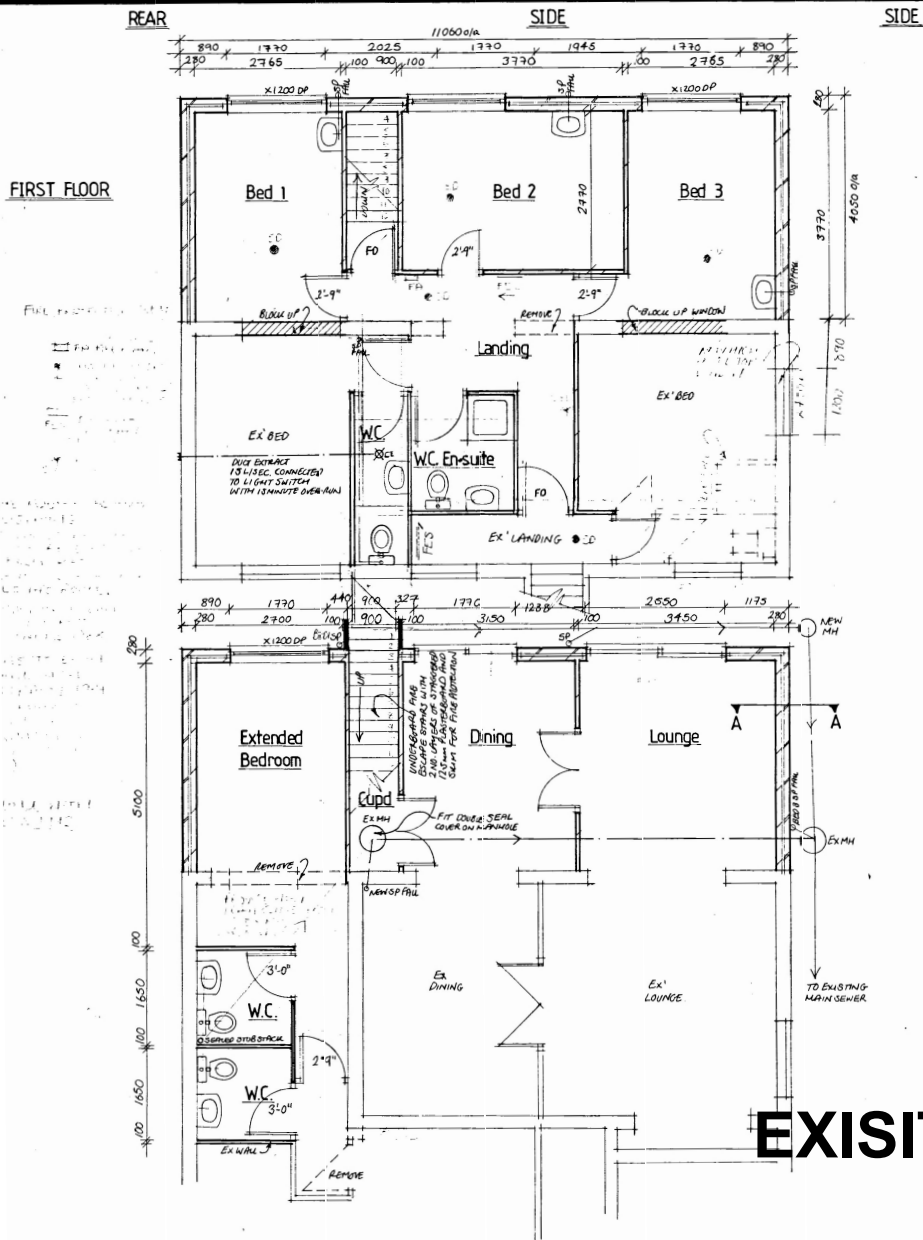
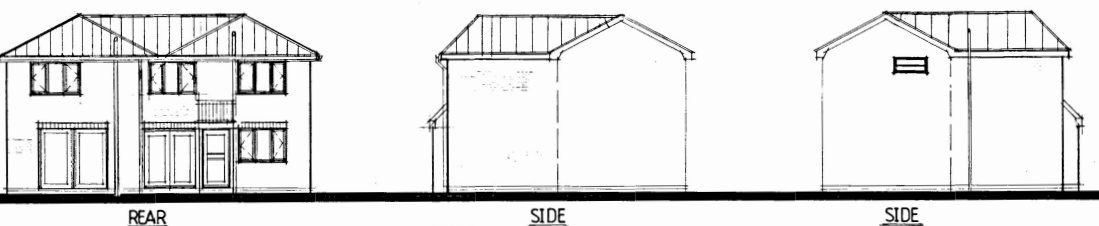


