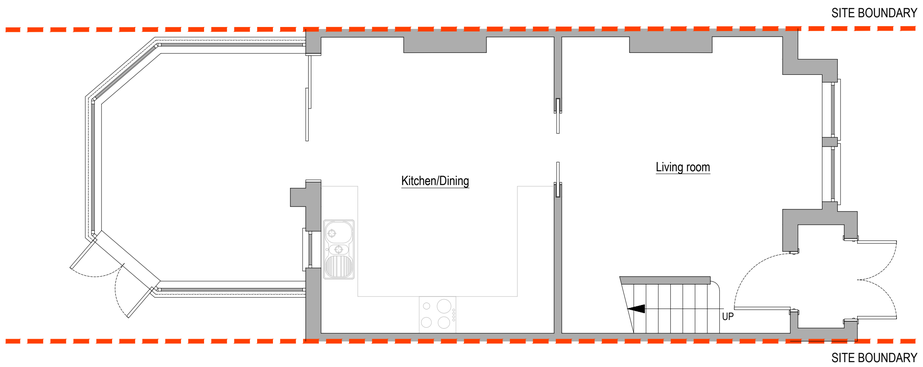
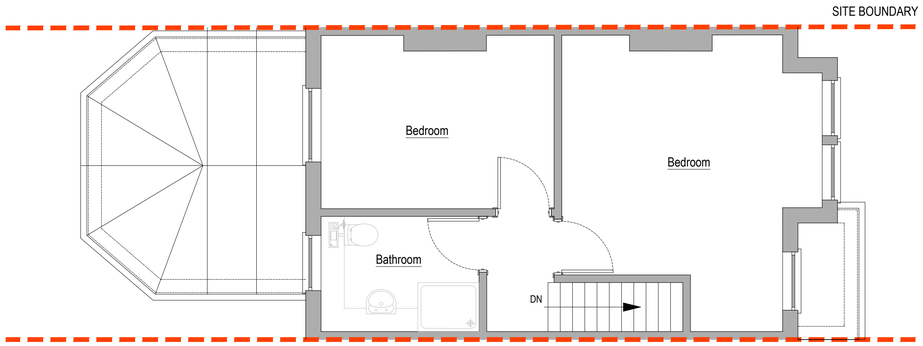
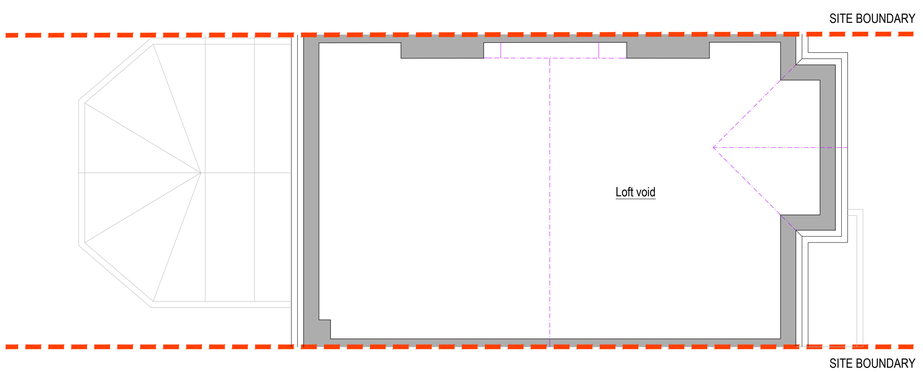
PLANNING DRAWING



EXISTING GROUND FLOOR LAYOUT (1:50)



EXISTING FIRST FLOOR LAYOUT (1:50)



EXISTING LOFT LAYOUT (1:50)

PROPOSED BLOCK PLAN (1:500)

SITE LOCATION PLAN (1:1250)

Rev.	Description

Purpose of issue	Date

TPP LTD

Project

4 BUSHEY ROAD, HAYES, UB3 4AS

Title

EXISTING FLOOR PLANS, SITE LOCATION & BLOCK PLAN

Original Scale	Drawn	Checked
N/A	JSL	JSL
	Date OCT 11	Date OCT 11

Drawing Number: TPP20220908-01

Rev:

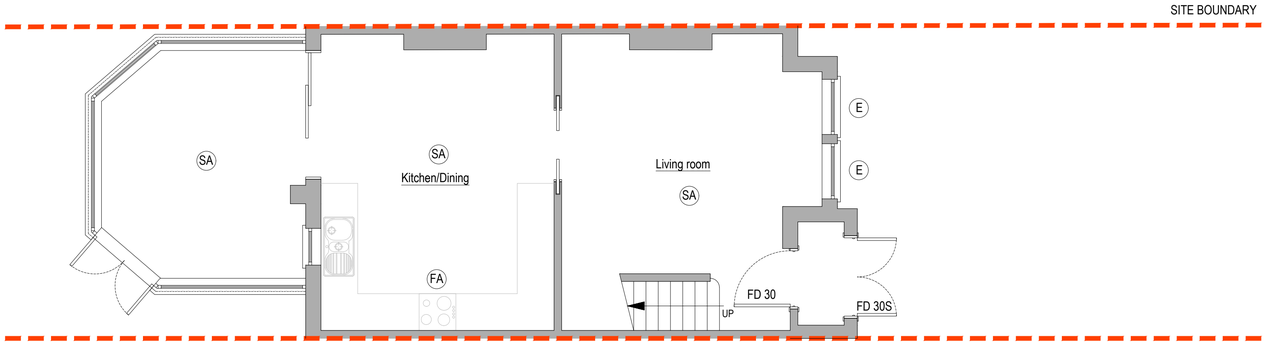
A1 ORIGINAL PLOT SIZE

SCALE 1:50 (METRES) 0 1 2 3 4 5

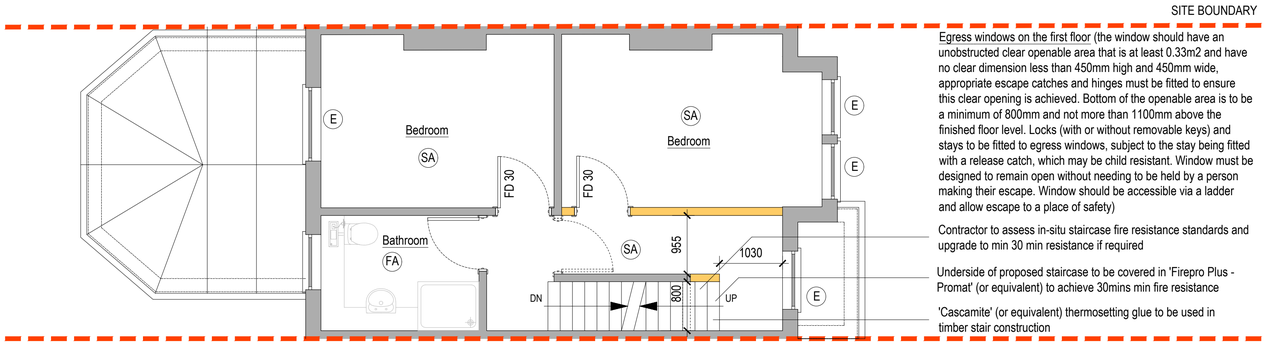
SCALE 1:1250 (METRES) 0 25 50 75 100 125

SCALE 1:500 (METRES) 0 10 20 30 40 50

PLANNING DRAWING



PROPOSED GROUND FLOOR LAYOUT (1:50)



