

The existing partitions forming the protected staircase must provide half-hour fire resistance. They must be lined with 12.5mm plasterboard and skim.

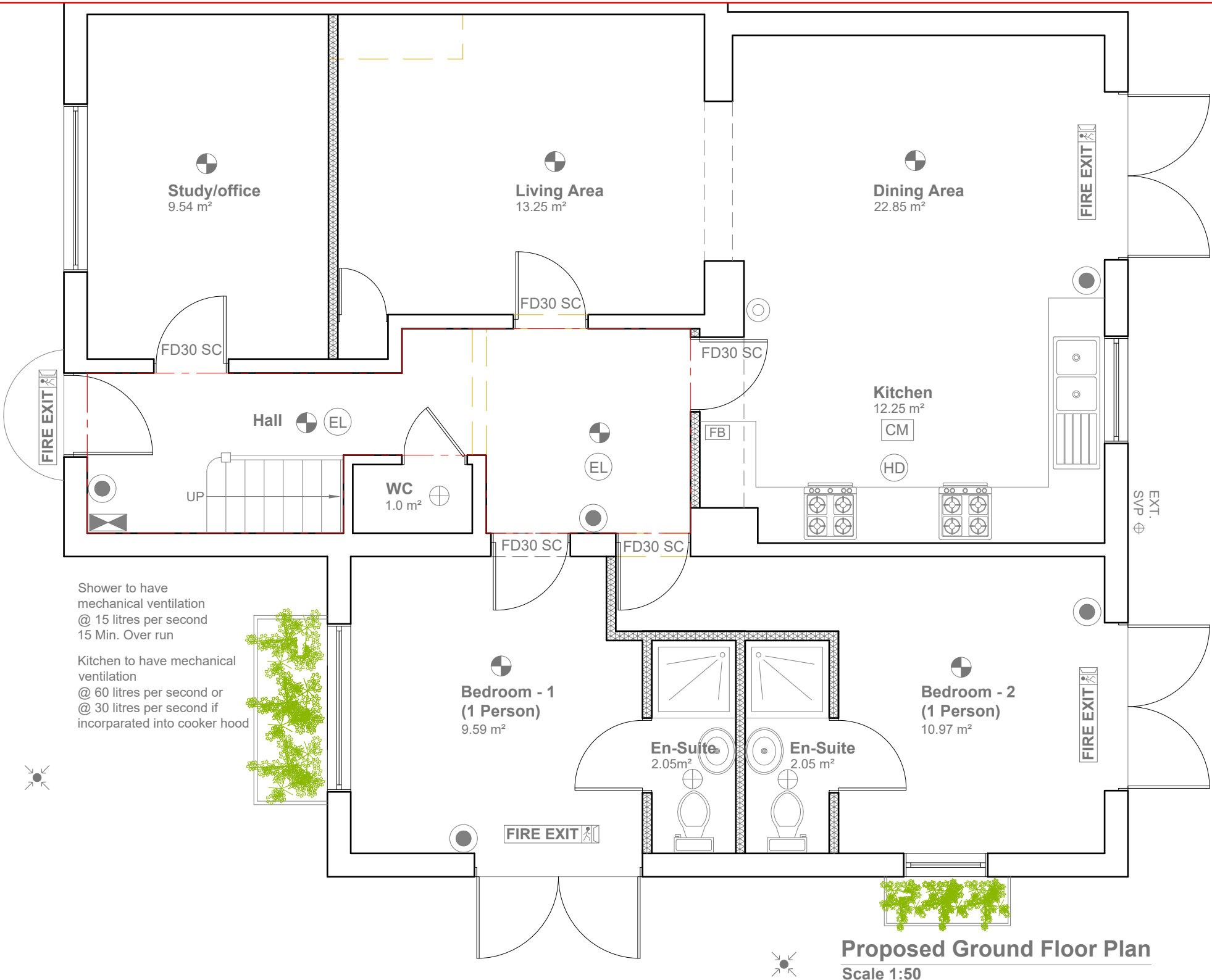
The doors to Bedrooms, any habitable rooms and the final exit door must not be fitted with a key on the inside. Thumb turns are acceptable.

Location of any gas appliances/meters are to be agreed on site. The Gas Appliances/meters should not be in the escape routes unless they are enclosed in fire resisting construction and have adequate ventilation. Provide Gas Safe certificates upon completion.

Any new, replaced or relocated gas boiler will be undertaken and recommissioned by a suitably qualified person, i.e. a Gas Safe Registered Engineer. Please provide details of boiler and flue locations.

