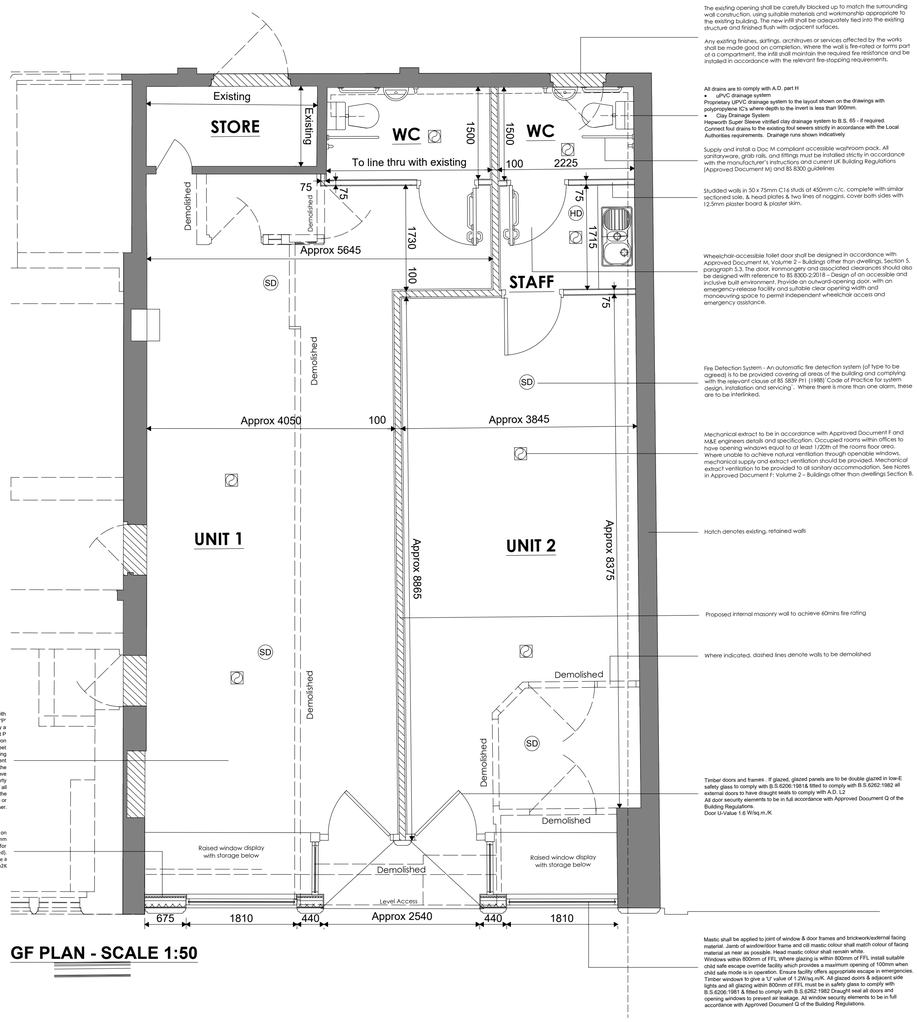


GF PLAN - SCALE 1:50

The existing opening shall be carefully blocked up to match the surrounding wall construction, using suitable materials and workmanship appropriate to the existing building. The new infill shall be adequately tied into the existing structure and finished flush with adjacent surfaces.

Any existing finishes, skirtings, architraves or services affected by the works shall be made good on completion. Where the wall is fire-rated or forms part of a compartment, the infill shall maintain the required fire resistance and be installed in accordance with the relevant fire-stopping requirements.

All drains are to comply with A.D. part H
- uPVC drainage system
Proprietary UPVC drainage system to the layout shown on the drawings with polypropylene ICs where depth to the invert is less than 900mm.
- Clay Drainage System
Hepworth Super Sleeve vitrified clay drainage system to B.S. 65 - if required
Connect foul drains to the existing foul sewers strictly in accordance with the Local Authorities requirements. Drainage runs shown indicatively

Supply and install a Doc M compliant accessible washroom pack. All sanitaryware, grab rails, and fittings must be installed strictly in accordance with the manufacturer's instructions and current UK Building Regulations (Approved Document M) and BS 8300 guidelines

Studded-walls in 50 x 75mm C.L.S studs at 450mm c/c, complete with similar sectioned sole, & head plates & two lines of noggins, cover both sides with 12.5mm plaster board & plaster skim.

