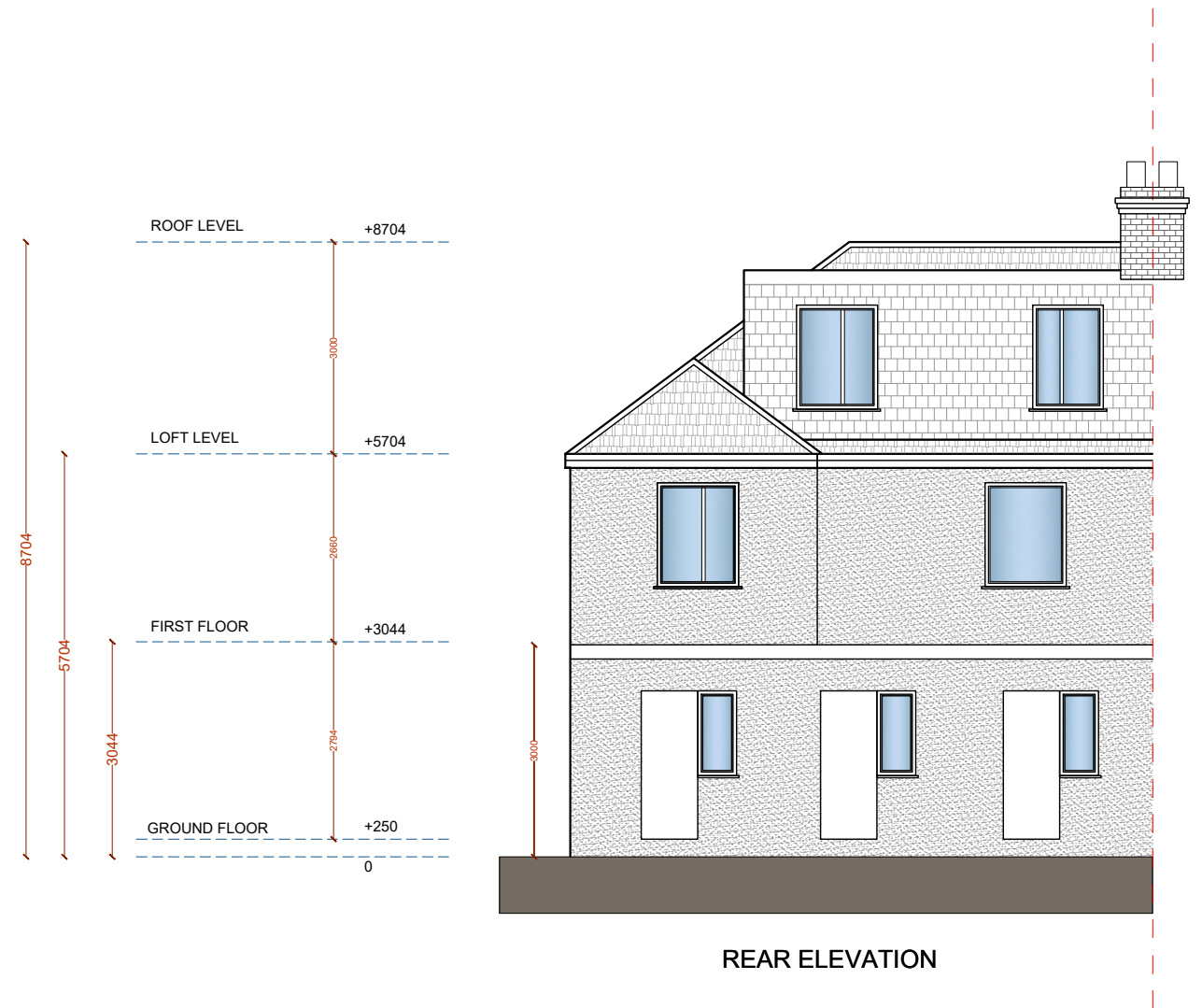
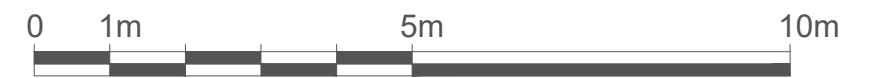


