Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

Householder Application for Planning Permission for works or extension to a dwelling

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: 140

Suffix:

Property Name:

Address Line 1: Lavington Drive

Address Line 2:

Address Line 3: Gloucestershire

Town/city: Gloucester

Postcode: GL2 0HT

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

Easting (x): 386294

Northing (y): 219869

Description:

Applicant Details

Name/Company

Title

MRS

First name

CAROL

Surname

JOHN

Company Name

Address

Address line 1

140 Lavington Drive

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL2 0HT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

MR

First name

Glenn

Surname

Church

Company Name

Homeplan Drafting Services

Address

Address line 1

28 Jasmine Close

Address line 2

Abbeydale

Address line 3

Town/City

Gloucester

Country

undefined

Postcode

GL4 5FJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

DEMOLISH OUTBUILDING AND GARAGE AND CONSTRUCT NEW GARAGE WITH UTILITY AND WET ROOM

Has the work already been started without consent?

◯ 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:
Walls

Existing materials and finishes:
FACING BRICK CAVITY CONSTRUCTION

Proposed materials and finishes:
FACING BRICK CAVITY CONSTRUCTION

Type:
Roof

Existing materials and finishes:
CORRUGATED SHEET

Proposed materials and finishes:
PITCHED TILED ROOF

Type:
Windows

Existing materials and finishes:
UPVC DOUBLE GLAZED

Proposed materials and finishes:
UPVC DOUBLE GLAZED

Type:
Doors

Existing materials and finishes:
UPVC DOUBLE GLAZED

Proposed materials and finishes:
UPVC DOUBLE GLAZED

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

- [x] Yes
- [ ] No

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

DRAWINGS:
CJ-140LD-L-G-001
CJ-140LD-L-G-002

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ 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

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

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

Glenn

Surname

Church

Declaration Date

02/05/2022

☑ Declaration made

Declaration

I / We hereby apply for Householder 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

Glenn Church

Date

03/05/2022

Reference: GCFRC22/264

Flood Risk Assessment to support planning application

140 Lavington Drive

Gloucester

GL2 0HT

Flood Risk Consultancy

www.gcfloodrisk.co.uk
customerservices@gcfloodrisk.co.uk

Contents:

1.0 Scope of Report:

1.1 The following report is being written in support of the development proposal at 140 Lavington Drive. In line with local and national planning policy, it is necessary that a Flood Risk Assessment (FRA) be undertaken to evaluate the flood risk associated with the proposed development. This FRA has been carried out in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

2.0 Site Location:

2.1 The site address is: 140 Lavington Drive, Gloucester, GL2 0HT and the location is NGR: SO 86295 19872. The red-lined boundary for the site can be found in the submitted plans ref: CJ-14LD-L-G-001.

2.2 At this location and due to the type of planning application, the Local Planning Authority (LPA) is Gloucester City Council. With this in mind, the following report pays consideration to the relevant policies included emerging Gloucester City Plan.

3.0 Description of Proposal:

3.1 The proposed development would result in the enlargement of an existing side and rear single-storey extension of 140 Lavington Drive

4.0 Flood Risk Setting:

4.1 As shown in Appendix 1, the proposed development site location is paartially in Flood Zone 2 (Medium Risk) and partially in Flood Zone 2 according to the Environment Agency (EA) Flood Maps for Planning and as defined by Table 1 in the Flood and Coastal Change section of the Planning Practice Guidance (PPG).

4.2 As the proposal is for an extension to an existing residential dwelling and there is no change of use associated with the development, there is no increase in the flood risk vulnerability associated with the proposal.

5.0 Sequential and Exception Tests:

5.1 National Planning policy dictates that a LPA takes a sequential approach to development planning and control in order to steer new development to the areas with the lowest risk of flooding. In the case of this development, there is not a viable option in an area at a lower risk of flooding than the one proposed which would meet the needs of this proposal. Gloucester City Council should take into account the lack of alternatives offered to the applicant when considering the Sequential Test.

