

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	42
Suffix	
Property Name	
Address Line 1	
Roman Road	
Address Line 2	
Address Line 3	
Gloucestershire	
Town/city	
Gloucester	
Postcode	
GL4 5HR	
Description of site location must	be completed if postcode is not known:
Easting (x)	Northing (y)
386478	216963
Description	

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Hall

Company Name

Address

Address line 1

42 Roman Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL4 5HR

Are you an agent acting on behalf of the applicant?

⊘ Yes

ONo

Contact Details

Primary number

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

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

Postcode

GL4 5FJ

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Proposed single storey rear extension, garage conversion and erection of porch

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:

Brickwork finish

Proposed materials and finishes:

Brickwork finish - cavity construction see detail on drawing

Type:

Roof

Existing materials and finishes:

interlocking roof tiles

Proposed materials and finishes:

interlocking roof tiles to porch to match existing house GRP flat roof to rear extension

Type:

Windows

Existing materials and finishes: upvc double glazed

Proposed materials and finishes:

upvc double glazed

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

no changes

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

⊘ Yes

ONo

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

42RR-SH-G-001 Existing 42RR-SH-G-002A Proposed 42RR-SH-G-003 Site Plans

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

⊘ 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?

⊘ Yes

ONo

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

○ The agent

⊘ The applicant

O 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? O Yes

⊙ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes

() No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ⊘ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ******	
House name:	
Number:	
Suffix:	
Address line 1:	
Address Line 2:	
Town/City: gloucester	
Postcode:	
Date notice served (DD/MM/YYYY): 28/09/2022	
Person Family Name:	
Person Role	
○ The Applicant⊘ The Agent	
Title	
Miss	

First Name

Briony		
Surname		
Church		
Declaration Date		
28/09/2022		
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.

