

Scale 1:1250

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

Projection: British National Grid
09 November 2026 16:39

SITE LOCATION PLAN

Notes:
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Proposal

Boundary

North Point



Existing Block Plan (1:200)



Proposed Block Plan (1:200)

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Revisions:
a. date.

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

0 4 8 12 16 20m

SCALE: 1/ 200 @ A3

GG ARCHITECTURE
and Designs

Tel: 07305302583
Email: Info@gg-architecture.co.uk

Drawing name: **Existing/Proposed Block Plan**			
	Job no: **AH 735**	Drawing no: **01**	Revision: **-**
	Scale: **1/200 @ A3**	Date: **09/11/2026**	Drawn by: **GG**
Project name: **12A Northwood Road, Harefield, UB9 6PW**			

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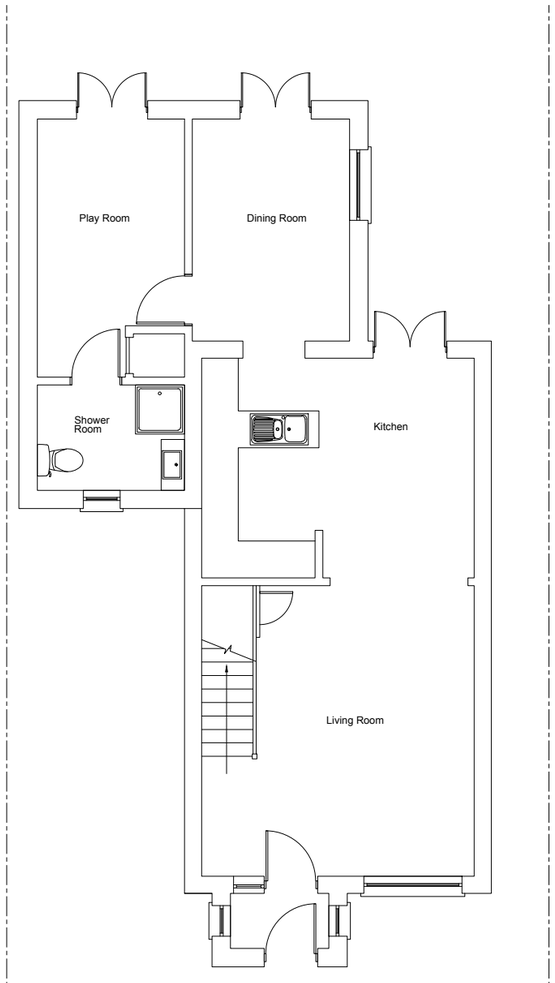
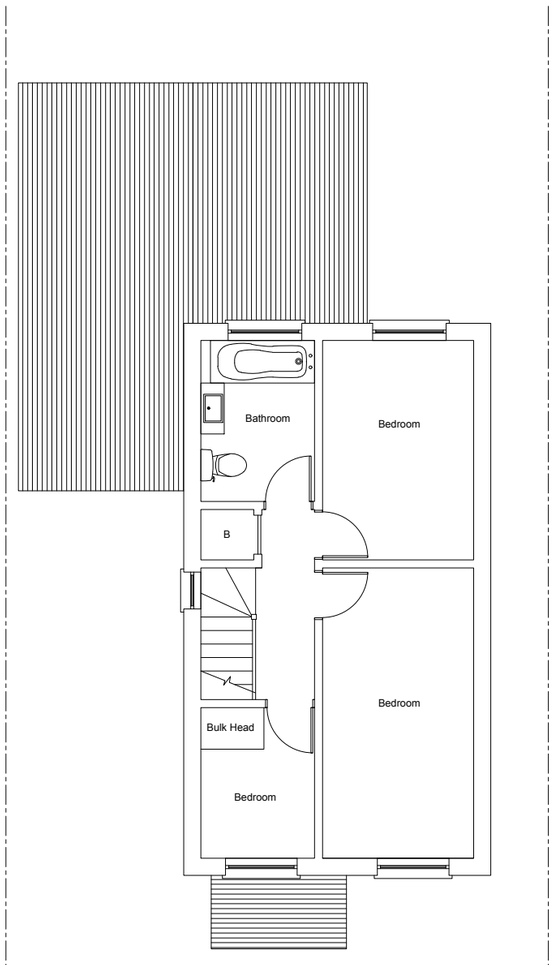
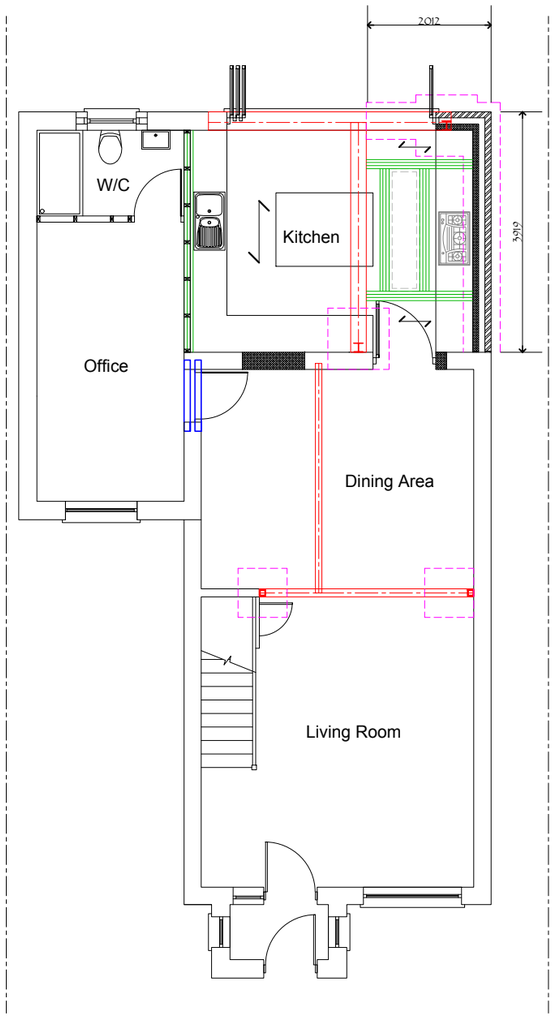


