

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Dan

Surname

Boon

Company Name

Tuffley Rovers FC

Address

Address line 1

Tuffley Rovers Social Club

Address line 2

Tuffley Lane

Address line 3

Tuffley

Town/City

Gloucester

Country

United Kingdom

Postcode

GL4 0NY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

[REDACTED]

Secondary number

[REDACTED]

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

White UPVC

Type:

Doors

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

White UPVC

Type:

Roof

Existing materials and finishes:

Corrugated Steel

Proposed materials and finishes:

Brown overlapping concrete Tiles

Type:

Walls

Existing materials and finishes:

Corrugates Steel Cladding

Proposed materials and finishes:

Course render painted off white

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete Hardstanding

Proposed materials and finishes:

Hardstanding to remain in existing area. New area to be gravel.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

timber fencing

Proposed materials and finishes:

no new proposed

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing and Proposed Site Plans.

Proposed Site Plan.

Existing and proposed floorplans and elevations.

Highway tracking plans.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Vehicle Type:

Cars

Existing number of spaces:

21

Total proposed (including spaces retained):

29

Difference in spaces:

8

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

10

Difference in spaces:

10

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

As per plan

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

As per plan

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

As per plan. no changes to waste volume

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

<p>Use Class: Other (Please specify)</p> <p>Other (Please specify): Football Club social club and changing rooms</p> <p>Existing gross internal floorspace (square metres): 350</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 0</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres): 410</p> <p>Net additional gross internal floorspace following development (square metres): 60</p>

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="350"/>	<input type="text" value="0"/>	<input type="text" value="410"/>	<input type="text" value="60"/>

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

If Other has been selected, please provide contact details:

Title

Mr

First name

Shane

Surname

Burgess

Phone Number

01452 396822

Email

shane.burgess@gloucester.gov.uk

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

The project will be funded by S106 contributions but is not on GCC owned Land.

contact Shane Burgess

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Dan

Surname

Boon

Declaration Date

27/03/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

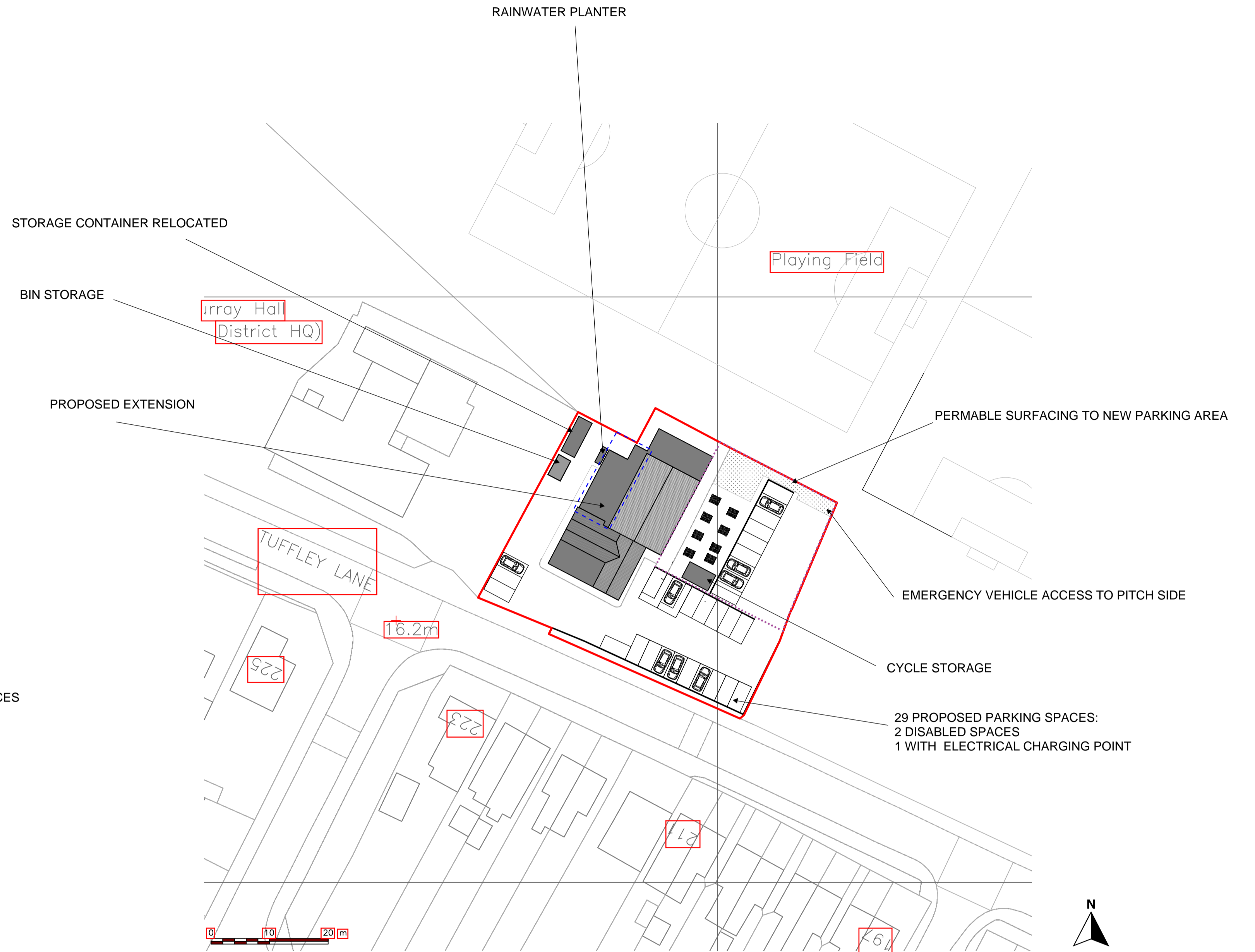
Shane Burgess

Date

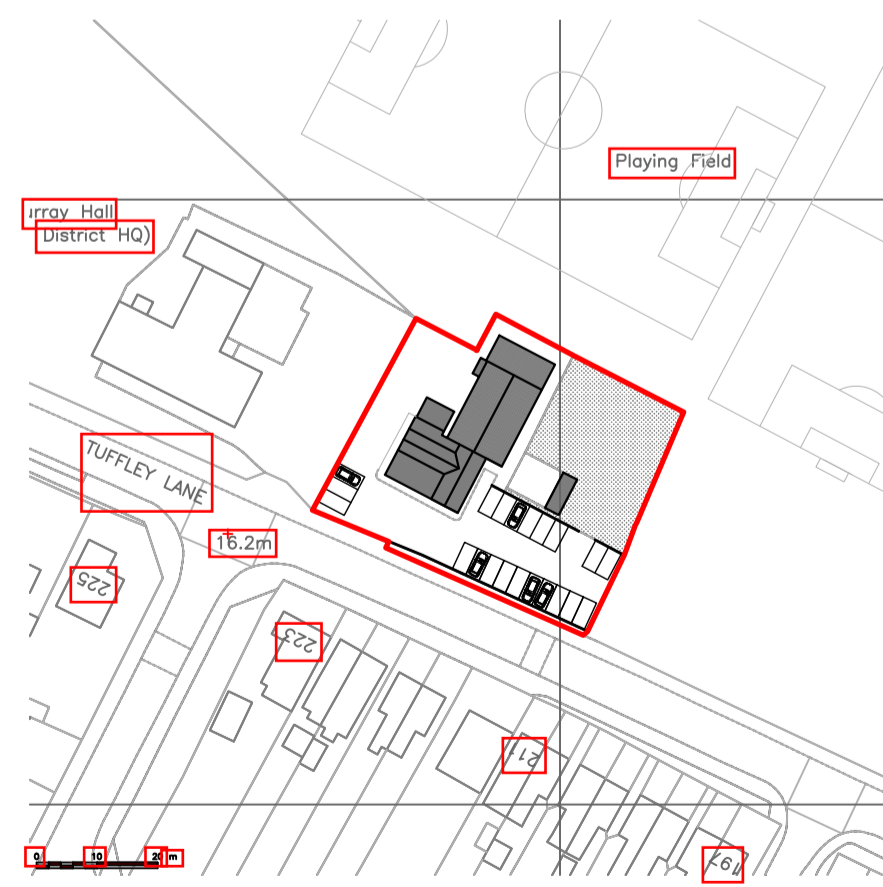
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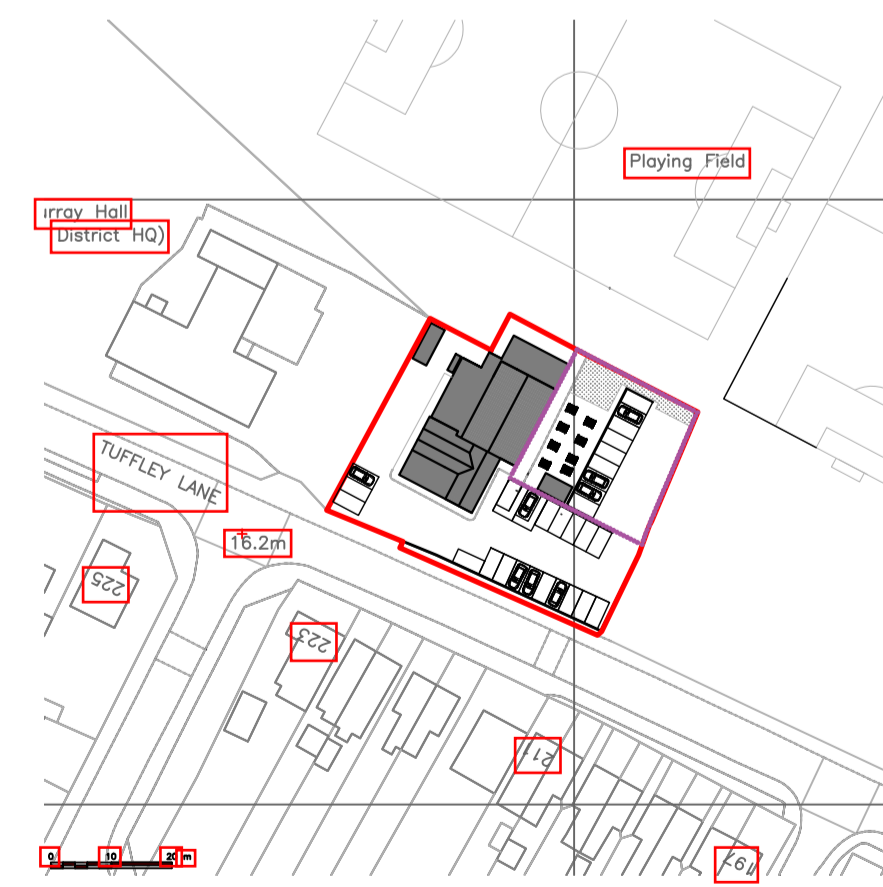
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AS PROPOSED BLOCK PLAN - 1:500



AS EXISTING SITE PLAN - 1:1250



AS PROPOSED SITE PLAN - 1:1250

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
- 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
- 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
- 4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY, CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.

CLIENT/PROJECT:
 TUFFLEY ROVERS AFC
 EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUCNTION ROOM
 TUFFLEY ROVERS AFC, TUFFLEY LANE, GLOUCESTER

TITLE:
 AS EXISTING & PROPOSED SITE

SCALE:
 1:500 & 1:1250 @ A1

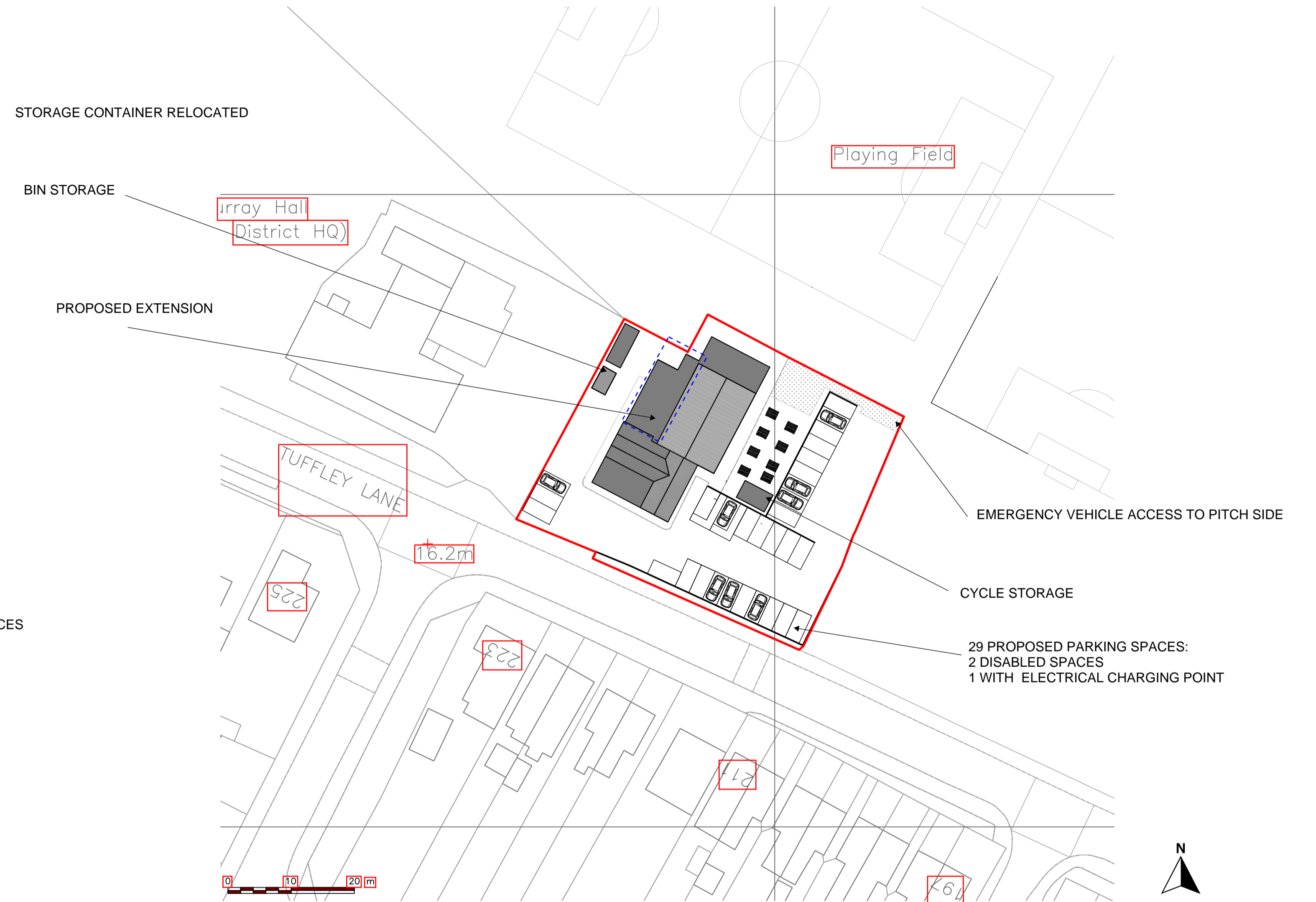
DATE/DRAWING NO.:
 MAY 2022

TF-NF-TAFC-003D

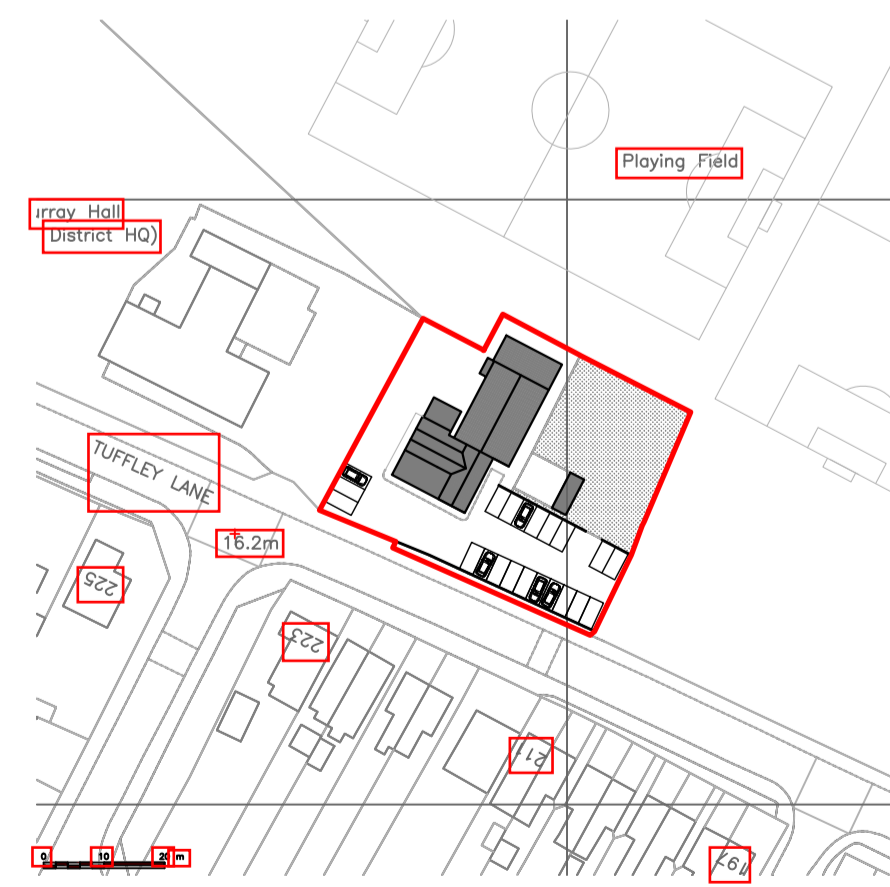




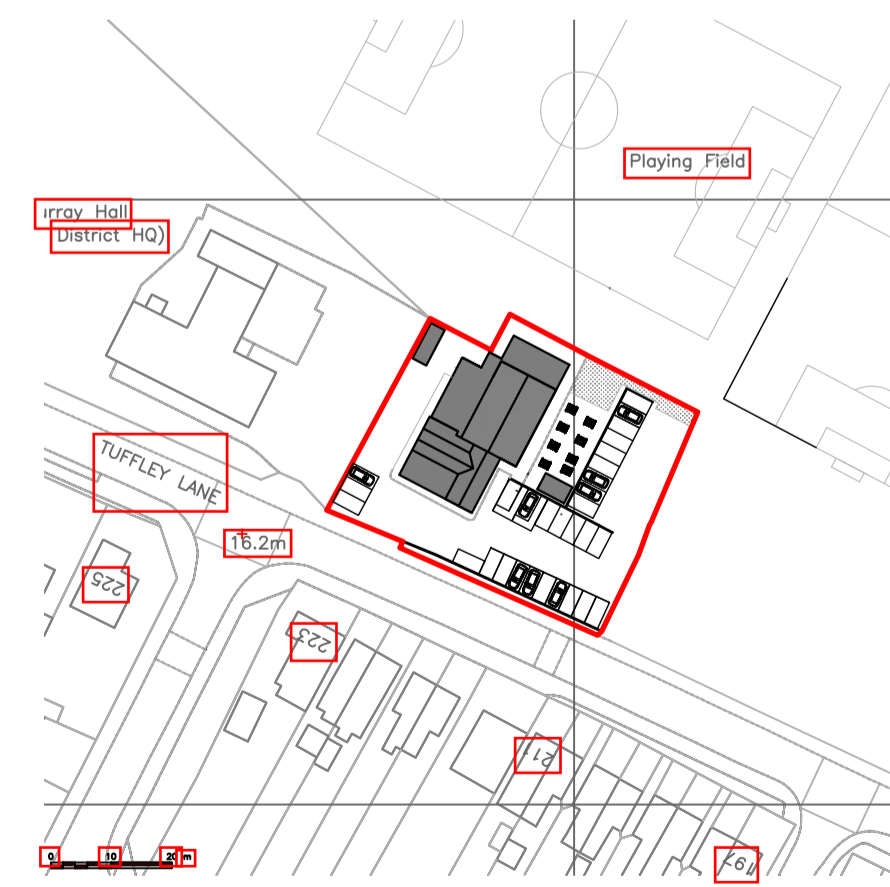
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AS PROPOSED BLOCK PLAN - 1:500



AS EXISTING SITE PLAN - 1:1250



AS PROPOSED SITE PLAN - 1:1250

- NOTES**
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CLIENT/PROJECT:
TUFFLEY ROVERS AFC

EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUCNTION ROOM
TUFFLEY ROVERS AFC, TUFFLEY LANE, GLOUCESTER

TITLE:
AS EXISTING & PROPOSED SITE

SCALE:
1:500 & 1:1250 @ A1

DATE/DRAWING NO.:
APRIL 2022

TF-NF-TAFC-003C



FOR PLANNING ONLY



AS PROPOSED BLOCK PLAN - 1:200

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CLIENT/PROJECT:
TUFFLEY ROVERS AFC

EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUNCTION ROOM
TUFFLEY ROVERS AFC, TUFFLEY LANE, GLOUCESTER

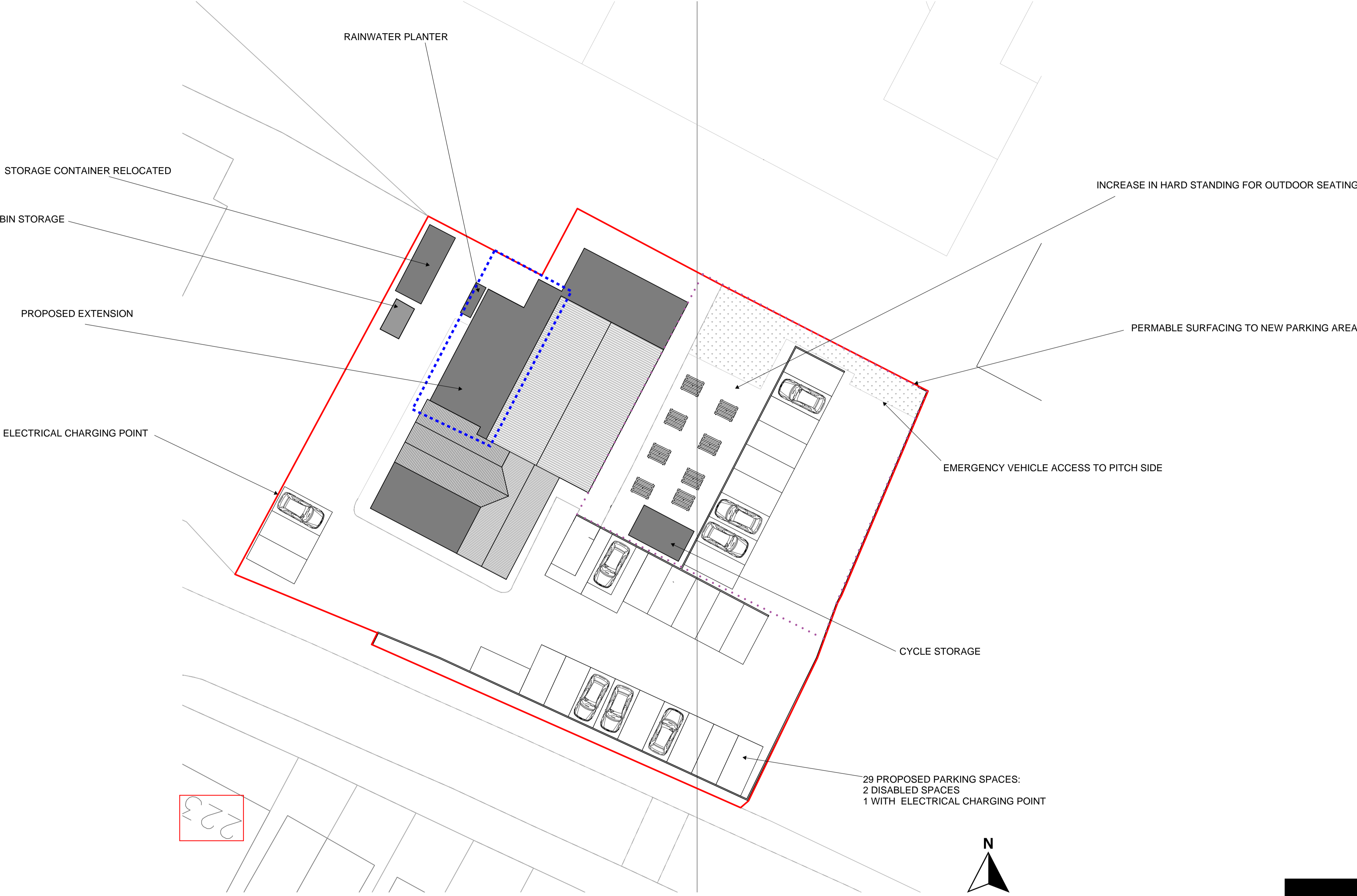
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AS PROPOSED SITE

SCALE:
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DATE/DRAWING NO.:
APRIL 2022



FOR PLANNING ONLY



AS PROPOSED BLOCK PLAN - 1:200

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29 PROPOSED PARKING SPACES:
 2 DISABLED SPACES
 1 WITH ELECTRICAL CHARGING POINT

CLIENT/PROJECT:
 TUFFLEY ROVERS AFC
 EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUNCTION ROOM
 TUFFLEY ROVERS AFC, TUFFLEY LANE, GLOUCESTER

TITLE:
 AS PROPOSED SITE

SCALE:
 1:200 @ A1

DATE/DRAWING NO.:
 MAY 2022



Design & Access Statement

Extension and refurbishment of
clubhouse and car park





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Introduction

The proposed development should be assessed against the National Planning Policy Framework 2019 and against the adopted development plan.