 $\hfill {\blacksquare}$ I / We agree to the outlined declaration

Signed

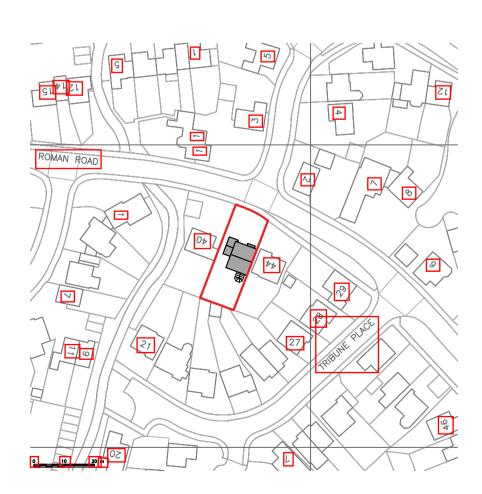
Glenn Church

Date

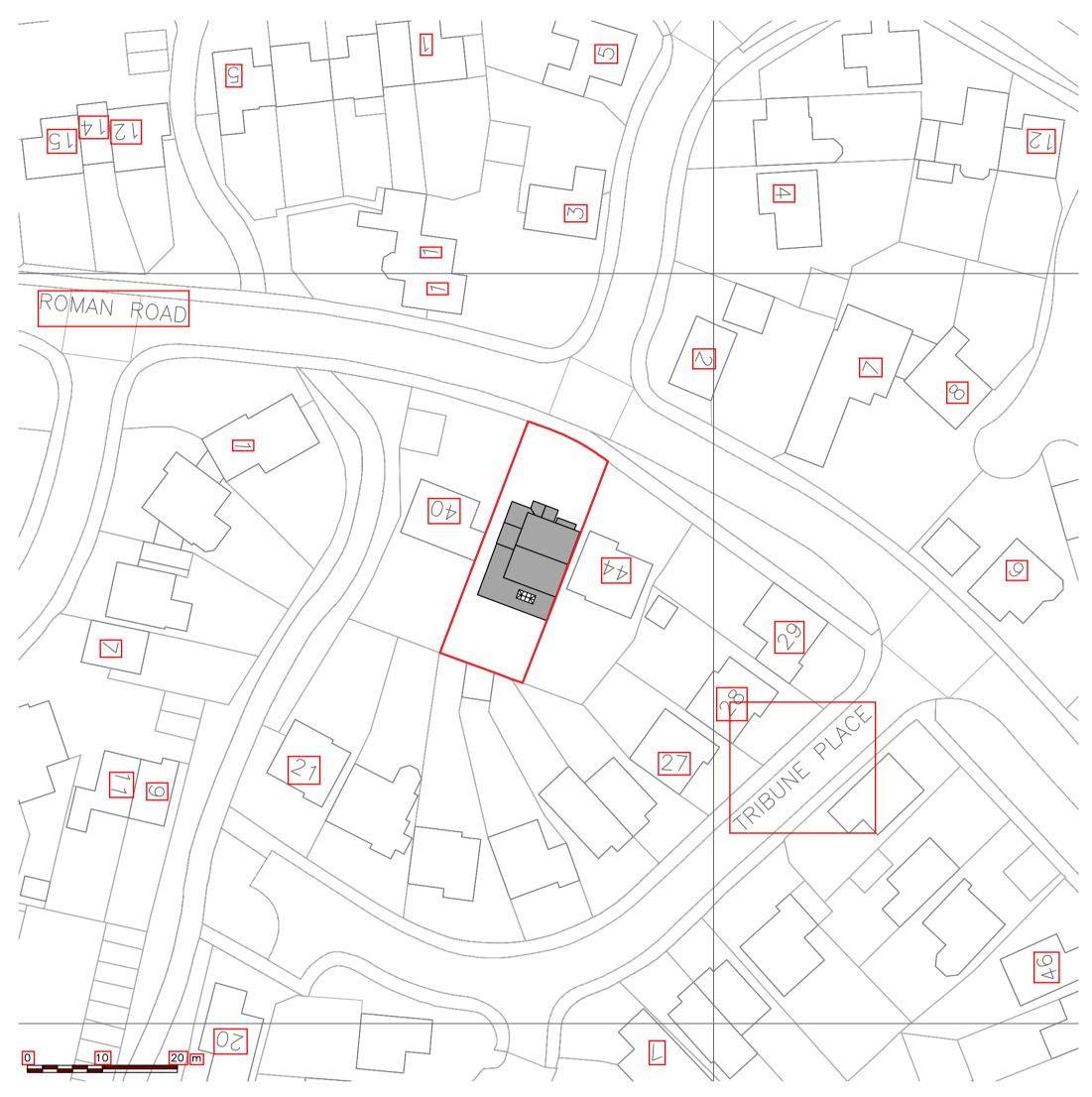
28/09/2022



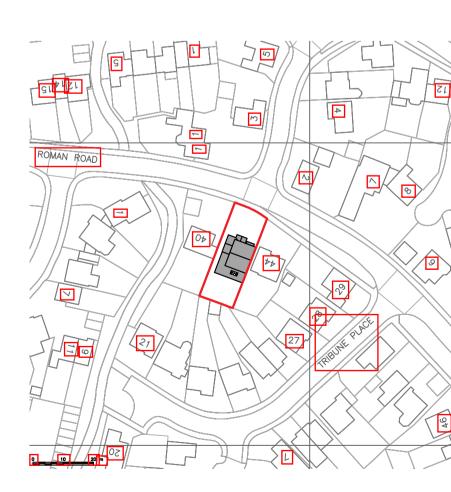
AS EXISTING BLOCK PLAN - 1:500



AS EXISTING SITE PLAN - 1:1250



AS PROPOSED BLOCK PLAN - 1:500



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 A 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: SAM HALL 42 ROMAN ROAD, ABBEYMEAD, GLOUCESTER, GL4 5HR REAR SINGLE STOREY EXTENSION TITLE: SITE PLANS SCALE: 1:500, 1:1250 @ A1 DATE: SEPT 2022