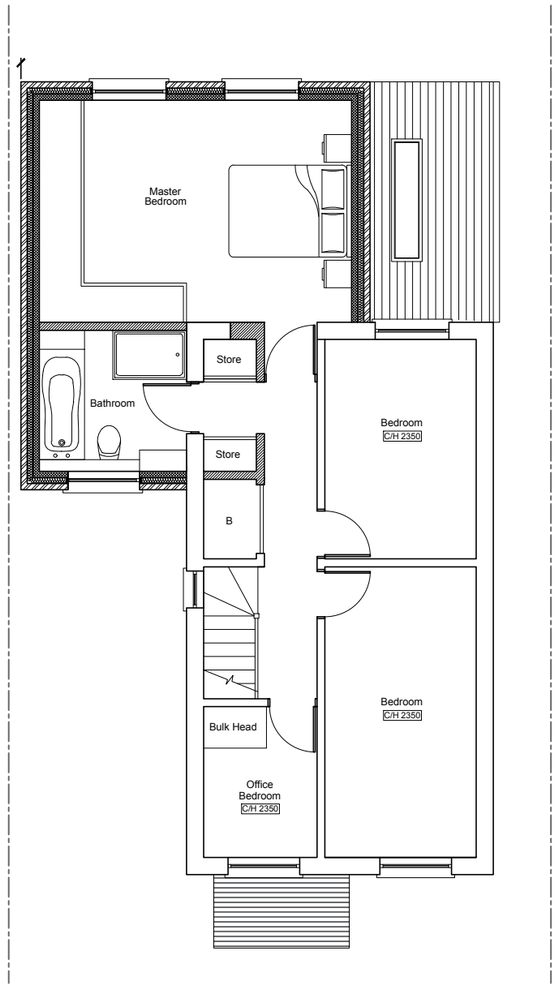
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

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0 2 4 6 8 10m

SCALE: 1/ 100 @ A3

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Tel: 07305302583
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Drawing name: **Existing & Proposed Floor Plans**

Job no:	Drawing no:	Revision:
AH 735	**02**	**-**
Scale: **1/100 @ A3**	Date: **09/11/2026**	Drawn by: **GG**