Proposed internal wall

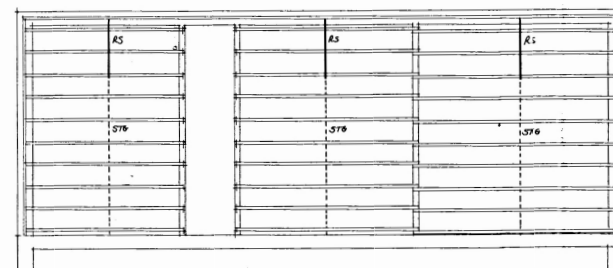
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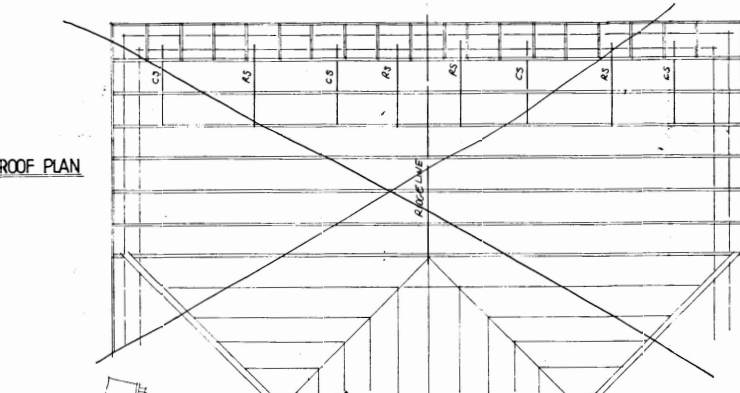


JOIST PLAN



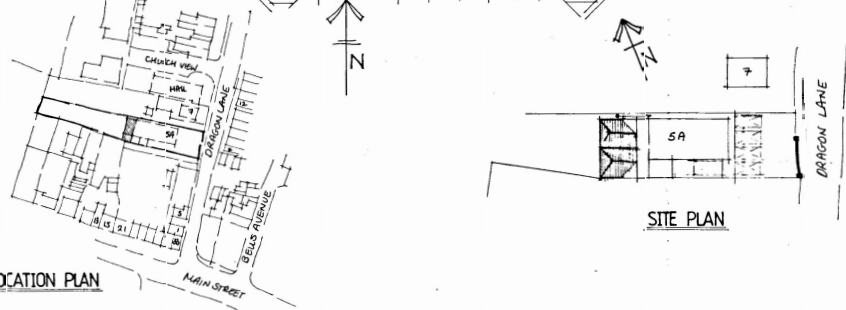
FLOOR JOISTS: 50x200 SCS GRADE AT 400 c/c MAX. WITH 19mm T&G BOARDING OVER 12.5mm PLASTERBOARD AND SKIM UNDER. 30x3x3 JOIST BRACES (AS) RESTRAINING STRIPS SOLID SITTING BETWEEN (STG)

