

PROPOSED GROUND FLOOR PLAN

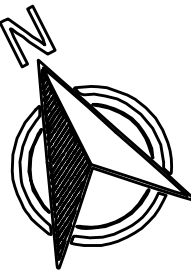
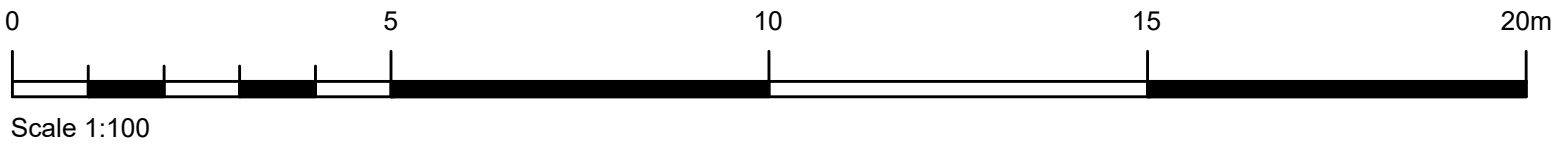
PROPOSED GROUND FLOOR GIA - 524.0 m²

TOTAL REQUIRED COMMUNAL SPACE MIN 4m²/PERSON 20x4m² = 80m²

AVAILABLE COMMUNAL SPACE OVER 3 FLOORS = 134m²

ACCESSIBLE WC to comply with B Regs Approved Doc M Diagrams 18, 19 and 20

ACCESSIBLE ENSUITES to comply with B Regs Approved Doc M Diagram 24



This Drawing is Copyright. ©

Note: All dimensions to be checked on site

Revision	Date
A. Proposals amended following meeting with Peter Kandola (11.03.25) and discussion with Subz	14.03.25
B. Proposals amended following info from Peter Kandola (24.03.25) on extent of proposed demolitions.	24.03.25
C. Minor amendments following email from Peter Kandola (25.03.25)	25.03.25
D. Bedrooms 1 and 2 amended to communal spaces. Room numbers, Accommodation schedule and communal space figures amended accordingly	07.07.25
E. Therapy room relocated. Communal 1 enlarged. Overall communal space figure amended accordingly	14.07.25
F. Accessible rooms (1 and 2) and Unisex WC provisions clarified following Planning Officer email 06.09.25. Communal 2 also noted as Visitor Room. Office and Laundry relocated. Staff Room added in lieu of room 3. Subsequent rooms re-numbered. Communal space provision calcs amended	09.09.25

Schedule of Accommodation	
Ground Floor GIA	
Room 1	25sqm
Room 2	28sqm
Room 3	21sqm
Room 4	20sqm
First Floor GIA	
Room 5	21sqm
Room 6	25sqm
Room 7	25sqm
Room 8	22sqm
Room 9	18sqm
Room 10	24sqm
Room 11	21sqm
Room 12	20sqm
Room 13	18sqm
Room 14	18sqm
Room 15	22sqm
Room 16	21sqm
Second Floor GIA	
Room 17	19sqm
Room 18	18sqm
Room 19	18sqm
Room 20	19sqm

BUCKMASTERBATCUP
Architects Ltd.

CLIENT:
Reliant Care Ltd

PROJECT TITLE:
Mead House, Hayes End Road, Hayes, UB4 8EW -
Proposed Ground, First and Second Floor Internal
Alterations and Refurbishment

DRAWING TITLE:
Proposed Ground Floor Plan

SCALE: 1:100 @ A1 | DATE: February 2025

SWANSEA	LONDON
70 Water Road	One Kingdom Street
Swansea, SA1 4QA	Paddington Central
T - 01792 466060	London, W2 6BD
F - 01792 644646	
www.bbarch.co.uk	
info@bbarch.co.uk	

BBA 951.P.33.F