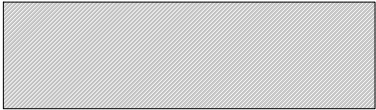


Projection: British National Grid
16 June 2026 00:10

SITE LOCATION PLAN

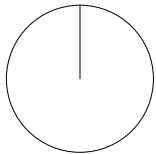
Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.



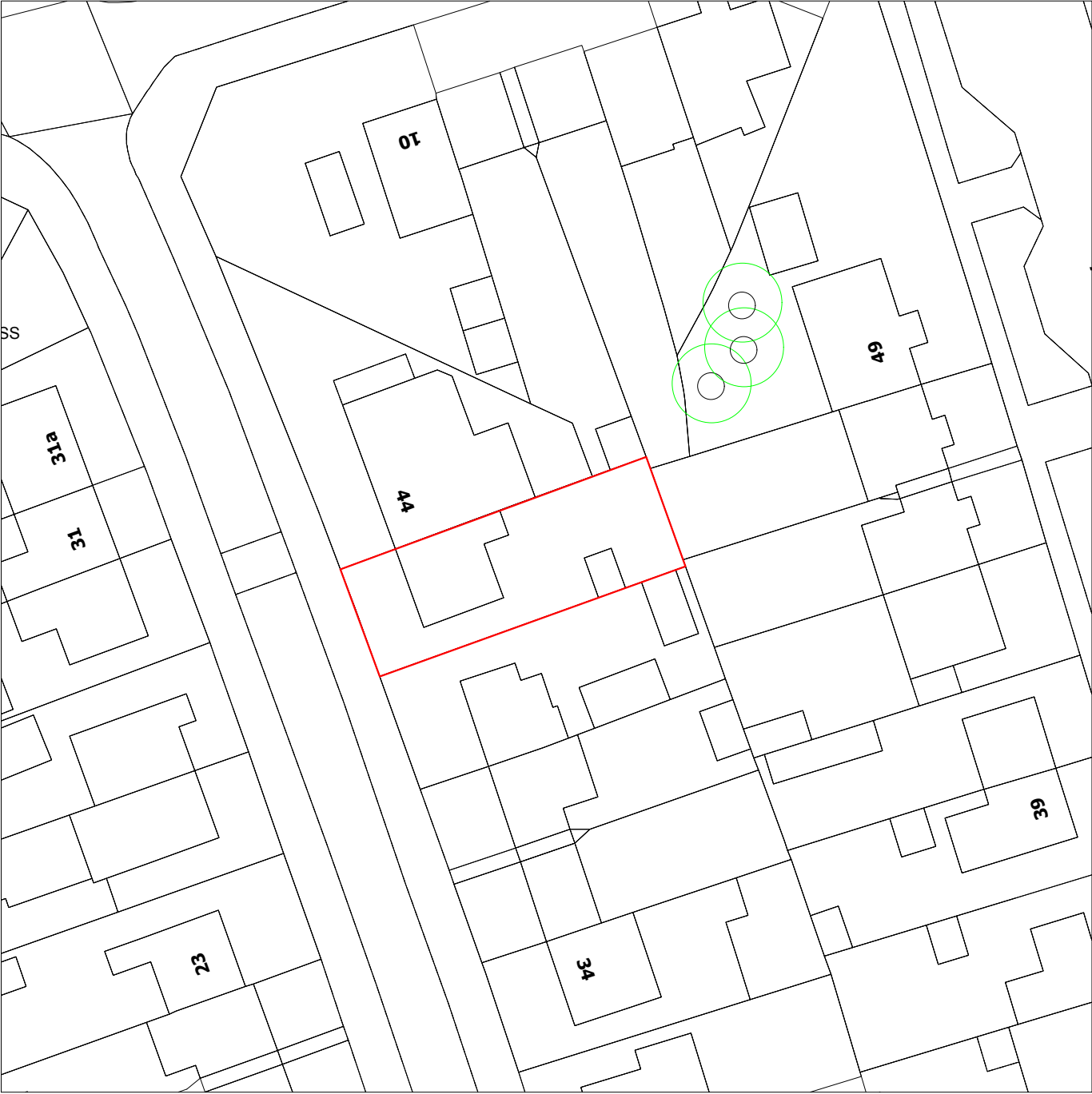
Proposal



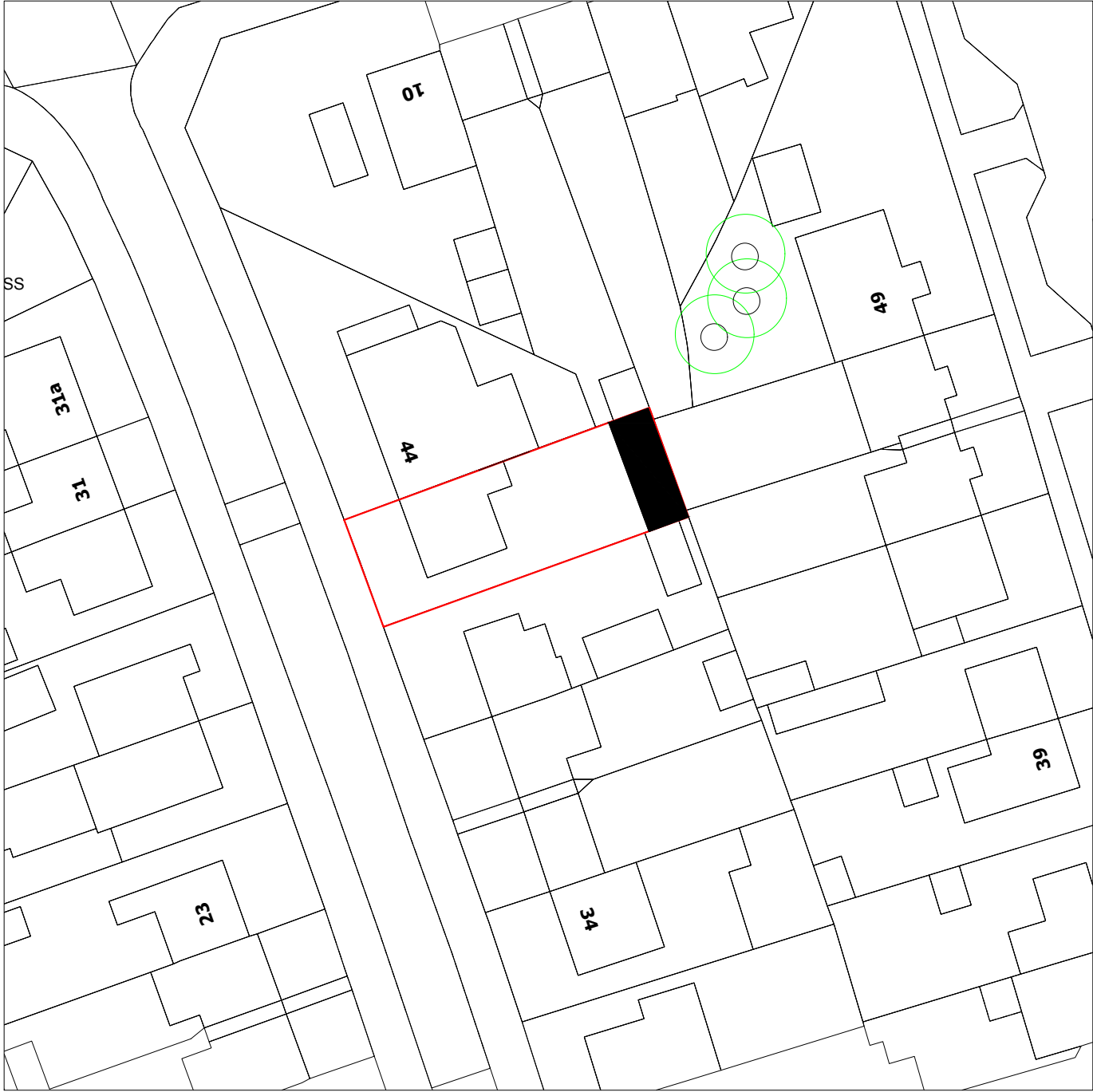
Boundary