FRONT ELEVATION



REAR ELEVATION



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Revision	Revision Date

ADDRESS

105 Hayes End Rd, Hayes UB4 8EL



SHEET NUMBER:  
P002

DRAWING TITLE:  
Proposed Front and Rear Elevations

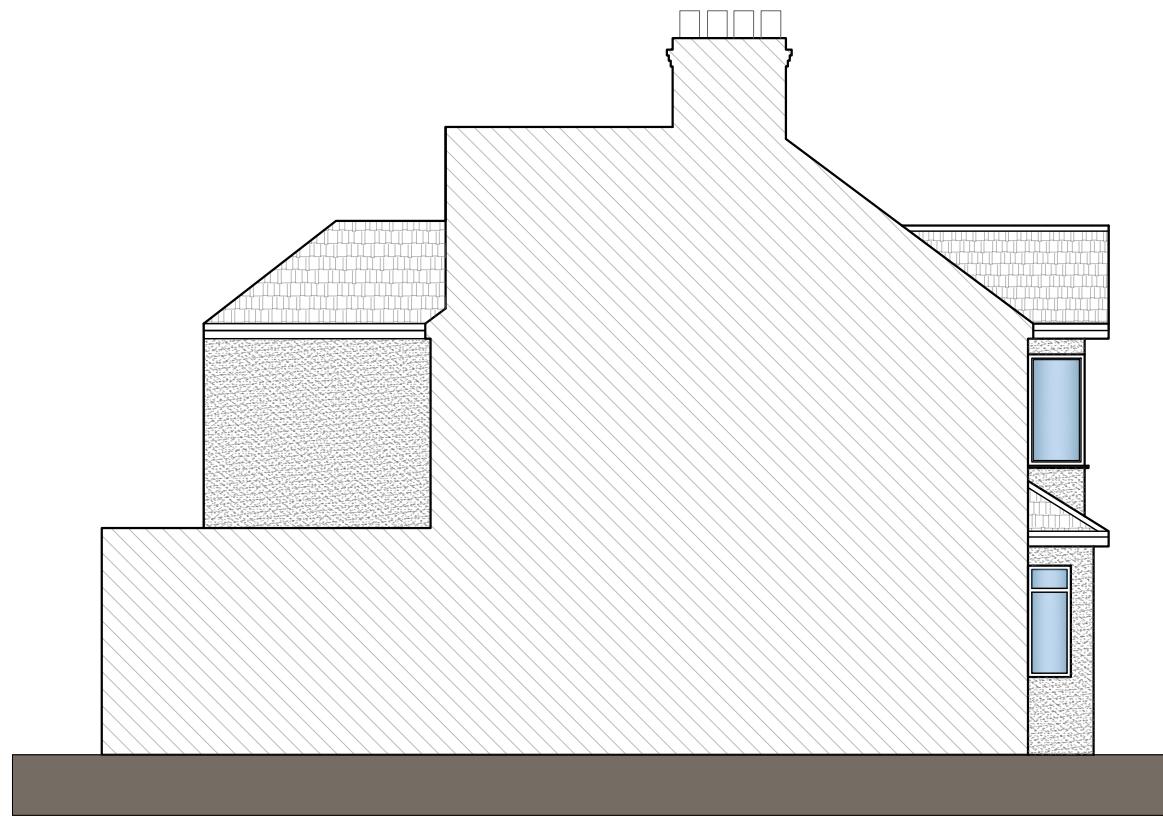
DATE:  
25/02/2026

SCALE:  
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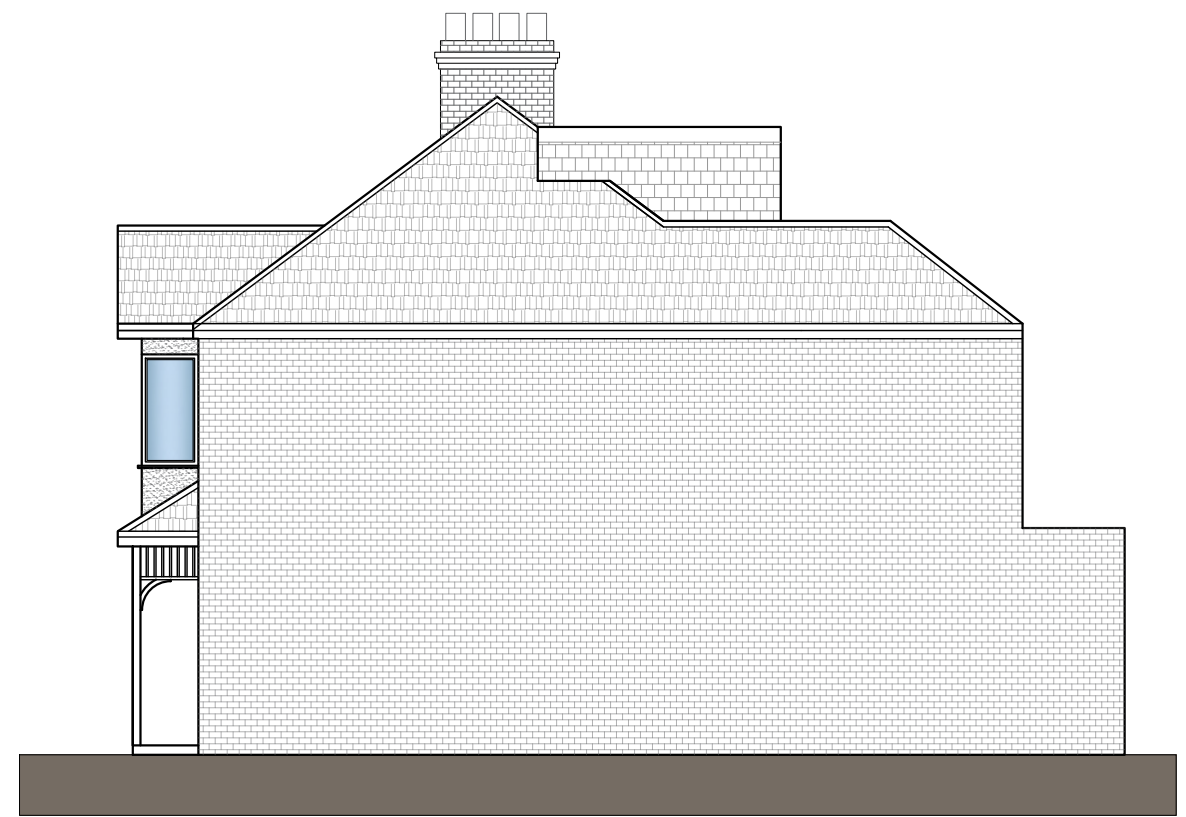
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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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SHEET NUMBER:

P003

DRAWING TITLE:

Proposed Side Elevations

DATE:

25/02/2026

SCALE:

1:100 @ A3

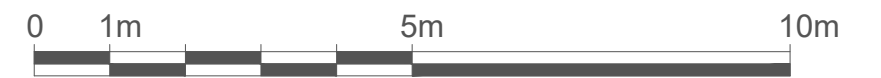
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SECTION AA



