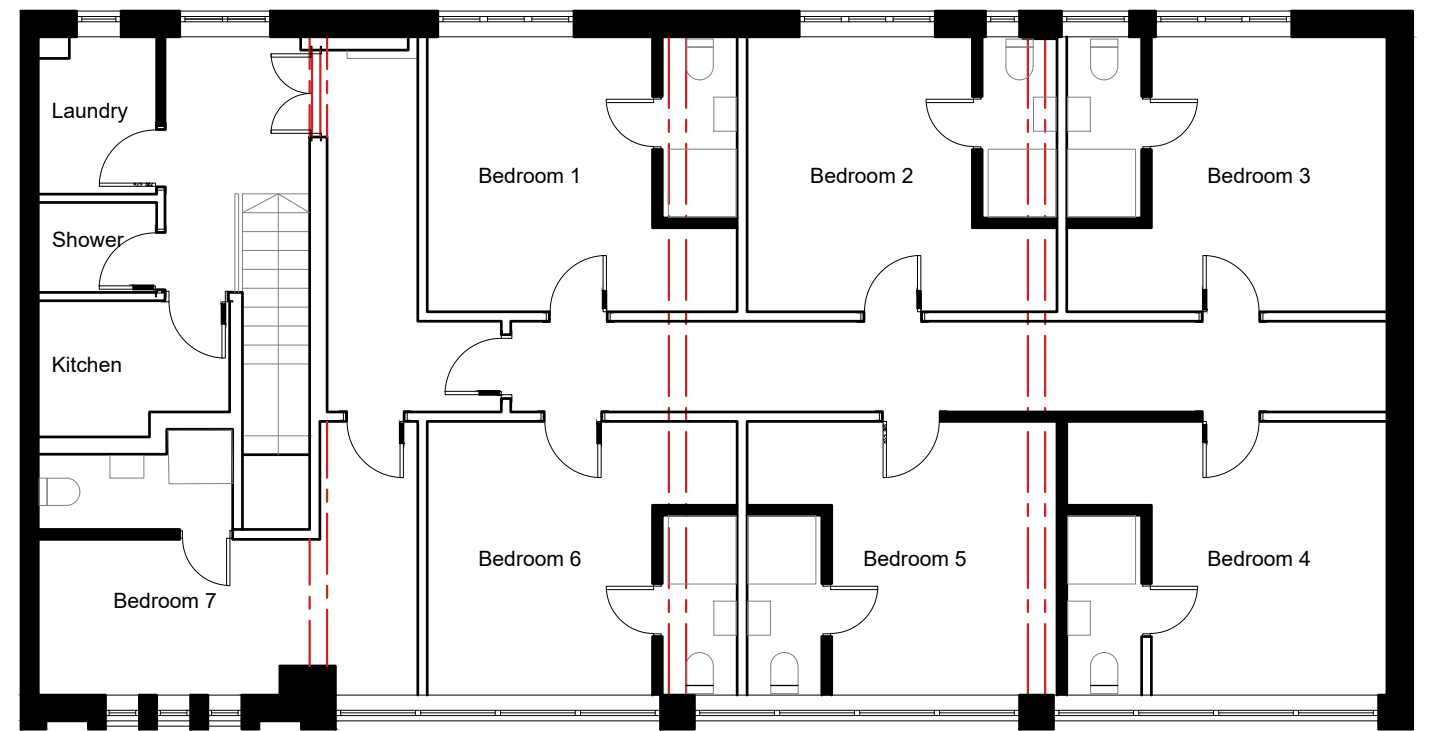
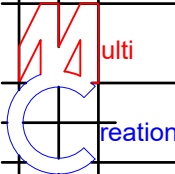