North Point



Existing Block Plan (1:500)



Proposed Block Plan (1:500)

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Revisions:
a. date.

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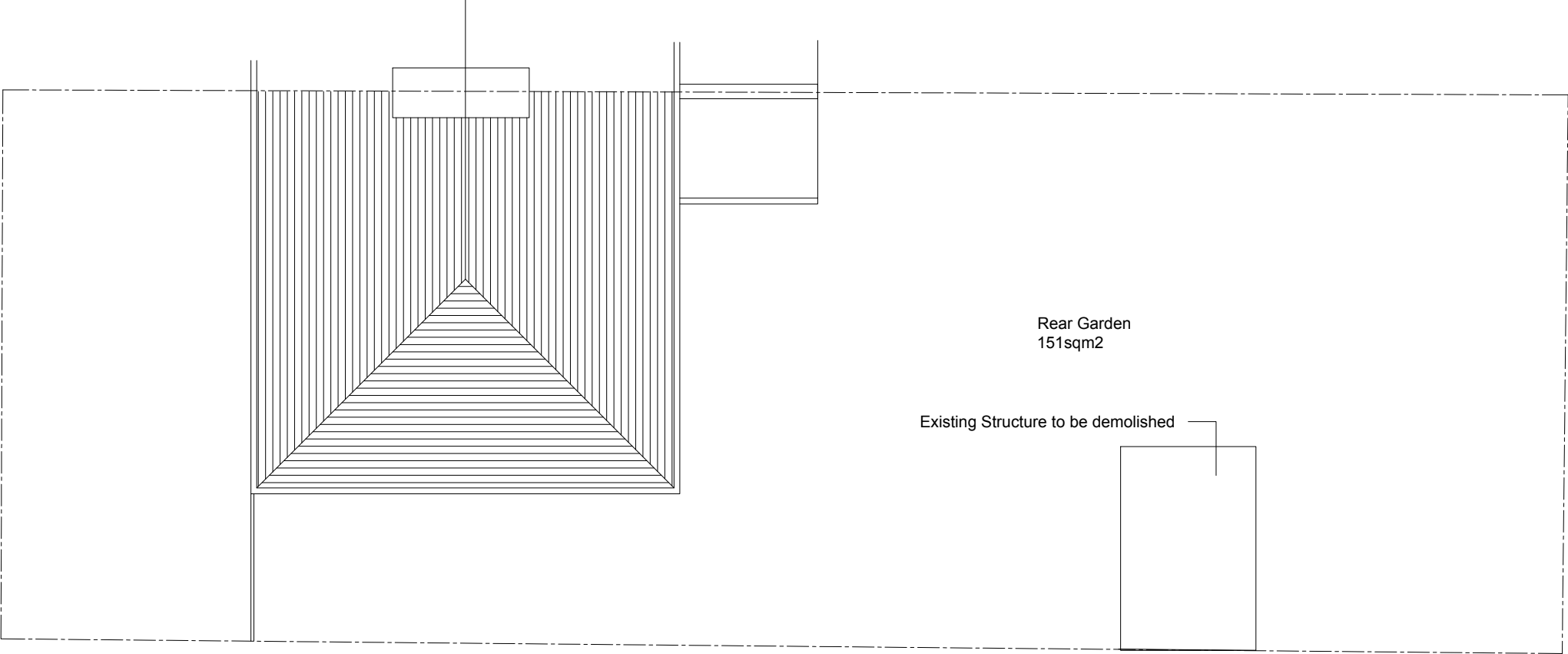
All dimensions are in millimetres
All dimensions to be checked on site