Project name:
12A Northwood Road, Harefield, UB9 6PW

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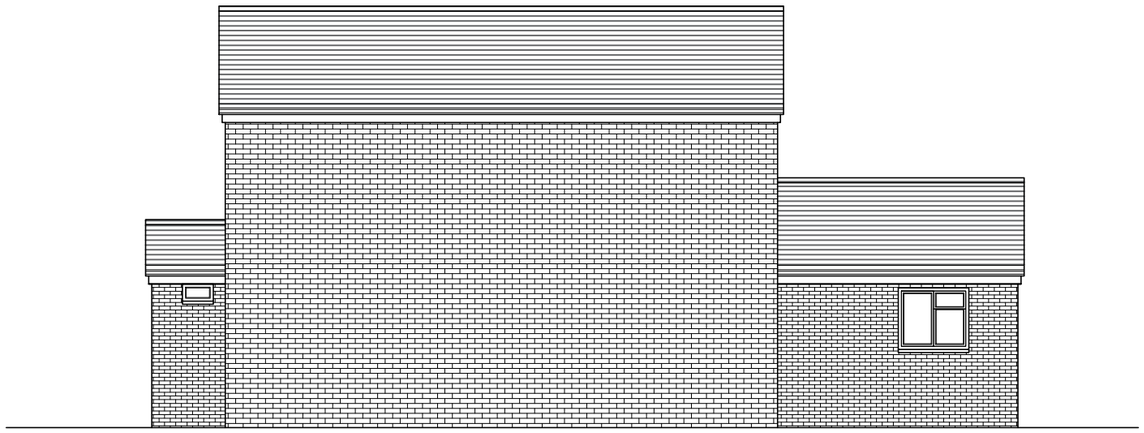
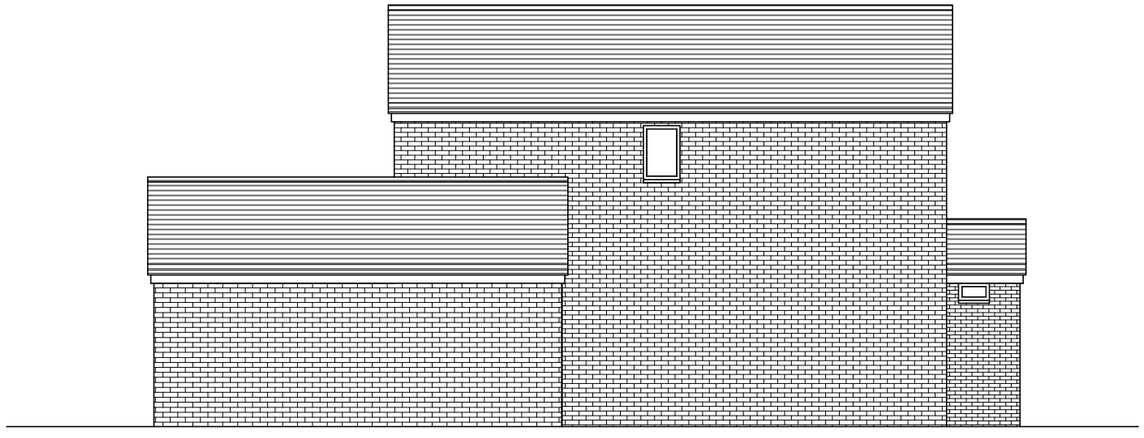
Existing Front Elevation



Existing Side Elevation

Existing Rear Elevation



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0 2 4 6 8 10m

SCALE: 1/ 100 @ A3

GG ARCHITECTURE
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Tel: 07305302583
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Drawing name: **Existing Elevations**			
	Job no: **AH 735**	Drawing no: **03**	Revision: **-**
	Scale: **1/100 @ A3**	Date: **09/11/2026**	Drawn by: **GG**
Project name: **12A Northwood Road, Harefield, UB9 6PW**			