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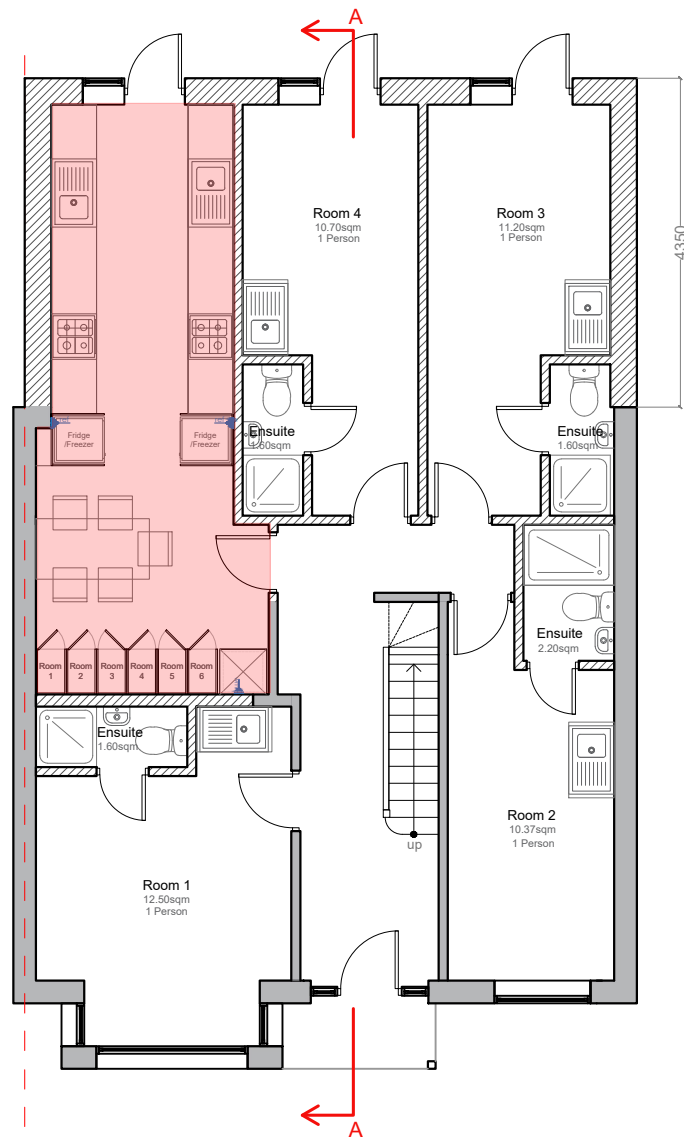
Revision	Revision Date

ADDRESS  
 105 Hayes End Rd, Hayes UB4 8EL



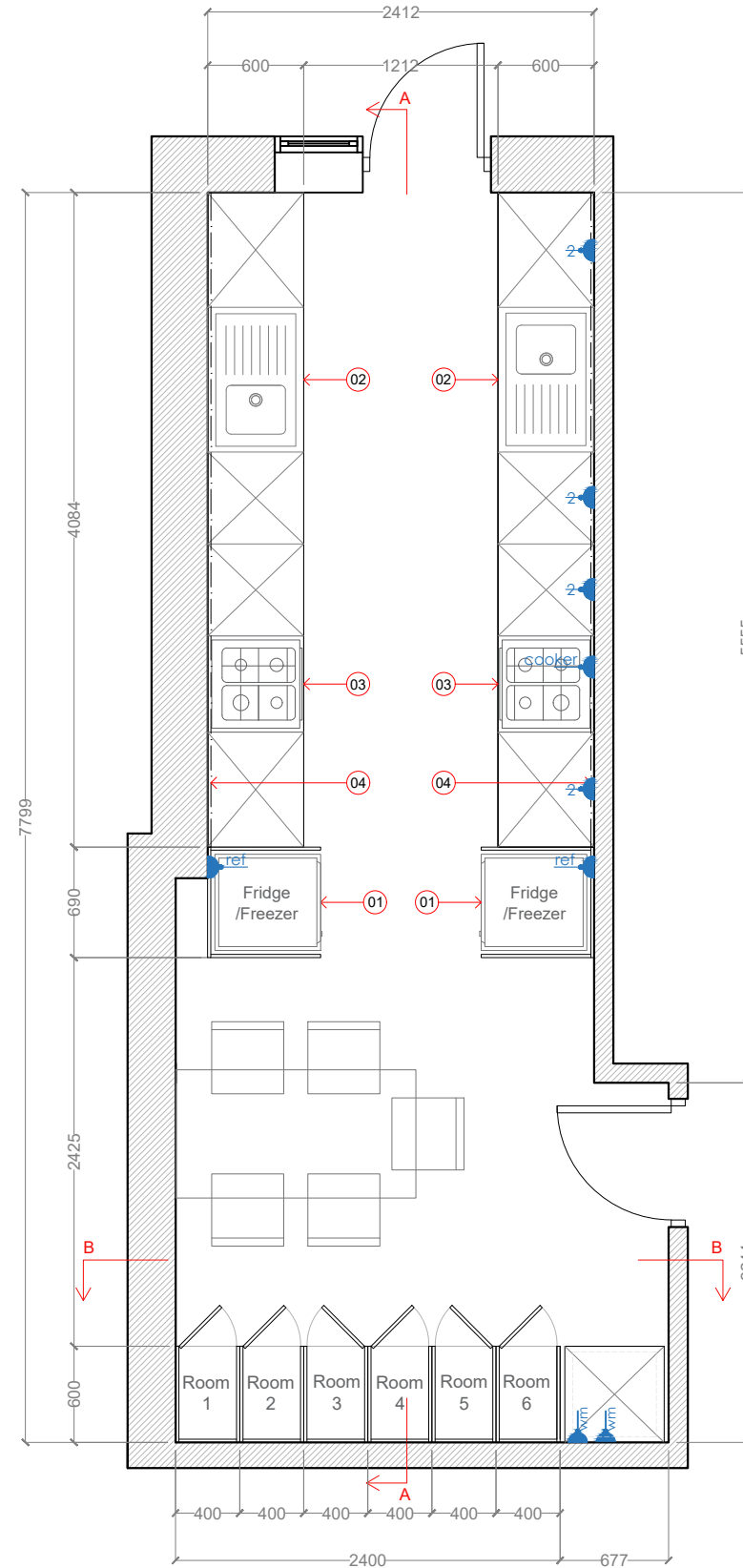
SHEET NUMBER:  
 P004  
 DRAWING TITLE:  
 Proposed Section  
 DATE: 23/01/2026  
 SCALE: 1:100 @ A3

