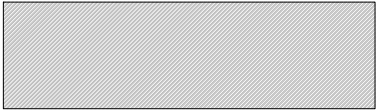


SITE LOCATION PLAN

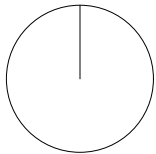
Notes:
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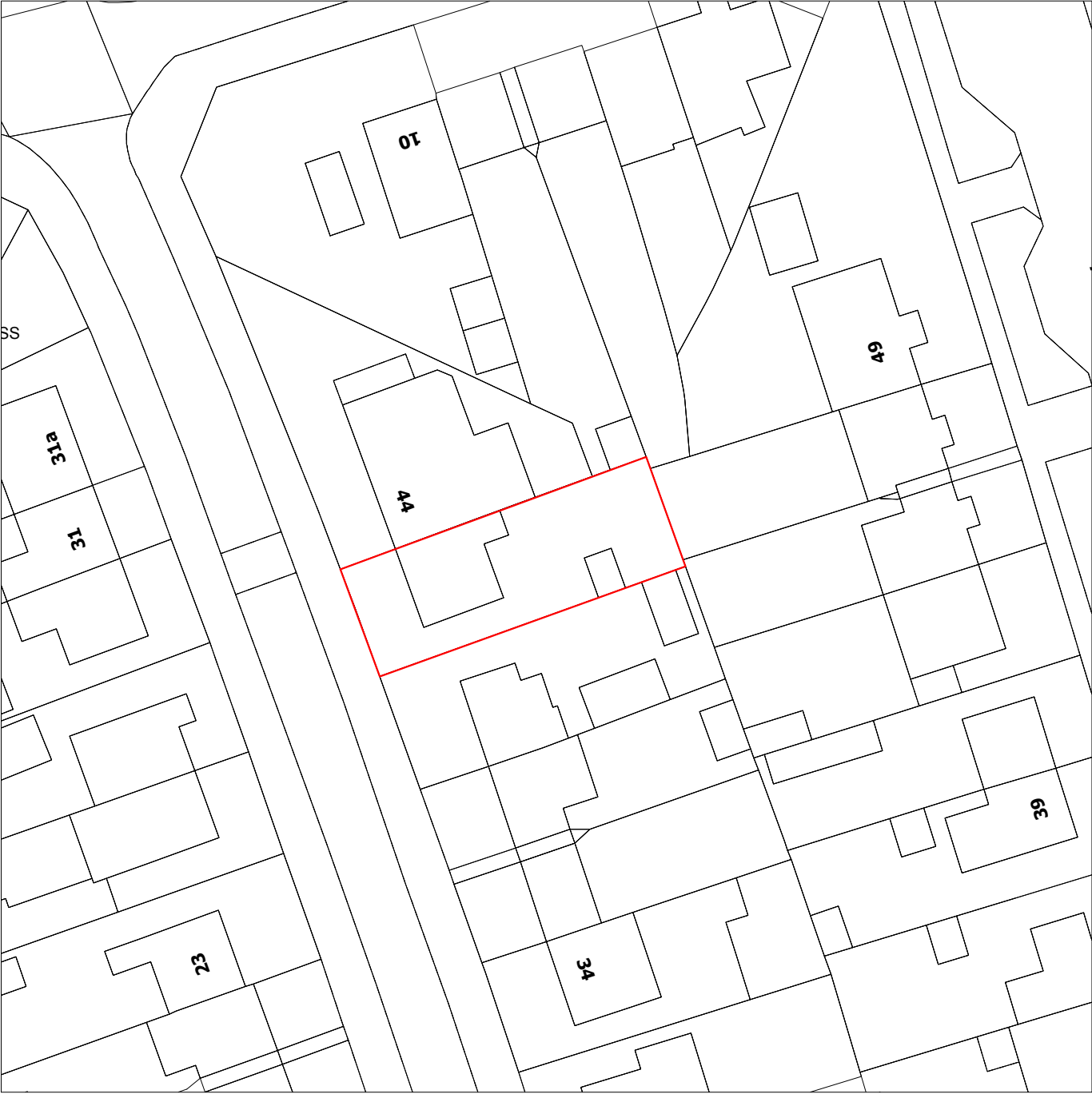
Proposal