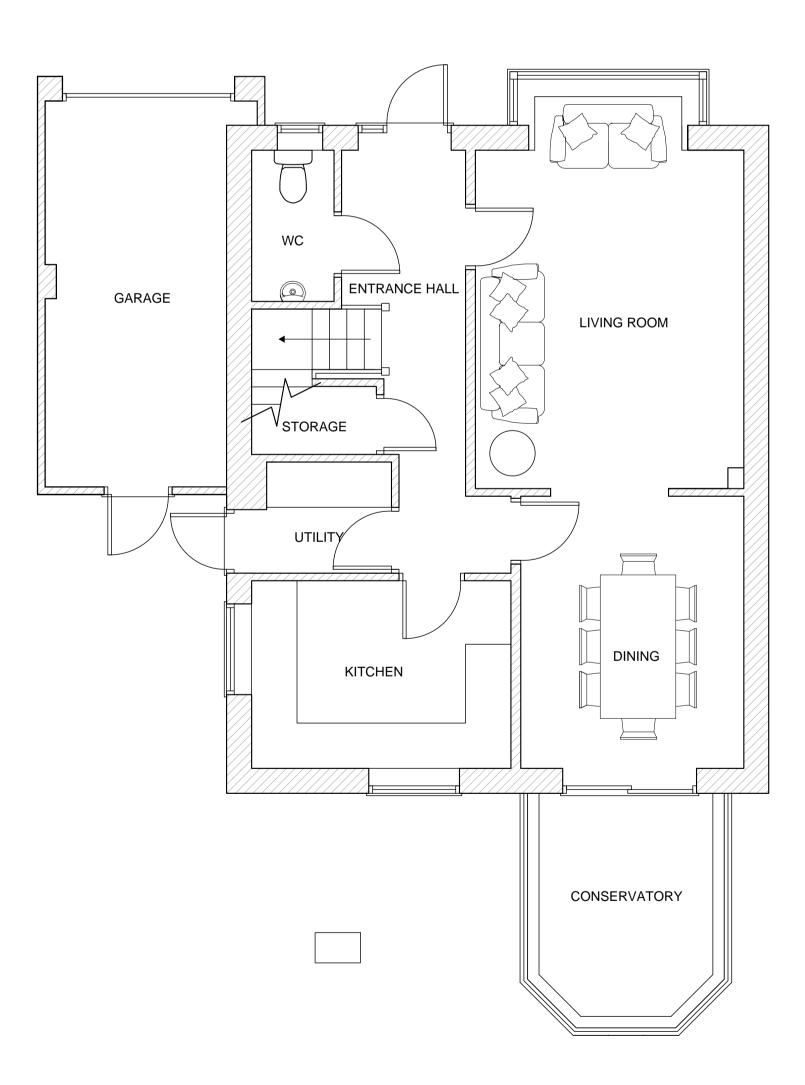


AS EXISTING FRONT ELEVATION - 1:100

AS EXISTING SIDE ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100

0 1 2 3 4 5

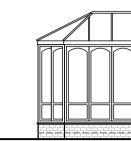


