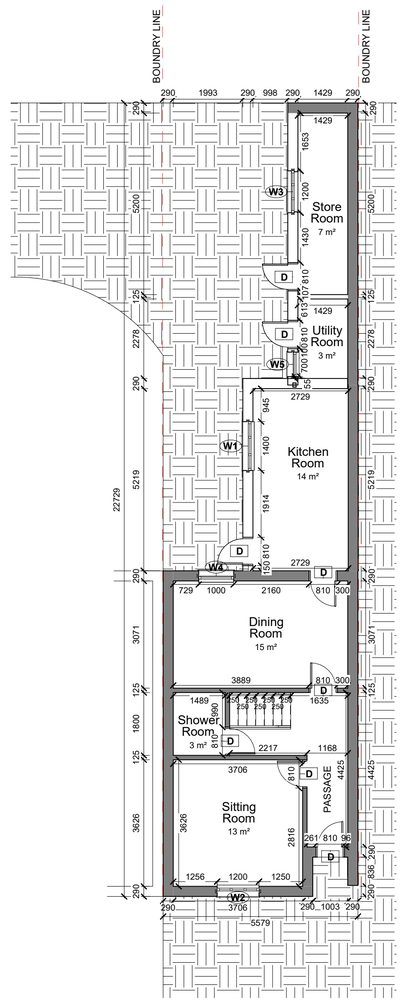

EXISTING GROUND FLOOR PLAN

Full site boundaries (729m²)

Proposed new walls

Existing walls

Walls to be removed

1:100

0 1 2 5 10 Meter

Notes:

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Under no circumstances shall

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Drawing Title:
EXISTING GROUND FLOOR PLAN

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A101	
Scale:	Drawn By:
1 : 100	

GENERAL NOTE
All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant, current British Standards, Codes of Practice and Manufacture's Specification.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. NO STRUCTURAL CHANGES TO BE MADE WITHOUT AUTHORITY.

DEMOLITION
Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.
Such measures to include:

1.The shoring of adjoining buildings.
2.The control of dust and noise generation.
3.The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
4.The repairing and making good any damage to any adjacent building effected by the demolition.
5.The removal of material or rubbish resulting from the clearance and demolition of the site.
6.The disconnection, sealing or removal of any drain or sewer, as required.
7.The making good of any disturbed ground.
8.Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

If the demolition is more than 50m³ in volume a formal notice of demolition is If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with the Building Act 1984: Section 80-83.

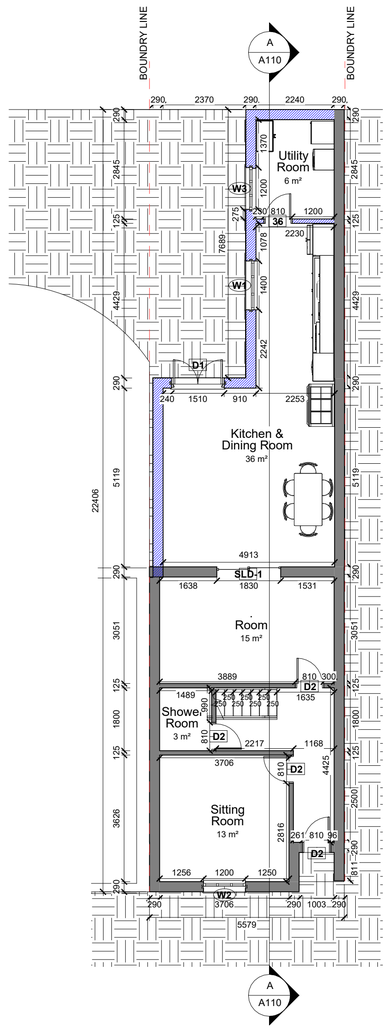
Consultation to be undertaken with the occupiers of adjacent buildings where applicable and Party Wall agreement put in place.

All demolition work to comply with the Construction (Design and Management) Regulations 2015 and a Health and Safety plan is to be provided by the principal contractor.

If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with the Building Act 1984: Section 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and Party Wall agreement put in place.

All demolition work to comply with the Construction (Design and Management) Regulations 2015 and a Health and Safety plan is to be provided by the principal contractor.



Where drains pass through walls, they are to be spanned by p.c. lintels to BS8110 and surrounded in concrete with movement joints at collar positions. 50mm clearance to be provided and openings to be masked with rigid sheet material to prevent ingress of fill or Vermin and sealed with a compressible sealant. Connections to be at channel level in direction of flow.

New Drainage
110 mm diameter PVC-U underground drains to BS 4660:1989 laid to falls, (min 1:80) bedded on and surrounded with, granular materials to rubble filled soakaways with PVC sheet or concrete blinding laid over infill to prevent topsoil being washed into soakaway located at 5m minimum distance from any building/wall. Soakaways to be sized in accordance with soil porosity as BRE Digest 365, contractor to allow for percolation test

NOTE:
All Glazing to Critical Locations to be installed in accordance with BS 6206.