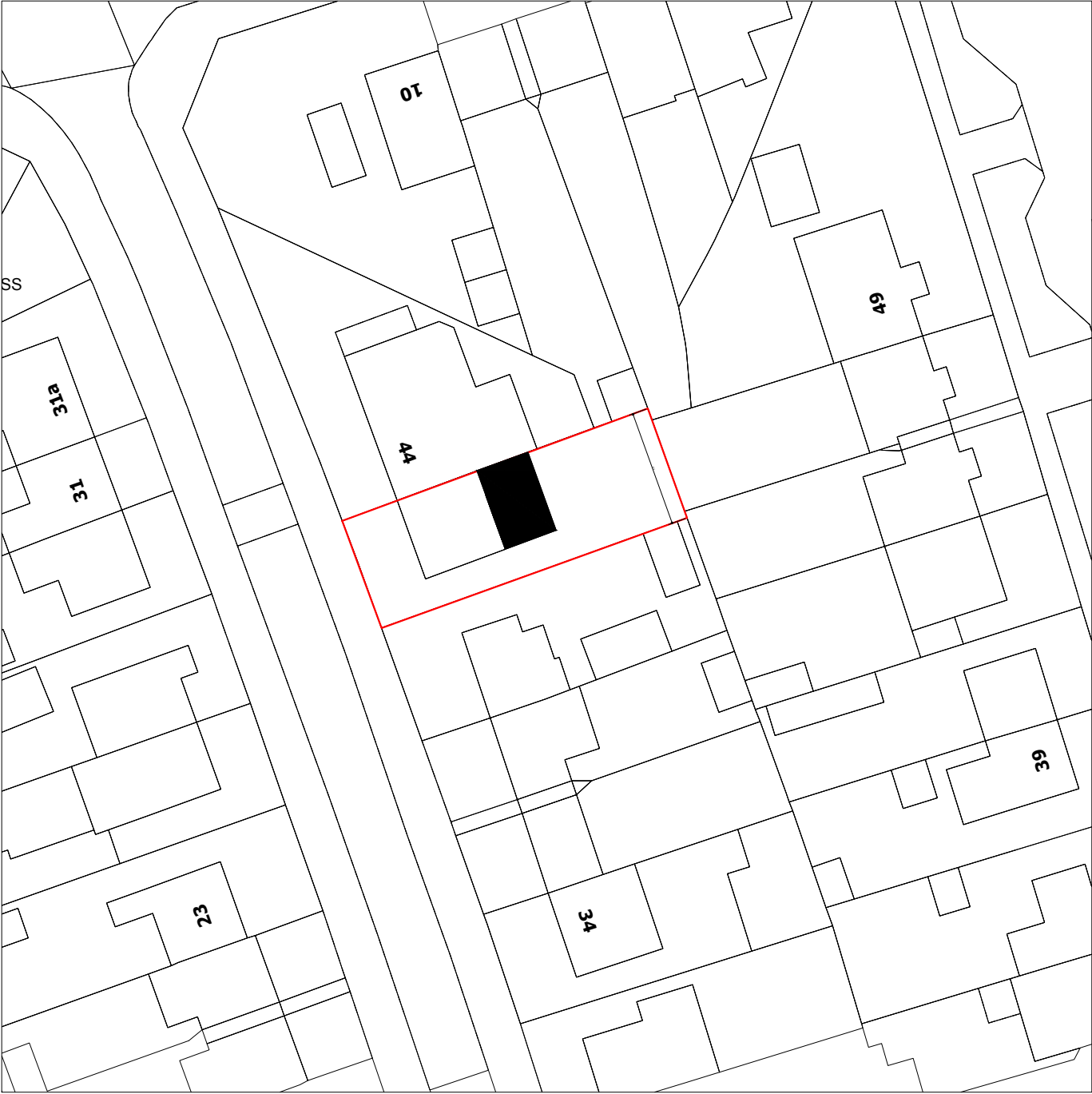
Boundary



North Point



Existing Block Plan (1:500)



Proposed Block Plan (1:500)

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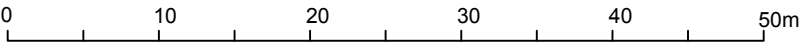
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Revisions:
a. date.

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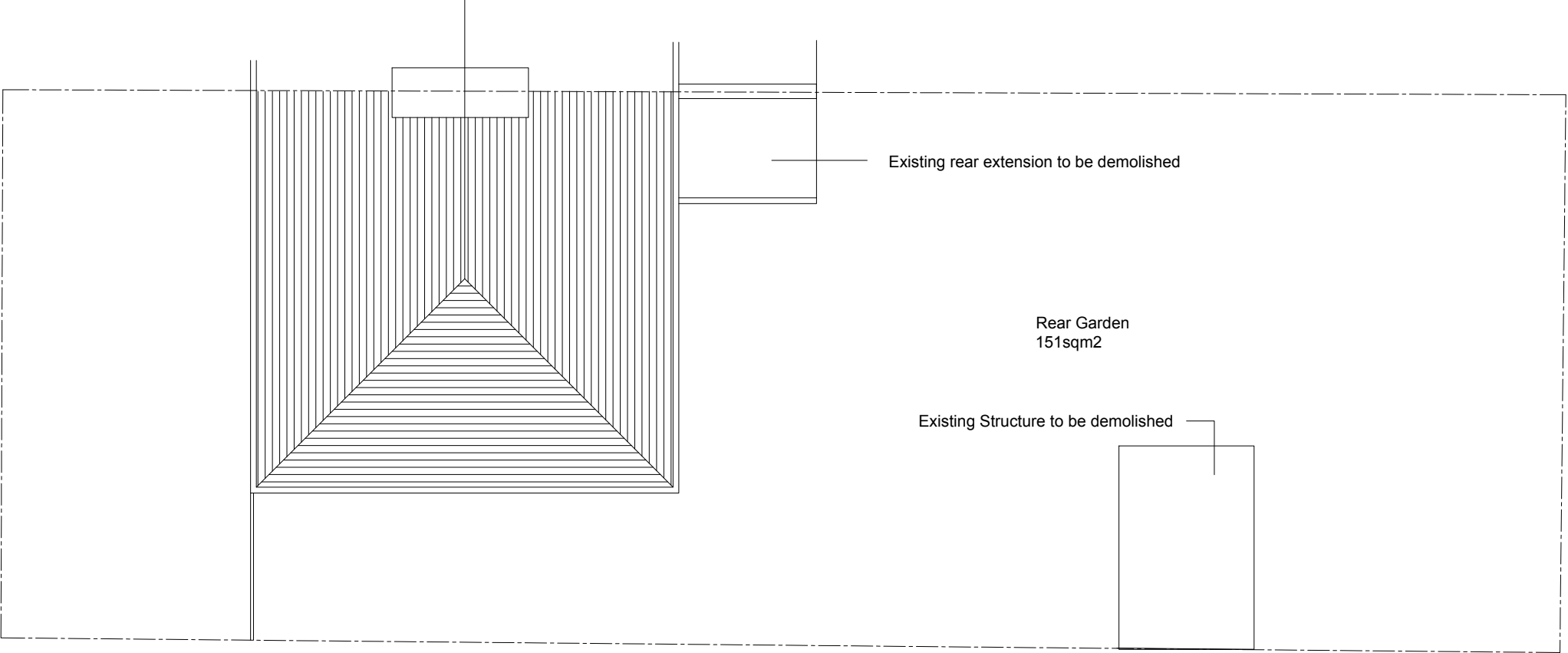
All dimensions are in millimetres
All dimensions to be checked on site