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GROUND FLOOR

1 Ground Floor Key Plan  
P05 scale - 1:100m



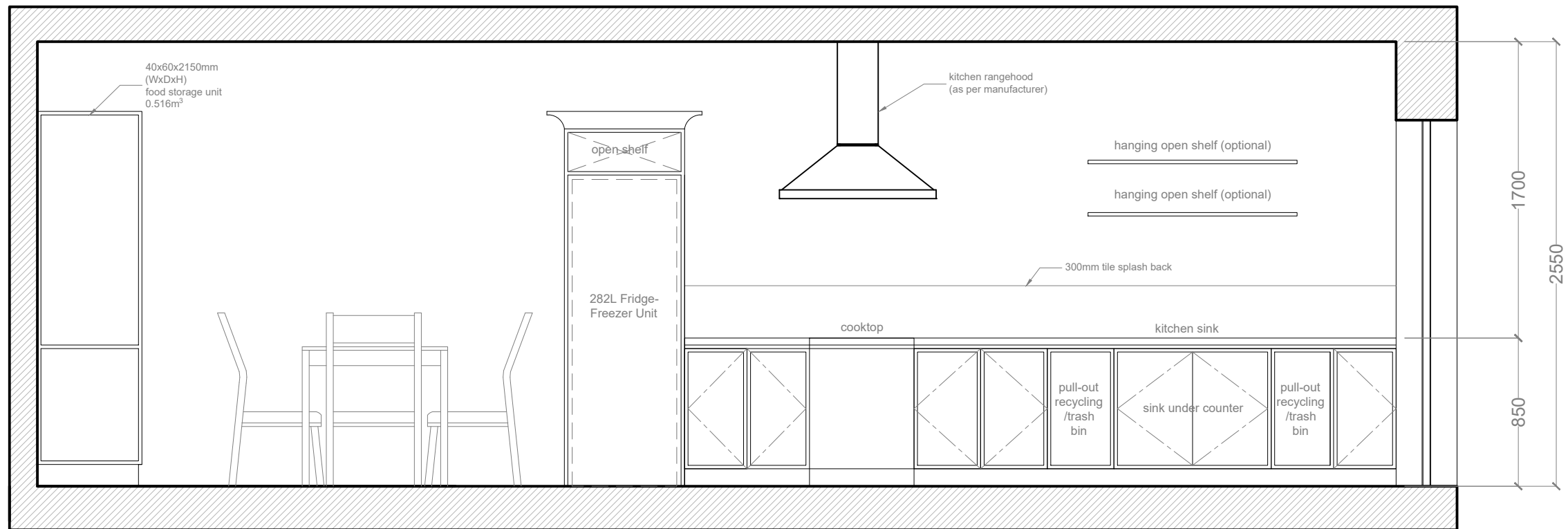
2 Blow-up Plan  
P05 scale - 1:45m

LEGEND:

- Double Switched Wall Socket  
1200mm Above Floor Level
- Wall Socket for Fridge/Freezer
- Wall Socket for Cooker
- Wall Socket for Washing/Dryer Machine Unit
- Two-Door 282L Fridge-Freezer  
600mm x660mm x1760mm (WxDxH)  
or approved equal
- SS304 Single Bowl Kitchen Sink with  
Integral Drainer Set and Fittings plus  
Dishwasher
- Cooker (4 Rings) with Rangehood and  
Undermount Multi-function Microwave  
Oven and Grill
- 300mm Tiled Splash Back

