



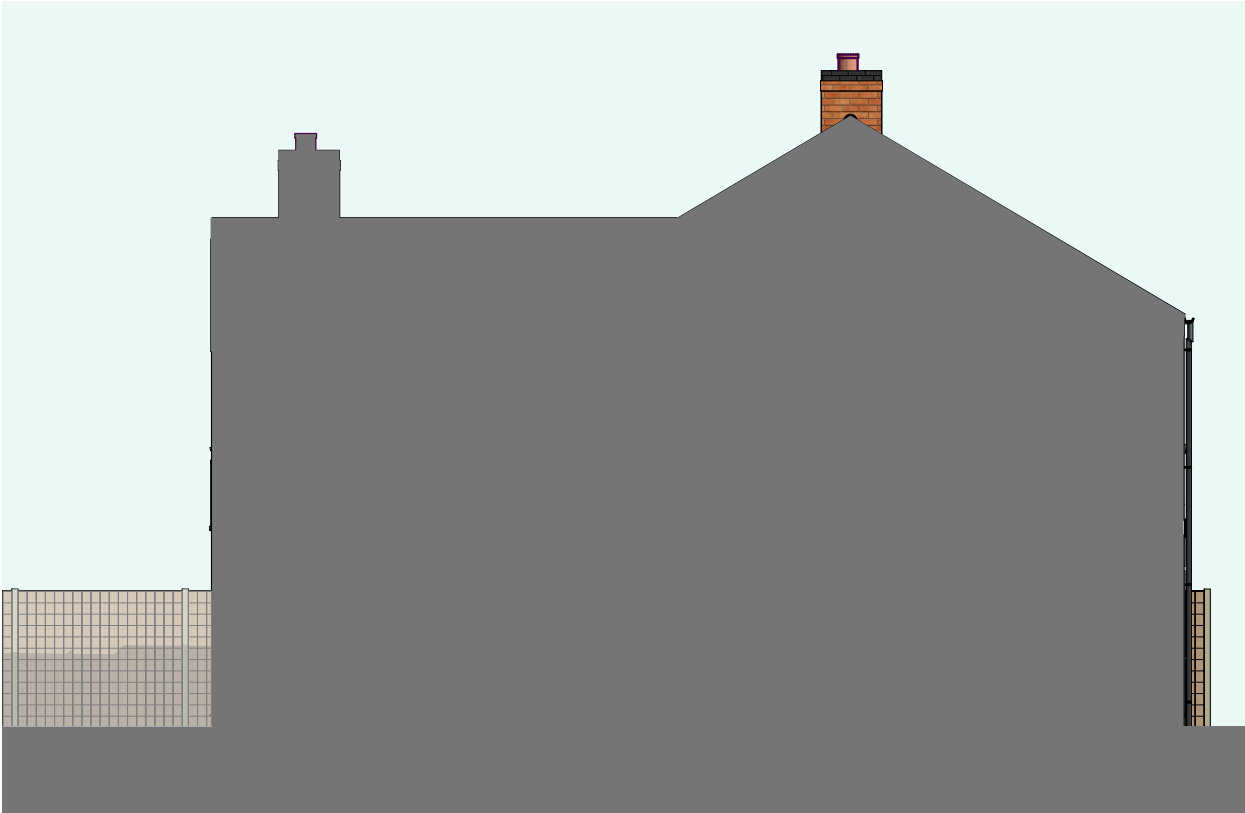
Front Elevation



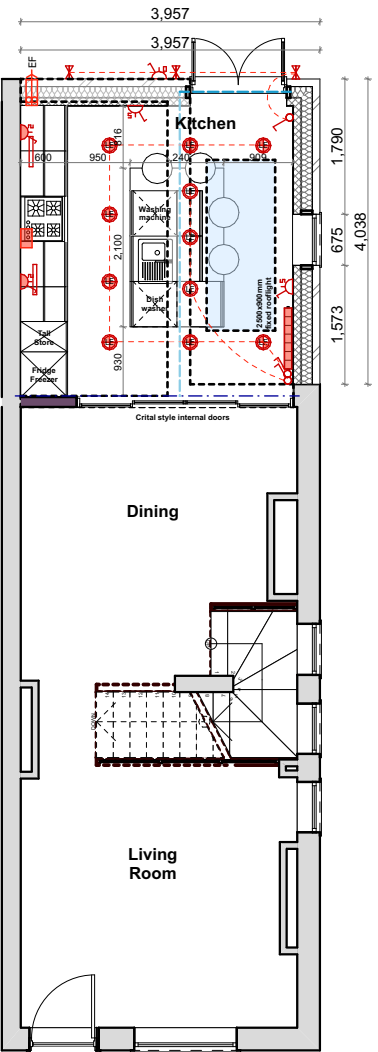
Side Elevation



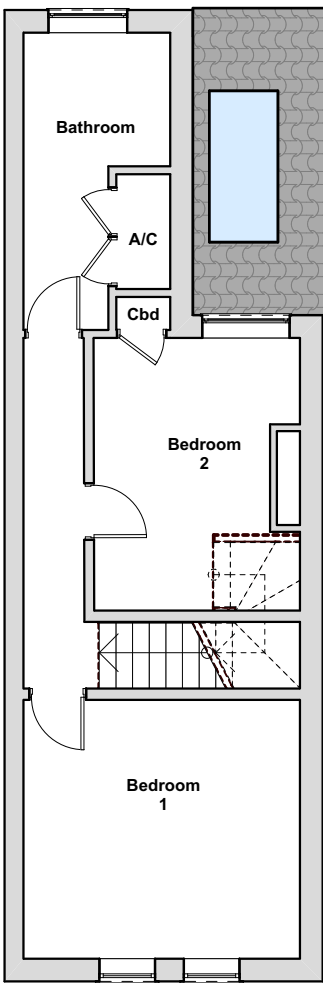
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

LEGEND

- ⊙ Mains wired smoke detector with sounder
- ⊙ Main wired heat detector with sounder
- ⊙ Pendant light fitted with energy efficient light and fittings that only accept lamps having a luminous efficacy greater than 50 lumens per circuit watt.
- ⊙ Low energy spot light with brushed chrome finish
- ⊙ Wall/ ceiling mounted extract fan as required. Switched control IPX4 rated and rod protected. Flow rate in accordance with build regulations part L. Fitted with humidistat.
- ⊙ White double switched socket above worktop level
- ⊙ White finished double socket at standard height
- ⊙ Single unswitched socket outlet fitted below worktop level with switch above worktop
- ⊙ External double socket
- ⊙ Cooker switch/ cabling
- ⊙ Up/ down external lighting
- ⊙ White finished light switch
- ⊙ White standard radiator position
- ⊙ LED under under unit lighting



Indicative Visuals (NTS)

BUILDING REGULATIONS NOTES

FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K
New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 90mm Kingspan Kooltherm K106 full fill insulation as manufacturer's details, leaving 10mm cavity between the insulation and outer skin. Inner leaf to be 100mm medium block, 0.45 W/m²K. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.
Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/c's. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g.100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles, or to be built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.18 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2:2023 and BS EN 206 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

TRENCH FOUNDATION

Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206:2013 (+A2:2021) and BS 8004:2015 Code of practice for foundations (+A1:2020). All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2010 Building Regulations A1/2 and BS 8004 Code of Practice for Foundations (+A1:2020). Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found, or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a Structural Engineer should be sought.

UNVENTED PITCHED ROOF

Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U-value 0.15 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1:2004 Eurocode 5: Design of timber structures (+A2:2014). Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 100mm grade C24 rafters at max 400mm centres, max span 2.12m. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for drape of breathable felt.