5.2 Due to the presence of Flood Zone 3 on part of the site of the proposed development, ‘more vulnerable’ development is required to pass the

Exception Test in line with Table 3 of the Flood and Coastal Change Section of the PPG. However, as this proposal is minor development it is not required to pass the Exception Test.

5.3 This assessment will demonstrate that the development accords with the principles of the Exception Test by being safe for the duration of its lifetime and by not causing any increased flood risk to third parties.

6.0 Site-Specific Flood Risk:

6.1 Fluvial:

6.1.1 The site is partially in Flood Zone 2 (medium risk) and partially in Flood Zone 3 (high risk) according to the Environment Agency's (EA's) Flood Maps for Planning. According the flood level data provided by the EA (included in the submitted documents), the main source of flood risk for this site is the Sud Brook. In the case of this proposal, the footprint of the proposed development would be entirely in Flood Zone 1

6.2 Pluvial:

6.2.1 According to the Environment Agency's Flood Warning Information Service the site is at Very Low Risk of flooding from surface water.

6.3 Coastal:

6.3.1 According to the Environment Agency's Flood Warning Information Service the site is at Very Low Risk from flooding due to the sea.

6.4 Reservoirs:

6.4.1 According to the Environment Agency's 'Risk of Flooding from Reservoirs Maximum Flood Speed', the site is at risk of flooding from Witcombe reservoir. However, the map shows that this site would not become inundate in the event of flooding caused by Witcombe Reservoir.

7.0 Climate Change and Design Flood Level (DFL)

7.1 The consideration of flood risk associated on this site should take into account the current guidance for the anticipated effect of climate change on flood levels in this area. For this development, a proportionate approach would be to use the nominal allowances given by the "Flood Risk Assessments: Climate Change Allowances" (2016, update August 2021) document produced by the Environment Agency.

7.2 This site is located within the Severn River Basin District. There is no Product 4 data held by the Environment Agency for the Horsbere Brook which is the main source of flooding at this site. Modelled data has been produced to inform the flood extents for the development of strategic site on Land at Leven Close and Paygrove Lane. However this data is owned by the developer and is not publically available. This is made clear by the Product 4 report submitted with this application

and on Page 10 of the Gloucester City Council Strategic Flood Risk Assessment Level 2 Data Review (January 2017).

https://www.gloucester.gov.uk/media/1844/strategic_flood_risk_assessment_level_2_gloucester_city_plan_sites.pdf

This assessment would have analysed the data used in the planning submission for this site but the Council's facility to view historical planning applications is not available.

7.3 It would be unreasonable to expect the applicant of a householder planning application to carry out detailed modelling of a river to support their application. So this assessment will analyse the source of flooding through flood flows and topography. Should the Council be able to provide access to the data submitted as part of the afore-mentioned strategic site, this could be interrogated as part of this FRA.

7.4 Below is the LIDAR data to be considered alongside Figures 1, 2, 3, 4 and 5 to show the route of flood water to the proposal site and how this might impact the proposed development

Table 1:

Description	Grid Reference	X	Y	Ground Levels (m AOB)
Point A	SO 86402 19111	386402	219111	22.706
Point B	SO 86484 19143	386484	219143	22.524
Point C	SO 86466 19228	386466	219228	22.625
Point D	SO 86431 19365	386431	219365	21.584
Point E	SO 86411 19472	386411	219472	21.107
Point F	SO 86383 19626	386383	219626	20.438
Point G	SO 86354 19784	386354	219784	20.186
Point H	SO 86339 19881	386339	219881	19.959
Point I	SO 86308 19877	386308	219877	20.081
Point J	SO 86309 19874	386309	219874	19.906
Point K	SO 86301 19876	386301	219876	19.971
Point L	SO 86302 19873	386302	219873	19.901
Point M	SO 86294 19875	386294	219875	21.436
Point N	SO 86295 19872	386295	219872	26.244

Figure 1:


Orchard Road
Nine Elms Road
Lavington Drive
Play Space
Mason Park
Little Elmbridge
Osborne Close
wling Green
ir Thomas
h's School
Liddington Road
Other Sports
Facility
M40

Figure 2:


Point N
t H
Point G
Point F
Point E
Point D
Point C
Point B
Point A
ORCHARD ROAD
LAVINGTON DR

.