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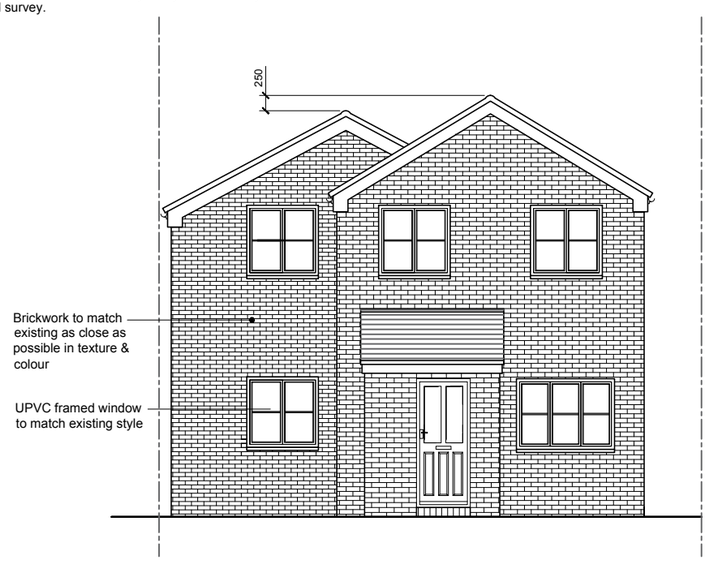
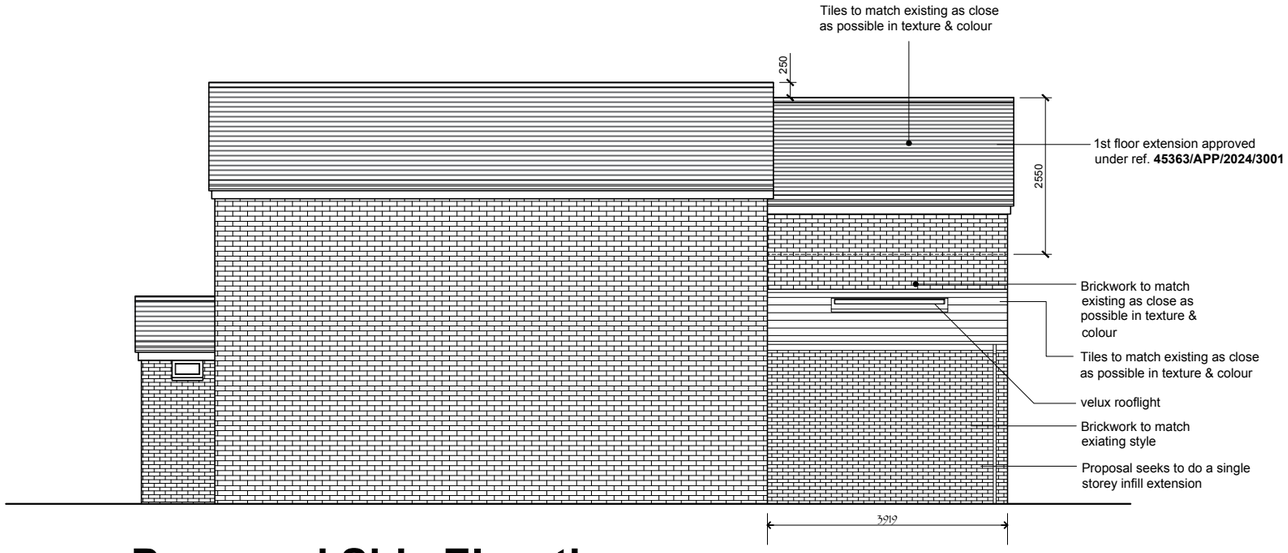
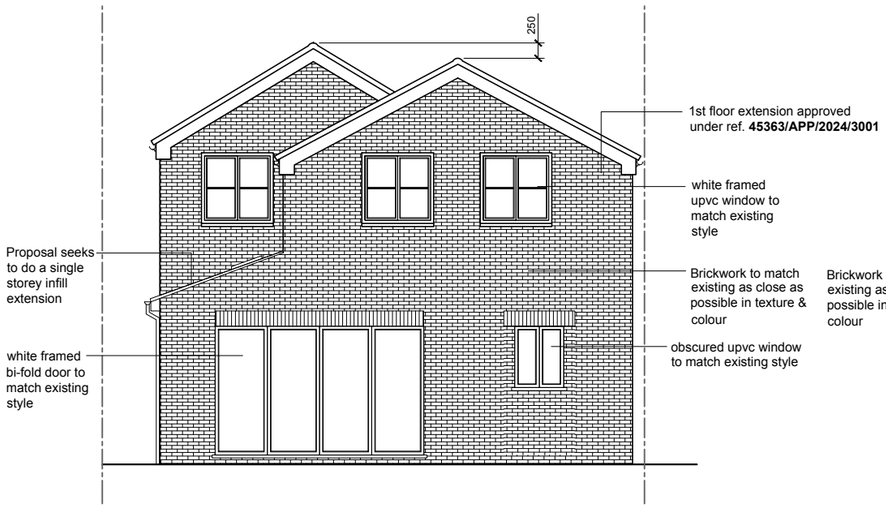