AS EXISTING GROUND FLOOR PLAN - 1:50

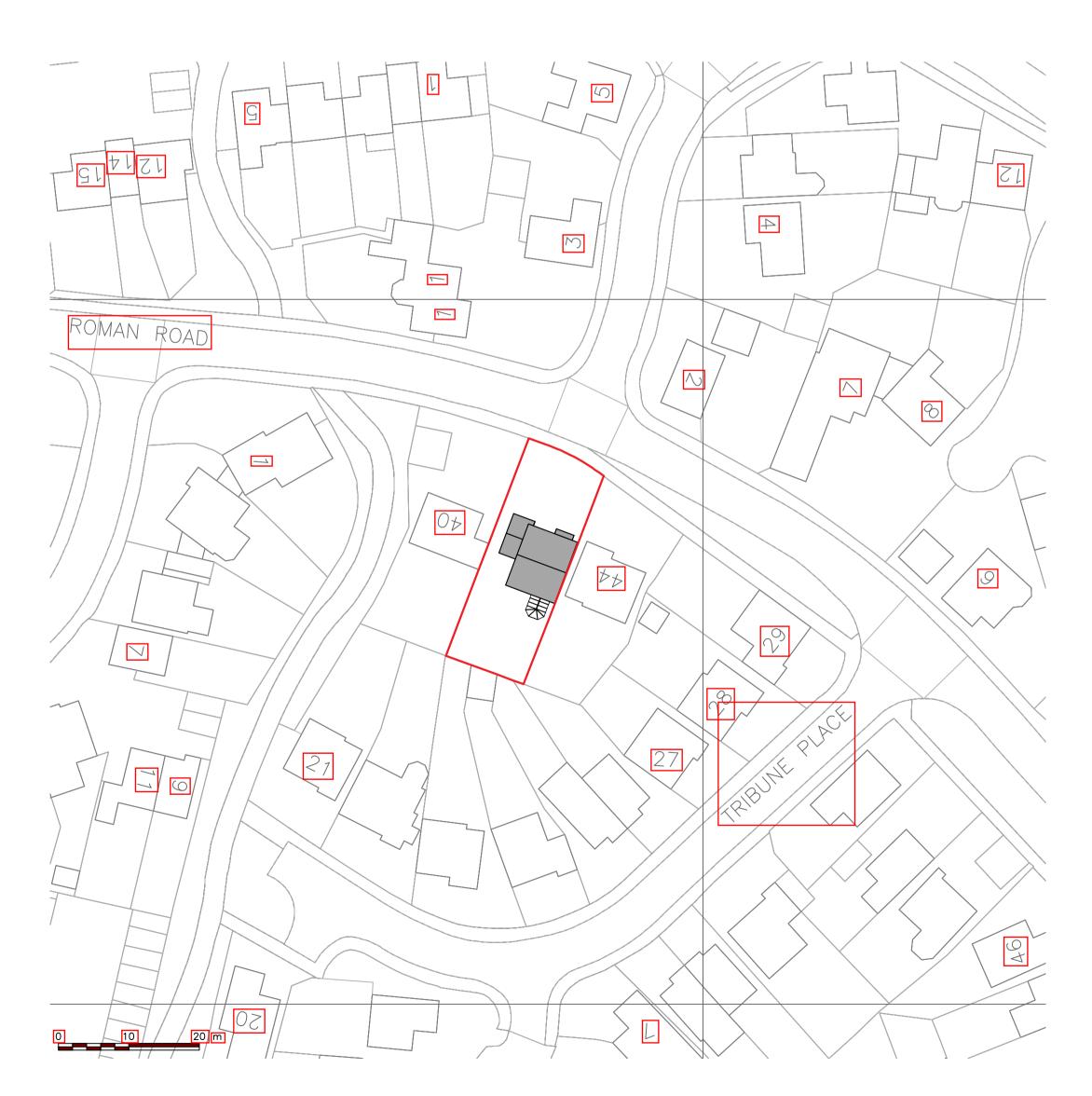


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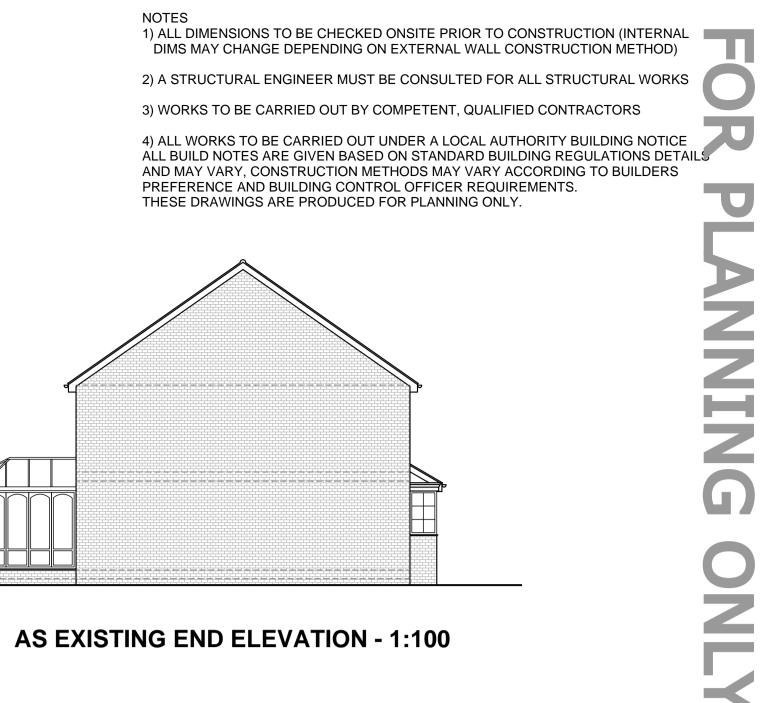