The NPPF (38) says that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers should seek to approve applications for sustainable development.

The NPPF (47) says that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

In this case the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2010-2031 represents the adopted development plan. The Gloucester City Plan represents the draft emerging Plan.

Background

Tuffley Rovers AFC are a well-established football club that was established in the city in 1929. The Clubs first team play at a competitive level and are based at their main stadium at Glevum Park.

Away from the first team, the club has, over the past few seasons, developed considerably, so that they now field five senior sides, a Veterans' team and a full youth section, including Girls' football teams.

The youth teams play at Tuffley Lane and Randwick Park across three pitches leased on public open space. The teams clubhouse is located adjacent to the youth pitches at Tuffley Lane.

Within the Gloucester City Council Playing Pitch Strategy, the Club reported an unmet need and currently have to turn junior players away due to lack of facilities.

The club has not benefitted from any refurbishment or maintenance funding for many years; but have been working alongside Gloucester City Council throughout 2021, who have committed to allocate section106 funding to refurbish the clubhouse and changing rooms. Match funding from the FA is also being sought.

Proposed Development

This planning application proposes the refurbishment of the existing clubhouse to include a small single storey extension and extension of the existing car park. Specifically, the application proposes:

- A single storey side extension measuring circa 25m² externally, of flat roof design at 2.9 metres in height.
- Surface all external walls in course render painted white.
- The removal of the asbestos roof and its replacement with concrete hanging tiles.
- Extension of the existing car park with a permeable surface, including the creation of 6 new car parking spaces, 2 new disabled spaces, cycle storage for up to 10 bicycles and an electric vehicle charging point.
- A sustainable rainwater planter to offset any additional surface water runoff from the extension.
- Internally: the refurbishment of the function hall, additional toilets, and the refurbishment of the unusable changing rooms to comply with Football Association standards.

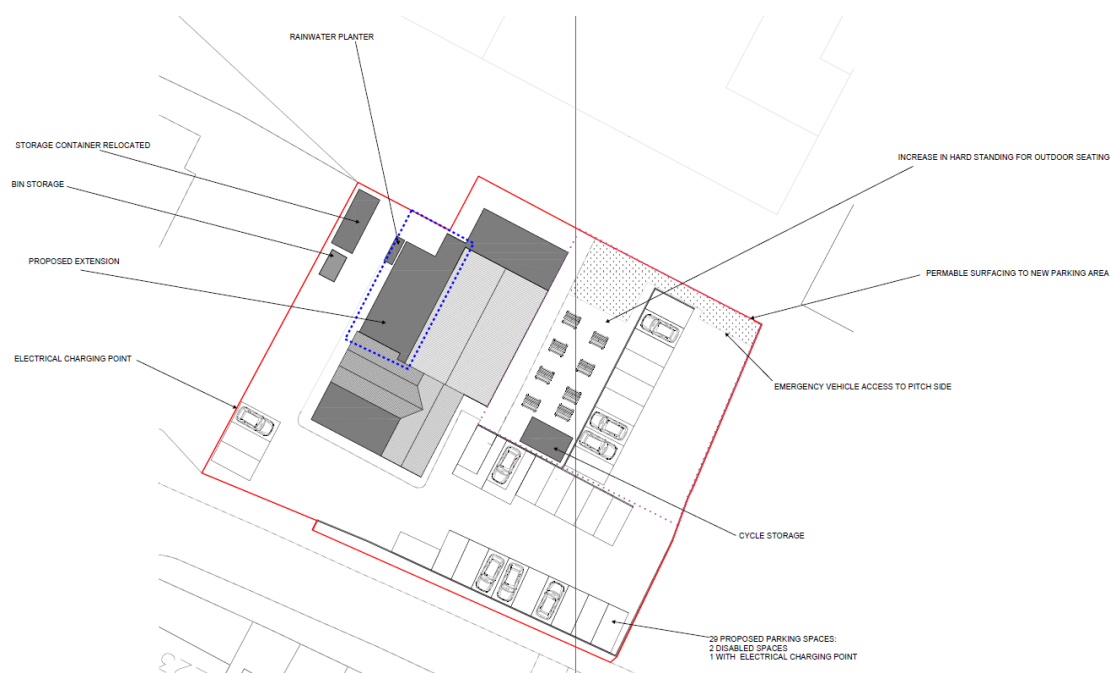


Figure 1 – Proposed Site Plan

Scale and Appearance

The existing clubhouse is a dated building, which has not benefited from modernisation for many years and needs refurbishment. It is a visual eyesore which occupies prominent views from the adjacent junction at Tuffley Lane and it can be seen clearly along Cole Avenue to the north, which is a key thoroughfare into the city.

Externally It comprises of tired and dated cladding and an asbestos roof. Internally the function hall and changing rooms are derelict, dilapidated unusable.

This proposal to render the building in course render, painted white and install a new roof, finished in brown overlapping concrete tiles would significantly improve the appearance of the club house and would result in a significant visual improvement as seen from the key vantage points aforementioned.

The applicant would like to agree the specificities of materials via planning condition, but indicative materials can be seen in figure 2.

It can be concluded that the proposed development meets the requirements of the NPPF and policy SD4 of the Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy 2010- 2031.



Figure 2 – Proposed Indicative Materials

Access and Parking

Existing vehicular access is at the southern boundary to the site onto Tuffley Lane, which is subject to 30 mph speed limits. The access point is on a linear section of Tuffley Lane and there are adequate visibility splays in either direction (*drawing no: JG01*). It is not proposed to alter the access point.

There are currently 21 parking spaces on the site. It is proposed to install an additional 6 spaces and 2 new disabled parking spaces (*drawing no: TR-NF-TAFC-004D*); but the use of the site will remain the same and the negligible extension will not result in a significant uplift in users. Vehicle and non-vehicular trip generations will not notably increase. Tuffley Lane in the vicinity of the site is also not subject to any parking restrictions, should an overspill occur.

Adequate spacing for an ambulance to access the playing pitches will remain and adequate spacing for an estate car and a refuse vehicle to access and turn within the site has also been ensured (*drawings no's: JG02, JG03 and JG04*).

Cycle storage for up to 10 bicycles is also proposed as is an electric vehicle charging point. The applicant wishes to agree the specification of these items via planning condition.

It can be concluded that the proposed development meets the requirements of the NPPF and policy INF1 of the Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy 2010- 2031.



Figure 3 – Existing Vehicular Access Point

Amenity

The clubhouse is adjacent to playing pitches on the north and eastern boundaries and adjacent to a scouts hall on the western boundary. There are residential properties located across the highway to the south over 25 metres away at the closet point.

The proposed extension will be negligible in size and will be single storey. It will be set in from the western boundary shared with the Scouts Hall by 8 metres and would be over 23 metres away from the hall itself: not overshadowing or resulting in loss of light.

The use of the site will remain the same and the negligible extension will not result in a significant intensification of the site. Vehicle and non-vehicular trip generations will not notably increase and there would be no changes to the overall use of the clubhouse (from that which it already benefits planning permission).

It can be concluded that the proposed development meets the requirements of the NPPF and policy SD14 of the Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy 2010- 2031.

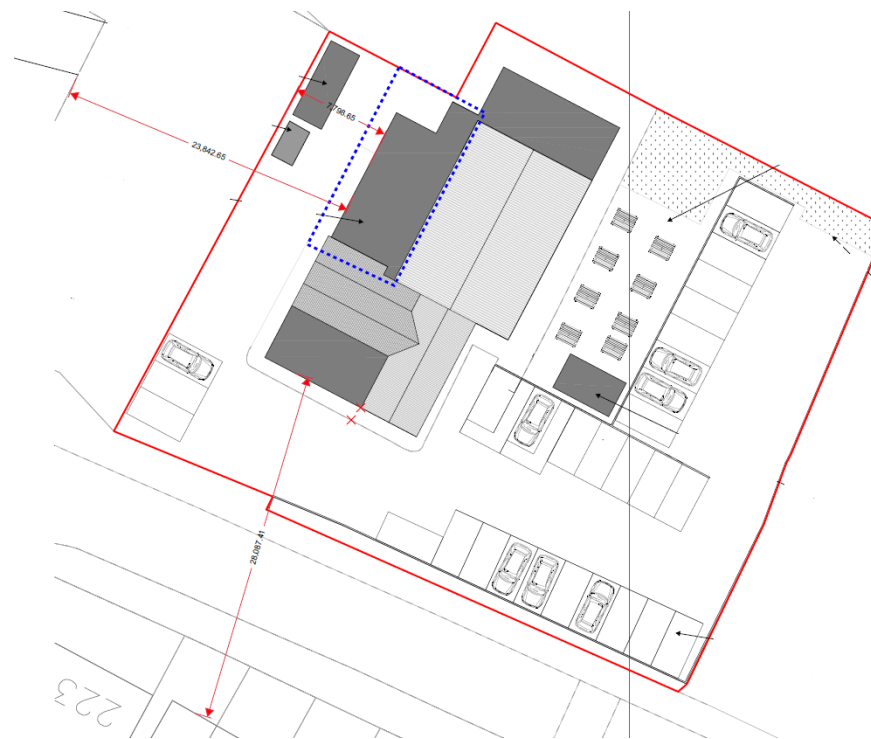


Figure 4 – Amenity Distances

Flood risk and Drainage

The application site is located in a flood zone 1 so is not at risk of fluvial flooding.

But we are aware that the drainage system in the city is already overloaded during storm water events. As such the drainage strategy is:

1) To compensate for the marginal increase in surface area from the extension by providing a 1m x 3m rainwater planter, with an outlet pointing due north east onto the playing pitch area.

2) To use a fully permeable surface for the expansion of the car park.

Both issues have been discussed with GCC drainage Officer and it is considered this provision would adequately address surface water runoff concerns. The applicant would like to agree the specificities of rainwater planter and car parking surface and provide calculations where necessary, via planning condition.

It can be concluded that the proposed development could adequately meet the requirements of the NPPF and policy INF2 of the Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy 2010- 2031, subject to a planning conditions agreeing the details.

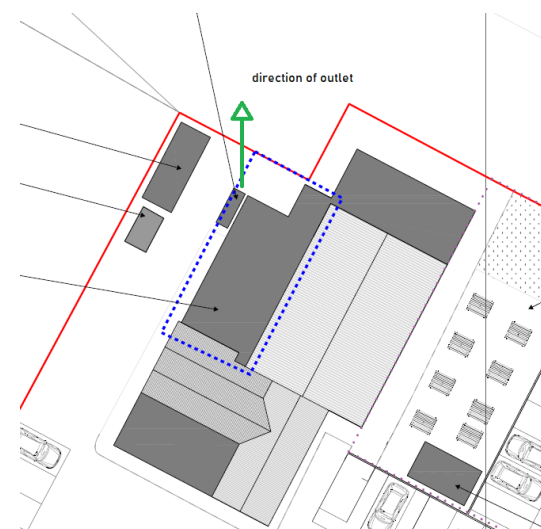


Figure 5 – Location of Rainwater Planter

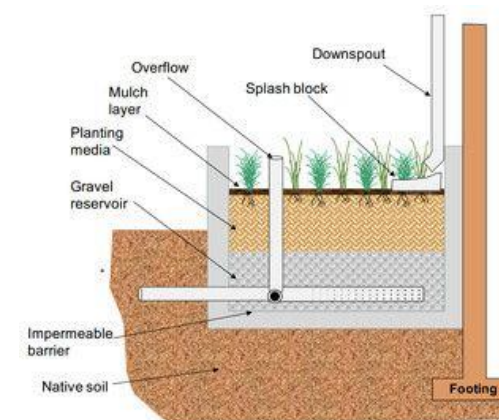


Figure 5.1 – Indicative Rainwater Planter

Condition of Existing Building



Figure 6 – Existing Cladding



Figure 6.1 – Existing Asbestos Roof



Figure 6.2 – Existing Function Hall



Figure 6.3 – Existing Changing Rooms

Loss of Recreation Ground

Policy C3 of emerging Gloucester City Plan requires existing public open spaces, playing fields and built sports facilities will be protected from redevelopment to alternative uses, in whole or in part, unless it can be demonstrated that: The proposal is ancillary development that would enhance existing facilities or that the proposal affects land that is not suitable, or incapable, of forming an effective part of the open space, playing field or facility.

The land is identified as recreation ground within the emerging Gloucester City Plan Proposal Plan; but it is not part of the public open space (figure 7). It is within the proprietorship of the football club and does not form part of the playing pitches in the area.

Indeed, the area proposed for additional car parking is an unused area of grass occupied by storage units to house the clubs equipment. Further it is not of size or comparative orientation to the adjacent pitches whereby it could be marked out as a playing pitch with minimum safety buffers in place. The area is not suitable, and incapable, of forming an effective part of the playing fields.

The proposal is also for ancillary development that would enhance the existing facilities. The refurbishment of the derelict and unusable changing rooms up to FA standards would enable to club to host more junior teams and help meet unmet demand. The development would enhance the use of the open space bringing in modern ancillary facilities. This is in accordance with Policy C3, Sport England guidance and the aims and recommendations of the Council's Open Space Strategy, Playing Pitch Strategy and Built Sports Facilities Strategy.

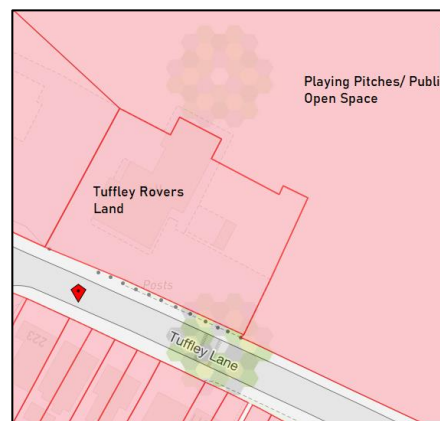


Figure 7 – Land Registry Deeds



Figure 7.1 – Existing Use of Area



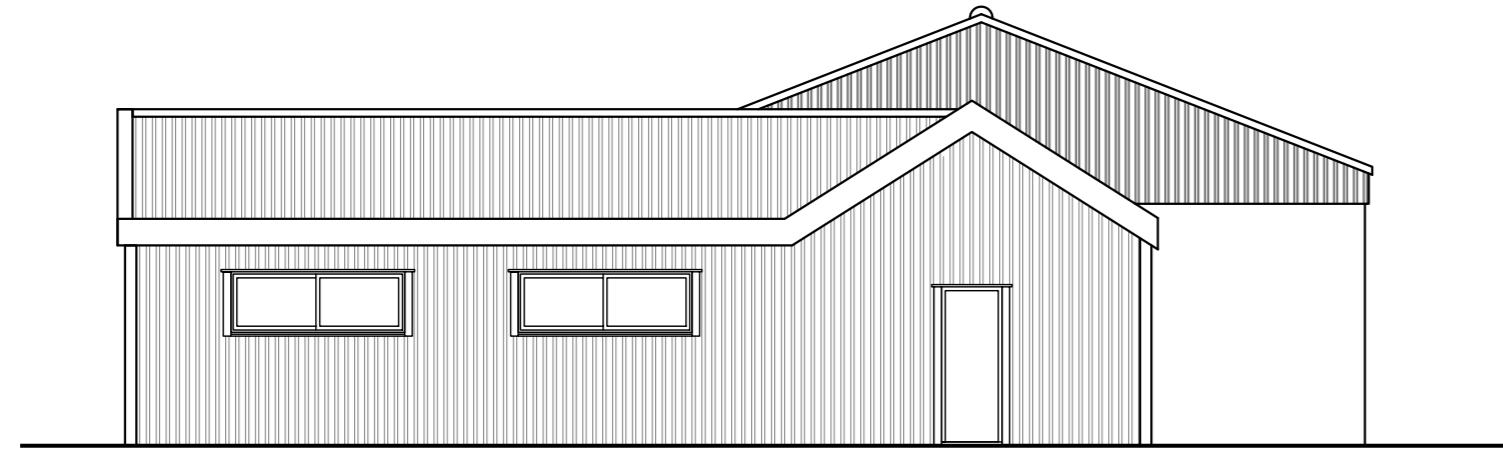
Conclusion

The proposed development accords fully with the National Planning Policy Framework 2019, the Gloucester, Cheltenham, and Tewkesbury Joint Core Strategy 2010- 2031 and the Gloucester City Plan Pre-Submission Version. The development will significantly improve a visual eyesore in the area and would provide a much-needed refresh of the facility, to support the clubs junior teams and to support the club financially .

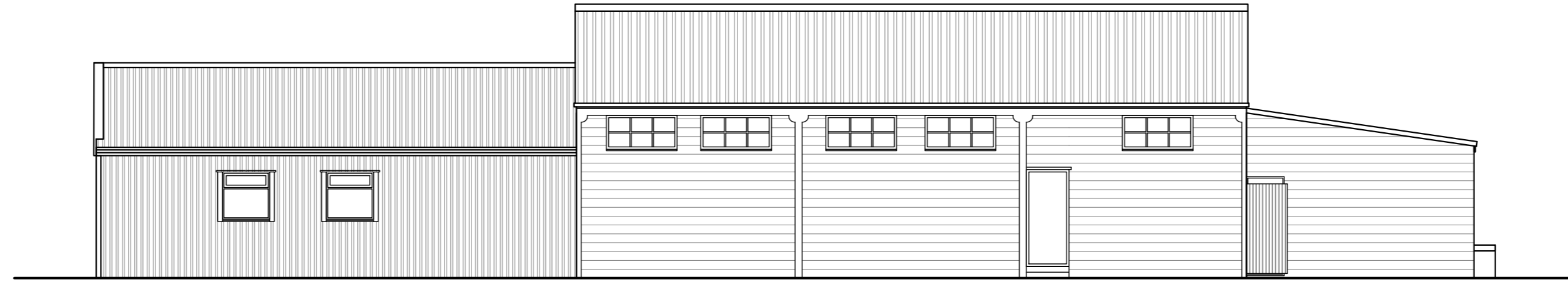
The following documents are submitted for approval:

1. Design & Access Statement (TRFC-DAS-01)
2. Site Location Plan (TR-NF-TAFC-003D)
3. Existing Plans (TR-NF-TAFC-001)
4. Proposed Site Plan (TR-NF-TAFC-004D)
5. Proposed Plans (TR-NF-TAFC-002D)
6. Highway Visibility Plan (JG01)
7. Ambulance Tracking Plan (JG02)
8. Refuse Vehicle Tracking Plan (JG03)
9. Estate Car Tracking Plan (JG04)

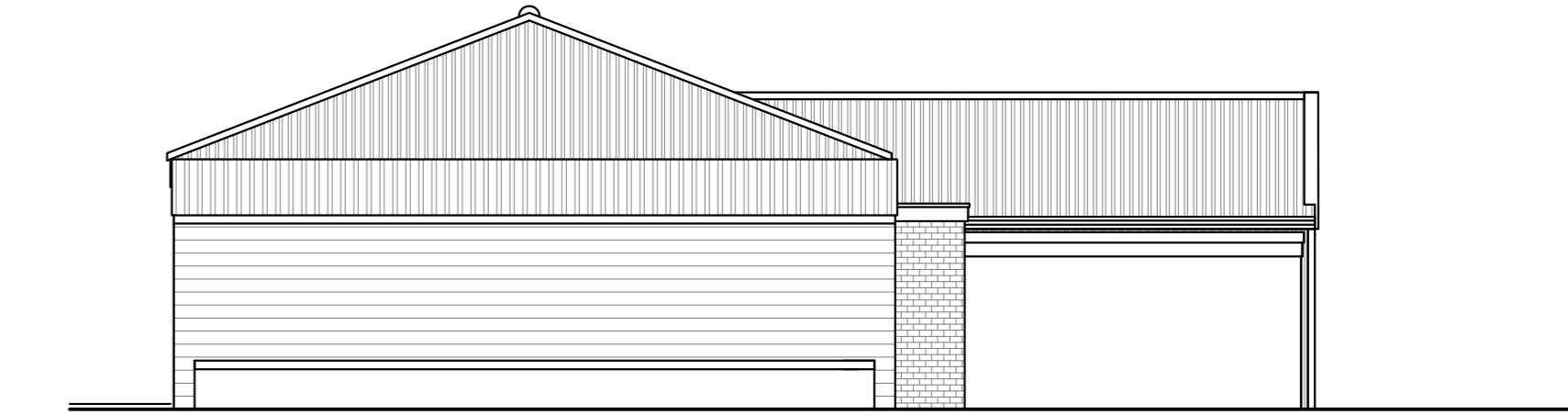
FOR PLANNING ONLY



EXISTING SOUTH WEST ELEVATION - 1:100



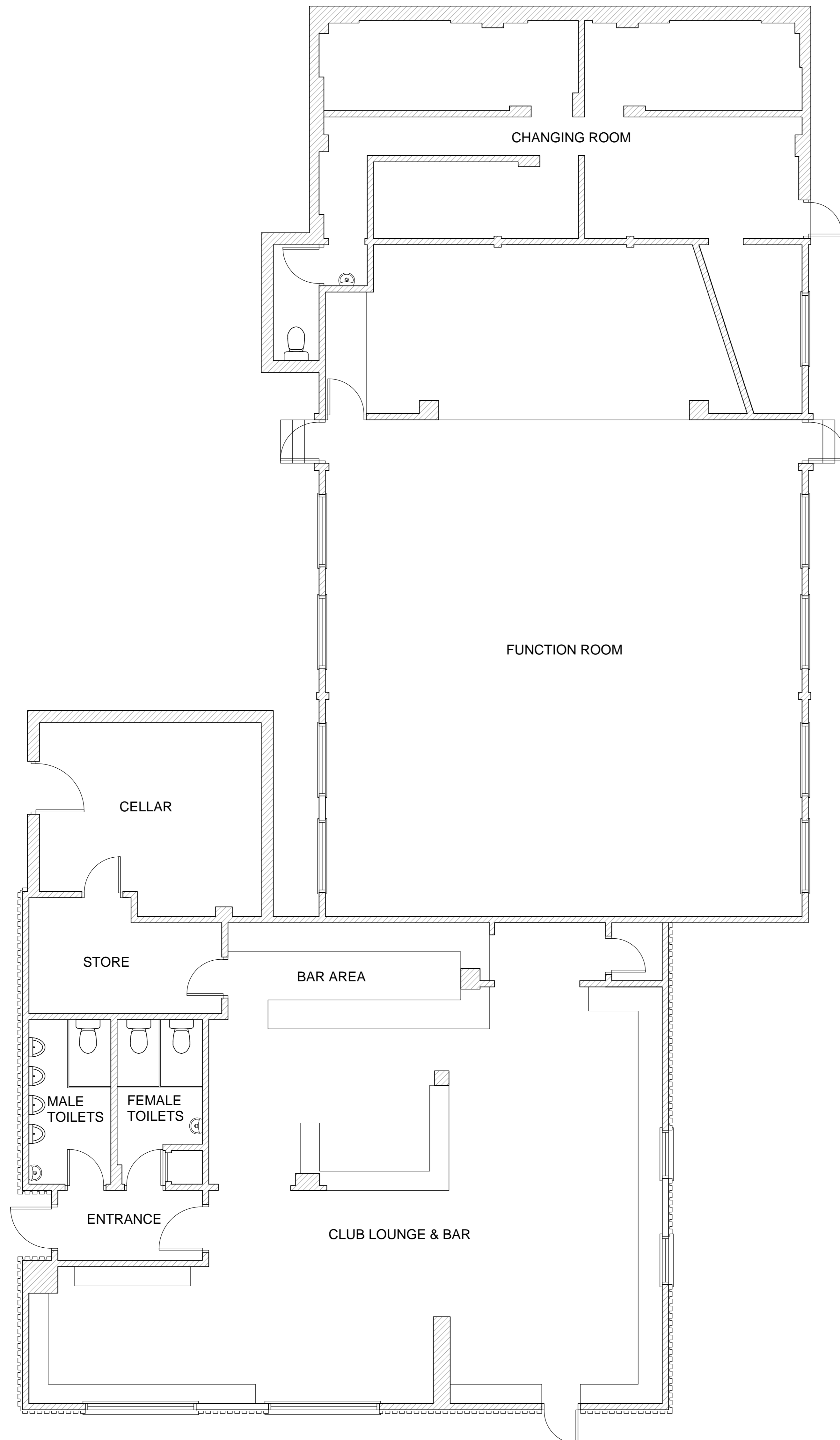
EXISTING SOUTH EAST ELEVATION - 1:100



EXISTING NORTH EAST ELEVATION - 1:100



EXISTING NORTH WEST ELEVATION - 1:100



EXISTING FLOOR PLAN - 1:50

- NOTES
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 - 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
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CLIENT/PROJECT:
TUFFLEY ROVERS AFC

EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUNCTION ROOM
TUFFLEY ROVERS AFC, TUFFLEY LANE, GLOUCESTER

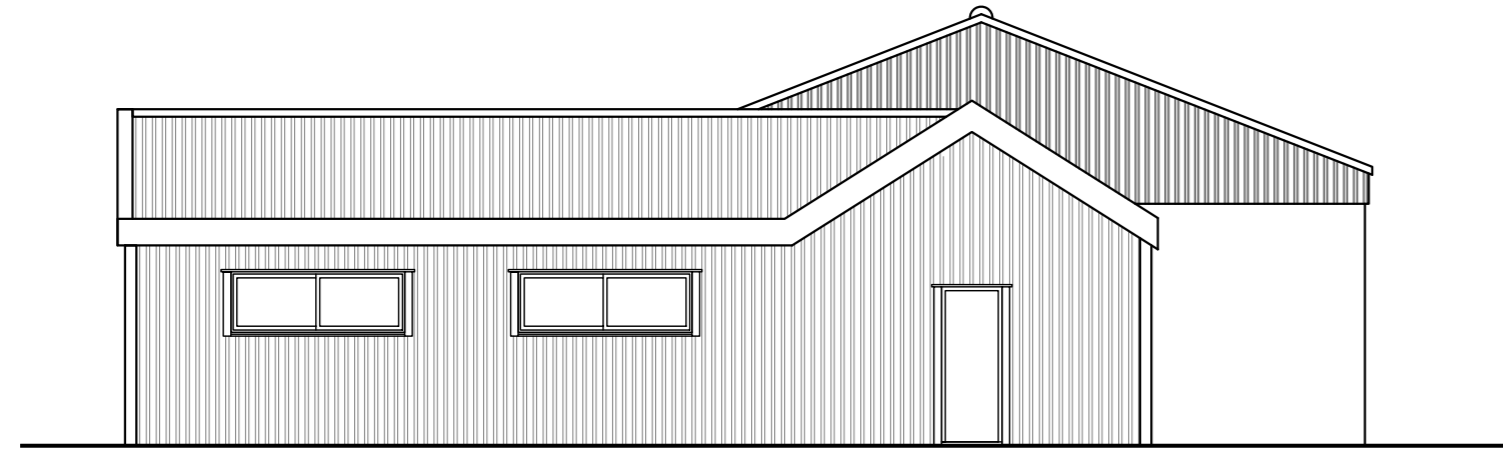
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AS EXISTING PLAN & ELEVATIONS

SCALE:
1:50 & 1:100 @ A0

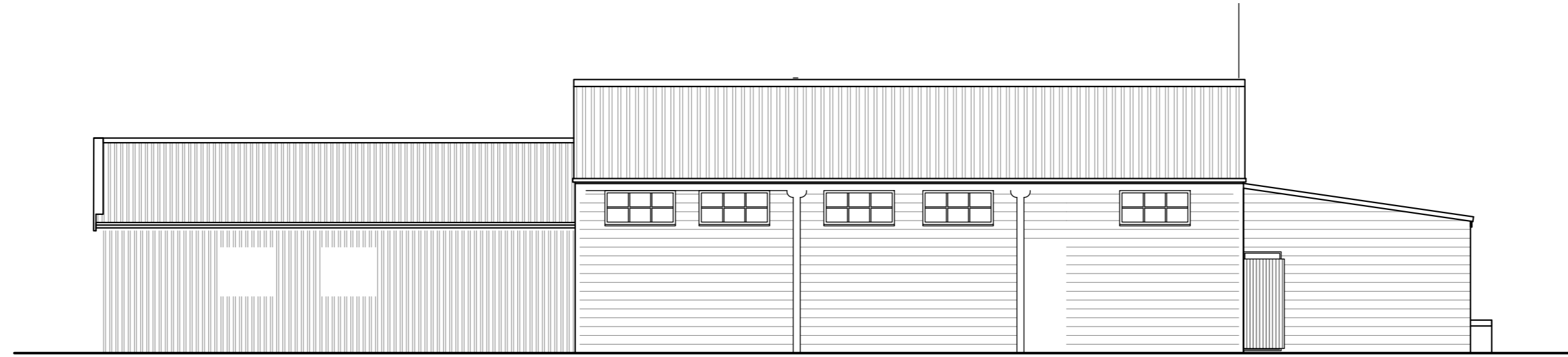
DATE/DRAWING NO.:
JAN 2022

TF-NF-TAFC-001

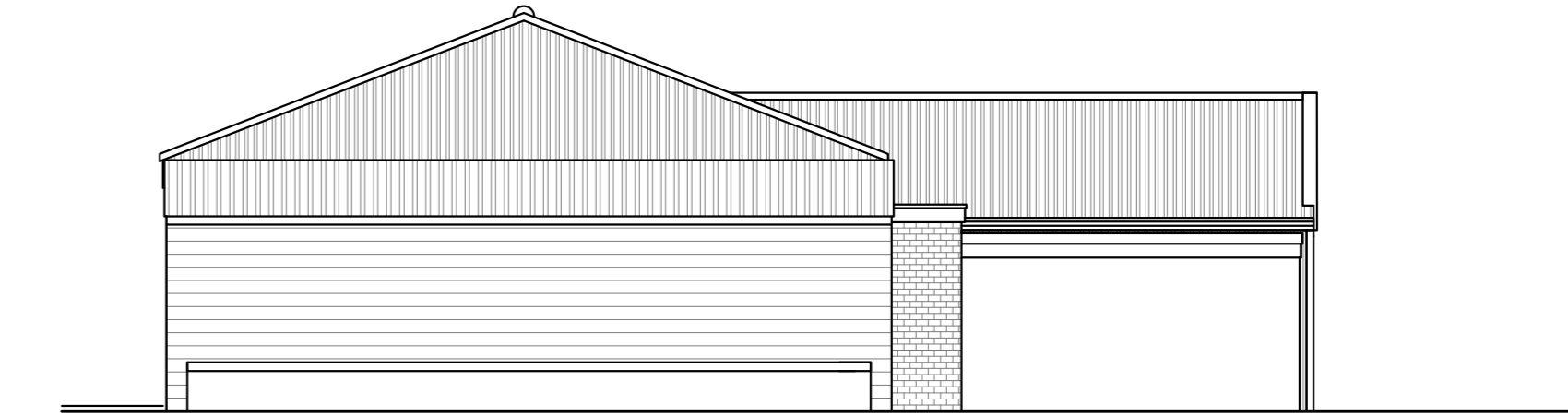
FOR PLANNING ONLY



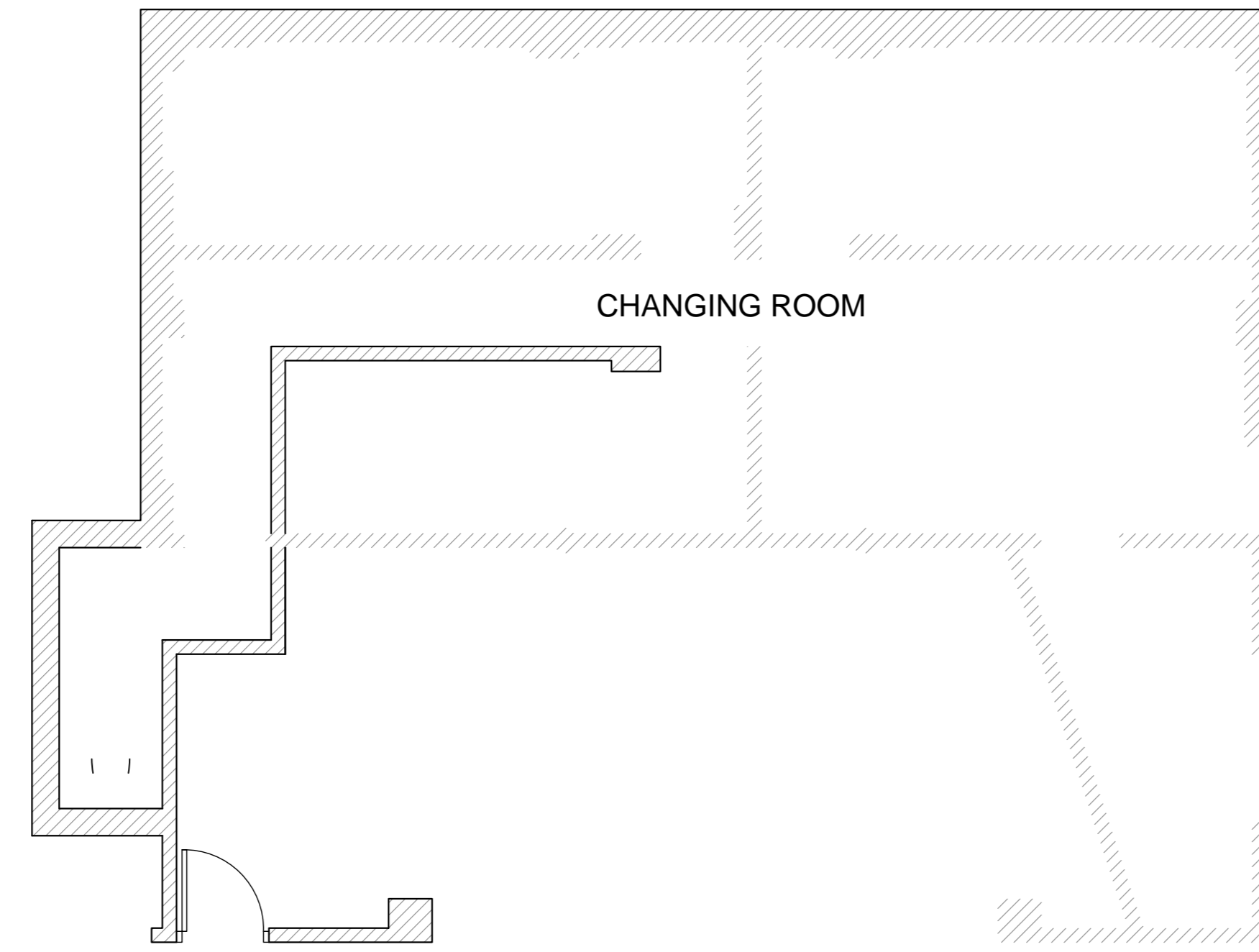
EXISTING SOUTH WEST ELEVATION - 1:100



EXISTING SOUTH EAST ELEVATION - 1:100



EXISTING NORTH EAST ELEVATION - 1:100



CHANGING ROOM



EXISTING NORTH WEST ELEVATION - 1:100



FUNCTION ROOM

CELLAR

STORE

BAR AREA

MALE TOILETS

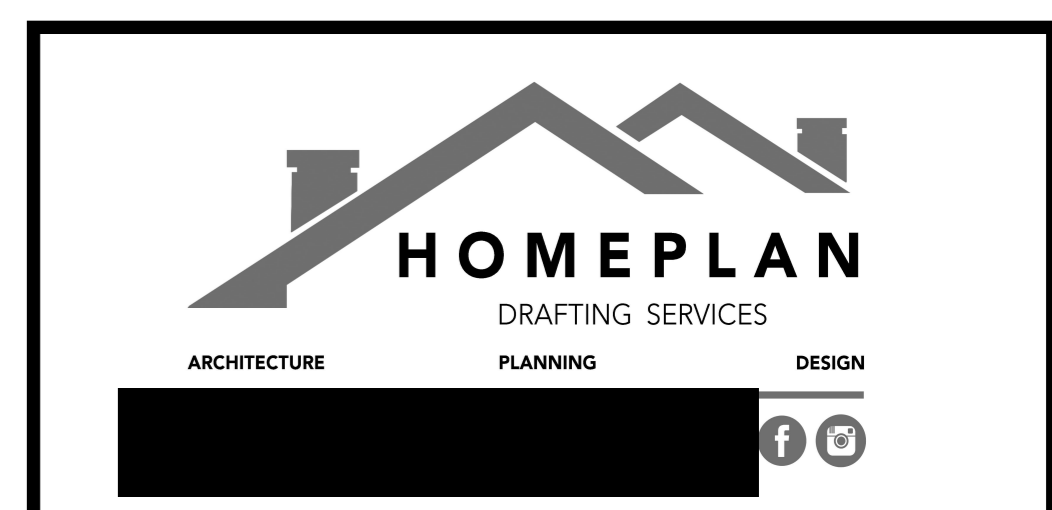
FEMALE TOILETS

ENTRANCE

CLUB LOUNGE & BAR

EXISTING FLOOR PLAN - 1:50

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EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUNCTION ROOM
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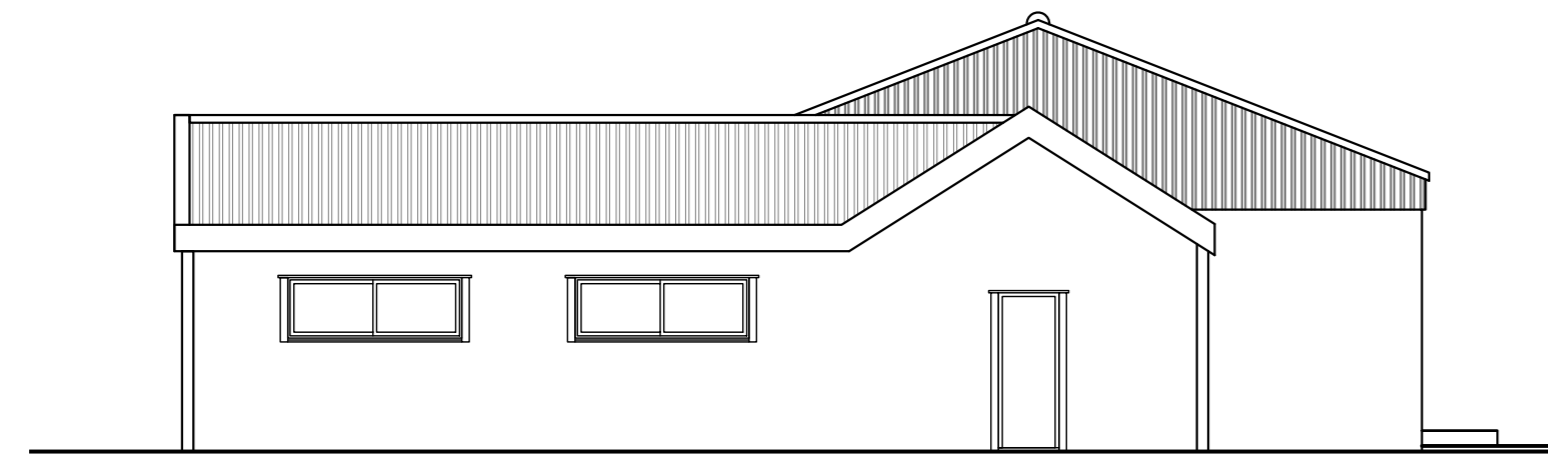
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AS EXISTING PLAN & ELEVATIONS

SCALE:
1:50 & 1:100 @ A0

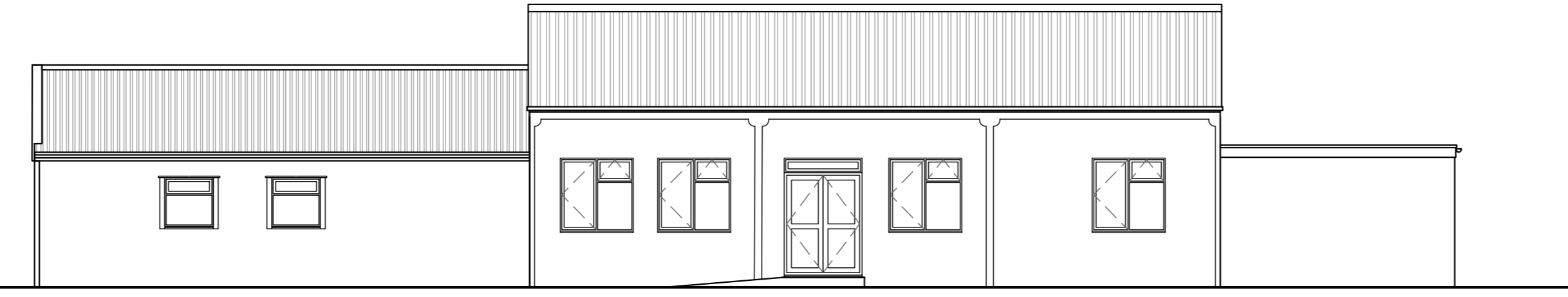
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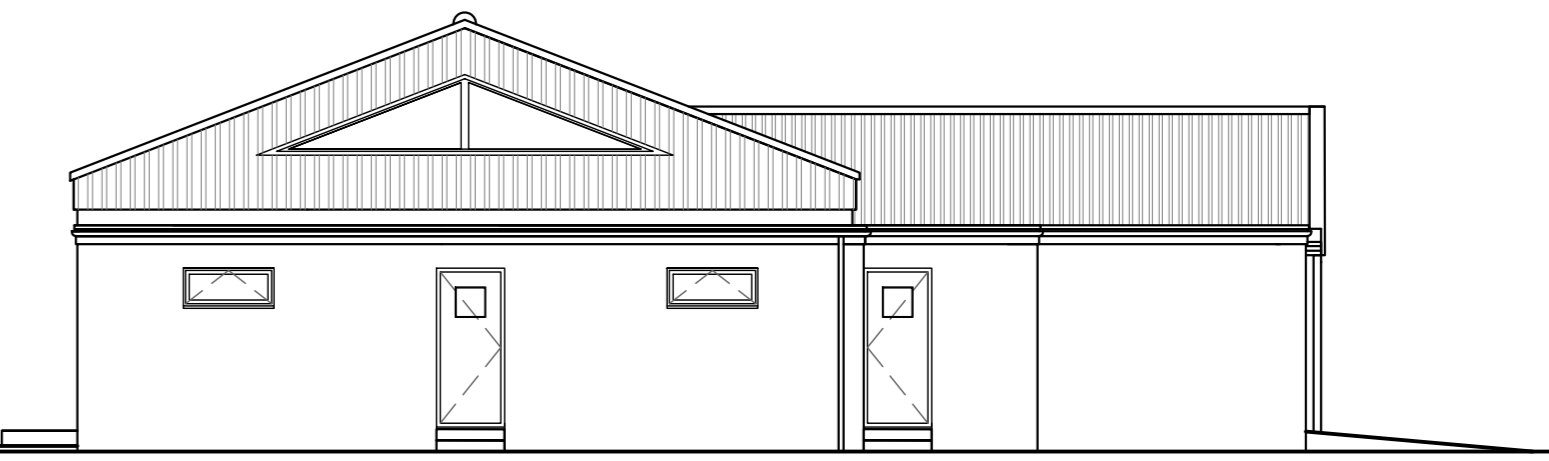
FOR PLANNING ONLY



