Development Control
Gloucester City Council
PO Box 2017, Pershore, WR10 9BJ
01452 396 396
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: 134

Suffix:

Property Name:

Address Line 1: Estcourt Road

Address Line 2:

Address Line 3: Gloucestershire

Town/city: Gloucester

Postcode: GL1 3LJ

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

Easting (x): 384442

Northing (y): 219312

Description:

Applicant Details

Name/Company

Title

MR & MS

First name

DAVID AND NATALIE

Surname

COTTER AND LLOYDE

Company Name

Address

Address line 1

134 Estcourt Road

Address line 2

Address line 3

Town/City

Gloucester

County

Gloucestershire

Country

Postcode

GL1 3LJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

MR

First name

Glenn

Surname

Church

Company Name

Homeplan Drafting Services

Address

Address line 1

28 Jasmine Close

Address line 2

Abbeydale

Address line 3

Town/City

Gloucester

County

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

SINGLE STOREY EXTENSION TO REAR. TO STOREY EXTENSION TO SIDE

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

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

⊘ Yes
◯ No

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

Type:
Walls

Existing materials and finishes:
FACING BRICK CAVITY CONSTRUCTION

Proposed materials and finishes:
FACING BRICK CAVITY CONSTRUCTION

Type:
Roof

Existing materials and finishes:
TILED

Proposed materials and finishes:
TILED

Type:
Windows

Existing materials and finishes:
UPVC DOUBLE GLAZED

Proposed materials and finishes:
UPVC DOUBLE GLAZED

Type:
Doors

