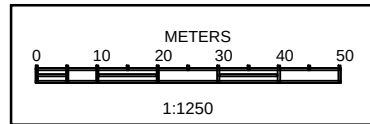




LOCATION PLAN SCALE 1:1250



SCALE BAR



R I C S

J B ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

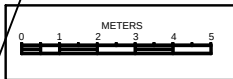
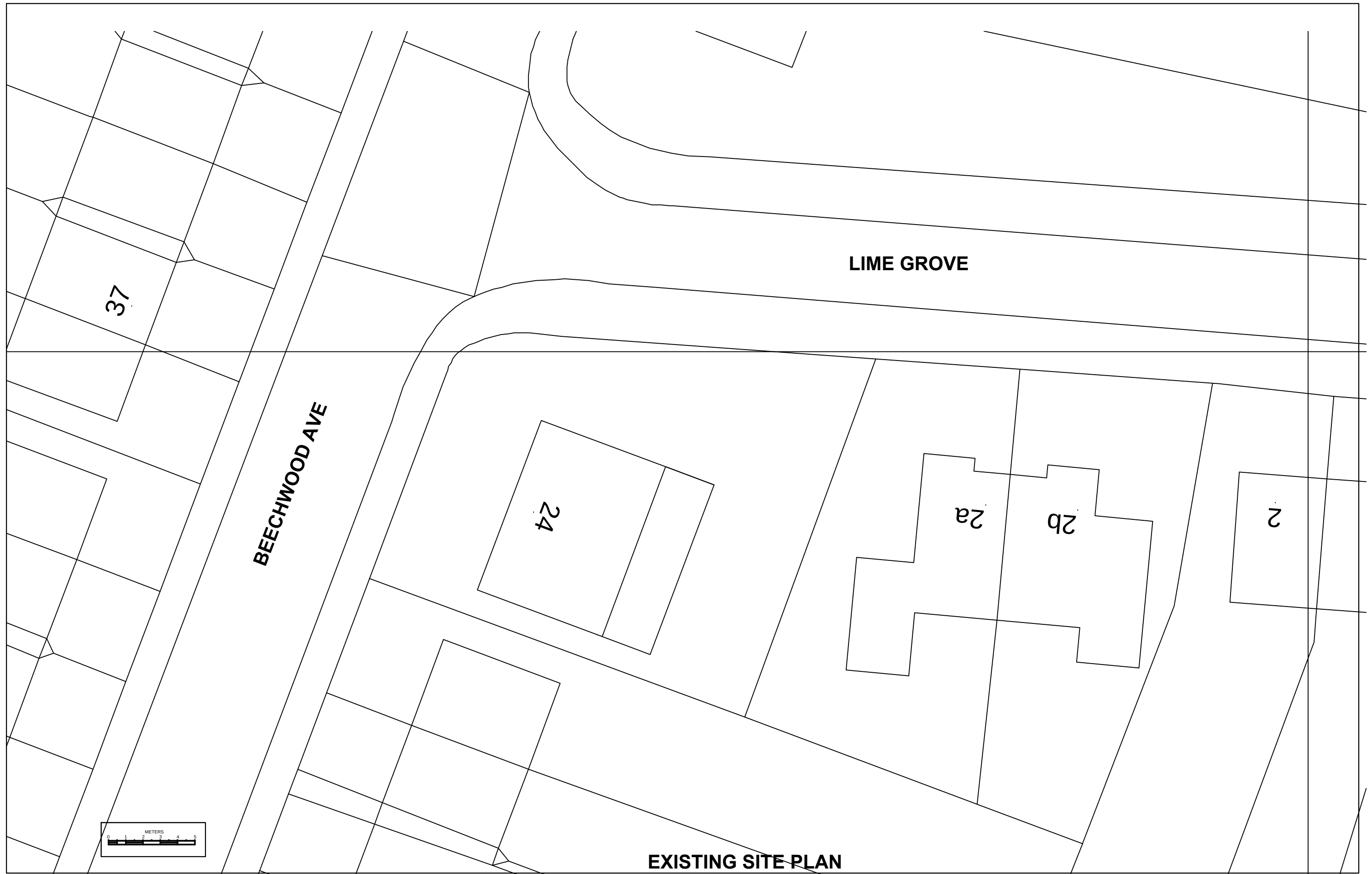
PROJECT **24 BEECHWOOD AVENUE, HAYES, UB3 1JN.**
PROPOSED NEW DWELLING

SCALE
1:1250@ A3

DATE
20/3/2018

DRAWING NO.
F/1

REVISION
A



SCALE BAR

EXISTING SITE PLAN

SCALE 1:200



R I C S

J B ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097

ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:200@ A3

DATE

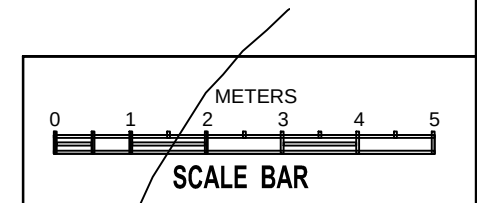
20/3/2018

DRAWING NO.