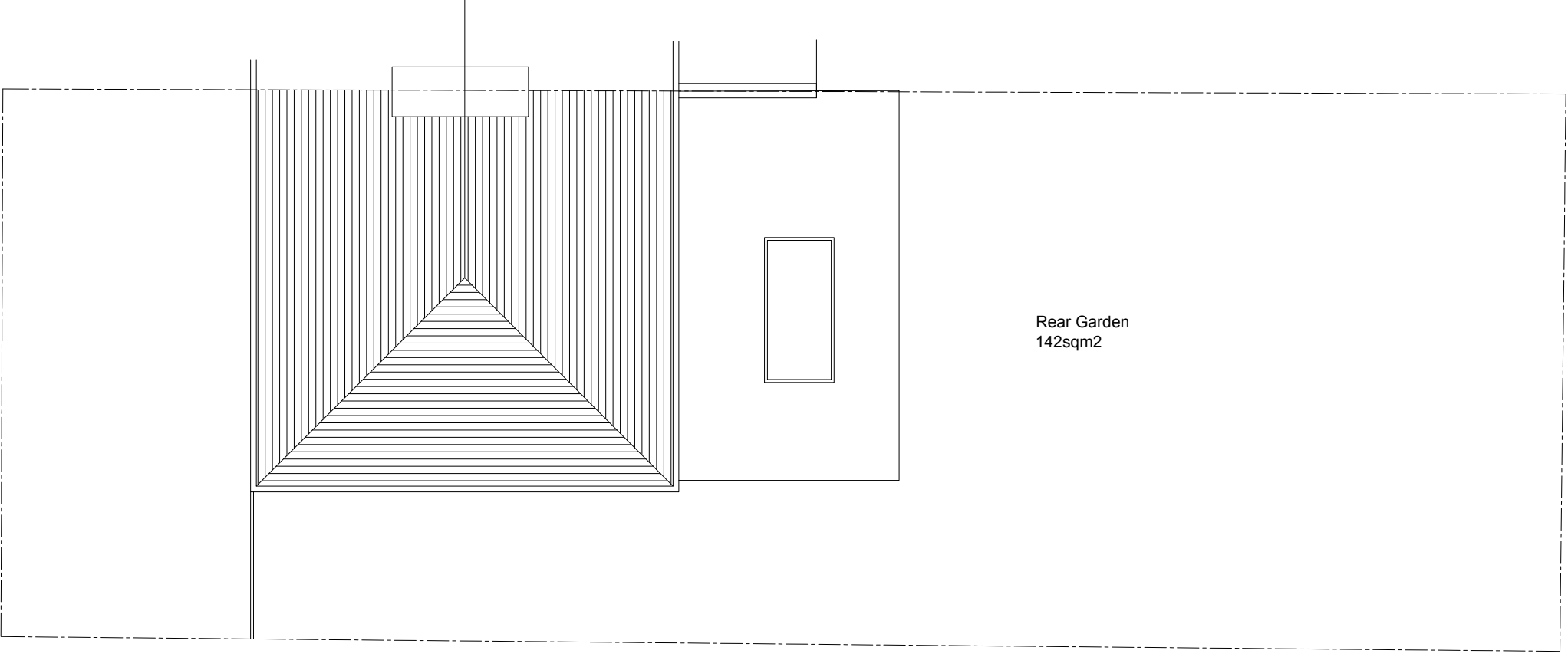
SCALE: 1/ 500 @ A3

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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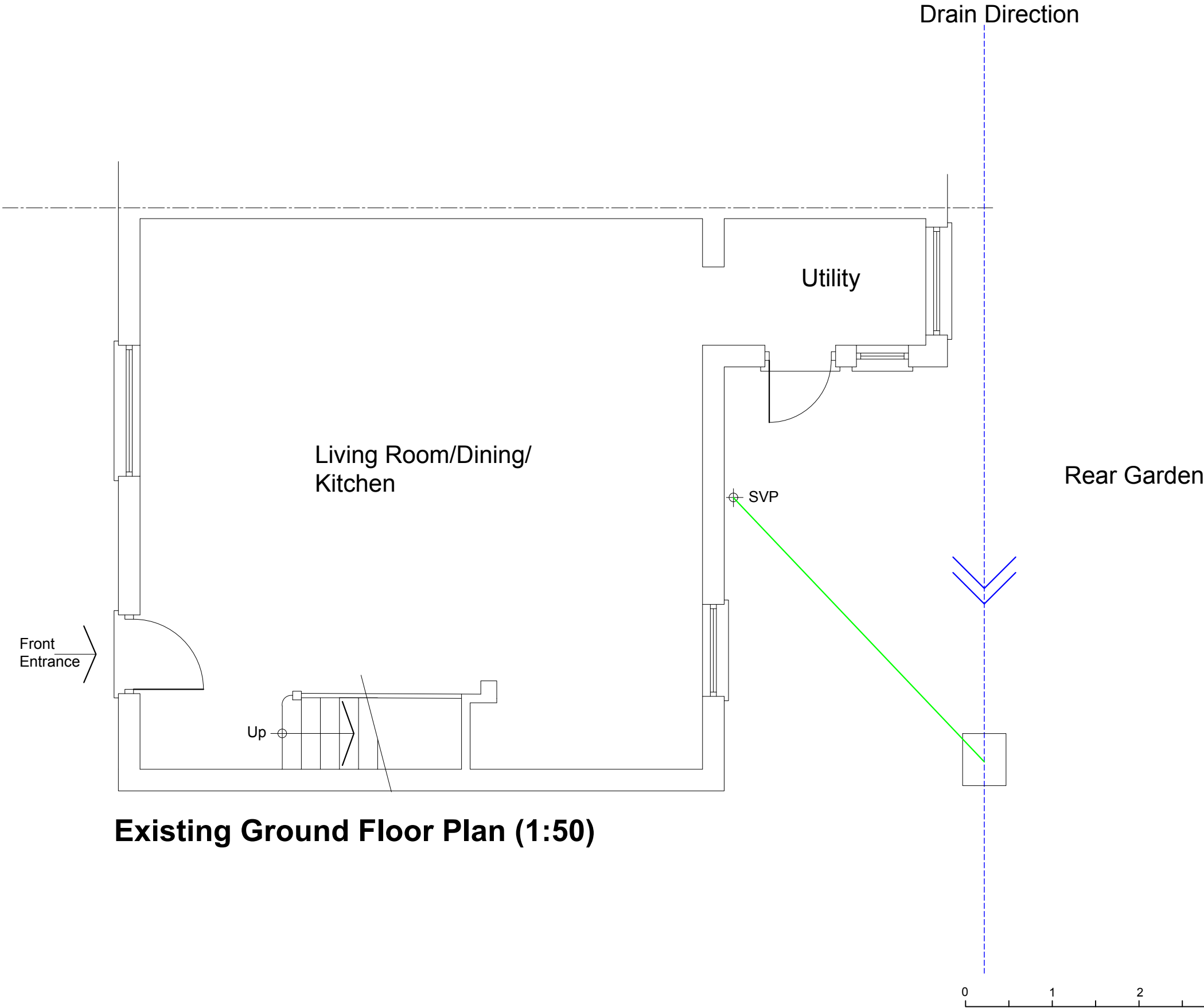
Revisions:
a. date.

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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			

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Existing Ground Floor Plan (1:50)

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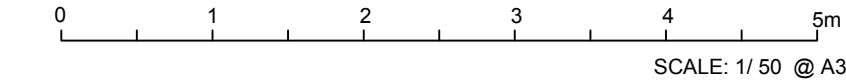