Insulation to be 80mm Celotex GA4000 between rafters and 70mm plasterboard (joints staggered) over VCL. Finish with 3mm skim coat of finishing plaster to the underside of all ceilings.
(A cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation is recommended where insulation under rafters exceeds 50mm). Provide cavity tray where roof meets existing wall.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult Structural Engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1200 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 (+A1:2016) at 2m centres.

ROOF LIGHTS

Min U-value of 2.2 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Roof lights to be fitted in accordance with manufacturer's instructions, with rafters doubled up to sides and suitable flashings provided.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.
Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations.
Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.
Windows and door frames to be taped to surrounding openings using air sealing tape.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60 l/s, or 30 l/s if adjacent to hob to external air. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

SMOKE DETECTION

Provide a linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 at least a Grade D2 category LD3 standard. System to be mains powered with battery back up. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.
Mains-wired, interlinked heat detector to be provided to the kitchen and smoke detectors to principal living rooms, if required by Building Control.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.



Scale Bar 1:100

Please Note:

This drawing may be printed and scaled FOR PLANNING PURPOSES.

All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Perfect Planning.

The site boundary shown is the best assumed from available data and does NOT represent legal ownership.

All dimensions in mm unless otherwise stated.

A Amends following client meeting

Revisions.

06-12-24



e: info@perfect-planning.co.uk
t: 01455 272943
t: +44 (0) 7904 224864
t: +44 (0) 7912 413144
w: www.perfect-planning.co.uk

Project:
89 Coventry Road
Burbage
Hinckley
LE10 2HN

Client:
Zoe Rees

Drawing Title:
**Proposed Floor Plans and Elevations
Option 1**

Drawing by:
AL/ WJ/ EB
Date:
25/10/2024

Drawing Number:
820/02

Checked by:
AL/ AC

Scale:
1:100@A2

Revision:
A