Revision	Revision Date

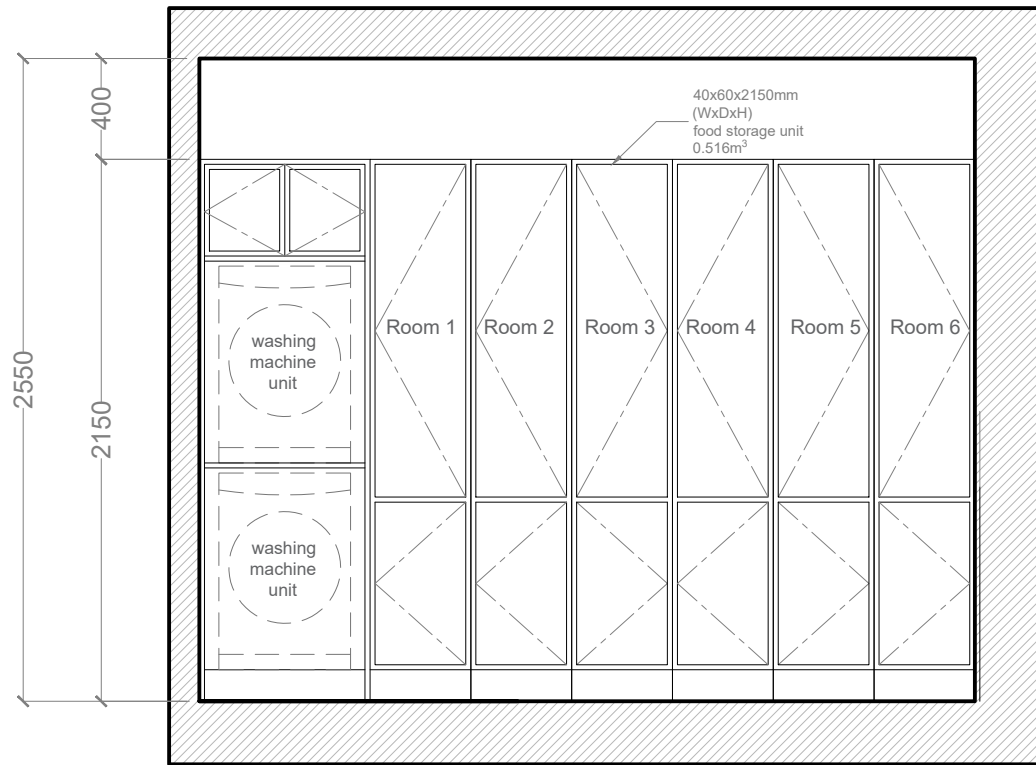




1 Section A  
P06 scale - 1:30m

Revision	Revision Date





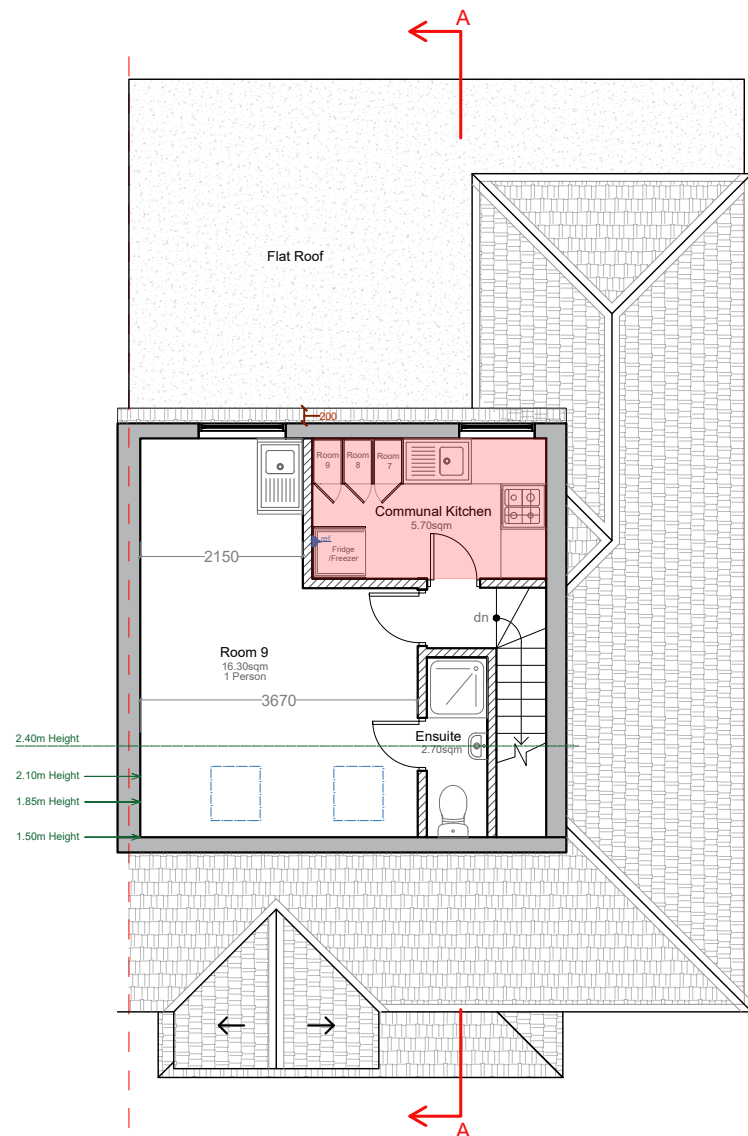
1 Section B  
P07 scale - 1:30m



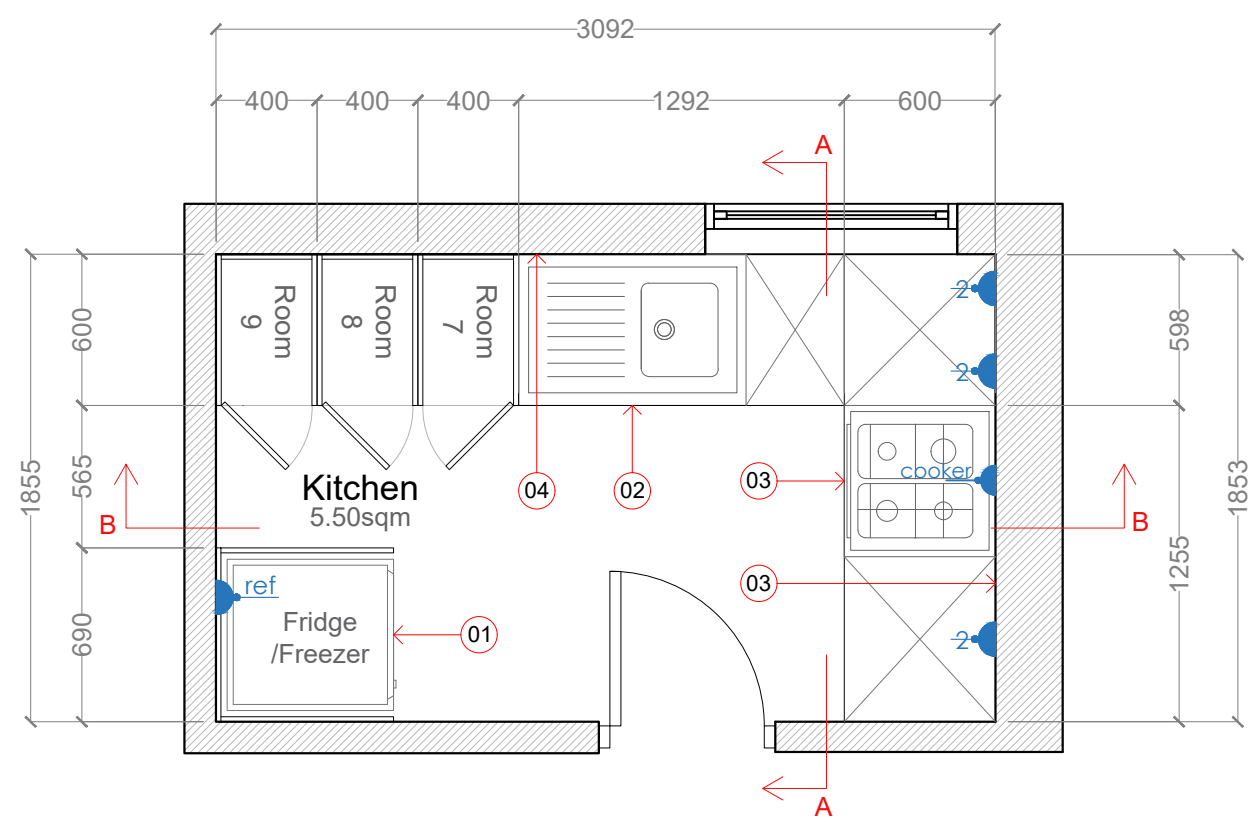
Size (W)	4 Drawer	5 Drawer	Soft Close	Max. Weight Per Drawer
300mm	✓	✓	✓	30kg
400mm	✓	✓	✓	30kg
500mm	✓	✓	✓	30kg
600mm	✓	✓	✓	30kg

Revision	Revision Date













LOFT PLAN



LEGEND:

-  2 Double Switched Wall Socket  
1200mm Above Floor Level
-  ref Wall Socket for Fridge/Freezer
-  cooker Wall Socket for Cooker