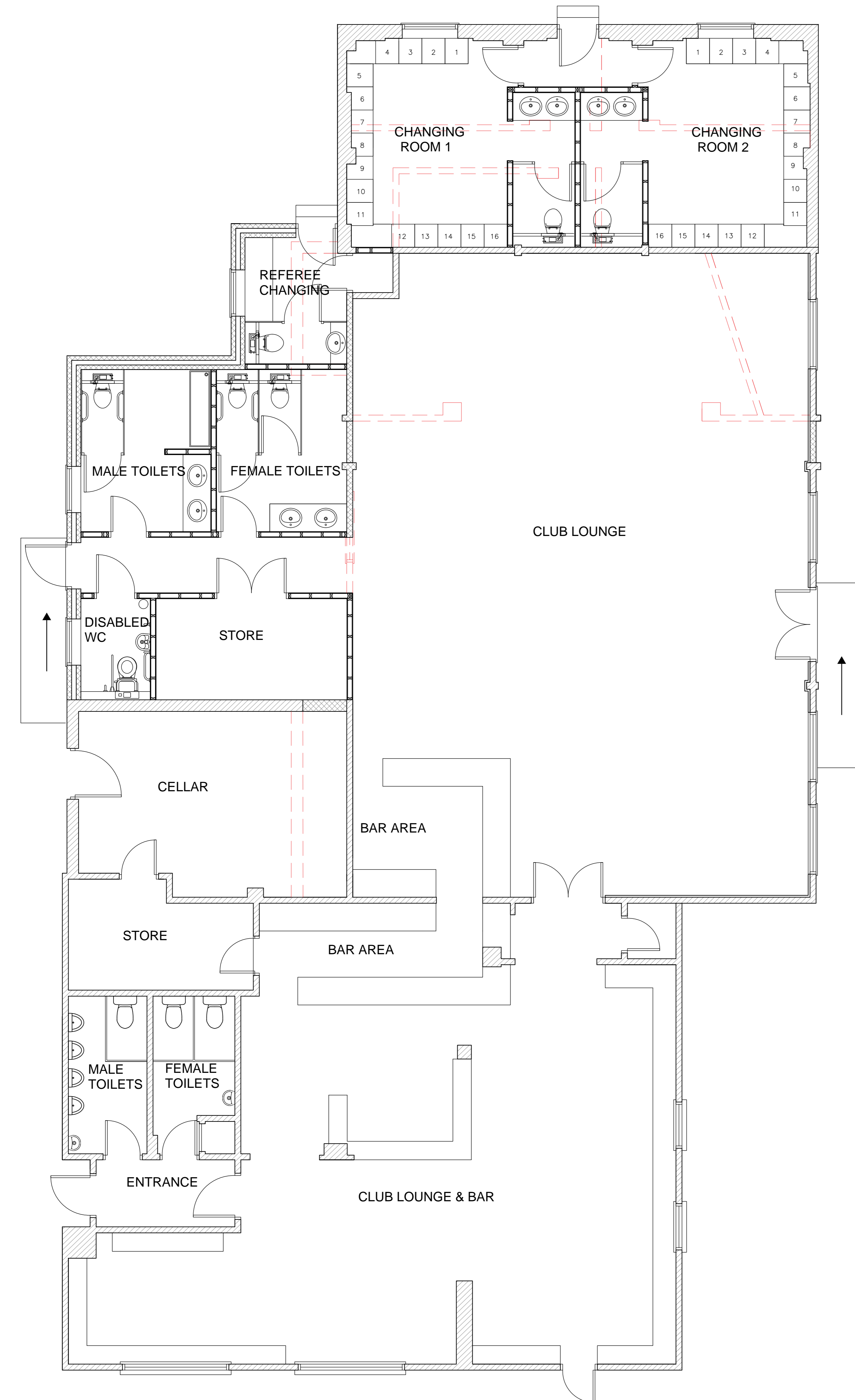
PROPOSED SOUTH EAST ELEVATION - 1:100



PROPOSED NORTH EAST ELEVATION - 1:100



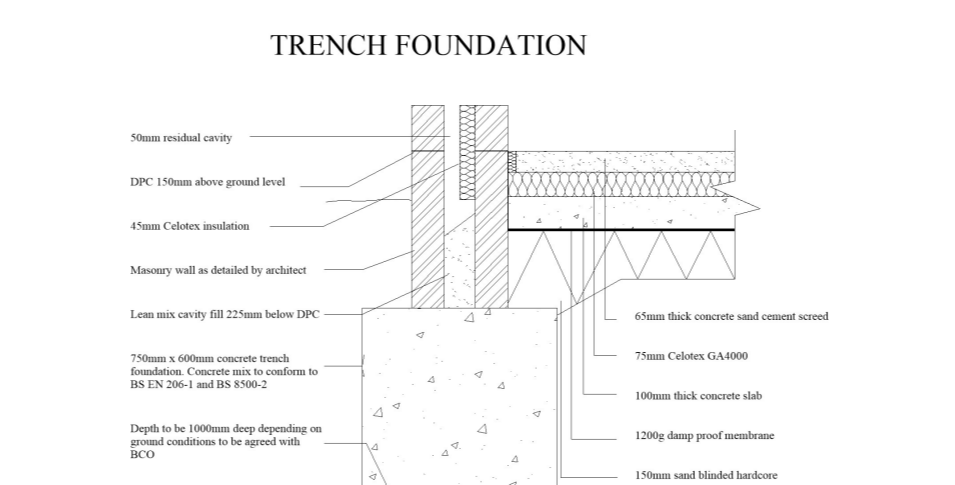
PROPOSED NORTH WEST ELEVATION - 1:100



PROPOSED FLOOR PLAN - 1:50

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and linings carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

TRENCH FOUNDATION
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8003-2. All foundations to be a minimum of 100mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A12 and BS 8004:1998 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 60mm below ground level. Support 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.



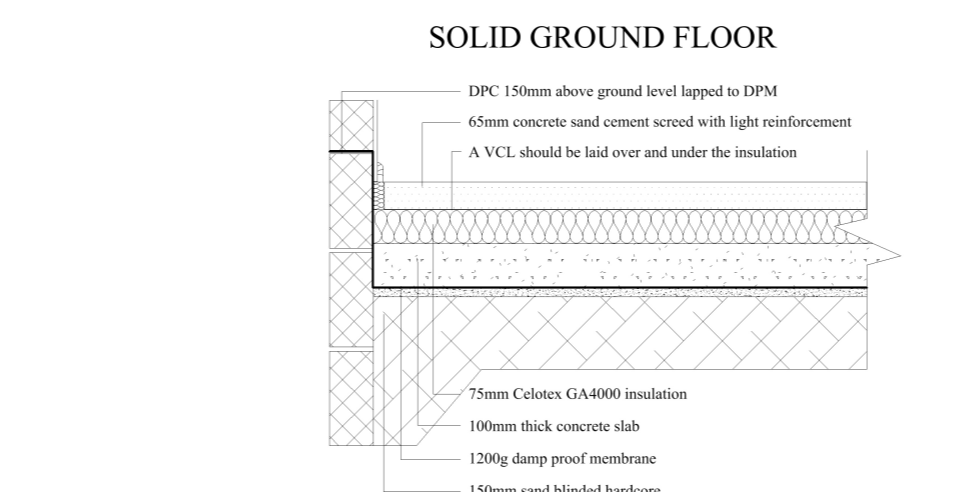
WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering blockwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; make opening both sides with rigid sheet material and compressible sealant to prevent entry of rain or vermin.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (800mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1:2008.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have hot down double sealed covers in buildings and be adequate for vehicle loads in driveways.

SOLID FLOOR INSULATION OVER SLAB
To meet min U-value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand bedding. Provide 100mm DTP or Gerd ground bearing slab concrete mix to conform to BS 8502-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 150mm thick Celotex G4000. 25mm insulation to continue around floor perimeter 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 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and 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 pipe with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity in over.

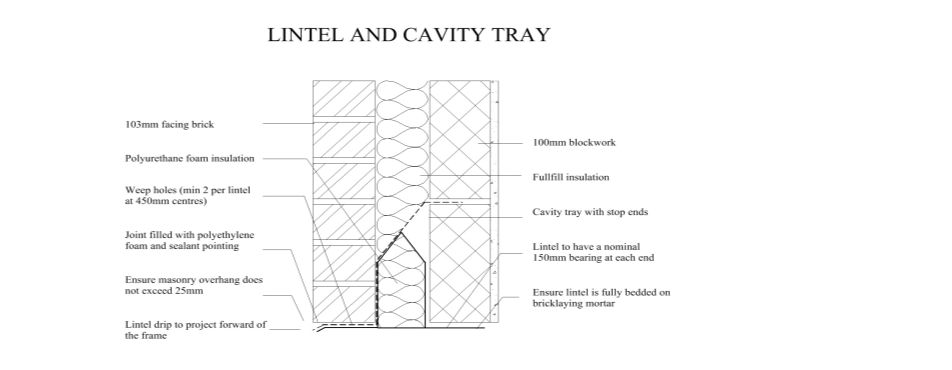


FILL FILL CAVITY WALL
To achieve minimum U Value of 0.26W/m²K
New cavity wall to comprise of 150mm facing brick to match existing. Fill the cavity with 65mm DimpleGR² cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Metric, Coton roller, Topblock suitable standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm c/c horizontally, 400mm vertically and 225mm dia at reveals and corners in staggered lines. Wall ties to be suitable for cavity width and in accordance with BS 5628-1:1996 and BS EN 945-1:2003

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closer. Provide vertical DPC's around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 200mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels, 150mm deep lintels are to be used for 800mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of C20/25 and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.



LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all eaves and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gas and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the external floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-value of 1.80 W/m²K. Glassed areas to be double glazed with 16mm argon gas and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

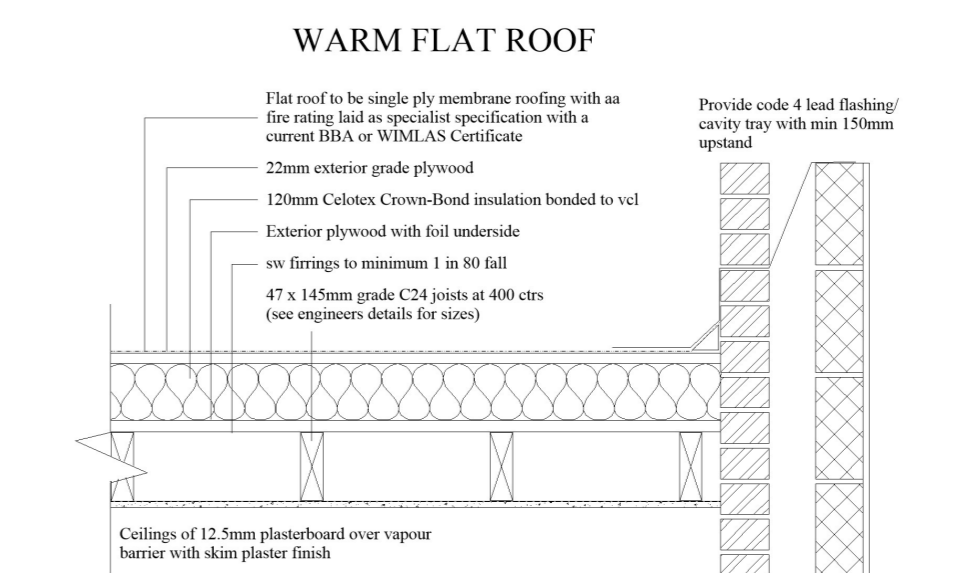
ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor rear rooms. Windows to have an unobstructed operable area of 650mm high x 650mm wide, minimum 0.33m². The bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep and air vac traps and rodding eyes to be provided at changes of direction.
Size of waste pipes and max length of branch connectors (if max length is exceeded then air and vacuum traps to be used)
Wash basins - 1.2m for 20mm pipe, 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe, 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any opening other than:
Or to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12056, placed at a height so that the outlet is above the top of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controlable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm³ and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm³
Purge ventilation - New Windows/doorlights to have operable area in excess of 1200mm² of their floor area. If the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
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.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified to a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and I.E. Regulations.

WARM FLAT ROOF
Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²
To achieve U value 0.18 W/m²K
Flat roof to be single ply membrane roofing providing a fire rating for surface spread of flame with a current BBA or WMA/AS Certificate and laid to specialist specification. Single ply membrane to be fixed to 20mm exterior quality plywood over 120mm Kingspan Thermaclad insulation bonded to vit on 20mm exterior quality plywood decking or similar approved on site frame to minimum 1 in 60 fall on or treated 47 x 220mm C24 flat roof joists at 450mm c/c to give a max span of 6.08m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm full backed plasterboard and skim. Provide cavity tray to existing houses where new roof abuts existing house.
Provide restraint to flat roof for fitting of 30 x 5 x 1000mm ms galvanneal lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.



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CLIENT:
TUFFLEY ROVERS FC

PROJECT:
TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER

TITLE:
VISIBILITY SPLAYS

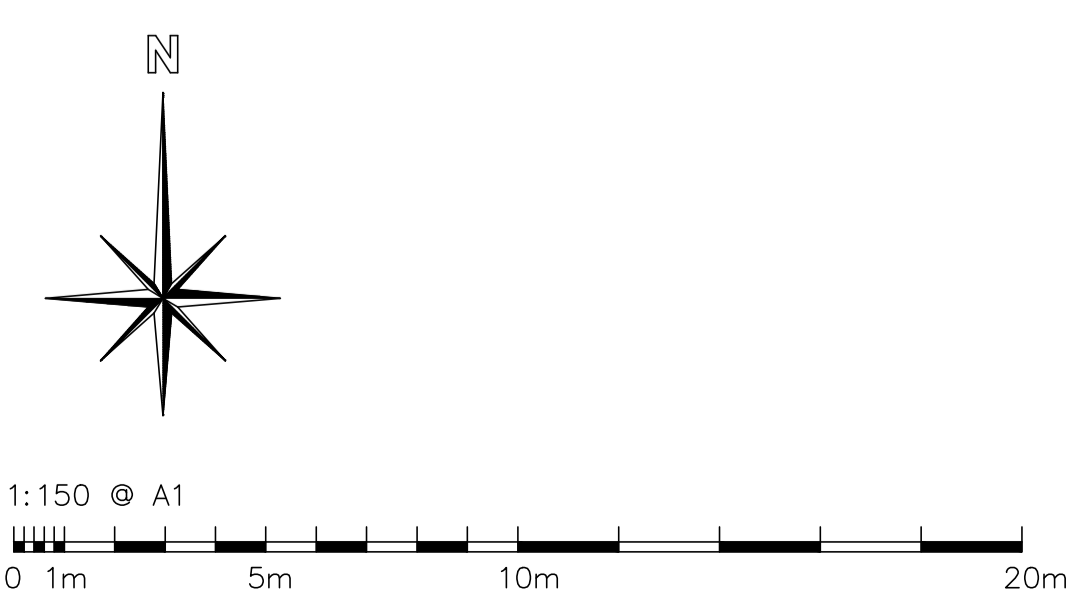
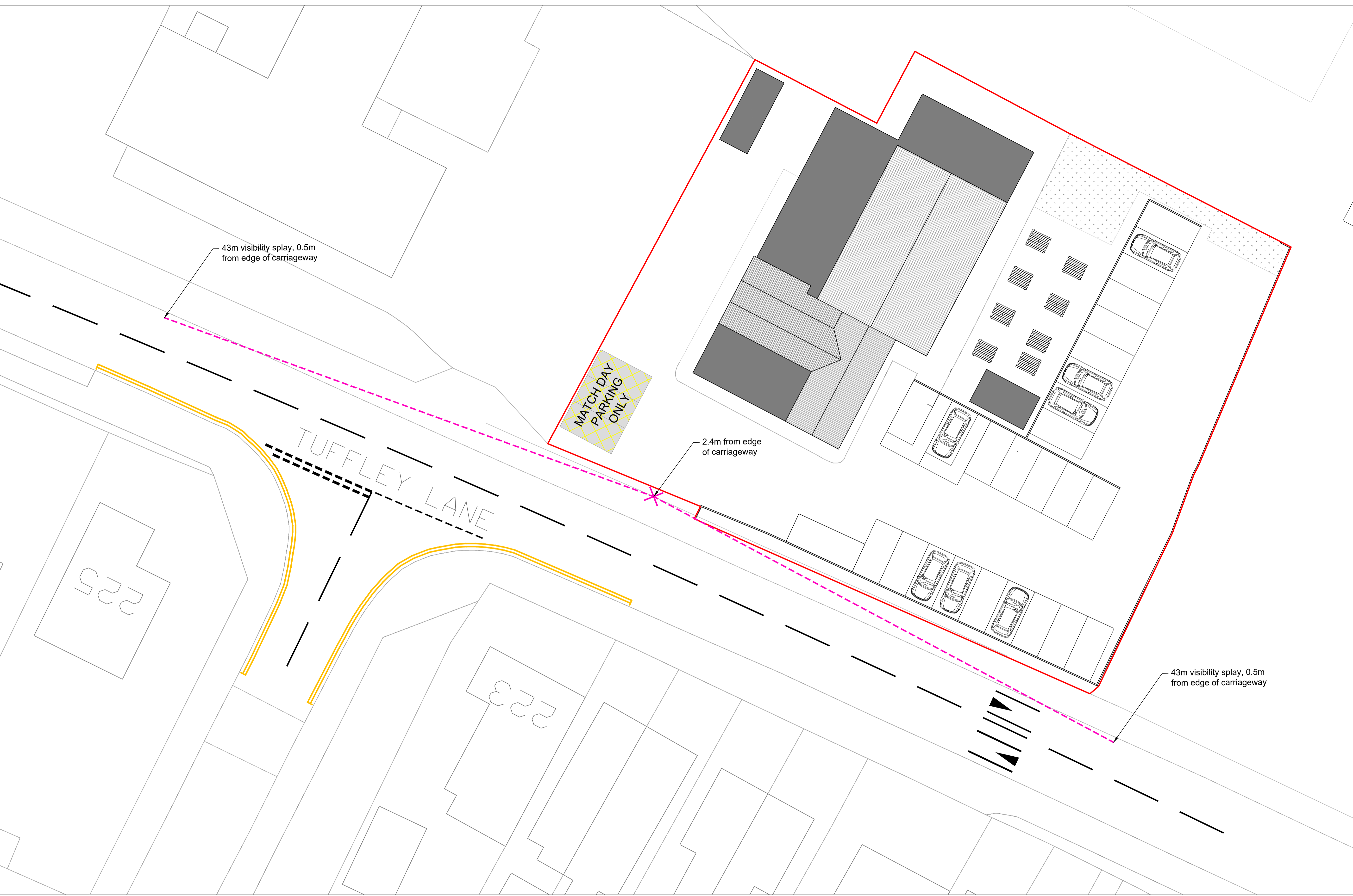
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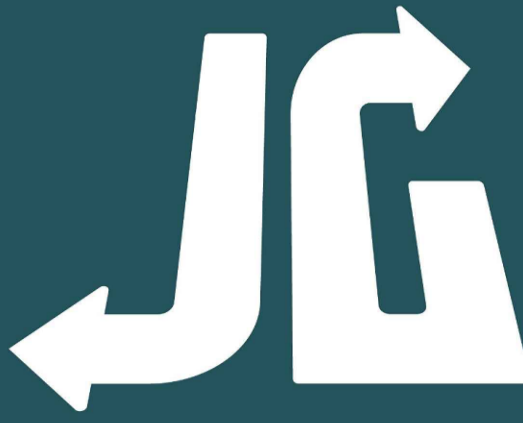
DATE:	14.03.21	DRAWN BY:	JG
JOB NO:	JG.028.22	SCALE:	1:150 @ A1
REV:	-	DRAWING NO:	JG01

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4. This drawing is to be read in conjunction with all other drawings, details and specifications pertaining to the work described. It should only be used for the purpose marked in the status box above and shall not be used for construction unless clearly marked CONSTRUCTION. Do not scale from this drawing for construction purposes.
5. Materials and workmanship shall comply to the appropriate British Standards and Codes of Practice unless otherwise stated.
6. The activities required to construct the work, shown on drawings clearly marked CONSTRUCTION, may be subject to the provisions of the Construction (Design & Management) Regulations 2015. The Contractor and Client must ensure that they are adequately conversant with these regulations and that the appropriate procedures required under the regulations are always observed.
7. Swept path analysis: When generic vehicles are used for swept path analysis, they may differ from specific makes and models of that type. Driver ability can vary hugely. What one driver is capable of, another may not be so any analysis shown to be tight on space will come down driver ability and the difference between make and models of vehicles.
8. UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant, or apparatus may affect his operations.
9. Printed drawings not valid in black and white.

AMENDMENTS





HIGHWAY DESIGN LTD

CLIENT:
TUFFLEY ROVERS FC

PROJECT:
**TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER**

TITLE:
SWEPT PATH ANALYSIS

DESCRIPTION:
AMBULANCE

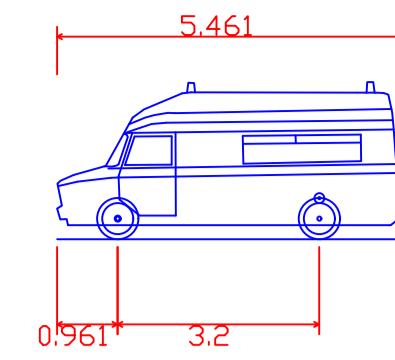
STATUS:
FOR PLANNING

DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG02

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AMENDMENTS

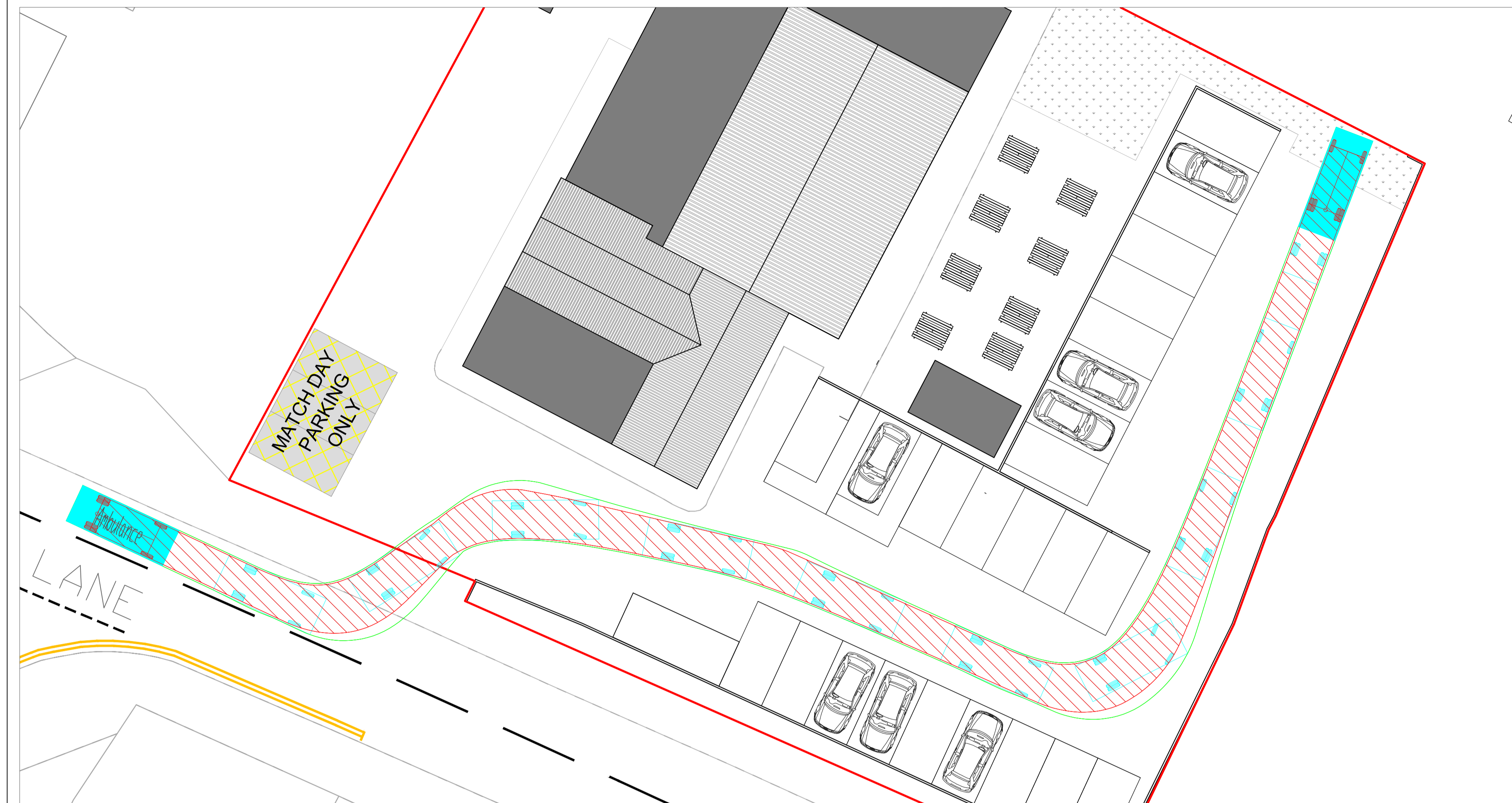


Ambulance	
Overall Length	5.461m
Overall Width	0.961m
Overall Body Height	0.225m
Min Body Ground Clearance	3.2m
Track Width	1.860m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.500m