Mechanical ventilation must provide a minimum of three air changes per hour and be connected to the lighting circuit with a 15 minute overrun device

**MEANS OF ESCAPE**  
Fire doors Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD30 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.



- FD30 SC Self closing Fire check door  
30 min fire resistance, Smoke Sealed
- Smoke alarm/detector to  
comply with BS EN14604
- Extract Vent
- CM Carbon Monoxide Detector
- FB Fire Blanket
- Fire Alarm System  
comly with BS 5839
- Emergency lights To be Installed in  
Accordance with BS5266:Part 1:2016
- Call Point
- 6 litre  
Foam spray
- HD Heat Detector comply  
with BS 5466 2:2016
- Meeting Point
- FIRE EXIT** Fire Exit Sign  
Comply with BS5499

**COMMON STAIRS AND CORRIDORS**  
Common corridors and stairs should be protected, i.e. within a 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476. Meters located within the stairway should be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction. All gas services within a protected stairway must be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998. Escape routes to be provide minimum 2m headroom, to be adequately lit and exits are suitably signed in accordance BS ISO 3864-1 and BS 5499-4, as required. Any cupboards to be conctured with half hour fire resistant construction with an FD30 fire door marked 'Fire door keep locked shut' in accordance with BS 5499-5.

- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETER.
  2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION.
  3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE

Title:

Proposed Ground Floor Plan

Site Address

95 Cromwell Road,  
Hayes,  
UB3 2PS

Scale: 1:50 @A3

Date: 15/10/2025

Drawing No.:  
2025/155 -02

Drawn By:  
JG

Revision Date:

e:mail -  
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(M) +44 (0) 7871 466 254

Faluck  
Patel

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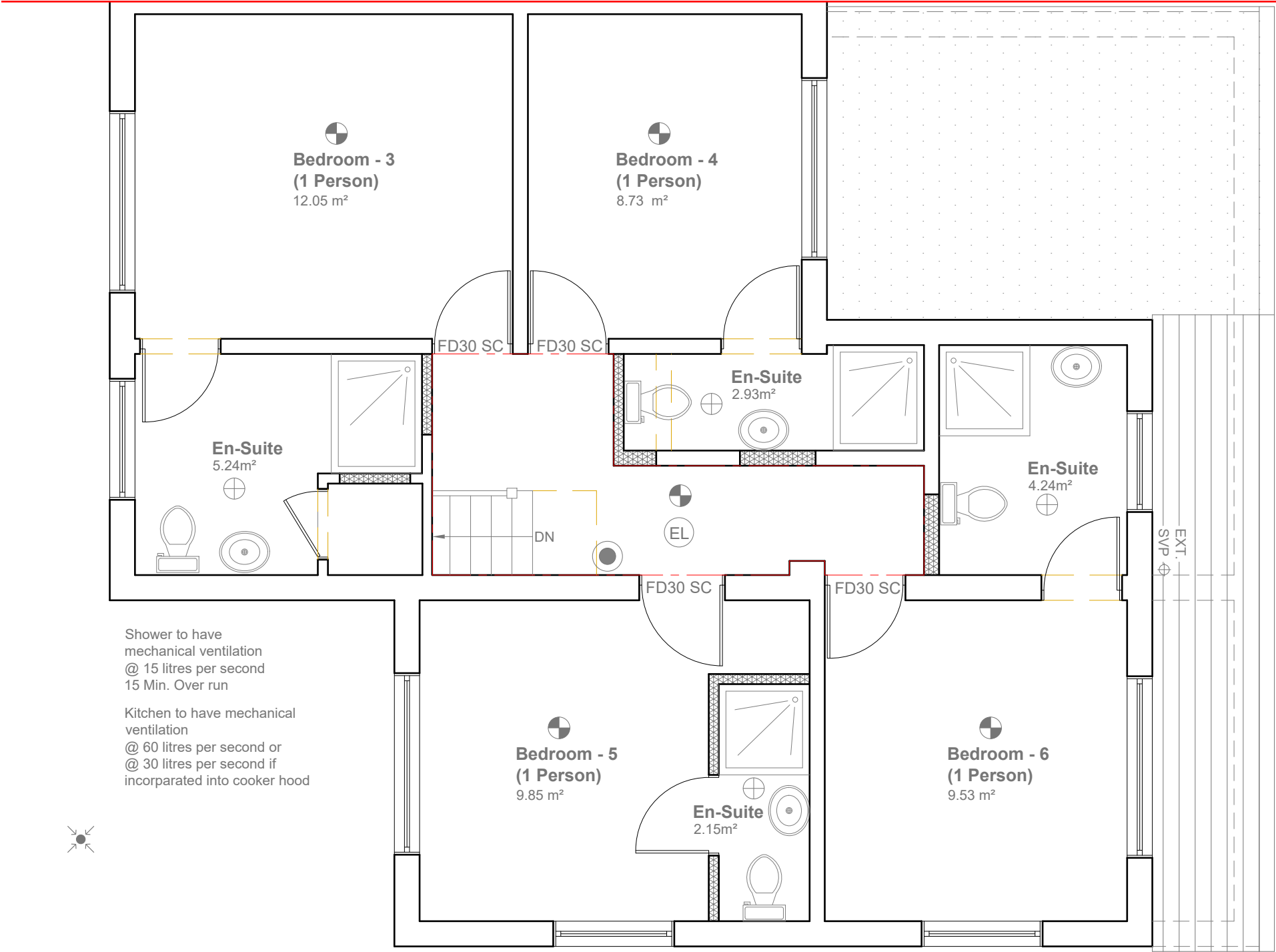
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Title:

## Proposed First Floor Plan

Site Address

95 Cromwell Road,  
Hayes,  
UB3 2PS

Scale: 1:50 @A3

Date: 15/10/2025

Drawing No.:  
2025/155 -03

Drawn By:  
JG

Revision Date:

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Patel



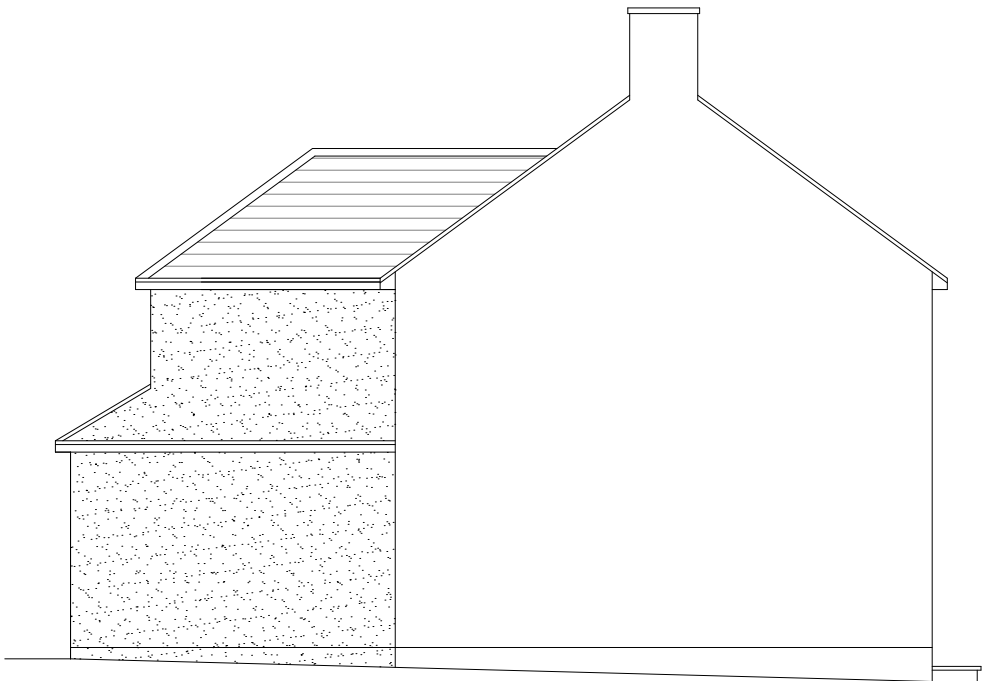
**Proposed Front Elevation**  
Scale 1:100



**Proposed Side Elevation**  
Scale 1:100



**Proposed Rear Elevation**  
Scale 1:100



**Proposed Side Elevation**  
Scale 1:100

Proposed External Finish  
Materials to Match Existing  
External Finish Materials

Proposed Flank Wall Window to  
be Obscure Glazed and Non  
Opening below 1.7m from FFL



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AND CODES OF PRACTICE

Title:

Proposed Elevations

Site Address	Scale: 1:100 @A3	Revision Date:
95 Cromwell Road, Hayes, UB3 2PS	Date: 15/10/2025	
	Drawing No.: 2025/155 -04	
	Drawn By: JG	e:mail - faluckpatel@yahoo.com (M) +44 (0) 7871 466 254