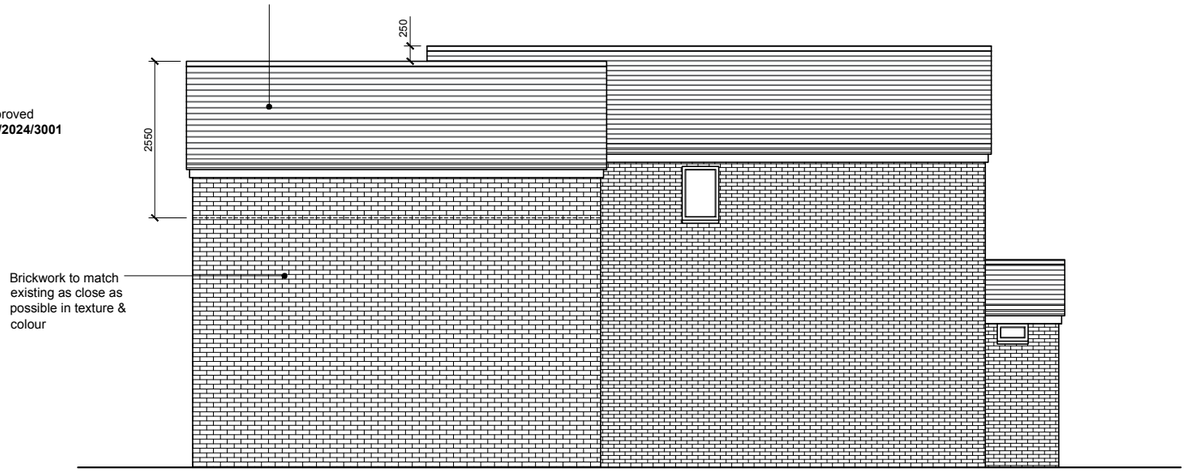
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



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Drawing name: **Proposed Elevations**		
Job no: **AH 735**	Drawing no: **05**	Revision: **-**
Scale: **1/100 @ A3**	Date: **09/11/2026**	Drawn by: **GG**

Project name:
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ALL DRAWINGS AND ENGINEER'S DETAILS TO BE READ TOGETHER

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

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

Floor Type F1:
New concrete slab
excavate to form new floor
On 150mm MOT Type II
50 mm sand blinding,
Polythene sheet 1200g guage DPM membrane above
slab, lay 150mm concrete groundbearing slab, 100mm FF4000 insulation by Celotex, all joints tight butted and taped 70mm screed
15mm floor finish (TBC)
Target U Value 0.16W/m2 K

New External wall Type E1
102.5mm external brickwork
100mm cavity with 90mm celotex insulation
with 10mm air gap
100mm Aerated blockwork rated to 3.6N inner leaf
12.5mm plasterboard with 3.5mm skim finish.
Skins to be tied together with 300mm stainless steel double triangular wall ties spaced 450mm
vertically and 900mm horizontally.
@215mm verically wall ties around all new openings
U-Value = 0.18 W/m2K

Note:
All drains to be checked and tested before casting new floor. All unnecessary connections to be removed Offset footings and provide lintel over drain depth to be the same as or below existing drain. Drains to be tested fro water tightness using either an air or water test designed and installed to retain water seals in water traps under working conditions. All points discharging into system fitted with traps. All traps to be min 75 deep boxing in & packing voids with mineral wool Rodding eyes at changes in direction

Note:
All new drains connections drawn as preliminary before confirming layout of existing drainage system. Subject to on site conformation of existing layout and depth of the drains.

Above ground and rainwater drainage details including runs, connections and discharging points are to be agreed with BCO on site.

Moisture resistant plasterboard within bathrooms

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

Bridge over New underground drain pipes using 2No. 215mm high x 100mm wide precast concrete lintels to bear min. 300mm at ends.
Use 100mm min. cover of loose pea shingle around pipes.
a minimum clearance of 600mm either sides of drains
as they pass through the foundation walls

12.5mm fire rated plaserboard under side of staircase to provide 30min fire resistance

insulated cavity closers around all new openings

insulated cavity wall lintel to SE design

new upvc window to be installed to manufacturers spec. u value to be min 1.4. glazing to have trickle vents

Office

47x200mm floor Joists @400mm c/c Grade C24 to **SE DESIGN**

Timber beam to SE Design

Wall type P2

bathroom extract via Rear wall

W/C

Bathroom extract 15 L/s operated via light switch externally

Wall type P2

Lintel to SE design

FD30

B inlet Gulley for sink connect to MH

47x200mm floor Joists @400mm c/c Grade C24 to **SE DESIGN**

Temperature control valves to be provided to Kitchen/Utility room to restrict the temp to 60 degrees C, and 48 degrees C to the hand basin