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Revisions:
a. date.

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GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Existing 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			

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

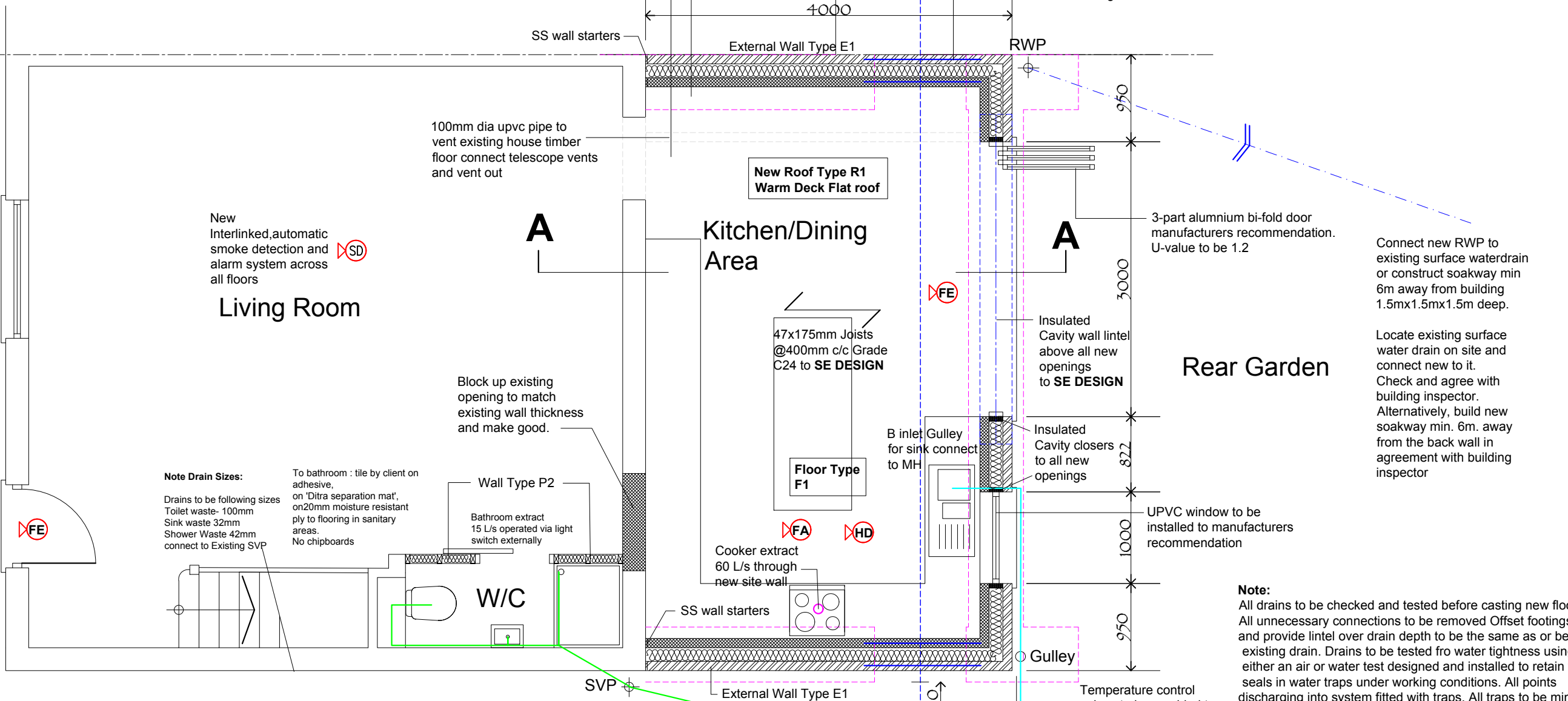
Structure - New structure to Structural engineer's design beam to be encased in 2 layers 12.5mm Fireline plasterboard to provide 1HR fire rating

