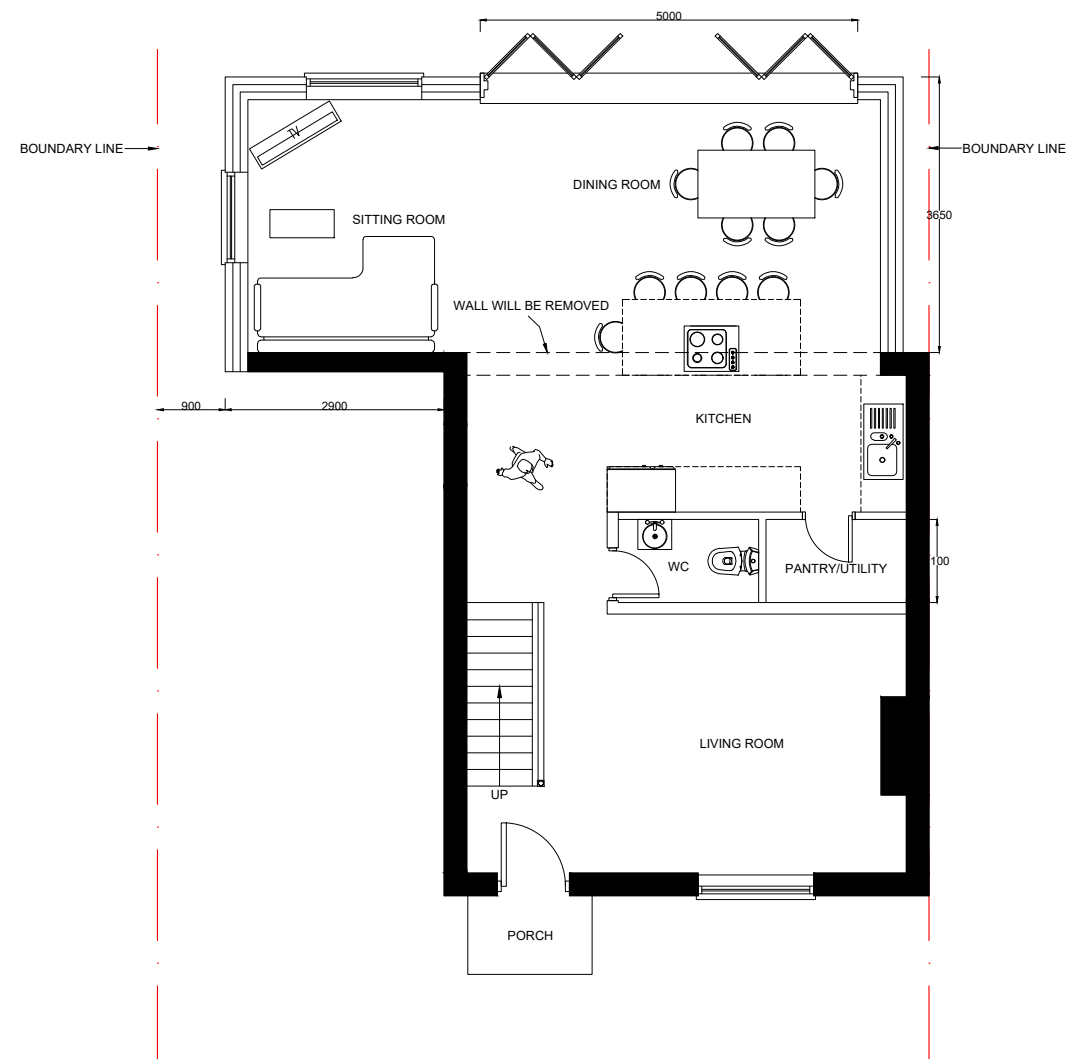