Kitchen

Pad Foundation to Structural Engineer's Design

SHS post to Structural Engineer's Design

block up opening with blocks on existing foundation

New Interlinked,automatic smoke detection and alarm system across all floors

Living Room

Steel beam to Structural Engineer's Design

Steel beam to Structural Engineer's Design

Dining Area

Steel column on pad foundation to Structural Engineer's Design

Steel beam to Structural Engineer's Design

100mm dia upvc pipe to vent existing house timber floor connect telescope vents and vent out

FD30

0.5 x 2m velux rooflight on triple trimmers to SE design and installed to manufacturers recomendation

Wall ties @215mm vertically around all new openings

SHS post to Structural Engineer's Design

Pad Foundation to Structural Enigneer's Design

partially block up opening with blocks on existing foundation

ss wall starters

RWP

3919

boiler flue via side wall

Cooker extract 60 L/s through side wall

external wall type E1

A

A

937

1160

1301

3406

900

Roof Type 2 - 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. 50mm 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

new obscured upvc window to be installed to manufacturers spec. u value to be min 1.4. glazing to have trickle vents

insulated cavity closers around all new openings

white aluminium Bi-fold door to achieve u-value of 1.0. to be installed to manufacturers spec. glazing to have trickle vents

steel beam with bottom plate to structuraal engineer's Design

cavity tray and weep holes above all new openings

insulated cavity closers around all new openings

steel column within cavity wall on pad doundation to Structural Engineer's Design

Connect new RWP to existing surface waterdrain or construct soakway min 6m away from building 1.5mx1.5mx1.5m deep.

Locate existing surface water drain on site and connect new to it. Check and agree with building inspector. Alternatively, build new soakway min. 6m. away from the back wall in agreement with building inspector

Refer to Structural Engineer's Design for Foundations and structural layout

Proposed Ground Floor Plan (1:50)

0 2 4 6 8 10m

SCALE: 1/ 100 @ A3

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Drawing name: **Proposed Ground Floor Plan**

Job no:	Drawing no:	Revision:
AH 735	**04**	**-**
Scale: **1/100 @ A3**	Date: **09/11/2026**	Drawn by: **GG**