Existing materials and finishes:
UPVC DOUBLE GLAZED

Proposed materials and finishes:
UPVC DOUBLE GLAZED

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

- [x] Yes
- [ ] No

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

DRAWINGS:
LLOYDE-134ER-G-001
LLOYDE-134ER-G-002
LLOYDE-134ER-G-003
LLOYDE-134ER-G-004
LLOYDE-134ER-G-005
SITE PHOTOS

Trees and Hedges

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

- [ ] Yes
- [x] No

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

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

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

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

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

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

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

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

⊘ Yes
◯ No

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

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

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

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

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

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

Person Role

◯ The Applicant
⊘ The Agent

Title

MR

First Name

Glenn

Surname

Church

Declaration Date

04/11/2022

☑ 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

04/11/2022

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
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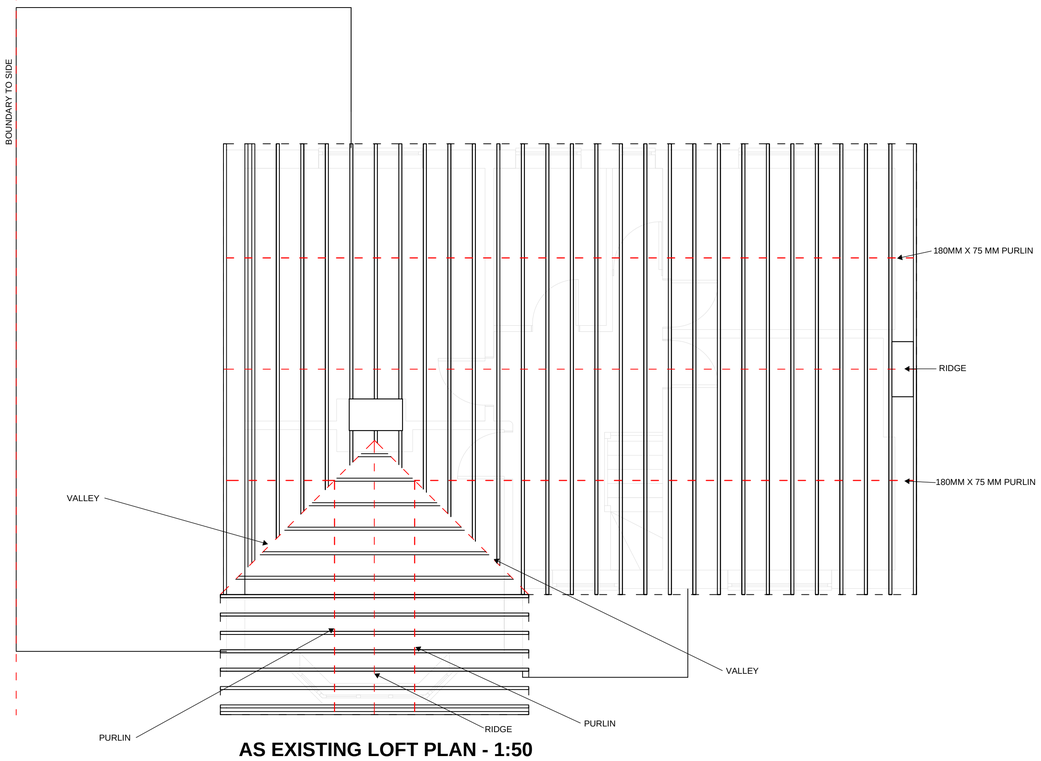
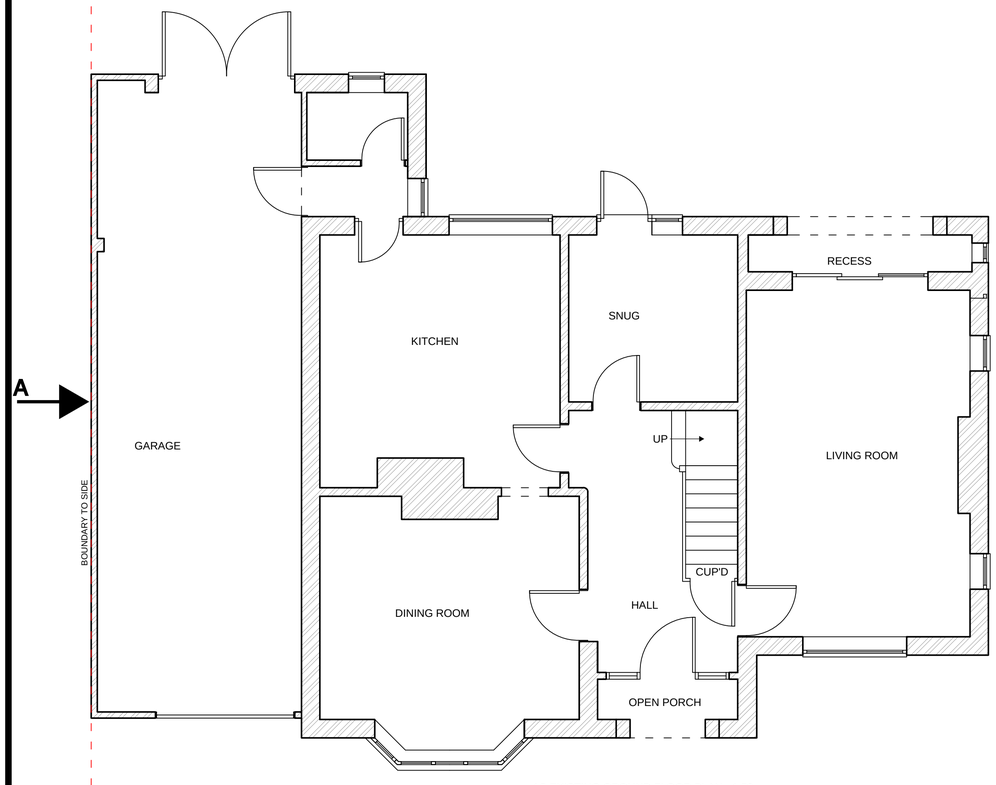