Wheelchair-accessible toilet door shall be designed in accordance with Approved Document M, Volume 2 – Buildings other than dwellings, Section 5, paragraph 5.3. The door, ironmongery and associated clearances should also be designed with reference to BS 8300-2:2018 – Design of an accessible and inclusive built environment. Provide an outward-opening door, with an emergency-release facility and suitable clear opening width and manoeuvring space to permit independent wheelchair access and emergency assistance.

Fire Detection System - An automatic fire detection system (of type to be agreed) is to be provided covering all areas of the building and complying with the relevant clause of BS 5839 Pt1 | (1988) 'Code of Practice for system design, installation and servicing'. Where there is more than one alarm, these are to be interlinked.

Mechanical extract to be in accordance with Approved Document F and M&E engineers details and specification. Occupied rooms within offices to have opening windows equal to at least 1/20th of the rooms floor area. Where unable to achieve natural ventilation through openable windows, mechanical supply and extract ventilation should be provided. Mechanical extract ventilation to be provided to all sanitary accommodation. See Notes in Approved Document F: Volume 2 – Buildings other than dwellings Section 8.

Hatch denotes existing, retained walls

Proposed internal masonry wall to achieve 60mins fire rating

Where indicated, dashed lines denote walls to be demolished

Timber doors and frames . If glazed, glazed panels are to be double glazed in low-E safety glass to comply with B.S.6206:1981& fitted to comply with B.S.6262:1982 all external doors to have draught seals to comply with A.D. L2
All door security elements to be in full accordance with Approved Document Q of the Building Regulations.
Door U-Value 1.6 W/sq.m.K

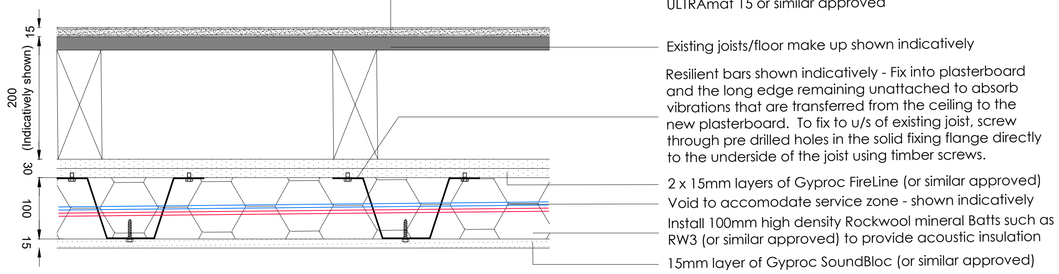
Escape lighting to BS:5266 part 1 2005. with protected circuits to comply with B.S.6387:1994. All electrical work required to meet the requirements of part 'P' (electrical safety) of the A.D. & must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. should be satisfied that part P has been complied with, this may require an appropriate BS: 7671 electrical installation certificate to be issued for the work by that person. All electrical work required to meet the requirements of part 'P' (electrical safety) and current addition of the IEE Wiring Regulations, must be designed, installed, inspected and tested by a person competent to do so. An appropriate BS 7671 electrical installation certificate is to be issued for the work by a person competent to do so. Cables wiffin / fully enclosed by insulation to have circuit protection and increased size cables. Switches and sockets that are on partly walls to be provided with a minimum 150mm edge to edge stagger. On completion of all works the system / components should be commissioned in accordance with the Manufacturer's instructions. The user manual and any special operational, servicing or maintenance instructions are to be provided for the end user.

Proposed timber frame external wall - Contractor to allow for external cladding on top of breather membrane and 12mm plywood sheathing board. Line with 100mm slabwork and insulate with 50mm Climtex GA4000 (or similar approved). Allow for 50mm residual cavity and then install 20mm Celotex TB4000 (or similar approved). Finish with 25mm service void and 12.5mm plasterboard - Wall to achieve a U-VALUE: 0.24 W/m2K

Mastic shall be applied to joint of window & door frames and brickwork/external facing material. Jamb of window/door frame and cill mastic colour shall match colour of facing material as near as possible. Head mastic colour shall remain white.
Windows within 800mm of FFL Where glazing is within 800mm of FFL install suitable child safe escape override facility which provides a maximum opening of 100mm when child safe mode is in operation. Ensure facility offers appropriate escape in emergencies.
Timber windows to give a 'U' value of 1.2W/sq.m/K. All glazed doors & adjacent side lights and all glazing within 800mm of FFL must be in safety glass to comply with B.S.6206:1981 & fitted to comply with B.S.6262:1982 Draught seal all doors and opening windows to prevent air leakage. All window security elements to be in full accordance with Approved Document Q of the Building Regulations.