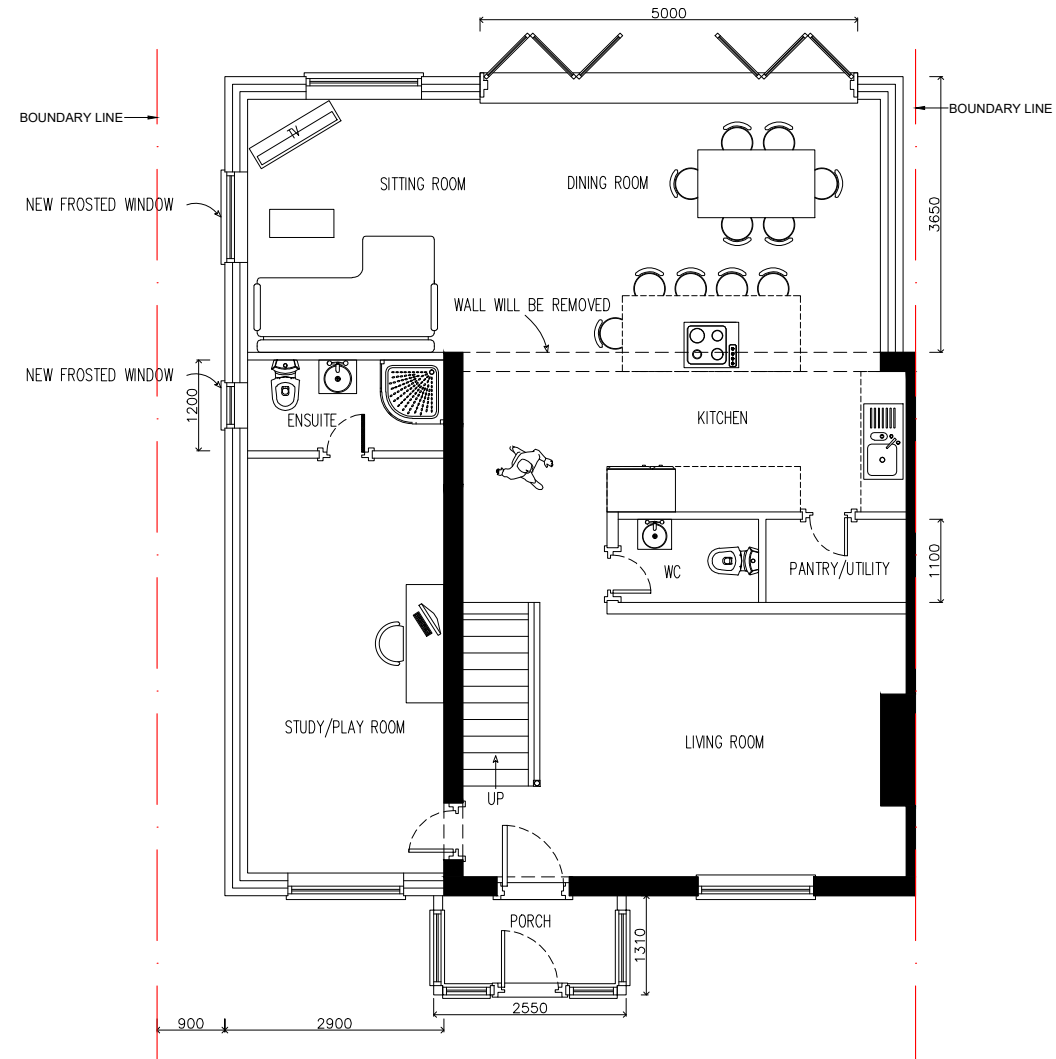




