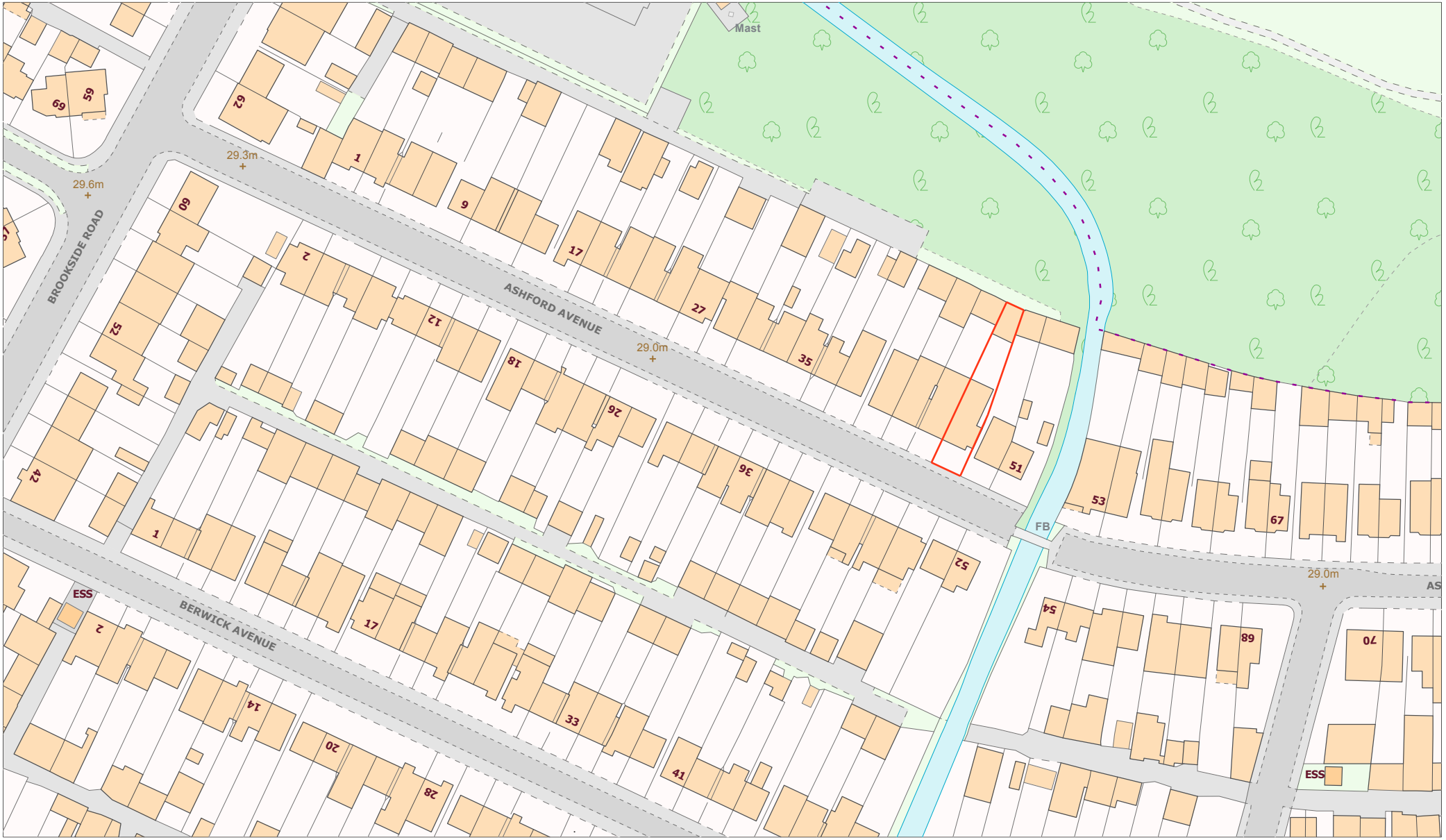

Scale 1:1250

0 10 20 30 40 50 60 70 80 90 100 m

Projection : British National Grid
29 August 2024 03:23

SITE LOCATION PLAN

Notes:
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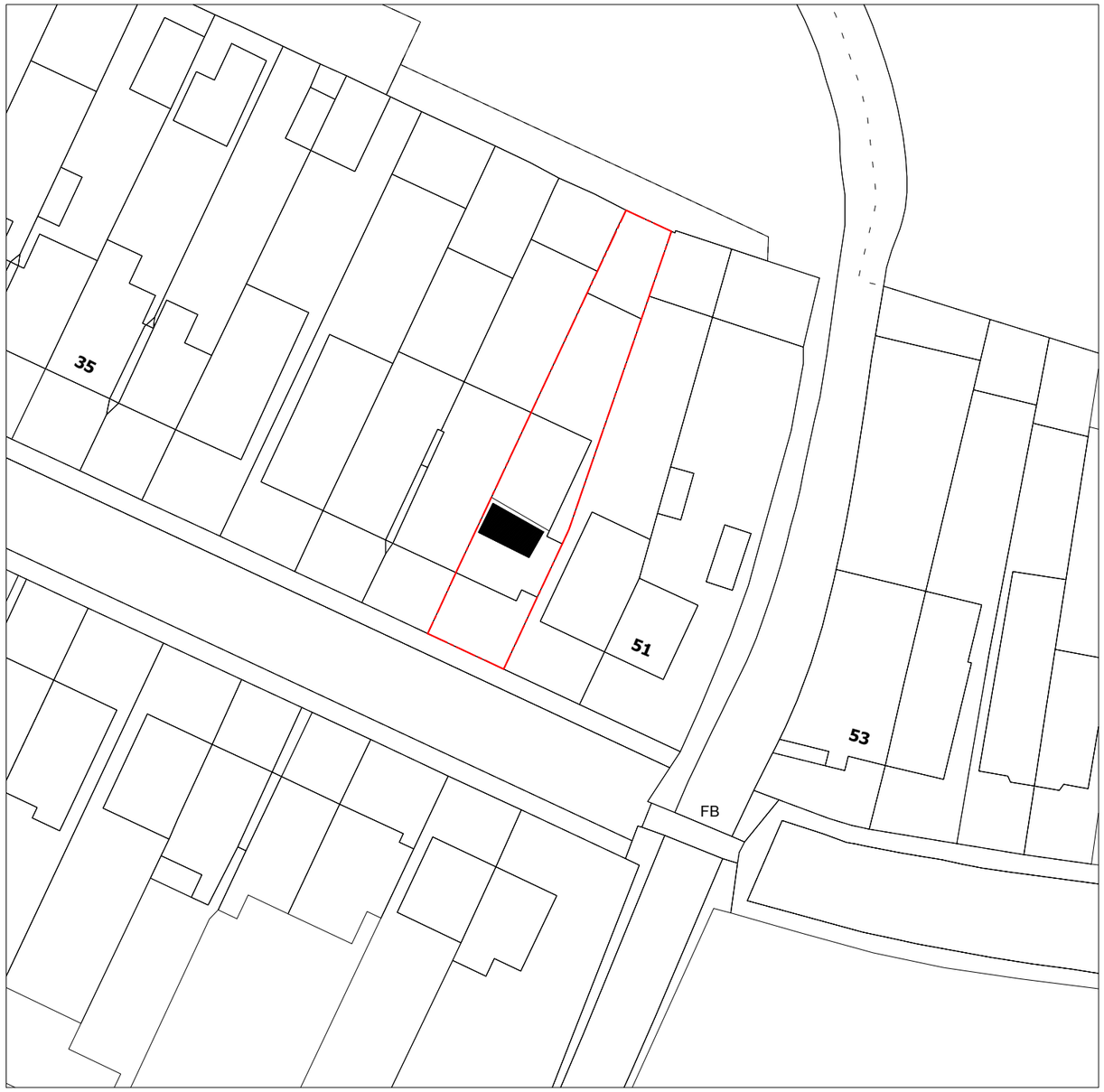
Proposal **Boundary**

Existing Block Plan (1:500)



Proposed Block Plan (1:500)

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Revisions:
a. date.

All dimensions are in millimetres