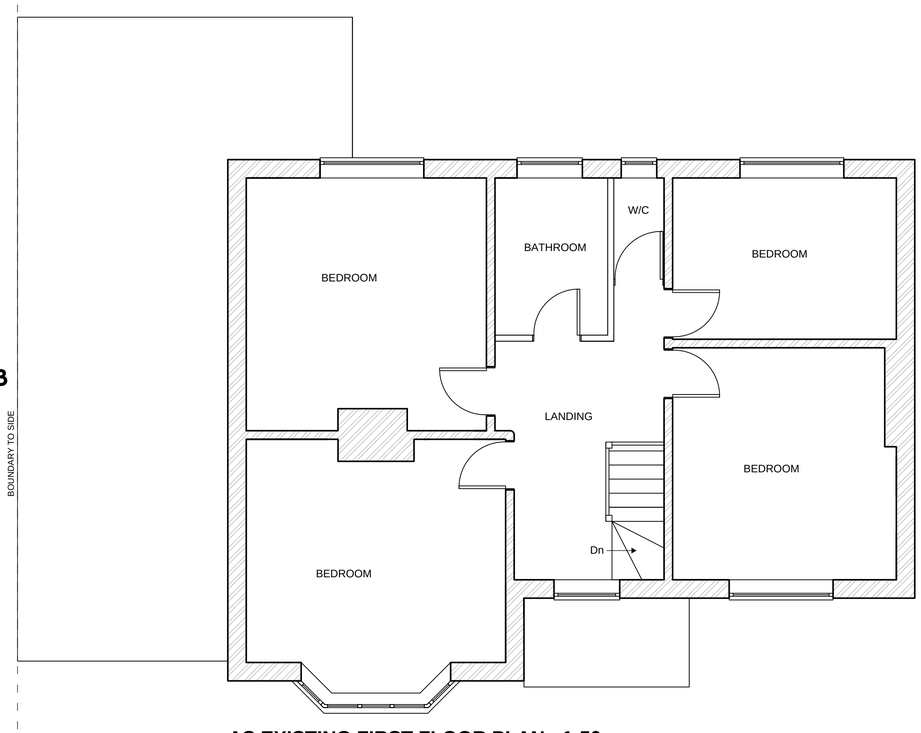
AS EXISTING LOFT PLAN - 1:50



AS EXISTING GROUND FLOOR PLAN - 1:50

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:50



AS EXISTING FIRST FLOOR PLAN - 1:50

FOR PLANNING ONLY

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN
[redacted]

CLIENT/PROJECT:

MR AND MRS LLOYDE

PROPOSED EXTENSION, LOFT CONVERSION AND ASSOCIATED WORKS TO 134 ESTCOURT ROAD, GLOUCESTER GL1 3LJ

TITLE:

AS EXISTING PLANS

SCALE:

1:50 @ A1

DATE:

OCTOBER 2022

LLOYDE-134ER-G-001

NOTES
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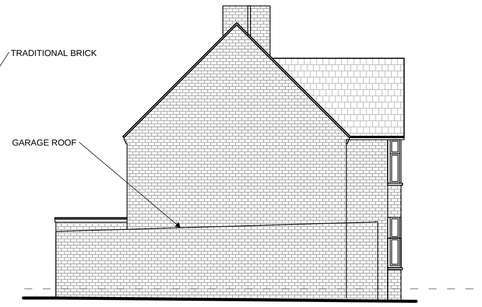
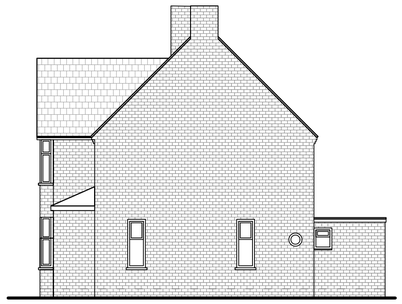
FRONT ELEVATION - 1:100