Figure 3:

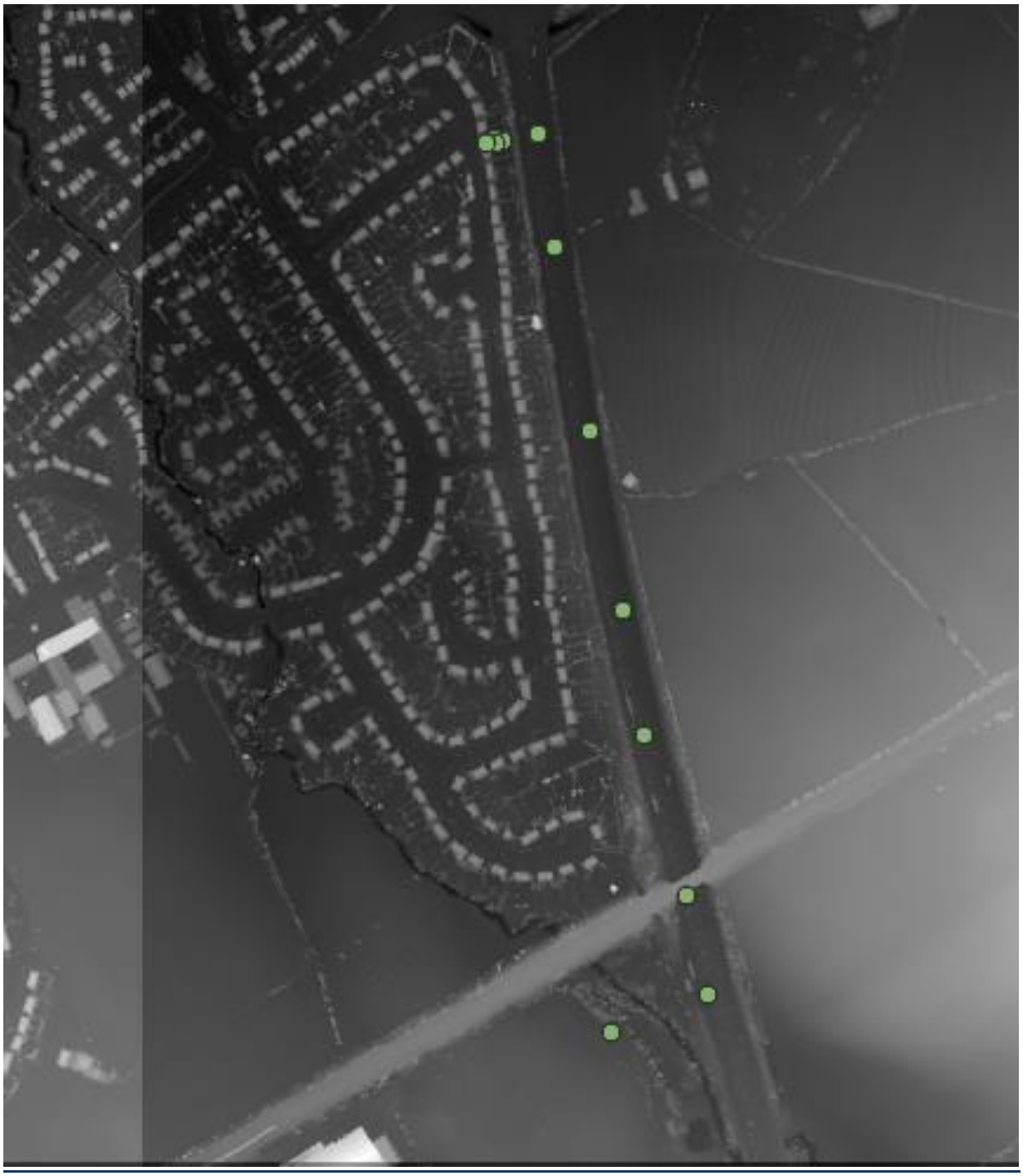