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

Mass concrete strip foundation 600mm wide 1m deep(depth to be determined by BCO) (Refer to SE design for extension construction)

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



Proposed Ground Floor Plan (1:50)

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

Floor Type F1:
New concrete slab
excavate to form new floor
On 150mm MOT Type II
50 mm sand blinding.
Polythene sheet 1200g guage DPM membrane above slab, lay 150mm concrete groundbearing slab, 100mm FF4000 insulation by Celotex, all joints tight butted and taped 70mm screed 15mm floor finish (TBC)
Target U Value 0.16W/m2 K

Roof type 1 Warm deck flat roof:
grey single ply membrane flat roof or fiberglass roof bonded to 19mm OSB
150mm Roof insulation
on 10mm ply insulation with all joints taped as VCL, ply on firrings to fall 1 / 40 on SC3 50x175mm s.w. rafters
@ 400cc 12.5mm board and skim.

U-value = 0.11 W/m2K

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

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.

0 1 2 3 4 5m
SCALE: 1/ 50 @ A3

GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Proposed Ground Floor Plan		
	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			

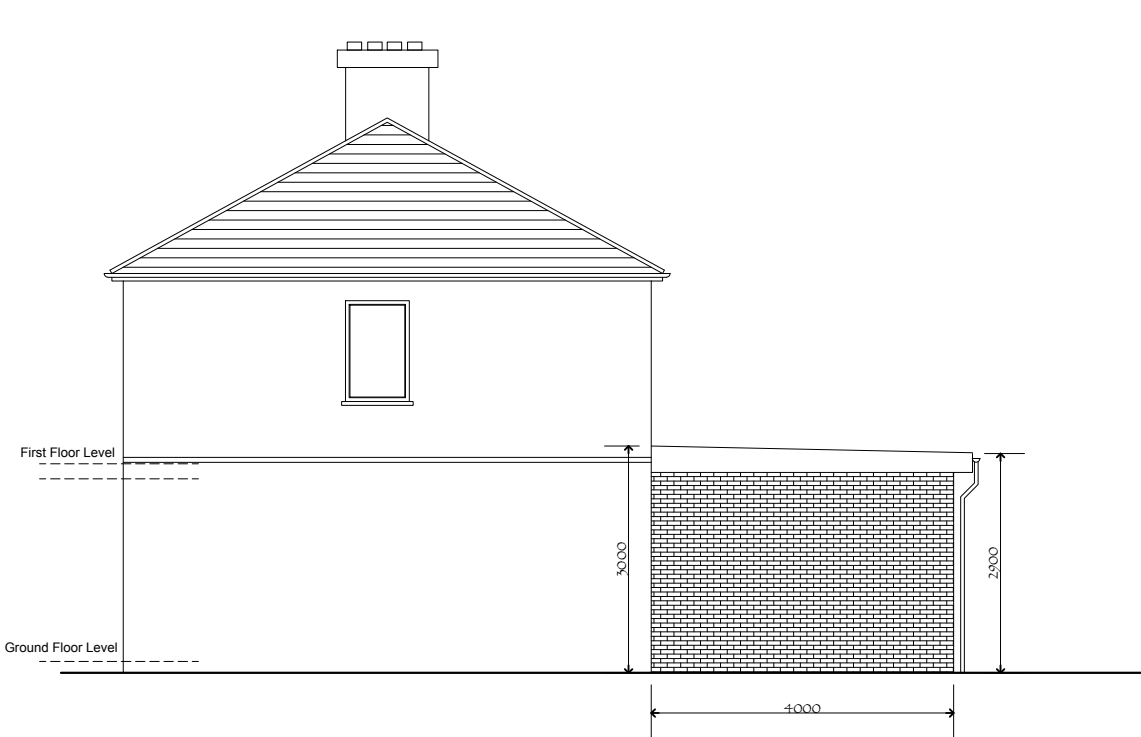
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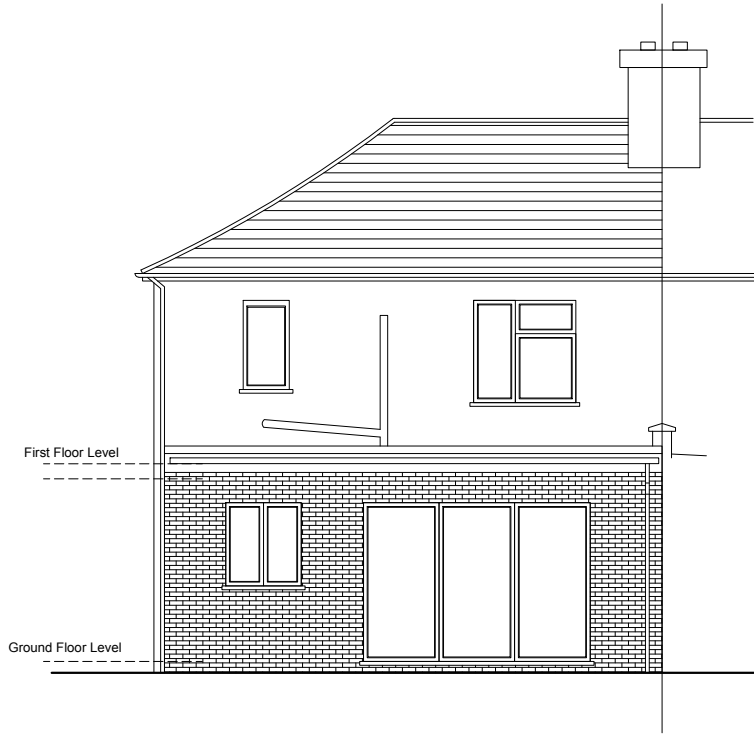
Existing Side Elevation