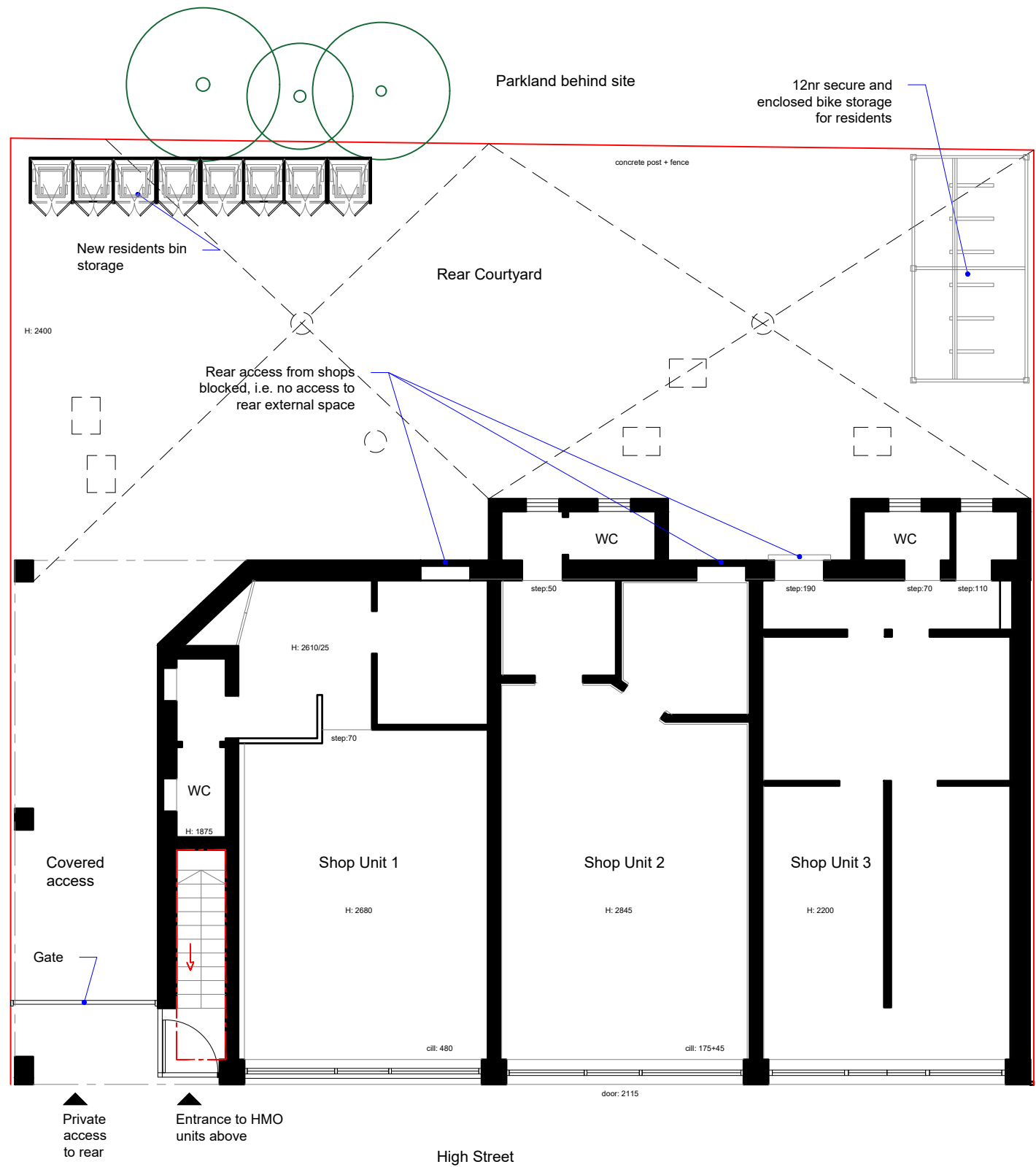
EXISTING
GROUND FLOOR PLAN 1:100



EXISTING
FIRST FLOOR PLAN 1:100



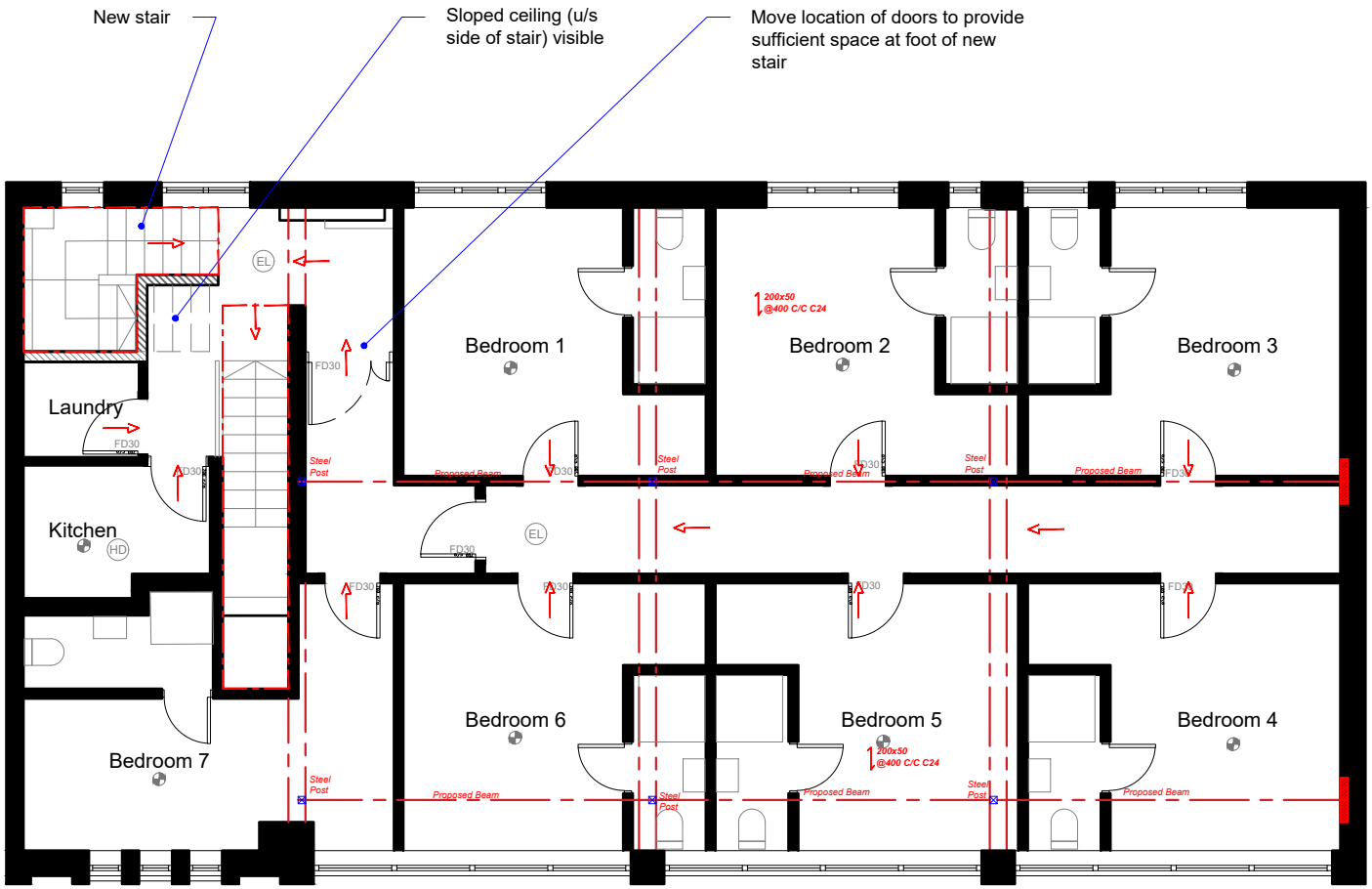
	Project: 164 -170 High Street Yiewsley UB7 7BE	Title: Existing Ground floor plans	Scale: 1:100 @ A3
			Date: 03.2023
			Drawing No.: 3679 - 01/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			



Assembly Point

The existing partitions forming the protected staircase must provide half hour fire resistance. they must be lined with 12.5mm plasterboard and skim.

The doors to bedrooms and any habitable room and the final exit door must not be fitted with a key on the inside. Thumbturns are acceptable



**PROPOSED GROUND FLOOR PLAN
NO INTERNAL WORKS TO THIS FLOOR**

**PROPOSED FIRST FLOOR PLAN
WORKS AROUND NEW STAIR ONLY**

- Proposed Drainage to be connected to the Existing System
- Smoke alarm/detector to comply with BS 5839
- FD 30 Fire check doors 30 min fire resistance
- FD 20 Fire check doors 20 min fire resistance
- HD Heat Detector comply with BS 5466 2:2003
- EL Emergency lights To be Installed in Accordance with BS5266: 2005
- Extract Vent

All the Existing and Proposed Drainages and the connections to be checked on site.

INTERNAL STUD PARTITIONS (within flat)
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 ctrs. Provide min10kg/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. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.



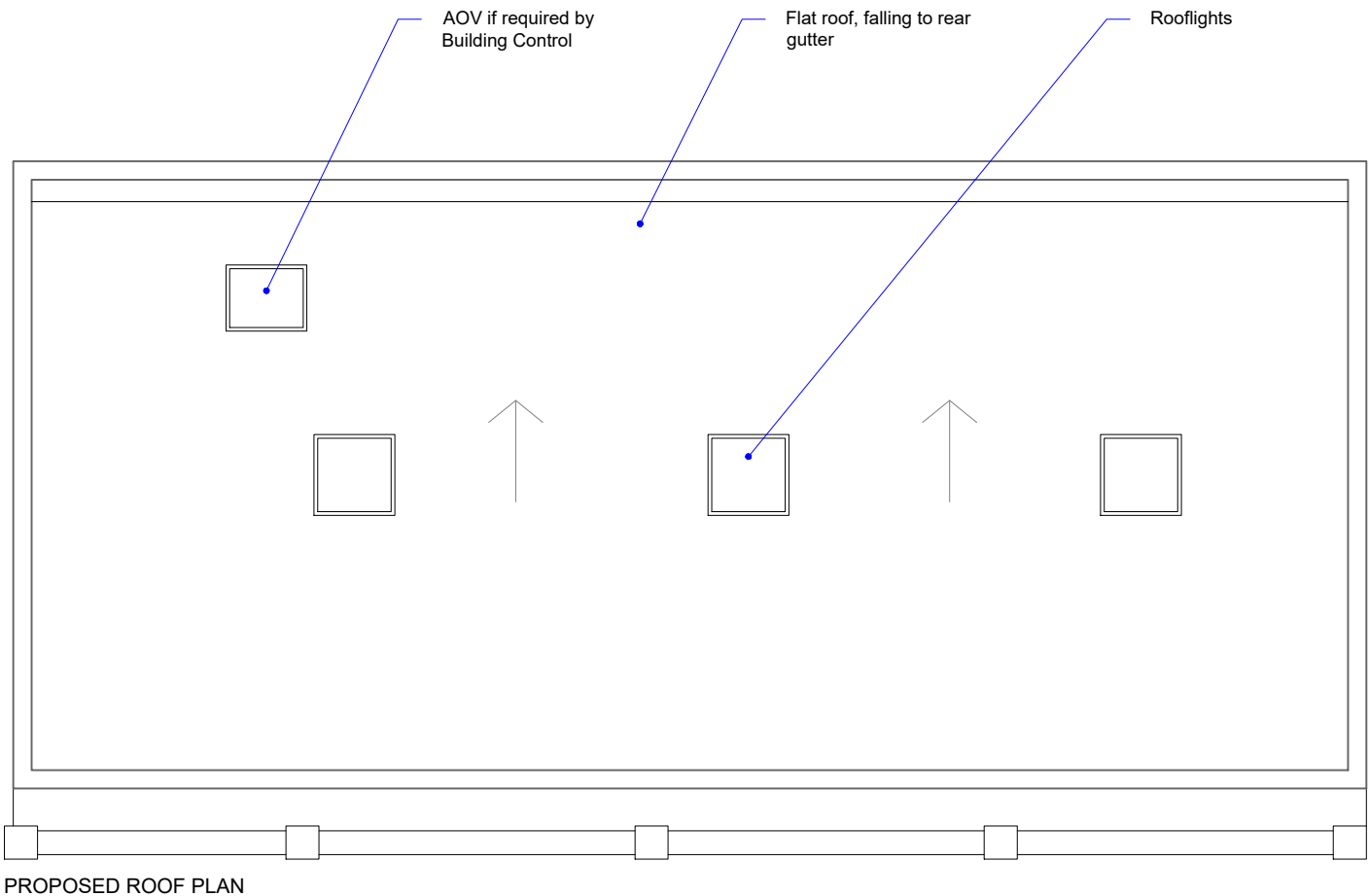
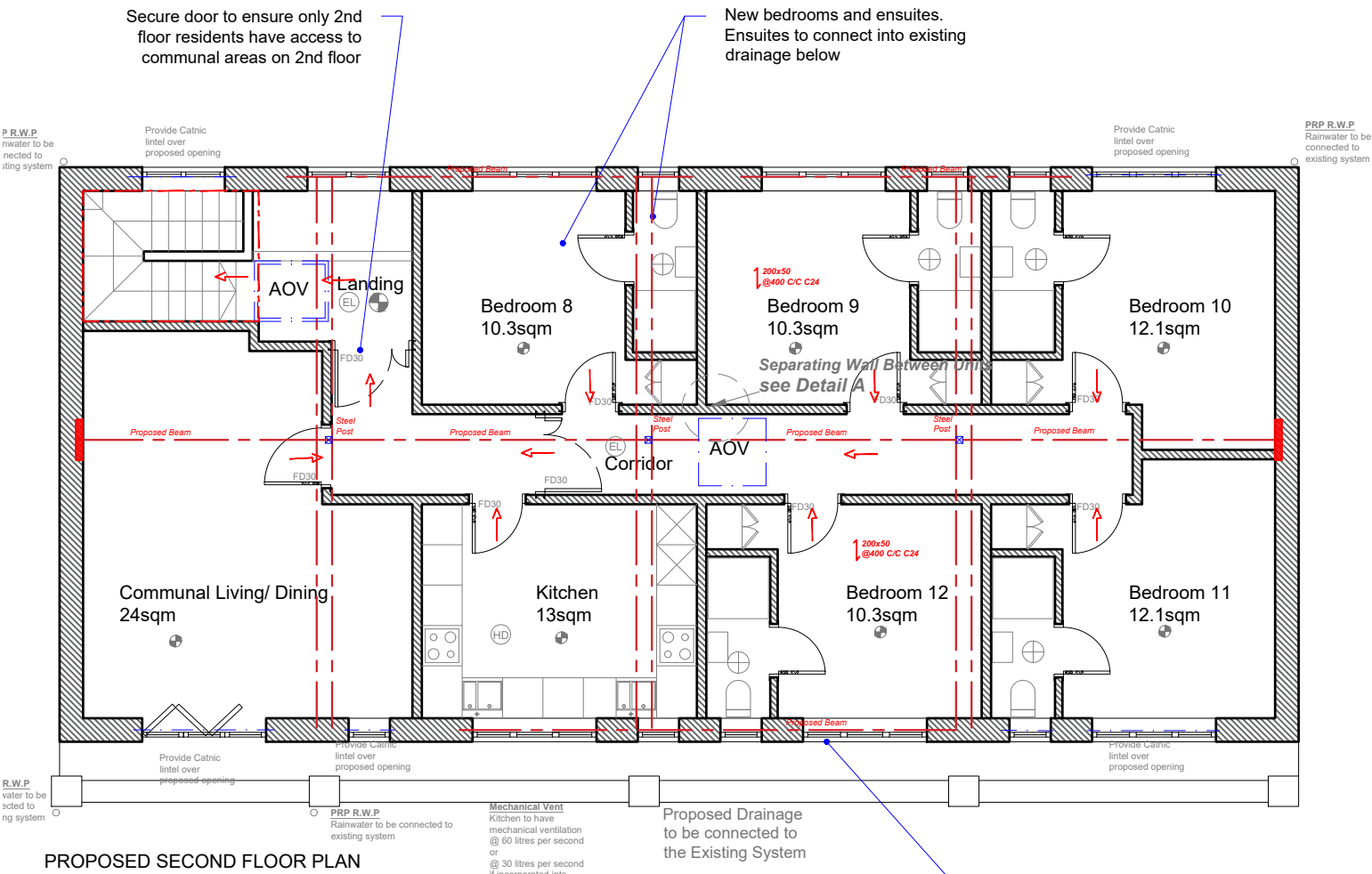
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	164 -170 High Street Yiewsley UB7 7BE	Proposed floor plans	Date: 03.2023
			Drawing No.: 3679 - 02/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			



