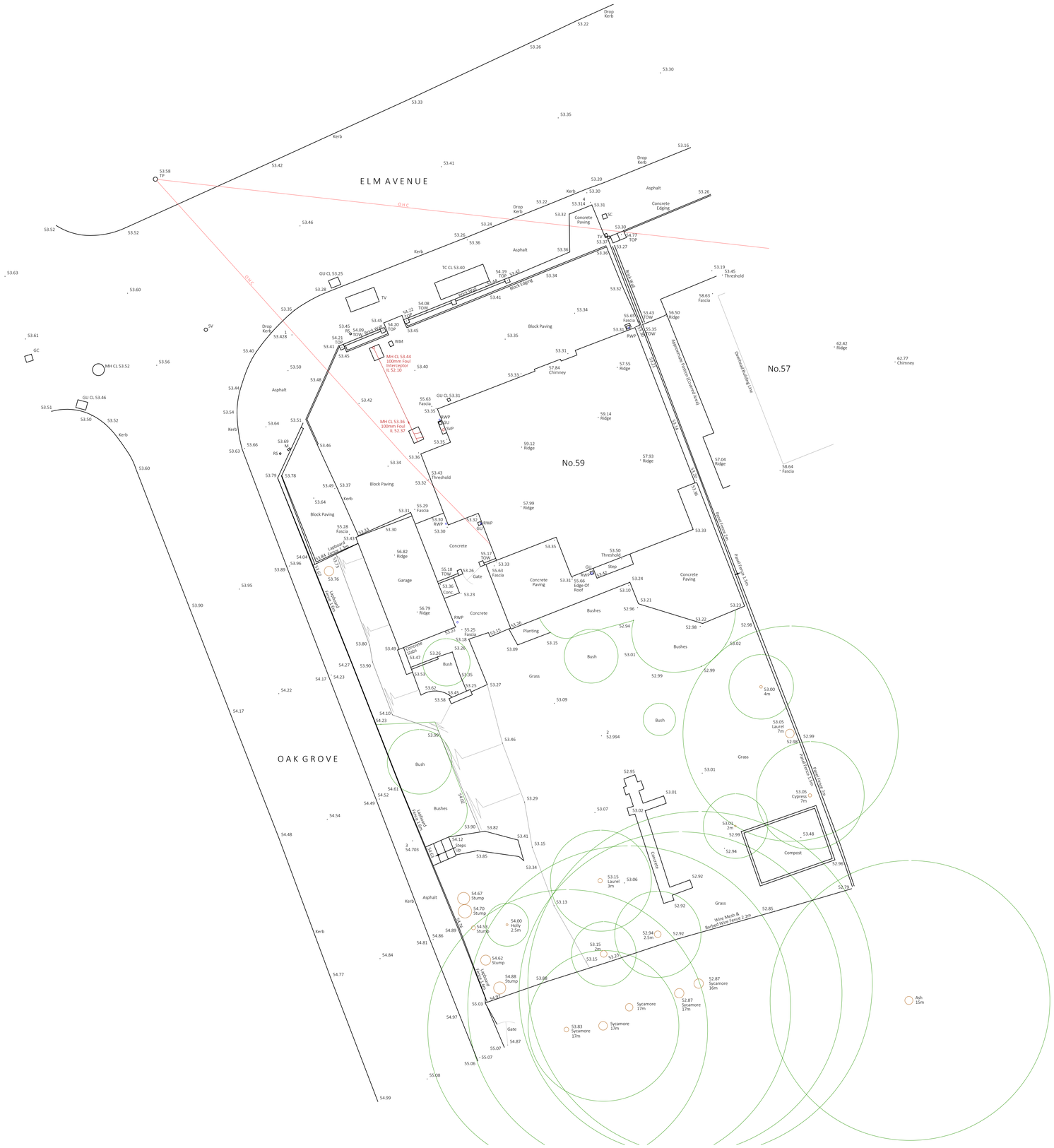


PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Revision	Date	Description

Important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided. all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standard specifications.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size: A1

