

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 recor	mmendations based on the answers given in the questions.
If you cannot provide a postcode, the help locate the site - for example "field	e description of site location must be completed. Please provide the most accurate site description you can, to ld to the North of the Post Office".
Number	69
Suffix	
Property Name	
Address Line 1	
Beechcroft Road	
Address Line 2	
Address Line 3	
Gloucestershire	
Town/city	
Gloucester	
Postcode	
GL2 9HE	
Danielania (M. 1997)	
-	on must be completed if postcode is not known:
Easting (x)	Northing (y)
384600	220058
Description	

Planning Portal Reference: PP-11200906

Applicant Details
Name/Company
Title
Mr & Mrs
First name
Surname
Banes
Company Name
Address
Address line 1
69 Beechcroft Road
Address line 2
Address line 3
Gloucestershire
Town/City
Gloucester
Country
Postcode
GL2 9HE
Are you an agent acting on behalf of the applicant?
Yes○ No
Contact Details
Primary number
Secondary number

Fax number	
Email address	
***** REDACTED *****	
Agent Details	
Name/Company	
Title	
Miss	
First name	
Briony	
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 ******
REDACTED
Description of Proposed Works
Please describe the proposed works
Proposed single storey extensions, loft conversion and erection of porch to 69 Beechcroft Road
Has the work already been started without consent?
○ Yes ⊙ No
Materials
Does the proposed development require any materials to be used externally?
YesNo
Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)
Thaterial)
Type:
Type: Walls
Existing materials and finishes:
brickwork finish, cavity construction
Proposed materials and finishes:
brickwork finish, cavity construction to match existing house
Tomas
Type: Roof
Existing materials and finishes:
concrete roof tiles
Proposed materials and finishes:
tiles to suit pitch angles
Times
Type: Windows
Existing materials and finishes:
upvc white double glazed
Proposed materials and finishes:
upvc white double glazed

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
BF-69BR-WA-001 Existing BF-69BR-WA-002B Proposed BF-69BR-WA-003 Proposed Elevations BF-69BR-WA-004 Existing and proposed site
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? O Yes No
Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ⊙ 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?

○ 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.

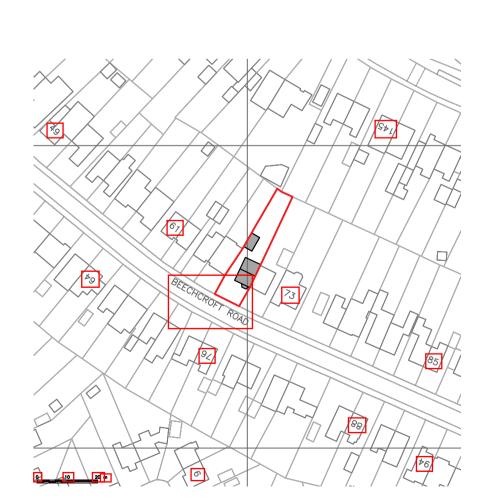
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Person Role
○ The Applicant
Title
Miss
First Name
Briony
Surname
Church
Declaration Date
18/04/2022
✓ 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
19/04/2022

FOR PLANNING ONLY



EXISTING BLOCK PLAN - 1:500



EXISTING 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

AND MAY VARY, CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS.
THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.



PROPOSED BLOCK PLAN - 1:500



PROPOSED SITE PLAN - 1:1250





CLIENT/PROJECT:

MR & MRS BANES

PROPOSED SINGLE STOREY EXTENSIONS AND LOFT CONVERSION TO 69 BEECHCROFT ROAD, GLOUCESTER

TITLE:

AS EXISTING & PROPOSED SITE PLANS

SCALE:

1:500 & 1:1250 @ A1

DATE:

APRIL 2022

BF-69BR-WA-004

FOR PLANNING ONLY





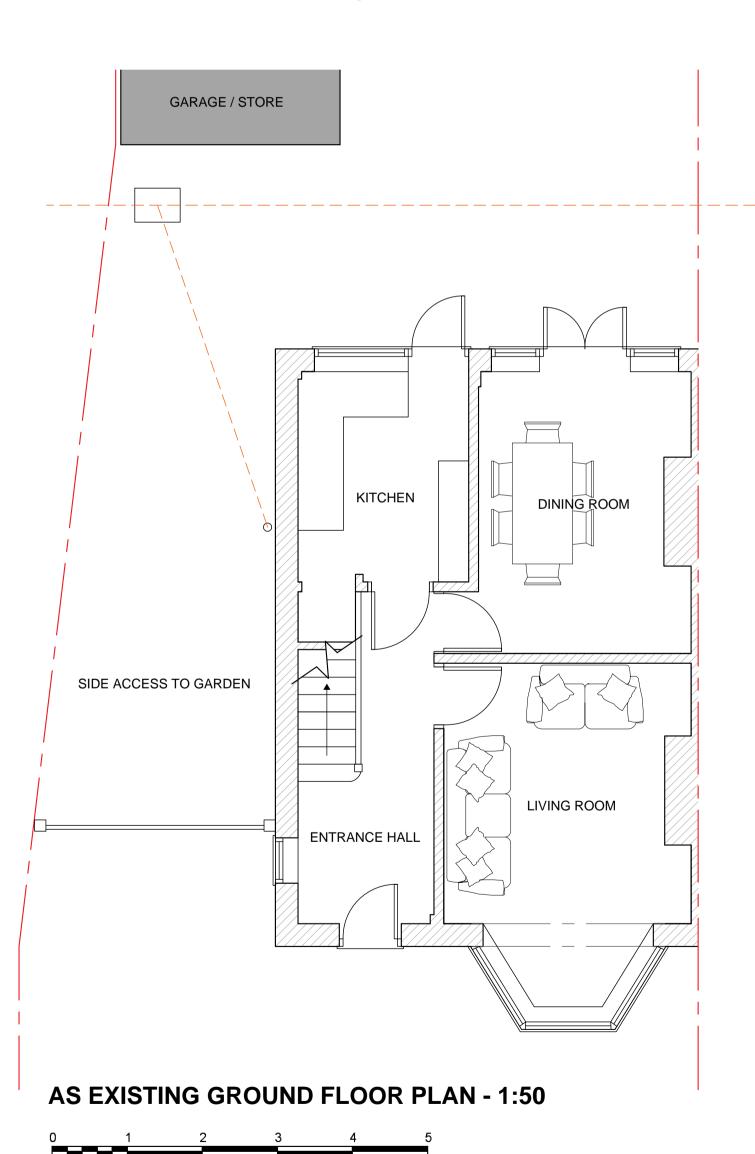


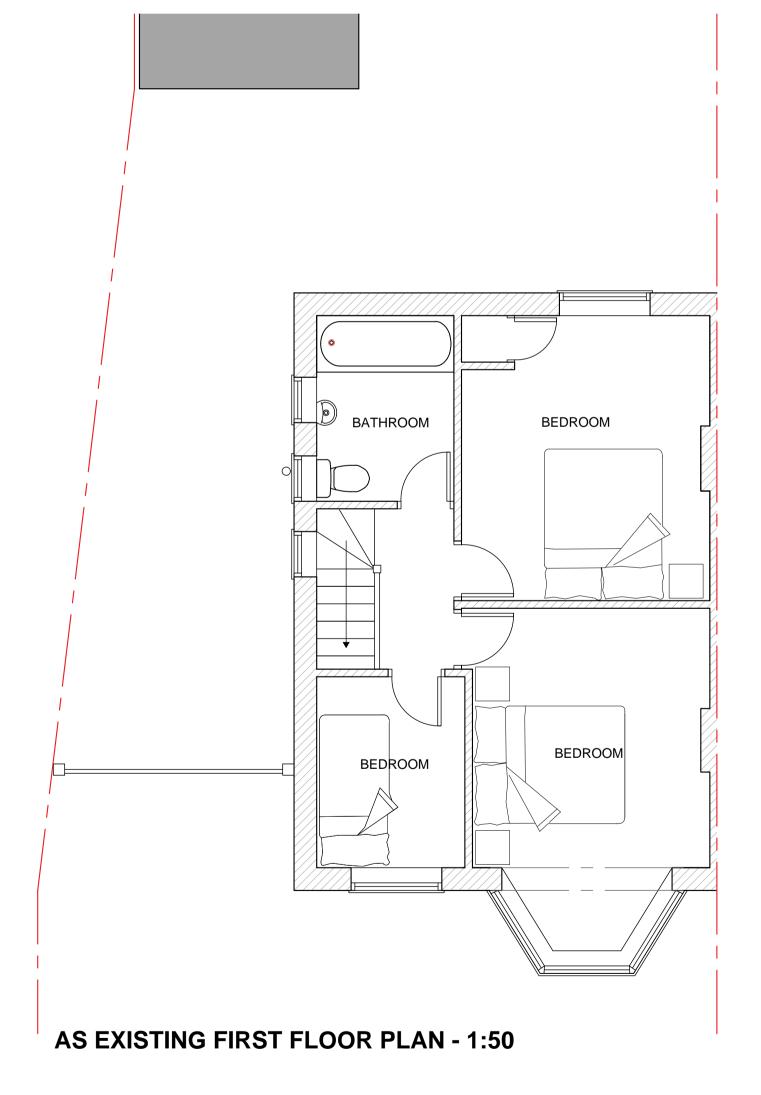


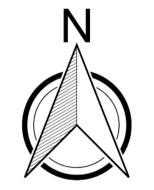


EXISTING SITE PLAN - 1:1250