NOTE:
All Walls and Ceilings to Circulation spaces to have a Surface Spread of Flame Rating to National Class 1.

Cavity closure to jambs of doors and cills/jambs of windows to be by use proprietary closers (DACATIE 2000) with minimum thermal resistance path of 0.45 m2K/W. Frames to overlap the closer min. 30mm.

Mechanical ventilation to Kitchen to be capable of 30 l/sec if incorporated in cooker hood. Duct to run to wall vent.

Moisture resistant Plasterboard to be used in all Wet areas and cement board in tiled areas.

NOTE:
All Service Penetrations through Fire Resisting Construction to have min 60 min Fire Resistance.

WINDOWS AND EXTERNAL DOORS TO BE PART Q COMPLIANT. Front entrance door is constructed to compliance of part Q of the building regulations. With secure doorsets. Doors and windows to be in line with PAS 24

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL AND CONSULTING ENGINEERS DRAWINGS AND DETAILS

Notes:
Comply with CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015.
The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organizing the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

PROPOSED GROUND FLOOR PLAN

Full site boundaries (729m²)
Proposed new walls
Existing walls
Walls to be removed

1:100
0 1 2 5 10 Meter

Notes:

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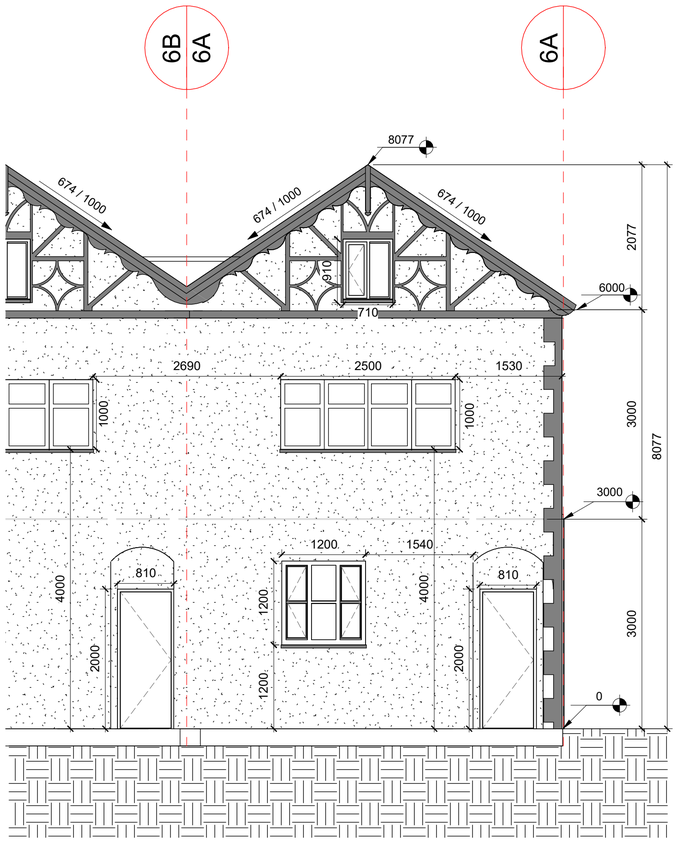
Drawing Title:
PROPOSED GROUND FLOOR PLAN

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A102	
Scale:	Drawn By:
1 : 100	



EXISTING FRONT ELEVATION

1:50

0 1 2 5 10 Meter

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Drawing Title:
EXISTING FRONT ELEVATION

Date:	Drawing Status:
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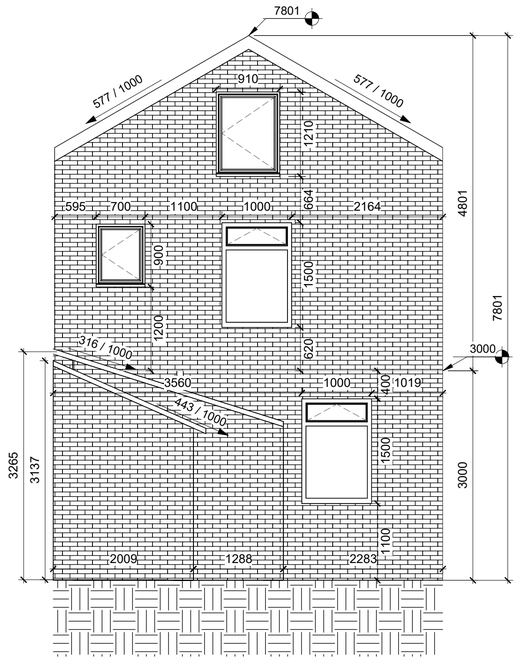
Drawing Number:	Revision
A103	
Scale:	Drawn By:
1 : 50	