-  wm Wall Socket for Washing/Dryer Machine Unit
-  01 Two-Door 282L Fridge-Freezer  
600mm x660mm x1760mm (WxDxH)  
or approved equal
-  02 SS304 Single Bowl Kitchen Sink with  
Integral Drainer Set and Fittings plus  
Dishwasher
-  03 Cooker (4 Rings) with Rangehood and  
Undermount Multi-function Microwave  
Oven and Grill
-  04 300mm Tiled Splash Back

1 Loft Floor Key Plan  
P08 scale - 1:100m

2 Blow-up Plan  
P08 scale - 1:30m



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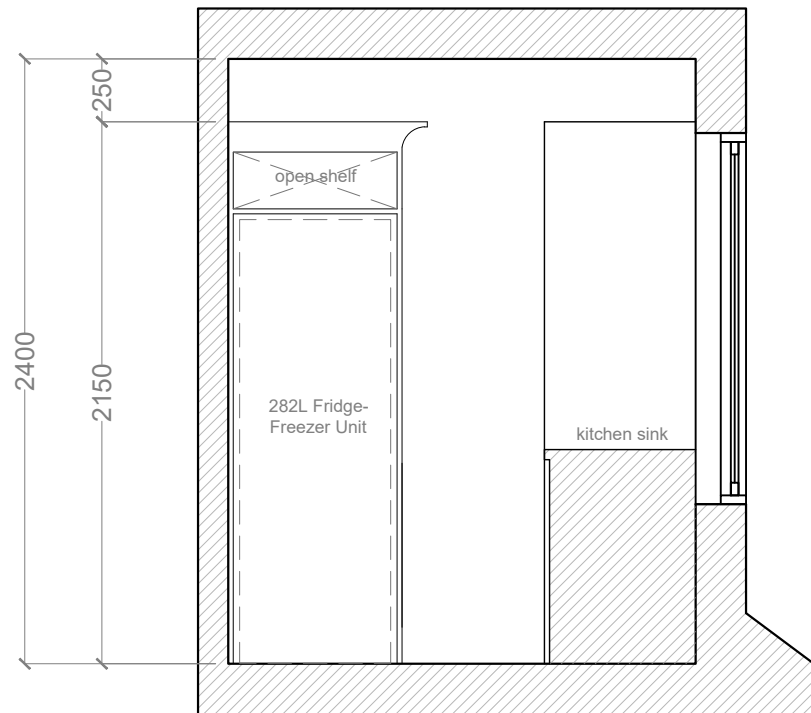
Revision	Revision Date