Assembly Point

The existing partitions forming the protected staircase must provide half hour fire resistance. they must be lined with 12.5mm plasterboard and skim.

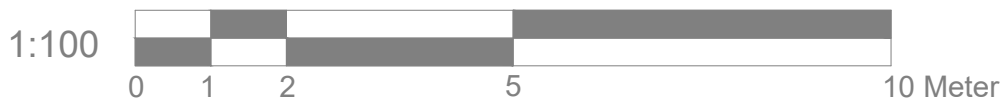
The doors to bedrooms and any habitable room and the final exit door must not be fitted with a key on the inside. Thumbturns are acceptable



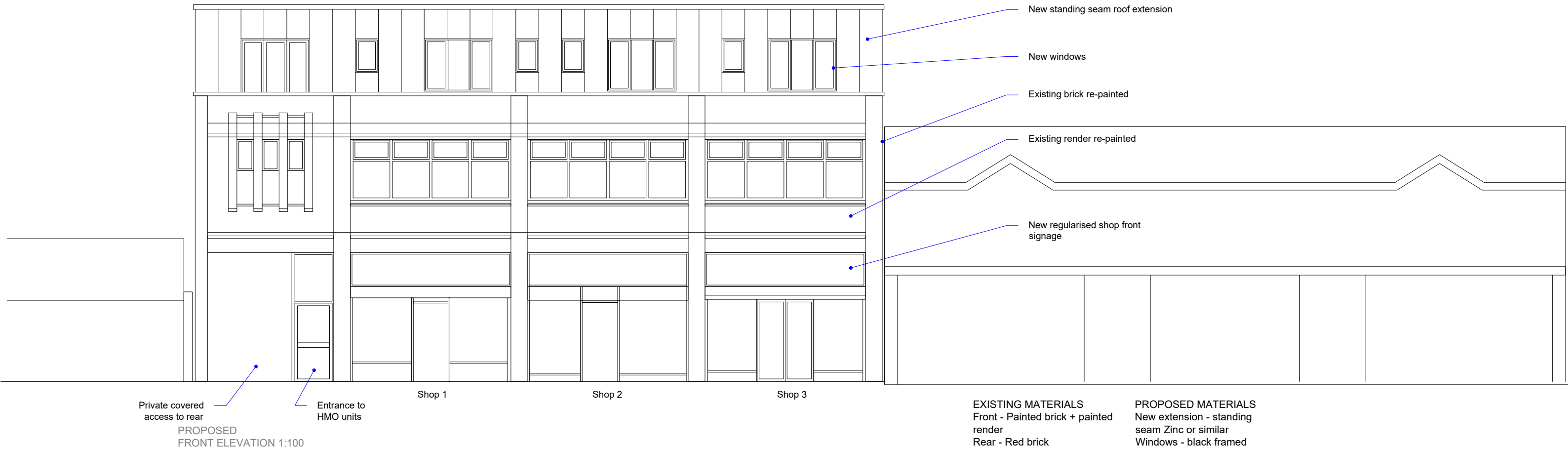
- Heat Detector comply with BS 5466 2:2003
- Emergency lights To be Installed in Accordance with BS5266: 2005
- Extract Vent
- Smoke alarm/detector to comply with BS 5839
- FD 30 Fire check doors 30 min fire resistance

All the Existing and Proposed Drainages and the connections to be checked on site.

INTERNAL STUD PARTITIONS (within flat)
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 ctrs. Provide min10kg/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. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.



	Project: 164 -170 High Street Yiewsley UB7 7BE	Title: Proposed floor plans	Scale: 1:100 @ A3
			Date: 03.2023
			Drawing No.: 3679 - 03/BK
			Revision
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EXISTING MATERIALS
Front - Painted brick + painted render
Rear - Red brick
Windows - white framed
Shop fronts - Sign boards, metal windows, roller shutters

PROPOSED MATERIALS
New extension - standing seam Zinc or similar
Windows - black framed



New standing seam roof extension

New windows

NEW WINDOWS - to bedroom spaces

Based on Building Regulation Part O requirement to regulate maximum solar gains into a room.

Glazing on East + West facades suggest max window size 18% of floor plate.

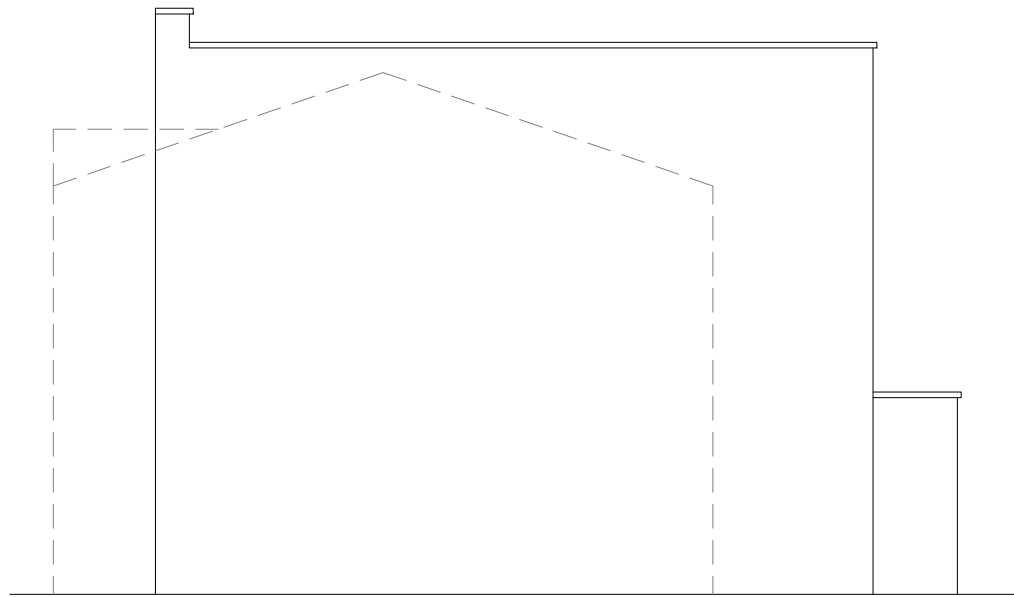
Example Bedroom: 10.3sqm
18% = 1.85sqm

Example Bedroom: 12.1sqm
18% = 2.2sqm

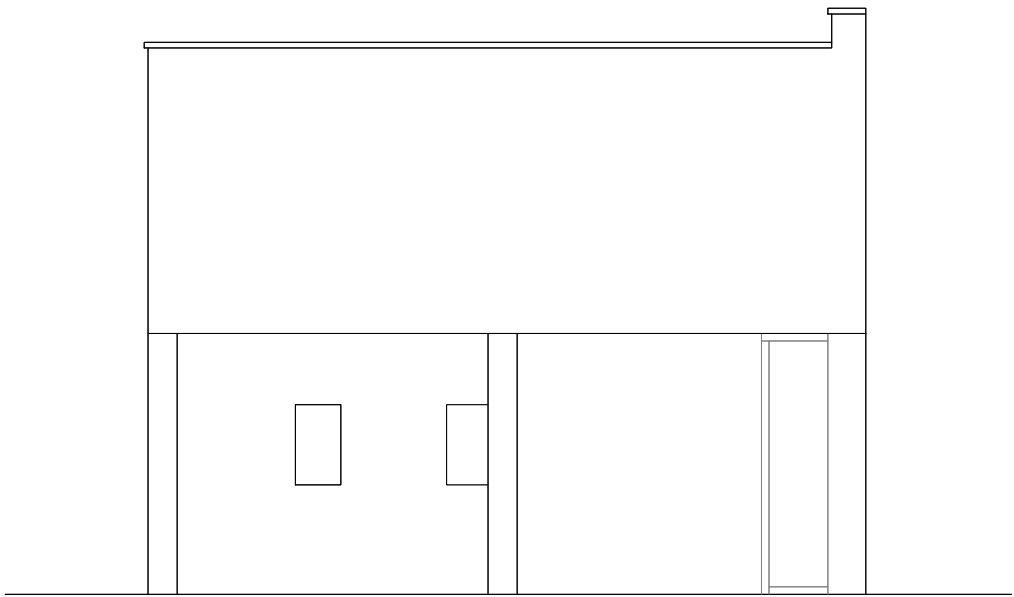
Bedroom Window (red dash) = 2.4sqm
ALL bedroom windows are the same size
Proposal Exceeds Building Reg requirement