F/2

REVISION

A



24
BEECHWOOD AVENUE

Area of
proposed
development
154m²

LIME GROVE

1536

6105

10689

23085

8286

6331



JB ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

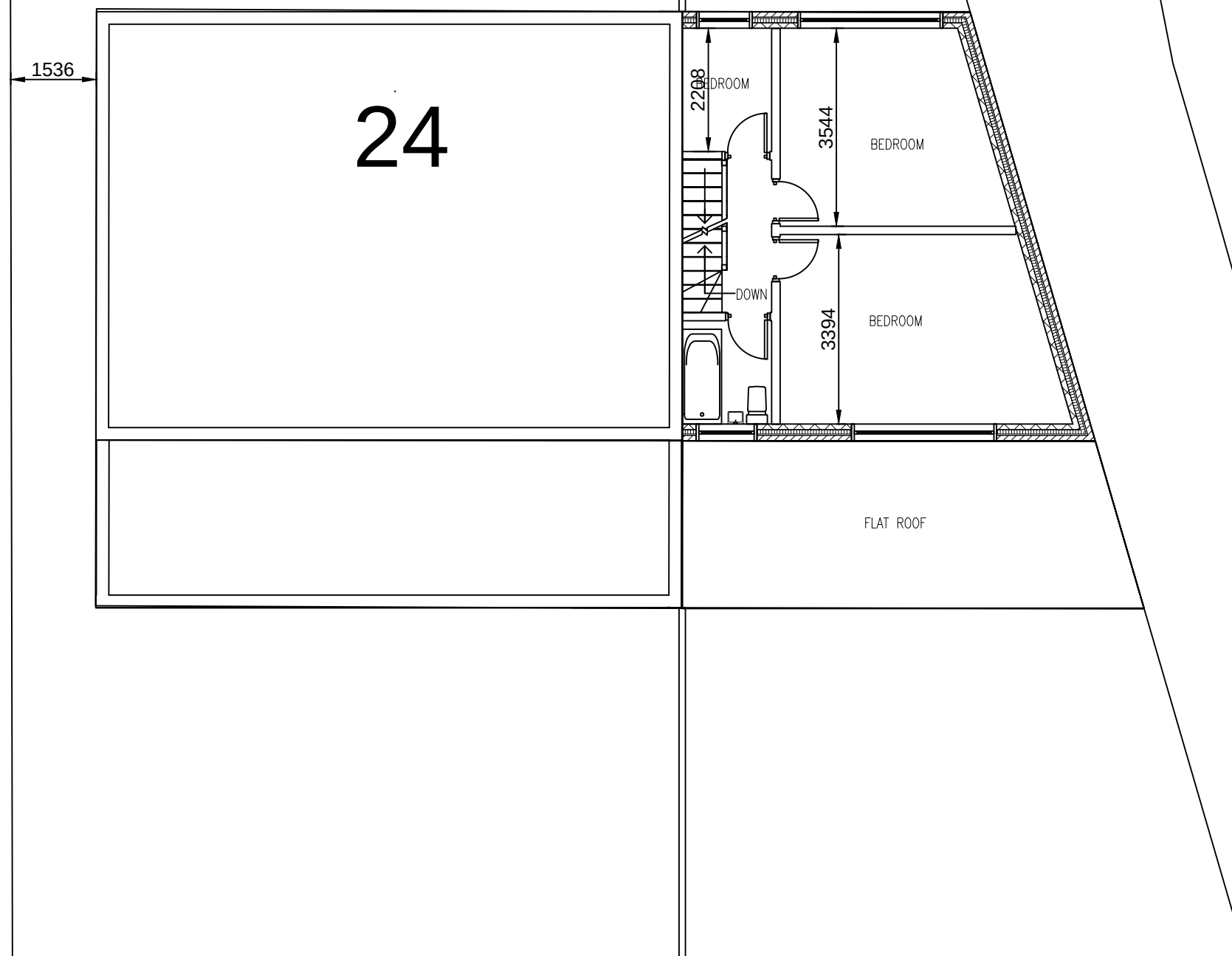
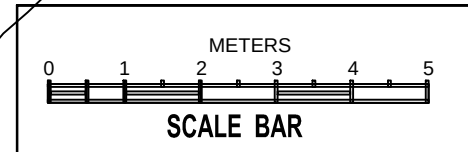
PROJECT **24 BEECHWOOD AVENUE, HAYES, UB3 1JN.**
PROPOSED NEW DWELLING

SCALE
1:100@A3

DATE
20/3/2018

DRAWING NO.
F/3

REVISION
A



PROPOSED FIRST FLOOR PLAN



R I C S

J B ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097

ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

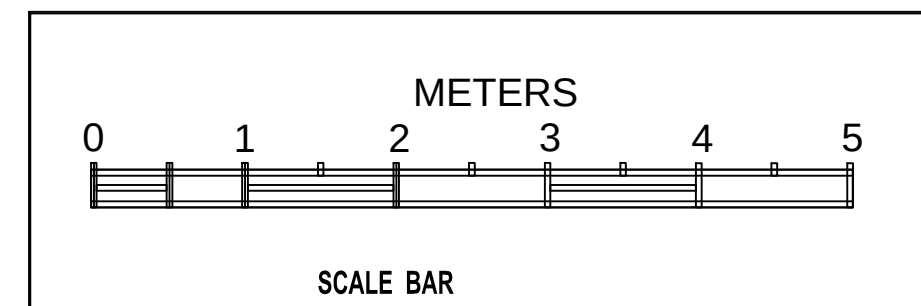
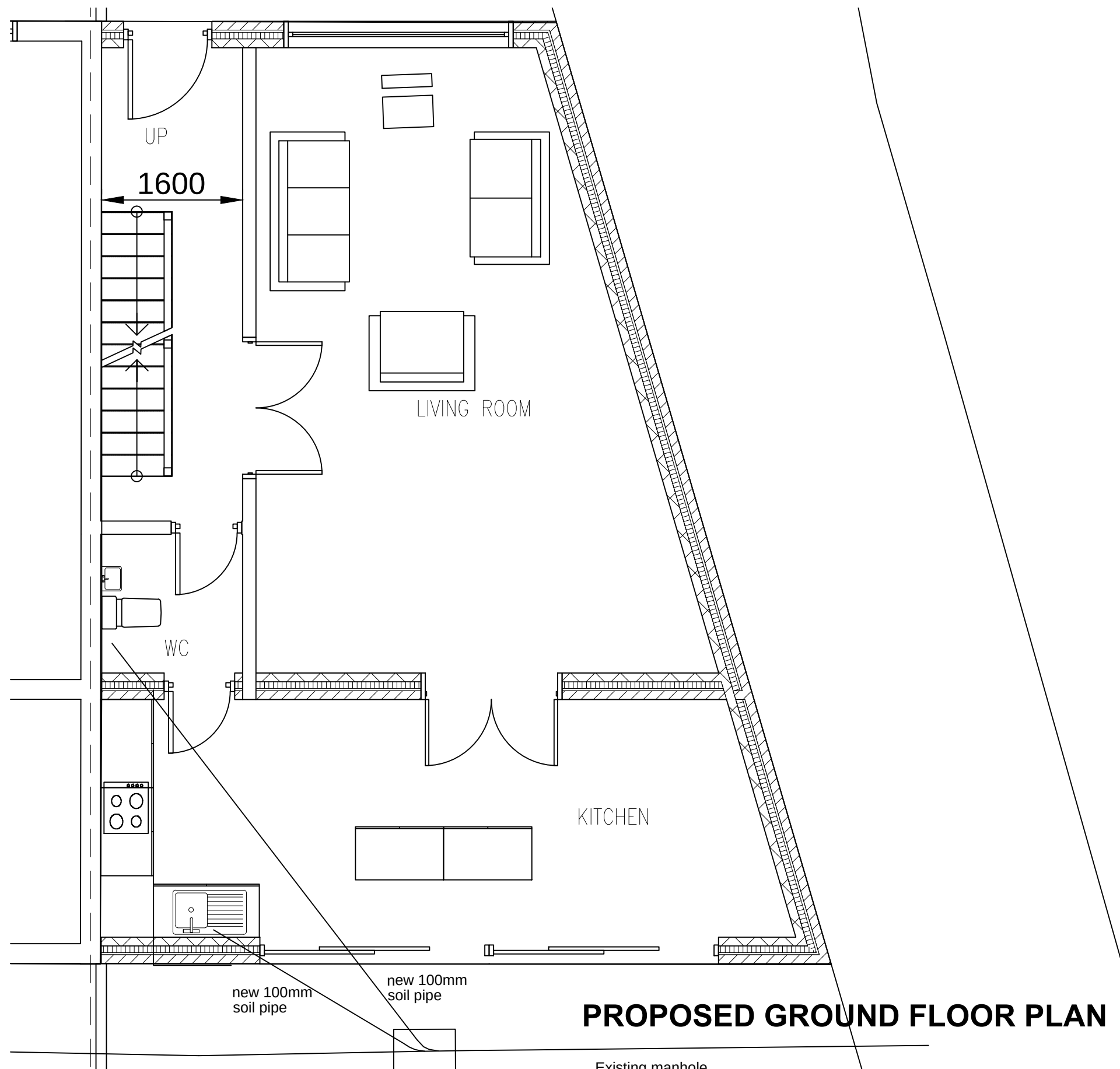
20/3/2018

DRAWING NO.

F/5

REVISION

A



PROPOSED GROUND FLOOR PLAN



JB ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

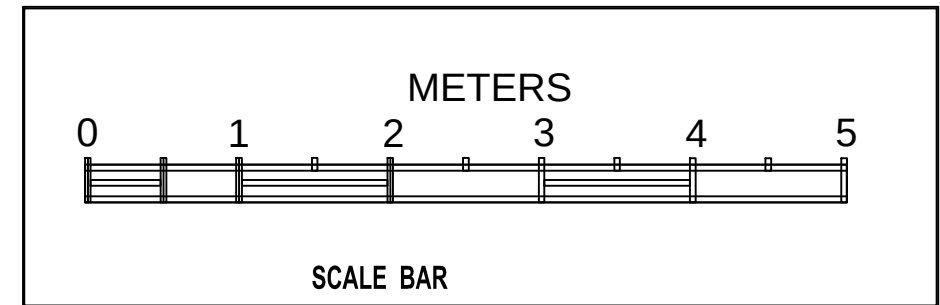
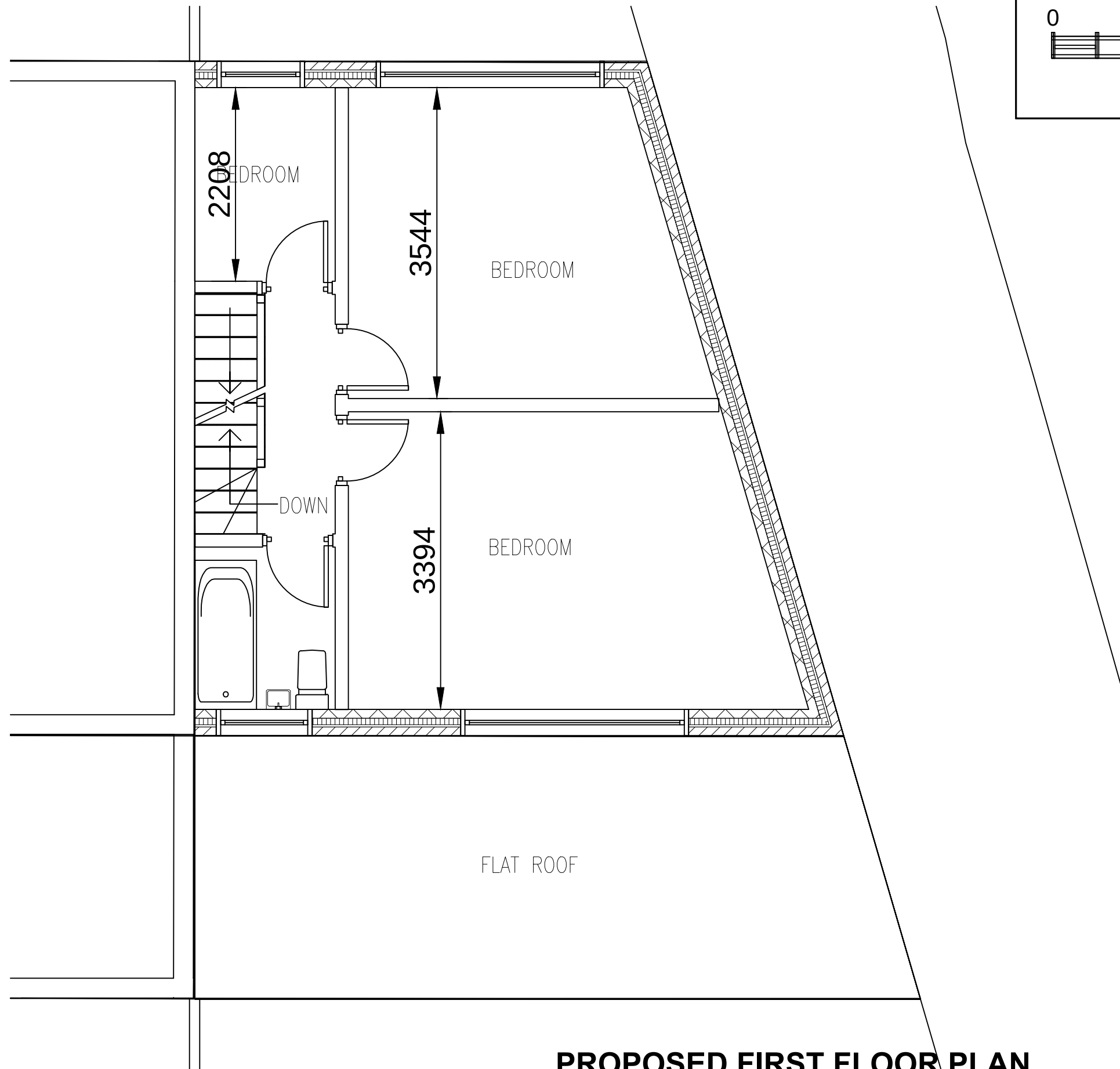
PROJECT
24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE
1:50@A3