EXISTING GROUND FLOOR PLAN
SCALE: 1:100



PROPOSED GROUND FLOOR PLAN
SCALE: 1:100

CONSULTANTS:

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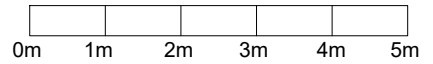
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SCALE



Date:

29-08-2026

SCALE:

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Client Name and Address:

HARMINDER SINGH
4 ST MARTIN'S ROAD, WEST DRAYTON
UB7 7EP

Project Description:

EXISTING & PROPOSED
GROUND FLOOR PLANS

Drawing Title:

EXISTING & PROPOSED
GROUND FLOOR PLANS

Drawing Sr.no#:

NA587-A01

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05-02-2026	02	Proposed Plans Roof Modifications
06-02-2026	03	Add Elevations
17-06-2026	04	Add Loft Plan
23-08-2026	05	Changes in Proposed and Existing plans
29-08-2026	06	Changes in Proposed First Floor plan

Orientation:



Sheet Title:

GROUND FLOOR PLANS

Sheet No.

Drawn by:

Checked by:

CONSULTANTS:

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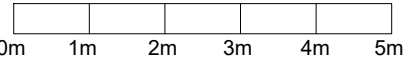
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SCALE



Date:
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SCALE:
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Client Name and Address:

HARMINDER SINGH
4 ST MARTIN'S ROAD, WEST DRAYTON
UB7 7EP

Project Description:

EXISTING & PROPOSED
FIRST FLOOR PLANS

Drawing Title: EXISTING & PROPOSED
FIRST FLOOR PLANS

Drawing Sr.no#: NA587-A02

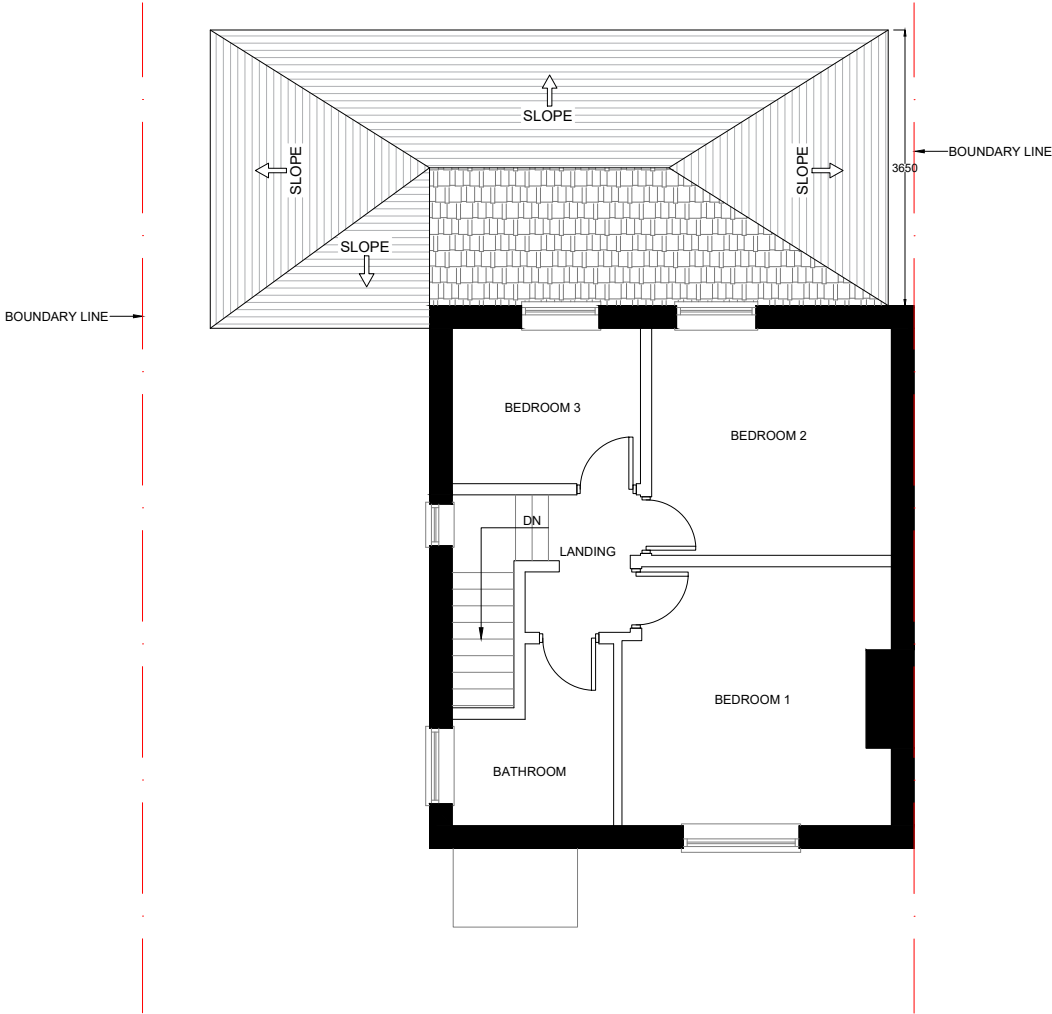
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06-02-2026	03	Add Elevations
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29-08-2026	06	Changes in Proposed First Floor plan