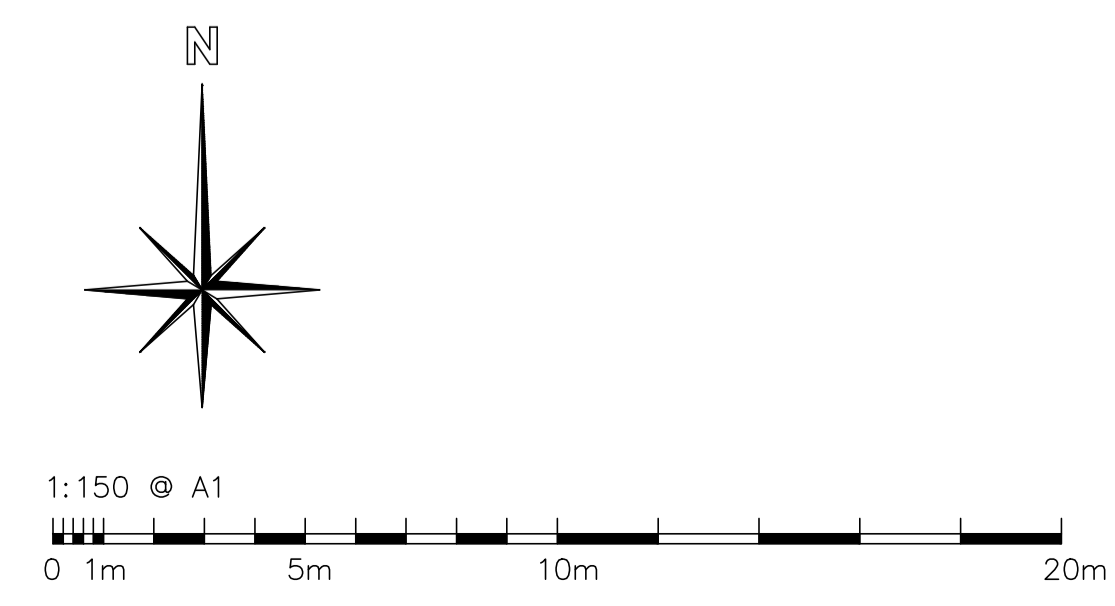
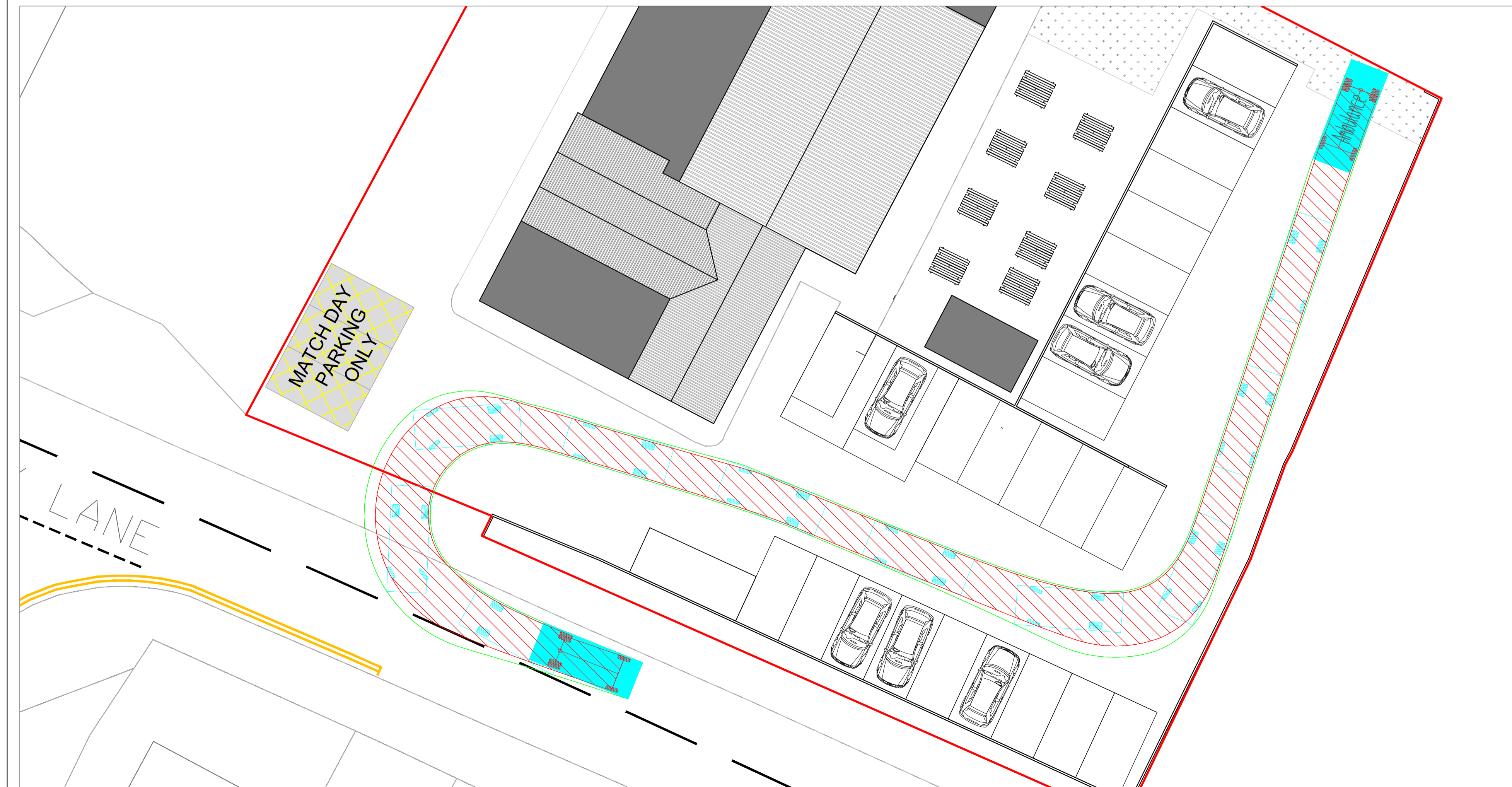
KEY TO VEHICLE ENVELOPES

- CHASSIS IN FORWARD GEAR
- BODY OVERHANG IN FORWARD GEAR
- CHASSIS IN REVERSE GEAR
- BODY OVERHANG IN REVERSE GEAR
- VEHICLE IN FORWARD POSITION
- VEHICLE IN REVERSE POSITION

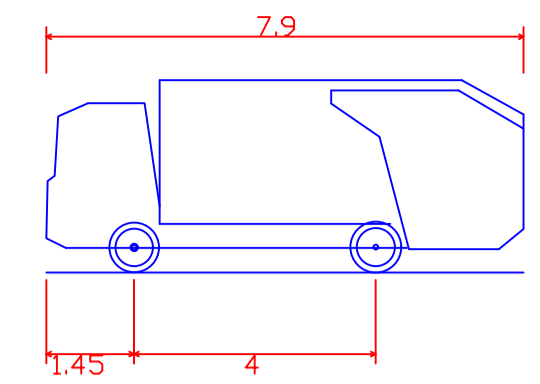
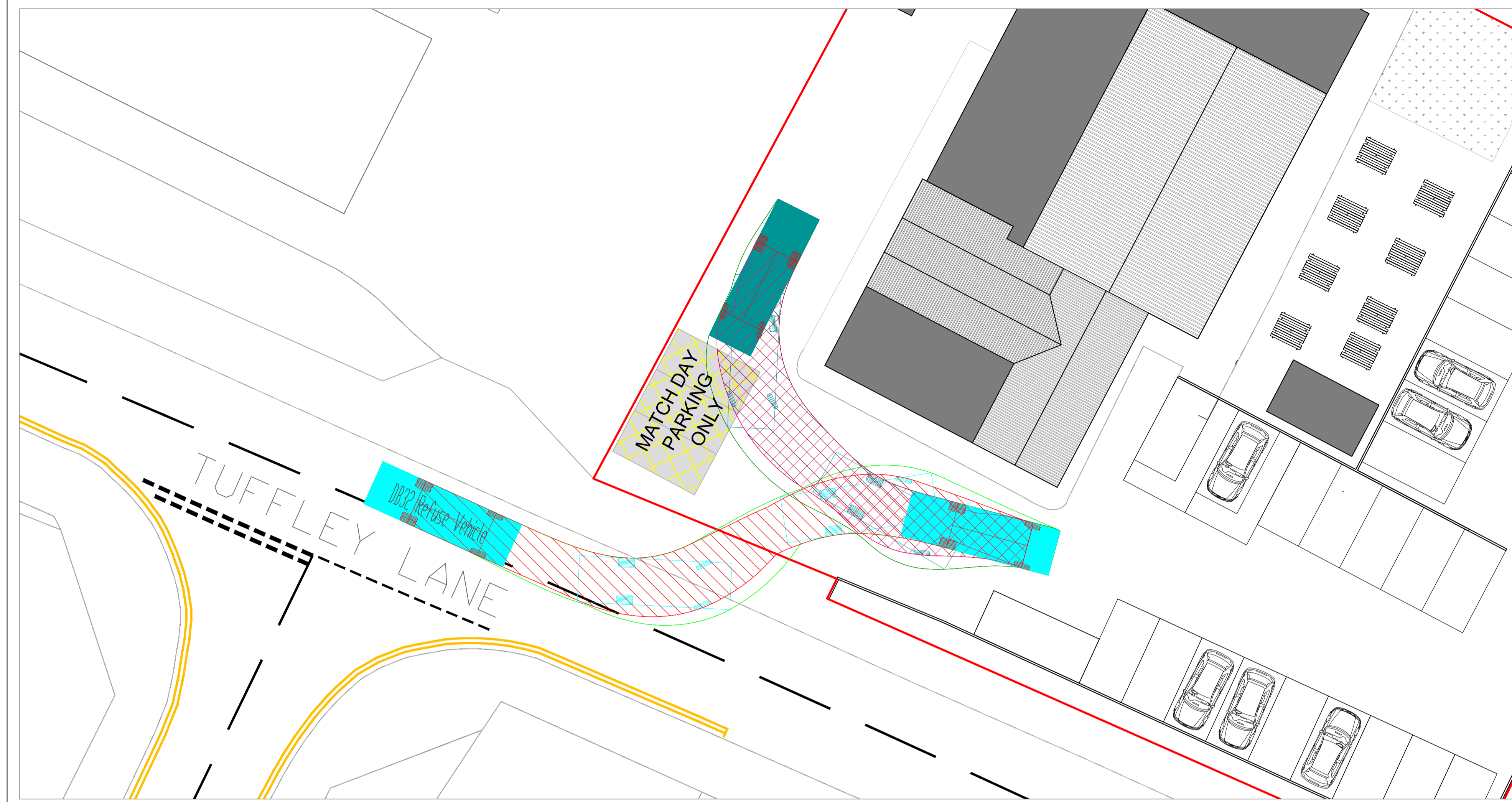
AMBULANCE: LEFT TURN TO ENTER, TRAVEL THROUGH TO PITCHES



AMBULANCE: EXIT PITCHES, TRAVEL THROUGH SITE, LEFT TURN TO EXIT



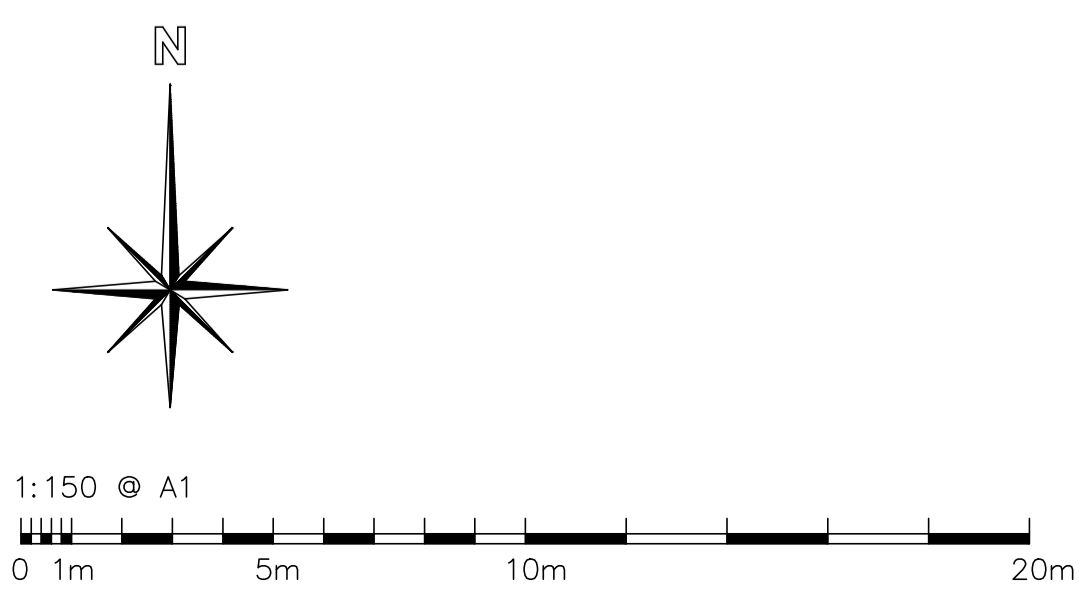
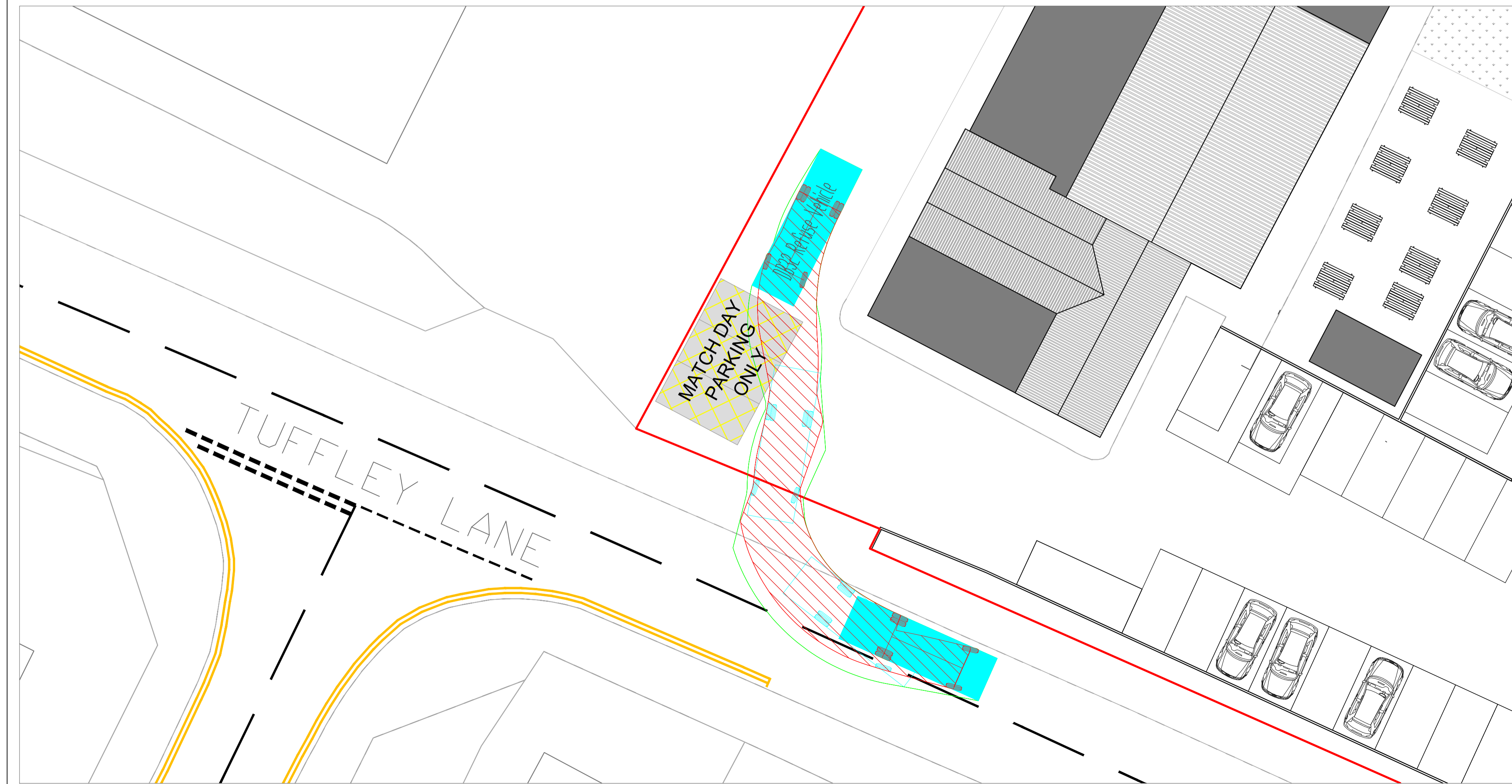
RCV: LEFT TURN TO ENTER, REVERSE MANOEUVRE TO TURN AND COLLECT



DB32 Refuse Vehicle	
Overall Length	7.900m
Overall Width	2.400m
Overall Body Height	3.183m
Min Body Ground Clearance	0.388m
Max Track Width	2.400m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	9.625m

- KEY TO VEHICLE ENVELOPES
- ▨ CHASSIS IN FORWARD GEAR
 - ▨ BODY OVERHANG IN FORWARD GEAR
 - ▨ CHASSIS IN REVERSE GEAR
 - ▨ BODY OVERHANG IN REVERSE GEAR
 - VEHICLE IN FORWARD POSITION
 - VEHICLE IN REVERSE POSITION

RCV: LEFT TURN TO EXIT



CLIENT:
TUFFLEY ROVERS FC

PROJECT:
TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER

TITLE:
SWEEP PATH ANALYSIS

DESCRIPTION:
REFUSE COLLECTION
VEHICLE

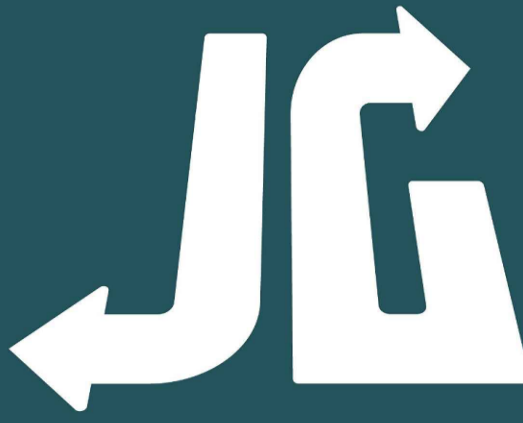
STATUS:
FOR PLANNING

DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG03

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9. Printed drawings not valid in black and white.

AMENDMENTS



HIGHWAY DESIGN LTD

CLIENT:
TUFFLEY ROVERS FC

PROJECT:
**TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER**

TITLE:
SWEPT PATH ANALYSIS

DESCRIPTION:
ESTATE CAR

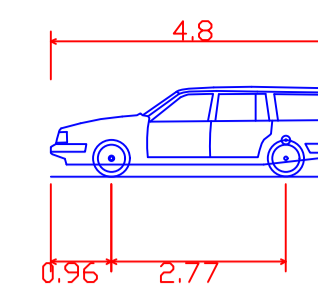
STATUS:
FOR PLANNING

DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG04

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AMENDMENTS

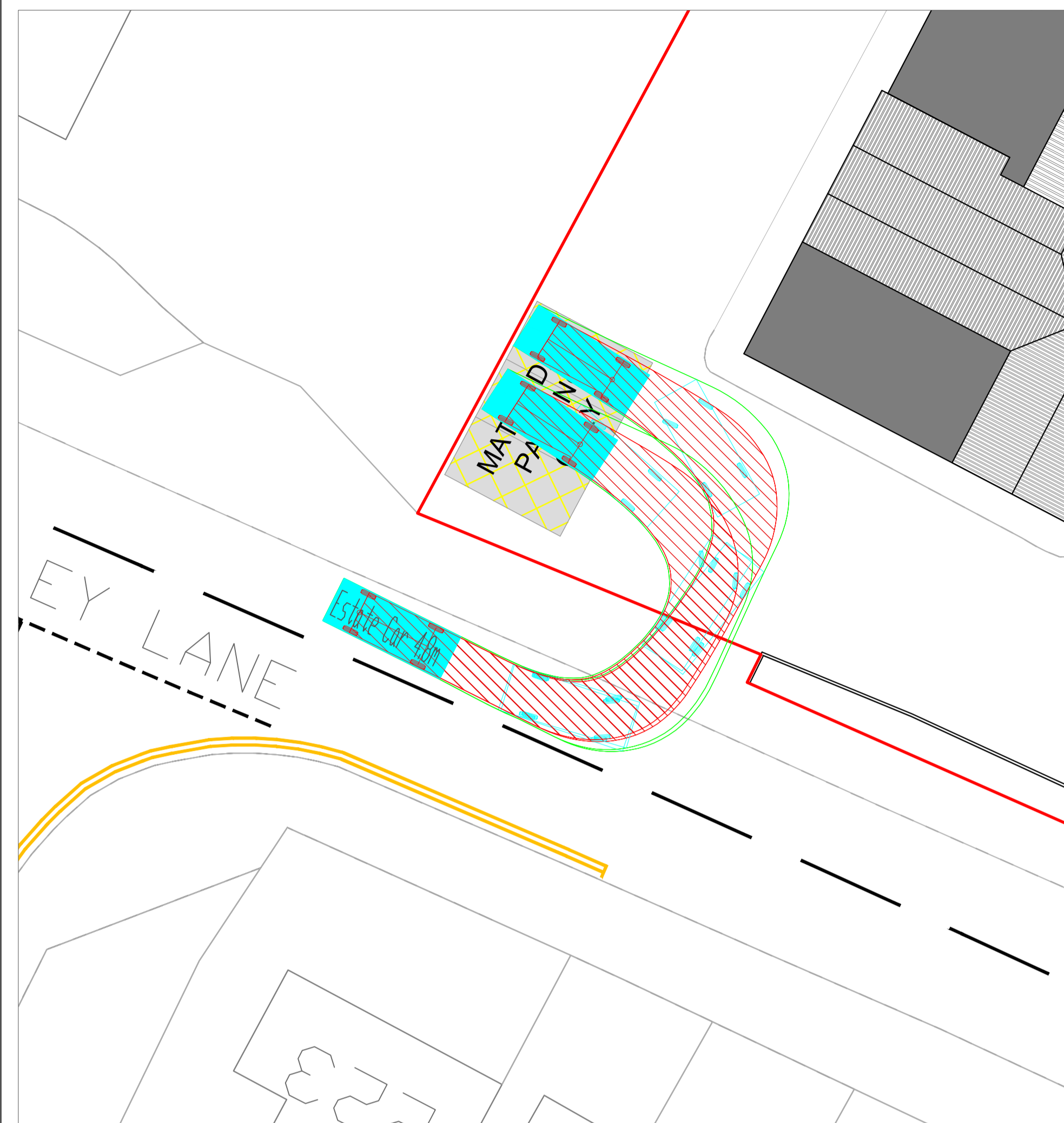


Estate Car 4.8m
 Overall Length 4.800m
 Overall Width 2.770m
 Overall Body Height 0.960m
 Min Body Ground Clearance 1.424m
 Max Track Width 1.655m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 4.950m