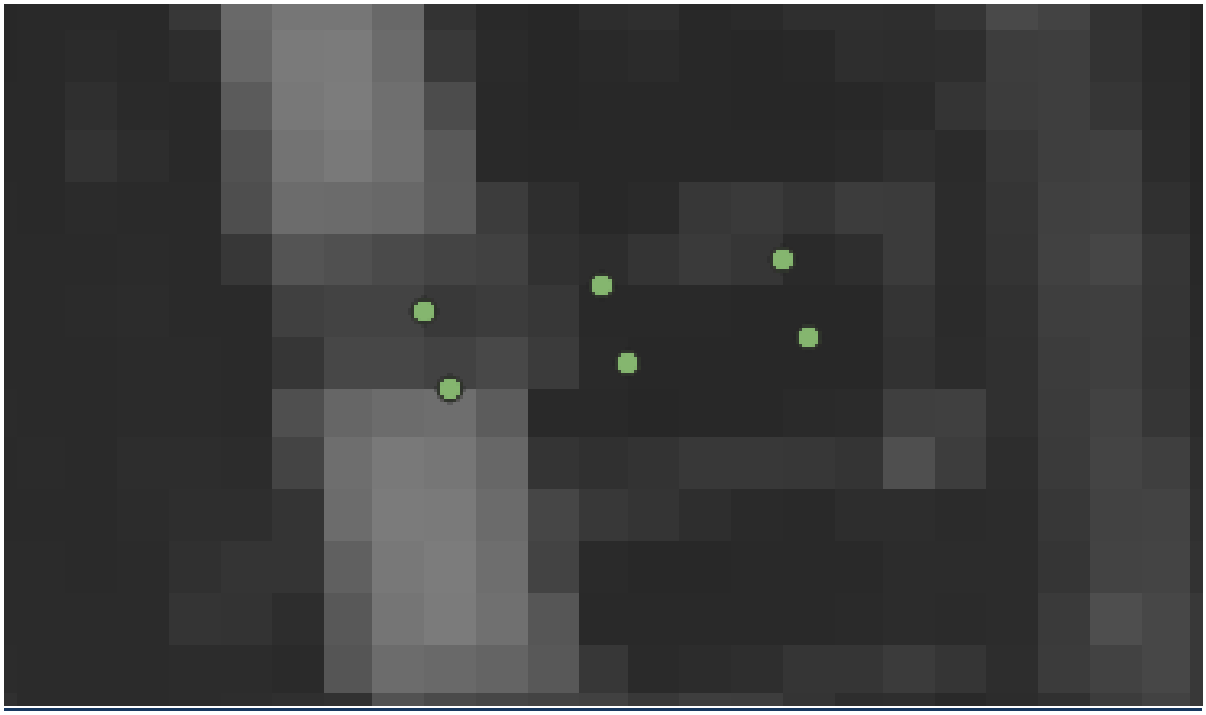