ROOF PLAN



ROOF: TIES TO MATCH EXISTING AND SUITABLE FOR ABOVE PATH. TO BS 5534 (1978) ON BRZLS TREATED BATTENS ON SPACINGS ON PLE-FABRICATED GING-NARLED TRUSSED PLATERS TO BS 5534 (1978) AT 600 c/c. ALL TO HAVE 100x15 BINDERS AND WIND BRACING. ONLY NO STRAPS (TO CP111) AT 2M c/c TO ENDS OF TRUSSED PLATERS AND SPACING 3M. TRUSSES TO BS 5534 P13 1985. 50x100 SW W/PLATE VALLEY. SUITERS TO BE COPE-LOAD. 1100 LAYER OF PLASTERBOARD AND SKIM TO U/S OF CEILING TIES. 100 MINERAL WOOL INSULATION LAY BETWEEN CEILING TIES AND FURTHER 100 LAY OVER AT 90° JOINTS. BOARDS PROVIDED WITH 'FLY SCREEN' PROTECTED CUT-OUTS. EQUIPMENT IN AREA TO 4 CONTINUOUS CAP FROM BOTH SIDES OF 100mm.

LOCATION PLAN



SITE PLAN

EXISTING EXTENSION (circa 2000) DETAILS

Amended Plans
12c 10.2.00

CONSTRUCTION NOTES

FOUNDATIONS: TRENCH ALL FOUND IN GEN 1 DESIGNATED MIX 1:4:10 TAKEN DOWN TO MIN 900mm BE GROUND LEVEL OR DEEPER TO 1 BORING STRATA - AND APPROX BUILDING INSPECTOR. LOAD 80 WALLS TAKEN DOWN SIMILAR. D.P.C.: 200g TEXTURED OR EVA POLYTHENE MIN 150 ABOVE PM AND CONTINUOUS WITH DR. WALLS FULLED WITH WICK MIX CO 2ND COURSE OF ENG BULK C OUTER LEAF OF THE EXTERNAL GROUND FLOOR - GROUND BEARING FLOOR MIN 100 THICK IN GEN 2 MIX, LAY ON 1200 GAUGE PM DRAP PROOF MEMBRANE LAY CONTINUOUS WITH JOINTS SEAM CONTINUOUS WITH D.P.C. ON UTI GRADE SD OR SIMILAR EXTERIOR POLYSTYRENE TO BS 3837:PI1 THICK ON COMPACTED TYPE 1 FILLING AND SAND BUILDING OVERSTE TO BE FULLED WITH PM LAYERS: 280 LAYING CONCRETE VERTICAL TWIST TUBE WITH TIE BS1243 AT 750 c/c HORIZONTAL 450 c/c VERTICALLY - STAGGED. 102 FACING BACKWORK OUT 78mm CAVITY FULLED WITH MINERAL WOOL FIBRE TO BS3. AND 100mm THERMAPIE TUP OR SIMILAR INSULATION BULK (THERMAL CONDUCTIVITY <0.11 INNER SKIN FINISH 9 ± PLAS AND SKIM ON CONTINUOUS SET BANDS AROUND FORMERS, EC AND ATTACHED TO 8/100S L.L.2 SEAM AT TOP WITH BUCKRAM. REARS TO HAVE VERTICAL D.P.C. ALL WINDOWS, DOOR HEADS, CILLS, AND CILLS FULLED WITH POLYSTYRENE 150 WIDE. WITH TIES TO BS 1243 AT 225 c/c AT ALL REARS. INTERNAL WALLS: 100 DENSE AGO BLOCKWORK. FIRST FLOOR WALLS: 75x250 SW VET OUTDIP AT 600 c/c WITH SAME HEAD AND SIDE PLATES AND HO NOGINS AT 900 c/c WITH 12.5mm PLASTERBOARD EITHER SIDE - VET. FACED OUT WITH MINERAL INS VENTILATION: ALL HABITABLE ROOMS TO HAVE RAFT EXHAUSTION. THE FLOOR AREA, FITTED WITH 2 VENTS >8,000mm² OF AREA. WINDOWS: ALL DOUBLE GLAZED. SEALED UNITS BUILT IN 2mm OUTER WALL. LINTELS: 50x100, 2G, CARING C SIMILAR WITH MINERAL INS AND DENSE GROUND BEARING: ALL TO (1978). WASTE PIPE SIZES: W/H: SHOWER-40, W/C-100 ALL SEPP CONNECTIONS TS DEEPSEALED TO 100 UPAL SEALED ONL J. TRUS.