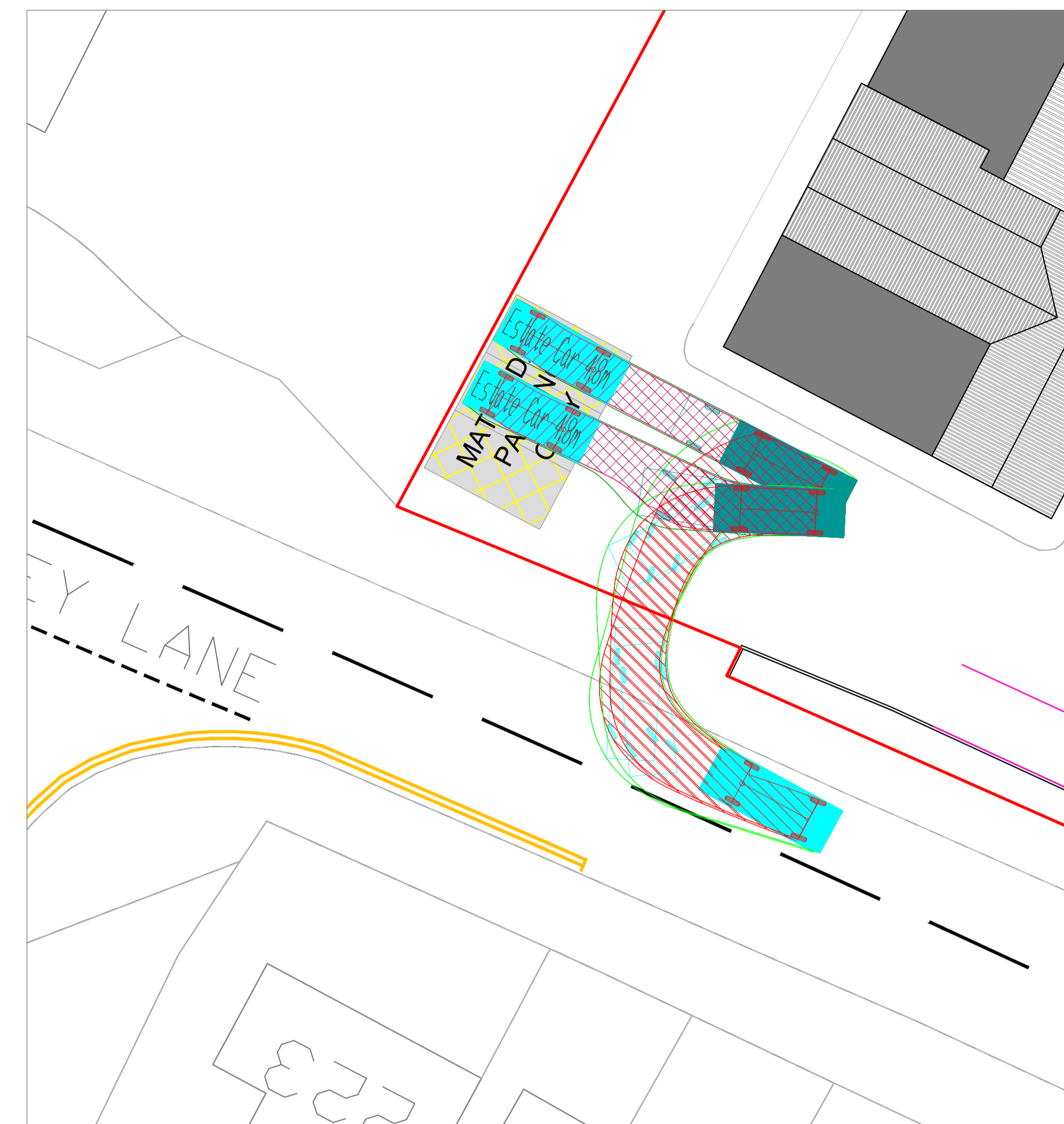
KEY TO VEHICLE ENVELOPES

- CHASSIS IN FORWARD GEAR
- BODY OVERHANG IN FORWARD GEAR
- CHASSIS IN REVERSE GEAR
- BODY OVERHANG IN REVERSE GEAR
- VEHICLE IN FORWARD POSITION
- VEHICLE IN REVERSE POSITION

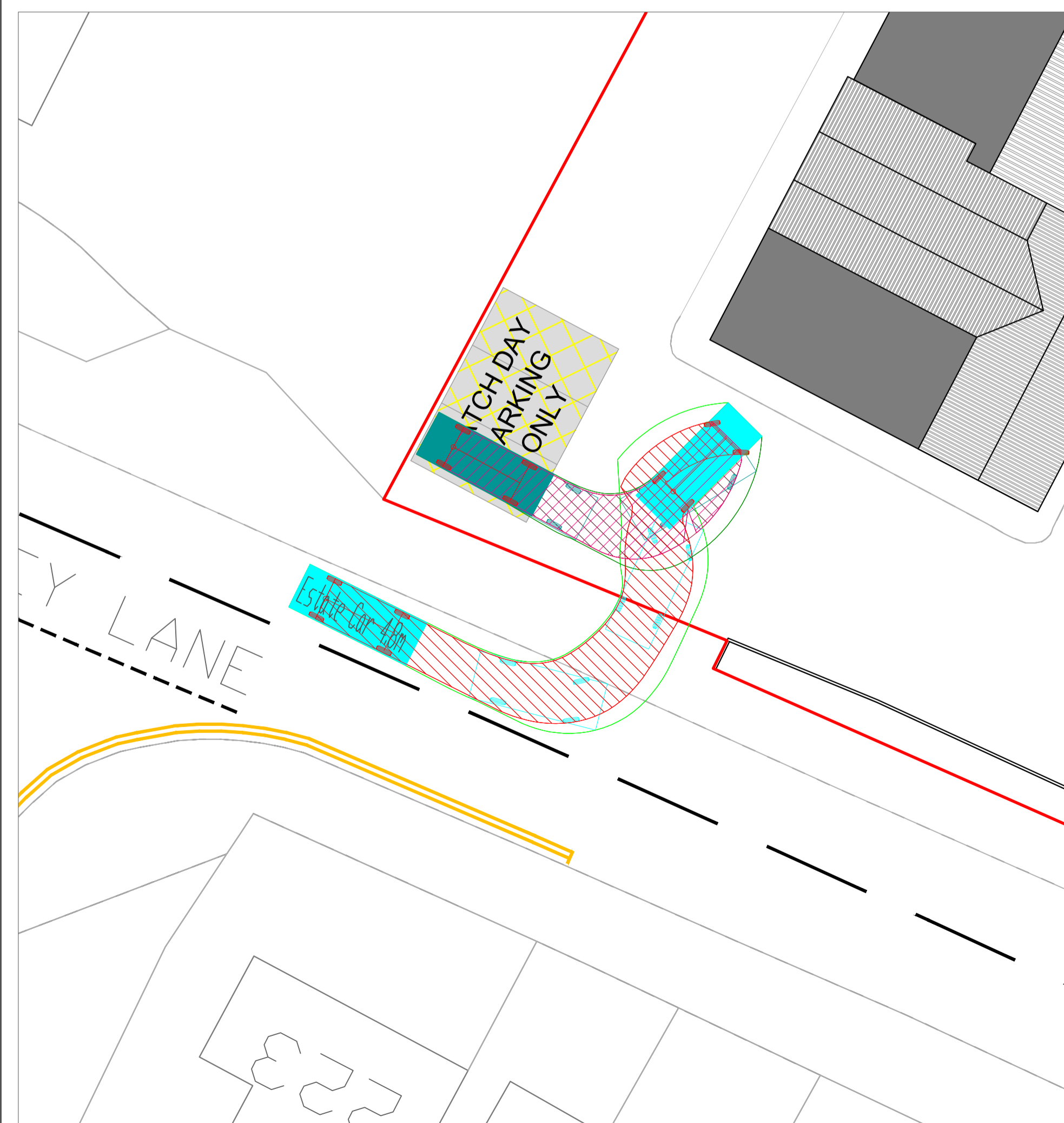
ESTATE CAR: LEFT TURN TO ENTER, PARK IN FORWARD GEAR



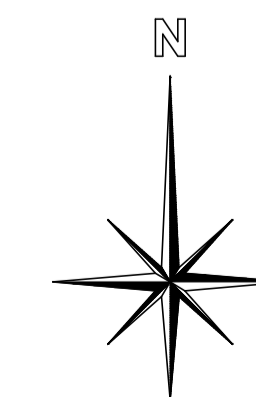
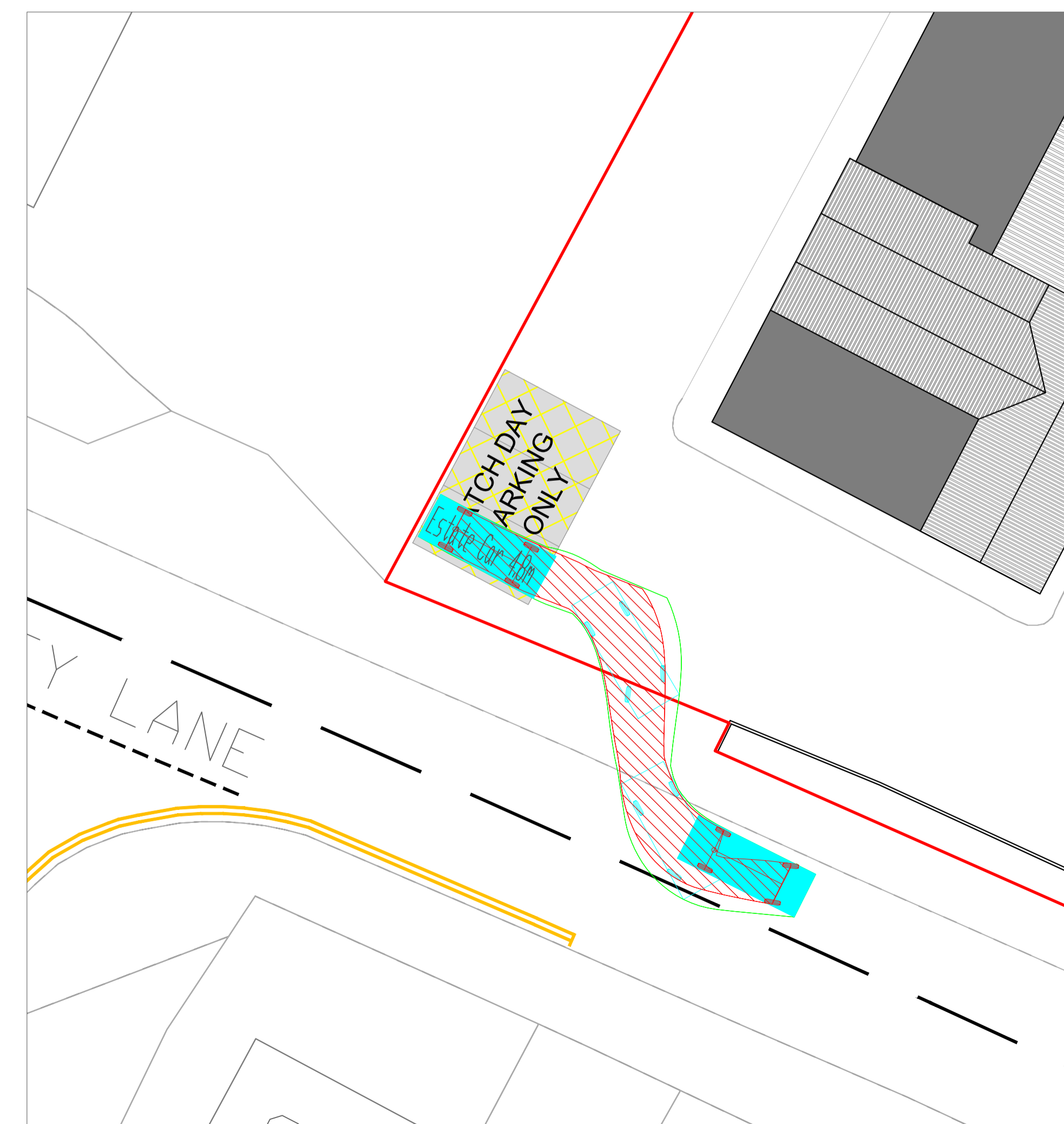
ESTATE CAR: REVERSE FROM BAYS, EXIT IN FORWARD GEAR



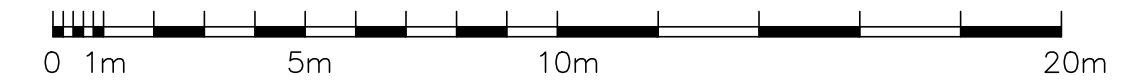
ESTATE CAR: ENTER AND REVERSE TO PARK

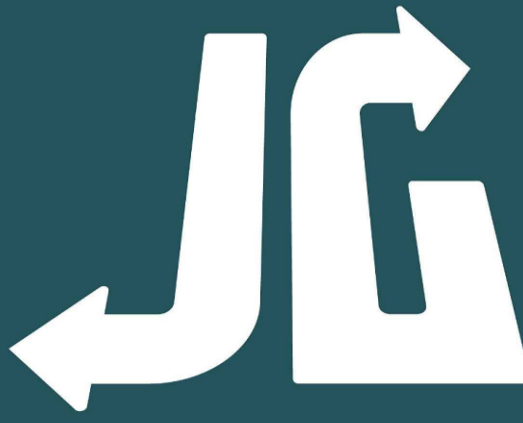


ESTATE CAR: EXIT IN FORWARD GEAR



1:150 @ A1





HIGHWAY DESIGN LTD

CLIENT:
TUFFLEY ROVERS FC

PROJECT:
**TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER**

TITLE:
VISIBILITY SPLAYS

STATUS:
FOR PLANNING

DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG01

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AMENDMENTS

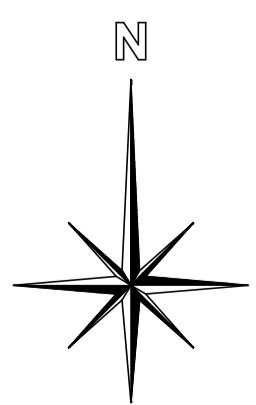
43m visibility splay, 0.5m from edge of carriageway

MATCH DAY PARKING ONLY

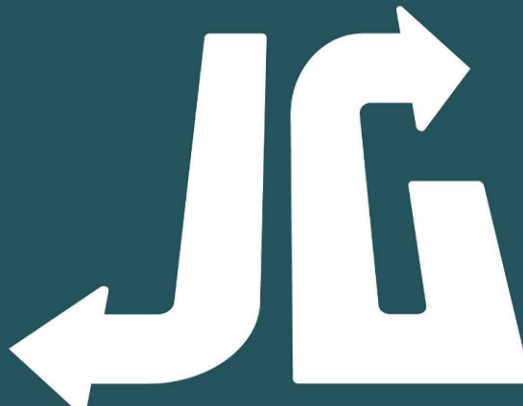
2.4m from edge of carriageway

43m visibility splay, 0.5m from edge of carriageway

TUFFLEY LANE



1:150 @ A1
0 1m 5m 10m 20m



HIGHWAY DESIGN LTD

CLIENT:
TUFFLEY ROVERS FC

PROJECT:
**TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER**

TITLE:
SWEPT PATH ANALYSIS

DESCRIPTION:
AMBULANCE

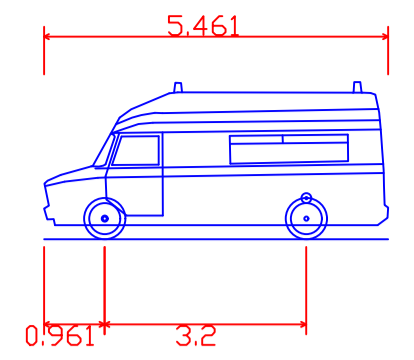
STATUS:
FOR PLANNING

DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG02

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AMENDMENTS



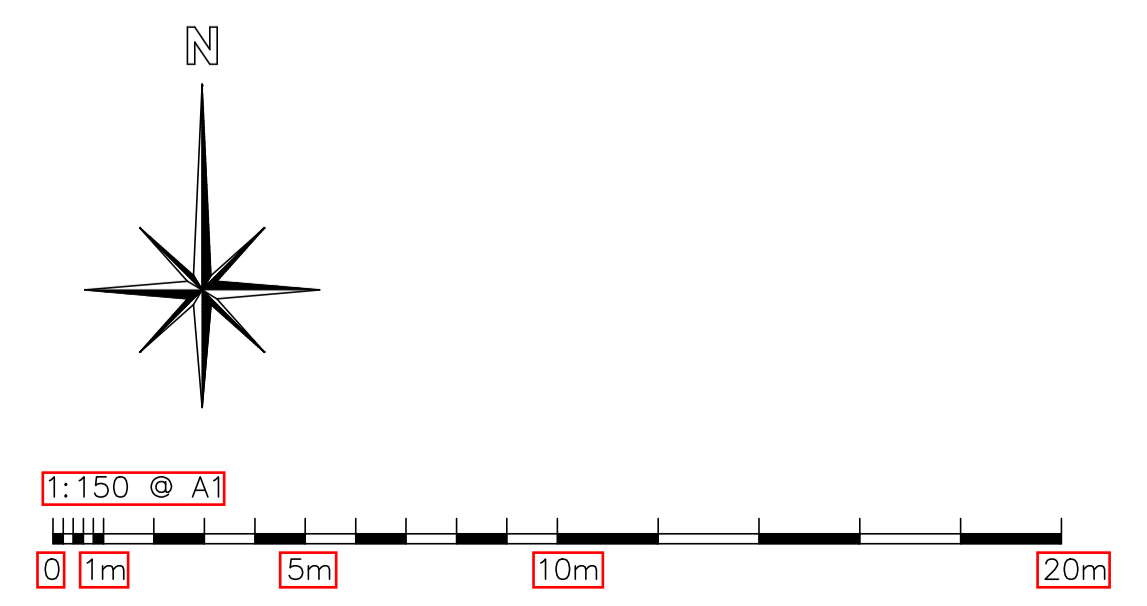
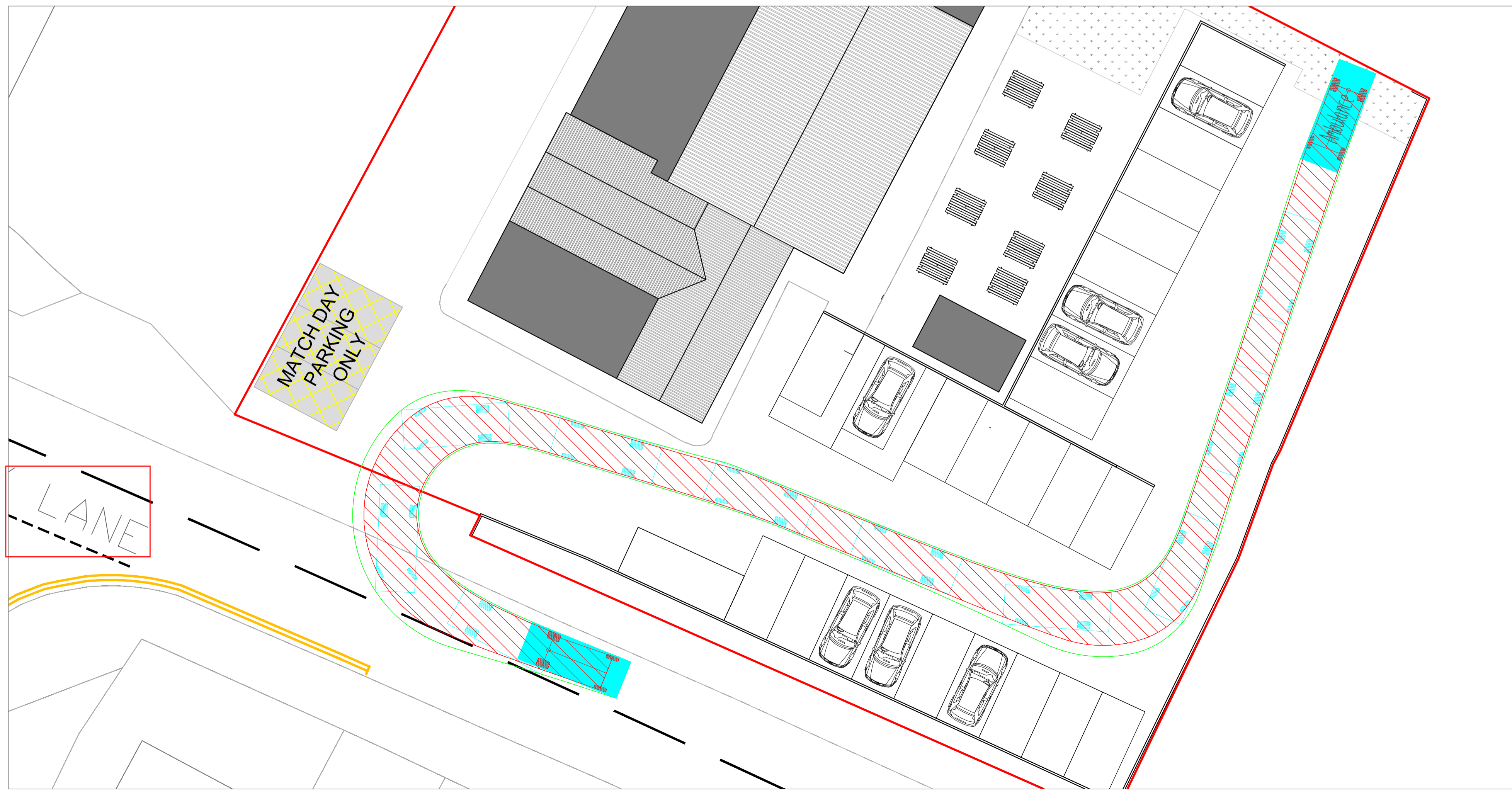
Ambulance	
Overall Length	5.461m
Overall Width	0.961m
Overall Body Height	0.225m
Min Body Ground Clearance	3.2m
Track Width	1.860m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.500m

- KEY TO VEHICLE ENVELOPES**
- ▨ CHASSIS IN FORWARD GEAR
 - ▨ BODY OVERHANG IN FORWARD GEAR
 - ▨ CHASSIS IN REVERSE GEAR
 - ▨ BODY OVERHANG IN REVERSE GEAR
 - VEHICLE IN FORWARD POSITION
 - VEHICLE IN REVERSE POSITION