Figure 4:

Figure 5:



7.5 The above data and maps shows that flooding to this site comes from the Horsebere Brook via the A417 where the ground is lower. The majority of the properties on Lavington Drive are bypassed by flood waters in a 1% as illustrated by the map of flood extents as there is a ridge of higher ground separating them from the A417.

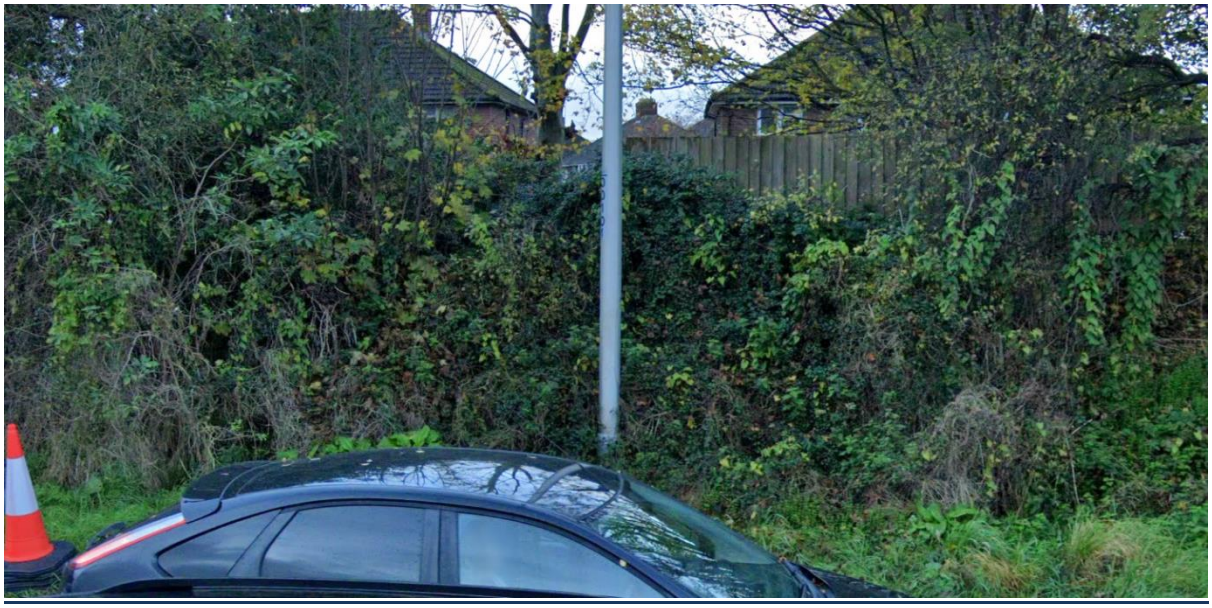
7.6 Once on the site of the proposed development the ground level does appear to become higher closer to the dwelling, which is where the proposed extension will be situated. The ground level data reading for Point N is most likely an anomaly. The LIDAR data shows an increase in ground level between points I and M as illustrated in Table 1 and Figures 4 and 5. For the most part thought the site is level.

7.7 The below Figures 6, 7 and 8 illustrate the route that flood flows take to reach the site. The point marked by the red circle on Figure 7 is position of the subject property behind the bank of the A417 (shown from ground level in Figure 7). The point marked by the blue circle on Figure 6 is the point at which flood water appears to breach the banks of the A417 and effects a number of properties on Lavington Drive (shown from ground level in Figure 8).

Figure 6:

Figure 7:

Figure 8:



7.8 There is a significant amount of hydraulic roughness created by vegetation, fences and uneven ground, flood water also has to travel a long distance (approximately 800m) from the Horsebere Brook to the site.

7.9 In 2011 a flood alleviation scheme on the Horsebere Brook was completed approximately 200m south of where the watercourse would breach it's banks onto the A417 in a Design Flood Event. The Environment Agency does not consider the effects of flood defences when calculating flood extents. However, it is very likely that the site of the proposed development will have a decreased flood risk as a result of these works.

8.0 Flood Risk Mitigation and Resilience:

8.1 The site of the proposed development is likely to have a decreased flood risk compared to what the flood extent maps suggest. However, to ensure it is safe for future users; finished floor levels should be no lower than that of the existing dwelling and flood resilience measures should be incorporated to a nominal level of 600mm above ground level.

8.2 Resilience measures should include non-permeable building materials and the positioning of electrical points up to/above 600mm above ground level.

8.3 The Environment Agency do not offer a flood warning service at this address but do offer a flood alert service, which it is advised that users should sign up to. Given the distance that flood water would have to travel to reach this site, it is expected that the alert service would offer ample time to ensure the users could prepare for any flooding impact. Given the presence of the flood alleviation mechanism, it is also expected that any flooding would be short lived given this site is at the furthest point of the flood extent.

9.0 Summary

9.1 The net increase in development footprint that would result from this proposal is approximately 3.5m^2, which is not to be situated in FZ3, the proposed development would also not impede on any flood water flows.

9.2 By incorporating the suggested resilience measures in section 8 of this assessment the development would be safe for users, for the developments lifetime.

9.3 Given these points, the property accords with the principles of the exception test and should be considered suitable.

