

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
EL	Smoke alarm/detector to comply with BS EN14604
SVT	Extract Vent
CM	Carbon Monoxide Detector
FB	Fire Blanket
FA	Fire Alarm System comply with BS 5839
EL	Emergency lights To be Installed in Accordance with BS5266:Part 1:2016
CP	Call Point
FS	6 litre Foam spray
HD	Heat Detector comply with BS 5466 2:2016
MP	Meeting Point
FIRE EXIT	Fire Exit Sign Comply with BS5499

COMMON STAIRS AND CORRIDORS

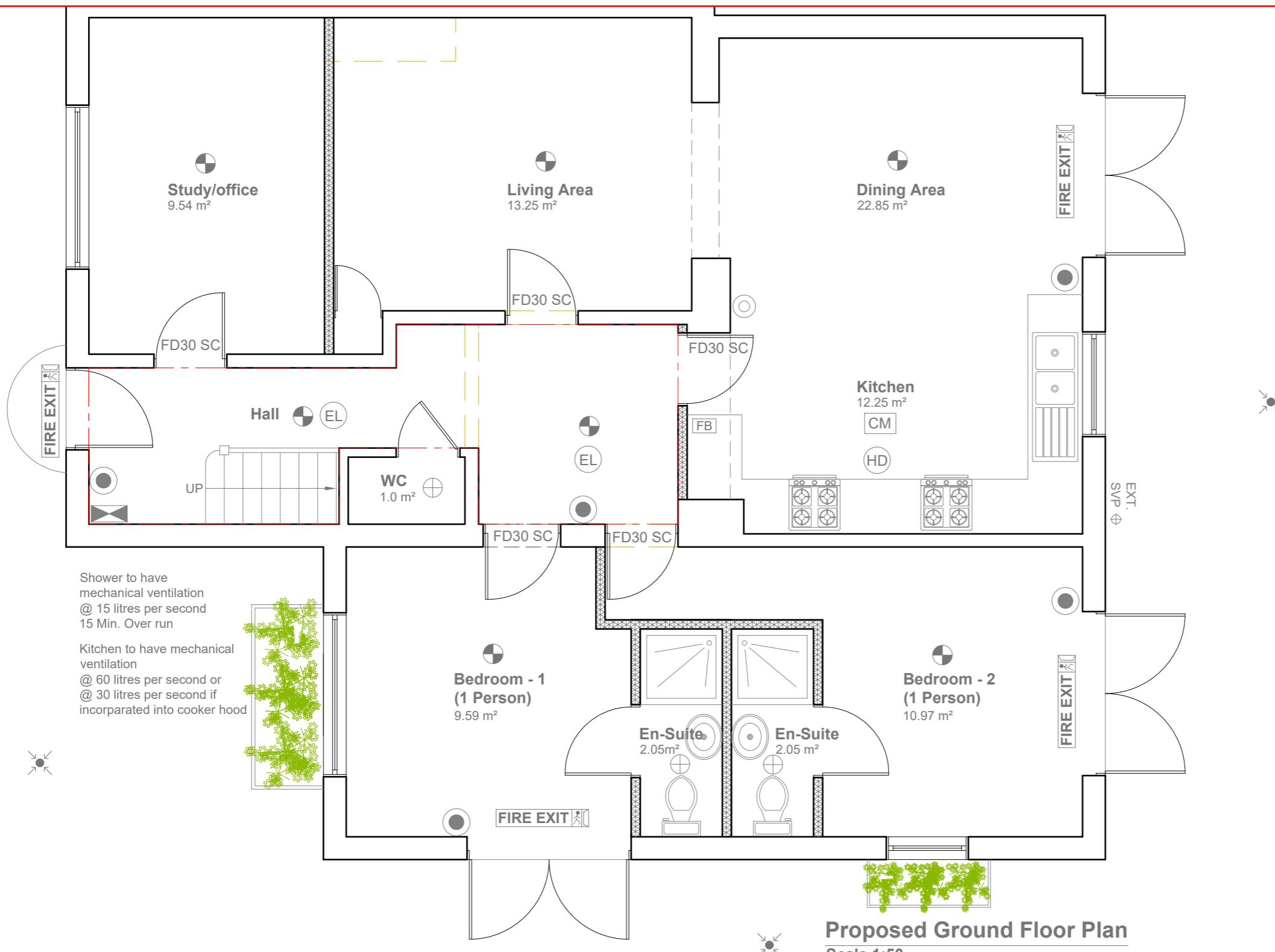
Common corridors and stairs should be protected, i.e. within a 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476.