All dimensions to be checked on site

0 10 20 30 40 50m

SCALE: 1/ 500 @ A3

Project name:

47 Ashford Avenue, Hayes, UB4 0LZ

Drawing name: **Existing & Proposed Block Plan**		
Job no: **AH 735**	Drawing no: **01**	Revision: **-**
Scale: **1/500 @ A3**	Date: **29/08/2024**	Drawn by: **GG**

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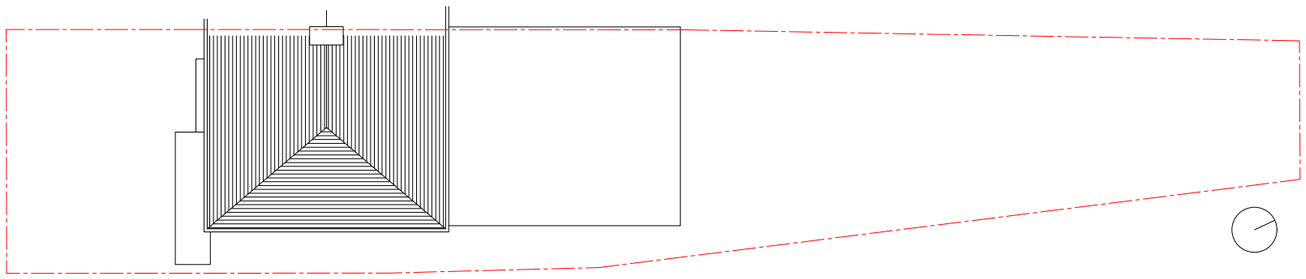
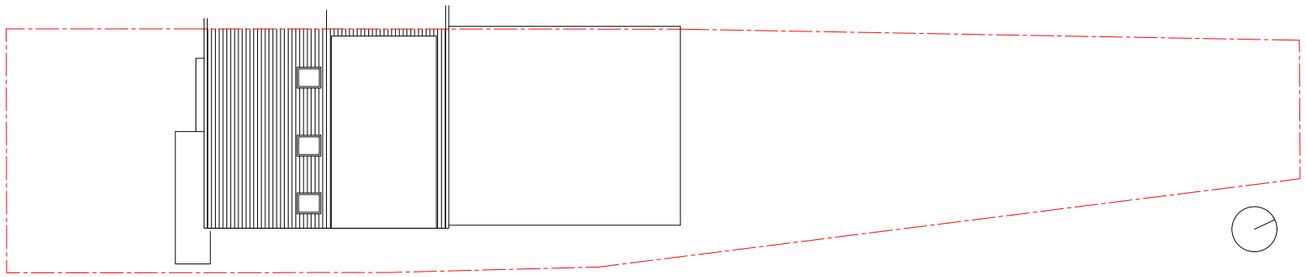