EXISTING REAR ELEVATION

1:50

0 1 2 5 10 Meter

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EXISTING REAR ELEVATION

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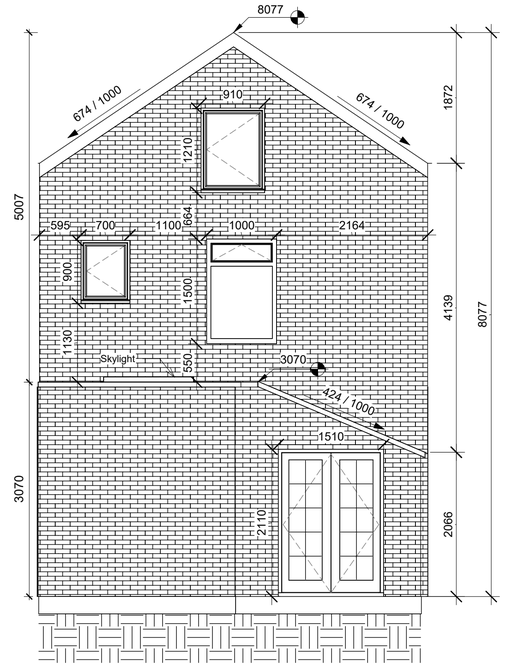
Drawing Number:	Revision
A104	
Scale:	Drawn By:
1 : 50	

Part A:
A mains-operated fire detection and alarm system is to be at least a Grade D Category LD3 standard in accordance with the recommendations of BS 5839 Part 6. The mains supply to the system is to be a single independent circuit from the dwelling's main distribution board with at least one smoke detector/alarm should be sited within the hallway at each level, sited within 7.5m of each habitable room with a standby power supply (battery), visual and audible signal of power failure.
First floor habitable room(s) and inner rooms (describe room) windows should be designed and constructed as emergency egress windows; unobstructed free area of at least 0.33m², minimum opening dimension of 450mm, bottom of opening between 800-1100mm.

Part B:
The new internal upper floor should include sound resistance. The timber or wood based floor covering should have a minimum mass of 15kg/m2, the ceiling plasterboard should have a minimum mass per unit of 10kg/m2 and there should be an absorbent layer of 100mm mineral wool in the cavity with a minimum density of 10kg/m3.
The internal walls between bedrooms and other rooms, or between a room containing a W.C. and another room, should provide a 40 dB reduction in sound. This can be achieved with timber frames with a minimum of depth of 75mm or metal frames with a minimum depth of 45mm deep. There should be two or more layers of plasterboard each side with a mass per sheet of 10kg/m2. One layer of plasterboard can be used in conjunction with a 25mm layer of mineral wool in the cavity. The plasterboard and mineral wool should have a minimum density of 10kg/m3.

Part C:
The thermal elements of the building are no greater then the standard U-Value set out in Table 2 of Approved Document L1B. The walls should be no greater than 0.28 W/(m2.K)2, the roof no greater than 0.16W/(m2.K)2 (0.18W/(m2.K)2 if the ceiling follow the line of the rafters.) and the floors no greater than 0.22W/(m2.K)2.
Where the works involves stripping more than 25% of an existing external element then they should be upgraded to achieve U-values within Table 5 (b), see Appendix A for examples of construction.
Energy efficient internal lighting is required, which only take lamps having a luminous efficacy >40lm/circuit watt. (Minimum 75%).



FIRE DOORS
All fire doors to comply with BS 476-22:1987. Doors to be fitted with 3.no. 4 inch fire hinges. Fire doors to be minimum of 30 minutes fire proof unless stated. All doors to be fitted with intumescent strip on the edge.

The main front doors to the property should be fitted with self-closer and all doors in the commercial area to be fitted with self closer to comply with BS 6459.

FD30/60: Fire door with 30/60 minutes integrity and complete with intumescent seals.

(S): Smoke seals (use brush type as general found to wear better than rubber blade types).

(SC): Self-closing device complying with BS EN 1154: Door closer's.

FRG 30/60: Fire resisting glazing (30/60 minutes resistance)

VP: Vision Panel - required (if within a fire door then glazing must met FRG 30/60).

PB: Push bar - emergency opening device complying with BS EN 1125.

All fire doors must be signed using minimum of 80x80mm ridged plastic signs to comply with BS5499:

Final exit doors should have simple fastenings to be operated quickly in an emergency, e.g. panic bar/push pad door release, designed to BSEN1125.

Fire Door Keep Shut: Positioned at eye level, on both faces of each leaf of the fire doors fitted with a self-closing device.

Keep Locked Shut: used on fire doors that are not fitted with self-closing devices (for example cleaner's cupboard, some types of stores, plant rooms & service risers). Fix to outer door face, at eye level.

Automatic Fire Door Keep Clear: Used on doors connected to fire door hold open devices that release the doors on activation of the fire alarm system, Signs to be placed on the visible open leaf at eye level when the door is held open by device; this is to avoid abstracting the fire door on being released automatically.

