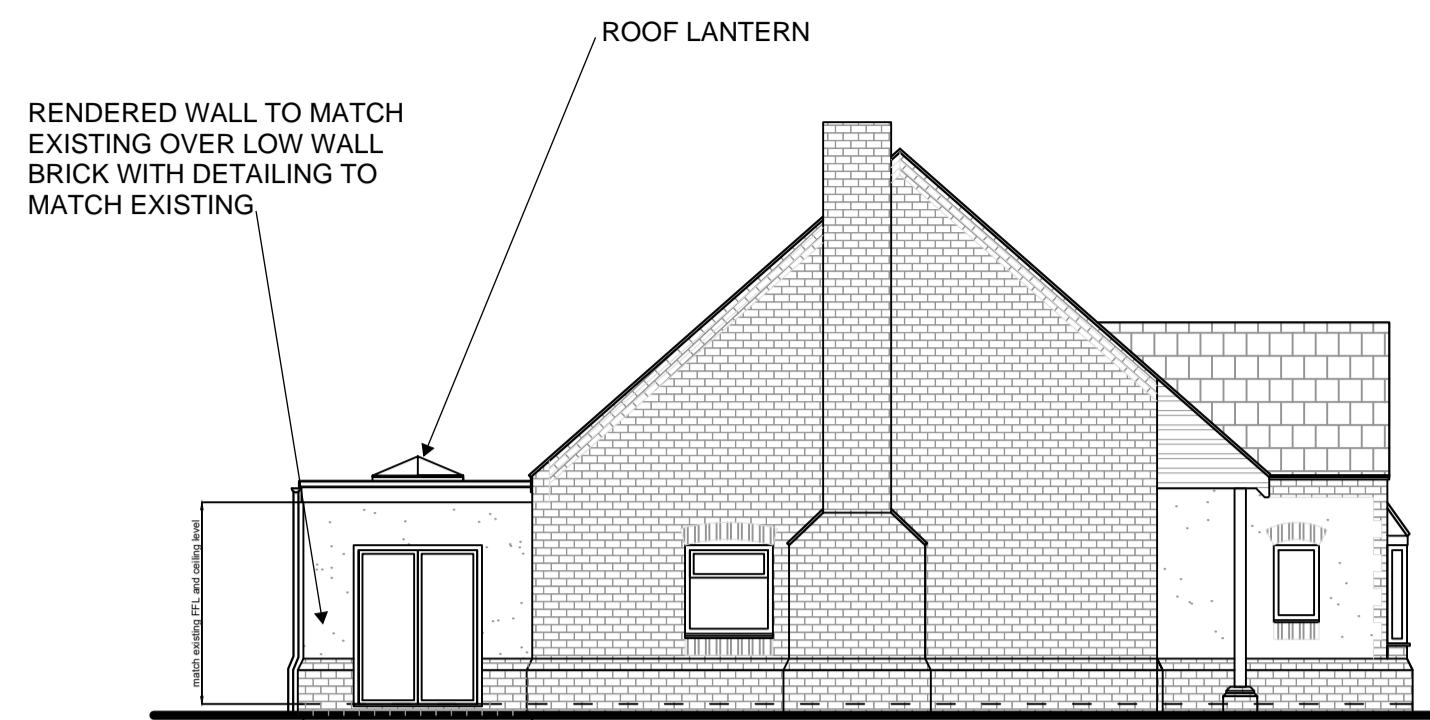


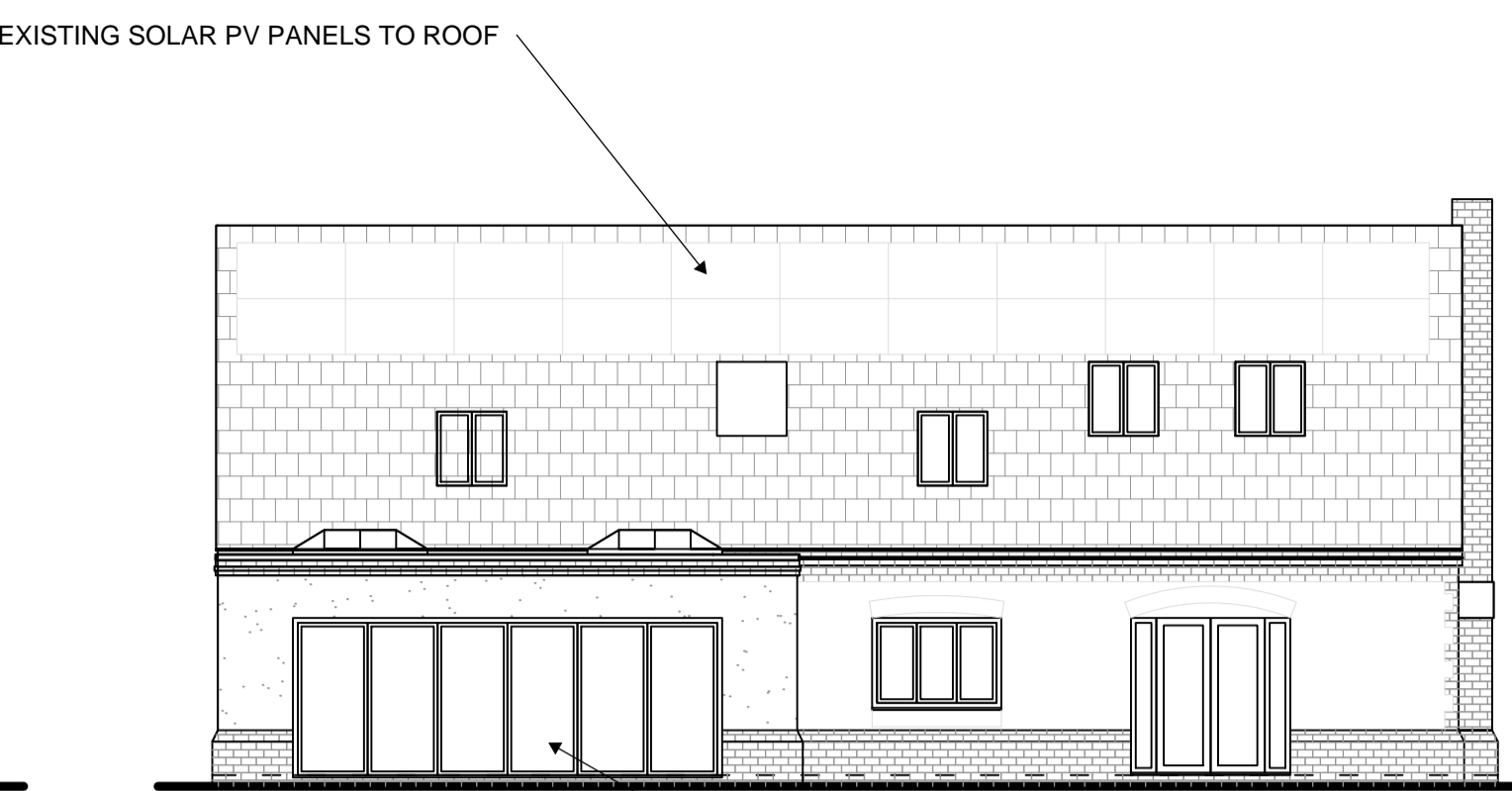


FRONT ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100



ELEVATION ON A - 1:100



REAR ELEVATION - 1:100

(PERGODA OMITTED FOR CLARITY)