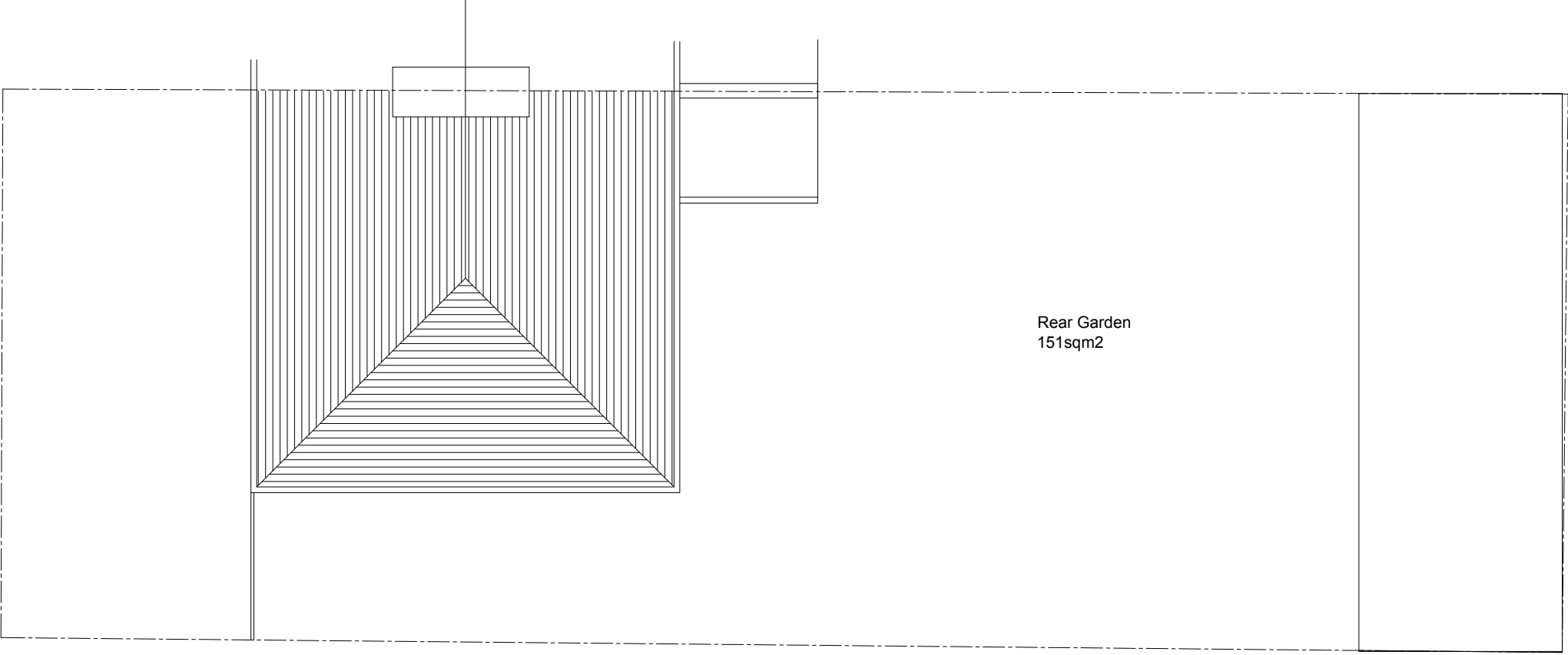
SCALE: 1/ 500 @ A3

GG ARCHITECTURE and Designs	Drawing name: Existing/Proposed Block Plan		
	Job no: AH 735	Drawing no: 01	Revision: -
	Scale: 1/500 @ A3	Date: 16/06/2026	Drawn by: GG
Project name: 42 Pear Tree Avenue, UB7 8DG			

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.