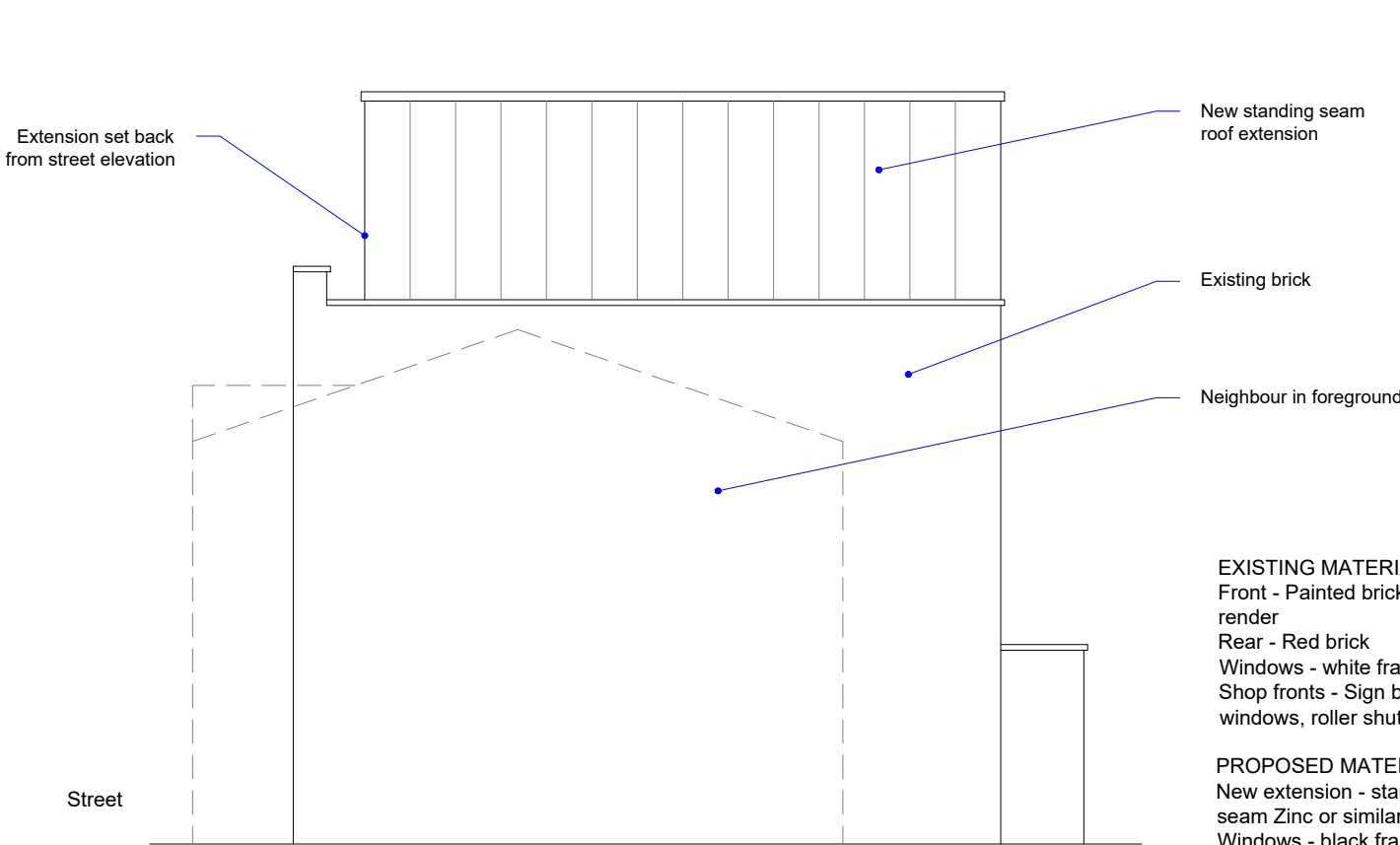
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	164 -170 High Street	Proposed Elevations	Date: 03.2023
	Yiewsley		Drawing No.: 3679 - 04/BK
	UB7 7BE		Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



PROPOSED EAST ELEVATION

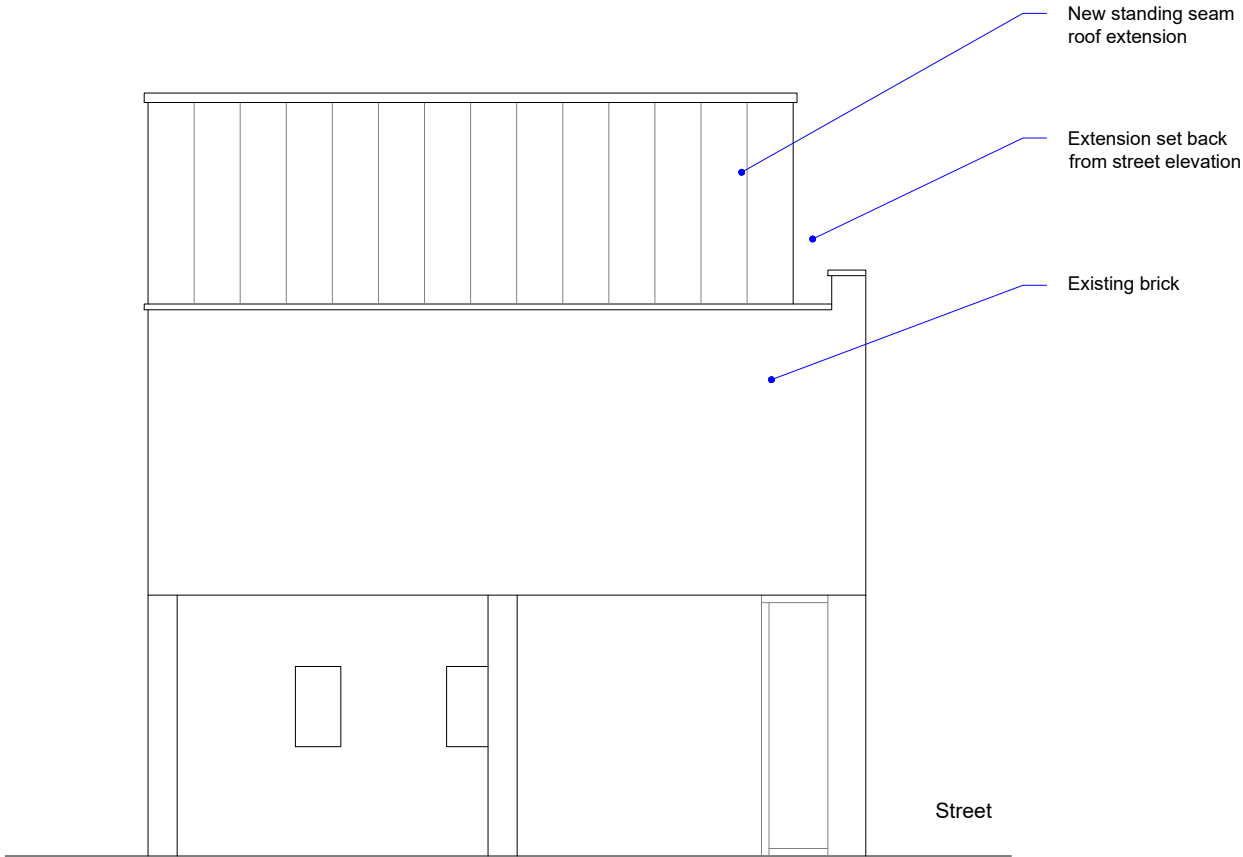
New standing seam
roof extension

Existing brick

Neighbour in foreground

EXISTING MATERIALS
Front - Painted brick + painted
render
Rear - Red brick
Windows - white framed
Shop fronts - Sign boards, metal
windows, roller shutters

PROPOSED MATERIALS
New extension - standing
seam Zinc or similar
Windows - black framed