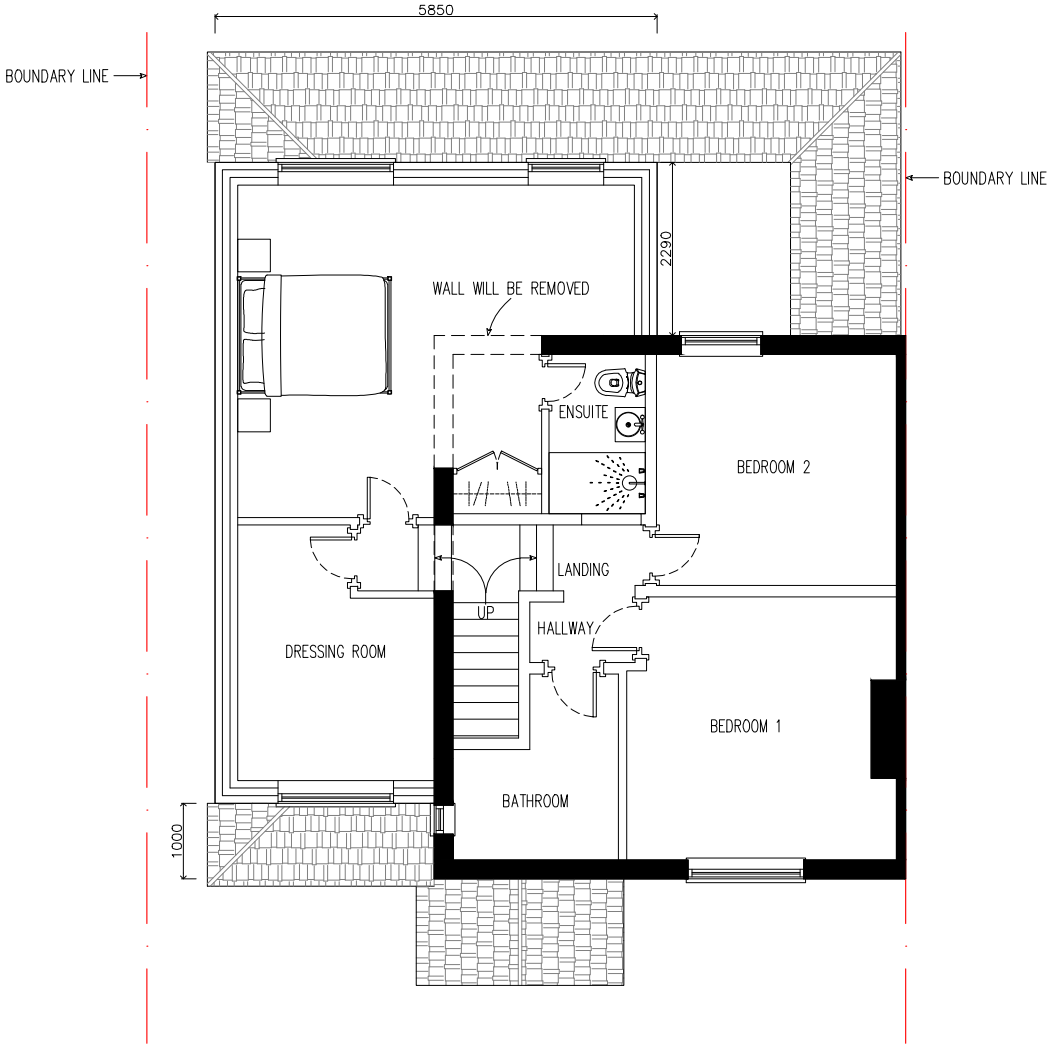
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EXISTING FIRST FLOOR PLAN
SCALE: 1:100



