

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Gill

Company Name

Address

Address line 1

16 Windermere Road

Address line 2

Address line 3

Town/City

Gloucester

County

Gloucestershire

Country

Postcode

GL2 0LZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

proposed two storey side and rear extension

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:

Roof

Existing materials and finishes:

Proposed materials and finishes:

concrete interlocking tiles to match existing

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

white upvc double glazed to match existing

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

cavity construction brick and render finish to match existing property

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

16WR-JL-G-001 Existing
16WR-JL-G-002C Proposed
16WR-JL-G-003B Existing and Proposed 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
 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

Miss

First Name

Briony

Surname

Church

Declaration Date

03/01/2023

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

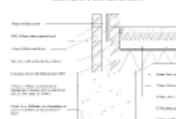
03/01/2023

FOR PLANNING ONLY

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 8002-2. 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 A12 and BS 8004:1988 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Bases of foundations supporting internal walls to be 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 mix 225mm below darty proof course. Or provide lean mix masonry at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PIPEROCK THROUGH WALLS

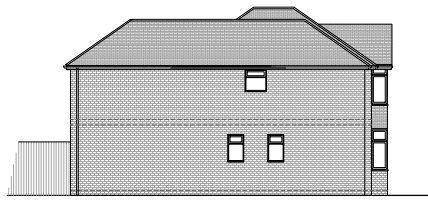
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-stressed concrete plate lintels over drain to form opening in wall to give 50mm space all round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

UNDERGROUND FLOOR 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 drains). 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: 2000.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at changes of level, direction, connective and every 40m in straight runs. Inspection chambers to have both down double sealed covers in buildings and the appropriate for vehicle loads in driveways.

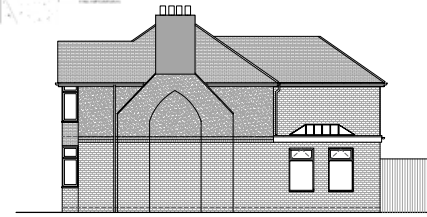


AS PROPOSED SIDE ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100



AS PROPOSED FRONT ELEVATION - 1:100



AS PROPOSED END ELEVATION - 1:100



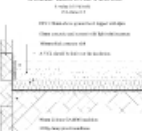
AS PROPOSED REAR ELEVATION - 1:100

SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.18 W/m²K

Rat cavity floor to consist of 150mm consolidated well rammed hardcore. Blinded with 50mm sand bedding. Provide a 1200 gauge polythene DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celvol G40/0 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 G40 ground bearing slab concrete mix to conform to BS 8502-2 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 in 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.

SOLED GROUND FLOOR



FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

New cavity wall to comprise of 100mm suitable facing brick. Full fill the cavity with 150mm Ditherm 50 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, eg Celcor solar, Thermalex turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

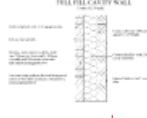
WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm c/c horizontally, 450mm vertically and 225mm c/c 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 845-1: 2003

CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabrick or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 100mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

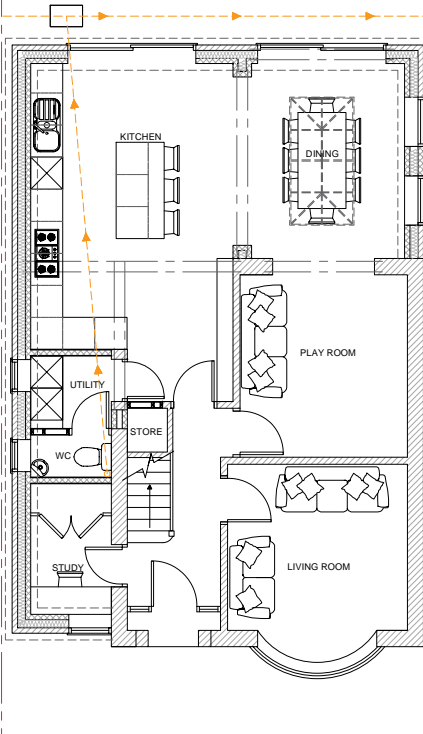
FULL FILL CAVITY WALL



LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only. Lintel sections are to be equal to wall thickness. All lintels over 700mm span internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm span 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 supporting steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary resin cast steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC type and weep holes to be provided above all externally located lintels.

LINTEL AND CAVITY TRAY



AS PROPOSED GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm c/c with 60 x 100mm head and sole plates and solid intermediate horizontal noggers at 1/3 height or 400mm. Provide min 10kg/m² density acoustic soundboard each tightly abutted (eg 100mm Rockwool or bonded mineral fibre sound insulation in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel to ground floors, walls placed throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

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 wax 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

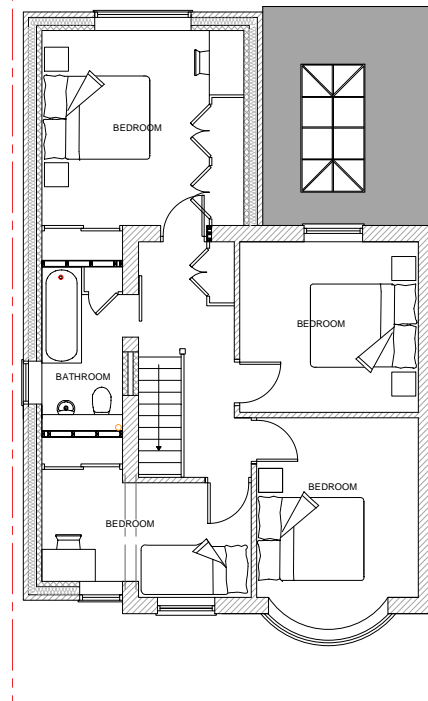
WC - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

60 to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12280, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to DWP within 200mm of the WC connection.

Such pipes and odd water to all fittings as appropriate.



AS PROPOSED FIRST FLOOR PLAN - 1:50

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 jamba and below window openings with welded upstands. Scares to be lapped min 150mm and lead to be dressed 200mm under eaves, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16.2mm 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 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 an sealing tape.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16.2mm argon gap and soft low E glass. Window Energy Rating to be Bare B1 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.

INTERMEDIATE FLOORS

Intermediate floor to be 25mm 1&g flooring grade chipboard or footboards laid on C24 joists at 400mm c/c (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m² or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster top and finish. Joint spaces over 2.5m to be dressed in mid span using 38 x 38mm hermogone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 912:2010. Identification marking must be laid upper most to allow easy identification. Provide metal rostrons where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel strips 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 30mm wide x 1/4 depth solid noggers between joists at strap positions.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controlable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 500mm² and to kitchens, bathrooms, WC and utility rooms at a rate of 2500mm².
Purge ventilation - New Windows/rooftlights to have operable area in excess of 1/20th of their floor area. If the window opens more than 30° or 1/10th of their floor area 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 KITCHEN

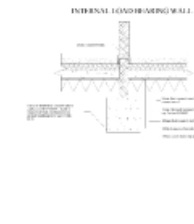
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob or external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Interim extract fans to BS EN 13141-3. 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. Interim extract fans 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.

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE 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.



HOMEPLAN
ARCHITECTURE DRAFTING SERVICES

CLIENT/PROJECT:
MR & MRS GILL
16 WINDERMERE ROAD, GLOUCESTER, GL2 0LZ

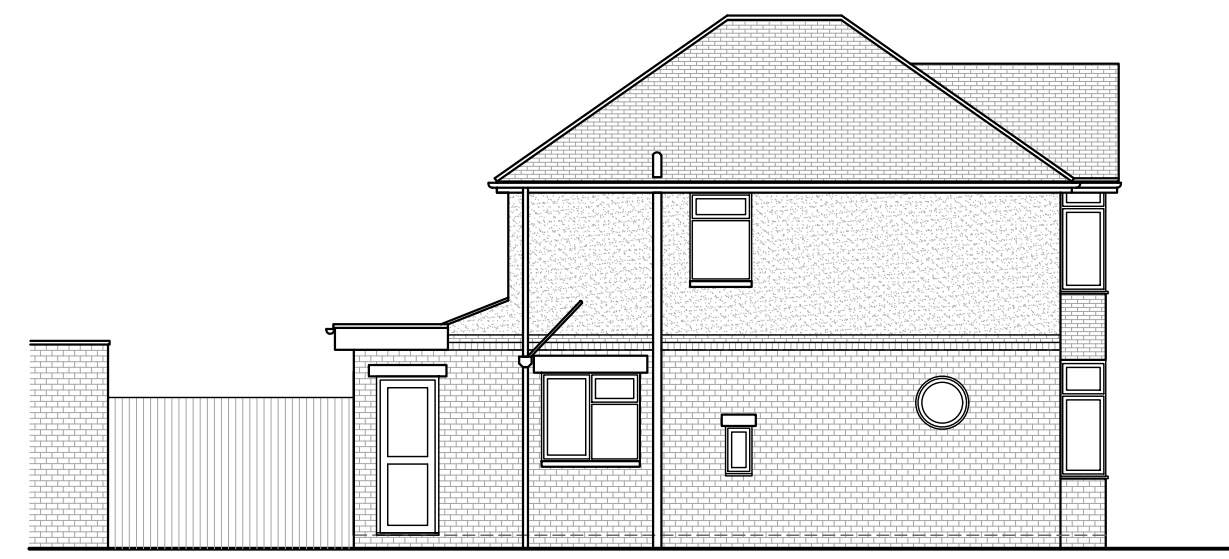
TITLE:
AS PROPOSED PLAN & ELEVATIONS

SCALE:
1:100 & 1:50 @ A1

DATE:
JAN 2023

16WR-JL-G02C

FOR PLANNING ONLY

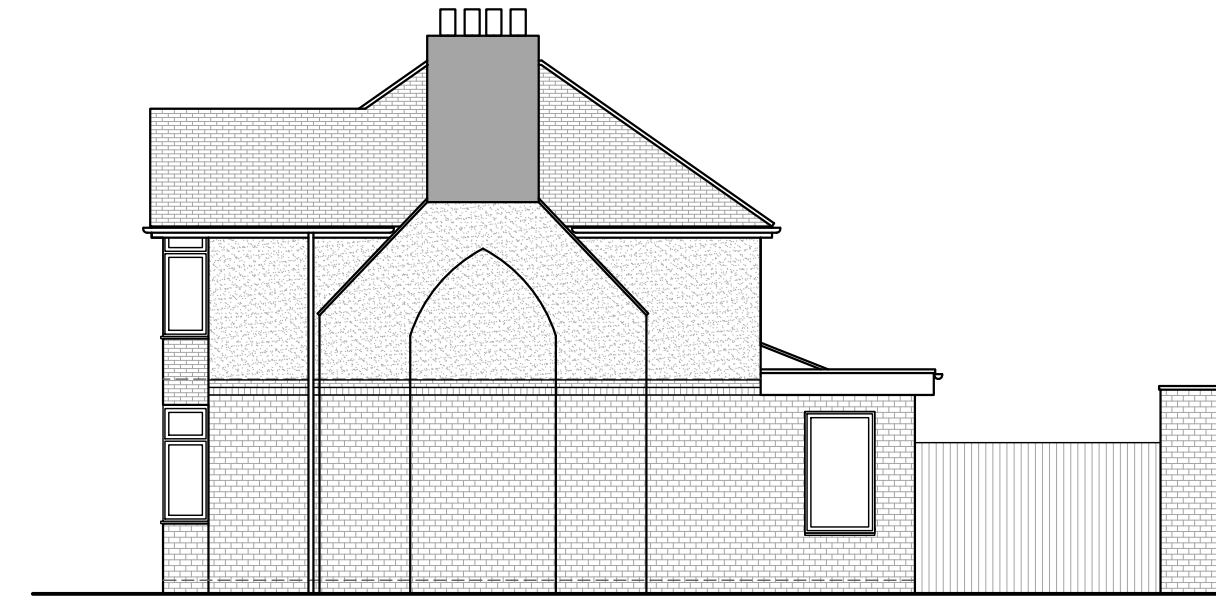


AS EXISTING SIDE ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100



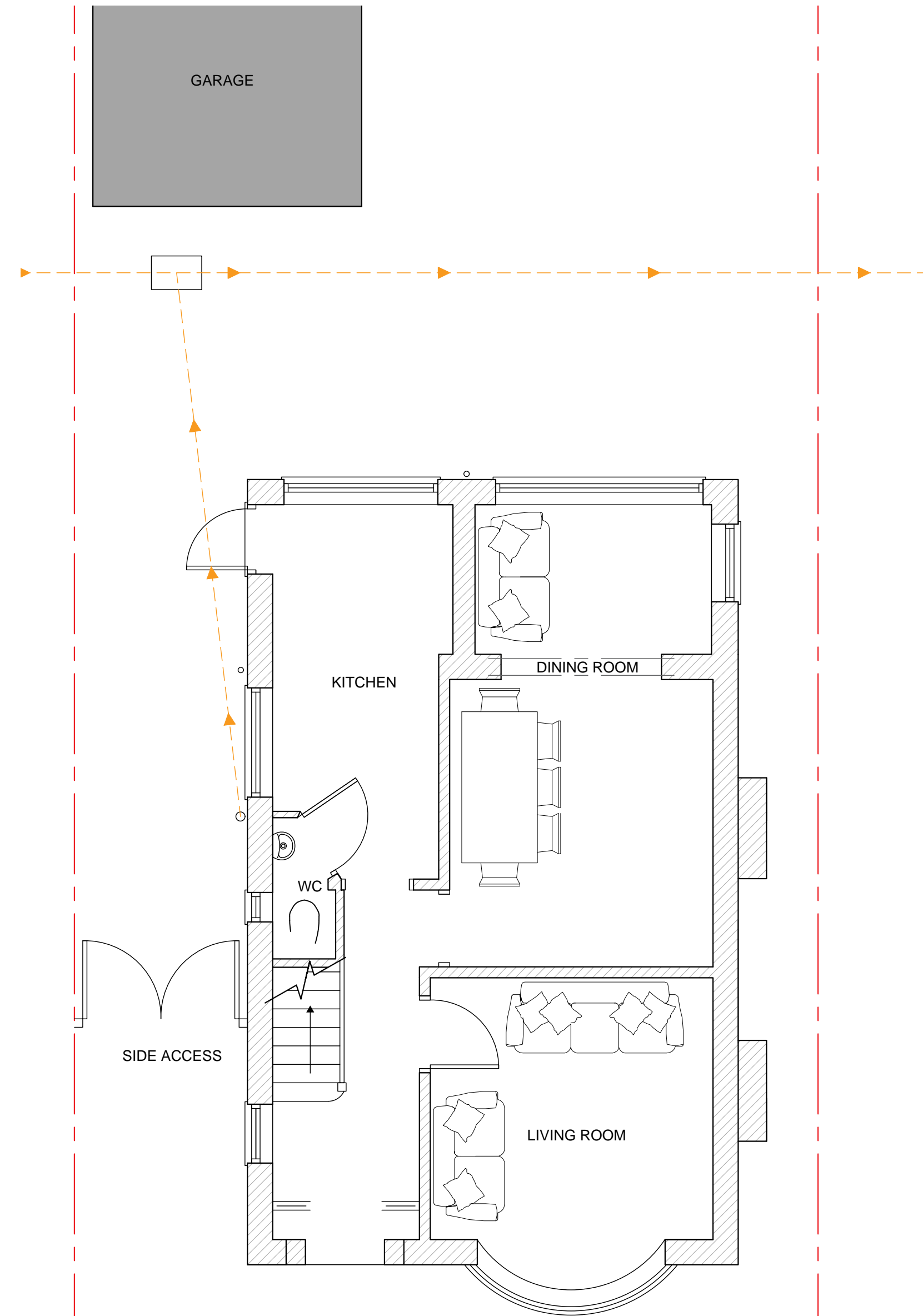
AS EXISTING FRONT ELEVATION - 1:100



AS EXISTING END ELEVATION - 1:100

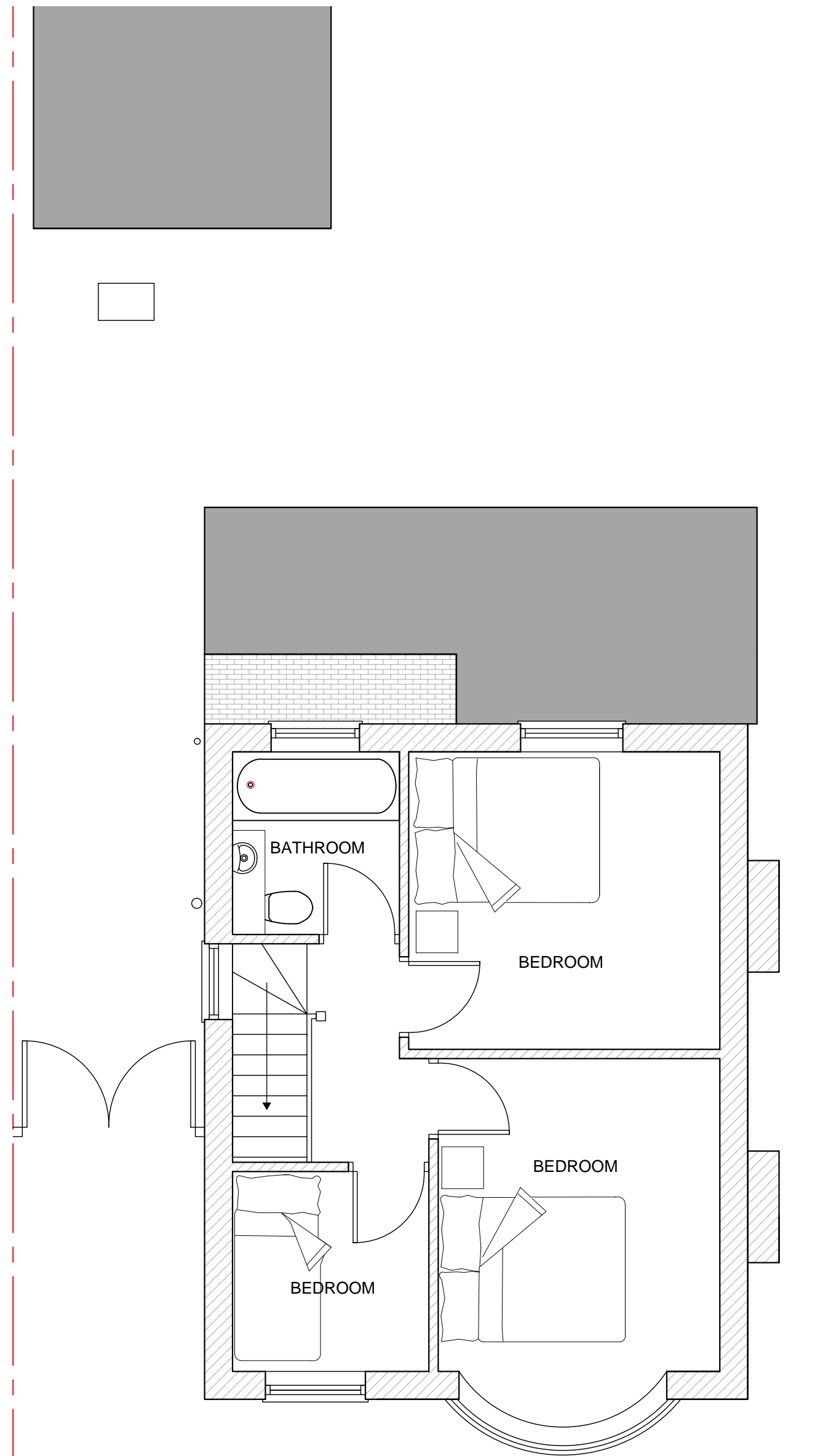


AS EXISTING REAR ELEVATION - 1:100



AS EXISTING GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50



AS EXISTING FIRST FLOOR PLAN - 1:50

- NOTES**
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CLIENT/PROJECT:
MR & MRS GILL
16 WINDERMERE ROAD, GLOUCESTER, GL2 0LZ

TITLE:
AS EXISTING PLAN & ELEVATIONS

SCALE:
1:100 & 1:50 @ A1

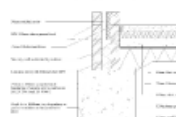
DATE:
JULY 2022

FOR PLANNING ONLY

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 8002-2. 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 A12 and BS 8004:1988 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Bases of foundations supporting internal walls to be min 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 darty proof course. Or provide lean mix masonry at base of cavity wall (150mm below damp course) laid to fall to weepholes.

PIPEROCK THROUGH WALLS

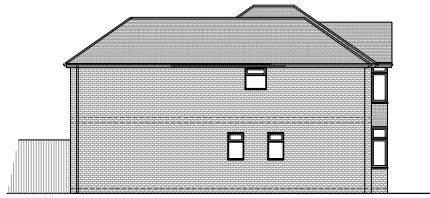
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-stressed concrete plate lintels over drain to form opening in wall to give 50mm space all round pipe: max opening both sides with rigid steel sheet and compressible sealant to prevent entry of fill or vermin.

UNDERGROUND FLOOR DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (800mm under drains). 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: 2000.

INSPECTION CHAMBERS

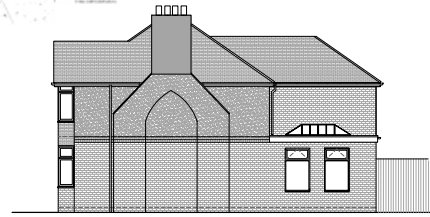
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AS PROPOSED FRONT ELEVATION - 1:100



AS PROPOSED END ELEVATION - 1:100



AS PROPOSED REAR ELEVATION - 1:100

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SOLID FLOOR INSULATION UNDER SLAB

To meet min U value required of 0.18 W/m²K

Rat cavity insulation

Solid ground floor to consist of 150mm consolidated well rammed hardcore. Blinded with 50mm sand bedding. Provide a 1200 gauge polythene DPM to be lapped in with DPM in walls. Floor to be insulated over DPM with 90mm thick Celotex G40/00 insulation. 25mm insulation to continue around floor perimeter to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting. All joints to be lapped 150mm and sealed, provide 100mm ST2 or G40 ground bearing slab concrete mix to conform to BS 8502-2 over VCL. Finish with 60mm 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 in terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be closed through cavity with cavity tray over.

SOILED GROUND FLOOR

Walls to be built with 1:1.5 cement mortar.

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FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

New cavity wall to comprise of 100mm suitable facing brick. Full fill the cavity with 150mm Dithrom 50 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block 0.15 W/m²K, eg Celcor solar. Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

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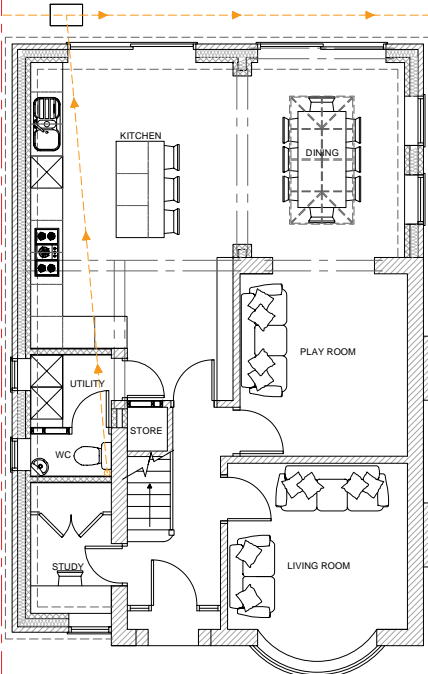
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AS PROPOSED GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 60 x 100mm head and sole plates and solid intermediate horizontal noggers at 1/3 height or 400mm. Provide min 10kg/m² density acoustic soundboard each tightly secured (eg 100mm Rockwool or bonded mineral fibre sound insulation in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel to ground noggers where at right angles, or built off DPC on finished 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.

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-wash 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

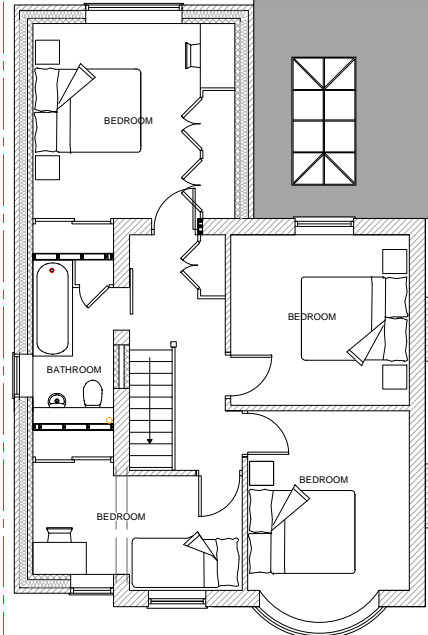
Vill - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

60 to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12280, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to DWP within 200mm of the WC connection.

Such pipes and odd water to all fittings as appropriate.



AS PROPOSED FIRST FLOOR PLAN - 1:50

NOTES

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 - 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.
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FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m²K

New cavity wall to comprise of 100mm suitable facing brick. Full fill the cavity with 150mm Dithrom 50 insulation as manufacturer's details. Inner leaf constructed using 100mm lightweight block 0.15 W/m²K, eg Celcor solar. Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

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LINTELS

For uniformly distributed loads and standard 2 storey domestic loadings only. Lintel sections are to be equal to wall thickness. All lintels over 700mm span internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm span 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 supporting steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary reinforced steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

LINTEL AND CAVITY TRAY

Lintel and cavity tray to be provided above all externally located lintels.

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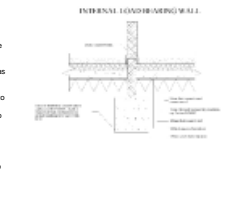
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CLIENT/PROJECT:
MR & MRS GILL
16 WINDERMERE ROAD, GLOUCESTER, GL2 0LZ

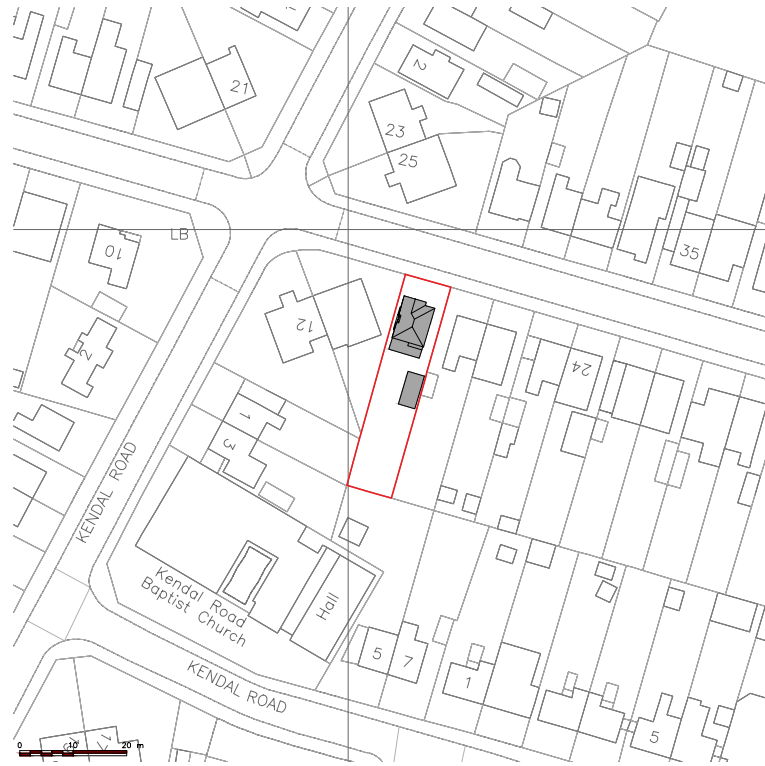
TITLE:
AS PROPOSED PLAN & ELEVATIONS

SCALE:
1:100 & 1:50 @ A1

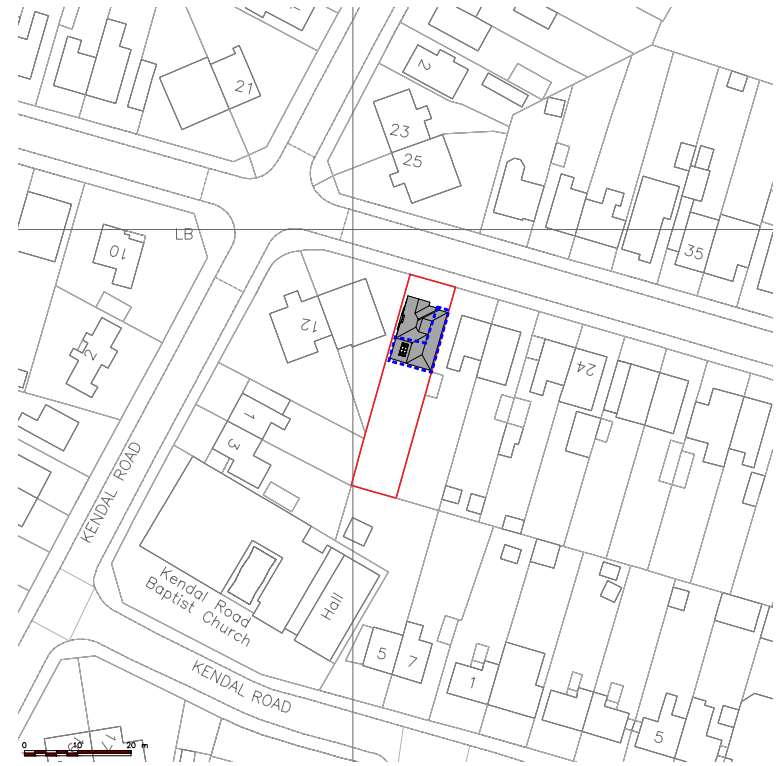
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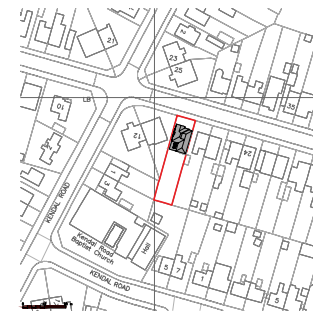
AS EXISTING BLOCK PLAN - 1:500



AS PROPOSED BLOCK PLAN - 1:500



AS EXISTING SITE PLAN - 1:1250



AS PROPOSED SITE PLAN - 1:1250

NOTES

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CLIENT/PROJECT:
MR & MRS GILL
16 WINDERMERE ROAD, GLOUCESTER, GL2 0LZ

TITLE:
AS EXISTING AND PROPOSED SITE PLANS

SCALE:
1:1250 & 1:500 @ A1

DATE:
JAN 2023