Project name:
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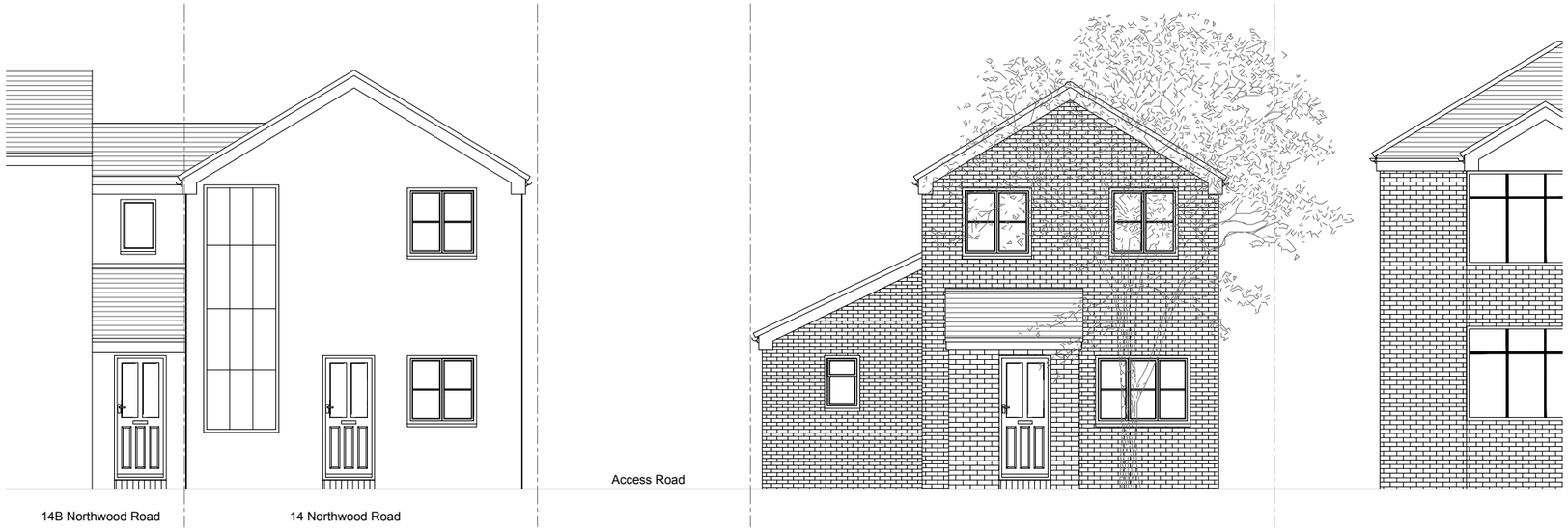
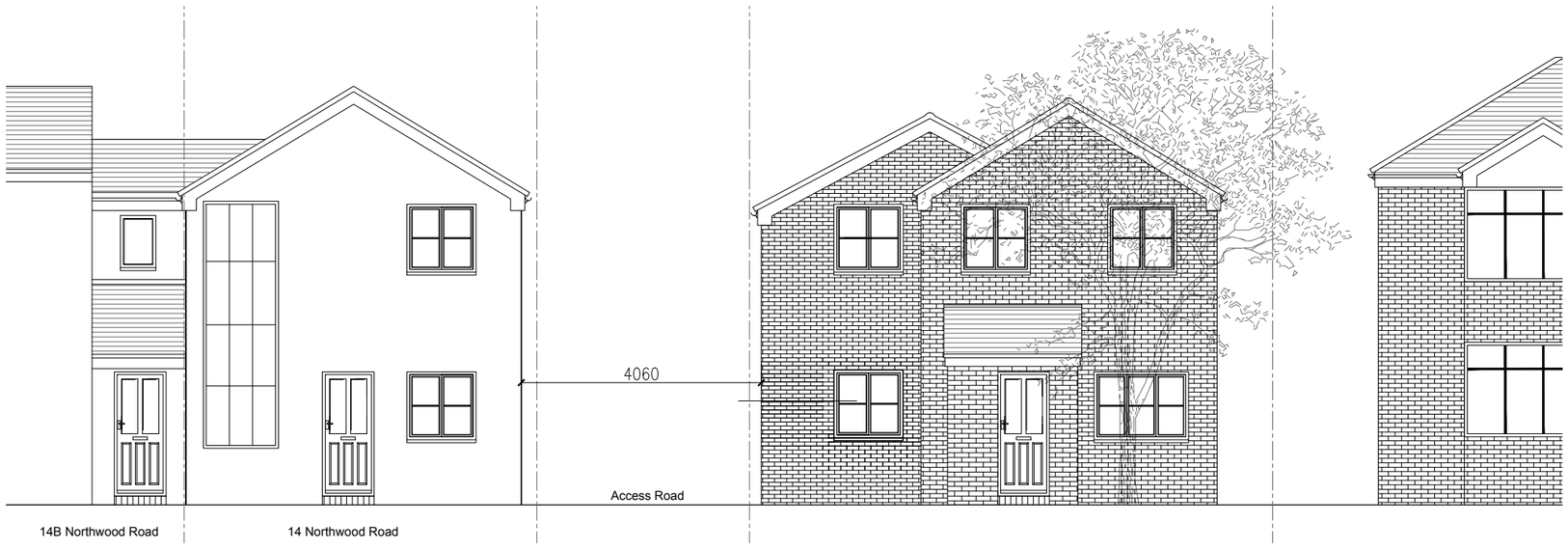


Existing Front Street Elevation



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0 2 4 6 8 10m

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Tel: 07305302583
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Drawing name: **Proposed Front Street Elevations**		
Job no: **AH 735**	Drawing no: **06**	Revision: **-**
Scale: **1/100 @ A3**	Date: **09/11/2026**	Drawn by: **GG**