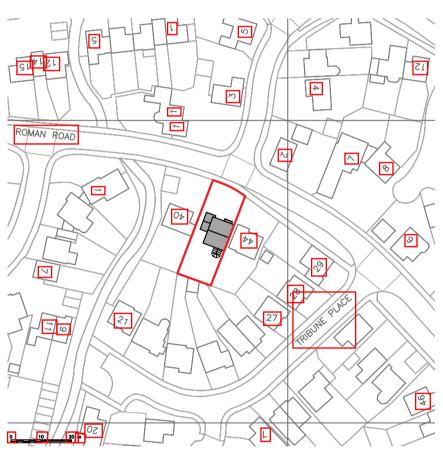


AS EXISTING REAR ELEVATION - 1:100



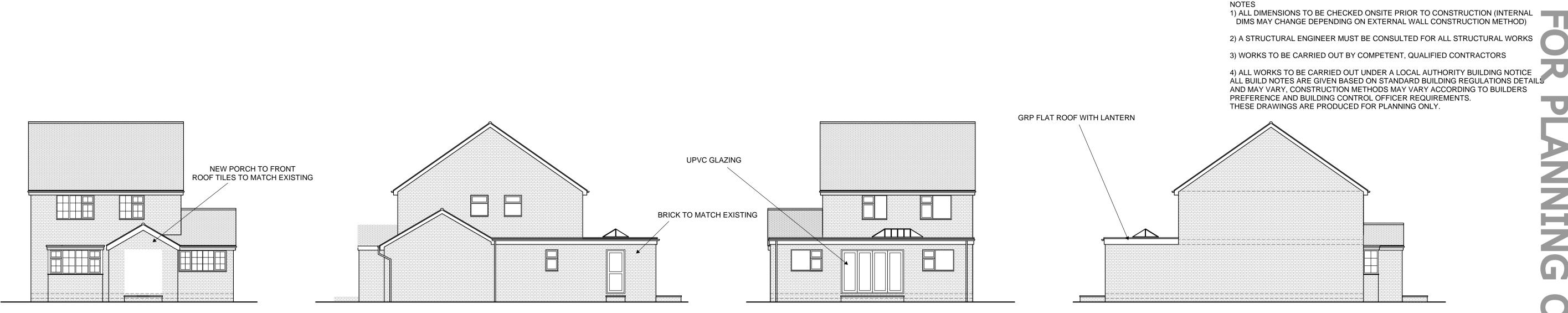
AS EXISTING BLOCK PLAN - 1:500





AS EXISTING SITE PLAN - 1:1250

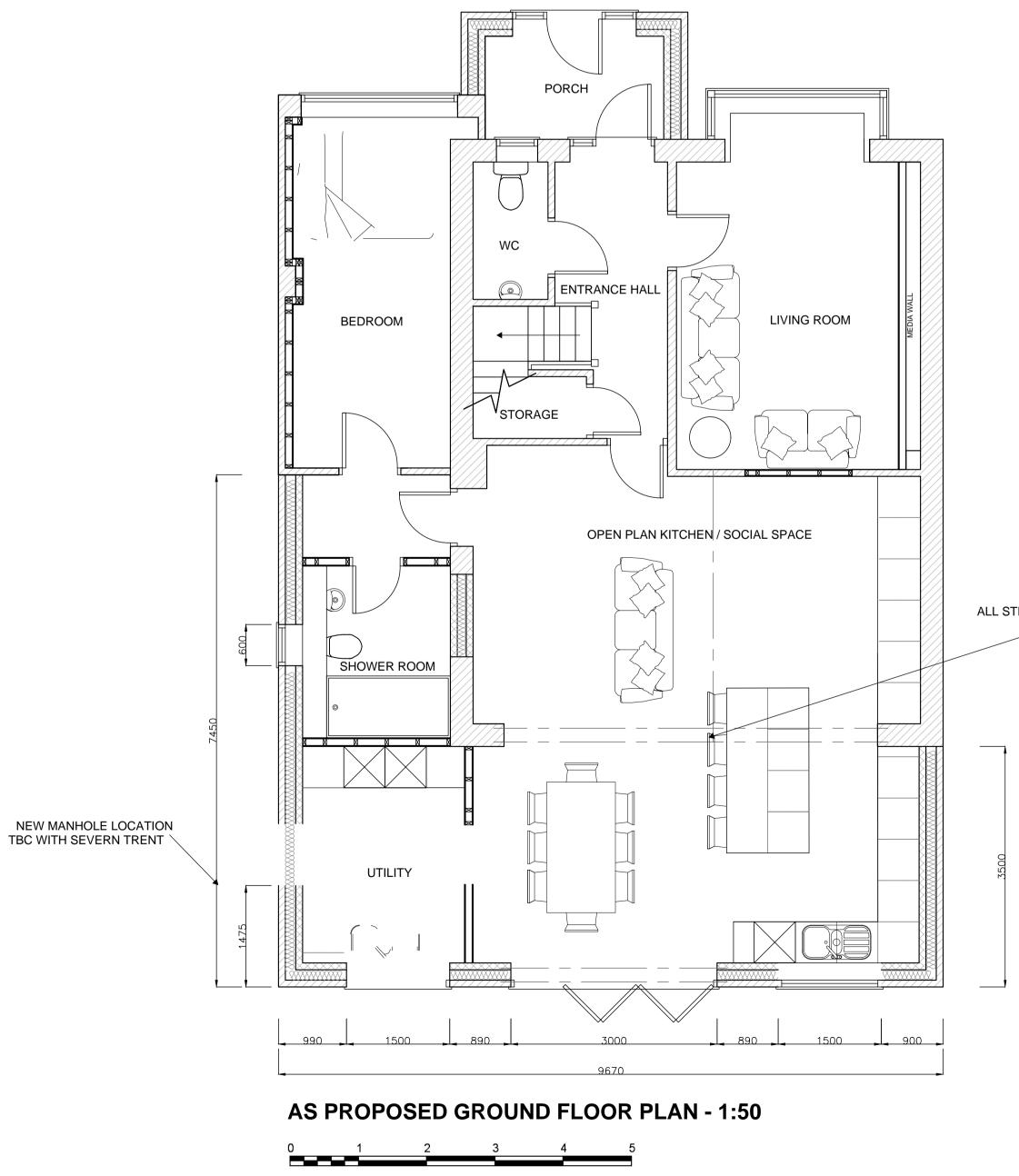
CLIENT/PROJECT: SAM HALL 42 ROMAN ROAD, ABBEYMEAD, GLOUCESTER, GL4 5HR REAR SINGLE STOREY EXTENSION TITLE: AS EXISTING PLANS & ELEVATIONS SCALE: 1:50, 1:100, 1:500, 1:1250 @ A1 DATE: SEPT 2022 42RR-SH-G-001



AS PROPOSED FRONT ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100

D<u>1</u>2<u>3</u>4<u>5</u>



THIS BAR SHOULD SCALE 5M @ 1:50

AS PROPOSED SIDE ELEVATION - 1:100

AS PROPOSED REAR ELEVATION - 1:100

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 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

	65mm thick concrete sand cement scre
	75mm Celotex GA4000
	100mm thick concrete slab
	1200g damp proof membrane
	150mm sand blinded hardcore
21 7 0 0 4	

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.

