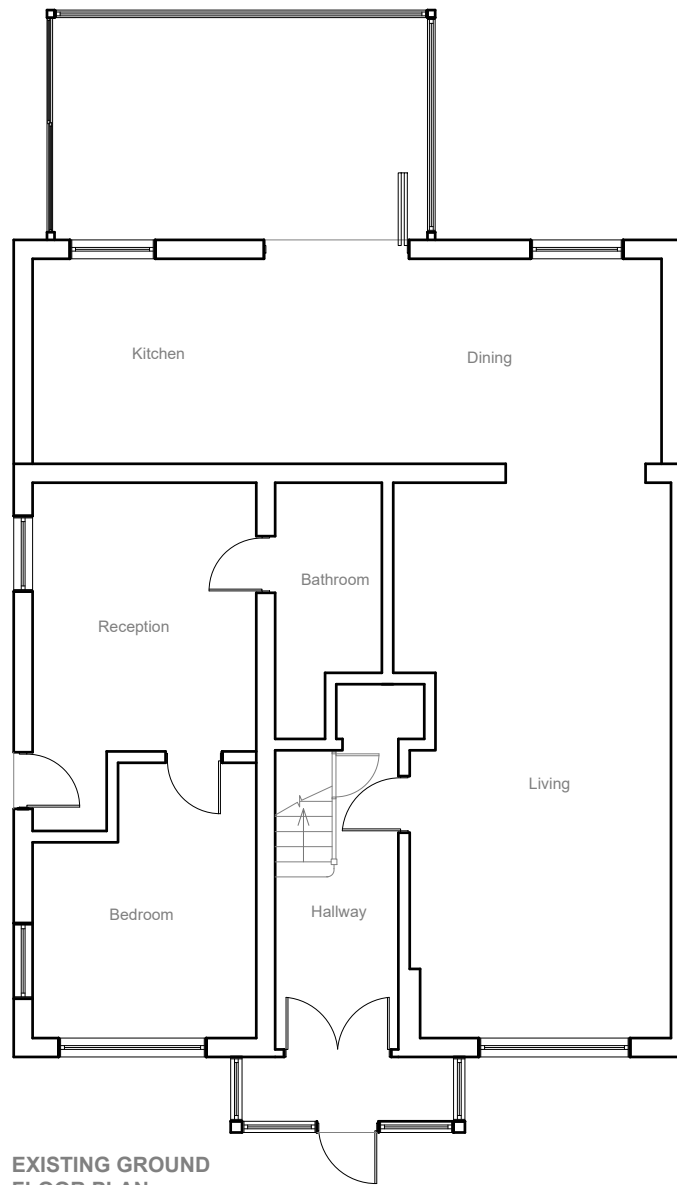
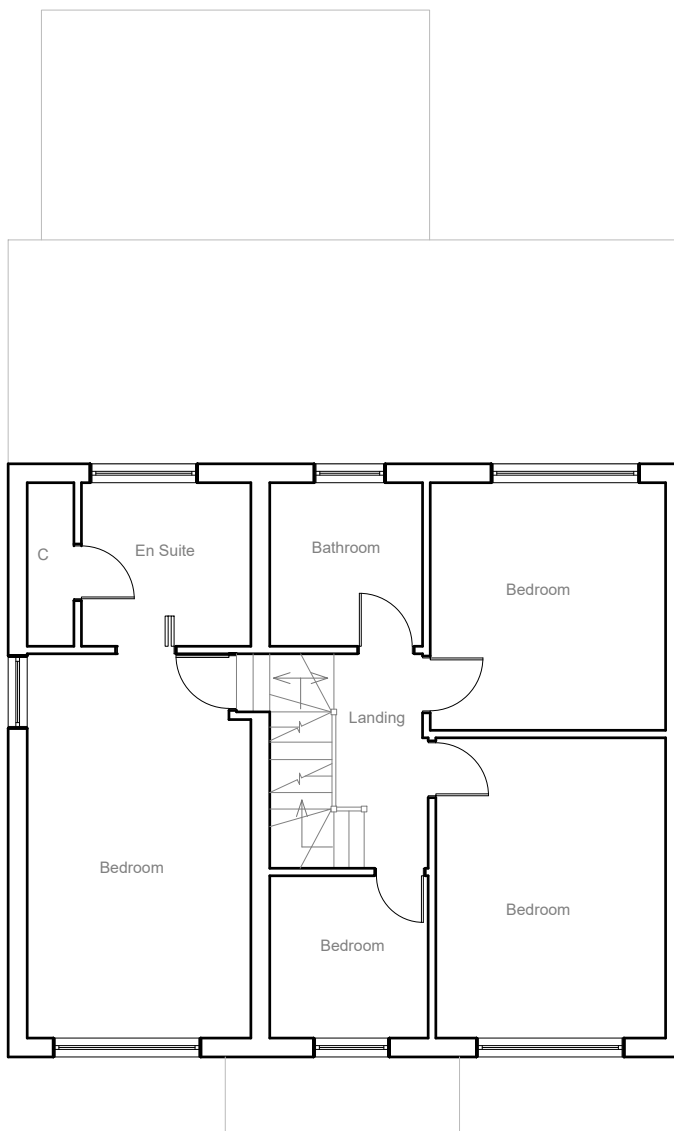
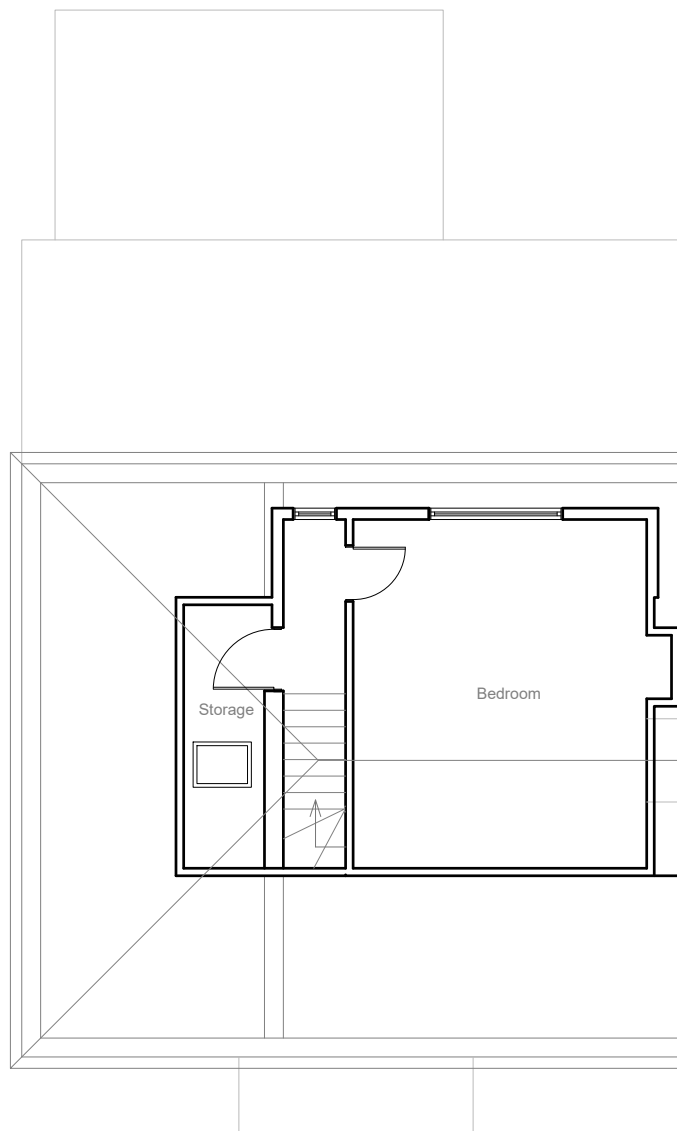