THIS BAR SHOULD SCALE 5M @ 1:100









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DETAILS
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TITLE:

AS EXISTING PLANS

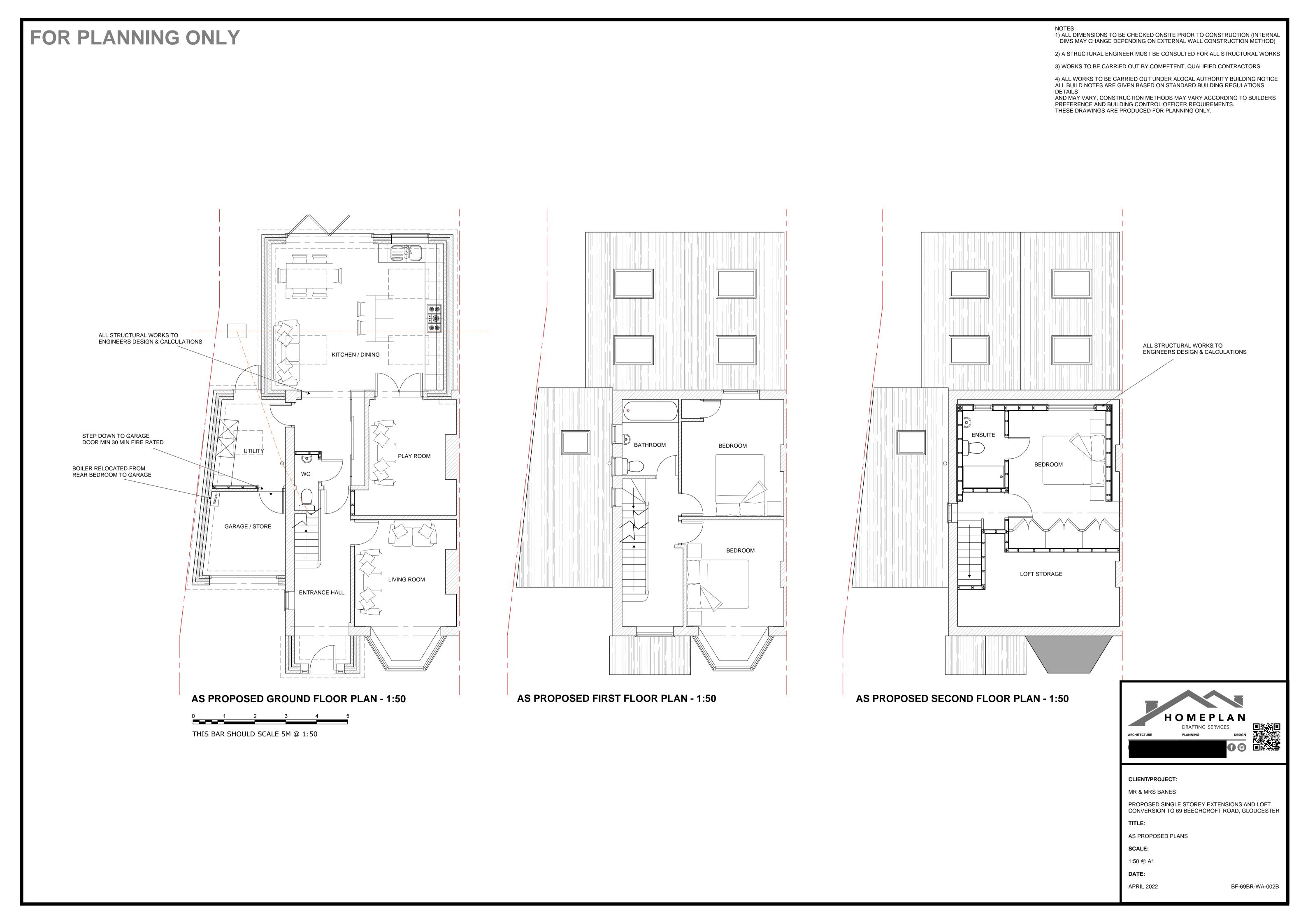
SCALE:

1:50, 1:100 & 1:1250 @ A1

DATE:

APRIL 2022 BF-69BR-WA-001

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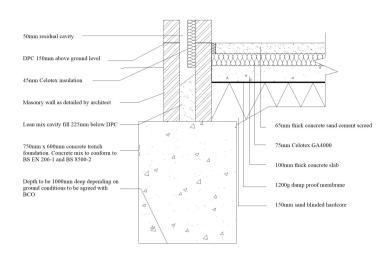


FOR PLANNING ONLY

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



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.

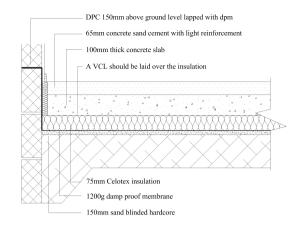
SOLID FLOOR INSULATION UNDER SLAB To meet min U value required of 0.22 W/m²K

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

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



FULL FILL CAVITY WALL

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 mortan

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN

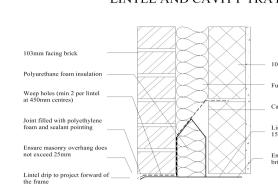
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs

around openings and abutments. All cavity trays must have 150mm upstands and suitable

cavity weep holes (min 2) at max 900mm centres

- 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



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.

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.

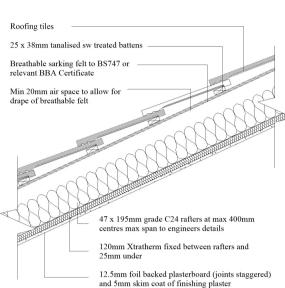
UNVENTED PITCHED ROOF

OFFICER FOR ADVICE.

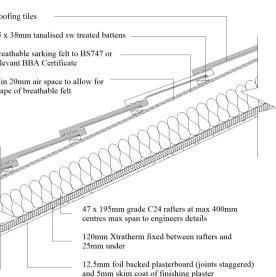
To achieve U-value 0.18 W/m²K Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt to relevant 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.