PROPOSED REAR ELEVATION

1:50

0 1 2 5 10 Meter

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Drawing Title:
PROPOSED REAR ELEVATION

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A105	
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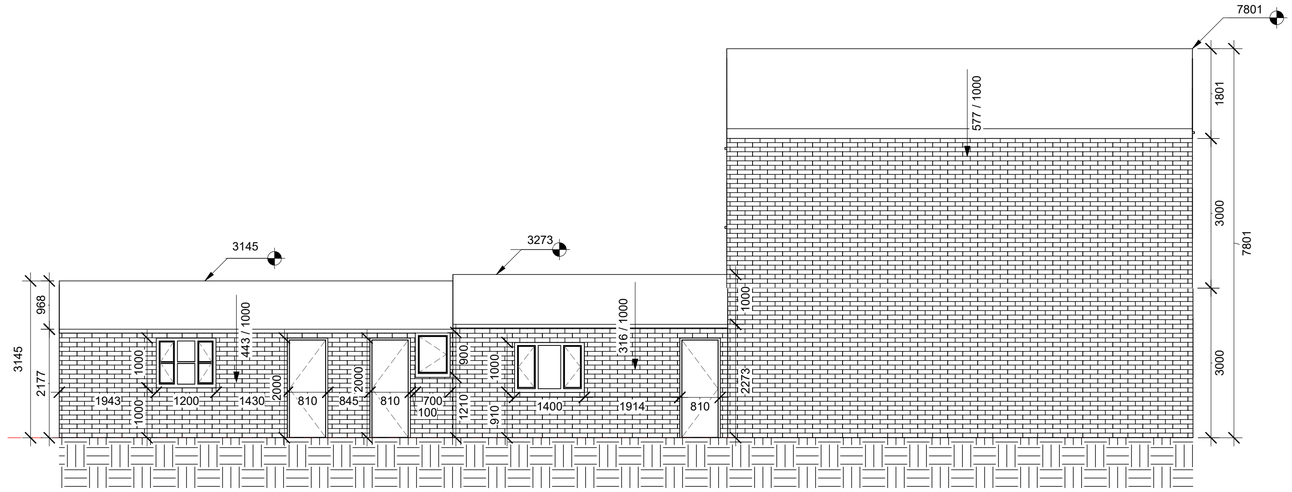
1 : 50	



EXISTING NW ELEVATION (LEFT)

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Drawing Title:
EXISTING NW ELEVATION (LEFT)

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Drawing Number:	Revision
A106	
Scale:	Drawn By:
1 : 70	

HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported.
Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building.
Precautions to be in place to prevent stored water stored exceeding 100°Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.
Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperatures exceeding 60°c All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

COLD WATER SUPPLY

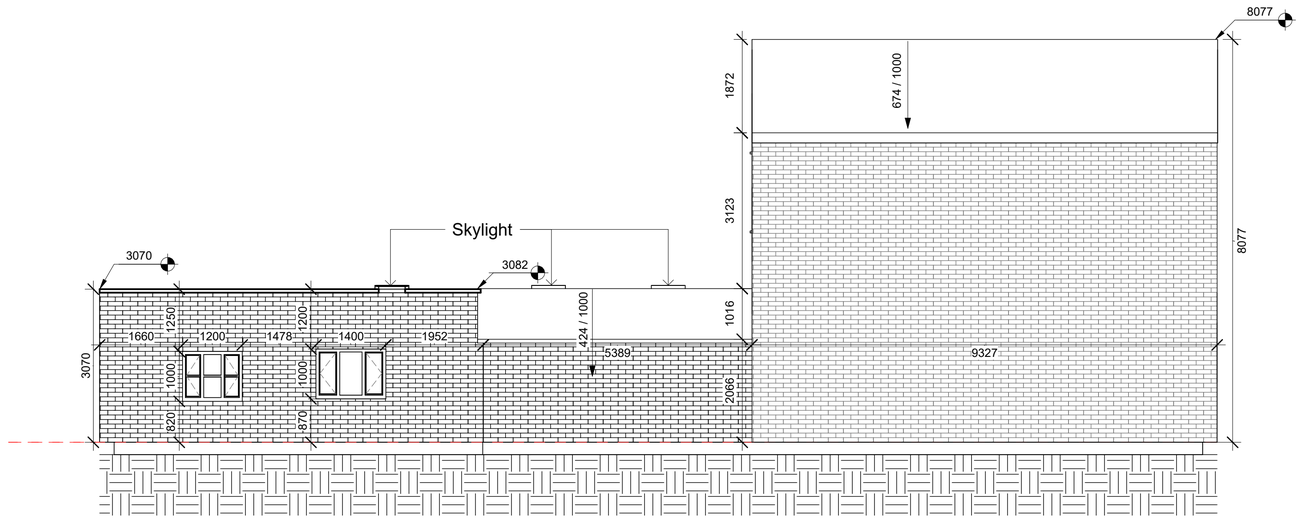
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared. Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°c



