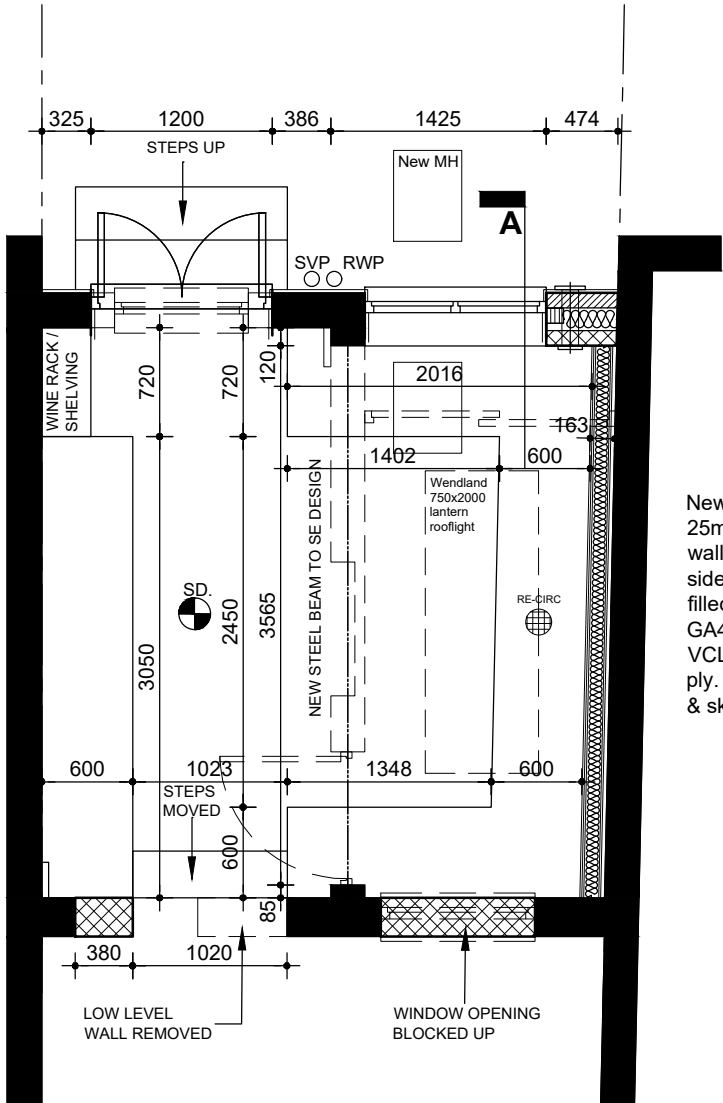


Drawings are for L.A. approval only and do not constitute construction drawings.
All dimensions to be checked on site before works commence. Agent to be advised of any discrepancies.

Drawings to be read in accordance with Structural Engineering Report.



New Stud Wall:
25mm air gap to existing wall. 12.5mm ply either side of 47x100mm stud, filled with 100mm Celotex GA4000 insulation, with VCL to outer layer between ply. 12.5mm plasterboard & skim finish.

LEGEND.

EXTERNAL RENDER 100mm
100mm 7N CONCRETE BLOCKWORK OUTER LEAF TO RECEIVE SPECIALIST RENDER. REFER TO CLIENT FOR TYPE AND COLOUR.

INTERNAL CAVITY BLOCKWORK 100mm
TO BE CONSTRUCTED USING 100mm DUROX SUPABLOC BLOCKWORK (MIN 3.5N/mm²) TO SPECIFICATION.

PARTY WALL BUILD UP:
EXISTING WALL. 25mm CAVITY WITH 12.5mm PLY TO 100mm TIMBER STUD WITH FULL FILL CAVITY WITH FULL-FILL CELOTEX GA 4000 INSULATION WITH VCL OVER STUDS. 12.5mm PLY TO ACT AS PATTRESS AND 12.5mm PLASTERBOARD AND SKIM FINISH. O/A BUILD-UP 162.5mm.

NOTE : FOR INSULATION IN CAVITY WALLS REFER TO SPECIFICATION.

EXTERNAL WALL (BELOW DPC)
EXTERNAL BRICKWORK / BLOCKWORK AND INTERNAL BLOCKWORK AS DETAILED ABOVE. CAVITY INSULATION TO BE INSTALLED MIN. 150mm DOWN FROM TOP OF FLOOR INSULATION. LEAN MIX CAVITY FILL CONCRETE, ALL TO SPECIFICATION

Denotes wall to be removed.

RECOMMEND THAT ALL JUNCTIONS WITH EXISTING ARE FORMED WITH 10mm VERTICAL MOVEMENT JOINT USING SLIDING WALL TIES AND DEBONDING SLEEVES. GAP FILLED WITH FLEXIBLE SEALANT AND SUITABLE BACKING BOARD.

INTERNAL LIGHTING
TO BE 100% LOW ENERGY LAMPS AS PER AMOUNT STATED IN THE DER SAP 2009 CALCULATIONS AND IN ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.

BATTEN LOW ENERGY LIGHT FITTING. IN ACCORDANCE WITH IEE WIRING REGULATIONS 17TH EDITION.

EXTRACT FANS
TO BE FITTED TO ALL WET ROOMS, TO BE FITTED WITH CONSTANT VOLUME CONTROL & BE CAPABLE OF ACHIEVING MINIMUM HIGH RATES OF 30L/S IN KITCHENS (ADJACENT TO HOB), 60 L/S ELSEWHERE, 30L/S IN UTILITY ROOMS, 15L/S IN BATHROOMS, 6L/S IN W.C'S. ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE AND INSTALLED TO MANUFACTURERS RECOMMENDATIONS. A 2 POLE ISOLATING SWITCH FOR SERVICING THE FAN WILL BE REQUIRED. ALL FIXED MECHANICAL VENTILATION SYSTEMS IN DWELLINGS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND COMMISSIONING NOTICE GIVEN TO BUILDING CONTROL.

IN ACCORDANCE WITH PART G OF THE BUILDING REGULATIONS:
A MIXER/BLENDER VALVE IS REQUIRED ON ALL BATH TAPS TO ENSURE THAT THE TEMPERATURE OF THE WATER LEAVING THE TAP DOES NOT EXCEED 48 DEGREES AND CLOSE TO THE OUTLET TO PREVENT THE COLONISATION OF WATER BORNE PATHOGENS.

WHERE SVP OFFSETS OCCUR WITHIN THE WET AREA OF THE PIPE WORK, ACCESS PLATES WILL BE REQUIRED TO THE PIPE, AND IN THE BOXING.

Denotes smoke detector interlinked to kitchen.

Denotes cooker hood to be set to RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

Denotes toughened safety glass to doors and windows.

CAVITY TRAYS SHOULD BE PROVIDED AT ABUTMENTS OF ROOFS AND CAVITY WALLS E.G. WHERE THE ROOF IS OVER AN ENCLOSED AREA. TO BE READ IN CONJUNCTION WITH NHBC STANDARDS SECTION 6.1

Proposed Ground Floor Plan



Drawing Status:

BUILDING REGULATIONS

Revision Notes:

Rev.A - 20.03.2025 - Roof lantern added.
Rev.B - 21.03.2025 - Building Regulations information added.

Client:

Ms Bayliss

Project:

16 Princess Road, Hinckley. LE10 1EB

Drawing Title:

Proposed Ground Floor Plan

Drawing Number:

Bayliss-010

Revision:

B

Scale:

1:50@A3

Date:

March 2025

Drawn By:

lgb

Checked By:

lgb