Existing Site Plan (1:200)



Proposed Site Plan (1:200)

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a. date.

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All dimensions to be checked on site

0 4 8 12 16 20m

SCALE: 1/ 200 @ A3

Project name:

47 Ashford Avenue,
Hayes, UB4 0LZ

Drawing name: **Existing & Proposed Site Plan**		
Job no: **AH 735**	Drawing no: **01**	Revision: **-**
Scale: **1/200 @ A3**	Date: **29/08/2024**	Drawn by: **GG**

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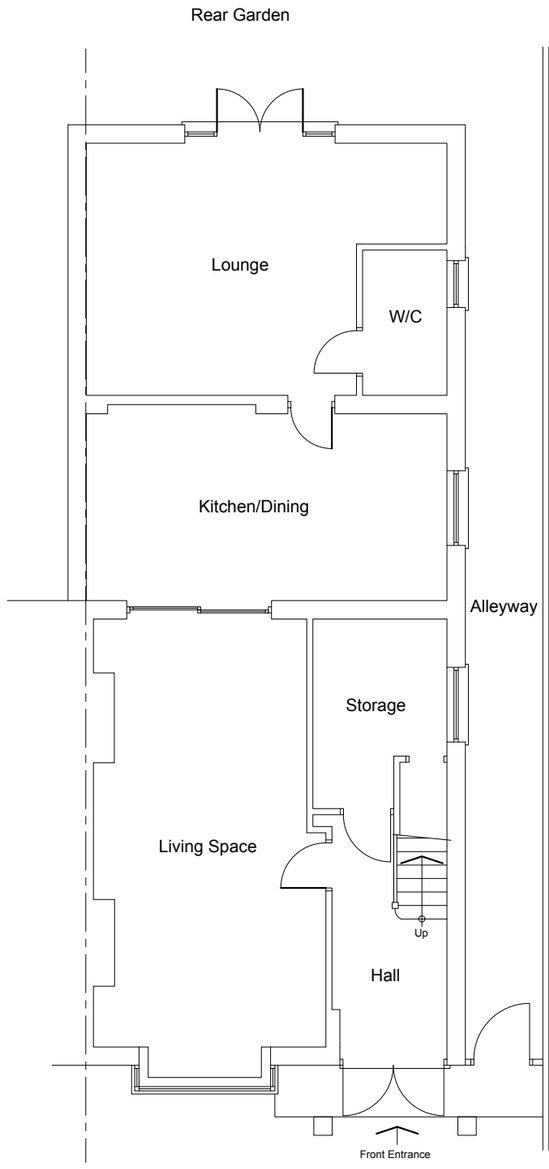