PROPOSED NW ELEVATION (LEFT)

1:70

0 1 2 5 10 Meter

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Drawing Title:
PROPOSED NW ELEVATION (LEFT)

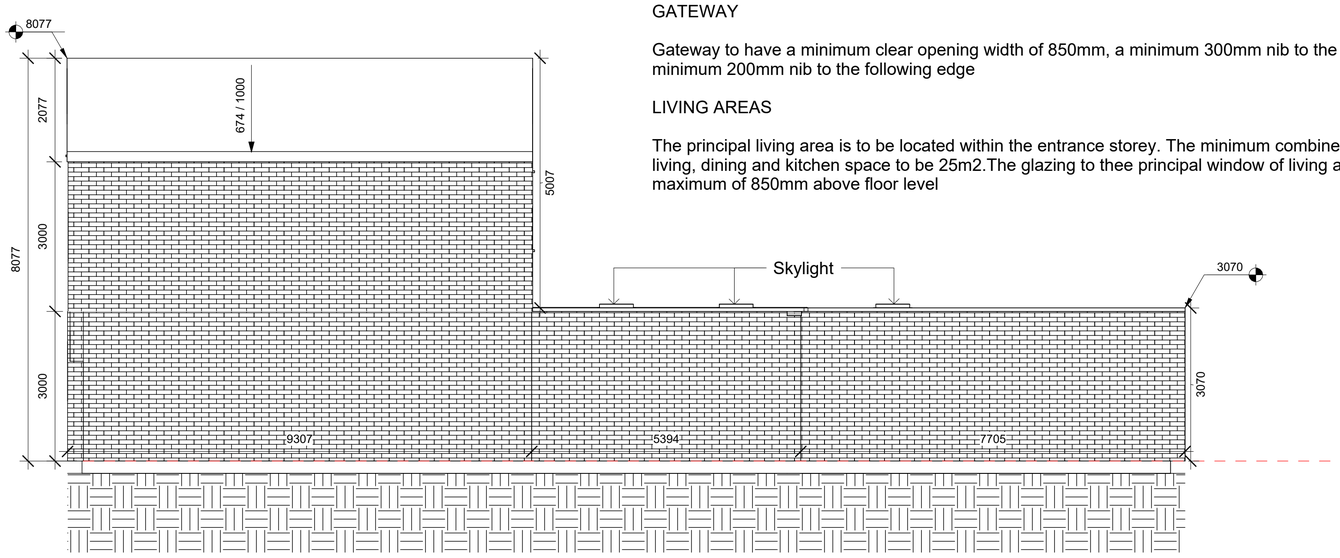
Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A107	
Scale:	Drawn By:
1 : 70	

INTERNAL LIGHTING

All lighting as necessary/indicated in the electrical and interior design layout to comply with part L of the current Building Regulations and Building Services Compliance Guide Luminaries of the type and manufacture specified and manufactured in accordance with the appropriate sections of BS 4533/ BS EN 60598 with class 1 insulation shall be provided lamps and control gear shall be used with the correct voltage and frequency rating for the power supply system being connected to the luminaries.Emergency and exit shall be provided in accordance with BS 5266 : Part 1 : 1998 BS EN 1838 :1999 and BS 5499-1 :2002 (appropriate parts). Batteries shall be stored and maintained in accordance with the manufacturer's recommendations to avoid deterioration Luminaries shall be manufactured in accordance with the BS EN 60598-2-22 : 1999 and carry the CE approval marking 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 PartL of the current Building Regulations

HEATING

Extend all heating and hot water services from existing and provide new TVRs 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 by laws, Gas safety requirements and IEEE regulations.



SERVICES AND CONTROLS

Consumer unit to be mounted so that the switches are between 1350mm and 1450mm above floor level switches sockets stopcocks and controls to have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.
The handle to at least one window in the principal living area is to be located between 450mm and 1200mm above floor level unless the window is fitted with a remote opening device that is within this height range. All other window handles to be located between 450 mm and 1400mm above floor level unless fitted with a remote device.
Boiler timer controls and thermostats are to be mounted between 900mm and 1200mm above finished floor level on the boiler or controllers (wired or wireless) are to be mounted elsewhere in an accessible location within the same height range

GATEWAY

Gateway to have a minimum clear opening width of 850mm, a minimum 300mm nib to the leading edge and a minimum 200mm nib to the following edge

LIVING AREAS

The principal living area is to be located within the entrance storey. The minimum combined internal floor areas living, dining and kitchen space to be 25m2.The glazing to thee principal window of living area to start a maximum of 850mm above floor level

BEDROOMS

Every bedroom to have a clear access route a minimum 750mm wide from the doorway to the window.
At least one double bedroom to have a clear access zone a minimum 750mm wide to one side and the foot of the bed.
Every other double bedroom to have a clear access zone a minimum 750mm wide to one side and the foot of the bed.
All single and twin bedrooms to have a clear access zone a minimum 750mm wide to one side of each bed.