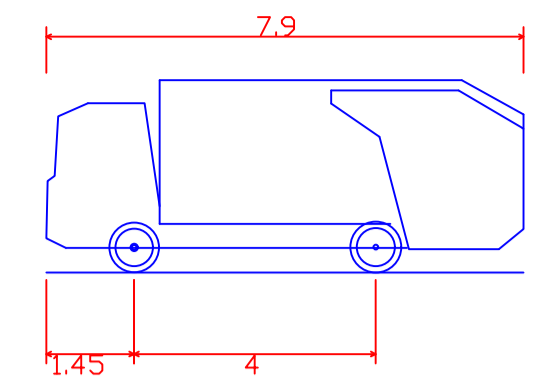
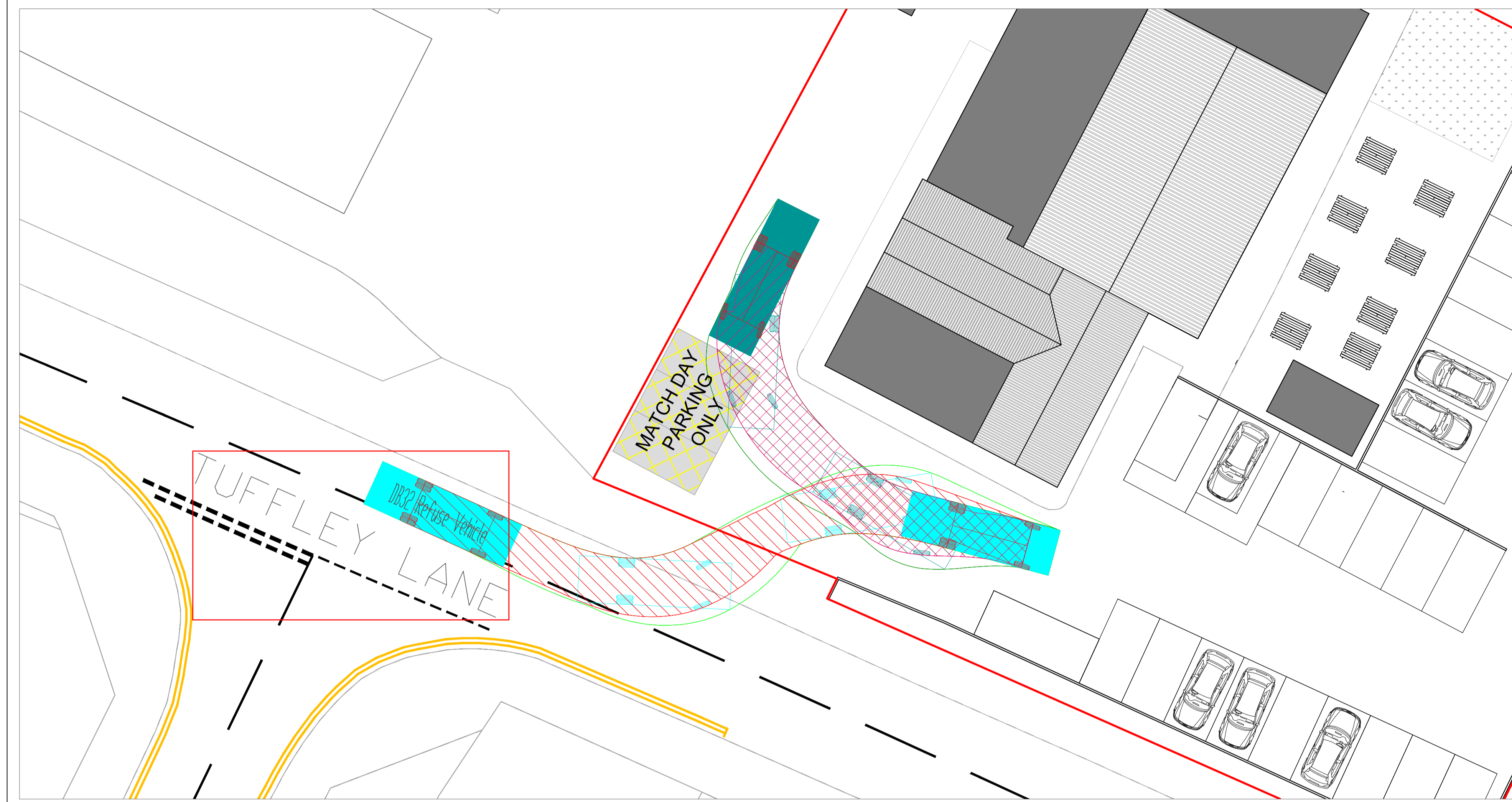
AMBULANCE: LEFT TURN TO ENTER, TRAVEL THROUGH TO PITCHES



AMBULANCE: EXIT PITCHES, TRAVEL THROUGH SITE, LEFT TURN TO EXIT



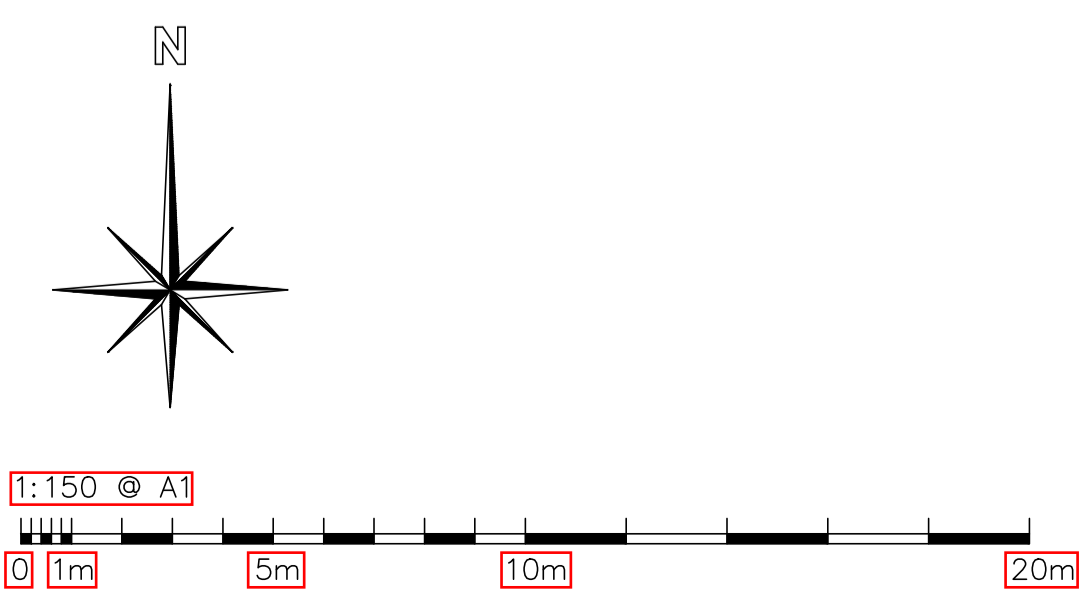
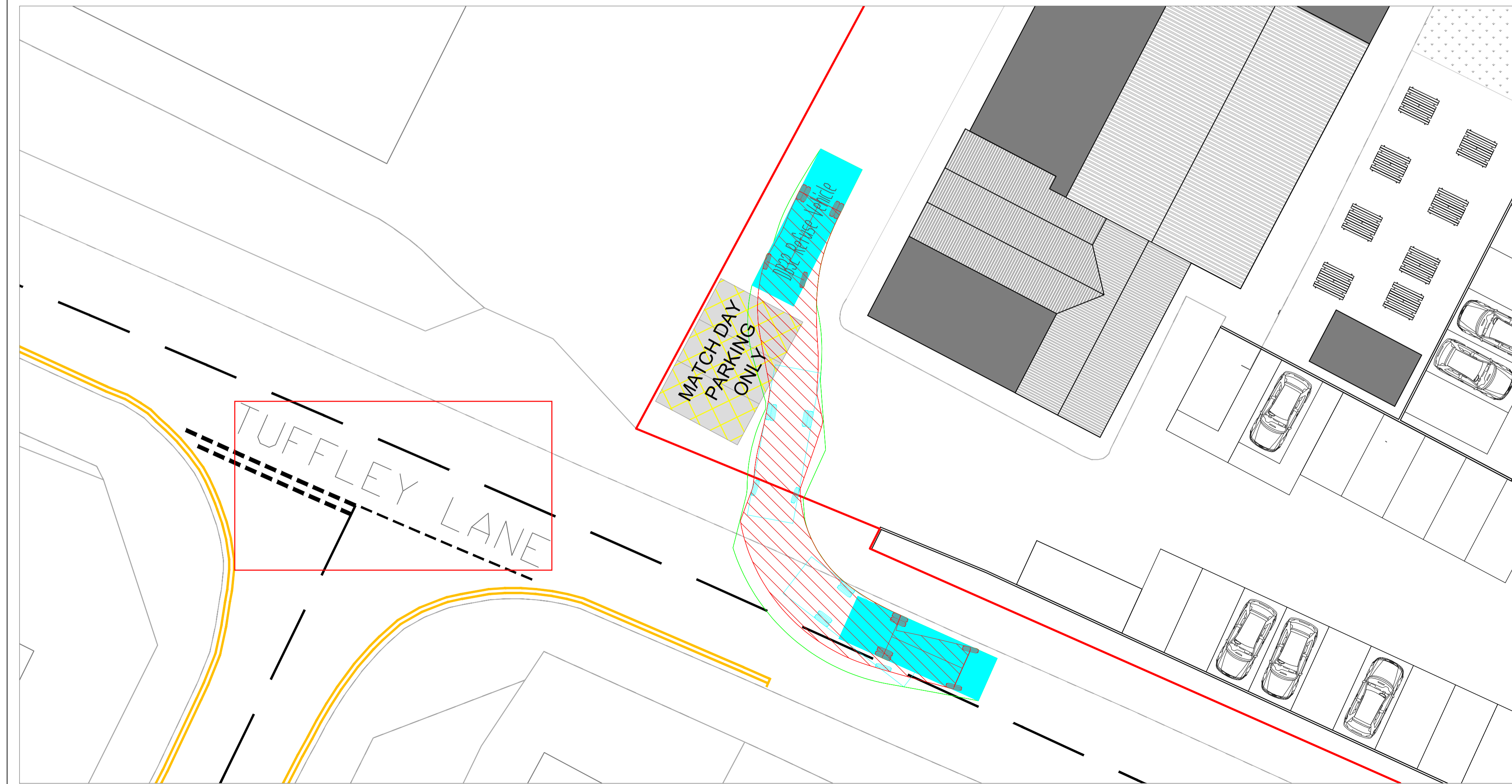
RCV: LEFT TURN TO ENTER, REVERSE MANOEUVRE TO TURN AND COLLECT



DB32 Refuse Vehicle	7.900m
Overall Length	2.400m
Overall Width	3.183m
Overall Body Height	0.388m
Min Body Ground Clearance	2.400m
Max Track Width	6.00s
Lock to lock time	9.625m
Kerb to Kerb Turning Radius	

- KEY TO VEHICLE ENVELOPES
- ▨ CHASSIS IN FORWARD GEAR
 - ▨ BODY OVERHANG IN FORWARD GEAR
 - ▨ CHASSIS IN REVERSE GEAR
 - ▨ BODY OVERHANG IN REVERSE GEAR
 - VEHICLE IN FORWARD POSITION
 - VEHICLE IN REVERSE POSITION

RCV: LEFT TURN TO EXIT



CLIENT:
TUFFLEY ROVERS FC

PROJECT:
TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER

TITLE:
SWEEP PATH ANALYSIS

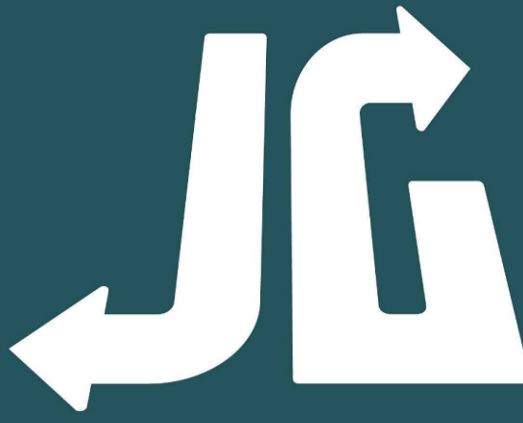
DESCRIPTION:
REFUSE COLLECTION
VEHICLE

STATUS:
FOR PLANNING

DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG03

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AMENDMENTS



HIGHWAY DESIGN LTD

CLIENT:
TUFFLEY ROVERS FC

PROJECT:
**TUFFLEY ROVERS FC
TUFFLEY LANE,
GLOUCESTER**

TITLE:
SWEPT PATH ANALYSIS

DESCRIPTION:
ESTATE CAR

STATUS:
FOR PLANNING

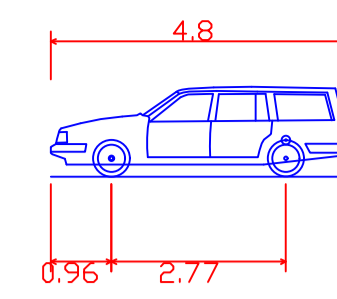
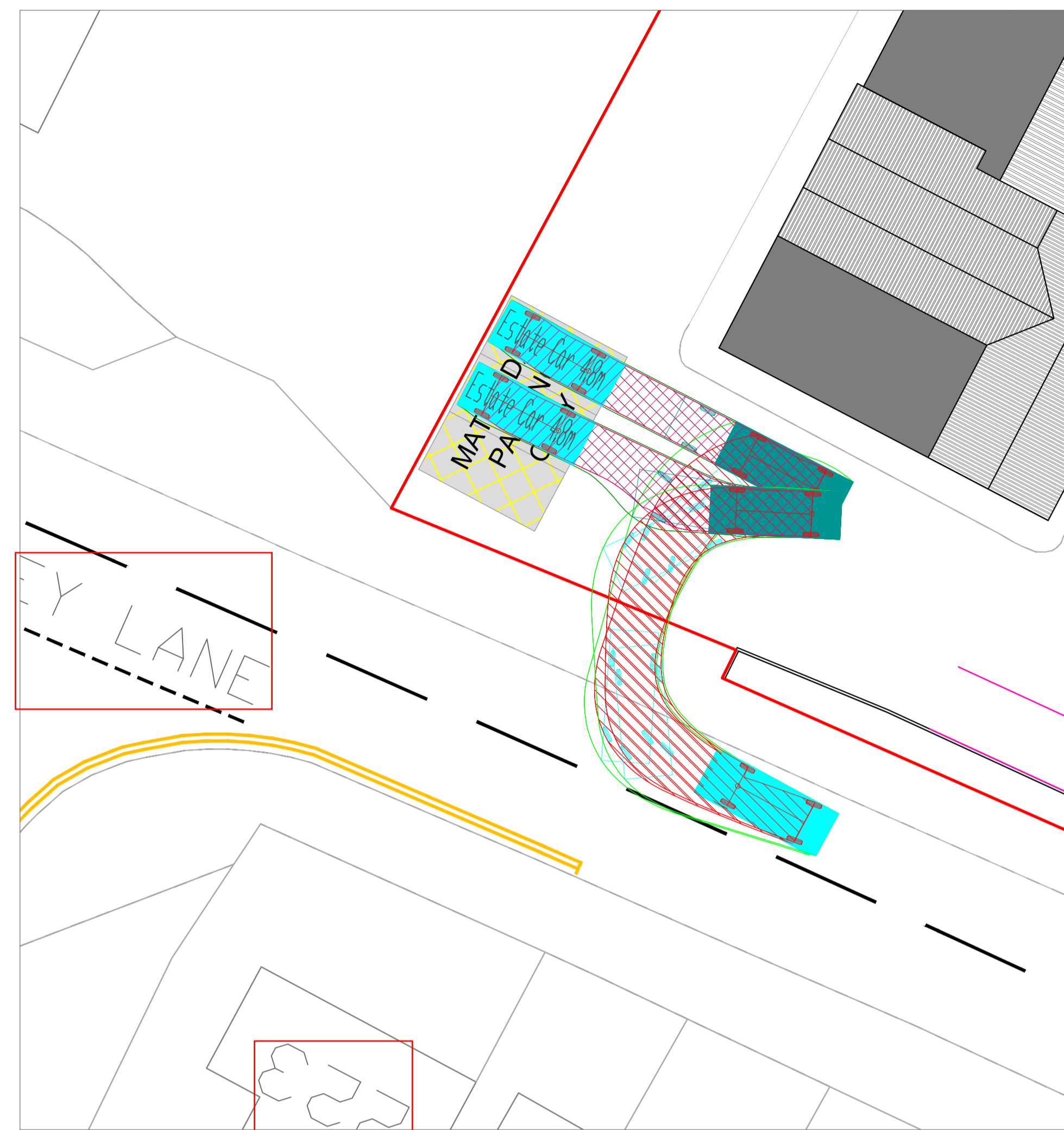
DATE: 14.03.21	DRAWN BY: JG
JOB NO: JG.028.22	SCALE: 1:150 @ A1
REV: -	DRAWING NO: JG04

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AMENDMENTS

ESTATE CAR: REVERSE FROM BAYS, EXIT IN FORWARD GEAR

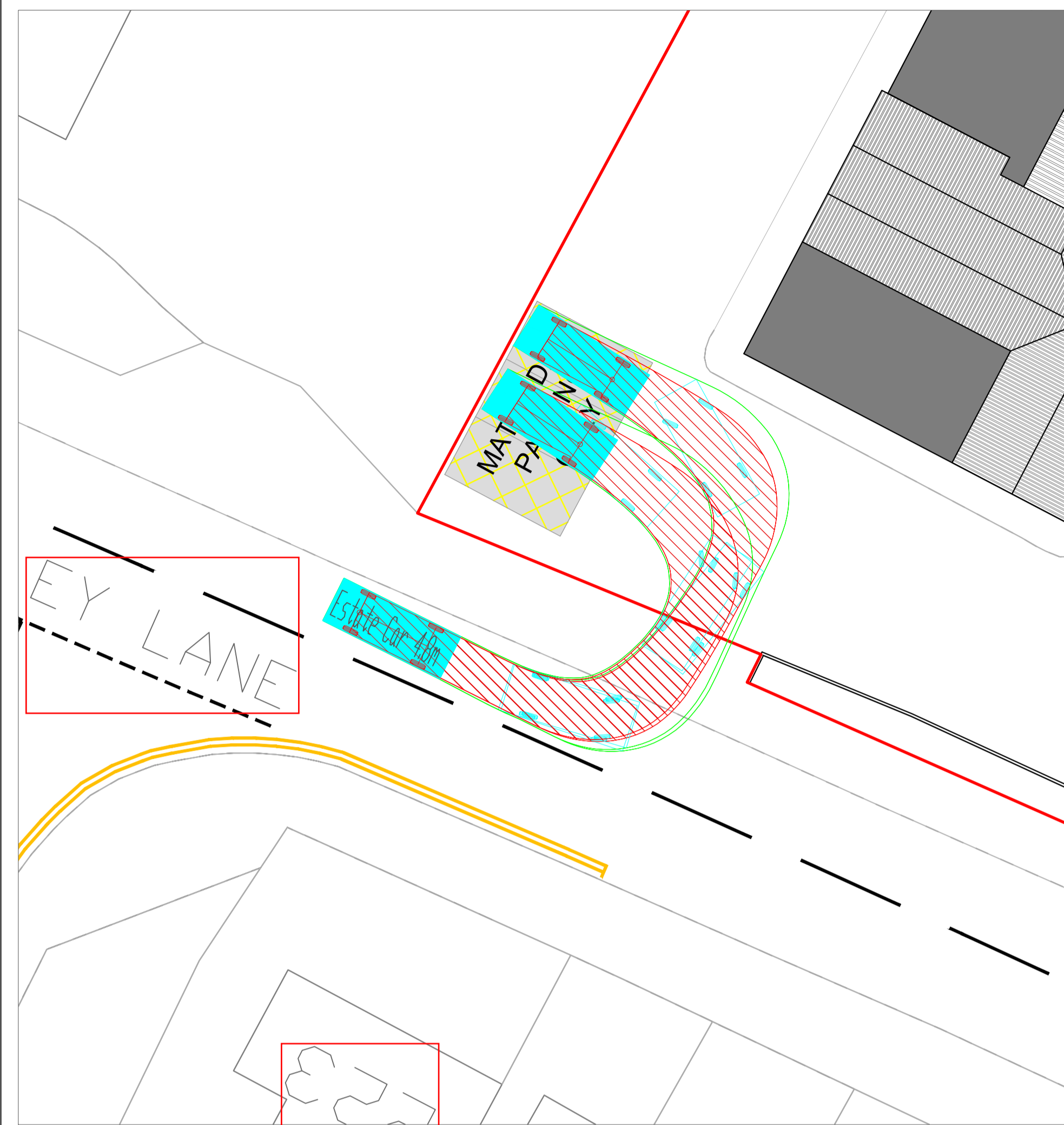


Estate Car 4.8m	4.800m
Overall Length	1.750m
Overall Width	1.424m
Overall Body Height	0.189m
Min Body Ground Clearance	1.655m
Max Track Width	4.00s
Lock to lock time	4.950m
Kerb to Kerb Turning Radius	

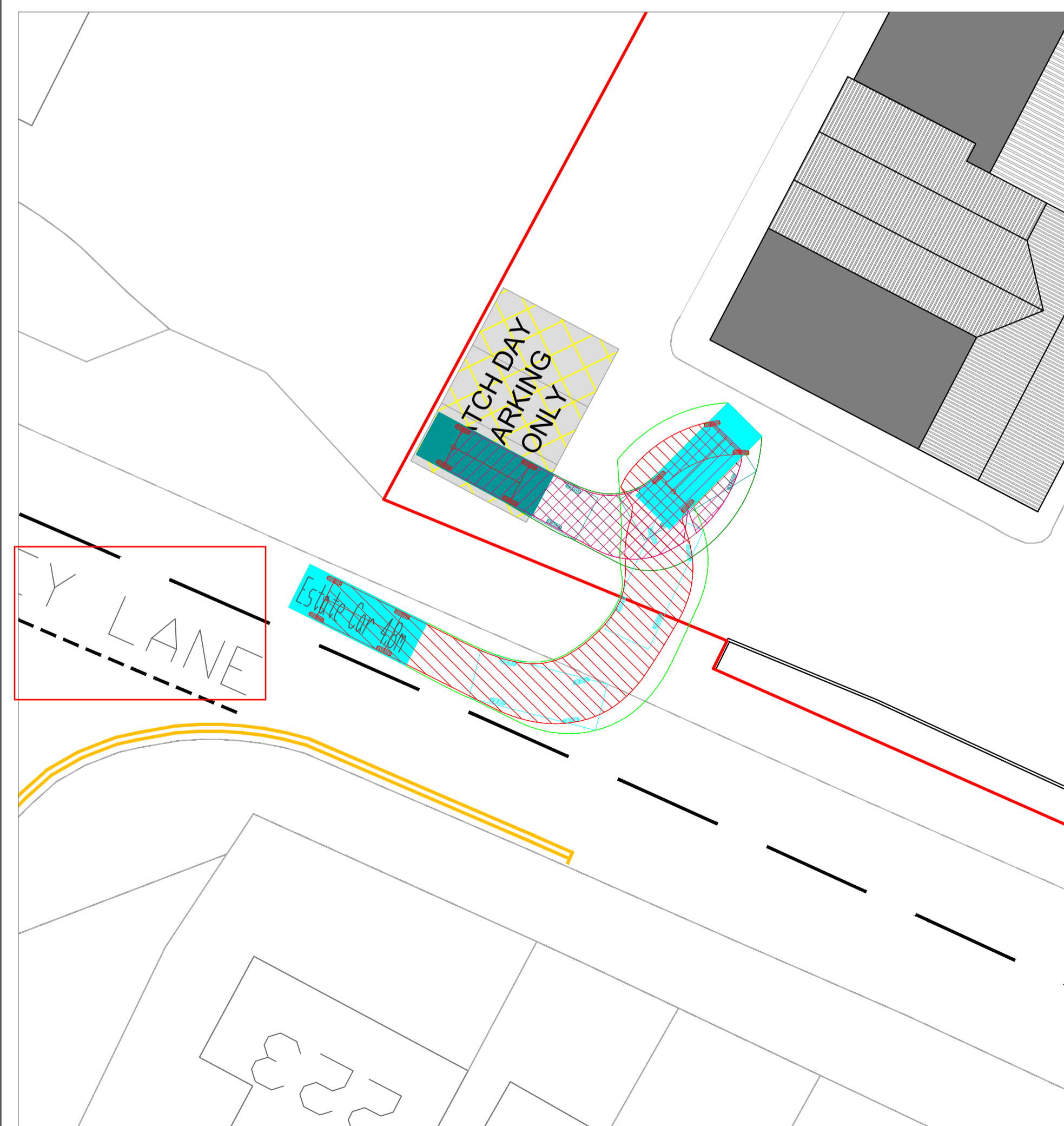
KEY TO VEHICLE ENVELOPES

- CHASSIS IN FORWARD GEAR
- BODY OVERHANG IN FORWARD GEAR
- CHASSIS IN REVERSE GEAR
- BODY OVERHANG IN REVERSE GEAR
- VEHICLE IN FORWARD POSITION
- VEHICLE IN REVERSE POSITION