PROPOSED FIRST FLOOR PLAN
SCALE: 1:100



EXISTING FRONT ELEVATION
SCALE: 1:100



PROPOSED FRONT ELEVATION
SCALE: 1:100



EXISTING REAR ELEVATION
SCALE: 1:100



PROPOSED REAR ELEVATION
SCALE: 1:100

CONSULTANTS:

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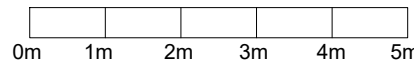
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SCALE



Date:

29-08-2026

SCALE:

1-100@A3

Client Name and Address:

HARMINDER SINGH
4 ST MARTIN'S ROAD, WEST DRAYTON
UB7 7EP

Project Description:

EXISTING & PROPOSED
FRONT & REAR ELEVATIONS

Drawing Title:

EXISTING & PROPOSED
FRONT & REAR ELEVATIONS

Drawing Sr.no#:

NA587-A03

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17-06-2026	04	Add Loft Plan
23-08-2026	05	Changes in Proposed and Existing plans
29-08-2026	06	Changes in Proposed First Floor plan

Orientation:



Sheet Title:

FRONT AND REAR ELEVATIONS

Sheet No.

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Checked by:

CONSULTANTS:

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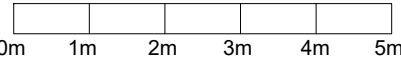
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SCALE



Date:
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SCALE:
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Client Name and Address:

HARMINDER SINGH
4 ST MARTIN'S ROAD, WEST DRAYTON
UB7 7EP

Project Description:

EXISTING & PROPOSED
SIDE ELEVATIONS

Drawing Title: EXISTING & PROPOSED
SIDE ELEVATIONS

Drawing Sr.no#: NA587-A04

DRAWING HISTORY

DATE	REV#	DESCRIPTION
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05-02-2026	02	Proposed Plans Roof Modifications
06-02-2026	03	Add Elevations
17-06-2026	04	Add Loft Plan
23-08-2026	05	Changes in Proposed and Existing plans
29-08-2026	06	Changes in Proposed First Floor plan