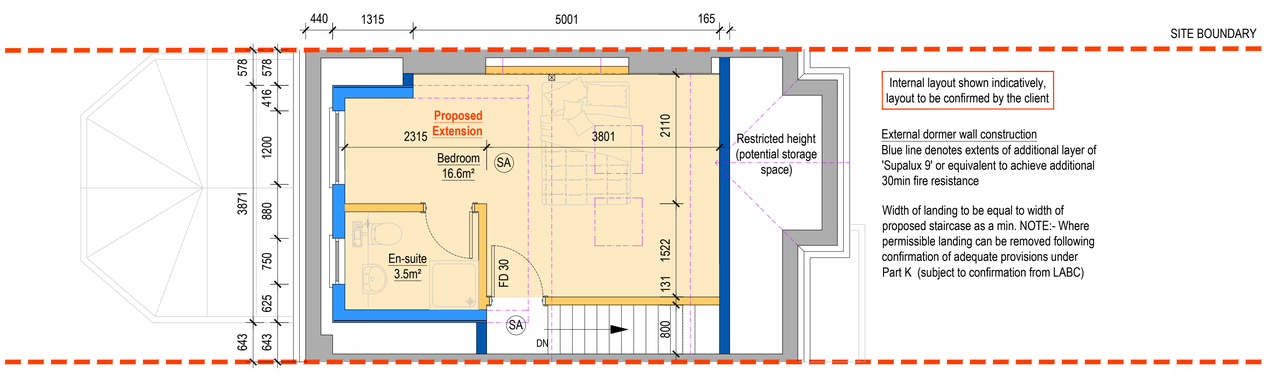
Egress windows on the first floor (the window should have an unobstructed clear openable area that is at least 0.33m2 and have no clear dimension less than 450mm high and 450mm wide, appropriate escape catches and hinges must be fitted to ensure this clear opening is achieved. Bottom of the openable area is to be a minimum of 800mm and not more than 1100mm above the finished floor level. Locks (with or without removable keys) and stays to be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant. Window must be designed to remain open without needing to be held by a person making their escape. Window should be accessible via a ladder and allow escape to a place of safety)

Contractor to assess in-situ staircase fire resistance standards and upgrade to min 30 min resistance if required

Underside of proposed staircase to be covered in 'Firepro Plus - Promat' (or equivalent) to achieve 30mins min fire resistance

'Cascamite' (or equivalent) thermosetting glue to be used in timber stair construction

PROPOSED FIRST FLOOR LAYOUT (1:50)



Internal layout shown indicatively, layout to be confirmed by the client

External dormer wall construction
Blue line denotes extents of additional layer of 'Supalux 9' or equivalent to achieve additional 30min fire resistance

Width of landing to be equal to width of proposed staircase as a min. NOTE:- Where permissible landing can be removed following confirmation of adequate provisions under Part K (subject to confirmation from LABC)

PROPOSED LOFT LAYOUT (1:50)

Table of sanitary pipework

Appliance	Material*	Gradient**	Pipe Ø (mm)	Trap Ø (mm)	Seal Ø (mm)
Wash Basin	uPVC	18-44	30	32	75
Shower	uPVC	18-90	38	40	50
WC Pan**	uPVC	18-90	100	100	100

* Rigid Polyvinyl Chloride in accordance with BS-EN 1329
** Gradient limits given as mm fall per m
** Where WC pan < trap size can be reduced to 75mm

LEGEND

- SA — Denotes mains operated automatic smoke detection and alarm system based on linked smoke alarms in accordance with BS 5839
- E — Denotes escape window
- FA — Denotes extractor fans installed terminating to fresh air to the kitchen (30 l/s if adjacent to the hob or 60 l/s elsewhere) and bathrooms,WC, En-suites, utilities at least 15 l/s
- FD 30 — Denotes 30 min fire resisting door with intumescant door strips in accordance with BS EN 1634-01
- FD 30S — Denotes 30 min fire resisting door with self closing device and intumescant door strips in accordance with BS EN 1634-01
- Denotes demolition line
- Denotes structure above
- Denotes structure below
- Denotes retained building envelope

Internal partition walls
3mm skim coat, one layer of 12.5mm Gyproc plasterboard (or similar) each side of 100x50mm timber studs @ 600mm c/c and 65mm Isover Acoustic Partition Roll (APR 1200) or similar in the cavity to achieve 30 minutes of fire resistance / 40dB sound insulation. Noggins at mid-height

Dwarf wall (loft conversion)
U-value of walls to be achieved: 0.15 W/(m²K) - 3mm skim coated EcoTherm Eco-Liner Insulated plasterboard (62.5mm); 100mm EcoTherm Eco-Versal between timber studs

Dormer cheek (loft conversion)
U-value of walls to be achieved: 0.18 W/(m²K) - 3mm skim coated EcoTherm Eco-Liner Insulated plasterboard (62.5mm); 75mm Eco herm Eco-Versal between 100x50mm timber studs; 9mm OSB; Breathable membrane 0.5mm; Vertical timber battens 25mm; Proprietary hanging roof tiles

GPDO extension technical notes:

Loft

- The measurement of 20cm should be made along the original roof slope from the outermost edge of the eaves (the edge of the tiles or slates) to the edge of the enlargement. Any guttering that protrudes beyond the roof slope should not be included in this measurement.
- It is sometimes necessary to remove the eaves of the original roof while works are carried out. To be permitted development eaves that are temporarily removed should be reinstated.
- The enlarged part of the roof must not extend beyond the outer face of any wall of the original house
- Windows for a loft extension on a side elevation of a house must be obscure glazed to benefit from permitted development. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3.
- The face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof

Volume Calculation

External volume of each side dormer given by (A x B x C) / 2 = (3.193m x 2.493m x 3.871m)/2 = 15.407m³
Total volume **15.407m³< 40m³**

Important Note:- Contractor to confirm dimensions on site prior to commencement of development works

SCALE 1:50 (METRES)
0 1 2 3 4 5

A1
ORIGINAL PLOT SIZE

Rev.	Description	Date

Purpose of issue

TPP LTD

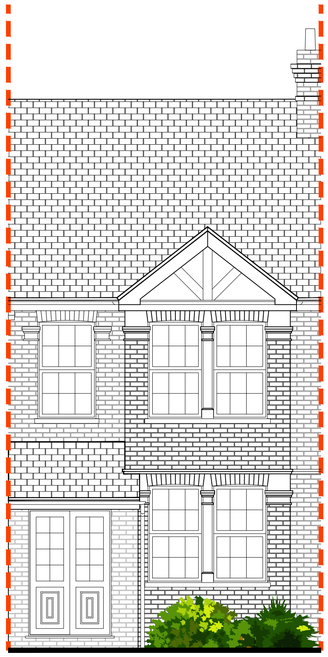
Project
4 BUSHEY ROAD, HAYES, UB3 4AS

Title
PROPOSED FLOOR PLANS

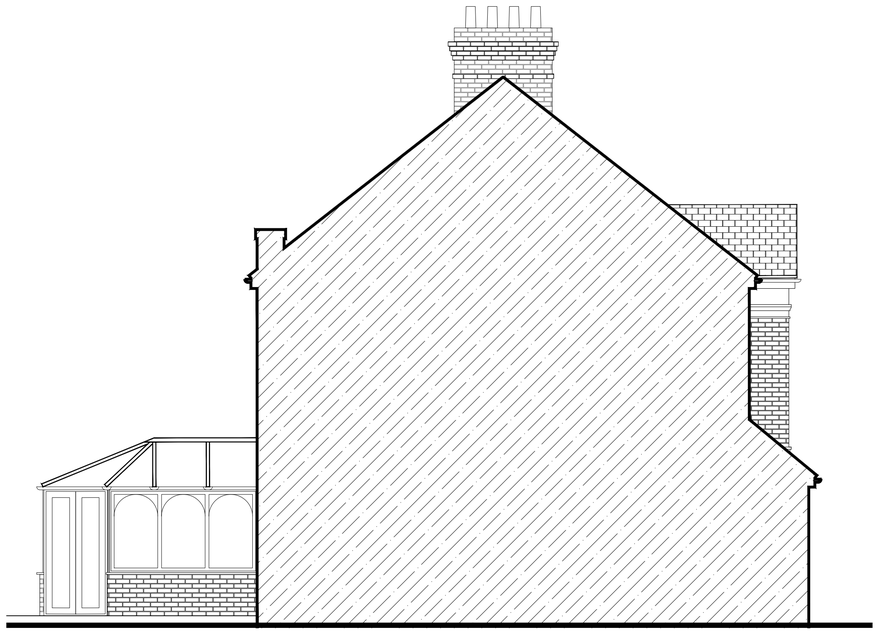
Original Scale	Drawn	Checked
1:50	JSL	JSL
	Date OCT 12	Date OCT 12