PROPOSED WEST ELEVATION

New standing seam
roof extension

Extension set back
from street elevation

Existing brick



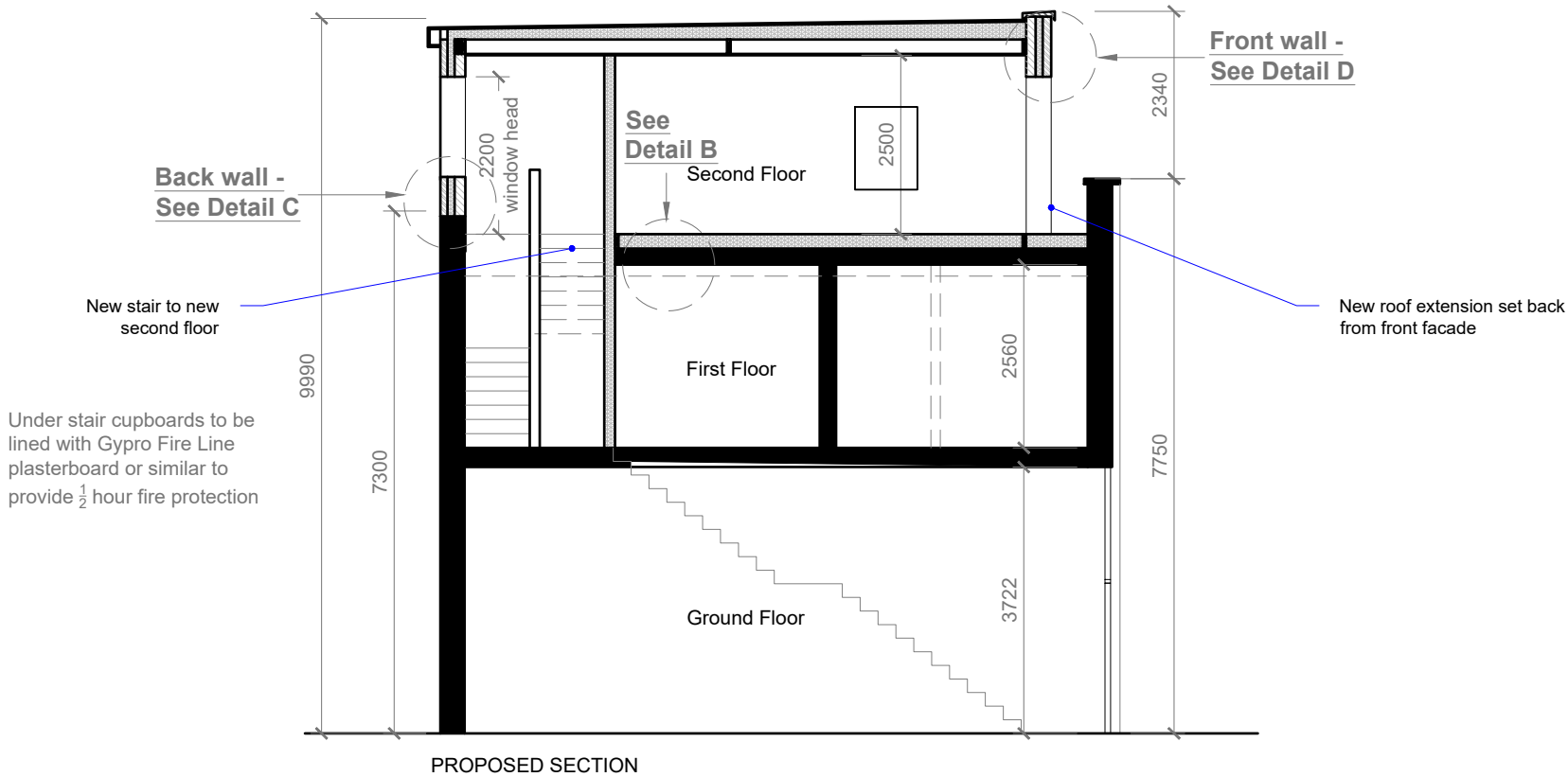
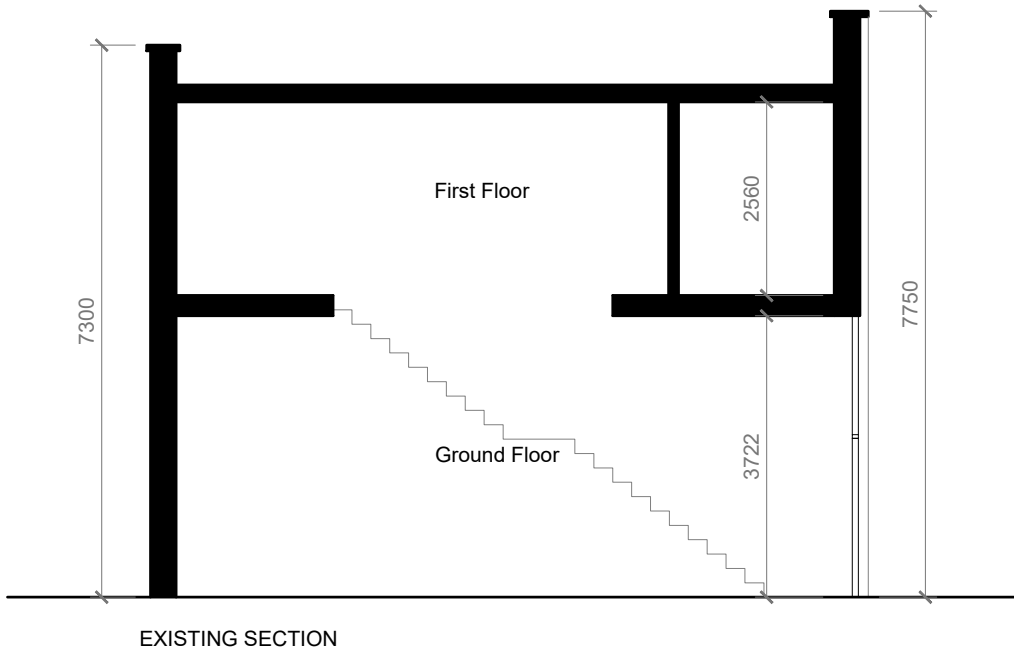
	Project: 164 -170 High Street Yiewsley UB7 7BE	Title: Proposed Side Elevations	Scale: 1:100 @ A3
			Date: 03.2023
			Drawing No.: 3679 - 05/BK
			Revision
<div>239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk</div>			

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 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. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

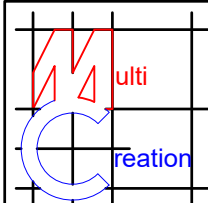
STEEL:

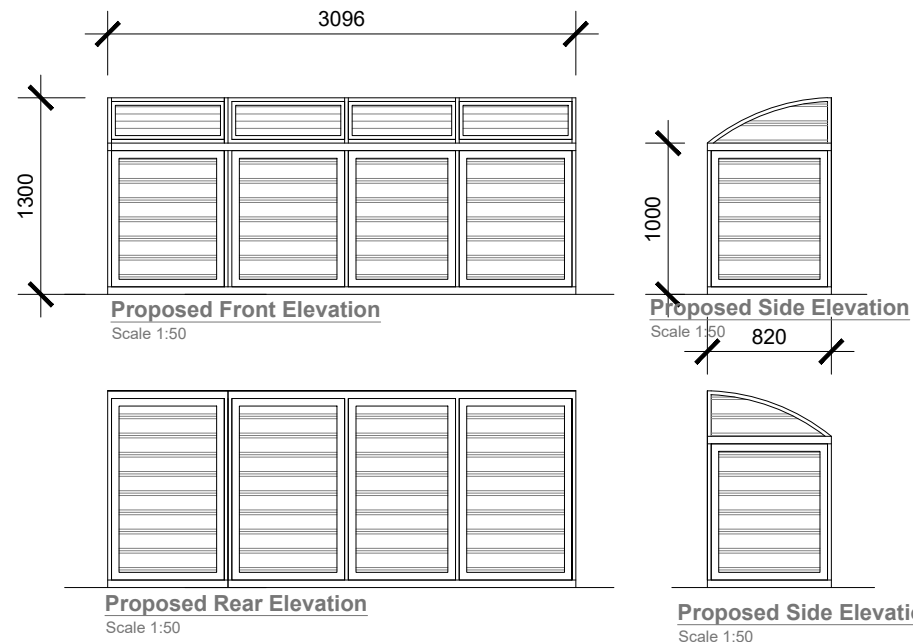
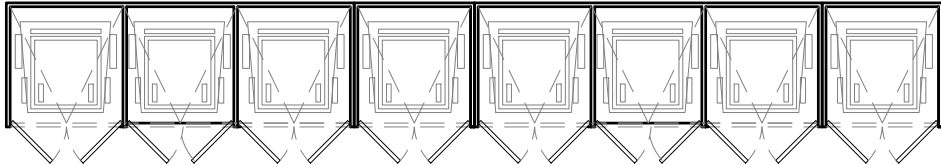
New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.



WARM FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.16 W/m²K
Flat roof to be single ply membrane roofing providing aa 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 18mm exterior quality plywood (if required by manufacturer) over 140mm Celotex XR4000 insulation.
Insulation bonded to vcl on 18mm external quality plywood decking or similar approved on sw firings to minimum 1 in 40 fall on sw treated 47 x 195mm C24 flat roof joists at 400mm ctrs to give a max span of 4.51m 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.