Existing Rear Elevation



Proposed Side Elevation



Proposed Rear Elevation



SCALE: 1/ 100 @ A3

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Revisions: 1
a. date. 04/11/2025

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GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Existing & Proposed Elevations		
	Job no: AH 735	Drawing no: 05	Revision: -
	Scale: 1/100 @ A3	Date: 16/06/2026	Drawn by: GG
Project name: 42 Pear Tree Avenue, UB7 8DG			

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AND ENGINEER'S DETAILS TO BE READ TOGETHER**

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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

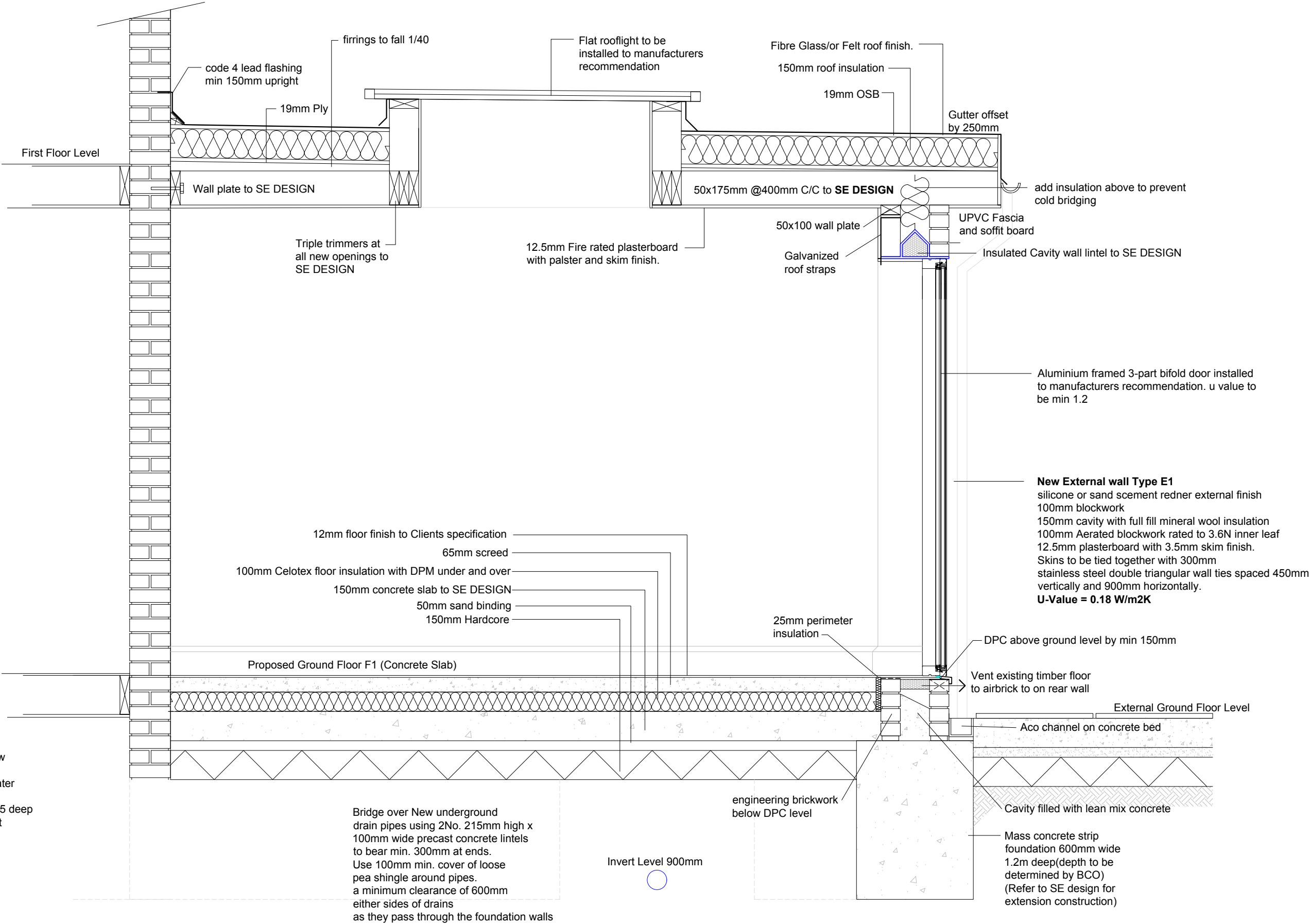
Floor Type F1:

New concrete slab
excavate to form new floor
On 150mm MOT Type II
50 mm sand blinding,
Polythene sheet 1200g guage DPM membrane above slab, lay 150mm concrete groundbearing slab, 100mm FF4000 insulation by Celotex, all joints tight butted and taped 70mm screed 15mm floor finish (TBC)
Target U Value 0.16W/m2 K

Note:
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Proposed SECTION A-A (1:20)

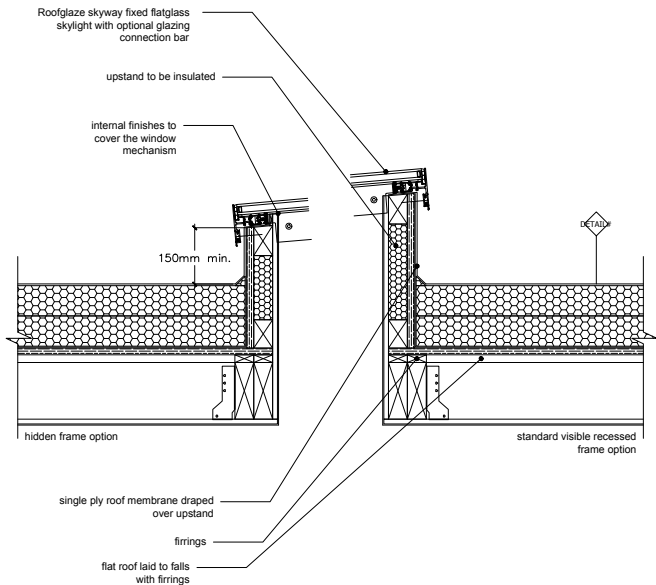
Roof type 1 Warm deck flat roof:
grey single ply membrane flat roof or fiberglass roof bonded to 19mm OSB
150mm Roof insulation
on 10mm ply insulation with all joints taped as VCL, ply on firrings to fall 1 /40 on SC3 50x150mm s.w. rafters @ 400cc 12.5mm board and skim.

U-value = 0.11 W/m2K

GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Proposed Section A-A		
	Job no: AH 735	Drawing no: 06	Revision: -
	Scale: 1/20 @ A3	Date: 16/06/2026	Drawn by: GG
	Project name: 42 Pear Tree Avenue, UB7 8DG		

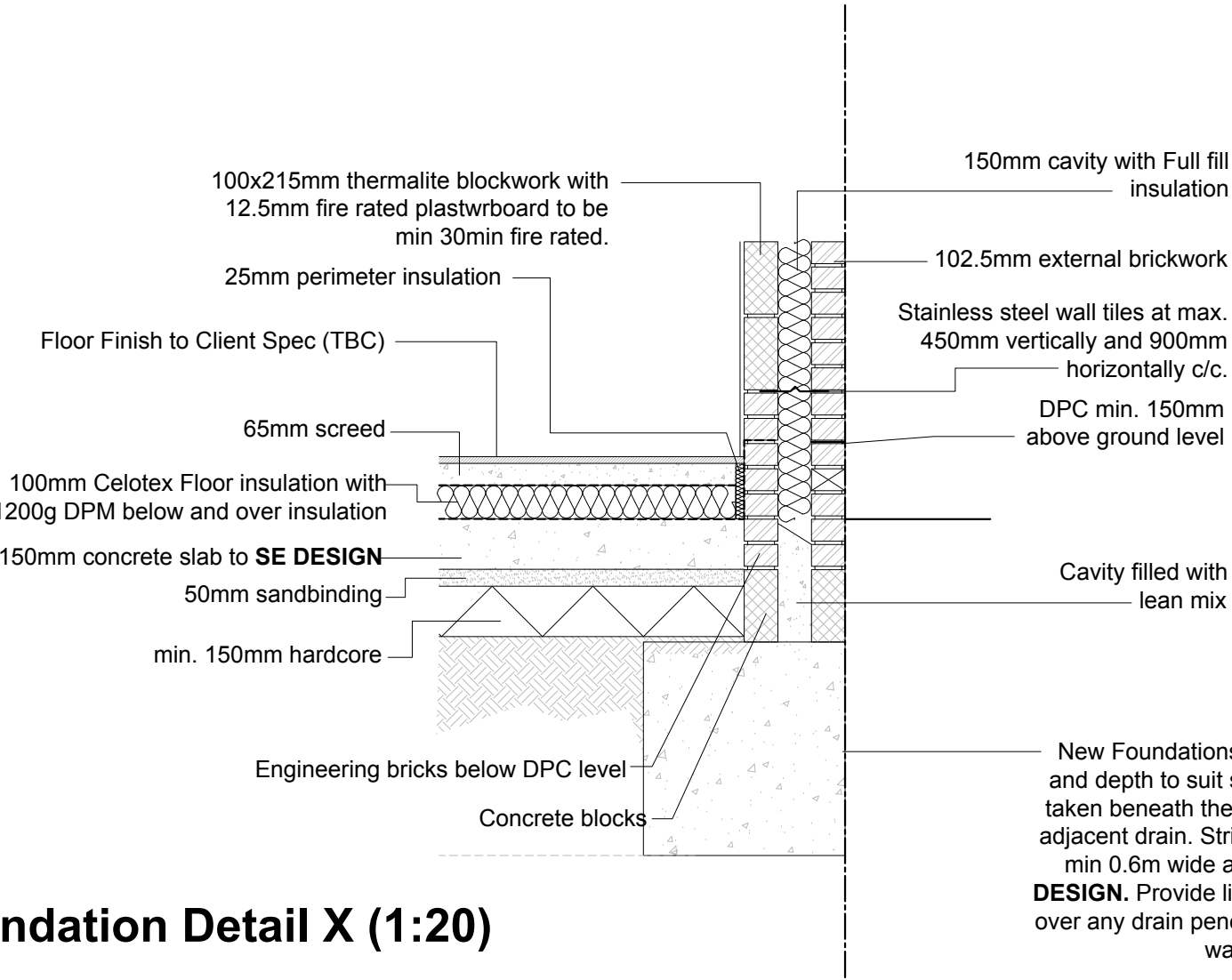
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**ALL DRAWINGS 735/01-06,
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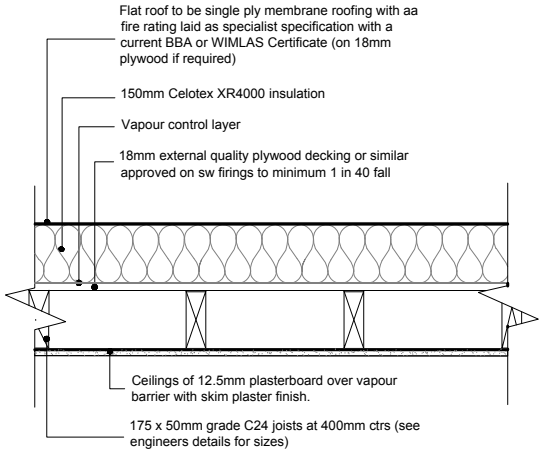


Skylight in extension single ply flat roof -
Section RL1

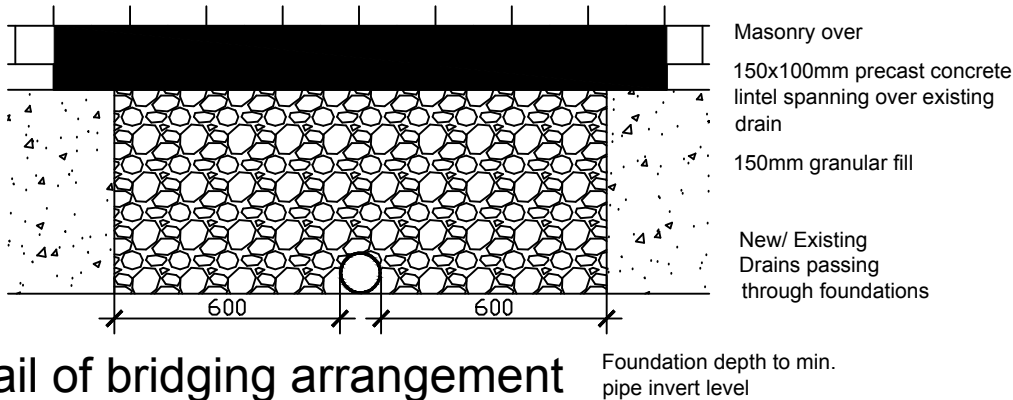
Detail Notes:
Please contact Roofglaze, www.roofglaze.co.uk for further information regarding roof window systems.
For further notes see general roof notes.
Detail shows a single ply flat roof with fixed skylight. Junction detail may need to be revised for other flat roof options such as a GRP, bitumen or green roof finishes. Covering or hiding the skylight frame internally may require the removal of plasterboard and finishes in case of maintenance or replacement.
All roof structure to be designed in accordance with the Structural Engineers specification and connections. Refer to NHBC for further timber strapping information.
Flat roofs should be designed with a slope, see NHBC 7.1.4 Drainage: Flat roofs, terraces and balconies Table 2: Suggested 'Design' falls for various roof types, for further slope requirements based on flat roof materials.
Insulation thickness adjustable according to insulation specification and project requirements.
Plywood and timber upstand may create some thermal bridging. Increasing the upstand thickness can help to reduce this to be approved following thermal/SAP calculations.



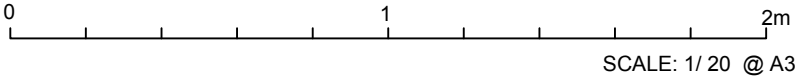
Foundation Detail X (1:20)



Roof Type R1 (1:20)



Detail of bridging arrangement
over Existing drains @ 1:20



GG ARCHITECTURE and Designs	Drawing name: SECTION DETAILS		
	Job no: AH 735	Drawing no: 07	Revision: -
	Scale: 1/20 @ A3	Date: 16/06/2026	Drawn by: GG
	Project name: 42 Pear Tree Avenue, UB7 8DG		