SANITARY FACILITIES

All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room to be strong enough to support grab rails, sears and other adaptations that could impose a load of up to 1.5k

PROPOSED SW ELEVATION (RIGHT)

1:70

0 1 2 5 10 Meter

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Drawing Title:
PROPOSED SW Elevation (RIGHT)

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A109	
Scale:	Drawn By:
1 : 70	

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES

All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

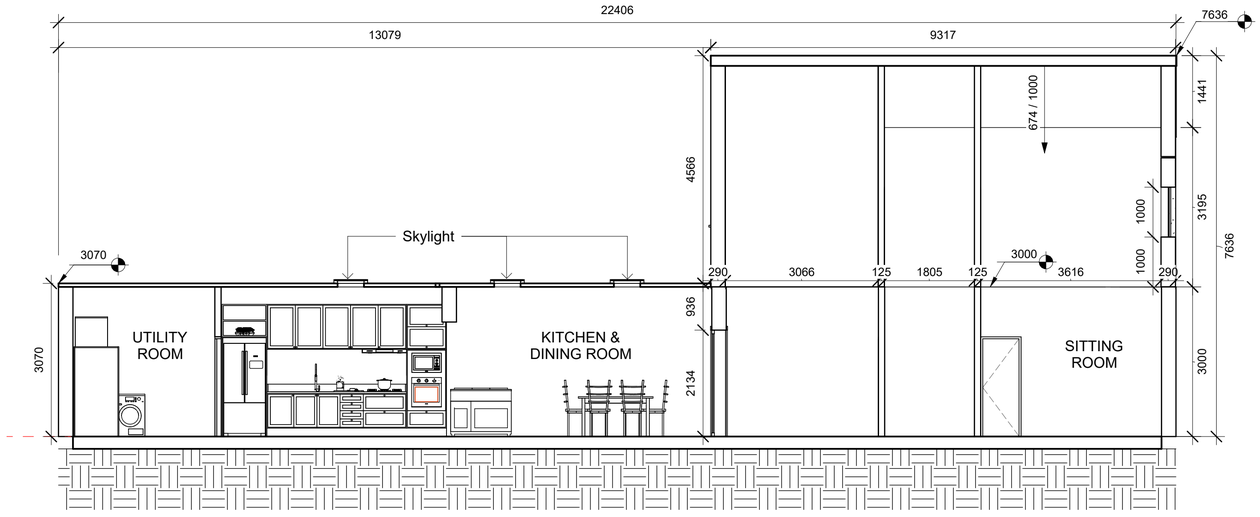
CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers.

Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

CAVITY BARRIERS

30 minute fire resistant cavity barriers to be provided at at tops of walls, gable end \walls and vertically at junctions with separating walls & horizontally at separating walls with cavity tray over installed according to manufacturers detail



PROPOSED SECTION A-A

1:70

0 1 2 5 10 Meter

LINTELS

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.