EXISTING GROUND
FLOOR PLAN
1:100



EXISTING FIRST FLOOR
PLAN
1:100



EXISTING LOFT FLOOR
PLAN
1:100

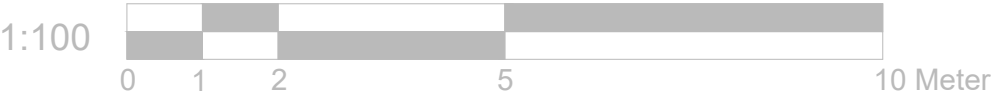
IMPORTANT GENERAL NOTE

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE THE START OF ANY WORK.

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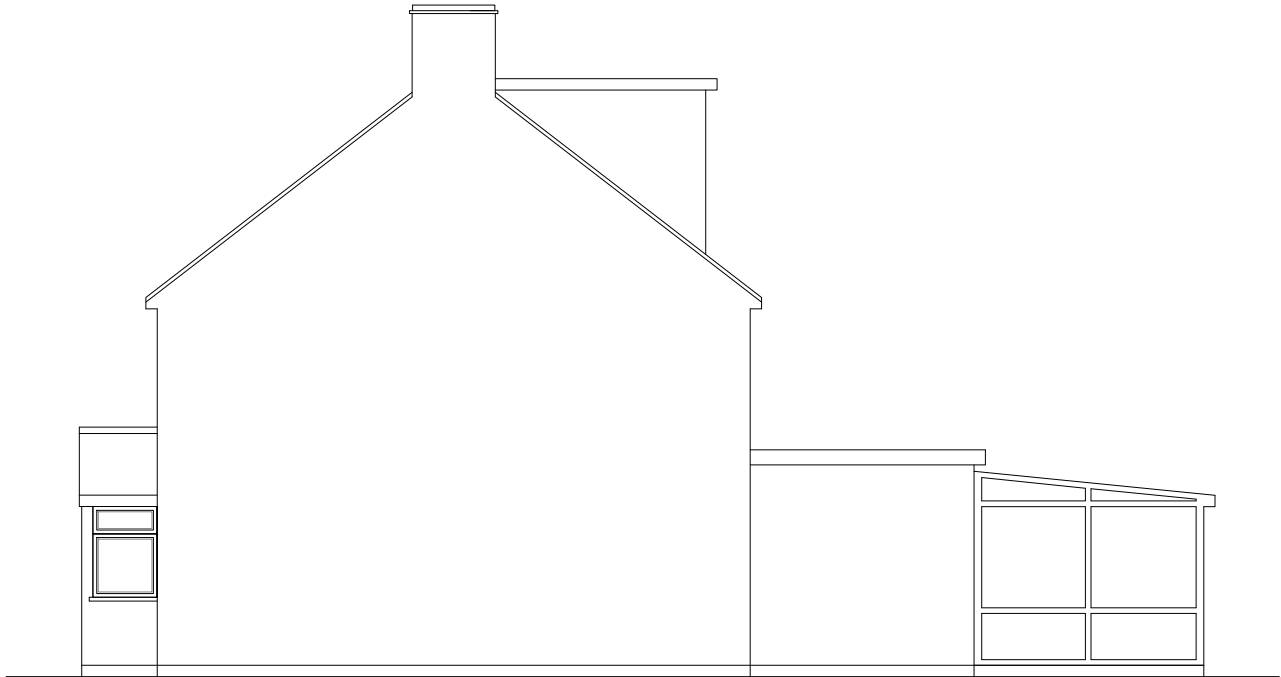
PROPOSED EXTERNAL FINISH MATERIALS TO MATCH EXISTING EXTERNAL FINISH MATERIALS.



PROJECT 167 Grosvenor Avenue Hayes UB4 8NW	TITLE Existing Plans SCALE 1:100@A3	REVISION <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									DATE 06.2026 DRAWING NO. A2010 - 01	AVAN PLANS M: 07397193472 info@avanplans.com www.avanplans.com