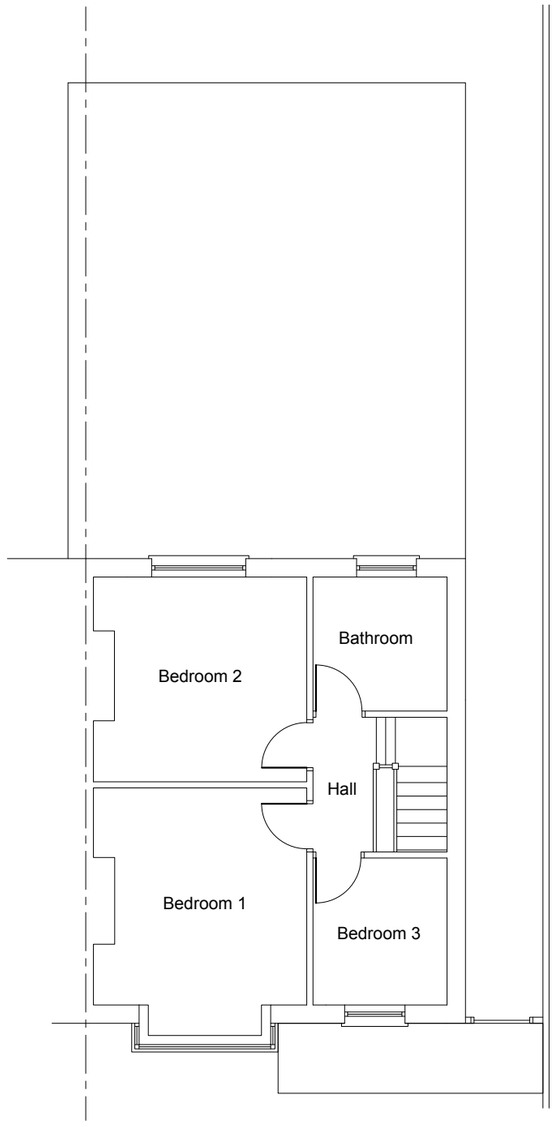

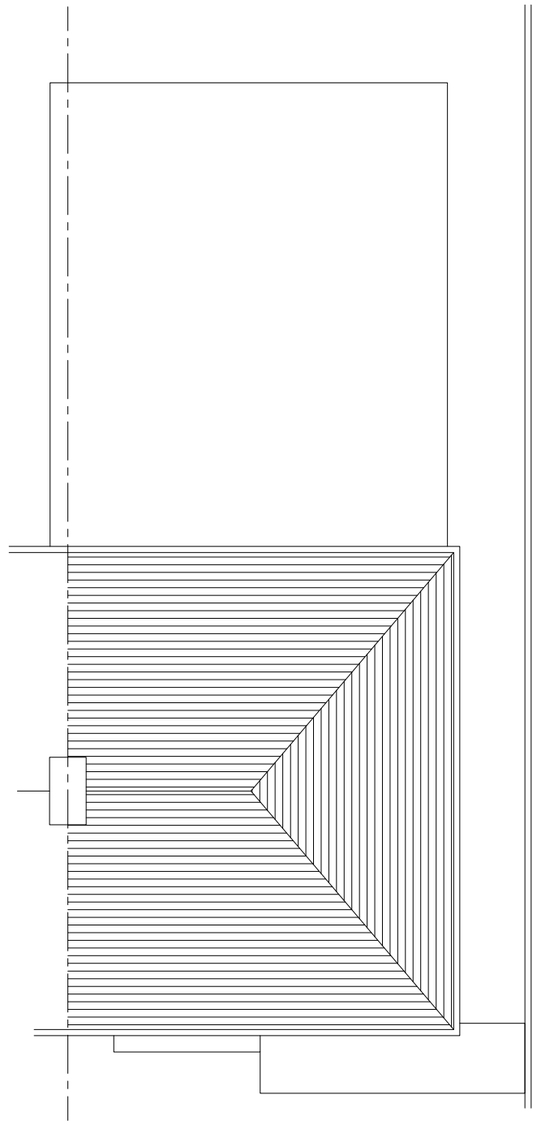

Existing Ground Floor Plan

Existing First Floor Plan

Existing Roof Plan

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Revisions:
a. date.

All dimensions are in millimetres
All dimensions to be checked on site

0 2 4 6 8 10m

SCALE: 1/ 100 @ A3

Project name:

47 Ashford Avenue, Hayes, UB4 0LZ

Drawing name: **Existing Floor Plans**		
Job no: **AH 735**	Drawing no: **02**	Revision: **-**
Scale: **1/100 @ A3**	Date: **29/08/2024**	Drawn by: **GG**

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ALL DRAWINGS 954/01-06,
AND ENGINEER'S DETAILS TO BE READ TOGETHER

New Doors:

FD30 rated fire doors and frames; solidly built into partitions 4 panel doors - 1981x 762x44mm with 32 linings and 13 stops; fix ironmongery - 1.5 pairs 100 s/s rising butt hinges;

All electrical works will be designed, installed, inspected and tested in accordance BS 7671:2001 and certified by a NIC EIC registered electrician.

Switch (900 to 1100mm above floor) & socket outlet (450 above floor) heights to comply with Part M 4.30

Installers Electrical Installation Test Certificate to be provided to Local Authority and owner on completion

Internal Wall type P1: (internal partitions)
Internal timber stud partitions framed in softwood 50x100mm as SE design. Vertical studs fixed @ max. 400mm c/c. Top and bottom rails plus horizontal noggins max 1000mm c/c.
Mineral wool insulation/ (acoustic insulation) fitted tight between studs to full thickness.
Tile backer board to bathroom side or MR grade gypsum plasterboard. 12.5mm gypsum board elsewhere.

Internal Wall type P2 (Fire resisting internal partitions):

As above but with 2 layers 9mm plasterboard, staggered joints,
Thickness 120 or 145mm Sound resistance to part E, types A & B
Part B - Fire resistance 30min. Fire spread Class O