For extreme load lintels refer to IG steel lintel

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PROPOSED SECTION AA

Date:	Drawing Status:
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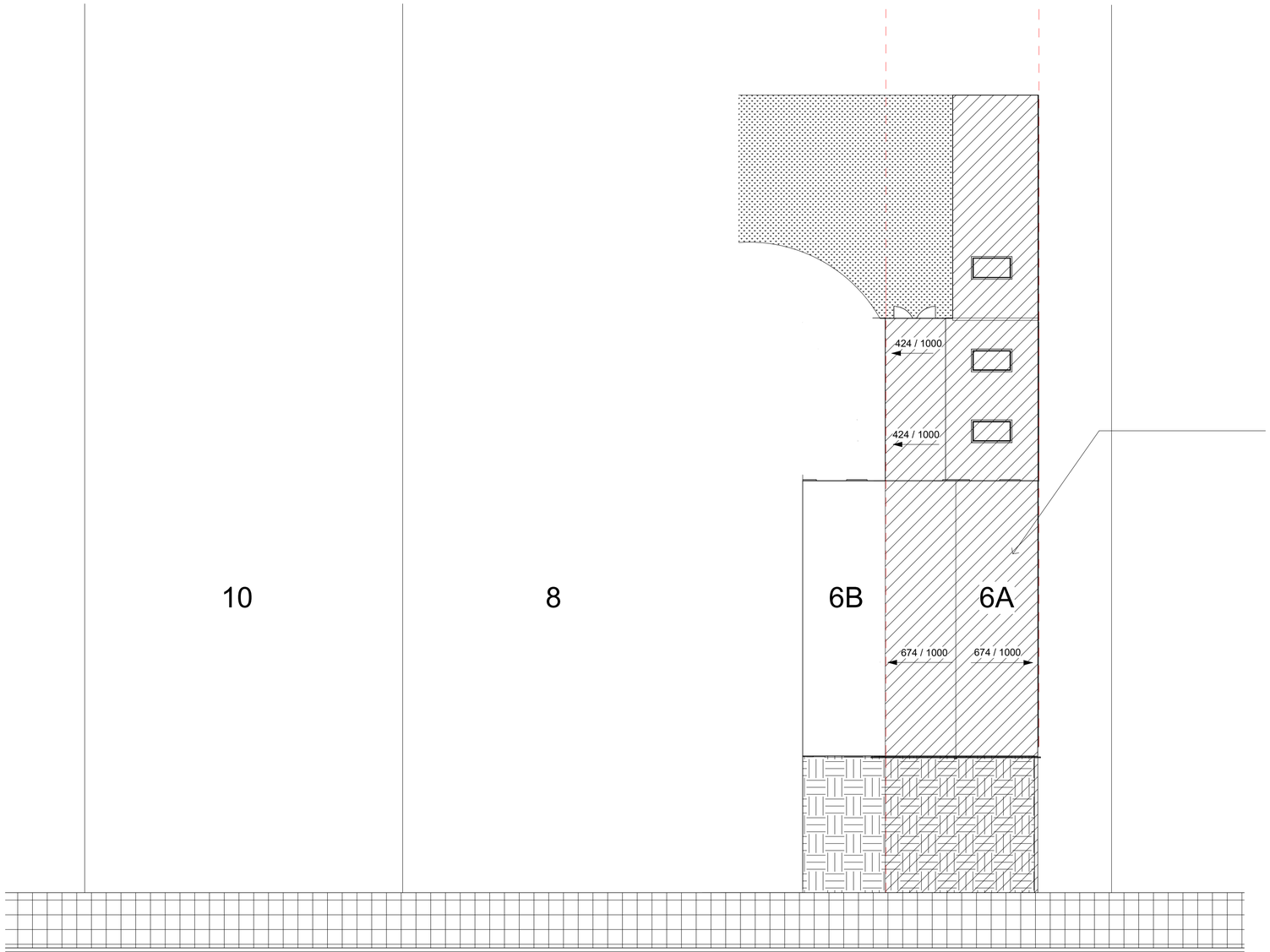
A110	
Scale:	Drawn By:
1 : 70	



EXISTING SITE PLAN

Notes:

1. Drawing must be used solely for the status indicated only

2. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work.

3. Drawing Under no circumstances shall manual alterations be made. Figured dimensions take preference to scale.

4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards.

5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications.

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Rev:	Description:	Date:

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Client:
Ali Hasan

Project:
6 Lancaster Road,
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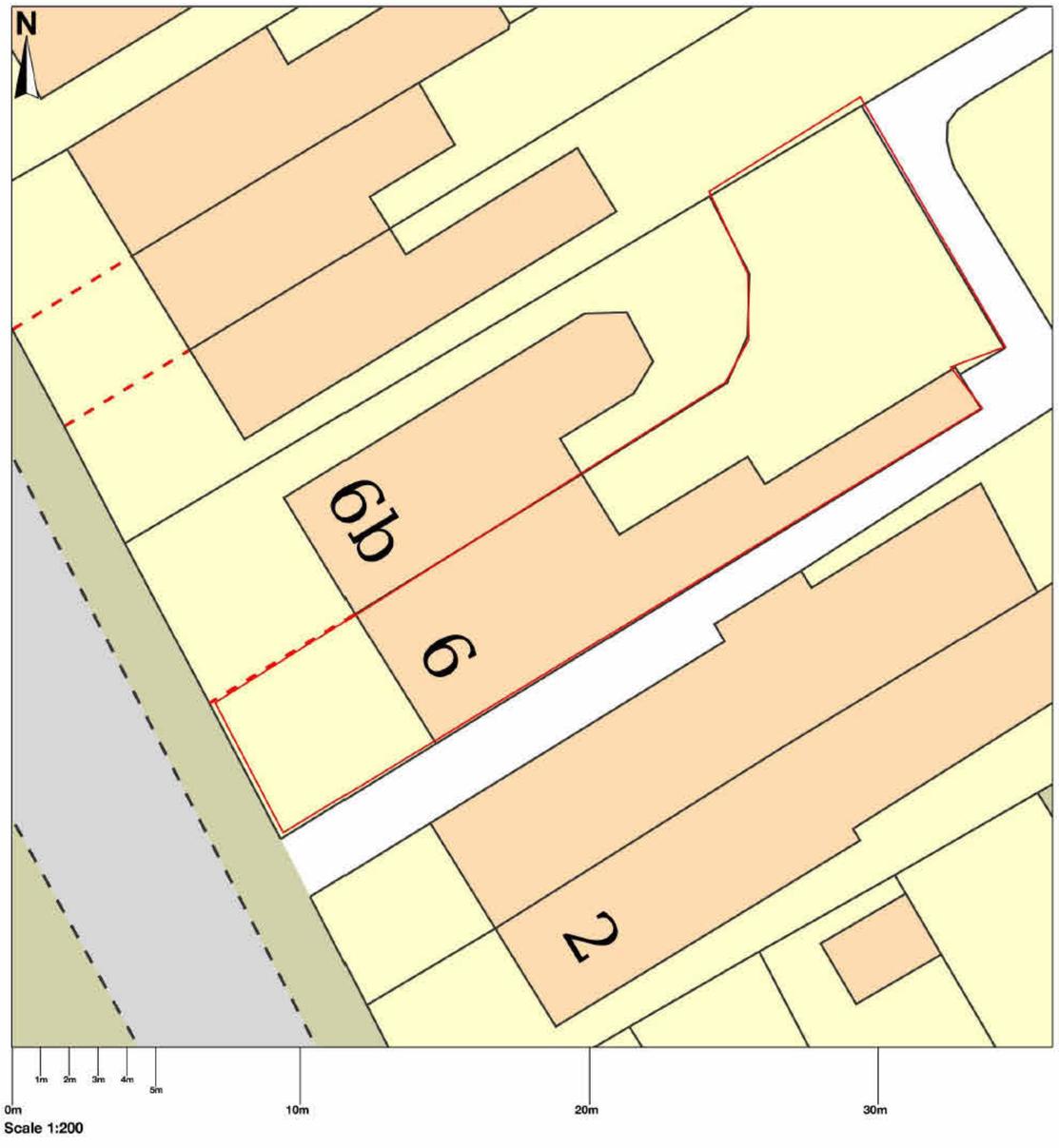
Drawing Title:
EXISTING SITE PLAN