DATE
20/3/2018

DRAWING NO.
F/6

REVISION
A



PROPOSED FIRST FLOOR PLAN



R I C S

JB ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:50@A3

DATE

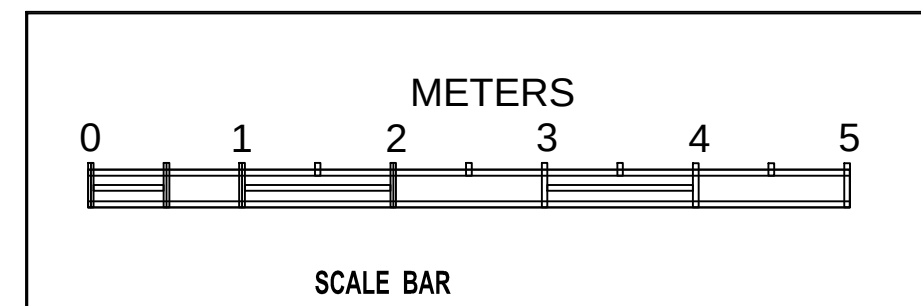
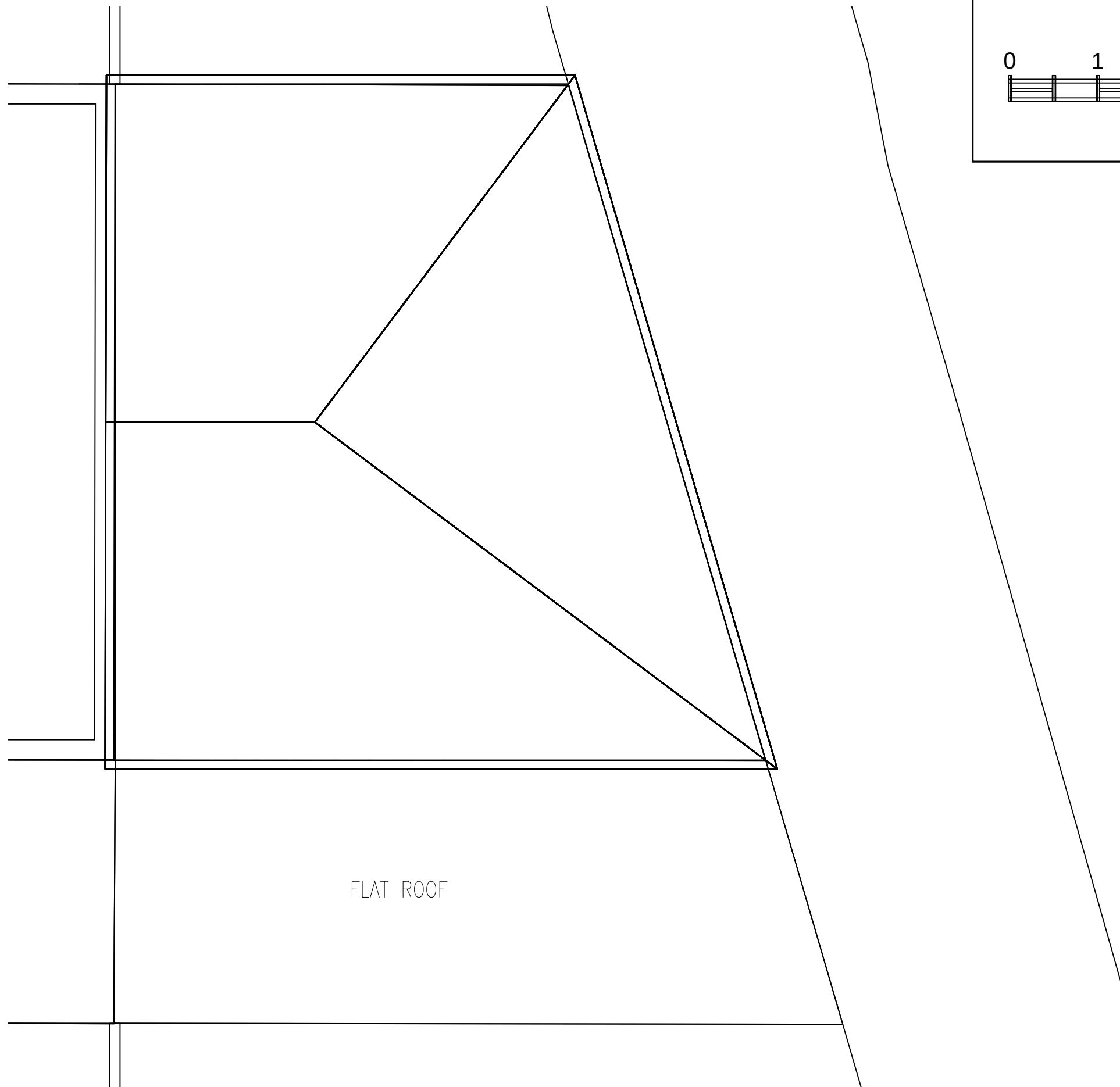
20/3/2018

DRAWING NO.

F/7

REVISION

A



PROPOSED ROOF PLAN



J B ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:50@A3

DATE

20/3/2018

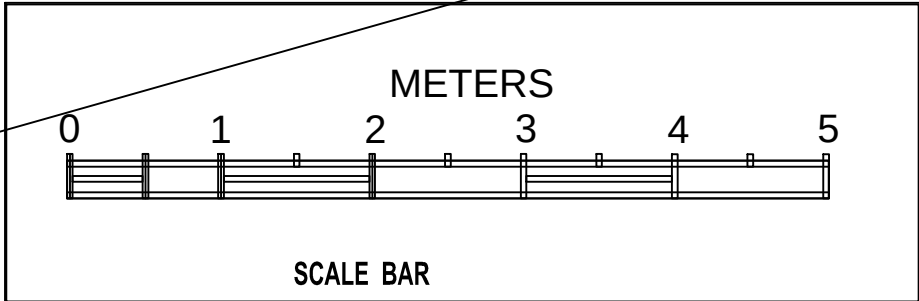
DRAWING NO.