Drawing Number: TPP20220908-02
Rev

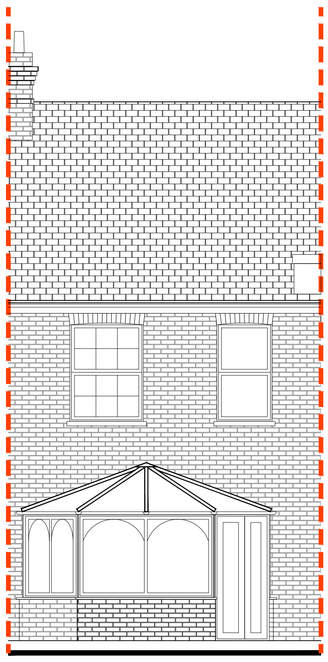
PLANNING DRAWING



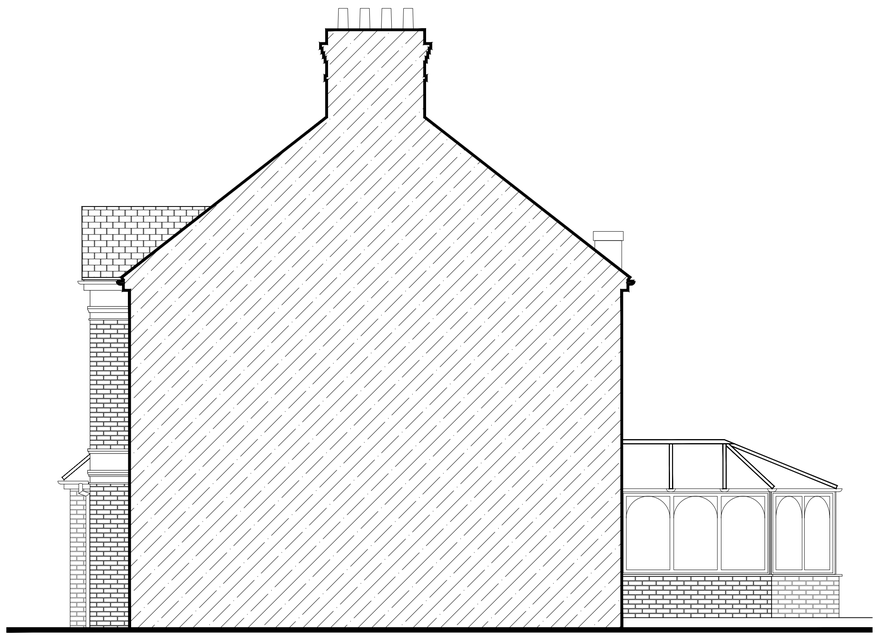
EXISTING FRONT ELEVATION (1:50)



EXISTING SIDE ELEVATION (1:50)



EXISTING REAR ELEVATION (1:50)



EXISTING SIDE ELEVATION (1:50)

Rev.	Description

Purpose of issue	Date

TPP LTD

Project

4 BUSHEY ROAD,
HAYES, UB3 4AS

Title

EXISTING ELEVATIONS

Original Scale	Drawn	Checked
1:50	JSL	JSL
	Date OCT 11	Date OCT 11

Drawing Number: TPP20220908-03

Rev:

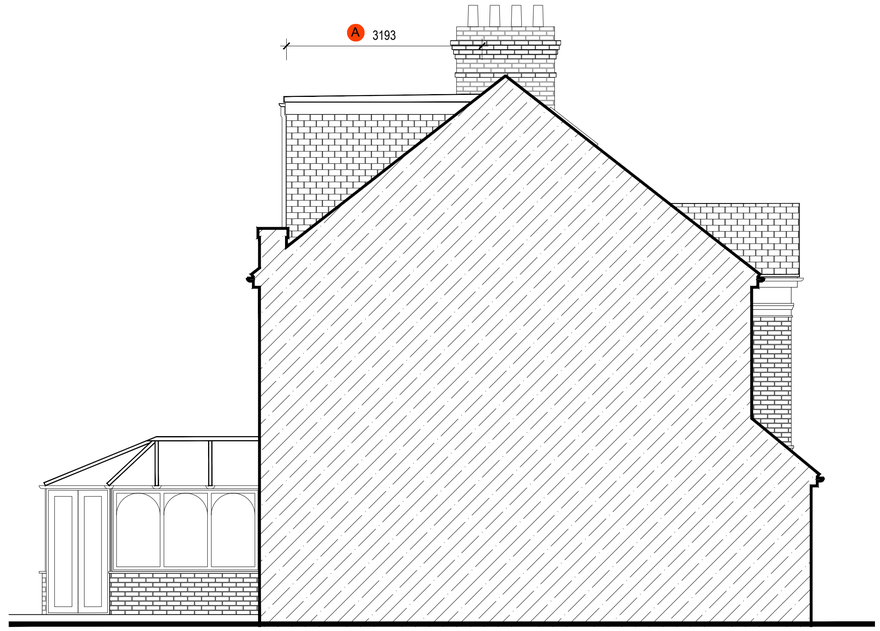
A1
ORIGINAL
PLOT SIZE

SCALE 1:50 (METRES)
0 1 2 3 4 5

PLANNING DRAWING

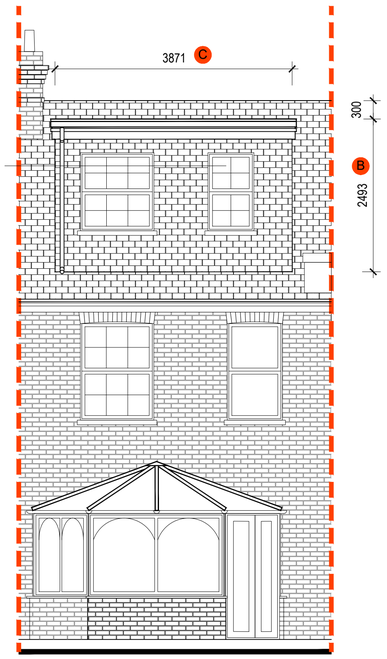
2no Velux roof light 780x980 (Client to confirm). Contractor to ensure roof light is installed in accordance with manufacturers requirements. Ensure pitch of roof meets requirements prior to construction

PROPOSED FRONT ELEVATION (1:50)



PROPOSED SIDE ELEVATION (1:50)

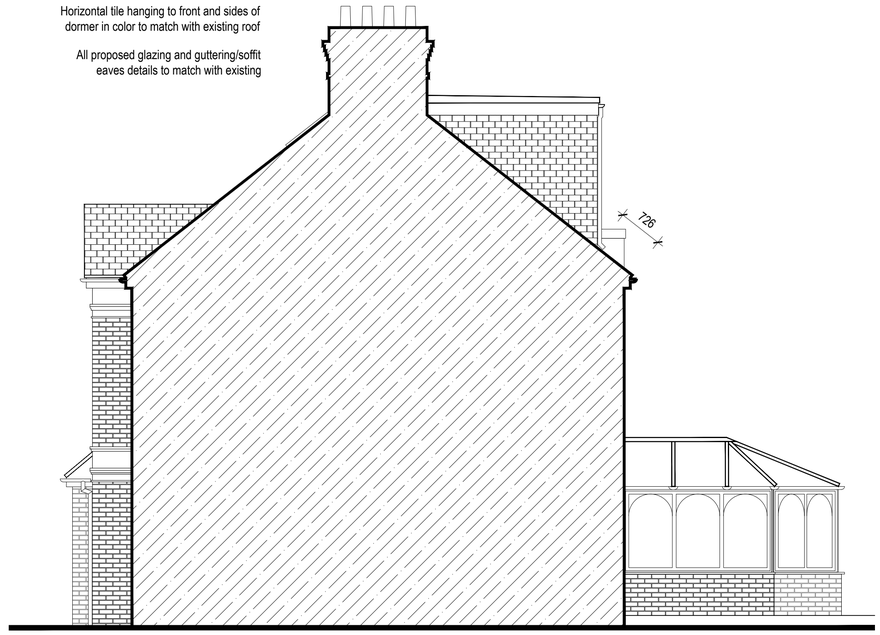
Obscure glazed window (level 3, to prevent overlooking) with opening 1.7m above the floor of the En-suite



PROPOSED REAR ELEVATION (1:50)

Horizontal tile hanging to front and sides of dormer in color to match with existing roof

All proposed glazing and guttering/soffit eaves details to match with existing



PROPOSED SIDE ELEVATION (1:50)

Rev.	Description	

Purpose of issue	Date

LTD

Project

4 BUSHEY ROAD,
HAYES, UB3 4AS

Title

PROPOSED ELEVATIONS

Original Scale	Drawn	Checked
1:50	JSL	JSL
	Date OCT 11	Date OCT 11

Drawing Number: TPP20220908-04

Rev:

A1 ORIGINAL PLOT SIZE

SCALE 1:50 (METRES)
0 1 2 3 4 5