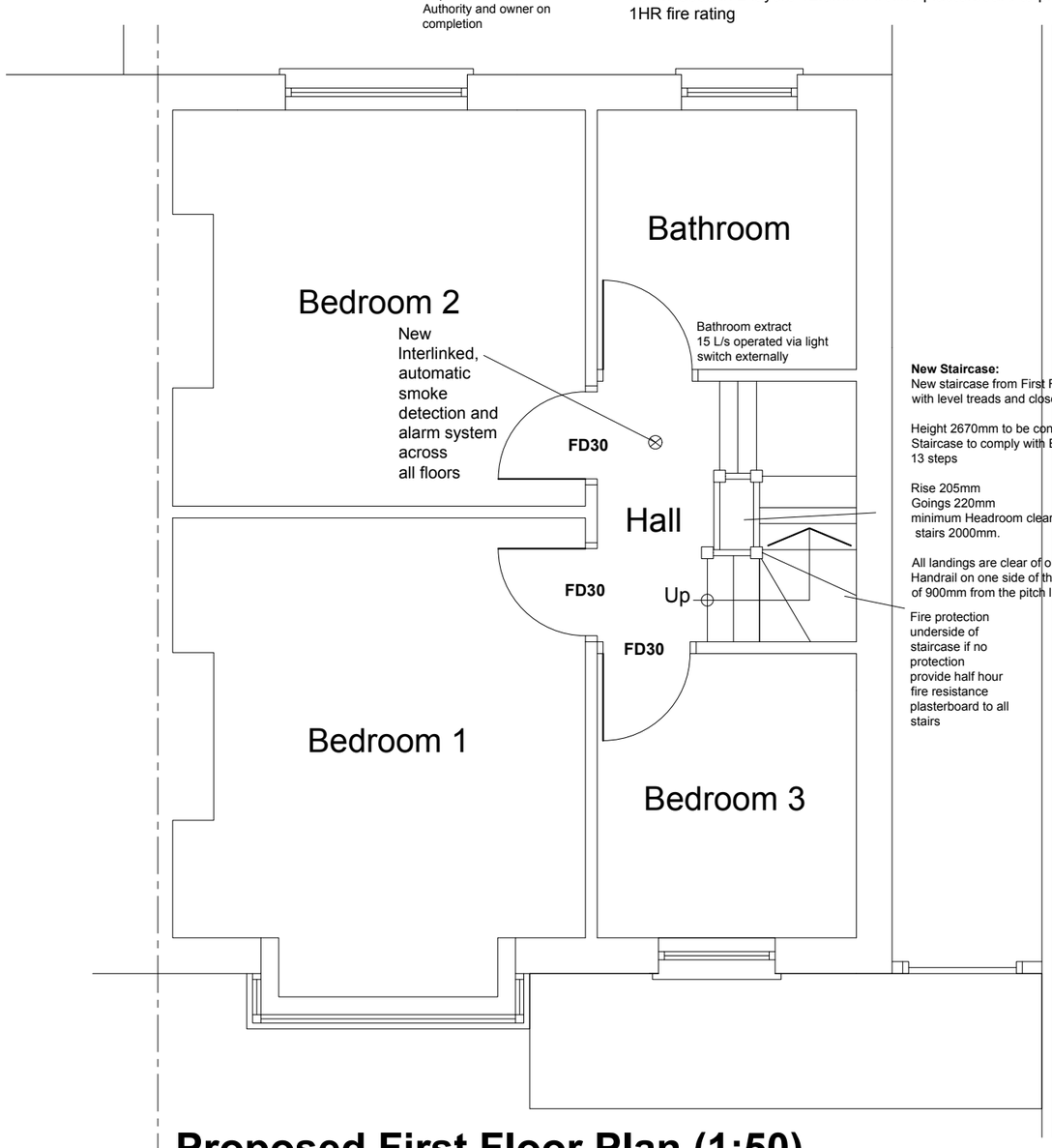
Floor type 3 (Loft Conversion Floor):
Floor finish / carpet by others TBC,
19 mm T&G V313 chipboard, ply or timber boards, min mass 15kg/m3, (WBP Ply in bathrooms)
on treated 150x50mm softwood joists @ 400 centres TBC. Joists beside existing ceiling joists loaded onto central load bearing wall.
Fill gap with mineral wool, min density 10kg/m3, to min 100mm deep.

Use FR caps to light fittings Floor boards to be screwed with occasional screw fixings to the joists to prevent squeaking. Test before laying any floor finishes.

Wall type E12: new timber frame tiled dormer face-
New tiles as per elevation drawings clay tiles to match existing lapped 100mm
on 25x38mm treated s.w. battens on counter battens, on 'Tyvek Supro' breather membrane, on 19mm OSB, on 50x125 mm treated soft wood studs @ 400 c/c with
100mm celotex 'FR5000' insulation fitted tight between studs line with 57.5mm celotex 'PL4000' linerboard with joints taped as VCL+ air leakage barrier skim finish.
(double studs around window openings.)
U-value = 0.18 W/m2K

Flat Roof type 2
Warm deck flat roof:
grey single ply membrane flat roof or fiberglass roof
bonded to 19mm OSB, 120mm roof insulation firrings to fall 1 /40 on SC3 50x150mm s.w. joists @ 400 centers
Mineral wool insulation between joists
12.5mm plaster board and skim finish.
U-value = 0.15 W/m2K

Structure - New structure to Structural engineer's design beam to be encased in 2 layers 12.5mm Fireline plasterboard to provide 1HR fire rating



New Staircase:
New staircase from First Floor to Second floor with level treads and closed risers.