F/8

REVISION

A

LIME GROVE

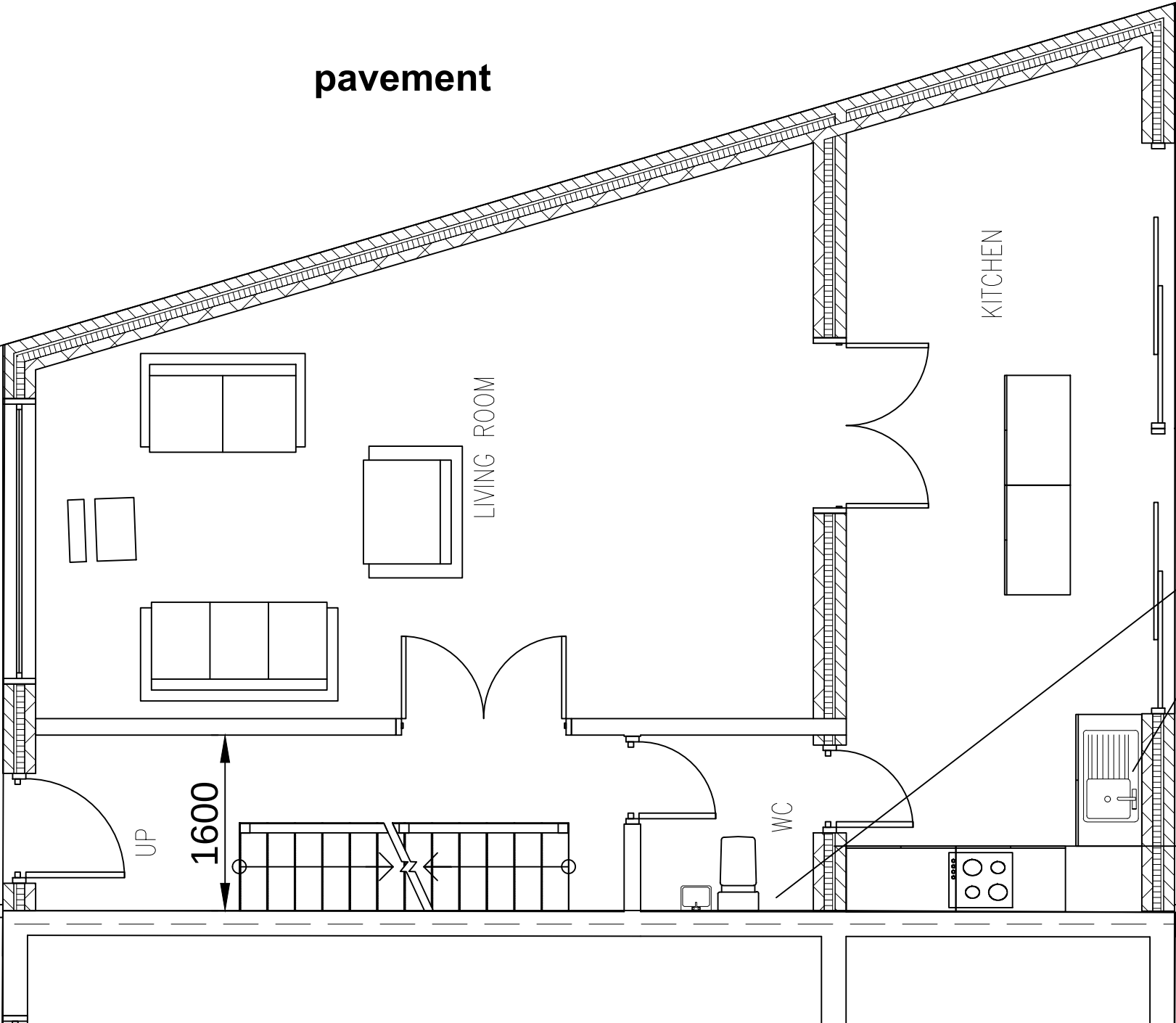


pavement

Drop
curve

Car parking
space 4.8x 2.4m

Bin
store



Existing manhole
connection to public sewer

new 100mm
soil pipe

new 100mm
soil pipe

New manhole
Invert 800mm

Boundary/Fence line

PROPOSED GROUND FLOOR PLAN



R I C S

JB ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

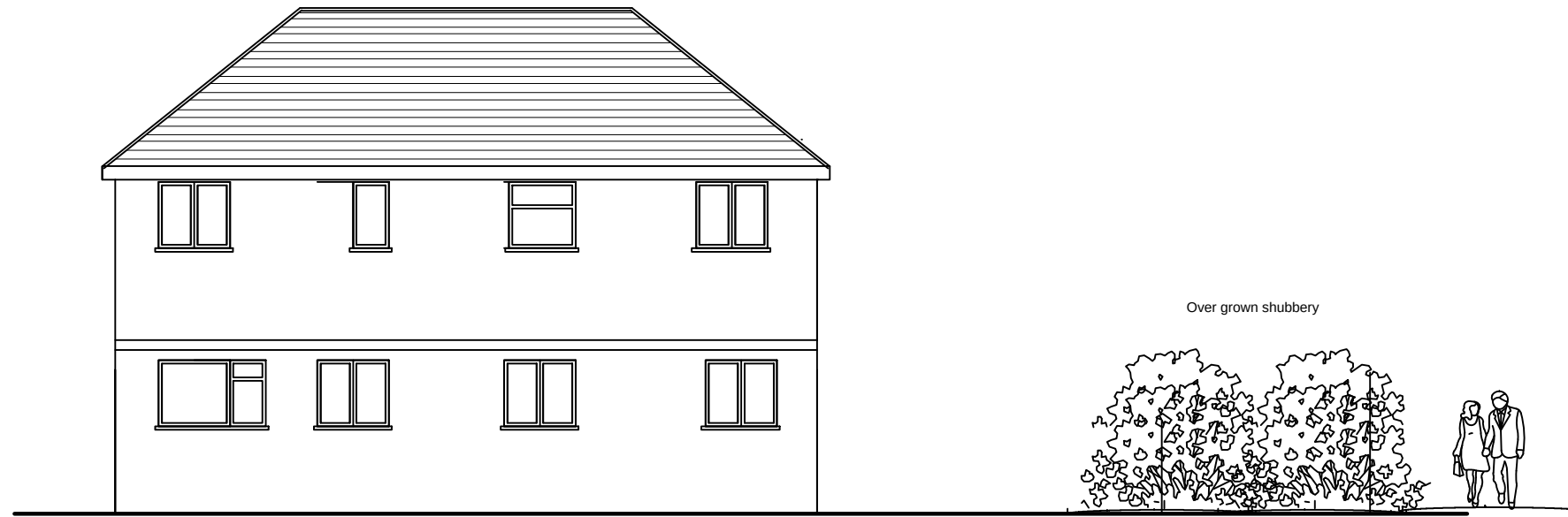
PROJECT
24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE
1:50@A3

DATE
20/3/2018

DRAWING NO.
F/9

REVISION
A



EXISTING REAR ELEVATION



JB ASSOCIATES
 CHARTERED SURVEYORS & ENGINEERS
 140 Morton Way, Southgate, London N14 7AL
 Tel: 07967 966 097
 ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
 PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

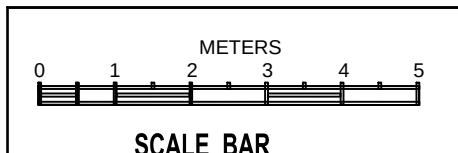
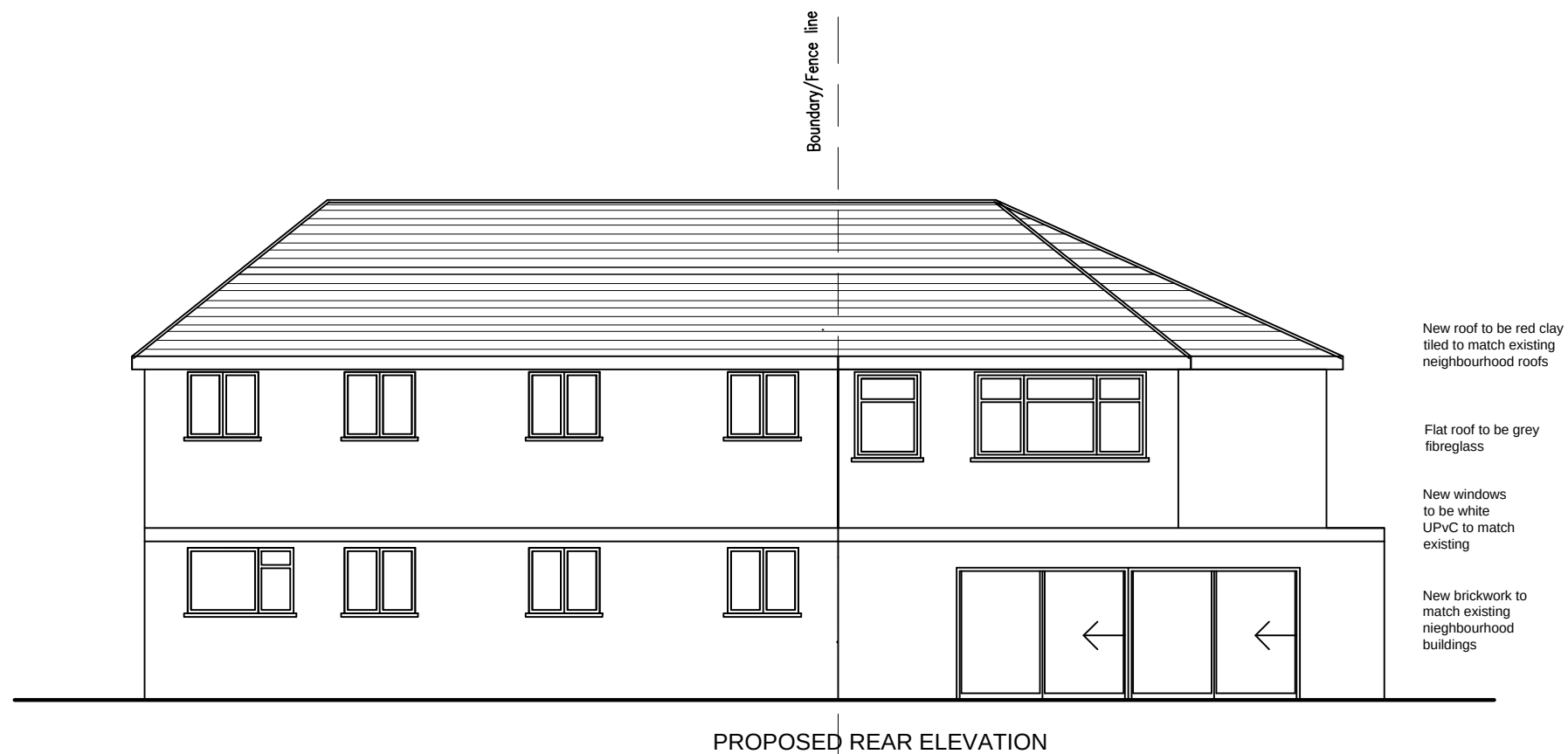
20/3/2018

DRAWING NO.

E/1

REVISION

A



JB ASSOCIATES
 CHARTERED SURVEYORS & ENGINEERS
 140 Morton Way, Southgate, London N14 7AL
 Tel: 07967 966 097
 ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
 PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

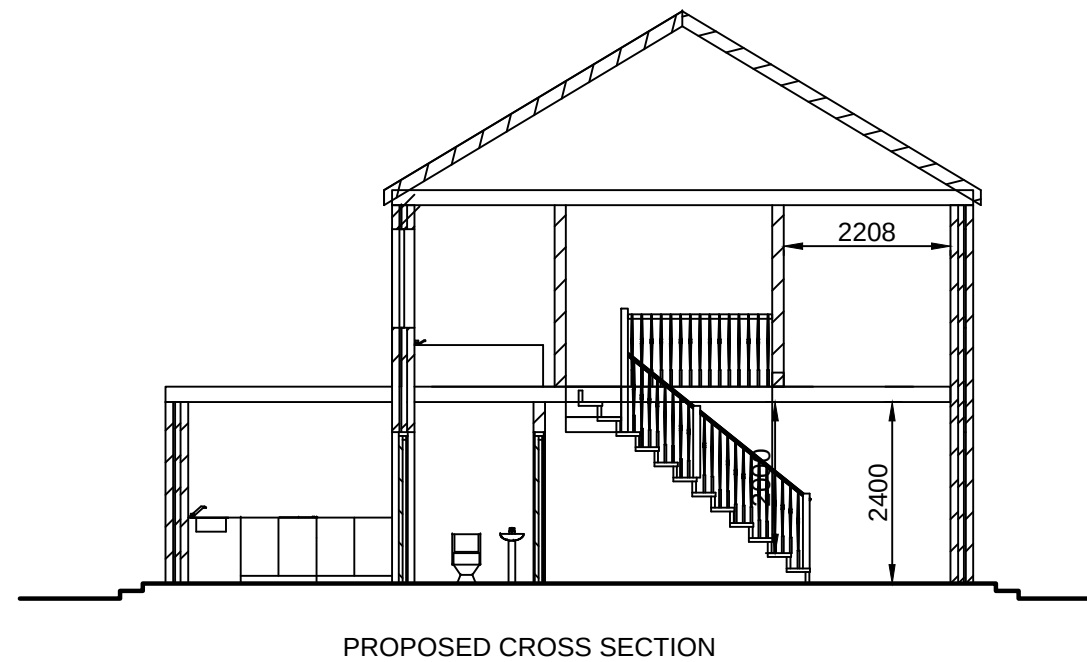
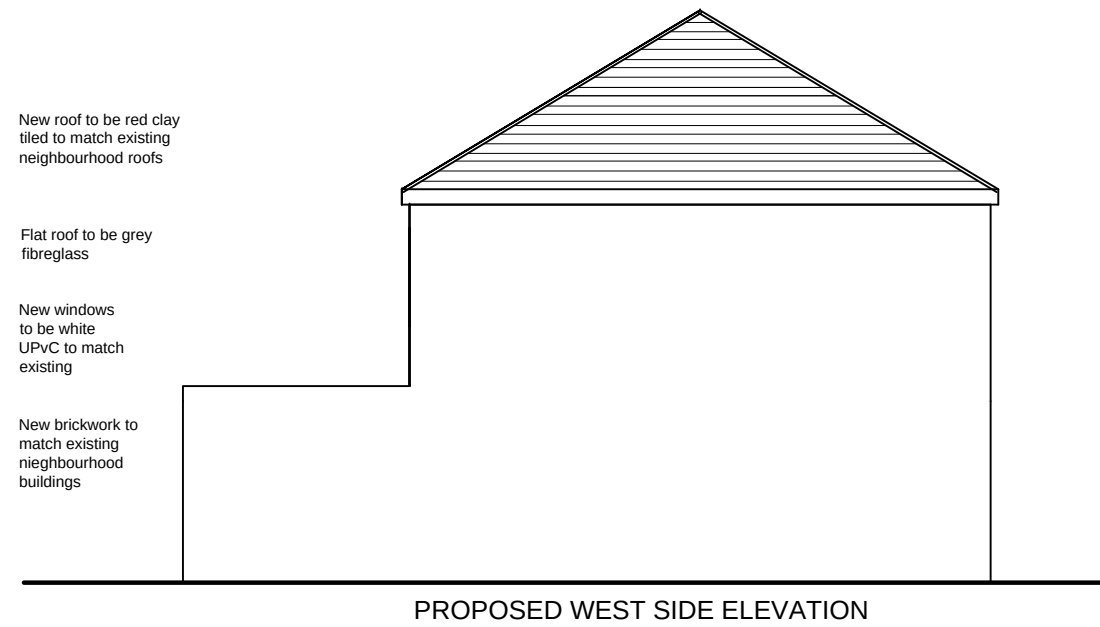
20/3/2018

DRAWING NO.

E/2

REVISION

A



JB ASSOCIATES
 CHARTERED SURVEYORS & ENGINEERS
 140 Morton Way, Southgate, London N14 7AL
 Tel: 07967 966 097
 ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

20/3/2018

DRAWING NO.

E/3

REVISION

A

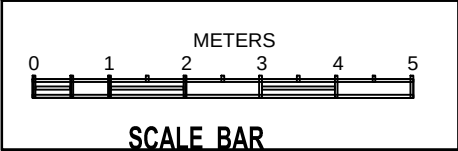
New roof to be red clay
tiled to match existing
neighbourhood roofs

Flat roof to be grey
fibreglass

New windows
to be white
UPvC to match
existing

New brickwork to
match existing
neighbourhood
buildings

Boundary/Fence line



PROPOSED FRONT ELEVATION



JB ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

20/3/2018

DRAWING NO.

E/4

REVISION

A



PROPOSED REAR ELEVATION



JB ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF JB ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

20/3/2018

DRAWING NO.

E/5

REVISION

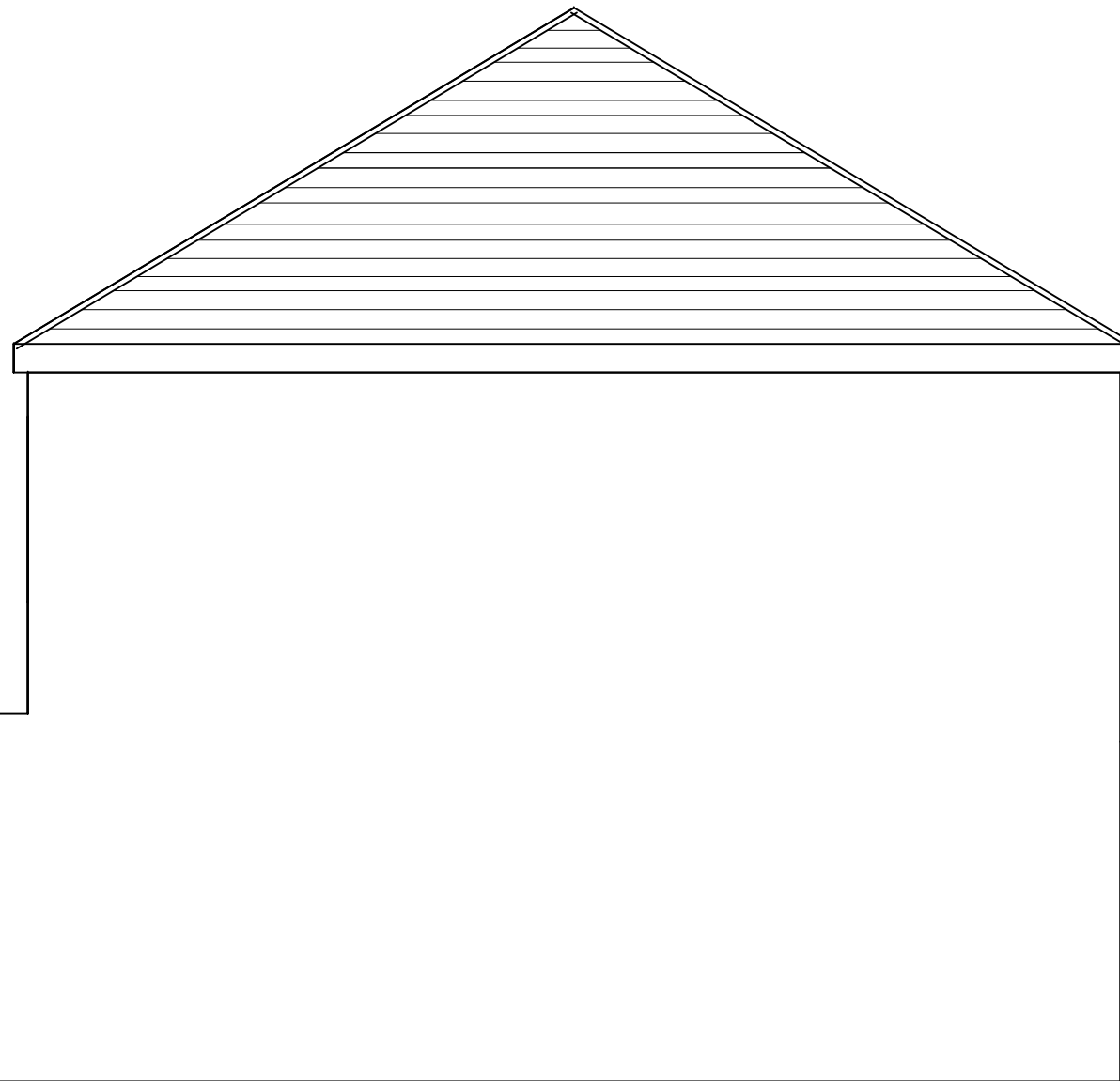
A

New roof to be red clay
tiled to match existing
neighbourhood roofs

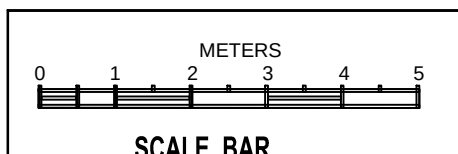
Flat roof to be grey
fibreglass

New windows
to be white
UPvC to match
existing

New brickwork to
match existing
neighbourhood
buildings



PROPOSED WEST SIDE ELEVATION



J B ASSOCIATES
CHARTERED SURVEYORS & ENGINEERS
140 Morton Way, Southgate, London N14 7AL
Tel: 07967 966 097
ALL DRAWINGS REMAIN THE COPYRIGHT OF J.B. ASSOCIATES.

PROJECT

24 BEECHWOOD AVENUE, HAYES, UB3 1JN.
PROPOSED NEW DWELLING

SCALE

1:100@A3

DATE

20/3/2018

DRAWING NO.

E/6

REVISION

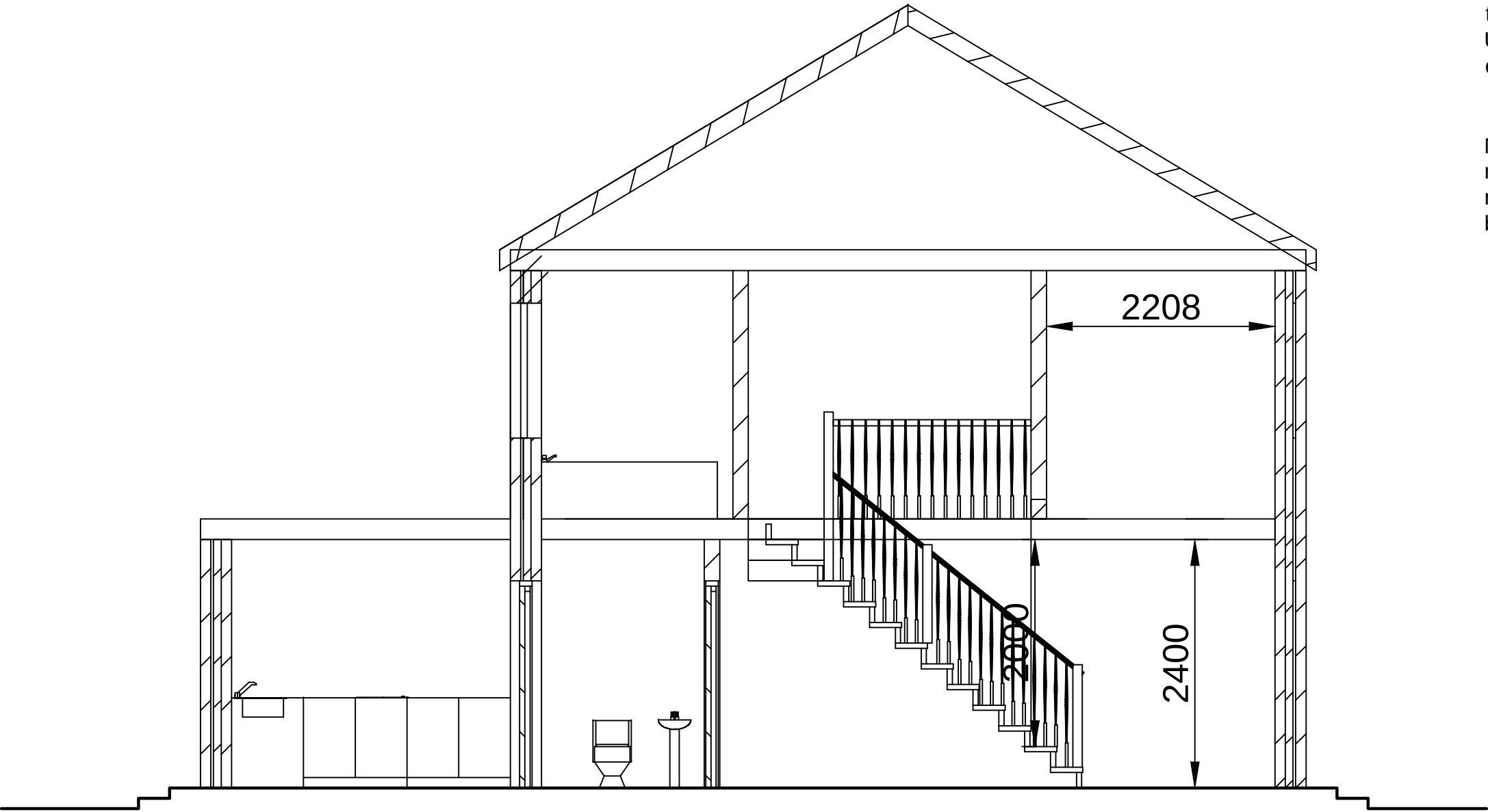
A

New roof to be red clay
tiled to match existing
neighbourhood roofs

Flat roof to be grey
fibreglass

New windows
to be white
UPvC to match
existing

New brickwork to
match existing
neighbourhood
buildings



PROPOSED CROSS SECTION