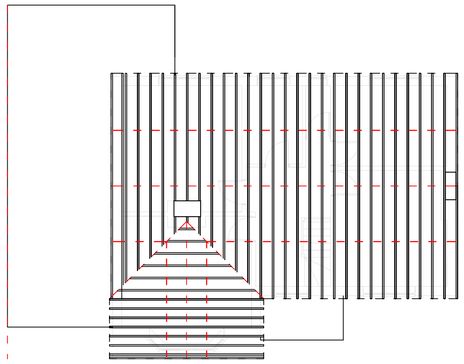


ELEVATION ON A - 1:100



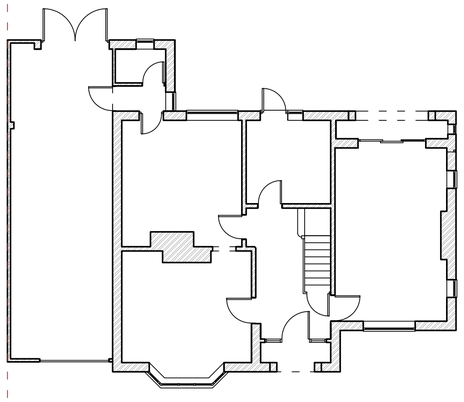
ELEVATION ON B - 1:100

REAR ELEVATION - 1:100

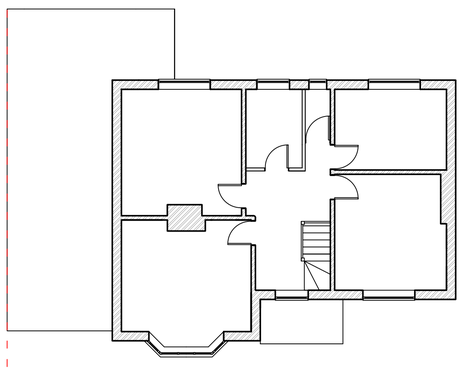


AS EXISTING LOFT PLAN

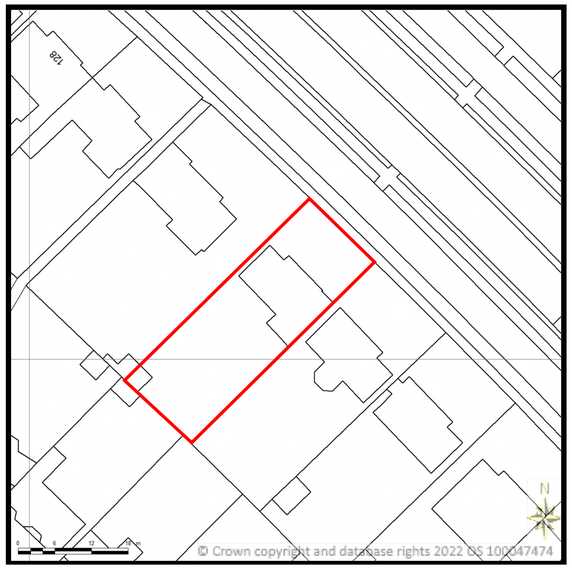
NOTE: LOFT CONVERSION TO EXISTING PROPERTY TO BE CARRIED OUT UNDER PERMITTED DEVELOPMENT



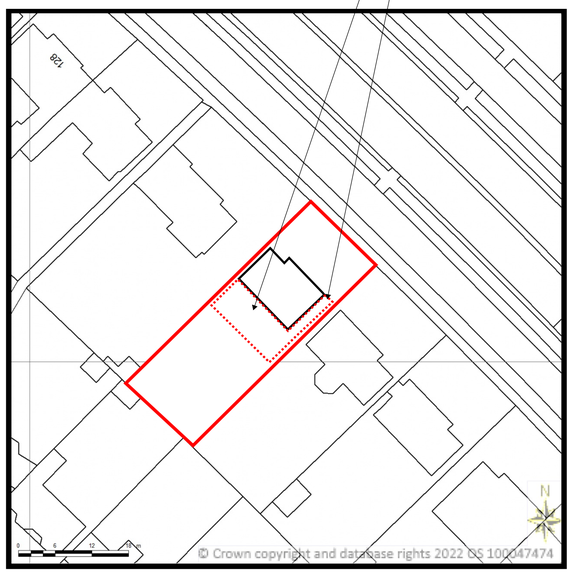
AS EXISTING GROUND FLOOR PLAN



AS EXISTING FIRST FLOOR PLAN

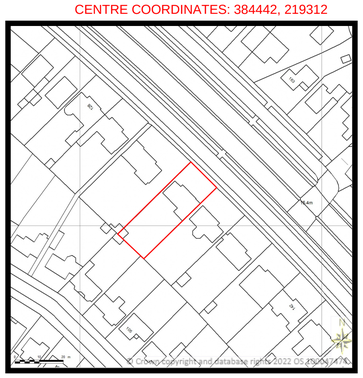


AS EXISTING BLOCK PLAN 1:500



AS PROPOSED BLOCK PLAN 1:500

CENTRE COORDINATES: 384442, 219312



SITE LOCATION PLAN 1:1250

THIS BAR SHOULD SCALE 5M @ 1:100

REV A: AS PROPOSED BLOCK PLAN TITLE AMENDED, NOV 2022

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN

CLIENT/PROJECT:

MR AND MRS LLOYDE

PROPOSED EXTENSION, LOFT CONVERSION AND ASSOCIATED WORKS TO 134 ESTCOURT ROAD, GLOUCESTER GL1 3LJ

TITLE:

AS EXISTING ELEVATIONS INCLUDING SITE LOCATION AND BLOCK PLANS

SCALE:

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

DATE:

OCTOBER 2022 LLOYDE-134ER-G-002A

FOR PLANNING ONLY

NOTES
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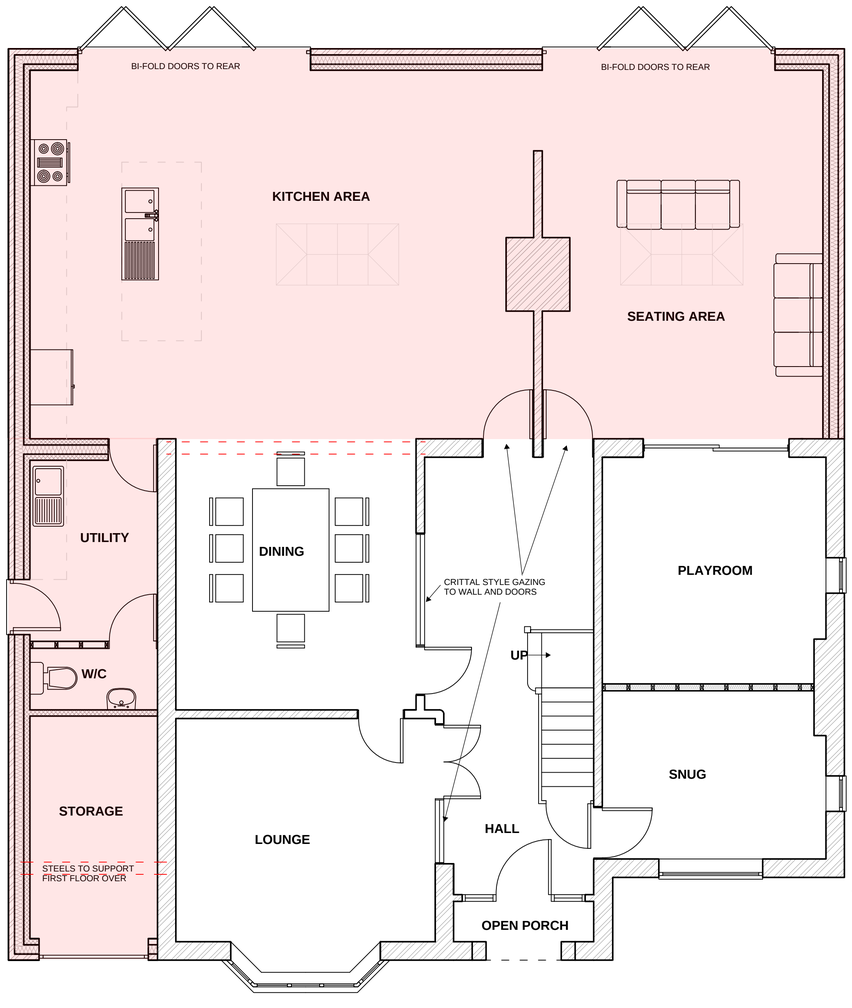
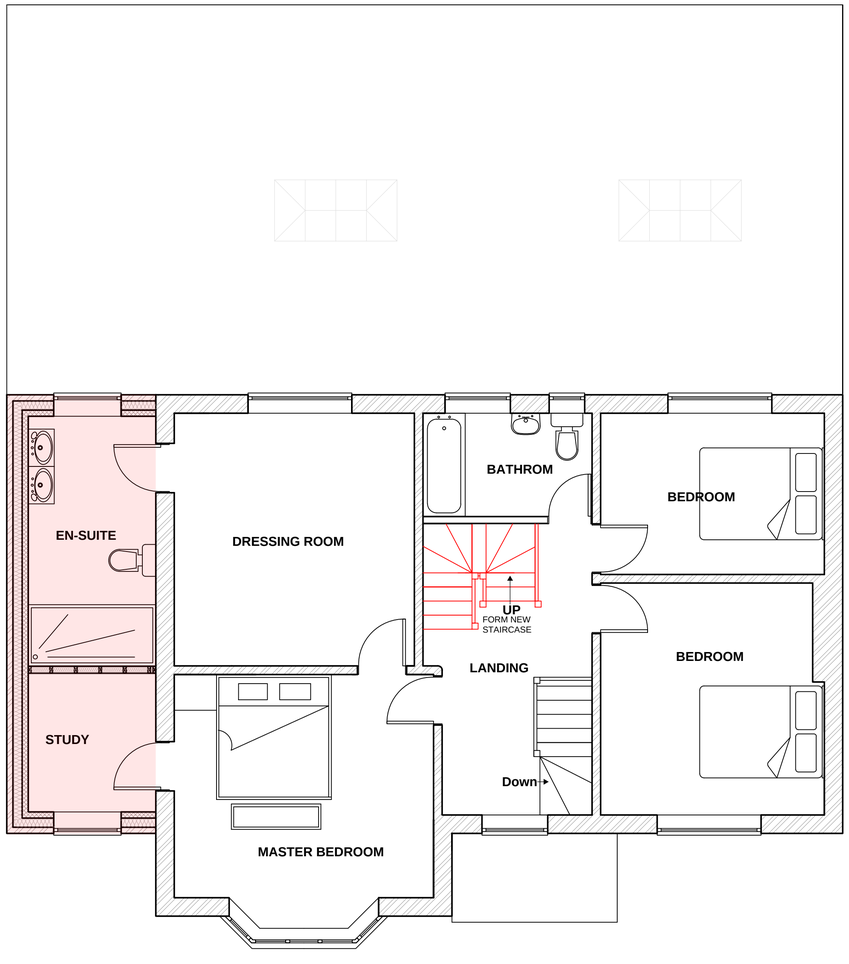
INDICATES EXTENSION