ADDRESS  
105 Hayes End Rd, Hayes UB4 8EL

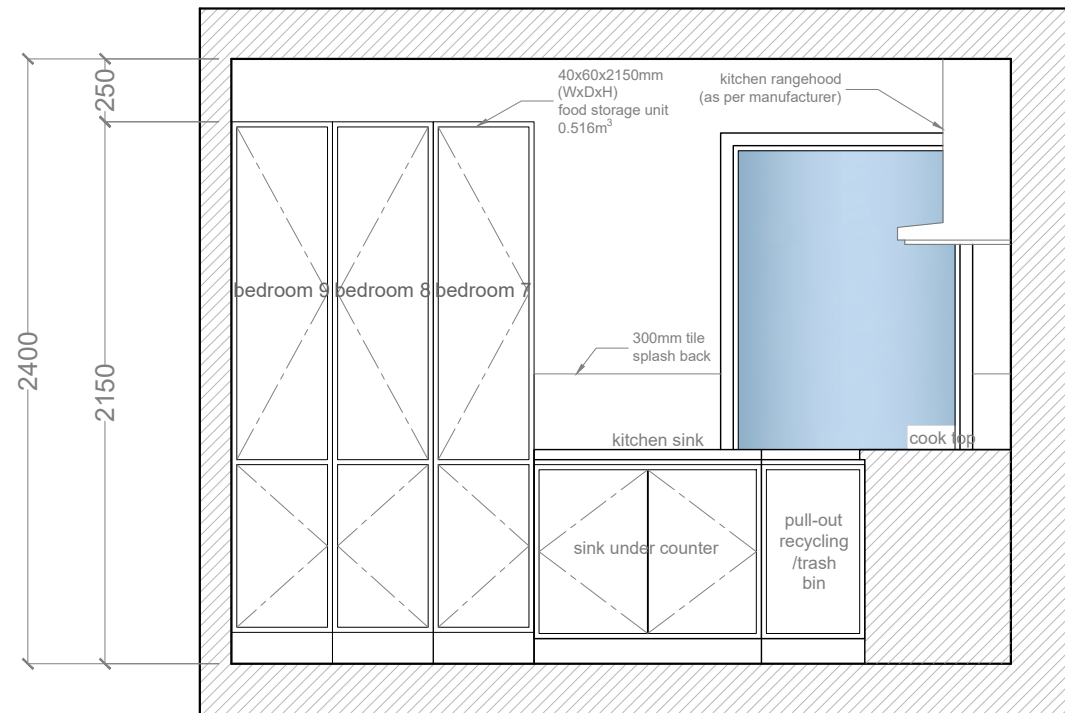


SHEET NUMBER:  
P008  
  
DRAWING TITLE:  
Proposed Blowup Plans  
  
DATE: 26/02/2026 SCALE:  
1:100 @ A3

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1 Section A  
P09 scale - 1:20m



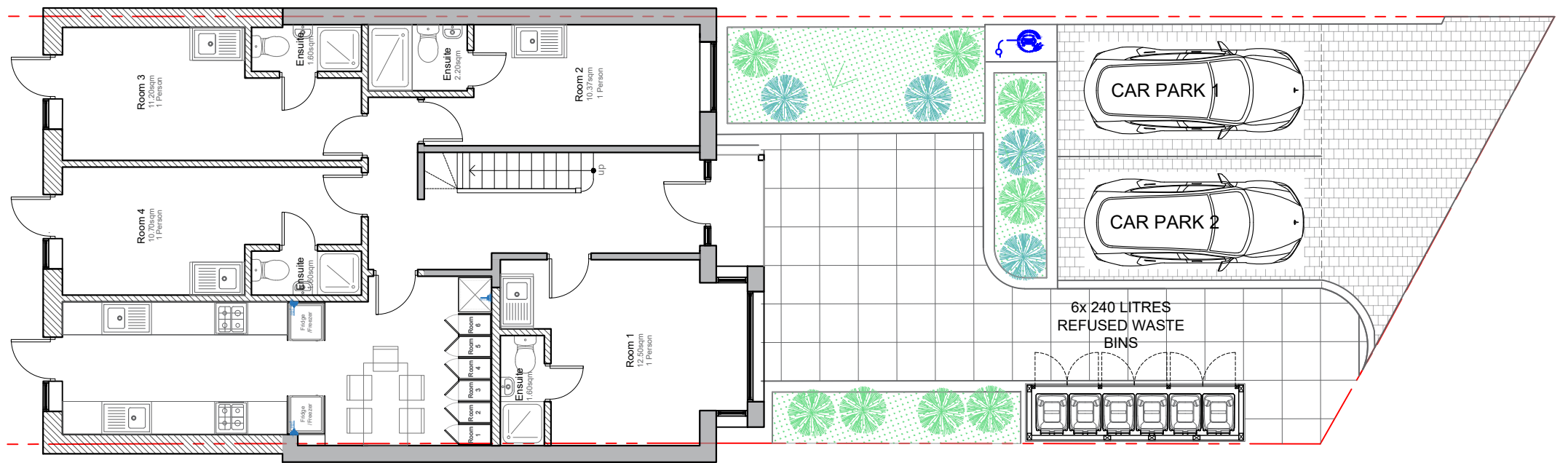
2 Section B  
P09 scale - 1:20m



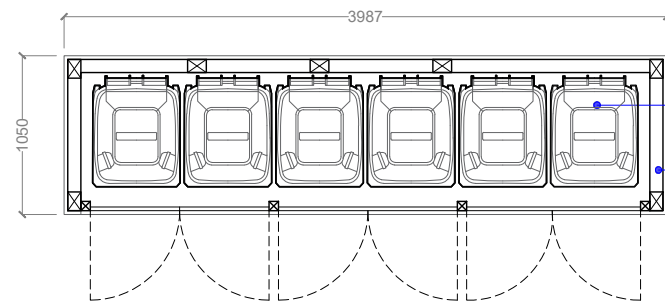
Size (W)	4 Drawer	5 Drawer	Soft Close	Max. Weight Per Drawer
300mm	✓	✓	✓	30kg
400mm	✓	✓	✓	30kg
500mm	✓	✓	✓	30kg
600mm	✓	✓	✓	30kg