Sheet Title: SIDE ELEVATIONS

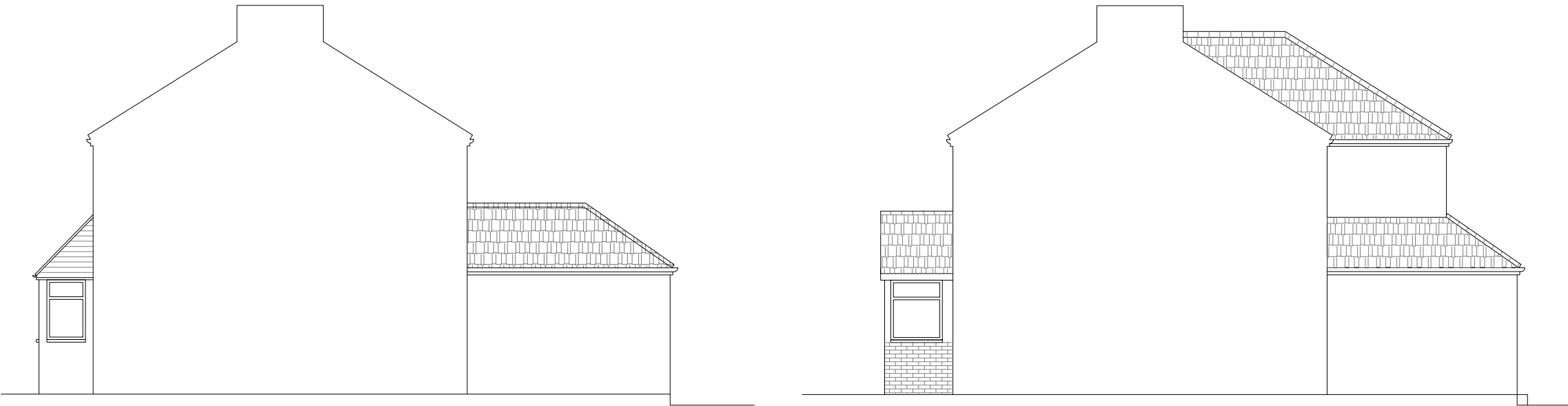
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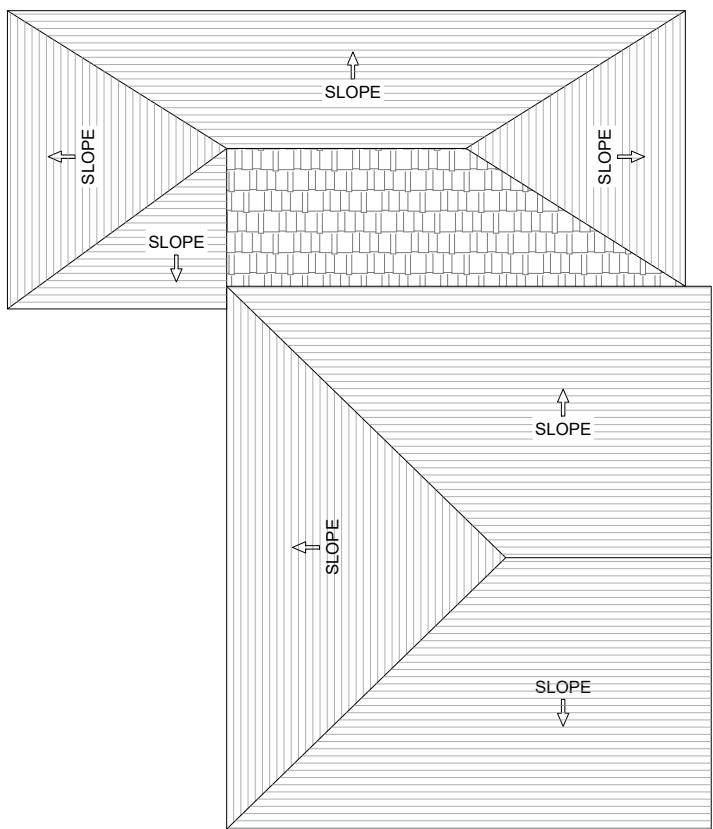
EXISTING LEFT ELEVATION
SCALE: 1:100

PROPOSED LEFT ELEVATION
SCALE: 1:100

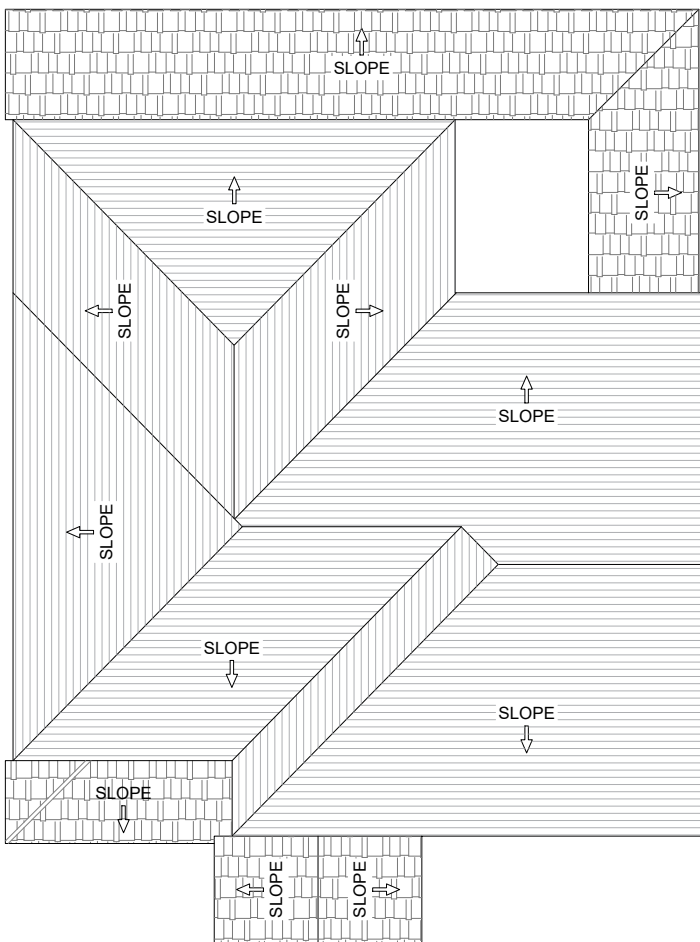


EXISTING RIGHT ELEVATION
SCALE: 1:100

PROPOSED RIGHT ELEVATION
SCALE: 1:100



EXISTING ROOF PLAN
SCALE: 1:100



PROPOSED ROOF PLAN
SCALE: 1:100

CONSULTANTS:

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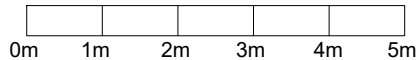
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SCALE



Date:

29-08-2026

SCALE:

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Client Name and Address:

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4 ST MARTIN'S ROAD, WEST DRAYTON
UB7 7EP

Project Description:

EXISTING & PROPOSED
ROOF PLANS

Drawing Title: EXISTING & PROPOSED
ROOF PLANS

Drawing Sr.no#: NA587-A05

DRAWING HISTORY

DATE	REV#	DESCRIPTION
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06-02-2026	03	Add Elevations
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29-08-2026	06	Changes in Proposed First Floor plan

Orientation:



Sheet Title: ROOF PLANS

Sheet No.

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DETAILED BUILDING REGULATIONS CONSTRUCTION NOTES

1. FOUNDATIONS

1.1 Foundations to consist of minimum 600mm wide x 225mm thick GEN3 concrete strip foundations founded on firm undisturbed natural ground.

1.2 Foundations to be taken to a minimum depth of 1000mm below existing ground level or deeper where required by ground conditions, nearby trees, drains or Building Control requirements.

1.3 All foundation excavations shall be inspected and approved by Building Control prior to concrete placement.

1.4 Foundations adjacent to existing drains shall comply with Thames Water Build Over Agreement requirements.

2. GROUND FLOOR CONSTRUCTION

Ground floor build-up to comprise:

- 65mm sand/cement screed finish.
- 100mm PIR rigid insulation (Celotex GA4000, Kingspan TF70 or equivalent).
- 1200 gauge damp proof membrane.
- 100mm reinforced concrete slab.
- 50mm sand blinding.
- 150mm well compacted Type 1 hardcore.

2.1 DPM to be lapped with wall DPC to form continuous moisture barrier.

2.2 Finished floor level to be minimum 150mm above external ground level.

2.3 Floor construction to achieve maximum U-value of 0.18 W/m²K.

3. EXTERNAL WALL CONSTRUCTION

External wall cavity construction:

- 102.5mm facing brick outer leaf.
- 100mm full-fill cavity insulation.
- 100mm concrete block inner leaf.
- 12.5mm plasterboard on dabs with skim finish.

Alternative proprietary wall systems shall achieve equivalent thermal performance.

3.1 Wall ties to BS EN 845.

3.2 DPC to be minimum 150mm above finished external ground level.

3.3 Wall construction to achieve maximum U-value of 0.18 W/m²K.

3.4 Cavity trays and weep holes to be provided above all external openings.

4. FLAT ROOF CONSTRUCTION (WARM ROOF)

Roof construction to comprise:

- High-performance single-ply membrane or three-layer mineral felt roof covering.
- 18mm OSB3 roof decking.
- 120mm PIR rigid insulation.
- Vapour control layer.
- Timber roof joists to Structural Engineer's specification.
- Timber roof joists to Structural Engineer's specification.

4.1 Roof to be constructed as a warm roof system.

4.2 Roof falls to be minimum 1:40 to achieve effective drainage.

4.3 Roof construction to achieve maximum U-value of 0.15 W/m²K.

4.4 Roof covering to achieve BROOF(t4) fire performance classification.

5. INSULATION REQUIREMENTS

Floor insulation:
100mm PIR rigid insulation.

Wall insulation:
100mm full-fill cavity insulation.

Roof insulation:
120mm PIR rigid insulation.