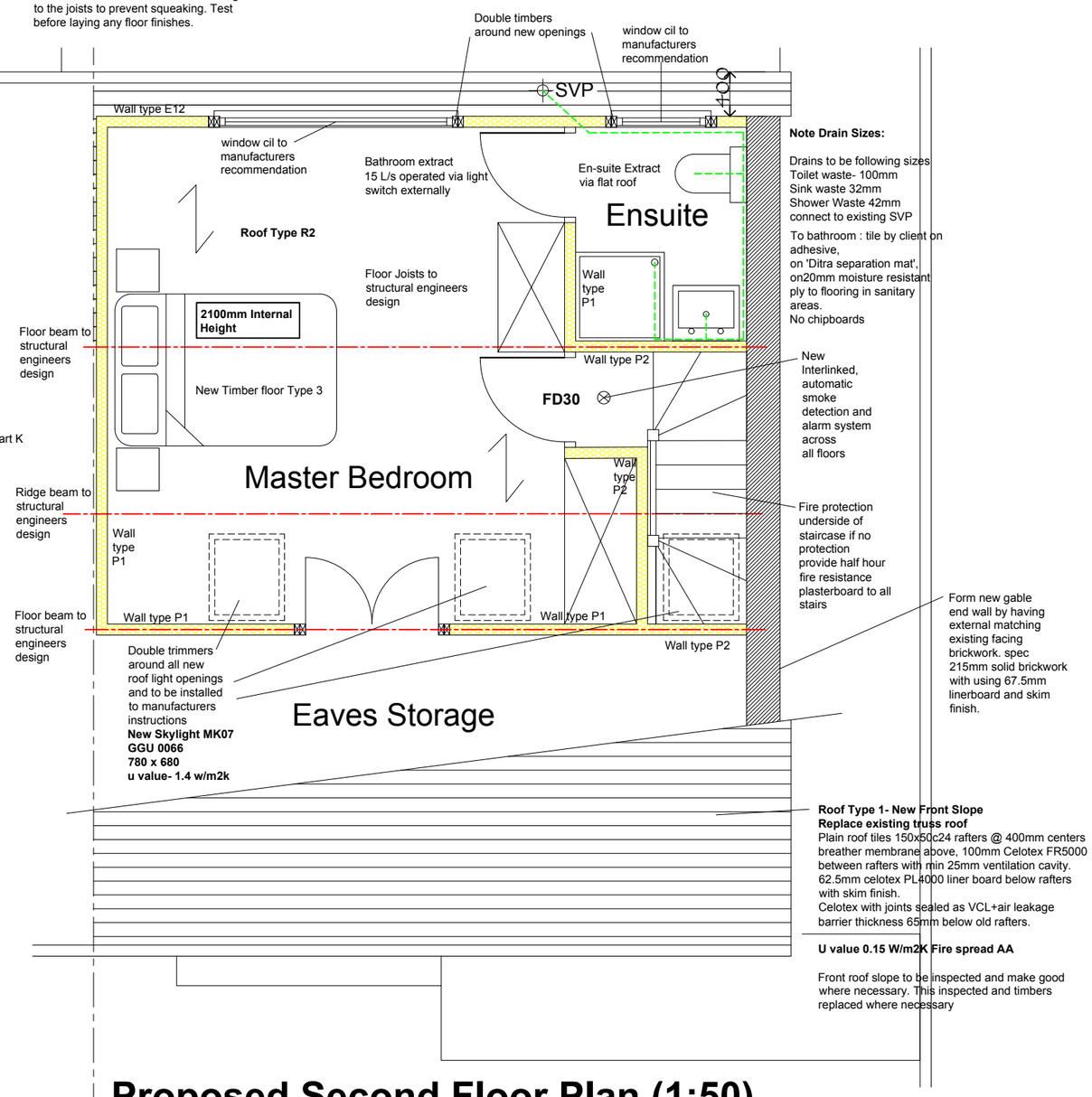
Height 2670mm to be confirmed on site.
Staircase to comply with Building Regulations part K
13 steps

Rise 205mm
Goings 220mm
minimum Headroom clearance between stairs 2000mm.

All landings are clear of outward opening doors
Handrail on one side of the stair, at the height of 900mm from the pitch line.

Fire protection underside of staircase if no protection provide half hour fire resistance plasterboard to all stairs

Proposed First Floor Plan (1:50)



Note Drain Sizes:

Drains to be following sizes
Toilet waste- 100mm
Sink waste 32mm
Shower Waste 42mm
connect to existing SVP

To bathroom : tile by client on adhesive,
on 'Ditra separation mat',
on20mm moisture resistant ply to flooring in sanitary areas.
No chipboards

Roof Type 1- New Front Slope
Replace existing truss roof
Plain roof tiles 150x50c24 rafters @ 400mm centers
breather membrane above, 100mm Celotex FR5000 between rafters with min 25mm ventilation cavity.
62.5mm celotex PL4000 liner board below rafters with skim finish.
Celotex with joints sealed as VCL+air leakage barrier thickness 65mm below old rafters.