Revision	Revision Date





1 Site Plan  
P10 scale - 1:100m

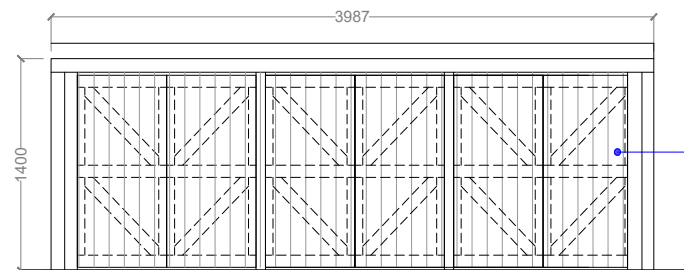


Plan

240 Litre refused bins  
Refuse and recycling enclosure formed using timber posts ledged and braced with vertical closed boarded finish

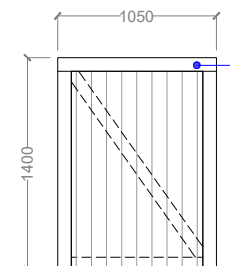


240 Litre Refuse Bins



Front Elevation

Closed boarded ledge and braced door hang off galvanized MS. gate hinges with galvanized MS. gate latch



Side Elevation

Felt covering roof

TIMBER RECYCLING & REFUSED ENCLOSED STORAGE UNIT



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SHEET NUMBER:  
P010  
DRAWING TITLE:  
Proposed Blowup Plans  
DATE: 26/02/2026 SCALE: 1:100 @ A3

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## INTERNAL WALL DETAILS



**40**

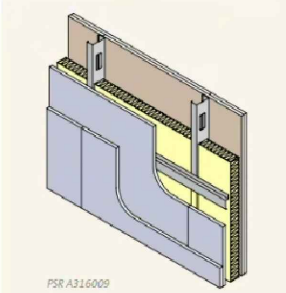
### GypWall QUIET SF

**Pre-Completion Testing - British Gypsum Approved System**  
(45dB D<sub>nT,w</sub> + Ctr)


- Overall construction nominal width 148mm
- 70mm Gyframe 'C' Studs at 600mm centres with Gyframe RB1 Resilient Bar at 600mm centres fixed to one side of the studs
- 50mm Isover Acoustic Partition Roll (APR 1200) positioned in the cavity
- Lined with a double layer of 15mm Gyproc SoundBloc each side

Alternatively

- Lined with a double layer of 15mm Gyproc DuraLine for 120 minutes fire resistance



PSR A3.1.600B



British Gypsum GypWall QUIET SF (with a nominal overall construction width of 148 mm) — is viable for use as a separating wall between units in many HMO setups in the UK, as it is designed to meet or exceed the relevant sound insulation requirements under Approved Document E (Resistance to the passage of sound).

### Key Reasons It Complies

**Performance rating:** The system is described as a British Gypsum Approved System achieving 45 dB DnT,w + Ctr (with laboratory Rw + Ctr up to 54 dB in some references). This is tested and approved for pre-completion testing scenarios.

**For rooms for residential purposes** (a common classification for many HMOs, such as bedsits, shared houses, hostels, halls of residence, or similar multi-occupancy sleeping/live-in arrangements): The minimum airborne sound insulation requirement is 43 dB DnT,w + Ctr.

**For purpose-built dwellings/flats** (sometimes applied depending on HMO layout and local interpretation): It's 45 dB.

The 45 dB rating meets both thresholds reliably, and often exceeds the minimum for HMOs (especially conversions or rooms for residential purposes). British Gypsum systems like this are commonly referenced in White Book guidance and specification documents as compliant options for separating walls in residential settings, including where Approved Document E applies.

Construction details match typical high-performance acoustic partitions:

70 mm Gyframe 'C' Studs at 600 mm centres with resilient bars (Gyframe RB1) on one side.

50 mm Isover Acoustic Partition Roll (APR 1200) in the cavity for absorption.

Double layers of 15 mm Gyproc SoundBloc (acoustic plasterboard) each side.

This single-frame resilient-bar design with insulation and mass-loaded linings is a proven way to achieve good airborne sound reduction in a compact footprint (~148 mm total nominal width).

No major changes to Approved Document E's core performance standards (43–45 dB for separating walls) are evident as of 2026 — it remains performance-based, with no shift to stricter minimums or prescribed thicknesses.

### Practical Considerations for HMOs

This system is particularly suitable for space-constrained HMOs (e.g., conversions where maximizing room sizes is key), as it's narrower than many traditional twin-frame or independent-stud setups (which often require 200–240 mm+).

It qualifies as a British Gypsum Approved System, meaning it can support compliance via pre-completion sound testing (often required for conversions or material change of use in HMOs). In some cases, if aligned with Robust Details principles or manufacturer testing, it may reduce the need for extensive on-site testing.

Fire resistance is also noted (up to 90 minutes in some configs, or 120 minutes with DuraLine alternative), which is useful for HMO licensing requirements under the Housing Act (e.g., fire safety in multi-occupancy buildings).

### Caveats:

Compliance depends on correct installation (e.g., all joints taped/filled, no shortcuts on fixings, proper sealing around penetrations/services to avoid flanking paths).

HMOs can vary in classification — some rooms may be treated as "dwellings" (45 dB) vs. "rooms for residential purposes" (43 dB). Local building control or an approved inspector decides this based on your specific setup.

Revision	Revision Date