5.1 All insulation to be installed tightly with no gaps.

5.2 Thermal bridging at junctions, openings and service penetrations to be minimised.

5.3 Continuous airtightness layer to be maintained throughout the building envelope.

6. WINDOWS AND EXTERNAL DOORS

6.1 Double-glazed windows and doors to achieve maximum U-value of 1.4 W/m²K.

6.2 Safety glazing to be provided where required by Approved Document K.

6.3 Trickle ventilators to be installed in accordance with Approved Document F.

6.4 Openable window area to provide purge ventilation in accordance with Approved Document F.

7. VENTILATION

7.1 Gym area to be provided with background ventilation through trickle ventilators.

7.2 Rapid ventilation to be provided through openable windows.

7.3 WC to be fitted with a mechanical extract fan capable of extracting not less than 15 litres/second.

7.4 Mechanical extract fan to discharge directly to external air.

7.5 Fan to be fitted with overrun timer (minimum 15 minutes) or humidistat control.

8. SANITATION AND WATER SUPPLY

8.1 WC and wash hand basin to comply with Approved Document G.

8.2 All sanitary pipework to be installed in accordance with BS EN 12056.

8.3 Water-efficient sanitary fittings to be installed.

8.4 Hot and cold water supplies to be adequately insulated against freezing and heat loss.

9. FOUL DRAINAGE

9.1 New WC and wash hand basin to discharge into existing foul drainage system.

9.2 Underground drainage to comprise 110mm diameter uPVC pipes to BS EN 1401.

9.3 Drainage laid to minimum gradients:102.5mm facing brick outer leaf.

- 110mm pipe at 1:40 preferred.
- Alternative gradients subject to Building Control approval.

9.4 Inspection chambers to be provided at:

- Junctions.
- Changes of direction.
- Changes of gradient.
- Maximum 45m intervals.

9.5 All drainage to be tested prior to backfilling.

10. SURFACE WATER DRAINAGE

10.1 Flat roof rainwater to discharge via gutters and downpipes to:

- Existing surface water drainage system; or
- Approved soakaway designed to BRE Digest 365.

10.2 Rainwater shall not discharge onto neighbouring property.

10.3 Rainwater goods to be uPVC black or equivalent.

11. ELECTRICAL INSTALATION

11.1 Electrical works to comply with BS 7671 (18th Edition IET Wiring Regulations).

11.2 All electrical works to comply with Approved Document P.

11.3 Circuits supplying gym equipment to be RCD protected.

11.4 Additional sockets and lighting circuits to be installed by a competent electrician.

11.5 Electrical Installation Certificate to be provided on completion.

12. FIRE SAFETY

12.1 Building to have suitable means of escape via external door.

12.2 External walls and roof construction within 1 metre of a boundary to comply with Approved Document B fire resistance requirements.

12.3 Smoke alarm to BS EN 14604 to be installed within the gym area.

13. BUILDING CONTROL INSPECTIONS

Building Control inspections required at:

- Foundation excavation.
- Foundation concrete.
- Drainage installation.
- Oversite preparation.
- Damp proof membrane installation.
- Structural construction.
- Insulation installation.
- Completion inspection.

14. GENERAL

All materials and workmanship shall comply with Building Regulations 2010 (as amended), relevant British Standards and manufacturers' recommendations.

Any deviation from the approved plans shall be agreed with Building Control prior to commencement of the altered works.

CONSULTANTS:

Zahid Hafeez

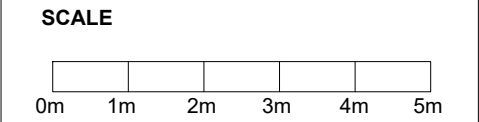
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Date:

29-08-2026

SCALE:

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Client Name and Address:

HARMINDER SINGH

4 ST MARTIN'S ROAD, WEST DRAYTON

UB7 7EP

Project Description:

BUILDING CONTROL NOTES

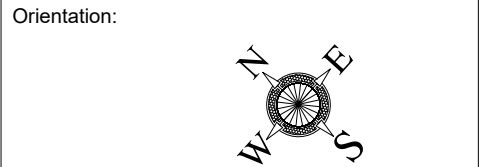
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Sheet Title:

NOTES

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