ELEVATION ON B - 1:100

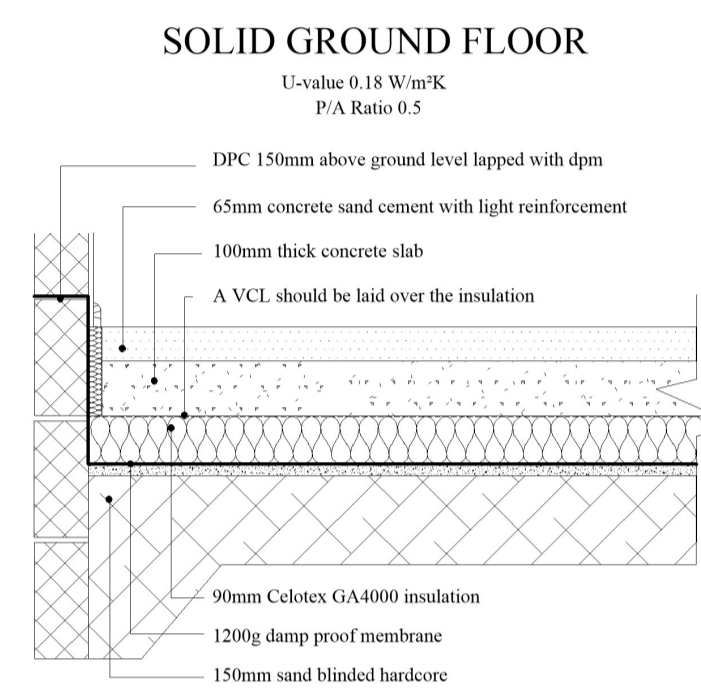
NOTES
 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
 4) ALL WORKS TO BE CARRIED OUT UNDER A LOCAL AUTHORITY BUILDING NOTICE
 ALL BUILD NOTICES 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 PROVIDED FOR PLANNING ONLY.

TRENCH FOUNDATION
 Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A12 and BS 8004:1988 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.

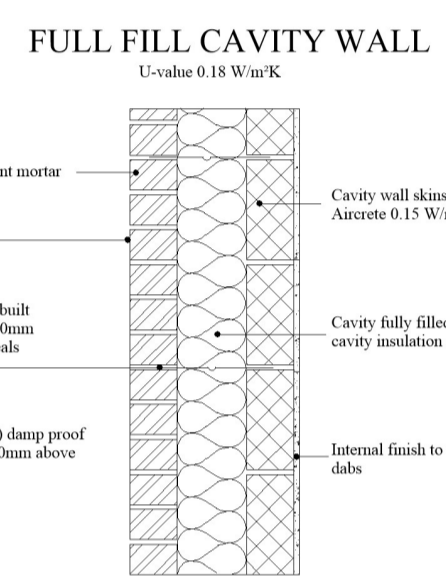
UNDERGROUND FOUL DRAINAGE
 Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

WALLS BELOW GROUND
 All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

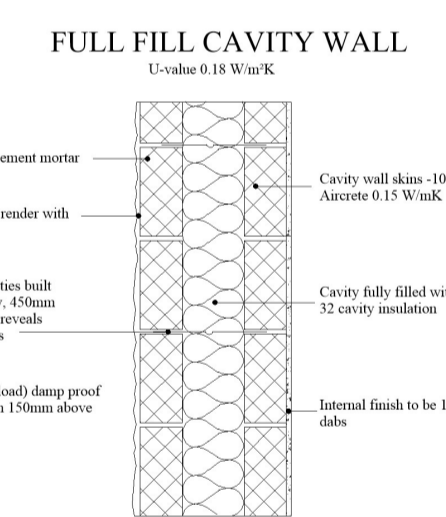
SOLID FLOOR INSULATION UNDER SLAB
 To meet min U value required of 0.18 W/m²K P/A ratio 0.5
 Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over 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 G22 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.