Existing Site Plan (1:100)



Proposed Site Plan (1:100)



SCALE: 1/ 100 @ A3

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Revisions:
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All dimensions are in millimetres
All dimensions to be checked on site

GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Existing & Proposed Site Plan		
	Job no: AH 735	Drawing no: 02	Revision: -
	Scale: 1/100 @ A3	Date: 16/06/2026	Drawn by: GG
Project name: 42 Pear Tree Avenue, UB7 8DG			

Notes:
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ALL DRAWINGS AND ENGINEER'S DETAILS TO BE READ TOGETHER

All electrical works will be designed, installed, inspected and tested in accordance BS 7671:2001 and certified by a NIC EIC registered electrician.

Switch (900 to 1100mm above floor) & socket outlet (450 above floor) heights to comply with Part M 4.30

Installers Electrical Installation Test Certificate to be provided to Local Authority and owner on completion

Structure - New structure to Structural engineer's design beam to be encased in 2 layers 12.5mm Fireline plasterboard to provide 1HR fire rating

New External wall Type E1

102.5mm external brickwork
150mm cavity with full fill mineral wool insulation
100mm Aerated blockwork rated to 3.6N inner leaf
12.5mm plasterboard with 3.5mm skim finish.
Skins to be tied together with 300mm stainless steel double triangular wall ties spaced 450mm vertically and 900mm horizontally.
U-Value = 0.18 W/m2K

Internal Wall type P1: (internal partitions)

Internal timber stud partitions framed in softwood 50x100mm as SE design. Vertical studs fixed @ max. 400mm c/c. Top and bottom rails plus horizontal noggins max 1000mm c/c. Mineral wool insulation/ (acoustic insulation) fitted tight between studs to full thickness. Tile backer board to bathroom side or MR grade gypsum plasterboard. 12.5mm gypsum board elsewhere.

Internal Wall type P2

(Fire resisting internal partitions):

As above but with 1 layers
12.5mm plasterboard, staggered joints,
Thickness 120 or 145mm
Sound resistance to part E, types A & B
Part B - Fire resistance 30min.
refer to manufacturers spec

single UPVC french door to achieve u value min 1.4. to be installed to manufacturers recommendation

Connect new RWP to existing surface waterdrain or construct soakway min 6m away from building 1.5mx1.5mx1.5m deep.

Locate existing surface water drain on site and connect new to it. Check and agree with building inspector. Alternatively, build new soakway min. 6m. away from the back wall in agreement with building inspector

double UPVC french door to achieve u value min 1.4. to be installed to manufacturers recommendation

Insulated Cavity closers to all new openings

Insulated Cavity wall lintel above all new openings to SE DESIGN

Insulated Cavity closers to all new openings

Floor Type F1: Beam and block

GYM
18.4sqm2

47x150mm Joists @400mm c/c Grade C24 to SE DESIGN

UPVC window to achieve u value min 1.4. to be installed to manufacturers recommendation

External Wall Type E1

External Wall Type E1

Insulated Cavity wall lintel above all new openings to SE DESIGN

Wall Type P2

New Roof Type R1 Cold Deck Flat roof

UPVC window to achieve u value min 1.4. to be installed to manufacturers recommendation

External Wall Type E1

Mass concrete strip foundation 600mm wide 2m deep(depth to be determined by BCO) (Refer to SE design for Outbuilding construction)

REFER TO STRUCTURAL ENGINEERS DESIGN FOR FOUNDATION AND STRUCTURAL LAYOUT.

Note:
All drains to be checked and tested before casting new floor. All unnecessary connections to be removed Offset footings and provide lintel over drain depth to be the same as or below existing drain. Drains to be tested fro water tightness using either an air or water test designed and installed to retain water seals in water traps under working conditions. All points discharging into system fitted with traps. All traps to be min 75 deep boxing in & packing voids with mineral wool Rodding eyes at changes in direction

Note:
All new drains connections drawn as preliminary before confirming layout of existing drainage system. Subject to on site conformation of existing layout and depth of the drains.

Above ground and rainwater drainage details including runs, connections and discharging points are to be agreed with BCO on site.

Bridge over New underground drain pipes using 2No. 215mm high x 100mm wide precast concrete lintels to bear min. 300mm at ends. Use 100mm min. cover of loose pea shingle around pipes. a minimum clearance of 600mm either sides of drains as they pass through the foundation walls

Flat Roof Type 1: Cold Deck Flat Roof:

Grey Single Membrane flat roof or fibreglass roof finish bonded to 19mm OSB, on firrings to fall 1/40 on SC3 50x150mm joists @400mm c/c 125mm celotex insulation between rafters with min 50mm airgap above for cross ventilation airgap above use 25mm battons to create ventilated void if required 50mm insulation below joists with 12.5mm fire rated plasterboard and skim finish

Floor Type F1:

(New Beam and block Ground floor): Tiles to Clients Specification on 70mm screed with underfloor heating, 100/150mm Celotex PL5000 floor insulation. DPM lapped under DPC to form tray around perimeter of house. Beam and block floor to structural engineers design see structural drawings for clarification. min 150mm service cavity between underside of concrete ventilate void via telescopic air vents around perimeter of house 150mm hardcore and concrete oversite Fire spread rating AA

Proposed Ground Floor Plan (1:50)

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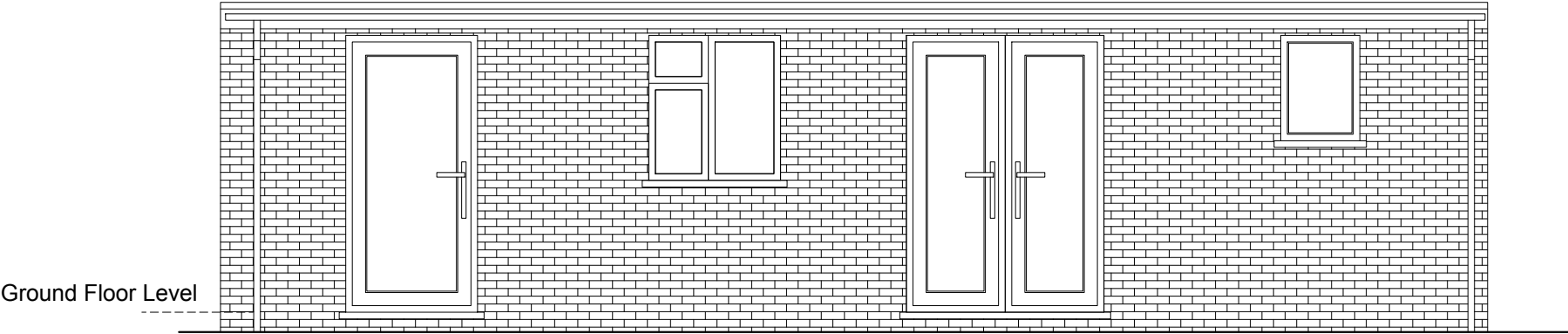
All dimensions are in millimetres
All dimensions to be checked on site

0 1 2 3 4 5m

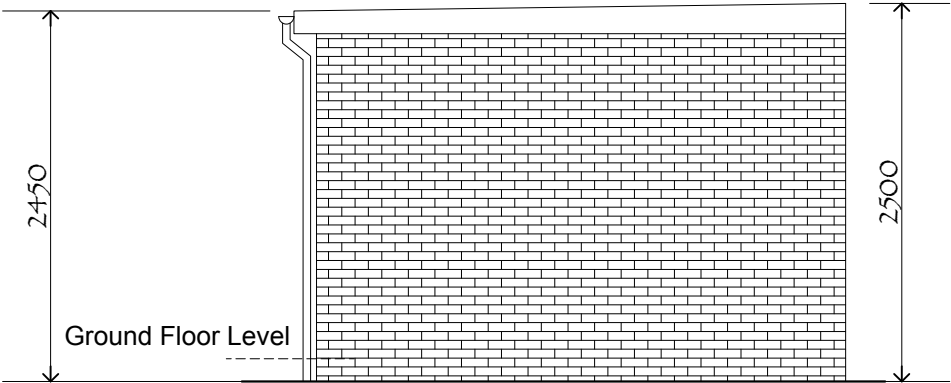
SCALE: 1/ 50 @ A3

GG ARCHITECTURE and Designs	Drawing name: Proposed Ground Floor Plan		
	Job no: AH 735	Drawing no: 03	Revision: -
	Scale: 1/50 @ A3	Date: 16/06/2026	Drawn by: GG
Project name: 42 Pear Tree Avenue, UB7 8DG			