	Project: 164 -170 High Street Yiewsley UB7 7BE	Title: Proposed Section	Scale: 1:100 @ A3				
			Date: 03.2023				
			Drawing No.: 3679 - 06/BK				
			Revision				
<div>239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk</div>							



Secure Bin Storage
Bedrooms 1-3 - 1No. General waste
Bedrooms 1-3 - 1No. Recycle waste

Bedrooms 4-6 - 1No. General waste
Bedrooms 4-6 - 1No. Recycle waste

Bedrooms 7-9 - 1No. General waste
Bedrooms 7-9 - 1No. Recycle waste

Bedrooms 10- 12 - 1No. General waste
Bedrooms 10- 12 - 1No. Recycle waste

Description

Rowlinson Bin Stores are the ideal way to hide away your necessary but unsightly wheelie bins. Lifting lids with chains that attach to your bin and opening fronts provide easy access when filling and removing your bins on collection day. All Rowlinson Bin Stores are pressure treated against rot, ensuring that they will be hiding away your bins for many years to come. Available in single, double and triple capacities.

Features:

- Attractive storage for three standard sized wheelie bins (Max. bin size: H1060mm W740mm D740mm)
- Lifting lids with chains to bin lids for easy use
- Easy access
- Natural timber finish
- Pressure treated against rot

Dimensions:

- Height: 1300mm
- Width: 2305mm
- Depth: 820mm

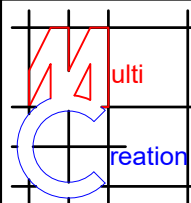
Includes:

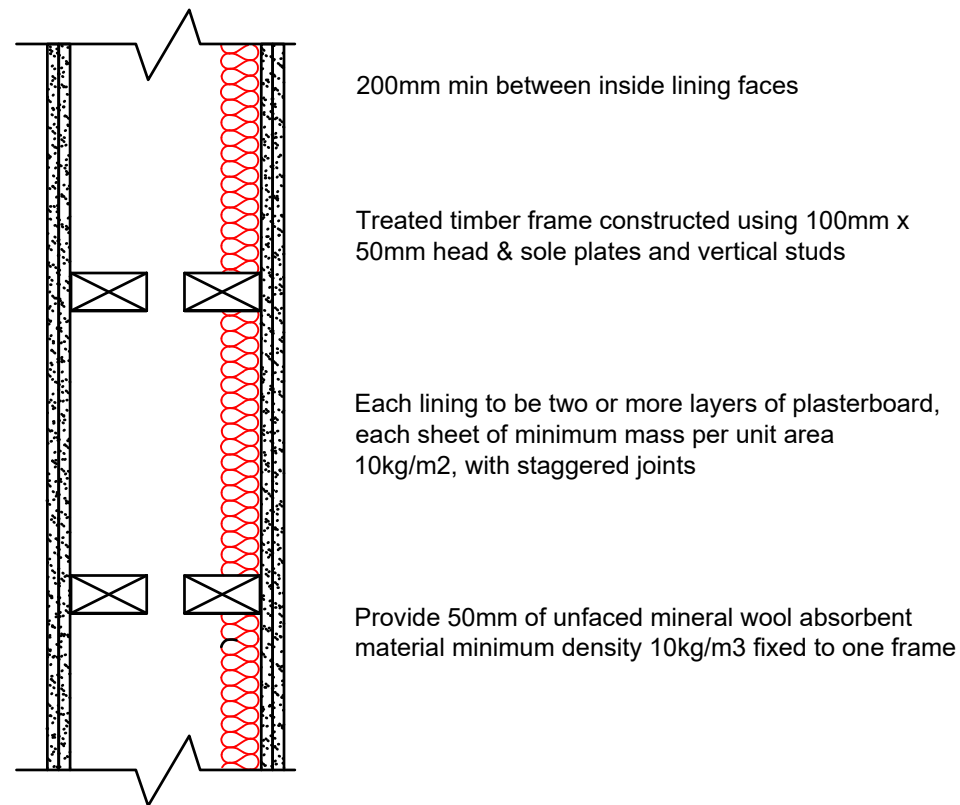
- Full fixing kit
- Assembly instructions

Features

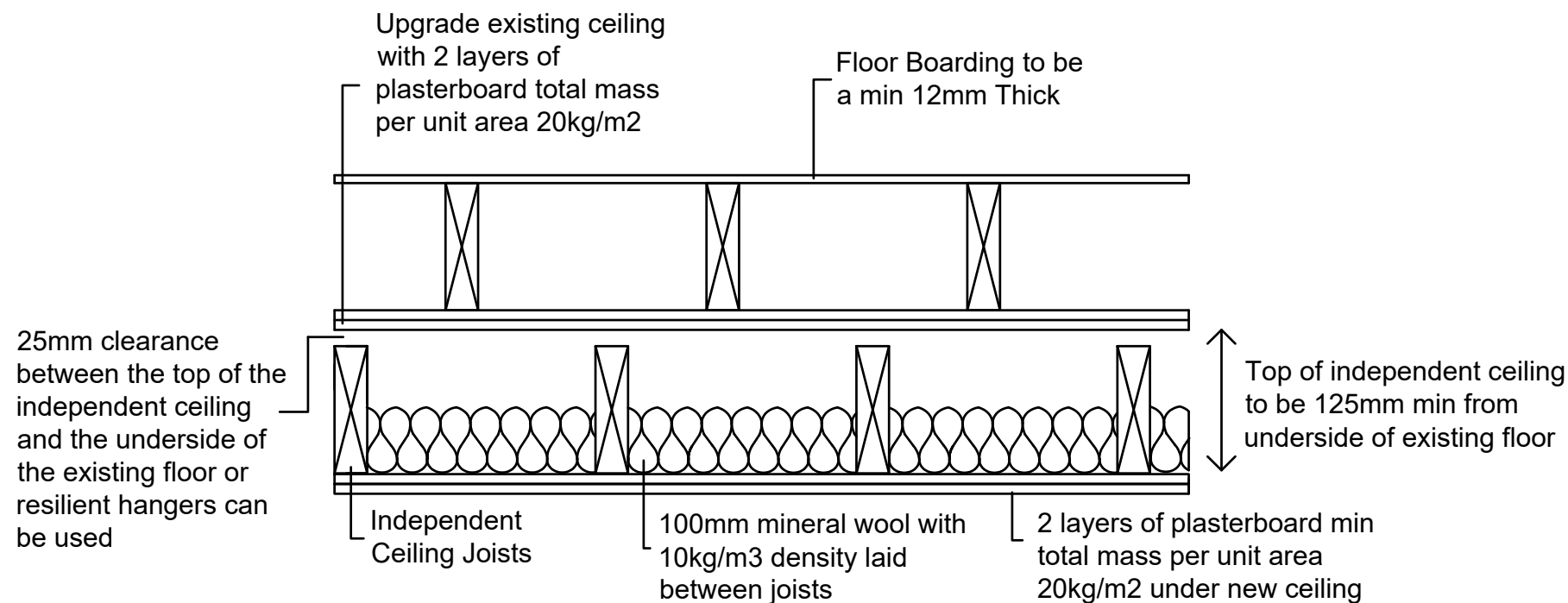
Use -	Triple
Material -	Wood
Length -	74 cm
ManoMano Reference -	ME7525421
Warranty -	10 years
SKU -	BINTRPL1



	Project: 164 -170 High Street Yiewsley UB7 7BE	Title: Proposed Bin Storage	Scale: 1:50 @ A3
			Date: 03.2023
			Drawing No.: 3679 - 06B/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			




Detail A - TIMBER FRAMED SEPARATING WALL



Detail B - Timber Floor Upgrade with Independent Ceiling
Scale: 1:10



TIMBER FRAMED SEPARATING WALL
 Approved Document E Wall Type 4.1
 Construct two parallel timber frames using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm centres, or to Structural Engineer's details & calculations, ensuring a minimum distance of 200mm is provided between inside faces of the two frames. Provide two layers of plasterboard with staggered joints each side of frame, each sheet to have a minimum mass per unit area 10kg/m² (for example Gyproc Soundbloc). Provide 50mm of mineral wool batts, Crown Acoustic Partition Roll or Isowool APR 1200, with a minimum density 10kg/m³ between the studs of the frames. Stagger all sockets on opposite sides of the separating wall by a min of 150mm. Care to be taken at junctions to block air paths using timber blocking or joists as detailed in Approved Document E.

	Project: 164 -170 High Street Yiewsley UB7 7BE	Title: Details	Scale: 1:5/10 @ A3
			Date: 03.2023
			Drawing No.: 3679 - 07/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

Detail C - CAVITY WALL

U-value 0.18 W/m²K

Walls to be built with 1:1:6 cement mortar

20mm two coat sand/cement render with waterproof additive

Stainless steel retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows

Horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level

Cavity wall skins -100mm standard block, 0.45 W/mK

Cavity fully filled with 100mm Rockwool cavity insulation
52.5mm PIR insulated plasterboard internally, e.g. Celotex PL4000. Insulated plasterboard to be dot and dabbed to internal mechanical fix using battens. VCL to be provided by BCO

Finish with plaster skim

FULL FILL CAVITY WALL WITH INTERNAL INSULATION

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 standard block, 0.45 W/m²K. Full fill the cavity with 100mm Rockwool Cavity insulation. Inner leaf constructed using 100mm standard block, 0.45 W/m²K.