FULL FILL CAVITY WALL (LOW LEVEL BRICK WALLS)
 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, Thermatite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

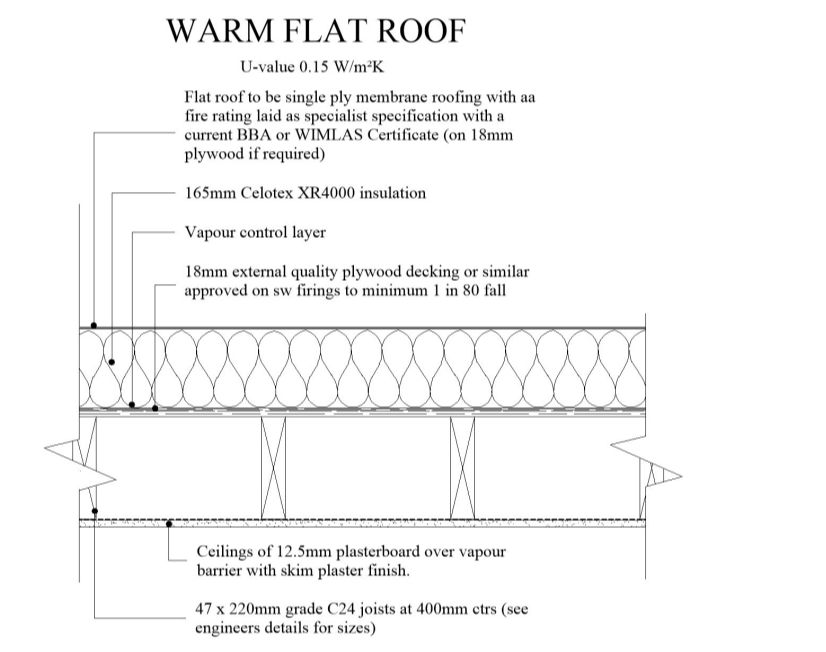


FULL FILL CAVITY WALL (RENDERED WALL AREAS)
 To achieve minimum U Value of 0.18 W/m²K
 20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Toplite Standard. Full fill the cavity with 150mm Dritherm 32 cavity insulation as manufacturer's spec. Inner leaf to be 100mm lightweight, 0.15 W/m²K, e.g. Celcon solar, Toplite standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.



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 as 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 exterior quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 220mm C24 flat roof joists at 400mm c/c to give a max span of 5.08m 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.

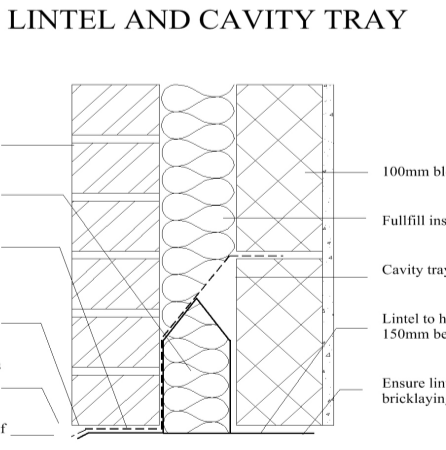


ELECTRICAL
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 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.