EXISTING
FRONT ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100



EXISTING
REAR ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100

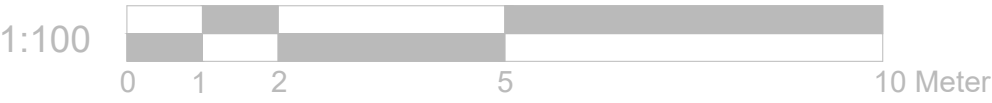
IMPORTANT GENERAL NOTE

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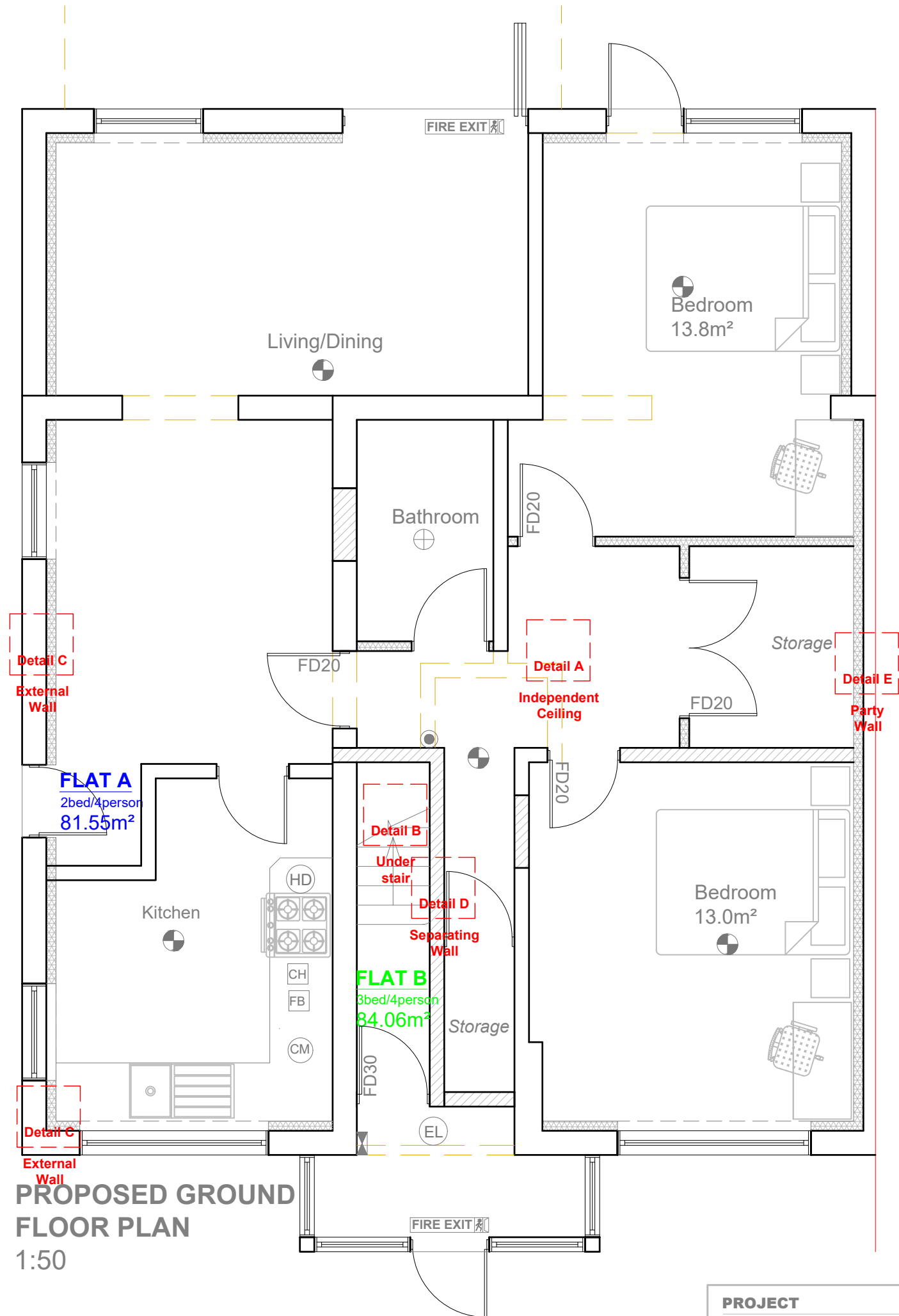
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PROPOSED EXTERNAL FINISH MATERIALS TO MATCH EXISTING EXTERNAL FINISH MATERIALS.



PROJECT 167 Grosvenor Avenue Hayes UB4 8NW	TITLE Existing Elevations SCALE 1:100@A3	REVISION <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									DATE 06.2026 DRAWING NO. A2010 - 02	AVAN PLANS M: 07397193472 • info@avanplans.com www.avanplans.com



	Bedrooms	Floor Level	Floor Area	GIA Requirement
FLAT A	2 Bed / 4 Per	Ground	81.55m ²	70m ²
FLAT B	3 Bed / 4 Per	First/Loft	84.06m ²	84m ²

LEGEND			
FD 20 FD 30	Fire check doors 20 or 30 min fire resistance		Call Point
	Smoke alarm/detector to comply with BS 5839-6:2019		Fire Blanket
	Heat Detector to comply with BS 5466 2:2003		Cooker Hood above: To Give minimum 30 l/s Extraction Ducted to outside, Through Ceiling Boxed-in.
	Emergency lighting in Accordance with BS5266: 2005		Carbon Monoxide Detector & Alarm
	Fire Alarm System to comply with BS 5838		Extract Vent
			Fire Exit Sign Comply with BS 5499

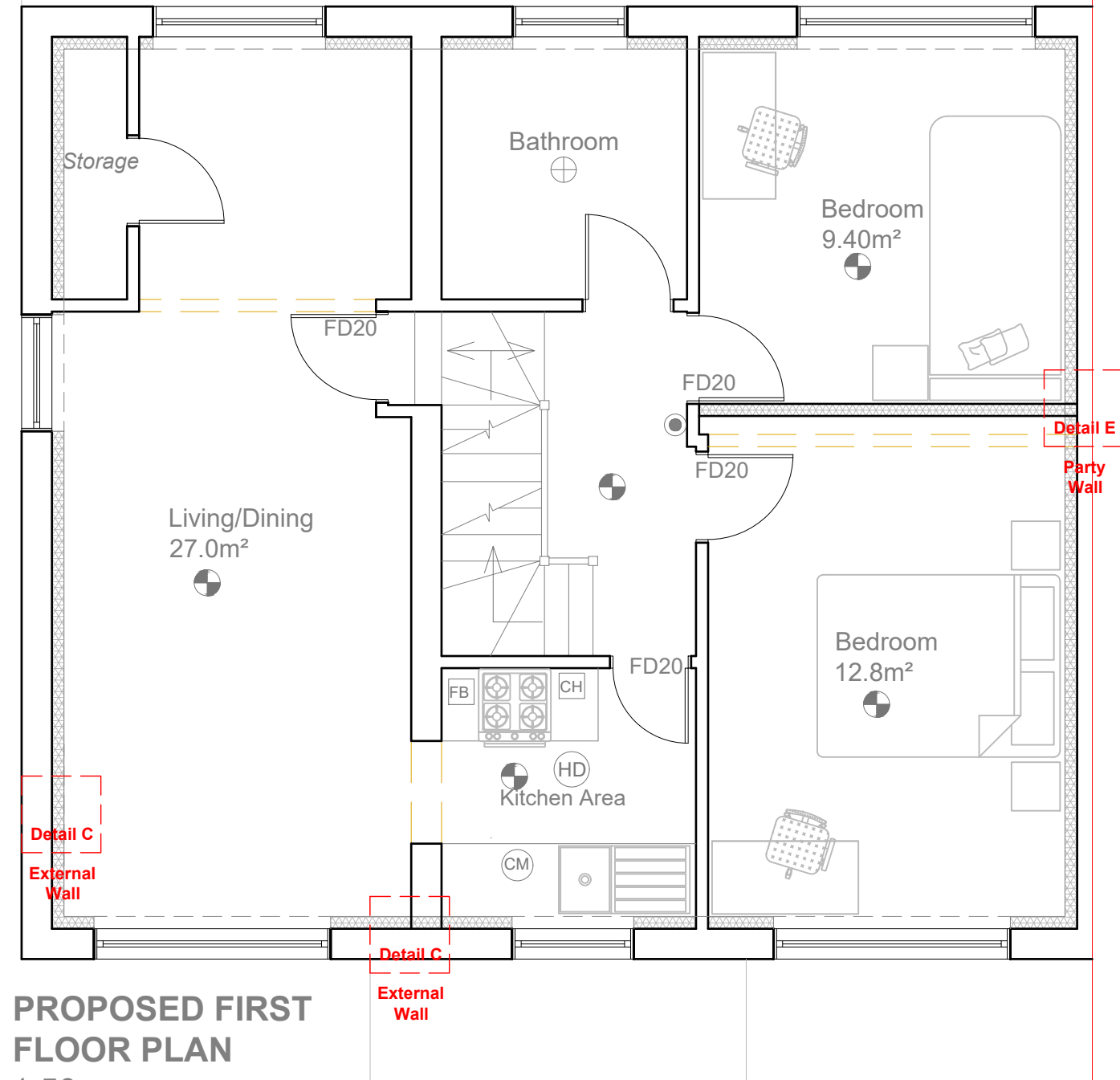
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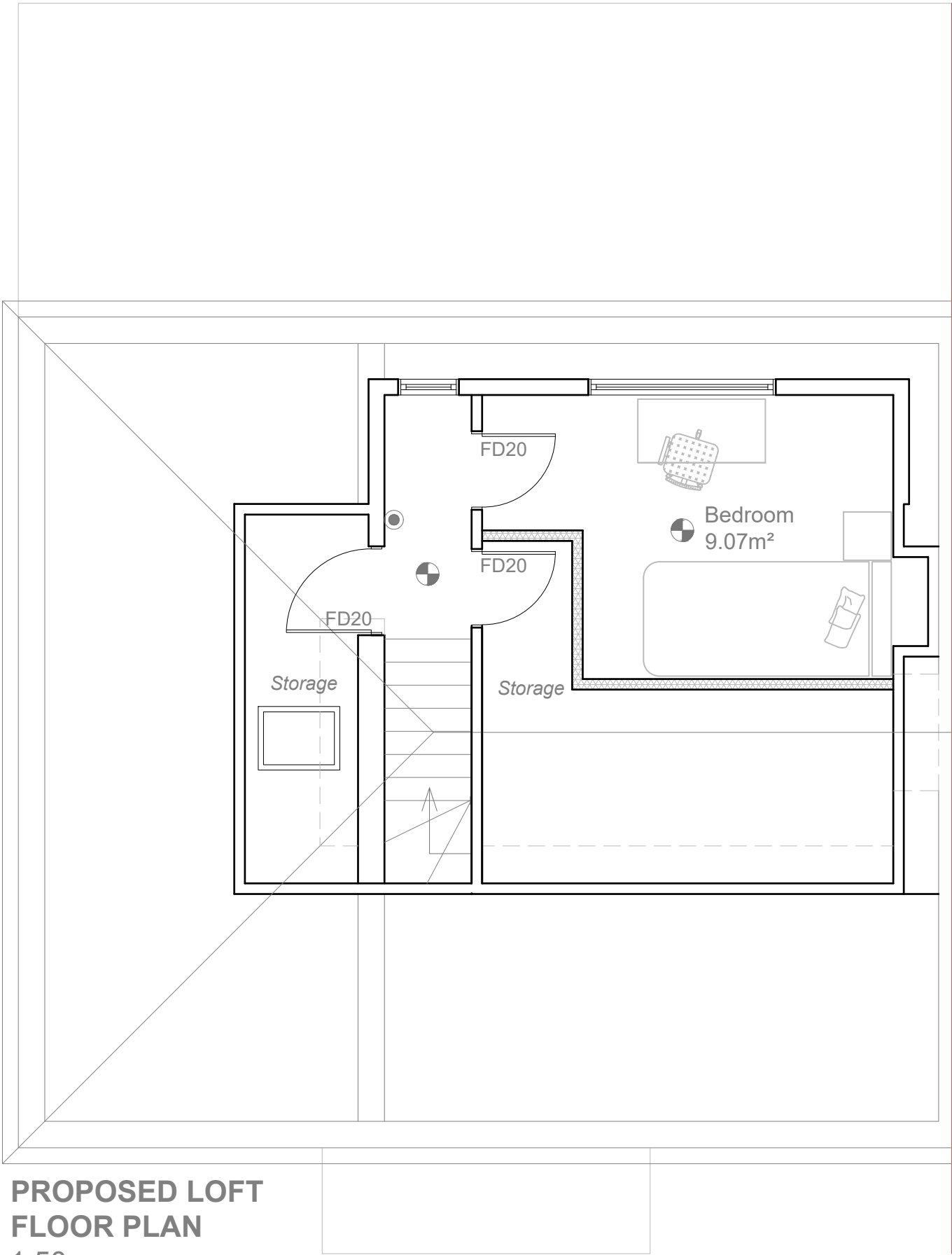


PROJECT	TITLE	REVISION	DATE	AVAN PLANS
167 Grosvenor Avenue Hayes UB4 8NW	Proposed Ground and First Floor Plans		06.2026	
	SCALE		DRAWING NO.	
	1:50@A3		A2010 - 03	
• M: 07397193472 • info@avanplans.com • www.avanplans.com				

STUD ASHLAR/DWARF WALL

To achieve minimum U Value of 0.28W/m²K
Construct stud wall using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details & calculations. Insulation between and over studs, 60mm Celotex GA4000 between plus 37.5mm Celotex PL4000 insulated plasterboard with VCL fixed to internal face of insulation.
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.

LEGEND	
FD 20 FD 30	Fire check doors 20 or 30 min fire resistance
	Smoke alarm/detector to comply with BS 5839-6:2019
	Heat Detector to comply with BS 5466 2:2003
	Emergency lighting in Accordance with BS5266: 2005
	Fire Alarm System to comply with BS 5838
	Call Point
	Fire Blanket
	Cooker Hood above: To Give minimum 30 l/s Extraction Ducted to outside, Through Ceiling Boxed-in.
	Carbon Monoxide Detector & Alarm
	Extract Vent
	Fire Exit Sign Comply with BS 5499



IMPORTANT GENERAL NOTE

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PROPOSED EXTERNAL FINISH MATERIALS TO MATCH EXISTING EXTERNAL FINISH MATERIALS.

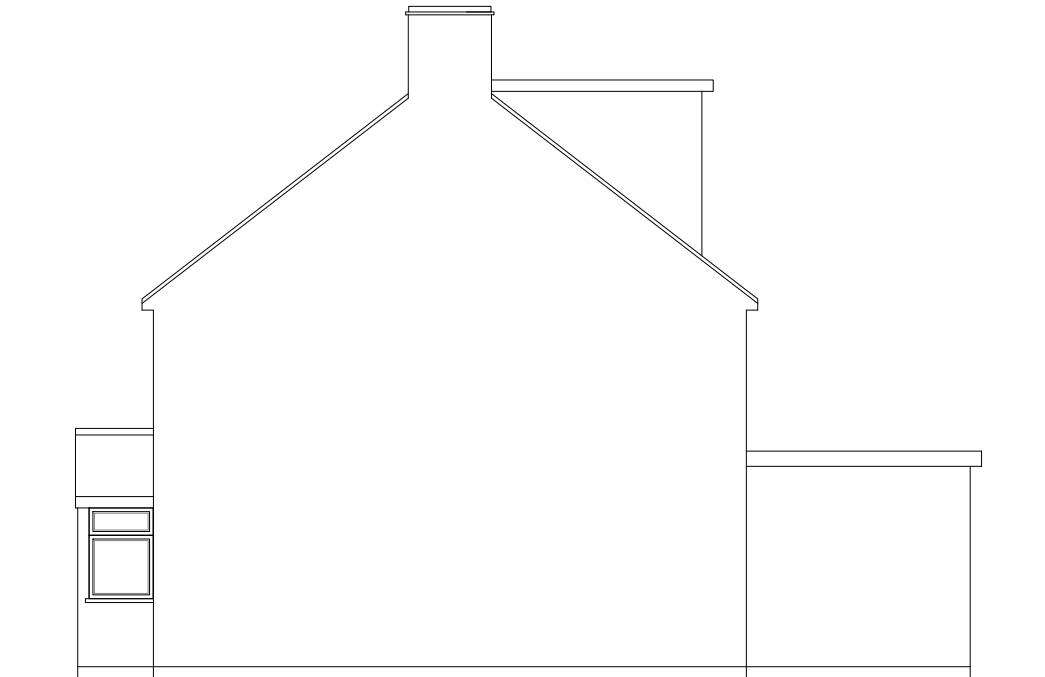


	Bedrooms	Floor Level	Floor Area	GIA Requirement
FLAT A	2 Bed / 4 Per	Ground	81.55m²	70m²
FLAT B	3 Bed / 4 Per	First/Loft	84.06m²	84m²

PROJECT	TITLE	REVISION	DATE	AVAN PLANS
167 Grosvenor Avenue Hayes UB4 8NW	Proposed Loft Floor Plan		06.2026	
	SCALE 1:50@A3		DRAWING NO. A2010 - 04	
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PROPOSED FRONT
ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100



PROPOSED
REAR ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100

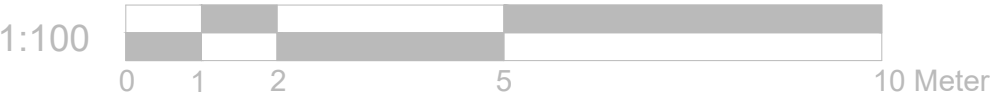
IMPORTANT GENERAL NOTE

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BUILDING REGULATIONS AND CODES OF
PRACTICE.

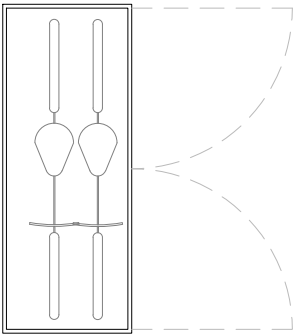
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REGULATIONS, AND APPROPRIATE HEALTH &
SAFETY ON SITE.

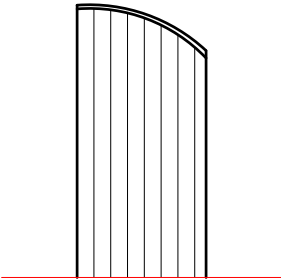
PROPOSED EXTERNAL FINISH MATERIALS TO
MATCH EXISTING EXTERNAL FINISH
MATERIALS.



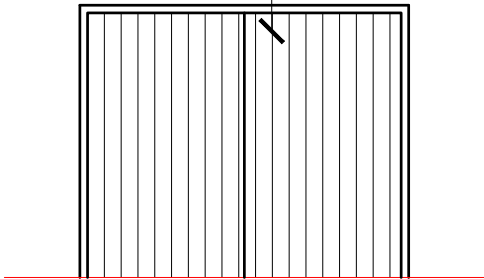
PROJECT 167 Grosvenor Avenue Hayes UB4 8NW	TITLE Proposed Elevations	REVISION	DATE 06.2026	AVAN PLANS • M: 07397193472 • info@avanplans.com • www.avanplans.com
	SCALE 1:100@A3		DRAWING NO. A2010 - 05	



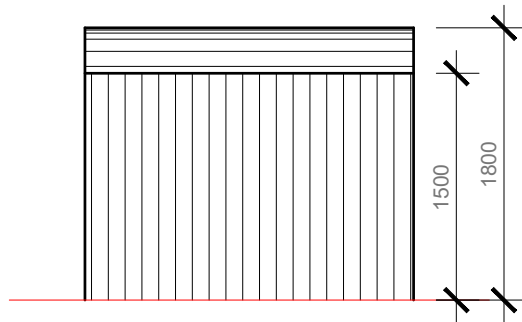
Detail 1 - Bicycle Storage Plan
Scale 1:50



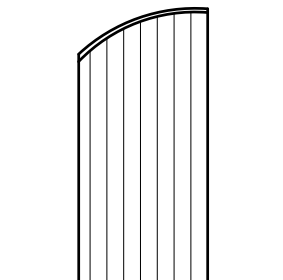
Bicycle Storage (Side Elevation)
Scale 1:50



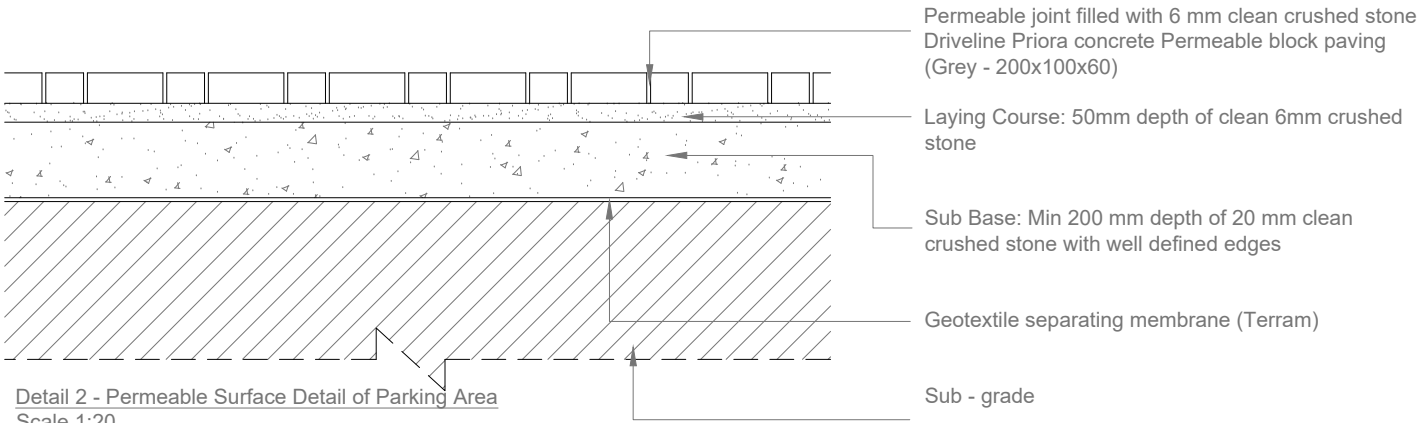
Bicycle Storage (Front Elevation)
Scale 1:50



Bicycle Storage (Rear Elevation)
Scale 1:50



Bicycle Storage (Side Elevation)
Scale 1:50



Detail 2 - Permeable Surface Detail of Parking Area
Scale 1:20

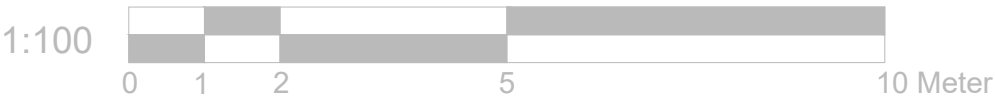
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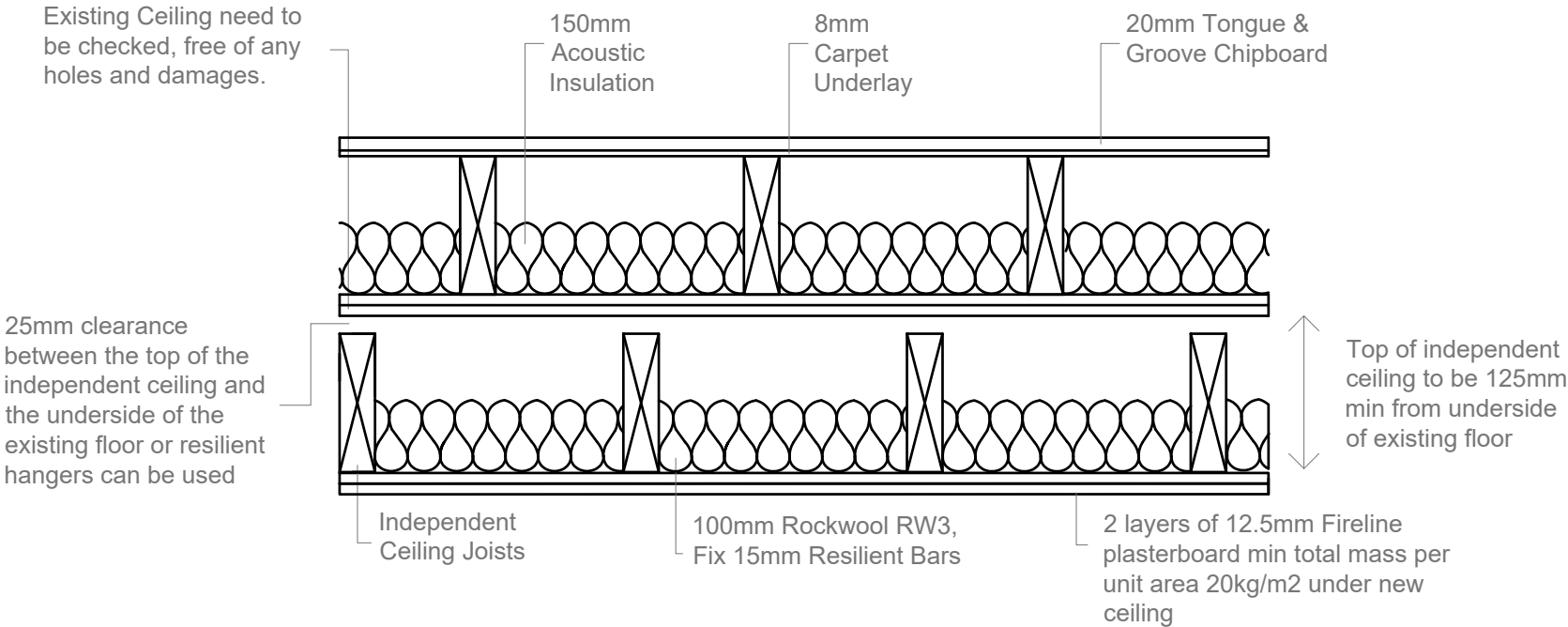
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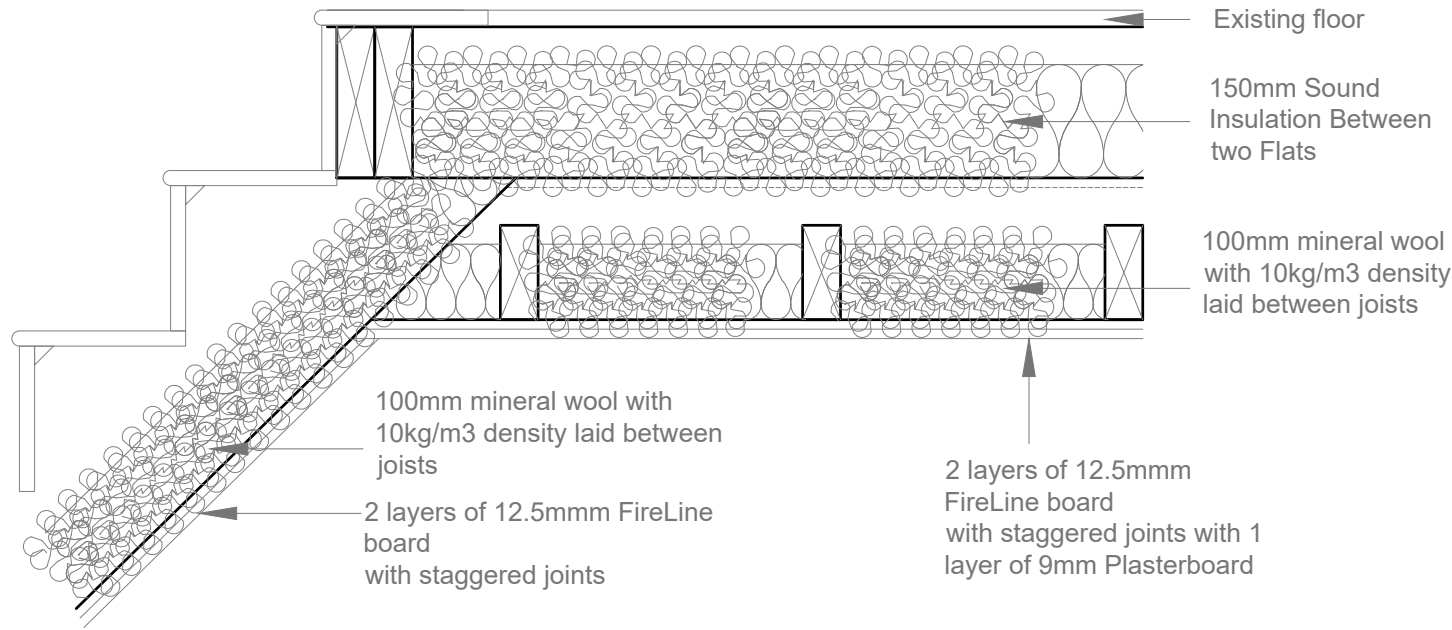
PROPOSED EXTERNAL FINISH MATERIALS TO MATCH EXISTING EXTERNAL FINISH MATERIALS.



PROJECT 167 Grosvenor Avenue Hayes UB4 8NW	TITLE Details 1 and 2 SCALE 1:20@A3	REVISION <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									DATE 06.2026 DRAWING NO. A2010 - 07	AVAN PLANS M: 07397193472 info@avanplans.com www.avanplans.com



Detailed Section A
Timber Floor Upgrade with Independent Ceiling
Scale: 1:10



Detailed Section B
Floor Type 1 & understair sound proofing
Scale: 1:10

UPGRADE OF EXISITNG FLOOR WITH AN INDEPENDENT CEILING
(As detailed in Approved Document E1)
The existing floor should be assessed to ensure any additional loads imposed on it can be carried safely or be strengthened where necessary. Any required remedial works to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with boarding of a minimum thickness of 12mm. Gaps in the timber boarding should be sealed by overlaying with hardboard or filled with sealant. Existing timber joists to have 150mm Acoustic Insulation laid between the joists. Upgrade existing ceiling by providing 2 layers of plasterboard under existing ceiling with a total mass per unit area 20kg/m² with staggered joints.

New independent ceiling
Construct a new independent ceiling under existing ceiling using C24 timber joists (sizes to Structural Engineer's details) fixed to the surrounding wall only; ensure a minimum clearance of 25mm is provided between the top of the independent ceiling joists and the underside of the existing floor (additional support can be provided using resilient hangers attached directly to the existing floor base if required). Lay 100mm mineral wool with a minimum density 10kg/m³ between the joists and provide 2 layers of plasterboard minimum total mass per unit area 20kg/m² under new ceiling with staggered joints. The top of the independent ceiling to be at least 125mm from the underside of the existing floor. Seal the perimeter of the independent ceiling with tape or sealant.
Where the window head is near to the existing ceiling the new independent ceiling may be raised to form a pelmet recess.
Pre completion sound testing to be carried out to new floor by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

SOUND INSULATION UNDER STAIRS WHICH FORM A SEPARATING FUNCTION
Stair treatment 1 as detailed in Approved Document E
Lay a soft covering over stair treads of at least 6mm thickness and glue securely so the covering does not become a safety hazard. Construct a new independent ceiling under stairs ensuring a minimum clearance of 25mm (additional support can be provided by resilient hangers attached directly to the existing soffit if required). Provide 2 layers of plasterboard, minimum total mass per unit area 20kg/m², under new ceiling with staggered joints. Fill void with 100mm mineral wool (e.g. Rockwool Flexi slab) with a minimum density 10kg/m³. Seal the perimeter of the independent ceiling with tape or sealant.

SOUND PROTECTION AND TESTING
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting, and a copy of the test results given to Building Control.
If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.
Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

UPGRADE OF EXISTING FLOORS WITHIN FLAT
(Please refer to Approved Document B Volume 2 Section 2.1 - multi-storey flats)
Joists to be 50mm minimum from chimney breasts (joist size to Structural Engineer's details and calculations). Provide min 20mm t and g chipboard or timber board flooring (in areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208. Joists spans over 2.5m to be struttred at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.
All work to be in accordance with BRE-Digest 208, first floor ceiling to be checked for suitability in accordance with guide, if found to be unsuitable, first floor ceiling to be over boarded with 12.5mm Fire-line board.

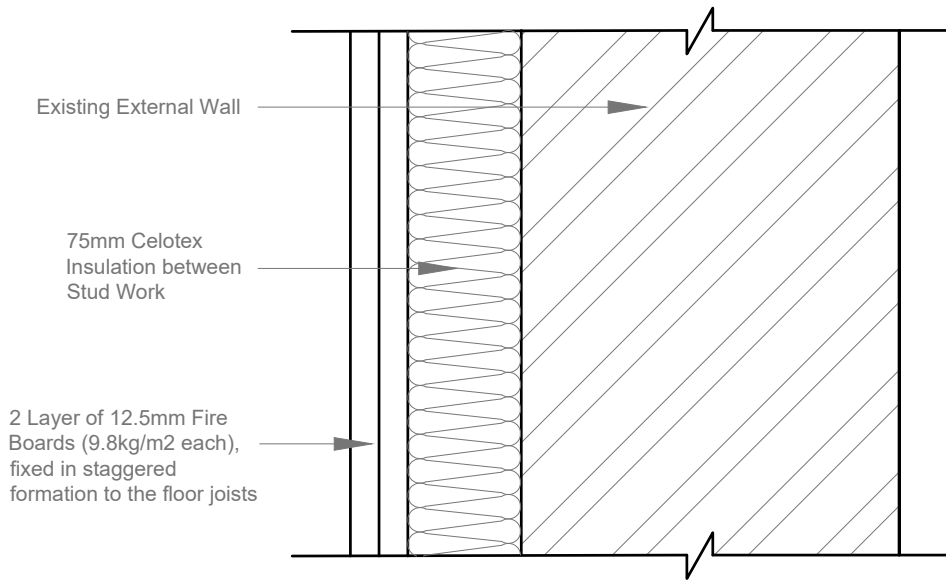
Floor Penetrations
Pipe services and ducts which pass through separating floors should be surrounded with 25mm sound absorbent mineral wool and enclosed in a duct of two layers of Gyproc FireLine board having a mass per unit area of at least 15kg/m² for their full height. Seal the joint between the casing and ceiling with tape.
Gas services may require ventilation and should be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

100mm Rockwool RWA45
Acoustic Sound Insulation

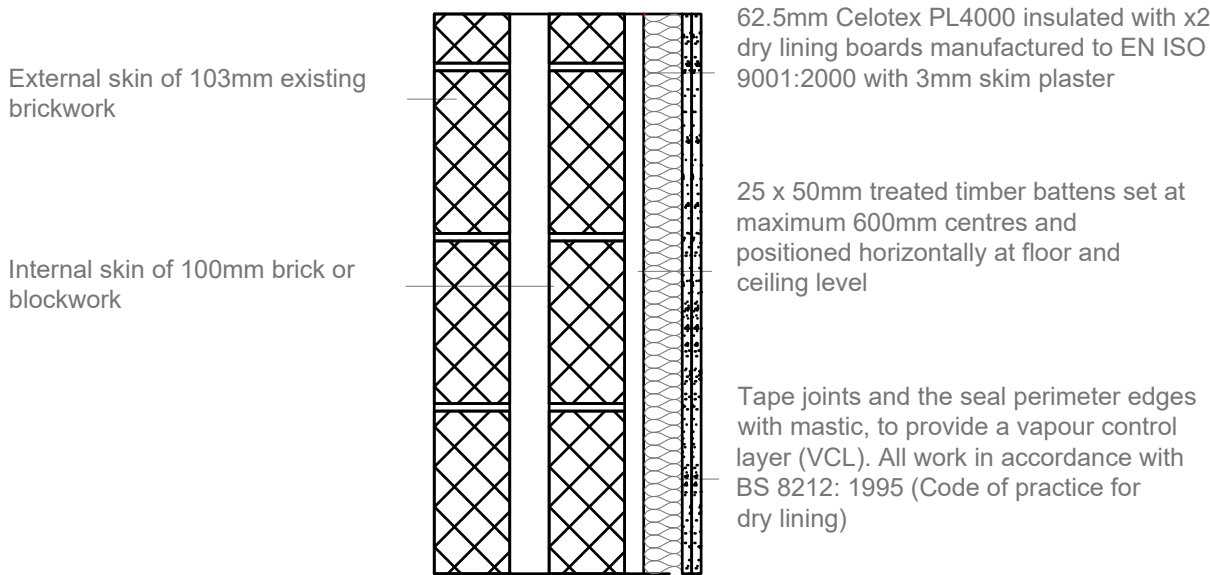
Product Specifications
Material Type : Rock Mineral
Thickness : 100mm
Width : 600mm
Brand : Rockwool
Manufacturer's Reference : 209274
Thermal Conductivity : 0.035W/mK
Density : 45kg/m3
Fire Rating : A1 Non-Combustible

Spot Lights:
If spot lights are to be used in the ceilings it is recommended that acoustic spot lights are used or Acoustic Hoods for the spot lights.

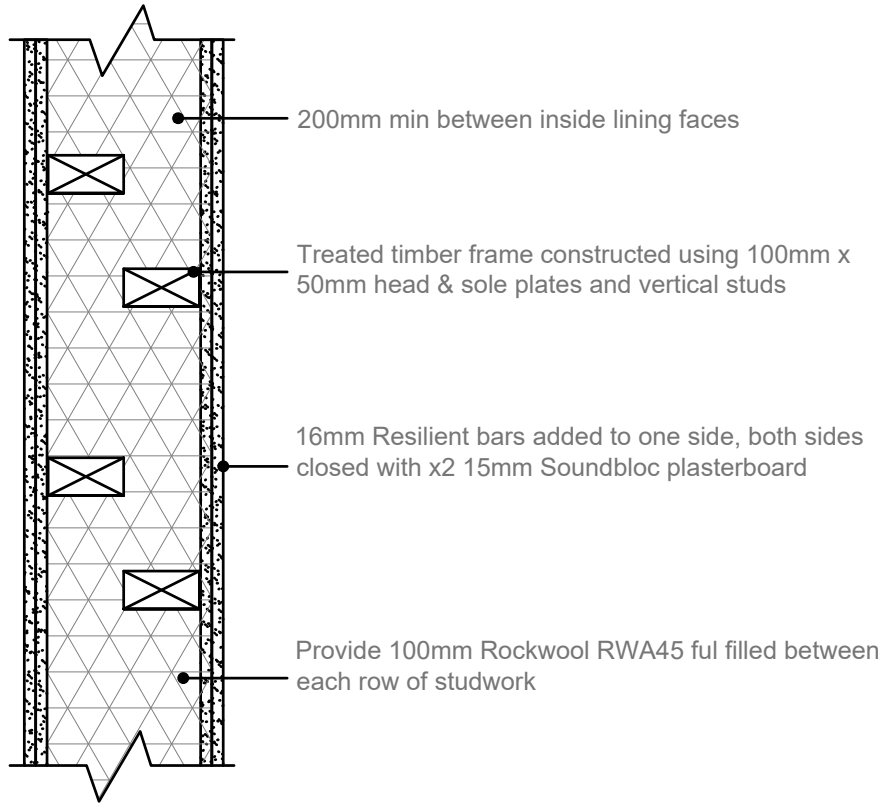
PROJECT 167 Grosvenor Avenue Hayes UB4 8NW	TITLE Details A and B SCALE 1:10@A3	REVISION <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									DATE 06.2026 DRAWING NO. A2010 - 07B	AVAN PLANS M: 07397193472 • info@avanplans.com www.avanplans.com



Detailed Section C
Existing External Wall Insulation
Scale: 1:5



Detailed Section E
Upgrading Existing Party Wall Cavity
Scale: 1:10



Detailed Section D
Timber Framed Separating Wall
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 100mm of rockwool RWA45 ful filled between each row of studwork. 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.

PIPES PASSING THROUGH SEPARATING WALLS

Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

JUNCTIONS WITH EXTERNAL OR LOAD BEARING WALLS

Flanking transmission to be controlled along adjoining walls by lining all adjoining masonry walls with either an independent layer of plasterboard and mineral wool or a laminate of plasterboard and mineral wool where necessary.

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.

UPGRADING SOLID PARTY WALL

As detailed in Approved Document E Wall Type 1.1
The existing walls must be checked for stability and be free from defects, as required by Building Control.
Wall to be a minimum 215mm thick with a minimum block density of 1840kg/m³. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the both wall faces to ensure adequate sound insulation in accordance with Approved Document E. Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme).

PROJECT 167 Grosvenor Avenue Hayes UB4 8NW	TITLE Details C, D and E SCALE 1:10@A3	REVISION <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									DATE 06.2026 DRAWING NO. A2010 - 07C	AVAN PLANS M: 07397193472 • info@avanplans.com www.avanplans.com