Provide additional 52.5mm PIR insulated plasterboard internally e.g. Celotex PL4000, fixed using dot and dab method or battens.

Finish with plaster skim. Walls to be built with 1:1:6 cement mortar.

VCL to be provided under insulated plasterboard if required by BCO.

Detail D - TIMBER FRAMED WALL

U-value 0.26 W/m²K

Additional 20mm PIR insulation over face of studs if required by BCO

20mm render applied to stainless steel lath (to comply with BS 5262)

Battens to provide 50mm vented and drained cavity

Approved breathable membrane, having a vapour resistance of not more than 0.6 MNs/g

12mm thick marine plywood (or other approved)

Studs infilled with 100mm Kingspan Thermawall insulation

22mm Gyproc Thermaline Basic with vapour check

150 x 50mm treated timber studs at 400mm centres

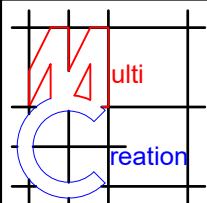
150 x 50mm soleplates fixed to base

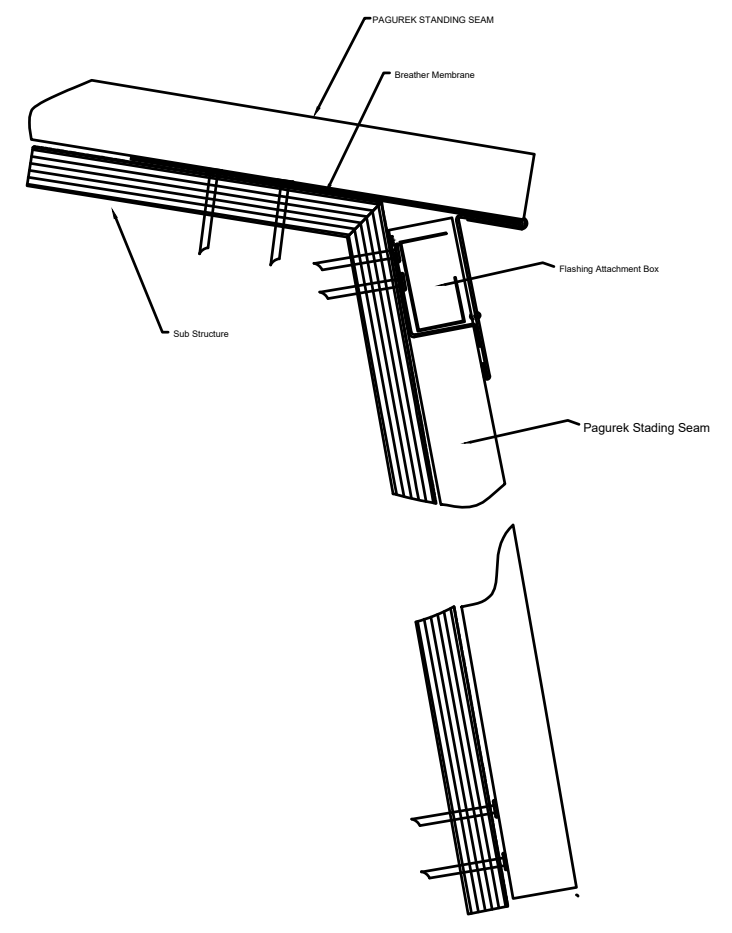
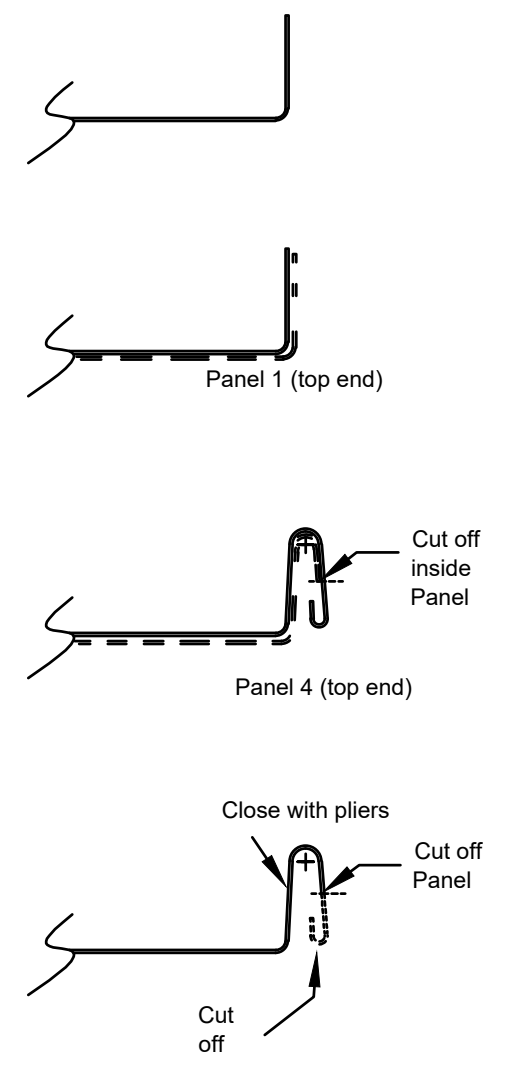
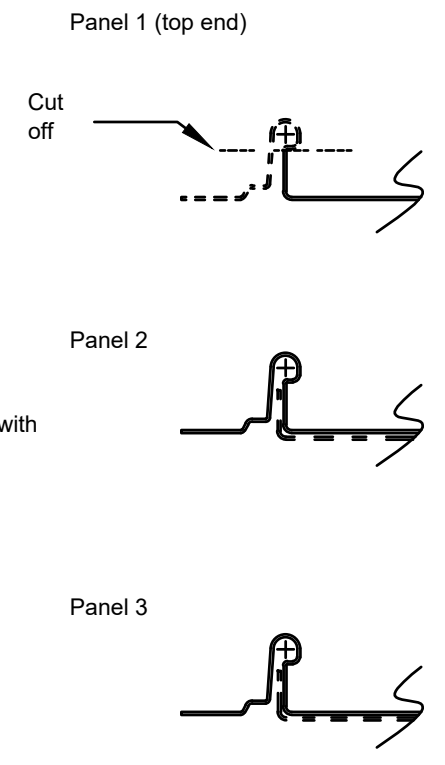
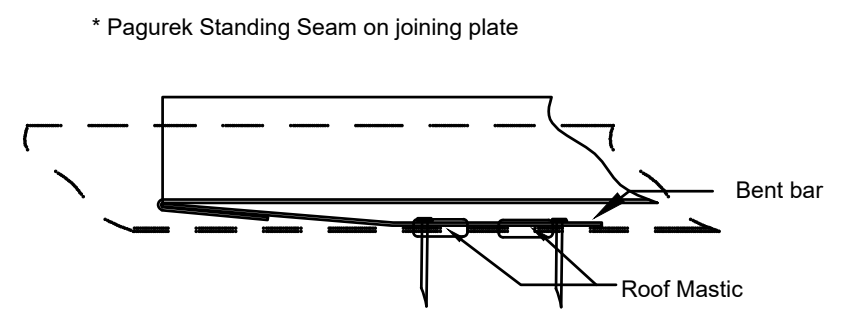
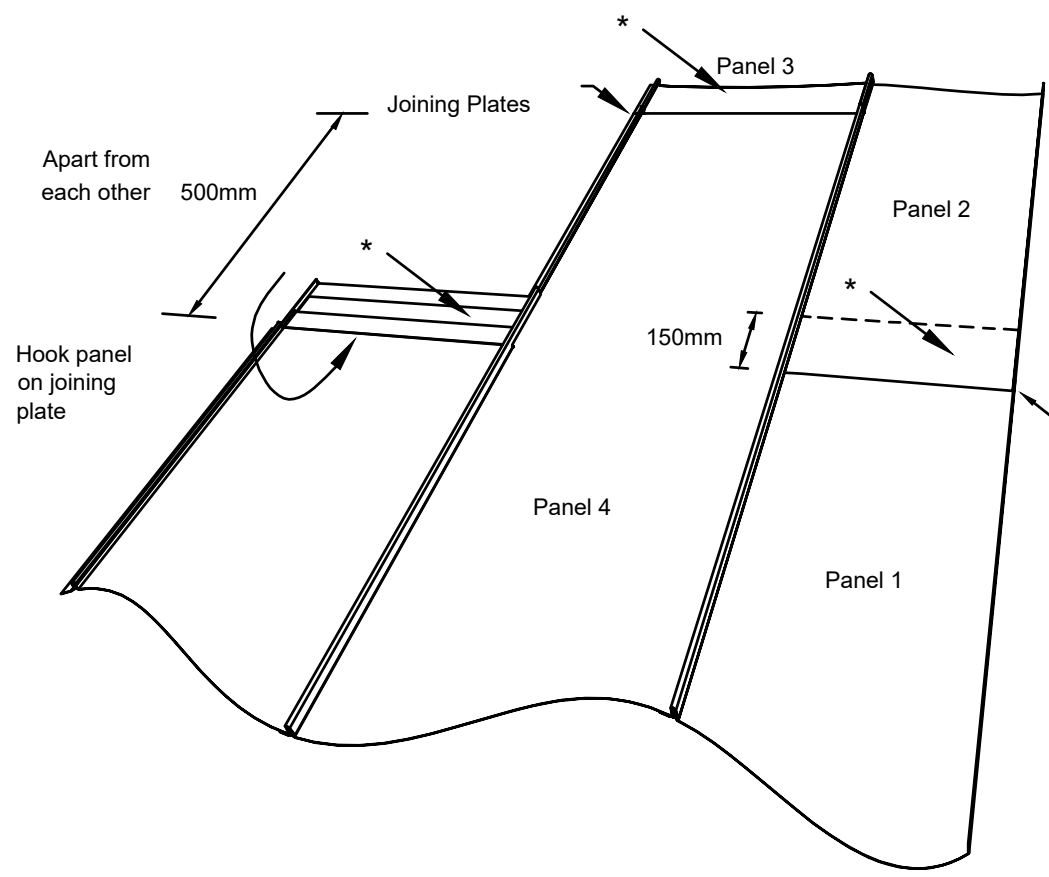
TIMBER FRAME WALL