FRONT ELEVATION - SCALE 1:50



Install composite high density acoustic mat to improve impact and airborne performance of the floor - DECKfon ULTRAmat 15 or similar approved

Existing joists/floor make up shown indicatively

Resilient bars shown indicatively - Fix into plasterboard and the long edge remaining unattached to absorb vibrations that are transferred from the ceiling to the new plasterboard. To fix to u/s of existing joist, screw through pre drilled holes in the solid fixing flange directly to the underside of the joist using timber screws.

2 x 15mm layers of Gyproc FireLine (or similar approved)

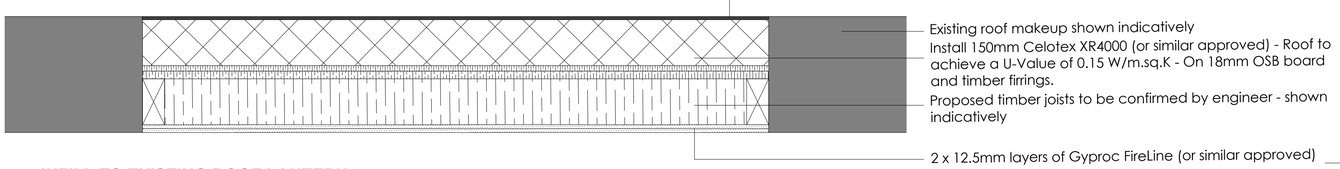
Void to accomodate service zone - shown indicatively

Install 100mm high density Rockwool mineral Batts such as RW3 (or similar approved) to provide acoustic insulation

15mm layer of Gyproc SoundBloc (or similar approved)

Note
Ceiling upgrade subject to details by an acoustic consultant - TBC by owners of the first floor

UPGRADE TO CEILING - SCALE 1:5



Finish with Polyvinyl Chloride single ply membrane roof finish (Sika or similar approved)

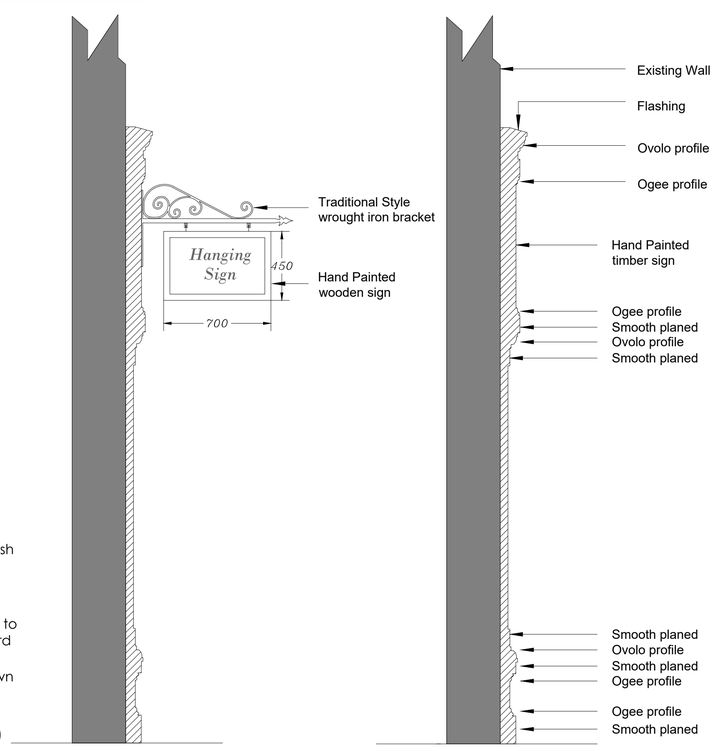
Existing roof makeup shown indicatively

Install 150mm Celotex XR4000 (or similar approved) - Roof to achieve a U-Value of 0.15 W/m.sq.K - On 18mm OSB board and timber firrings.

Proposed timber joists to be confirmed by engineer - shown indicatively

2 x 12.5mm layers of Gyproc FireLine (or similar approved)

INFILL TO EXISTING ROOF LANTERN - SCALE 1:10 - Detail TBC



PROPOSED HANGING SIGN SCALE 1:20

SECTION THRU DECORATIVE COLUMN SCALE 1:20

SCALE - NA

DRAFT

NOTES
- Robust details TBC
- All drainage to be confirmed on site by contractor To be to BCO satisfaction. To connect to existing.
- Any structural items to be to engineer design

Client: **Brindley**

Project Title: Proposed Alterations, Station Road, Hinckley

Drawing Title: Proposed Building Regulations

Scale: As Indicated | Sheet: A1 | Job No.: 26/89 | Drawing No.: 01B

Author: CB | Date: Aug 2026 | Status: BREGS

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