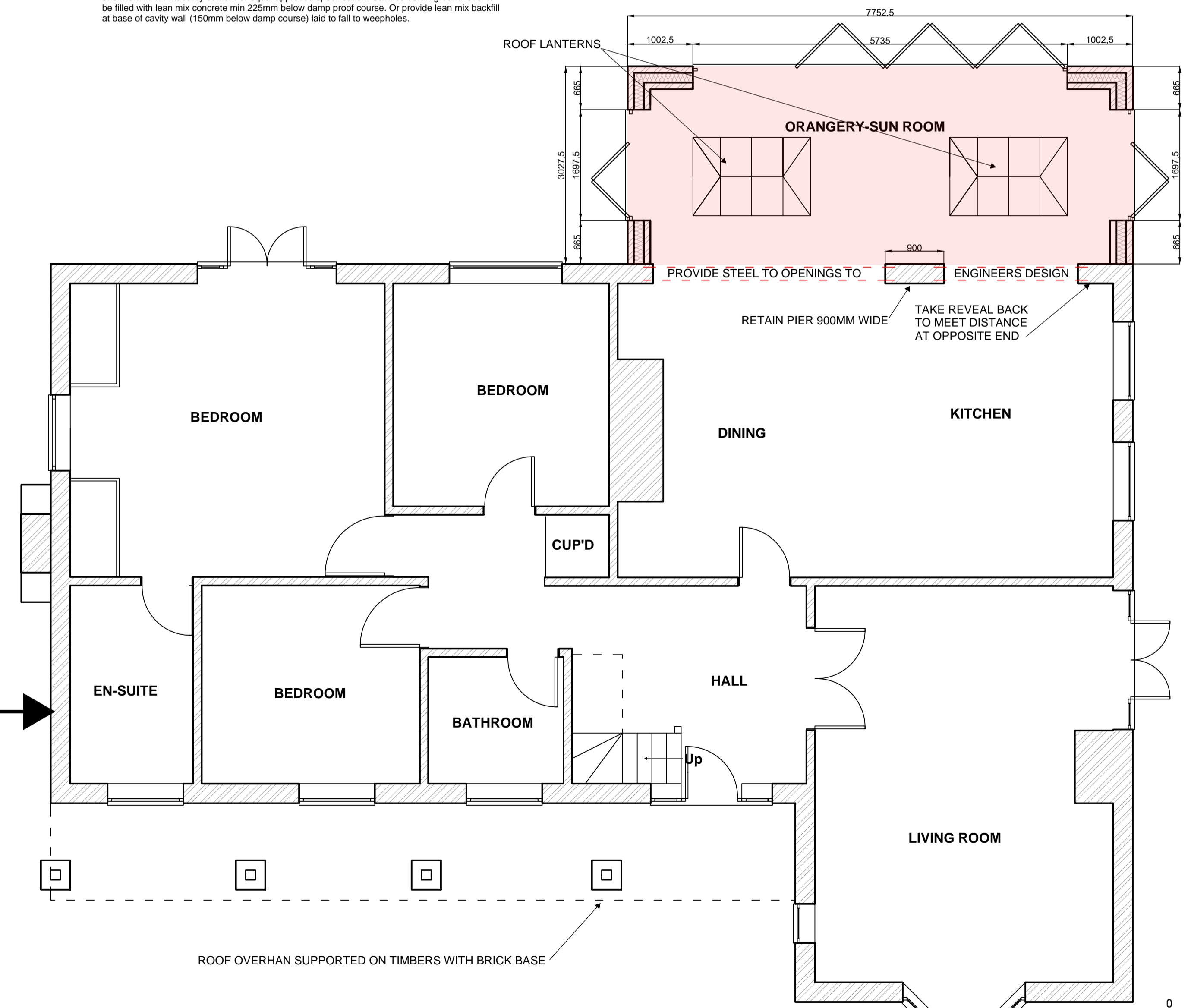
HEATING
 Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

LINTELS (TO SIDE DOOR OPENINGS)
 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.



EXTRACT TO KITCHEN
 Kitchen to have mechanical ventilation with an extract rating of 60/sec or 30/sec if adjacent to a bathroom. Extract fan to be installed in the ceiling, 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 certified, shall be commissioned and a commissioning notice given to the Building Control Body.

PURGE VENTILATION
 Minimum total area of opening in accordance with Table 1.4 Approved Document F1. Hinged pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room. Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room. Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside. Internal doors should be provided with a 10mm gap below the door to aid air circulation.



AS PROPOSED GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50

FOR PLANNING ONLY

HOMEPLAN
 ARCHITECTURE PLANNING DESIGN

07952283576
 07584082621

h@homeplanservices.co.uk
 g@homeplanservices.co.uk

CLIENT/PROJECT:
 N SINCLAIR

REMOVAL OF PERGODA AND ERECTION OF SINGLE STOREY EXTENSION TO REAR OF PROPERTY, CHANGE OF USE OF PART GARDEN FROM EQUESTRIAN TO DOMESTIC C3

ELLICOTT HOUSE, DOWN HATHERLEY LANE, GLOS GL29QA

TITLE:
 AS EXISTING GROUND FLOOR PLAN AND ELEVATIONS INCLUDING SITE LOCATION AND BLOCK PLANS

SCALE:
 1:100 AND 1:50 @ A1

DATE:
 OCTOBER 2023

NS-EH-DHL-G-002