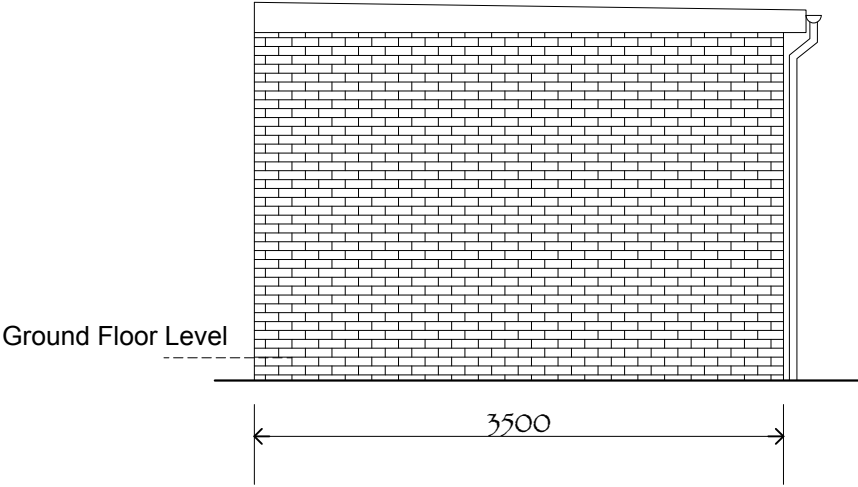
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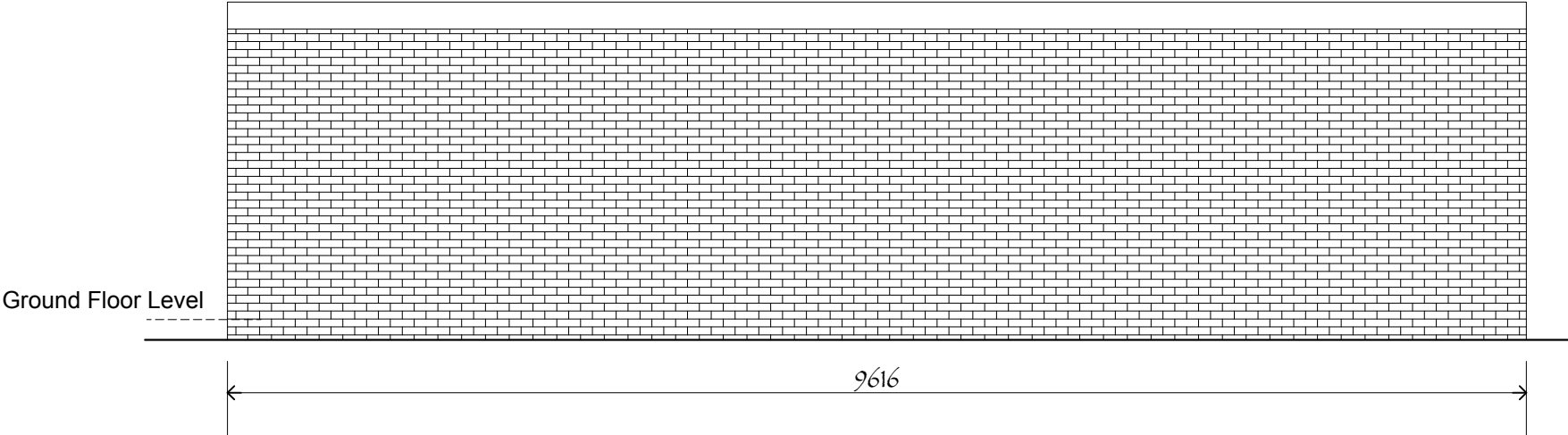
Proposed Front Elevation (1:50)



Proposed Side Elevation (1:50)



Proposed Side Elevation (1:50)



Proposed Rear Elevation (1:50)

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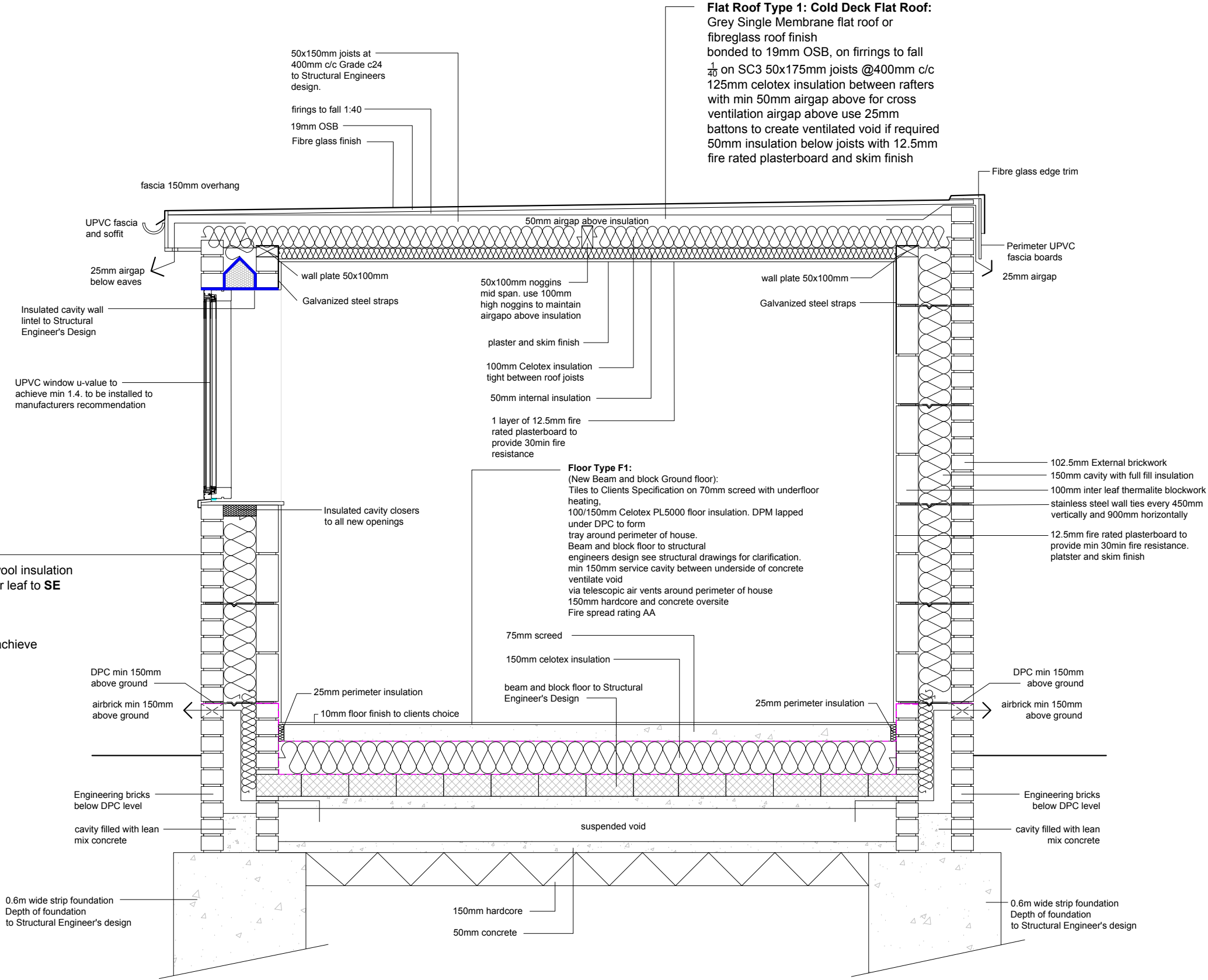