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 constructed with half hour fire resistant construction with an FD30 fire door marked 'Fire door keep locked shut' in accordance with BS 5499-5.

5 Meter
2
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0
1:50



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

Revision Date:

Drawn By: JG
e:mail - faluckpatel@yahoo.com (M) +44 (0) 7871 466 254

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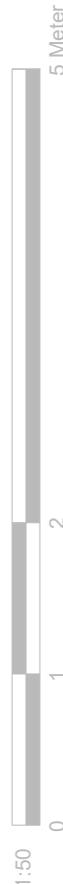
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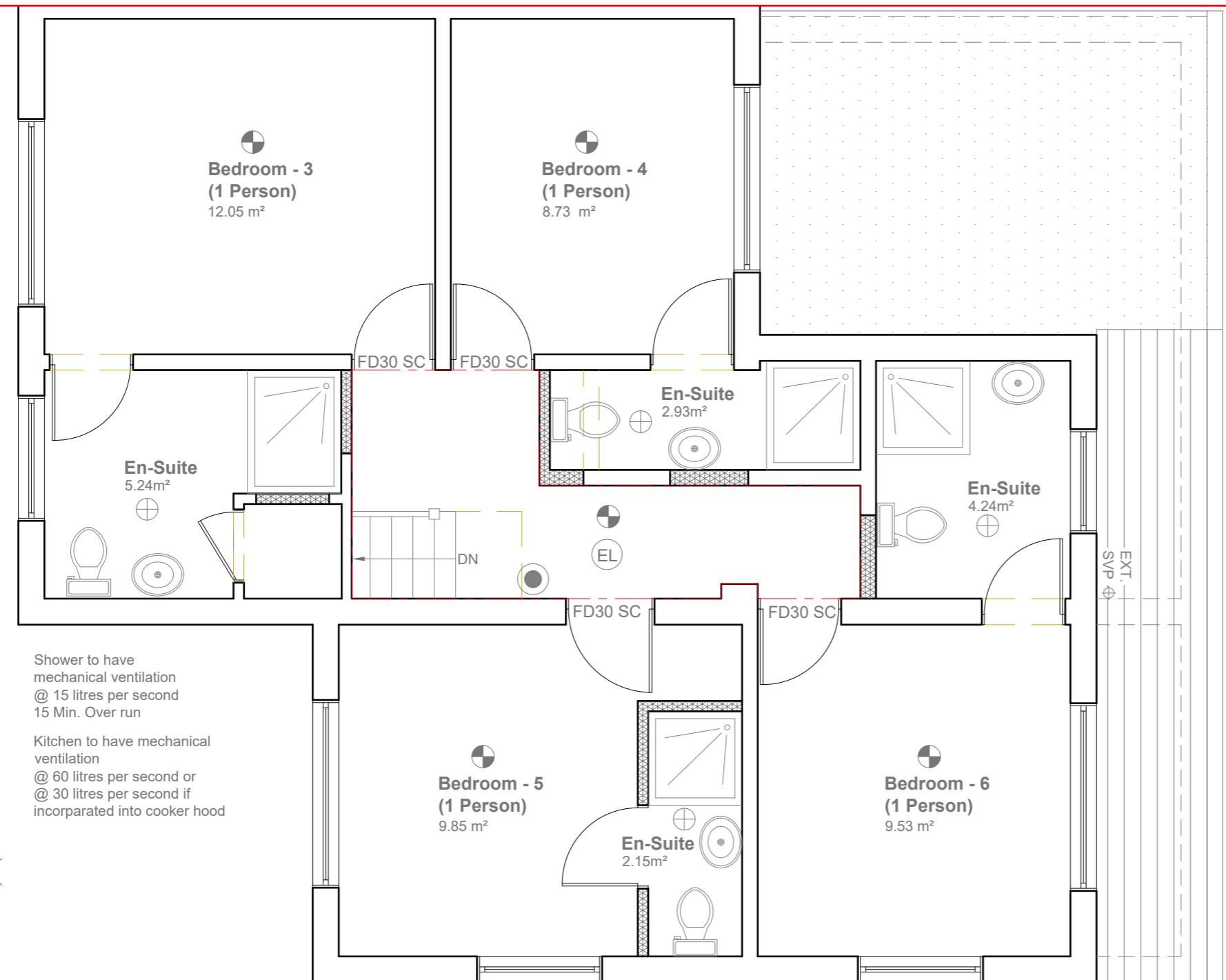
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1:50