FOR PLANNING ONLY



AS PROPOSED GROUND FLOOR PLAN - 1:50



AS PROPOSED FIRST FLOOR PLAN - 1:50

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:50

REV A: AS PROPOSED FIRST FLOOR TITLE AMENDED, NOVEMBER 2022

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN
[redacted]

CLIENT/PROJECT:

MR AND MRS LLOYDE

PROPOSED EXTENSION, LOFT CONVERSION AND ASSOCIATED WORKS TO 134 ESTCOURT ROAD, GLOUCESTER GL1 3LJ

TITLE:

AS PROPOSED GROUND AND FIRST FLOOR PLANS

SCALE:

1:50 @ A1

DATE:

NOVEMBER 2022

LLOYDE-134ER-G-003A

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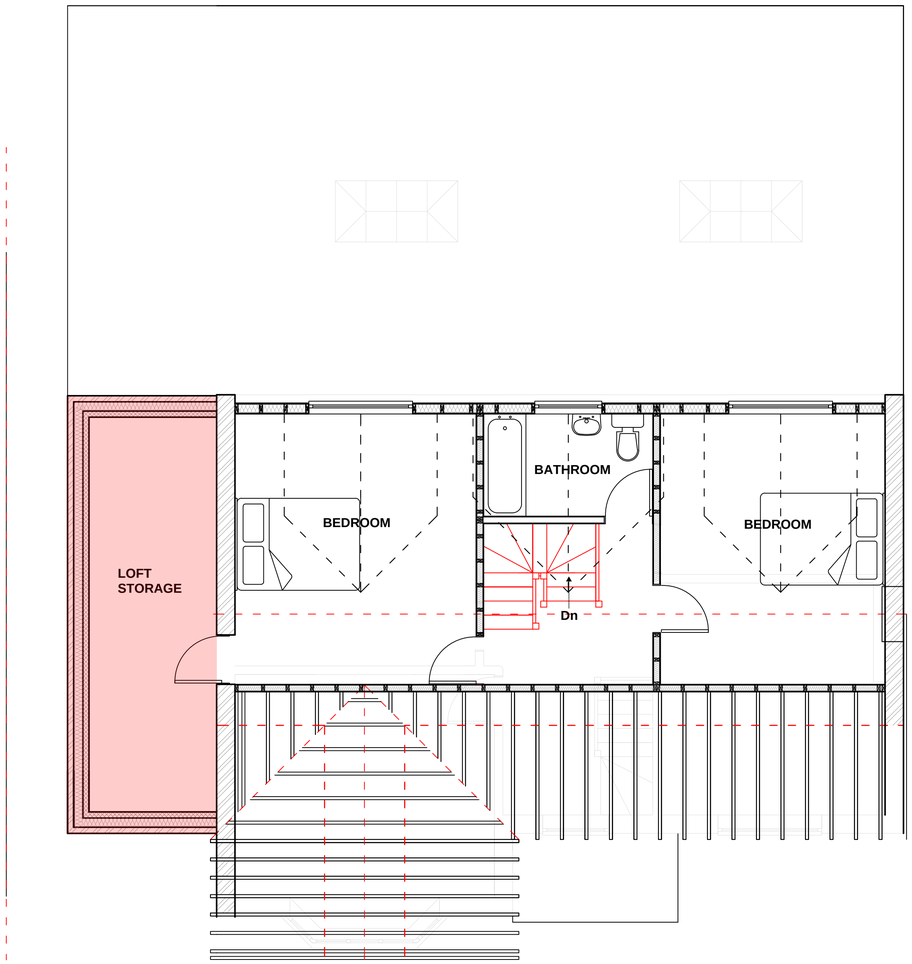