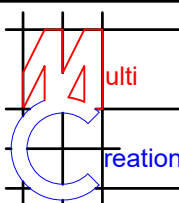
To achieve minimum U Value of 0.26 W/m²K

Render finish (to comply with BS EN 13914-1) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative-treated battens to provide vented and drained cavity, battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details and calculations. Insulation between and over studs: 100mm Kingspan Thermawall between and VCL under 22mm Gyproc Thermaline Basic provided over. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. (Additional 20mm PIR insulation to be provided over face of studs if required by BCO)



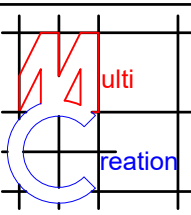
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	164 -170 High Street	Details 2	Date: 03.2023
	Yiewsley		Drawing No.: 3679 - 08/BK
	UB7 7BE		Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

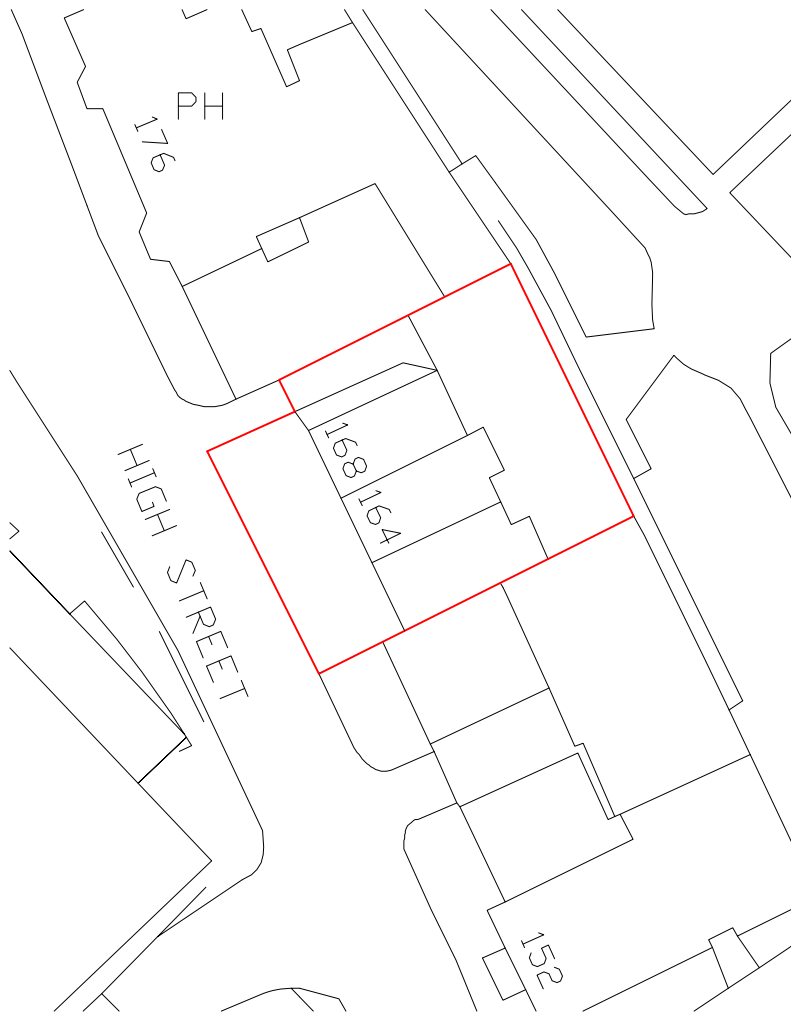


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			Date: 03.2023
			Drawing No.: 3679 - 09/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

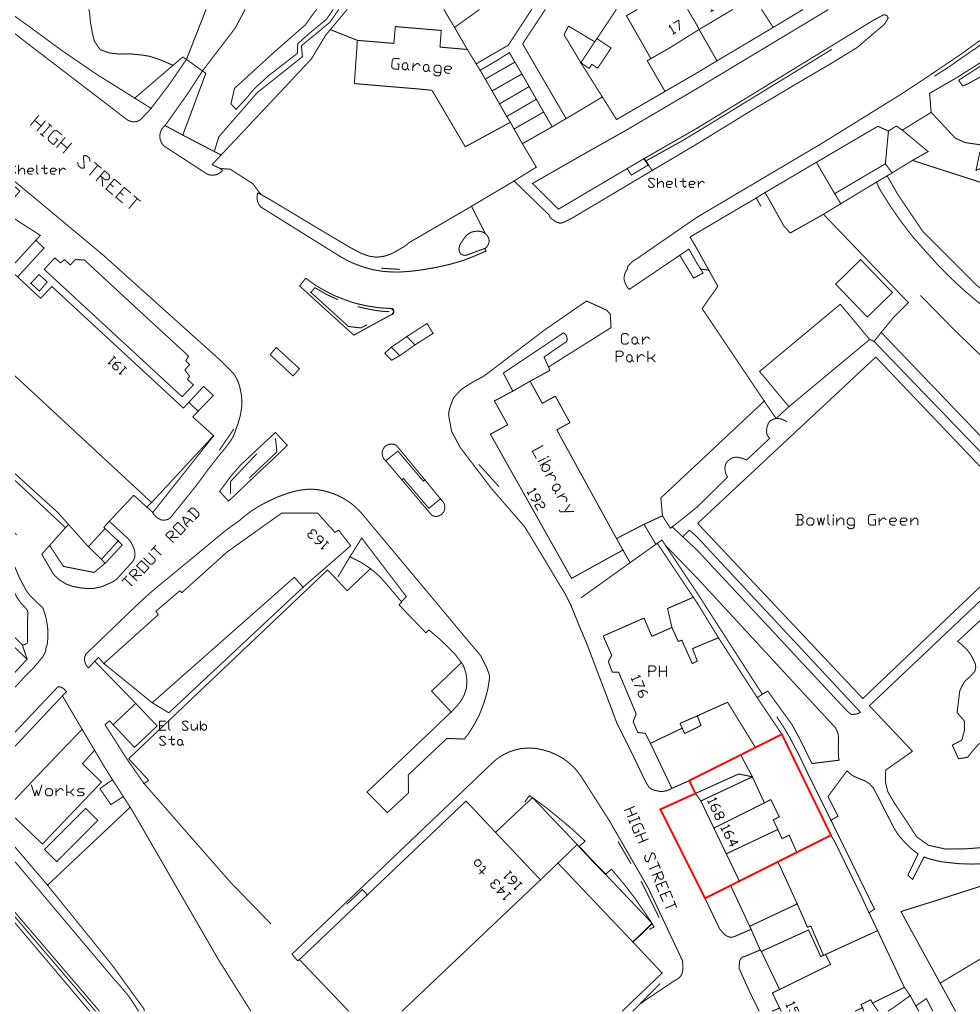


SITE PLAN 1:100

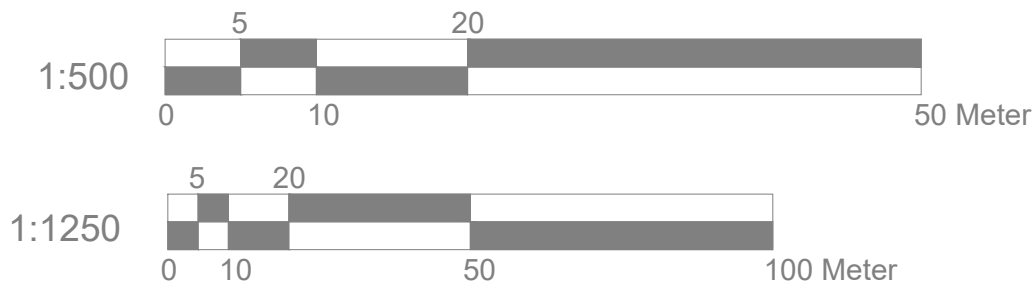
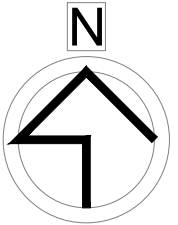
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			Date: 03.2023
			Drawing No.: 3679 - 11/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			



BLOCK PLAN 1:500



LOCATION PLAN 1:1250



	Project:	Title:	Scale: 1:500/1250 @ A4
	164 -170 High Street Yiewsley UB7 7BE	Block plan Location plan	Date: 03.2023
			Drawing No.: 3679 - 12/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			