U value 0.15 W/m2K Fire spread AA

Front roof slope to be inspected and make good where necessary. This inspected and timbers replaced where necessary

Proposed Second Floor Plan (1:50)

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0 1 2 3 4 5m

SCALE: 1/ 50 @ A3

Project name:

47 Ashford Avenue, Hayes, UB4 0LZ

Drawing name: **Proposed Floor Plans**		
Job no: **AH 735**	Drawing no: **03**	Revision: **-**
Scale: **1/50 @ A3**	Date: **29/08/2024**	Drawn by: **GG**

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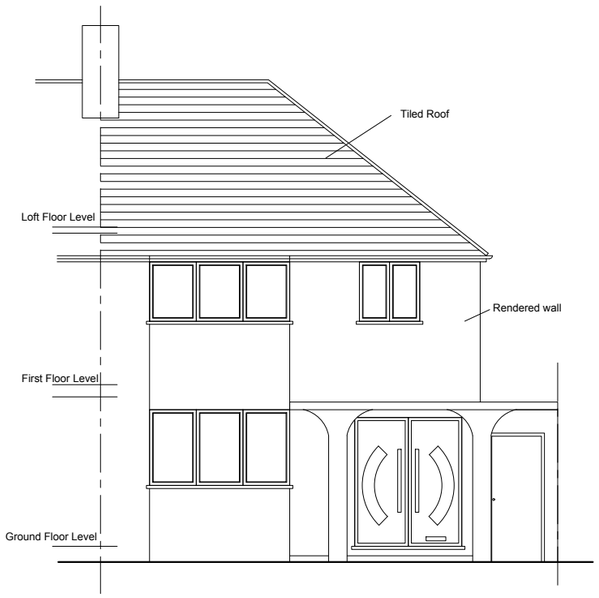
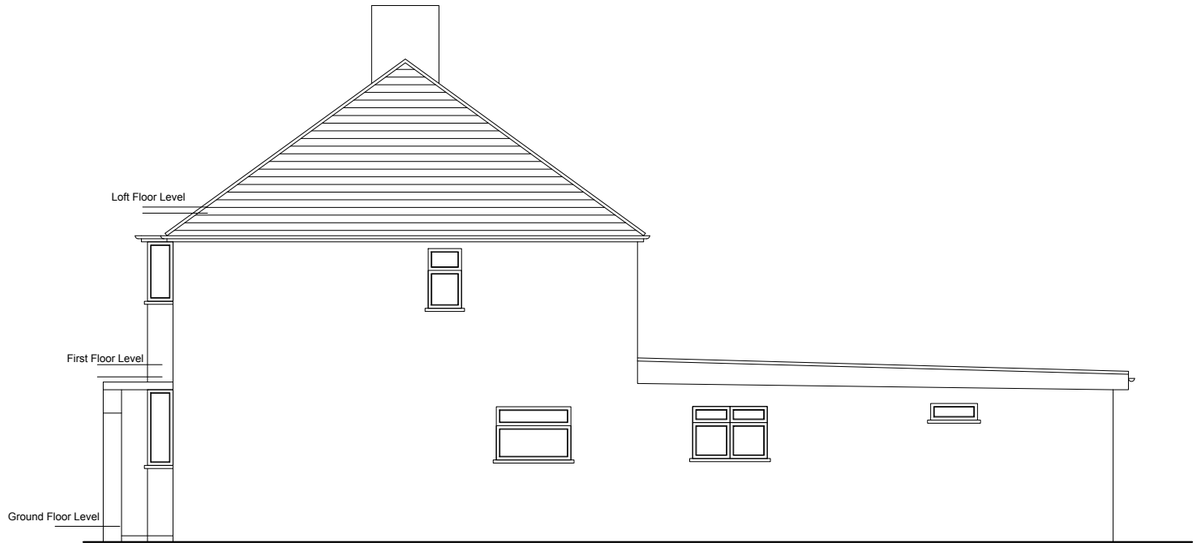
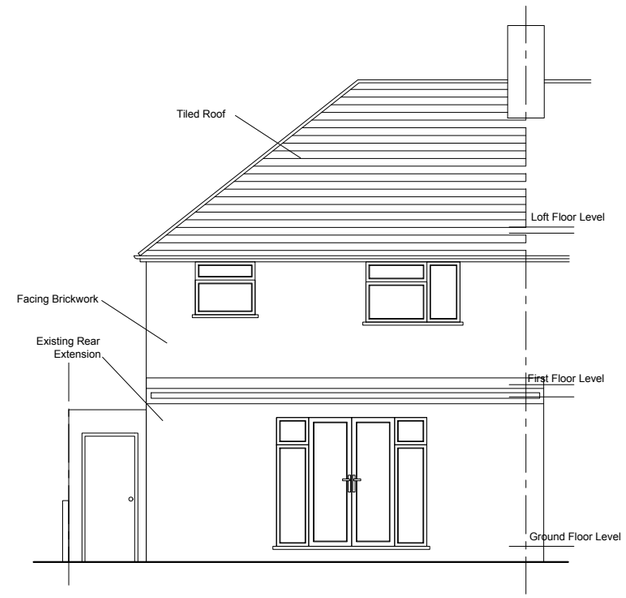