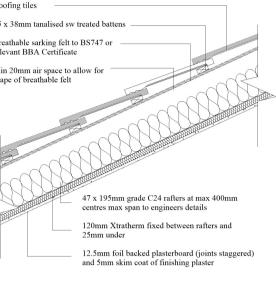
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL

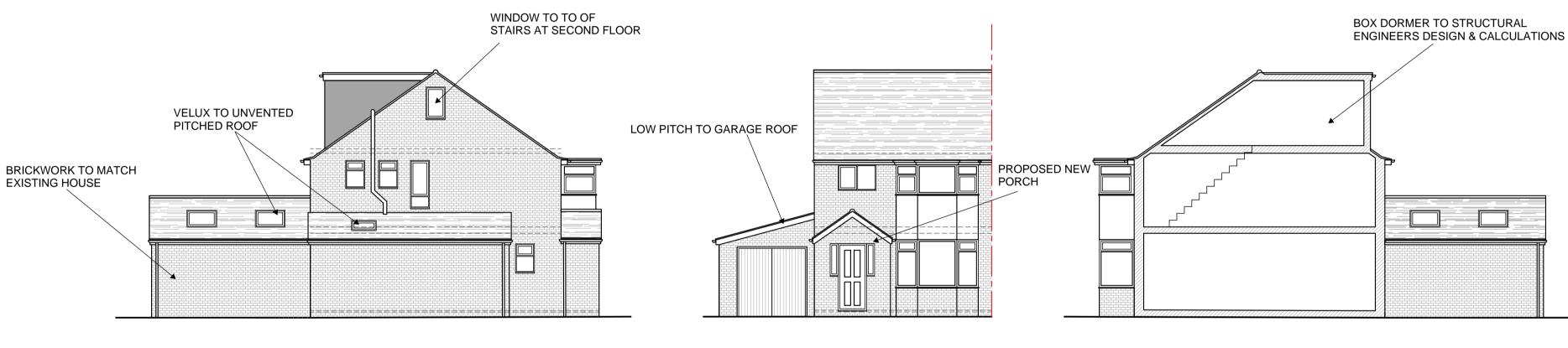
PITCHED ROOF



Pitch 22-45°







PROPOSED SIDE ELEVATION - 1:100

PROPOSED FRONT ELEVATION - 1:100

PROPOSED END ELEVATION - 1:100

PROPOSED REAR ELEVATION - 1:100

BOX DORMER TO REAR

NEW GLAZING UPVC WHITE

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 guilt 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.

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

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.

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.

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 bolt down double sealed covers in buildings and be adequate for vehicle loads in

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

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 KITCHEN

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

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.

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

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 by 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.

UPGRADE OF EXISTING FLOORS

Ensure first floor achieves modified half-hour fire resistance. New second floor – Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide min 20mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x 3/4 depth solid noggins between joists at strap positions.

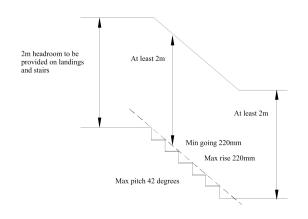
MEANS OF ESCAPE - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have

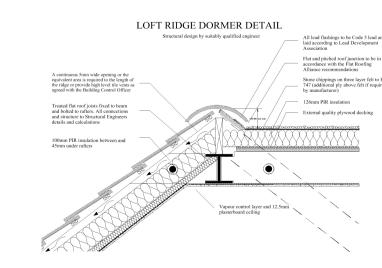
going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

HEADROOM FOR NEW STAIRS



DORMER CONSTRUCTION

To achieve minimum U Value of 0.28W/m²K Structure to engineer's details and calculations. Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative treated battens to provide vented and drained cavity fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 60mm Celotex GA4000 between and 37.5mm Celotex PL4000 with vcl over studs. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.





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MR & MRS BANES

PROPOSED SINGLE STOREY EXTENSIONS AND LOFT CONVERSION TO 69 BEECHCROFT ROAD, GLOUCESTER

AS PROPOSED ELEVATIONS AND BUILDING REG NOTES

SCALE:

1:100 @ A1

DATE:

APRIL 2022

BF-69BR-WA-003