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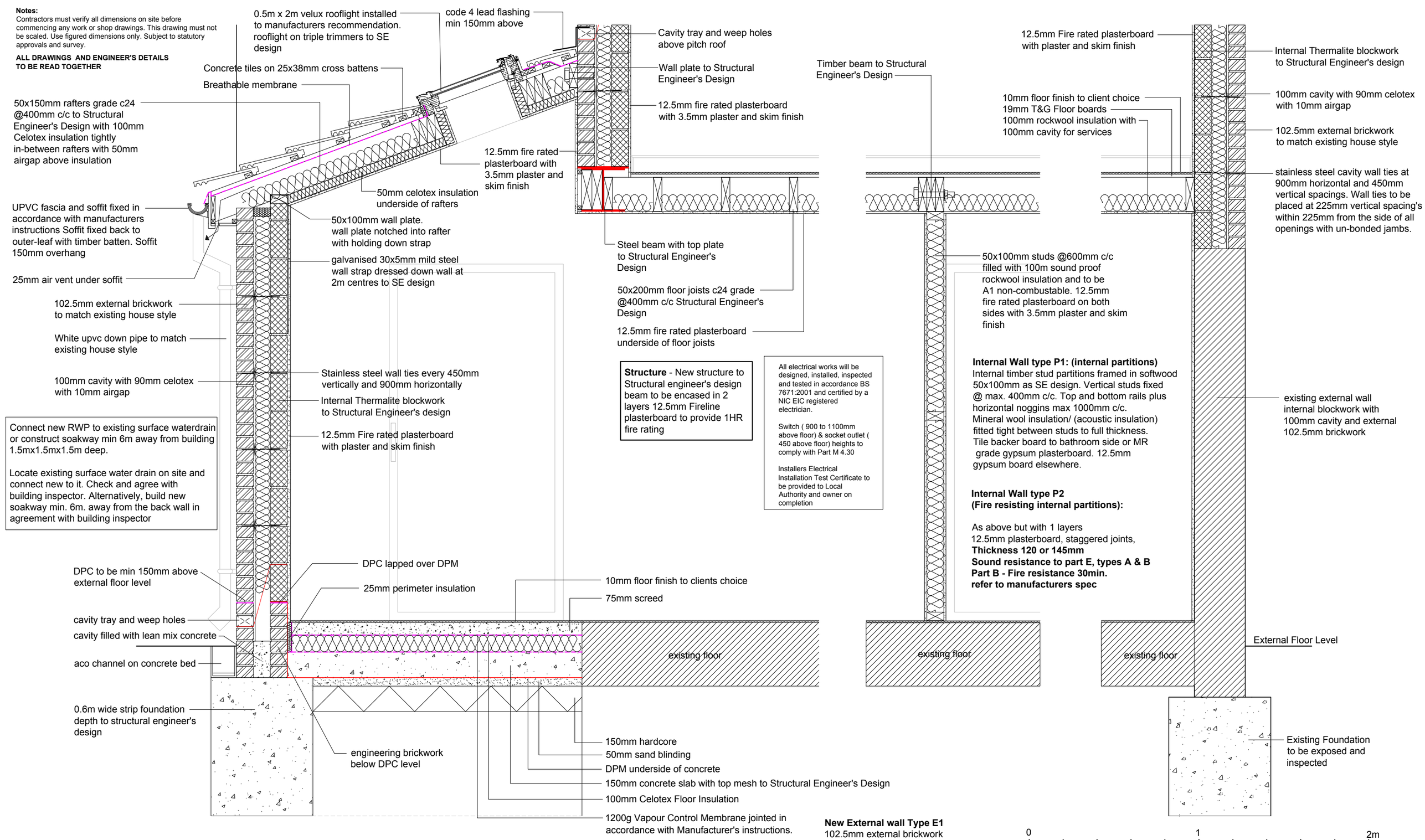

SCALE: 1/ 20 @ A3

Proposed Section A-A (1:20)

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Floor Type F1:
New concrete slab
excavate to form new floor
On 150mm MOT Type II
50 mm sand blinding,
Polythene sheet 1200g guage DPM membrane above slab, lay 150mm concrete groundbearing slab, 100mm FF4000 insulation by Celotex, all joints tight butted and taped 70mm screed 15mm floor finish (TBC)
Target U Value 0.16W/m2 K

New External wall Type E1
102.5mm external brickwork
100mm cavity with 90mm celotex insulation
with 10mm air gap
100mm Aerated blockwork rated to 3.6N inner leaf
12.5mm plasterboard with 3.5mm skim finish.
Skins to be tied together with 300mm stainless steel double triangular wall ties spaced 450mm
vertically and 900mm horizontally.
@215mm verically wall ties around all new openings
U-Value = 0.18 W/m2K

GG ARCHITECTURE
and Designs
Tel: 07305302583
Email: Info@gg-architecture.co.uk

Drawing name: **Proposed Section A-A**			
Job no: **AH 735**	Drawing no: **07**	Revision: **-**	
Scale: **1/20 @ A3**	Date: **09/11/2026**	Drawn by: **GG**	

Project name:
12A Northwood Road, Harefield, UB9 6PW