REAR: 1. TRENCH ALL FOUND IN GEN 1 DESIGNATED MIX 1:4:10 TAKEN DOWN TO MIN 900mm BE GROUND LEVEL OR DEEPER TO 1 BORING STRATA - AND APPROX BUILDING INSPECTOR. LOAD 80 WALLS TAKEN DOWN SIMILAR. D.P.C.: 200g TEXTURED OR EVA POLYTHENE MIN 150 ABOVE PM AND CONTINUOUS WITH DR. WALLS FULLED WITH WICK MIX CO 2ND COURSE OF ENG BULK C OUTER LEAF OF THE EXTERNAL GROUND FLOOR - GROUND BEARING FLOOR MIN 100 THICK IN GEN 2 MIX, LAY ON 1200 GAUGE PM DRAP PROOF MEMBRANE LAY CONTINUOUS WITH JOINTS SEAM CONTINUOUS WITH D.P.C. ON UTI GRADE SD OR SIMILAR EXTERIOR POLYSTYRENE TO BS 3837:PI1 THICK ON COMPACTED TYPE 1 FILLING AND SAND BUILDING OVERSTE TO BE FULLED WITH PM LAYERS: 280 LAYING CONCRETE VERTICAL TWIST TUBE WITH TIE BS1243 AT 750 c/c HORIZONTAL 450 c/c VERTICALLY - STAGGED. 102 FACING BACKWORK OUT 78mm CAVITY FULLED WITH MINERAL WOOL FIBRE TO BS3. AND 100mm THERMAPIE TUP OR SIMILAR INSULATION BULK (THERMAL CONDUCTIVITY <0.11 INNER SKIN FINISH 9 ± PLAS AND SKIM ON CONTINUOUS SET BANDS AROUND FORMERS, EC AND ATTACHED TO 8/100S L.L.2 SEAM AT TOP WITH BUCKRAM. REARS TO HAVE VERTICAL D.P.C. ALL WINDOWS, DOOR HEADS, CILLS, AND CILLS FULLED WITH POLYSTYRENE 150 WIDE. WITH TIES TO BS 1243 AT 225 c/c AT ALL REARS. INTERNAL WALLS: 100 DENSE AGO BLOCKWORK. FIRST FLOOR WALLS: 75x250 SW VET OUTDIP AT 600 c/c WITH SAME HEAD AND SIDE PLATES AND HO NOGINS AT 900 c/c WITH 12.5mm PLASTERBOARD EITHER SIDE - VET. FACED OUT WITH MINERAL INS VENTILATION: ALL HABITABLE ROOMS TO HAVE RAFT EXHAUSTION. THE FLOOR AREA, FITTED WITH 2 VENTS >8,000mm² OF AREA. WINDOWS: ALL DOUBLE GLAZED. SEALED UNITS BUILT IN 2mm OUTER WALL. LINTELS: 50x100, 2G, CARING C SIMILAR WITH MINERAL INS AND DENSE GROUND BEARING: ALL TO (1978). WASTE PIPE SIZES: W/H: SHOWER-40, W/C-100 ALL SEPP CONNECTIONS TS DEEPSEALED TO 100 UPAL SEALED ONL J. TRUS.

REVISION 'B' - FULLED ANNUALLY 'SHAPED' REVISION 'C' - FIRST FLOOR WALLS AND PLASTERBOARD TO BE FULLED

* NOTE: ALL DIMENSIONS SHOWN IN EXISTENCE ONLY. DIMENSIONS OF EXTENSION TO BE SHOWN IN EXTENSION ONLY. ALL WORKING MEMBERSHIPS OF PLATES, CEILING HEIGHTS, COVER PLATE TO MATCH CONSTRUCTION.

PROPOSED TWO STOREY REAR EXTENSION

"HOME FROM HOME"
SA DRAGON LANE,
NEWBOLD VERDON
LEICS.

MRS R CROWFOOT

SCALE 1:50, 1:100, 1:500,
DRG RC01 REV 1
DATE AUGUST 11 1999