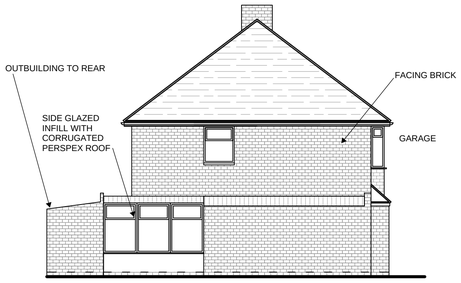
NOTES
1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)

2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS

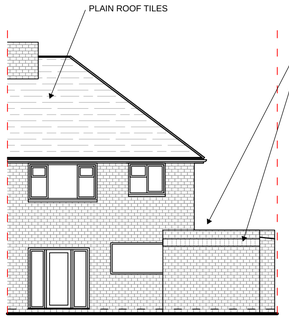
3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS

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.

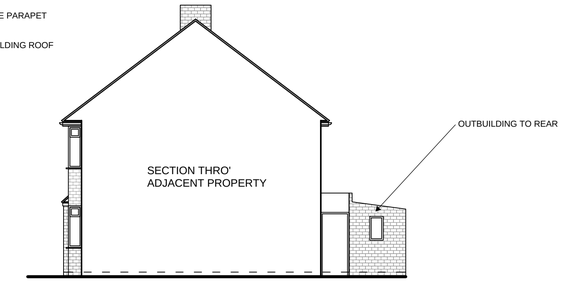
FRONT ELEVATION - 1:100



ELEVATION ON A - 1:100



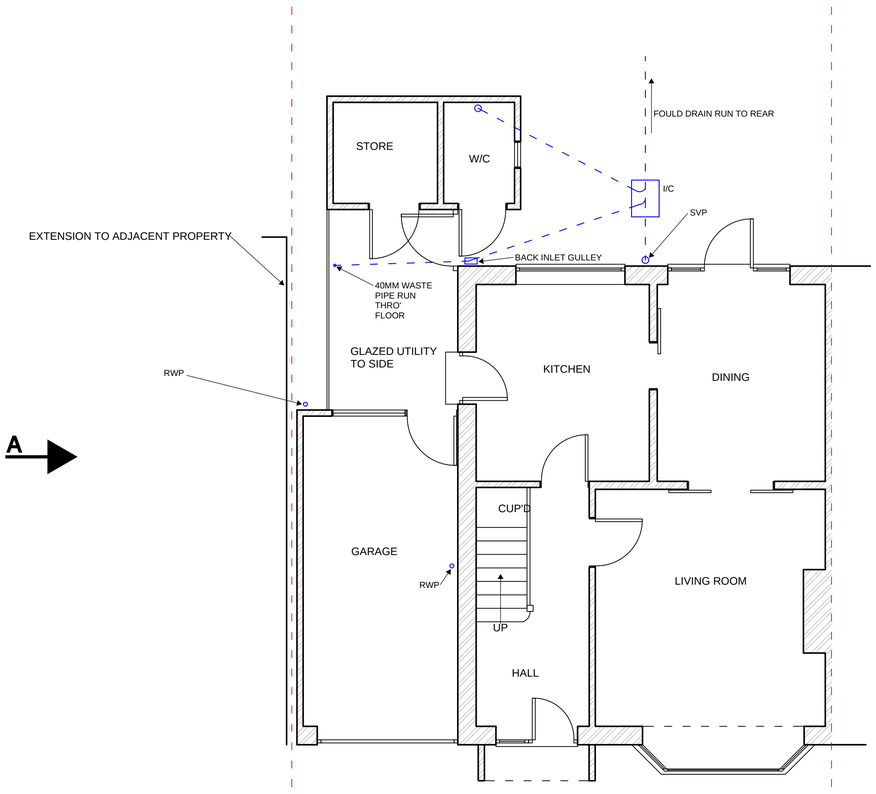
REAR ELEVATION - 1:100



ELEVATION ON B - 1:100

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:100



AS EXISTING GROUND FLOOR PLAN - 1:50

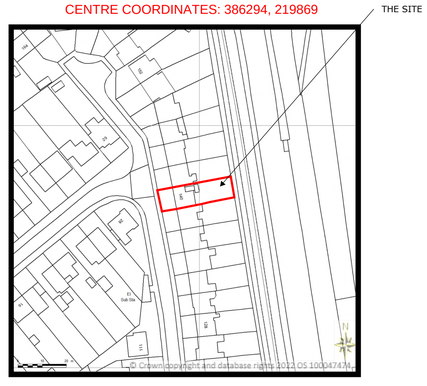
0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:50