Proposed First Floor Plan
Scale 1:50

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Title:

Site Address

95 Cromwell Road,
Hayes,
UB3 2PS

Scale: 1:50 @A3

Date: 15/10/2025
Drawing No.: 2025/155 -03

Revision Date:

Drawn By:
JG
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(M) +44 (0) 7871 466 254

Proposed First Floor Plan



Proposed Front Elevation

Scale 1:100



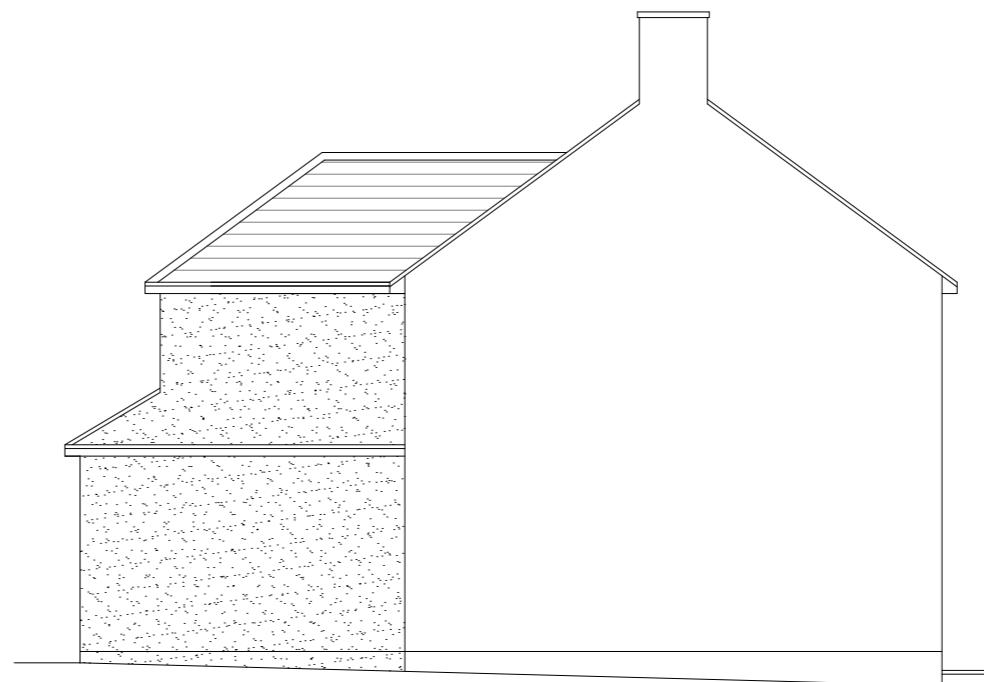
Proposed Side Elevation

Scale 1:100



Proposed Rear Elevation

Scale 1:100



Proposed Side Elevation

Scale 1:100

GENERAL NOTES:

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Title:

Proposed Elevations

Site Address

Scale: 1:100 @A3

Revision Date:

Date: 15/10/2025

114

15/10/2023

Drawing No.:

—

Drawing No.:

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Drawn By:

111

16

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faluckpatel@yahoo.co

Faluck Patel