NOTE: LOFT CONVERSION TO EXISTING HOUSE TO BE CARRIED OUT UNDER PERMITTED DEVELOPMENT

INDICATES EXTENSION

AS PROPOSED LOFT PLAN - 1:50

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:50

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN
[redacted]

CLIENT/PROJECT:

MR AND MRS LLOYDE

PROPOSED EXTENSION, LOFT CONVERSION AND ASSOCIATED WORKS TO 134 ESTCOURT ROAD, GLOUCESTER GL1 3LJ

TITLE:

AS PROPOSED GROUND AND FIRST FLOOR PLANS

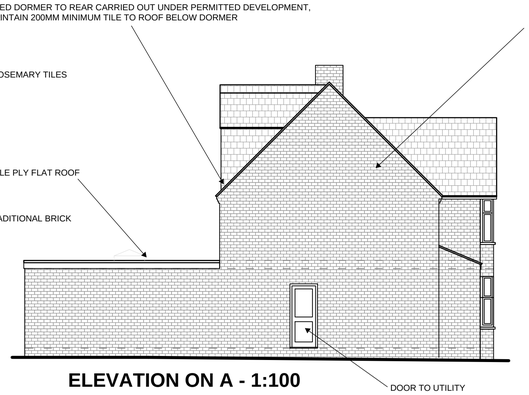
SCALE:

1:50 @ A1

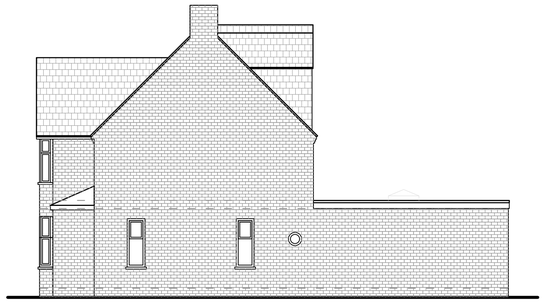
DATE:

NOVEMBER 2022 LLOYDE-134ER-G-003

FRONT ELEVATION - 1:100



ELEVATION ON A - 1:100



ELEVATION ON B - 1:100

NOTE: LOFT CONVERSION TO EXISTING PROPERTY TO BE CARRIED OUT UNDER PERMITTED DEVELOPMENT

REAR ELEVATION - 1:100

0 1 2 3 4 5

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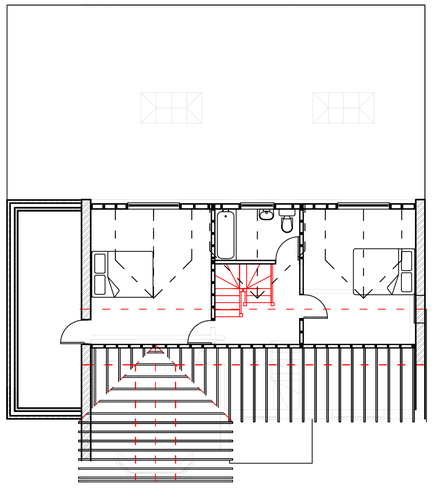
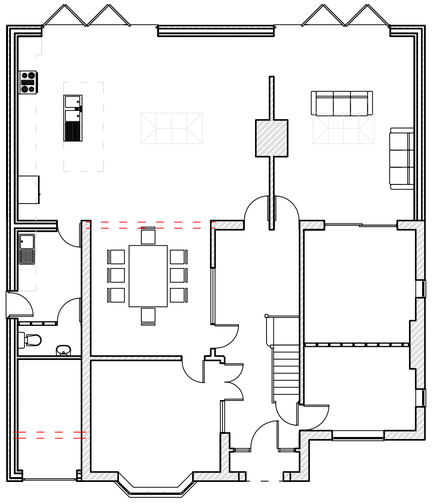
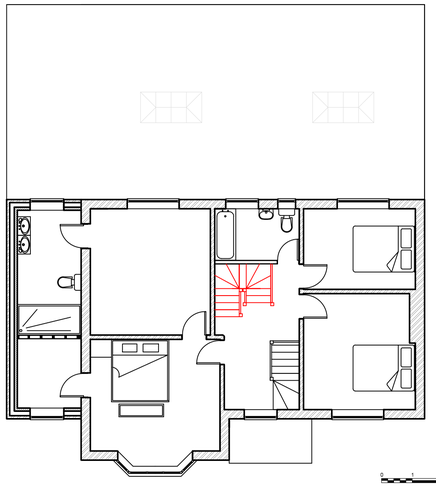