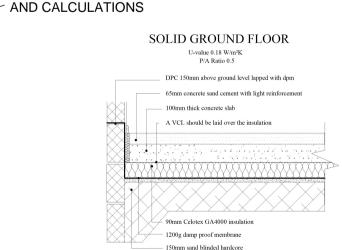
SOLID FLOOR INSULATION UNDER SLAB To meet min U value required of 0.18 W/m²K

P/A ratio 0.5 Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 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

ALL STRUCTURAL WORKS TO ENGINEERS DESIGN

under the extension. Ducts to be sleeved through cavity with cavity tray over.



FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K New cavity wall to comprise of 105mm suitable facing brick. Full fill the cavity with 150mm Dritherm 32 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. 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

103mm facing brick	—##82KXII	
Polyurethane foam insulation -	_4236X3T	100mm blockwork
Weep holes (min 2 per lintel		Fullfill insulation
at 450mm centres)		Cavity tray with stop ends
Joint filled with polyethylene		
foam and scalant pointing		Lintel to have a nominal 150mm bearing at each end
Ensure masonry overhang does not exceed 25mm		Ensure lintel is fully bedded on
		bricklaying mortar
Lintel drip to project forward of the frame		

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 jambs and below window openings with

All work to be undertaken in accordance with the Lead Development Association

NEW AND REPLACEMENT DOORS New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current

welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc.

Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

NEW AND REPLACEMENT WINDOWS

recommendations

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

Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

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)

Supply hot and cold water to all fittings as appropriate.

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. e 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.

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.

EXTRACT TO KITCHEN

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.

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.

FLAT ROOF VENTILATION

Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

C2. CONDENSATION Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which humidity is generated.

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

WARM FLAT ROOF

(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value 0.15 W/m²K Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 165mm Celotex XR4000 insulation.

Insulation bonded to vcl on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm ctrs to

give a max span of 4.51m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at

maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. 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.

AS PROPOSED END ELEVATION - 1:100

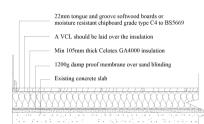
UNVENTED PITCHED ROOF - FOR PORCH

Pitch 22-45° To achieve U-value 0.15 W/m²K

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. 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 165mm Celotex XR4000 between rafters and 30mm TB4000 under. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanized plasterboard nails. Finish with 5mm skim coat of finishing plaster.

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.

UPGRADE OF GROUND FLOOR



UPGRADING EXISTING SOLID FLOOR To meet min U value required of 0.25 W/m²K

The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000, 25mm Celotex 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. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

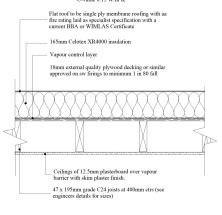
EXTERNAL WALL UPGRADE To achieve minimum U Value of 0.30W/m²K

Existing garage floor to be exposed and checked for suitability to carry the load from the new stud wall prior to commencement of work and as required by the Building Control Officer. Construct an inner leaf of timber studwork using 100mm x 50mm treated timbers with head and sole plates and noggins at 400mm ctrs ensuring a 50mm clear cavity between existing wall and new stud. Provide a breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) on cavity side of studwork. Insulation between and over studs to be 90mm Celotex GA4000 between and 37.5mm Celotex PL4000 insulated plaster board 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. Provide a cavity tray at the base with weep holes at 600 ctrs. Provide horizontal strip polymer (hyload) damp proof course to new leaf minimum 150mm above external ground level. An injected DPC may also be required if one is not already present and working in existing wall. New DPC to be made continuous with floor DPM. A lesser provision of insulation may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.



WARM FLAT ROOF U-value 0.15 W/m²K



CLIENT/PROJECT:

SAM HALL

42 ROMAN ROAD, ABBEYMEAD, GLOUCESTER, GL4 5HR REAR SINGLE STOREY EXTENSION TITLE: AS PROPOSED PLANS & ELEVATIONS - OPTION 1 SCALE: 1:50, 1:100 @ A1 DATE: SEPT 2022 42RR-SH-G-002A