SCALE: 1/ 50 @ A3

GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Proposed Elevations		
	Job no: AH 735	Drawing no: 04	Revision: -
	Scale: 1/50 @ A3	Date: 16/06/2026	Drawn by: GG
Project name: 42 Pear Tree Avenue, UB7 8DG			

Notes:
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ALL DRAWINGS TO BE READ WITH STRUCTURAL ENGINEER'S DRAWINGS



Proposed SECTION A-A (1:20)

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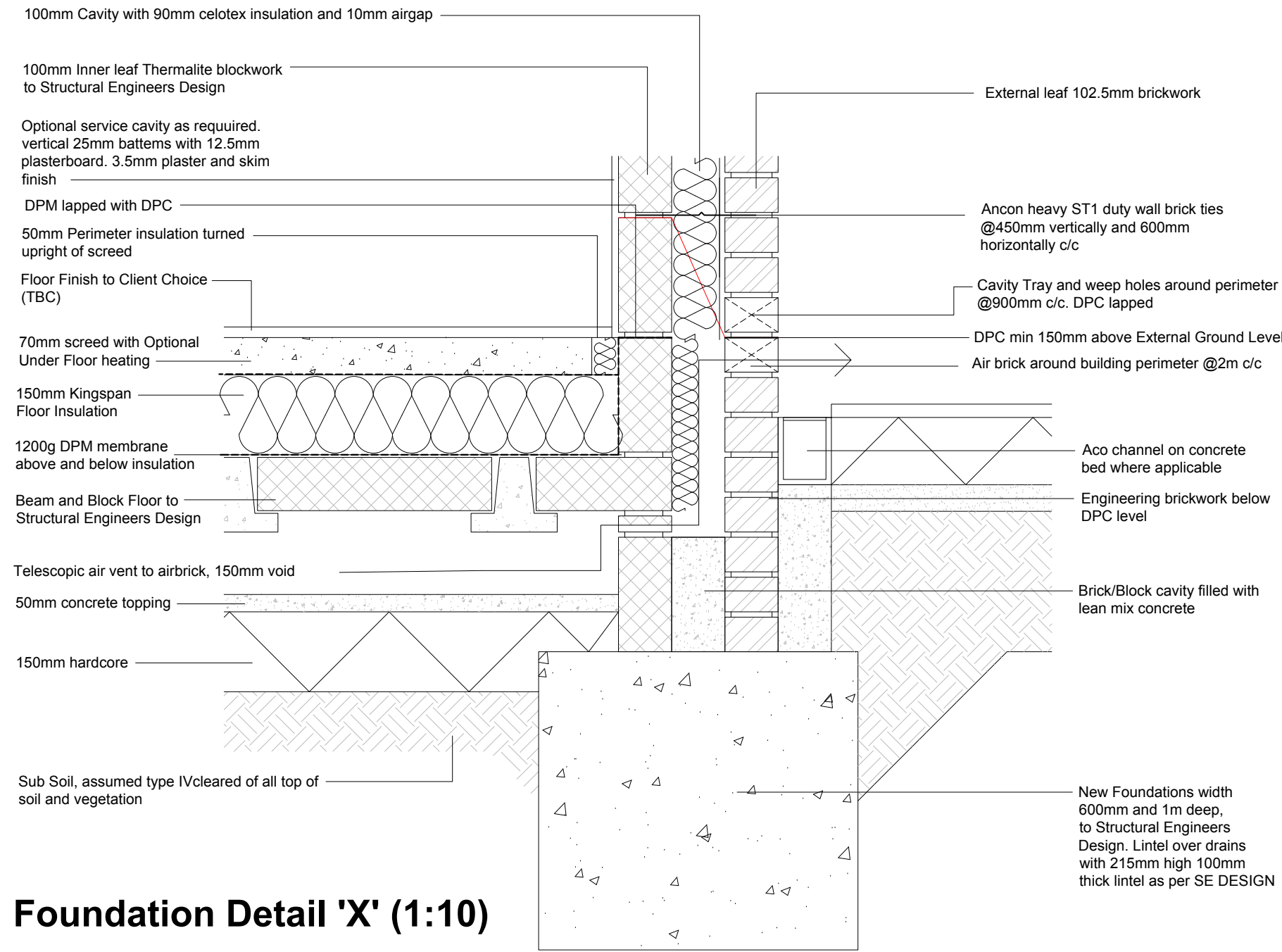
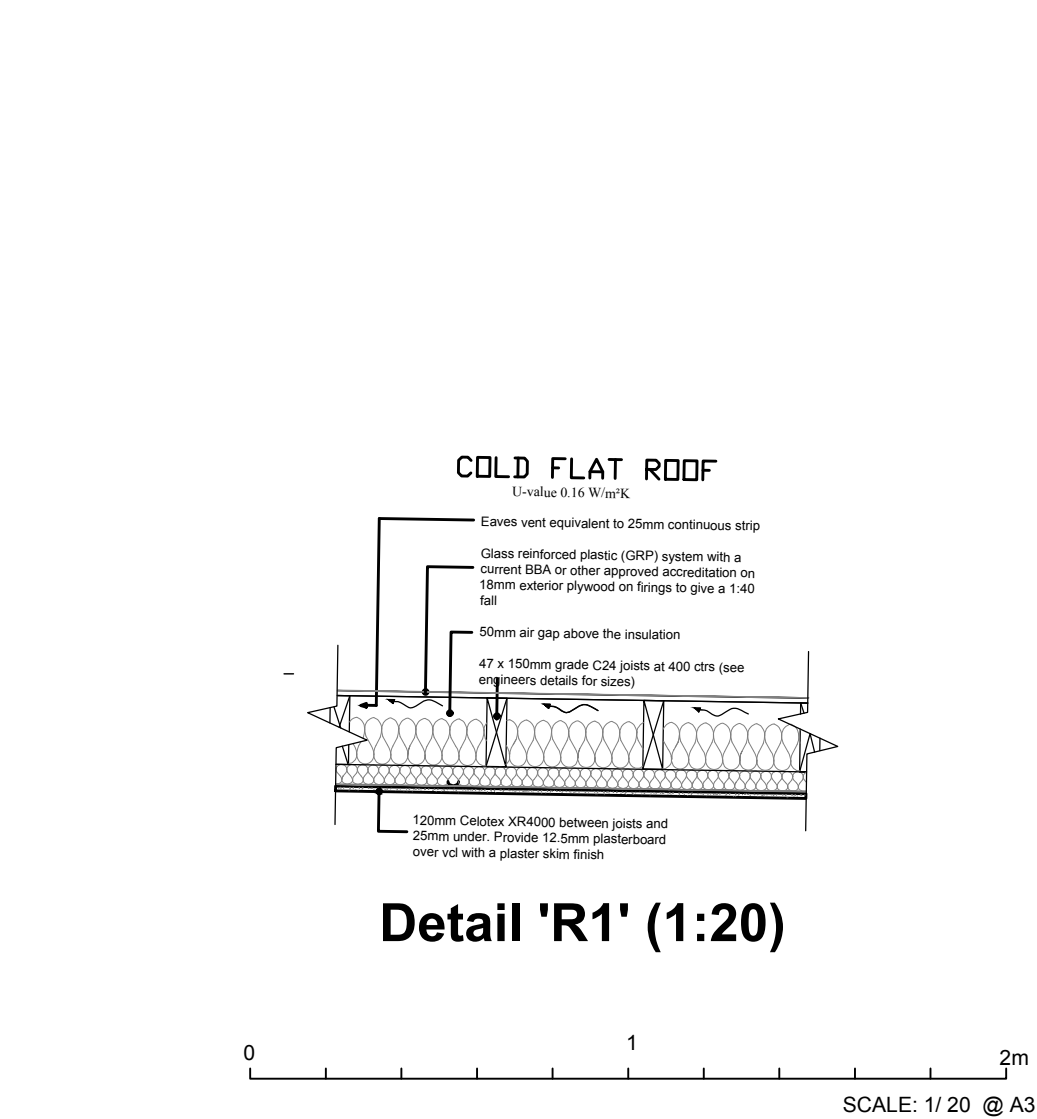
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SCALE: 1/ 50 @ A3

GG ARCHITECTURE and Designs	Drawing name: SECTION A-A		
	Job no: AH 735	Drawing no: 05	Revision: -
	Scale: 1/50 @ A3	Date: 16/06/2026	Drawn by: GG
Project name: 42 Pear Tree Avenue, UB7 8DG			

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Ref also to approved planning documents with respect to detail, materials and conditions of planning consent

ALL DRAWINGS AND ENGINEER'S DETAILS TO BE READ TOGETHER



0 1m
SCALE: 1/ 10 @ A3

GG ARCHITECTURE Chartered Architects		Drawing name: DETAIL X/R1	
Tel: 07305302583 Email: Info@gg-architecture.co.uk		Job no: AH 735	Drawing no: 06
Project name: 42 Pear Tree Avenue, UB7 8DG		Scale: 1/10 @ A3	Revision: -
		Date: 16/06/2026	Drawn by: GG