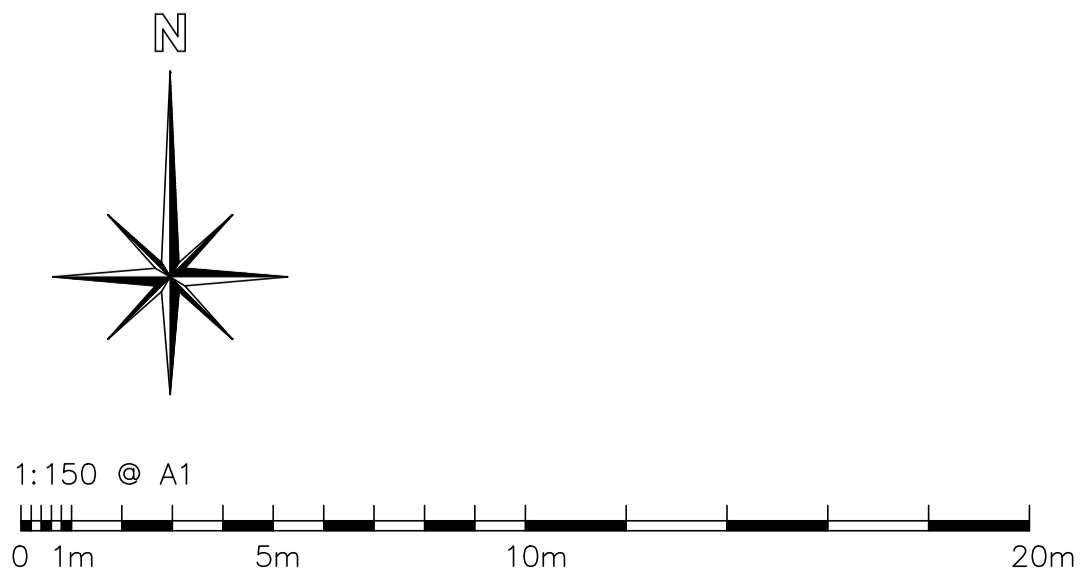
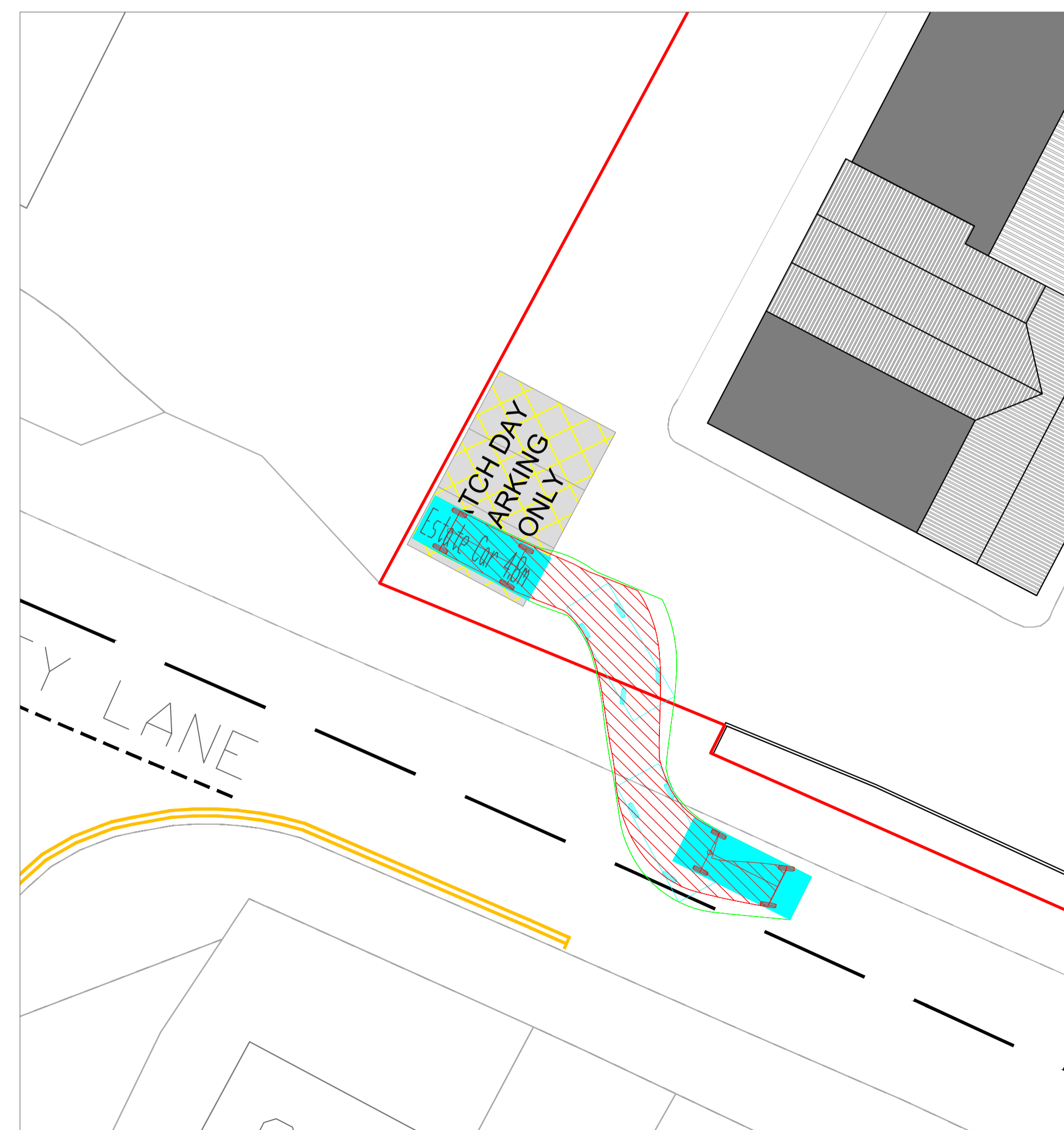
ESTATE CAR: LEFT TURN TO ENTER, PARK IN FORWARD GEAR



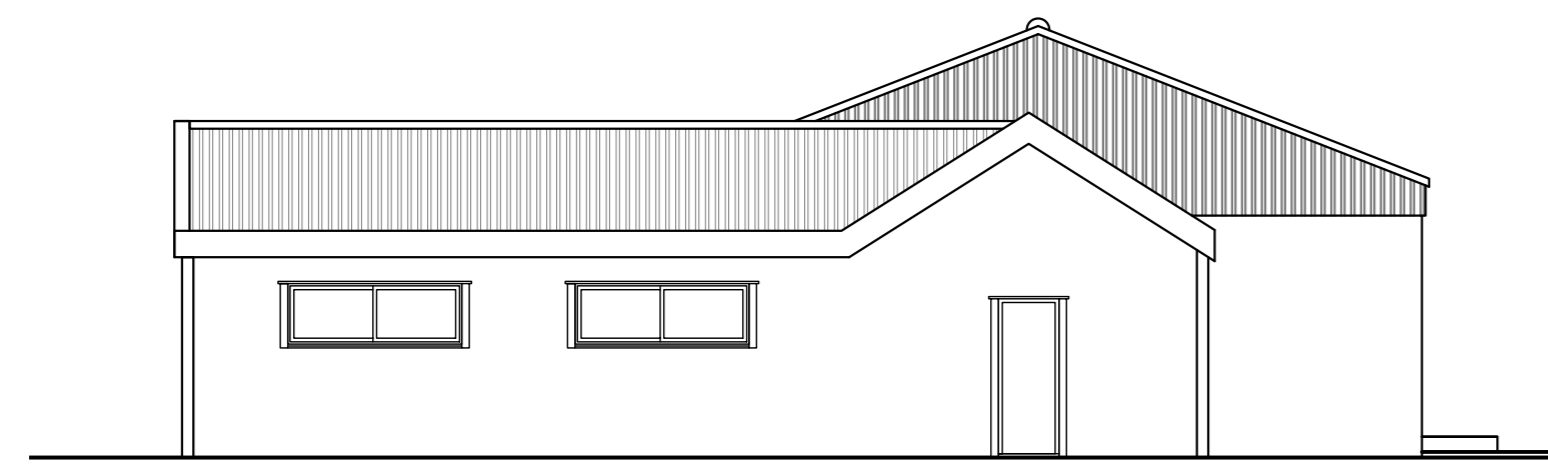
ESTATE CAR: ENTER AND REVERSE TO PARK



ESTATE CAR: EXIT IN FORWARD GEAR



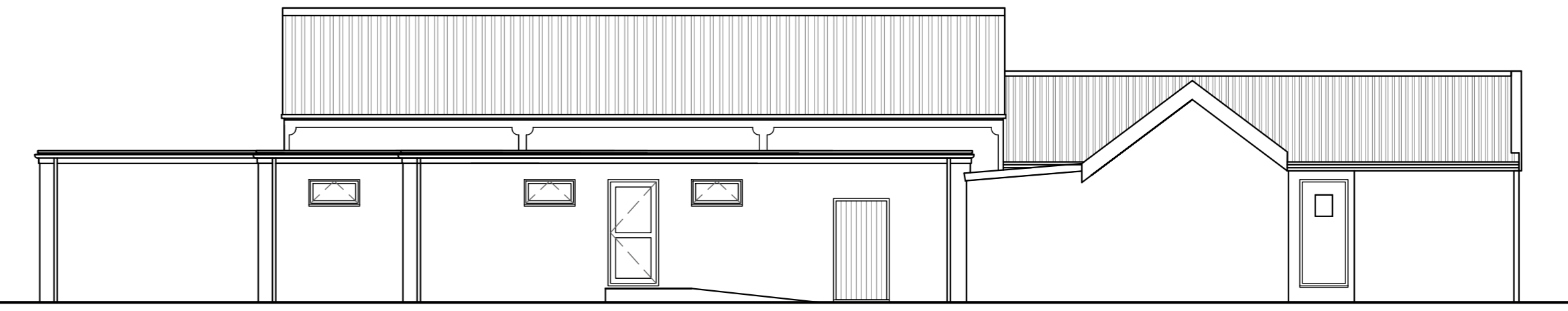
FOR PLANNING ONLY



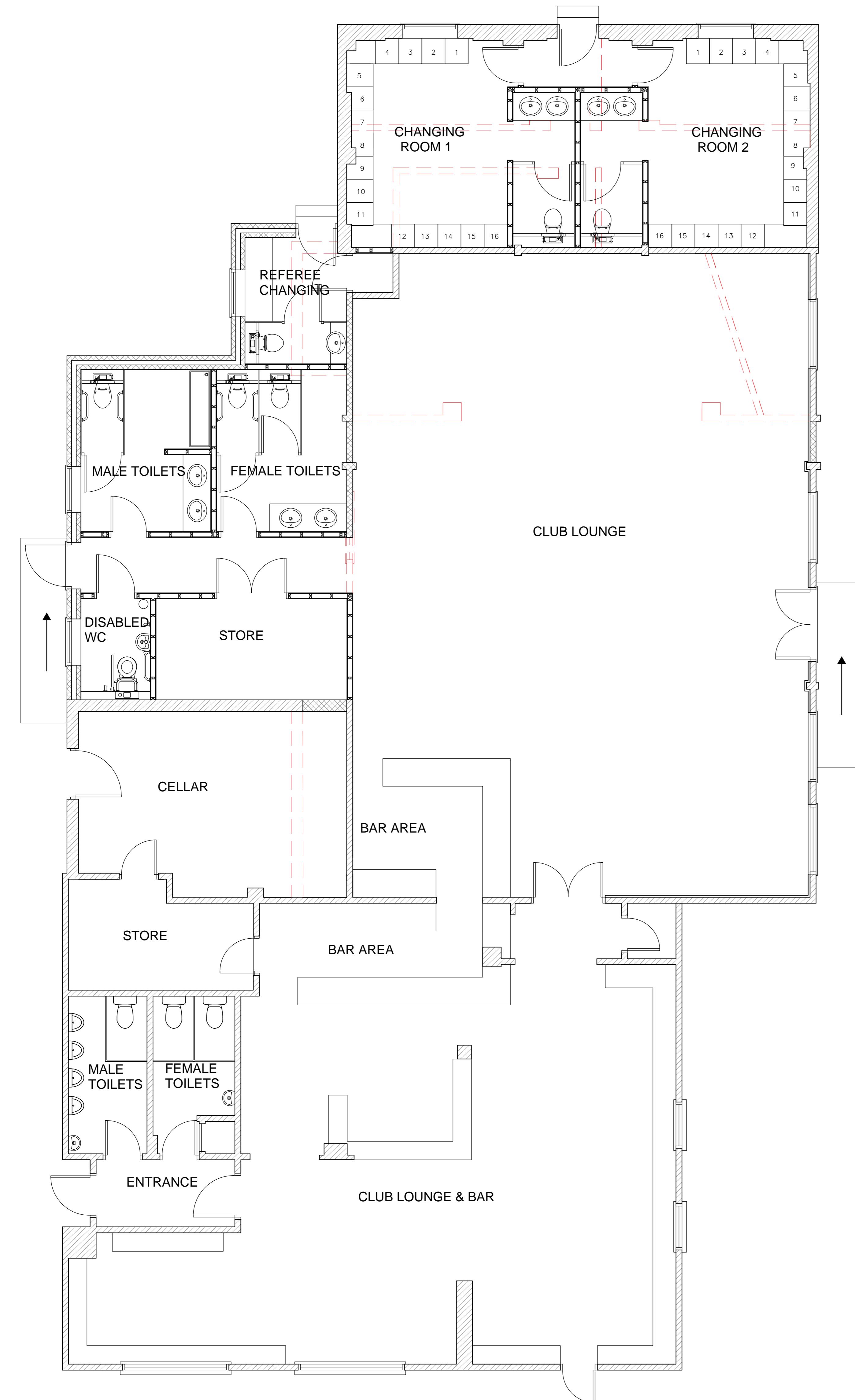
PROPOSED SOUTH EAST ELEVATION - 1:100



PROPOSED NORTH EAST ELEVATION - 1:100



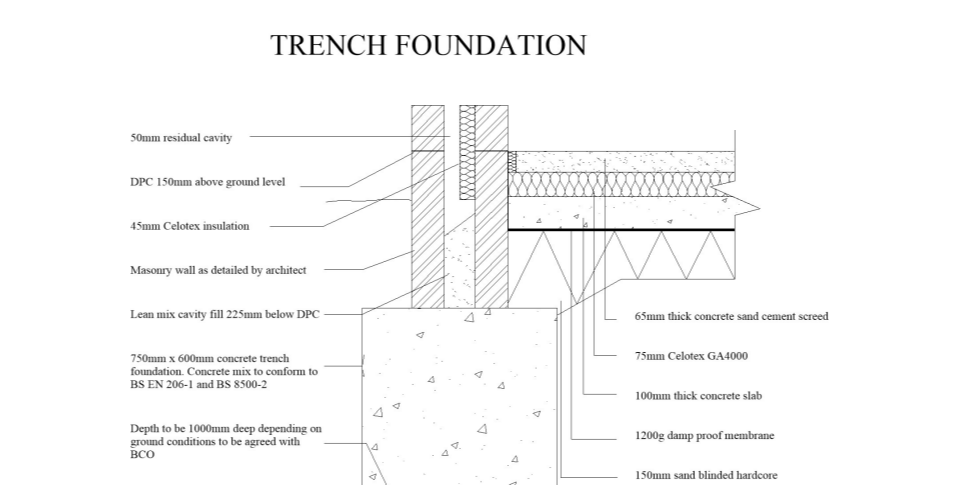
PROPOSED NORTH WEST ELEVATION - 1:100



PROPOSED FLOOR PLAN - 1:50

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

TRENCH FOUNDATION
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8003-2. All foundations to be a minimum of 100mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A12 and BS 8004:1998 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Bases of foundations supporting internal walls to be min 60mm below ground level. Support 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.



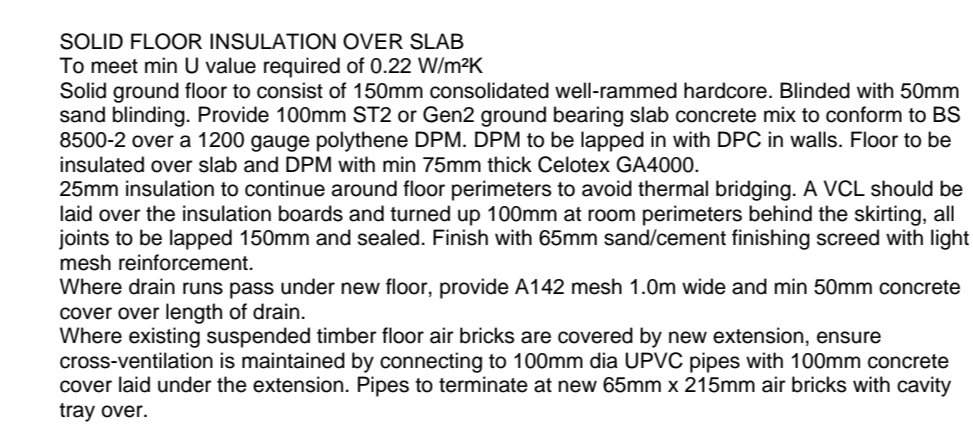
WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering blockwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; make opening both sides with rigid sheet material and compressible sealant to prevent entry of rain or vermin.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 140 tall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (800mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1:2008.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have top down double sealed covers in buildings and be adequate for vehicle loads in driveways.

SOLID FLOOR INSULATION OVER SLAB
To meet min U-value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand bedding. Provide 100mm DTI or Geol ground bearing slab concrete mix to conform to BS 8502-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex G4000. 25mm insulation to continue around floor perimeter 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 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and 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 pipe with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

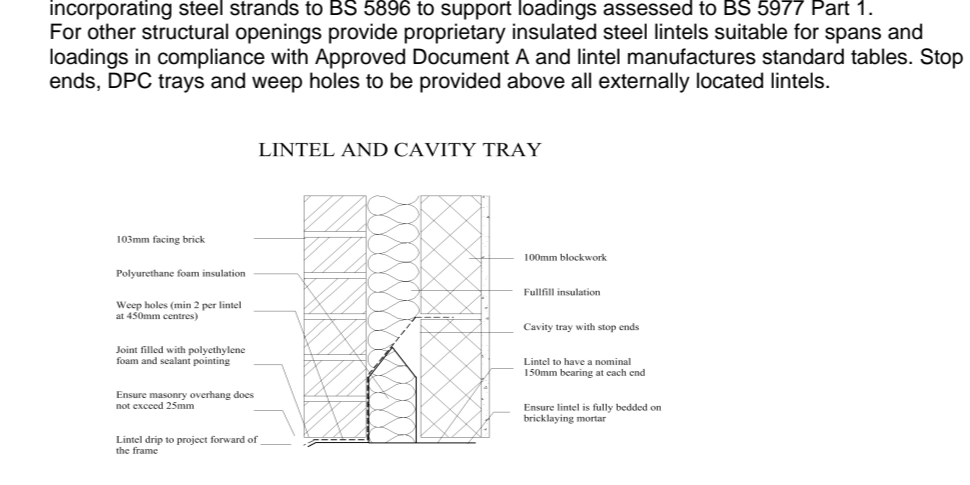


FULL FILL CAVITY WALL
To achieve minimum U Value of 0.26W/m²K
New cavity wall to comprise of 150mm facing brick to match existing. Full fill the cavity with 65mm DimpleGR² cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Metric. Cotton ruler. Topbrick suitable standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm c/c horizontally, 400mm vertically and 225mm dia at reveals and corners in staggered lines. Wall ties to be suitable for cavity width and in accordance with BS 5628-8.1: 1996 and BS EN 945-1: 2003

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closer. Provide vertical DPC's around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

LINTELS
For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 200mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels, 150mm deep lintels are to be used for 800mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of C20/25 and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.



LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all eaves and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gas and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the exterior floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-value of 1.80 W/m²K. Glassed areas to be double glazed with 16mm argon gas and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part N (Part N in Wales) of the current Building Regulations.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part N (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor room. Windows to have an unobstructed operable area of 650mm high x 650mm wide, minimum 0.33m². The bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

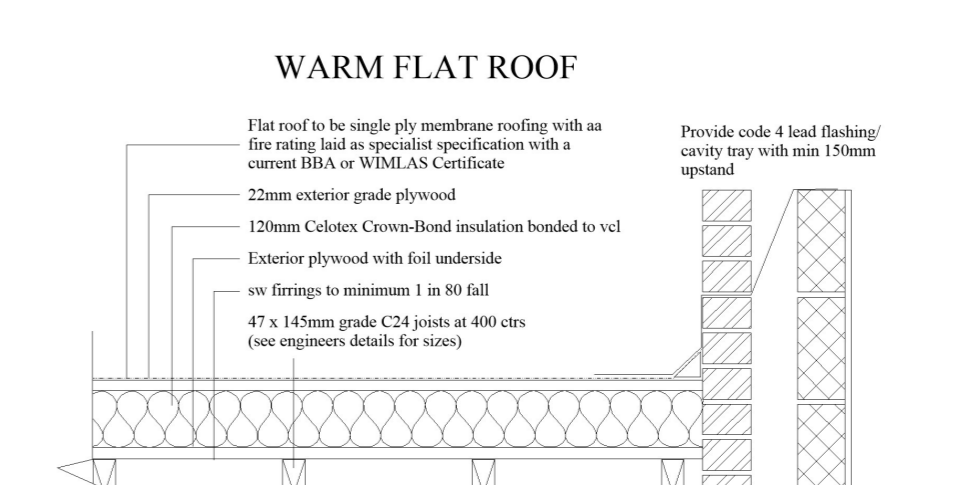
ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep and vic bottle traps and rodding eyes to be provided at changes of direction.
Size of waste pipes and max length of branch connectors (if max length is exceeded then anti vacuum traps to be used)
Wash basins - 1.2m for 20mm pipe, 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe, 4m for 50mm pipe
W/C - 4m for 100mm pipe for single W/C
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any opening within 3m.
Or to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12056, placed at a height so that the outlet is above the top of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the W/C connection.
Supply hot and cold water to all fittings as appropriate.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controlable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm³ and to kitchens, bathrooms, W/Cs and utility rooms at a rate of 2500mm³
Purge ventilation - New Windows/doorlights to have operable area in excess of 1200mm of their floor area. If the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
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.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified to a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

WARM FLAT ROOF
Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²
To achieve U value 0.18 W/m²K
Flat roof to be single ply membrane roofing providing a fire rating for surface spread of flame with a current BBA or WPA/AS Certificate and laid to specialist specification. Single ply membrane to be fixed to 20mm exterior quality plywood over 120mm Kingspan Thermaclad insulation bonded to vit on 20mm exterior quality plywood decking or similar approved on site frame to minimum 1 in 60 fall on site treated 47 x 220mm C24 flat roof joists at 450mm c/c to give a max span of 6.08m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm full backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house.
Provide restraint to the roof for fitting of 30 x 5 x 1000mm ms galvanized lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

WARM FLAT ROOF
Use roof to be single ply membrane roofing with fire rating for surface spread of flame with a current BBA or WPA/AS Certificate.
20mm exterior grade plywood
120mm Kingspan Thermaclad insulation bonded to vit
Exterior plywood with full substrate or Kingspan concrete in situ slab
47 x 220mm grade C24 joists at 450 c/c (see equipment details for notes)
Provide 4 lead flashing units per wall area 150mm wide
Cavity of 22mm (plastered over upper better with lean plaster block)



NOTES
1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
4) ALL WORKS TO BE CARRIED OUT UNDER LOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.



CLIENT/PROJECT:
TUFFLEY ROVERS AFC
EXTENSION TO EXISTING CLUB, UPGRADE CHANGING, TOILET & FUNCTION ROOM
TUFFLEY ROVERS AFC, TUFFLEY LANE, GLOUCESTER

TITLE:
AS PROPOSED PLAN & ELEVATIONS

SCALE:
1:50 & 1:100 @ A0

DATE/DRAWING NO.:
APRIL 2022 TF-NF-TAFC-002D