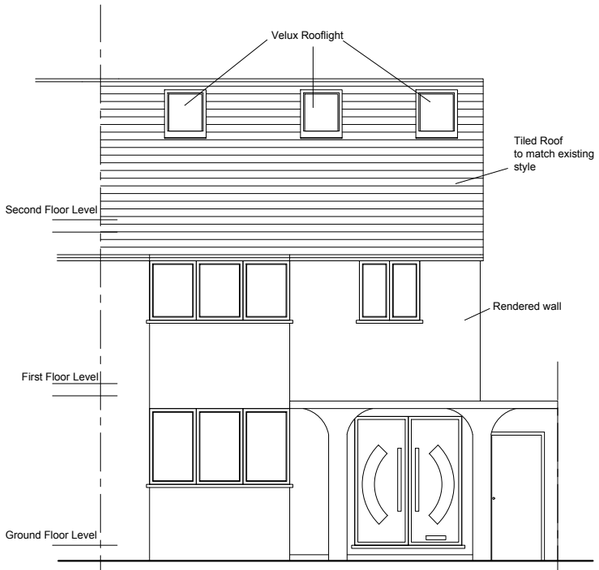
Existing Front Elevation



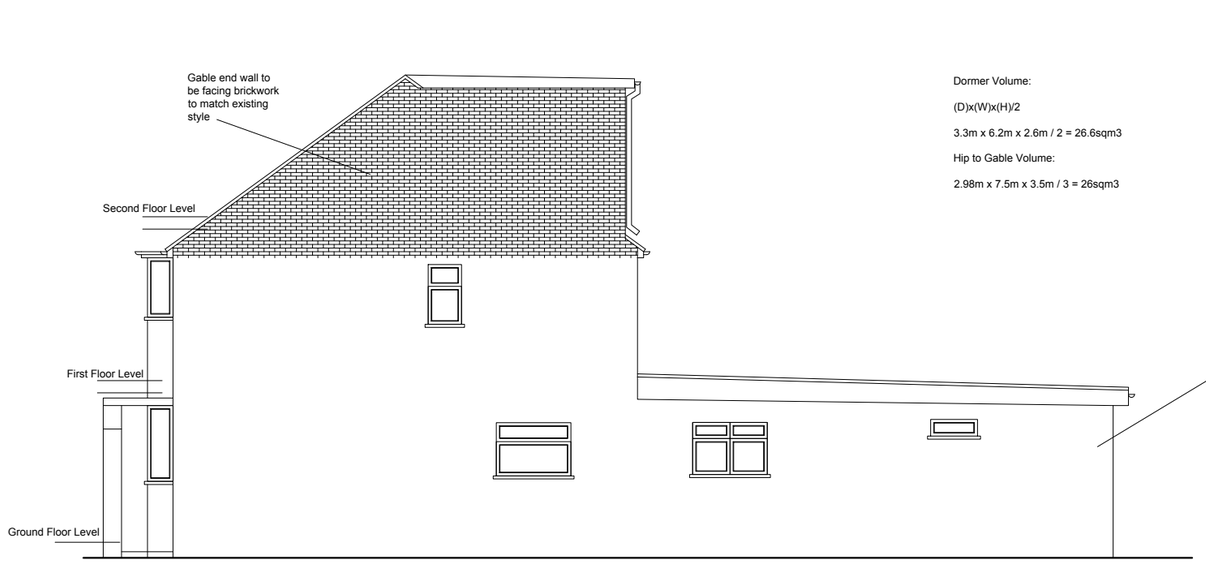
Existing Side Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Side Elevation

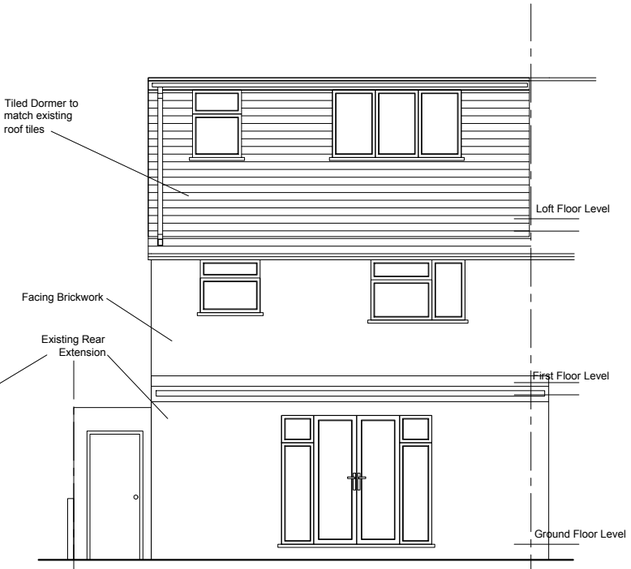
Dormer Volume:

(D)x(W)x(H)/2

3.3m x 6.2m x 2.6m / 2 = 26.6sqm3

Hip to Gable Volume:

2.98m x 7.5m x 3.5m / 3 = 26sqm3



Proposed Rear Elevation

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0 2 4 6 8 10m

SCALE: 1/ 100 @ A3

Project name:

47 Ashford Avenue, Hayes, UB4 0LZ

Drawing name: **Existing & Proposed Elevations**		
Job no: **AH 735**	Drawing no: **04**	Revision: **-**
Scale: **1/100 @ A3**	Date: **29/08/2024**	Drawn by: **GG**