PROPOSED LOFT PLAN



AS EXISTING GROUND FLOOR PLAN



AS EXISTING FIRST FLOOR PLAN

THIS BAR SHOULD SCALE 5M @ 1:100

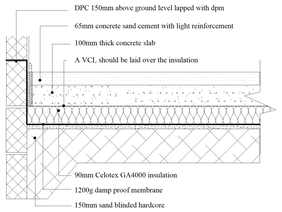
TRENCH FOUNDATION
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with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

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

SOLID GROUND FLOOR
U-value 0.18 W/m²K
P/A Ratio 0.5



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 driveways.

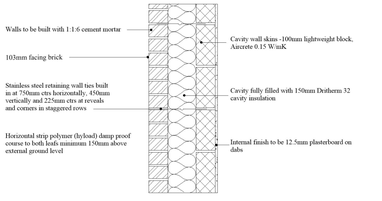
INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre 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.

INTERNAL MASONRY PARTITIONS
Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

INTERNAL LOADBEARING MASONRY PARTITIONS
Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineers details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

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.

FULL FILL CAVITY WALL
U-value 0.18 W/m²K



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 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.

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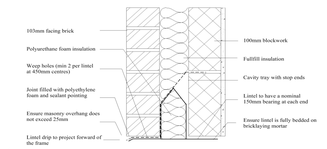
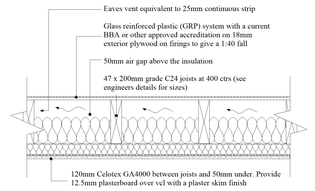
LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door 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



VENTILATED FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.15 W/m²K
Glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, on 18mm exterior grade plywood, laid on firings to give a 1:40 fall on 47 x 200mm grade C24 timber joists at 400 ctrs max span 4.55m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 120mm Celotex GA4000 between joists and 50mm under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish. Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using 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.

COLD FLAT ROOF
U-value 0.15 W/m²K



INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm ctrs (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone 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 312:2010. Identification marking must be laid upper most to allow easy identification. 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 ⅛ depth solid noggins between joists at strap positions.

PITCHED ROOF INSULATION AT CEILING LEVEL
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 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 sarking felt supported on 47 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 150mm XR4000 Celotex between ceiling joists with a further 40mm TB4000 over joists. 18mm chipboard to be provided over insulation. Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.
Restraint strapping - 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.
Loft hatches should be suitable designed and installed to ensure optimum air tightness.
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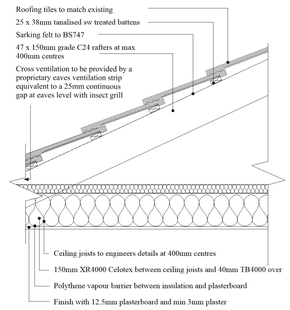
PITCHED ROOF
U-value 0.15 W/m²K



STAIRS
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.

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.

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.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

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

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified 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.

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

FOR PLANNING ONLY

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN

CLIENT/PROJECT:

MR AND MRS LLOYDE

PROPOSED EXTENSION, LOFT CONVERSION AND ASSOCIATED WORKS TO 134 ESTCOURT ROAD, GLOUCESTER GL1 3LJ

TITLE:

AS PROPOSED PLANS AND ELEVATIONS, BUILD NOTES

SCALE:

1:100 @ A1

DATE:

NOVEMBER 2022

LLOYDE-134ER-G-005