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A112	
Scale:	Drawn By:
1 : 100	

6a, Lancaster Road, Uxbridge, UB8 1AW



Scale 1:200

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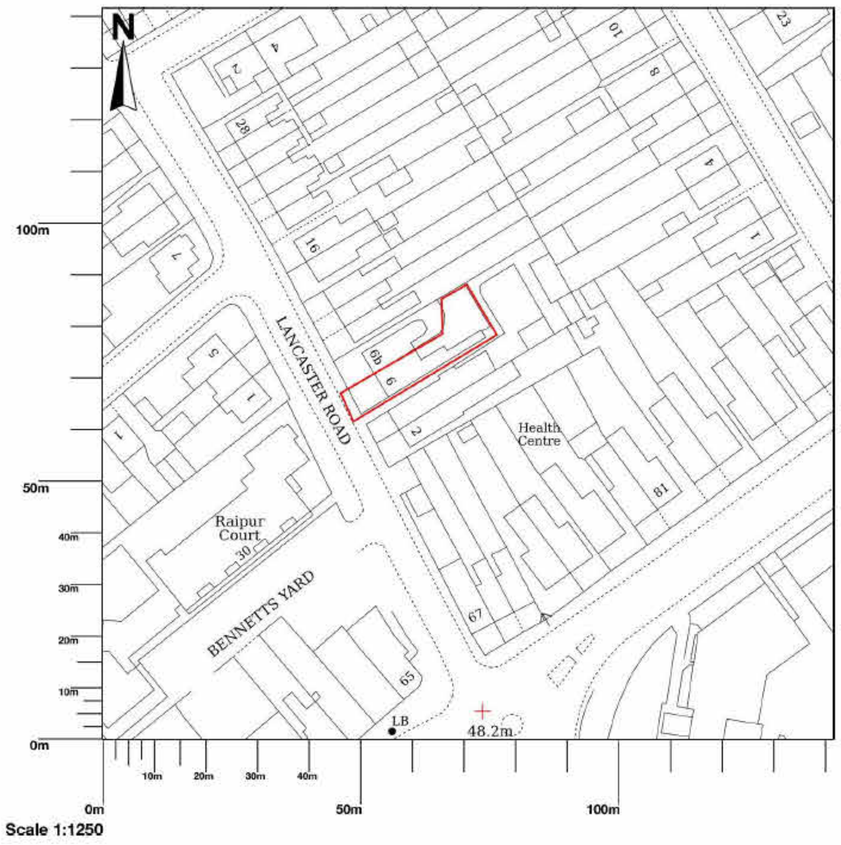
Drawing Title:
SITE PLAN

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A113	
Scale:	Drawn By:

6a, Lancaster Road, Uxbridge, UB8 1AW



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Drawing Title:
LOCATION PLAN

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A114	
Scale:	Drawn By:

3-D VIEWS

Notes:

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Drawing Title:
3-D VIEWS

Date:	Drawing Status:
Issue Date	Building Regulations
Drawing Number:	Revision
A115	
Scale:	Drawn By: