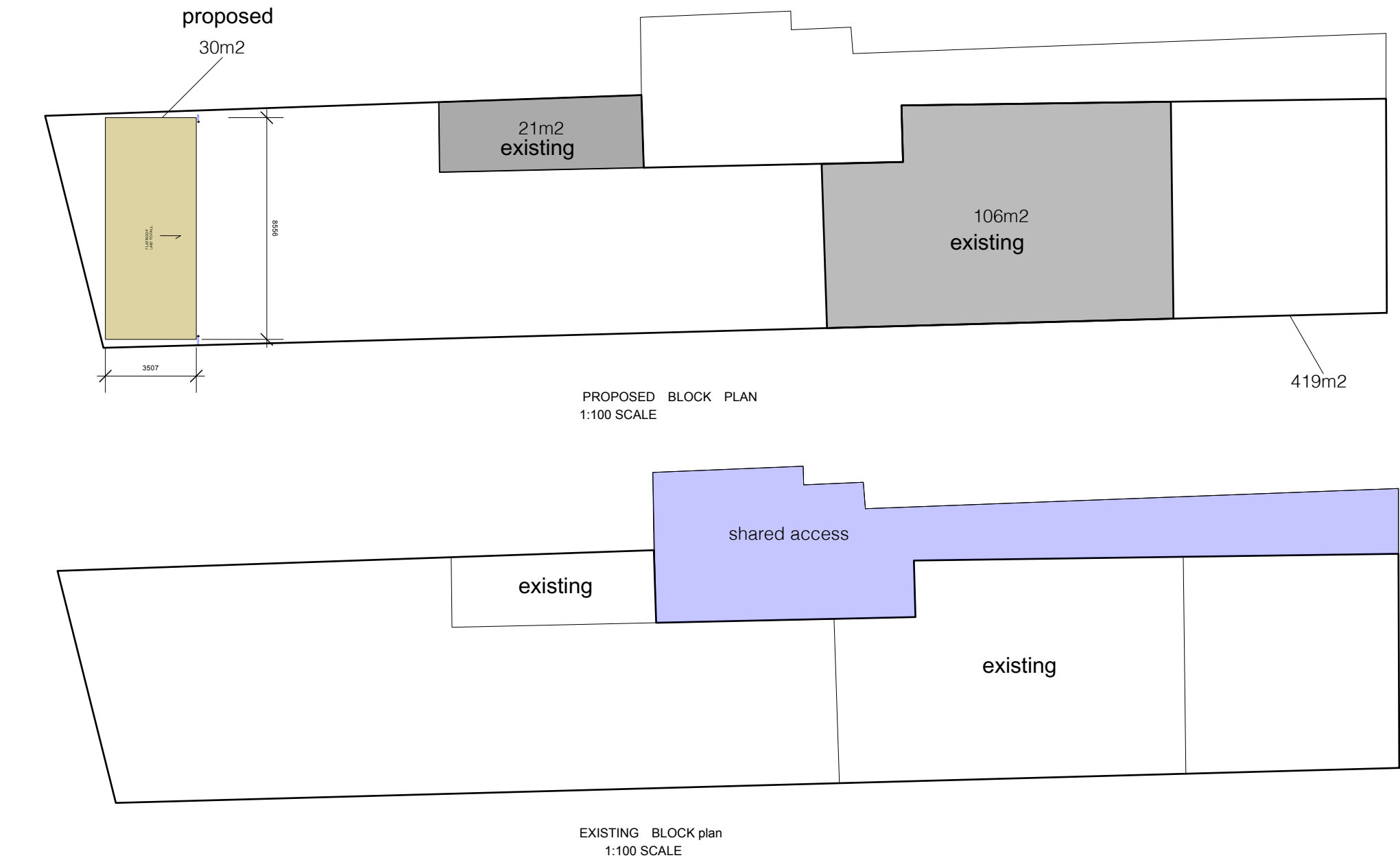




Notes;

1. DO NOT SCALE THIS DRAWING
2. ALL DIMS TO BE VERIFIED ON SITE AND ANY DISCREPANCY REPORTED TO THE CLIENT
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS
4. ALL RAINWATER GUTTERING, DOWN PIPES LOCATIONS TO BE CONFIRMED BY THE CONTRACTOR

PLANNING ITEMS;

- A. BUILT FORM IS 30M2
- B. LESS THAN 50% OF THE PLOT IS BUILT UP
- C. THE PROPERTY IS ANCILLARY TO THE MAINS HOUSE
- D. EAVES AT 2.5M IN HEIGHT
- E. THE PROPOSED BUILDING IS DOES NOT FORM PART OF THE FRONT ELEVATION
- F. ALL MATERIALS TO MATCH THE EXISTING

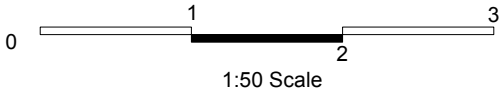
419m2/ 2 = 209.5 50% plot

157m2 total built area

PLANNING PHASE

All dimensions to be verified on site by contractors.
Any discrepancies to be verified with the designer
No scaled dimensions to be used only figured dimensions. Copyright of HSD
Contractors to work to CDM 2015 if applicable

ARB RIBA			
Project: 24 Micawber Avenue, UB8 3NY			
Title: existing & proposed plan			
SCALE	DRAWN: H S SURI	REVISION	DATE
A2 @ 1:200 / 1:50	PG NO: DWG 01	Rev01	13.09.2026



ELECTRICAL

Lighting General: Consideration should be given to LED or other low energy fittings to minimise power consumption and heat output. Lighting Overall Gym: 200-300 lux with a good uniformity ratio. Free Weight / Functional / S&C areas require an overall minimum average of 300 Lux

SMOKE ALARMS:

Alarm system in accordance with BS 5839-6:2019, to be grade D2, LD2 standard, mains powered and with battery back-up. Smoke detectors to be located & positioned within 3 m of any enclosed room and be inter-connected. Detector unit to be positioned at least 300 mm from wall and / or light fitting.

SPACE & WATER HEATING PART J

Allowance for Electrical 6kw boiler for hot water to shower & basin ONLY. All heating installations to be carried out by competent and registered gas safety registered fitters with appliance information plates & notices fitted adjacent to electrical consumer units. Bath HW taps or mixers to have thermostatic tempering / blending valve to ensure water discharge temp. Does not exceed 48 °C or 43 °C. to ground floor accessible WC or male/ female changing rooms.

PART A STRUCTURE

Please refer to structural engineer's drawings for any structural details or information required. Please refer to structural engineers' drawings and calculations for any structural elements - Please co-ordinate with Michael Alexandra for approval of contractor's design elements (including foundation and ground beams)

PART F MEANS OF VENTILATION

All bathrooms and kitchens have mechanical ventilation in addition to the natural ones where possible. Rating is IPX4 with over-run timer. Purge - this is achieved by opening the window. The opening should have a typical area of at least 1/20th of the floor area of the room served, unless it is a bathroom which can be any operable size.