BLOCK PLAN AS EXISTING 1:500

BLOCK PLAN AS PROPOSED 1:500

CENTRE COORDINATES: 386294, 219869



SITE LOCATION PLAN 1:1250

FOR PLANNING ONLY

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN
[redacted]

CLIENT/PROJECT:

[redacted]

PROPOSED ALTERATION AND EXTENSION TO
140 LAVINGTON DRIVE, LONGLEVENS, GLOS GL2 0HT

TITLE:

AS EXISTING PLANS AND ELEVATIONS INCLUDING SITE LOCATION AND BLOCK PLANS

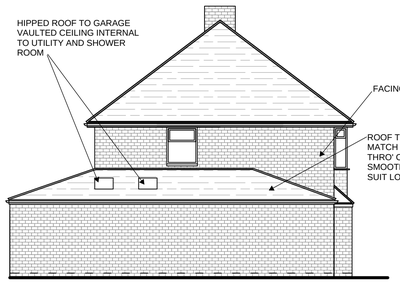
SCALE:

1:1250, 1:500, 1:100 AND 1:50 @ A1

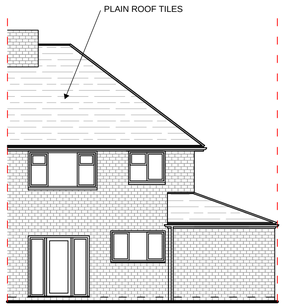
DATE:

APRIL 2022 CJ-14LD-L-G-001

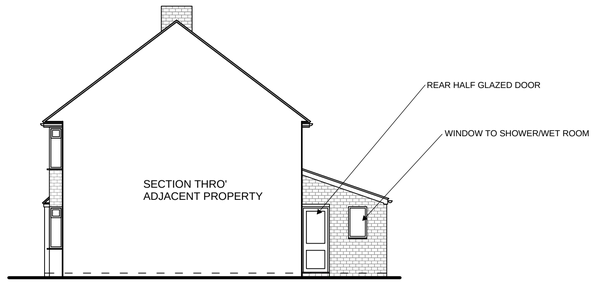
FRONT ELEVATION - 1:100



ELEVATION ON A - 1:100



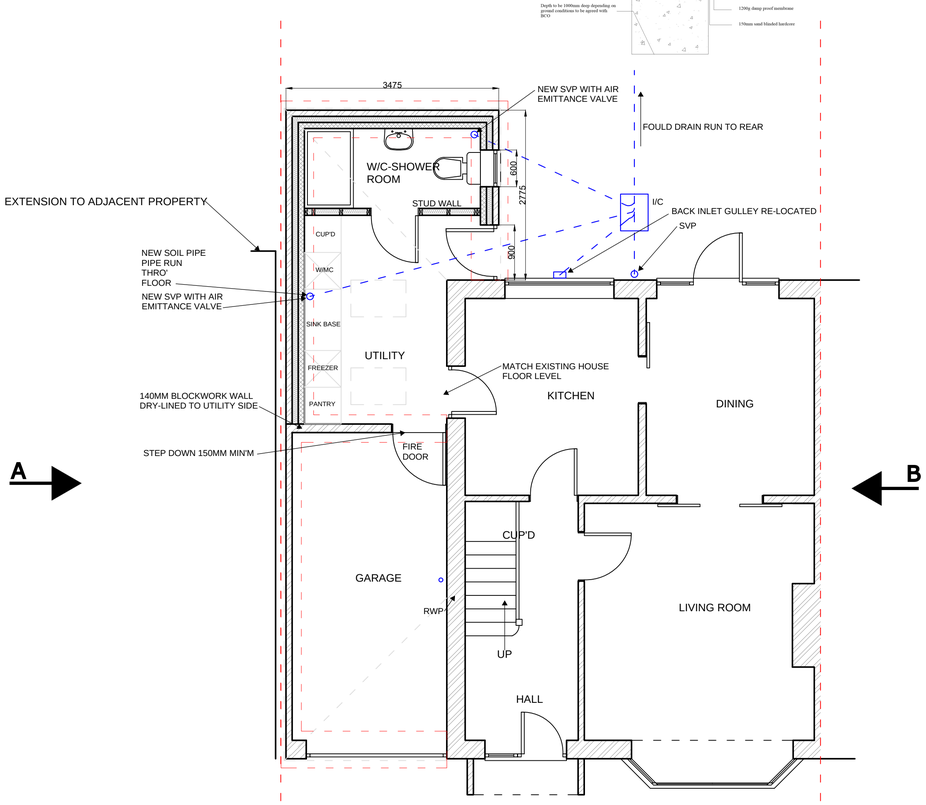
REAR ELEVATION - 1:100



ELEVATION ON B - 1:100

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:100



AS PROPOSED GROUND FLOOR PLAN - 1:50

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:50

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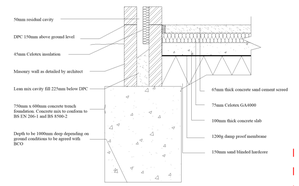
FOR PLANNING ONLY

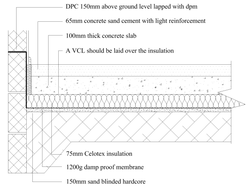
TRENCH FOUNDATION
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 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 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.

TRENCH FOUNDATION



SOLID FLOOR INSULATION UNDER 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 blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kooltherm K3.
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 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 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.

SOLID GROUND FLOOR



WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork 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.

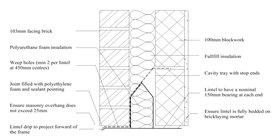
PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill 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 (900mm 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: 2009.

FULL FILL CAVITY WALL (HABITABLE ROOMS)
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of 105mm facing brick to match existing. Full fill the cavity with 85mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16, (Aircrete, Celcon solar, Topblock toplite standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm 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 50 or 40 N/mm² 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 manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

LINTEL AND CAVITY TRAY



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. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap 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 extension floor area plus the area of any existing openings covered by the extension.

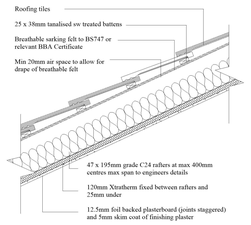
NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current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

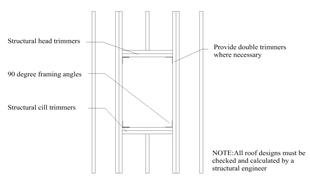
ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

UNVENTED PITCHED ROOF
Pitch 15 -45°
To achieve U-value 0.18 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. 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 195mm grade C24 rafters at max 400mm centres span to engineer's details. 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 150mm Kingspan Kooltherm between rafters & Kingspan insulated dry–lining board comprising 12.5mm plasterboard and 25mm of insulation under rafters. 5mm skim coat of finishing plaster to the underside of all ceilings. 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 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

PITCHED ROOF



ROOFLIGHTS (STRUCTURE)
Rooflight installed in accordance with manufactures details



RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing mains drains where possible, if no suitable drains then to a new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

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 anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap 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 - Controllable 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 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th 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.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. 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. 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.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. 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. 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.

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.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN
[redacted]

CLIENT/PROJECT:

[redacted]

PROPOSED ALTERATION AND EXTENSION TO
140 LAVINGTON DRIVE, LONGLEVENS, GLOS GL2 0HT

TITLE:

AS PROPOSED PLANS AND ELEVATIONS

SCALE:

1:100 AND 1:50 @ A1

DATE:

APRIL 2022

CJ-14LD-L-G-002