Scale: 1:100

Revision: 1st

Sep-20

Drawn By/Checked By: ----

B-12 Development

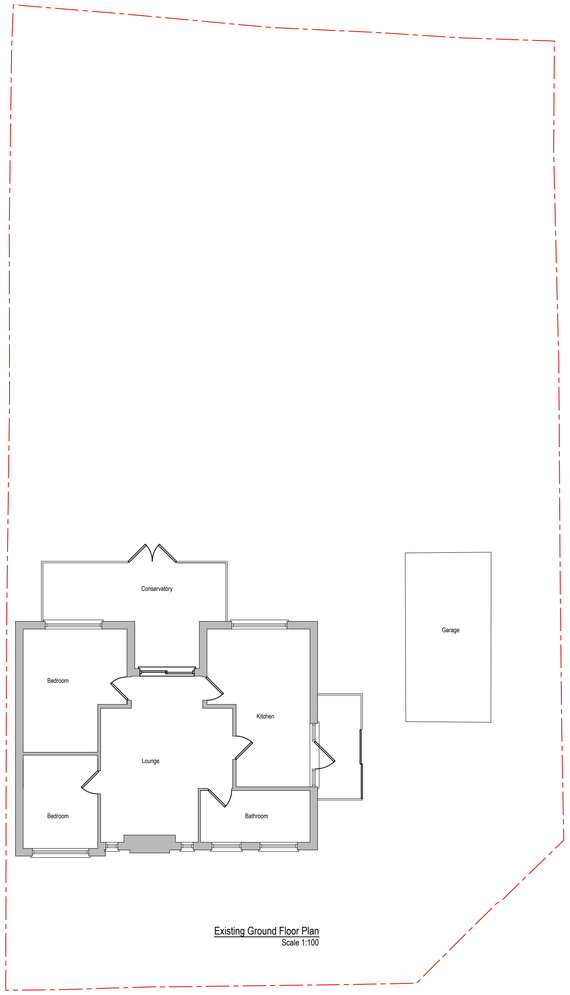
Architectural consultancy

Site Address: 59 Elm Ave Ruislip HA4 8PE

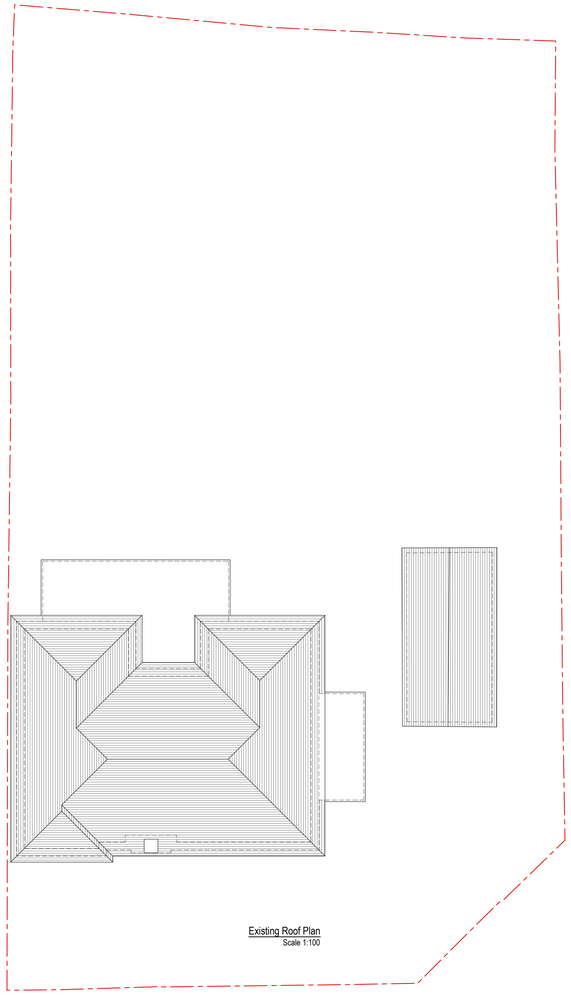
Level Survey

Drawing Number: SURVEY

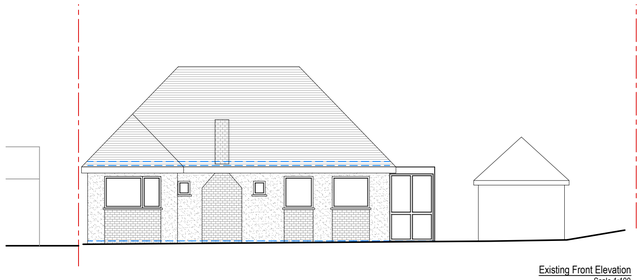
COPYRIGHT© 2018



Existing Ground Floor Plan
Scale 1:100

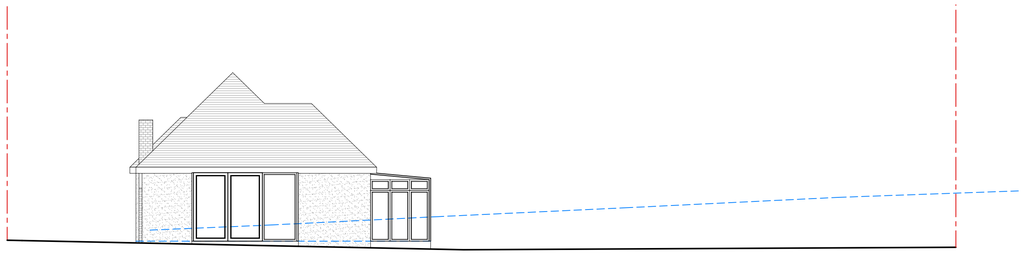


Existing Roof Plan
Scale 1:100

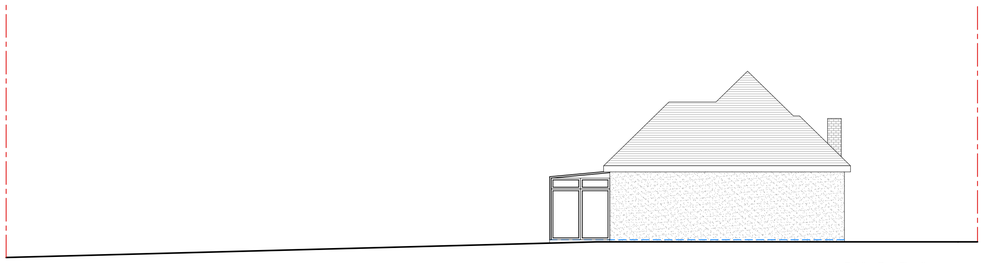


Existing Front Elevation
Scale 1:100

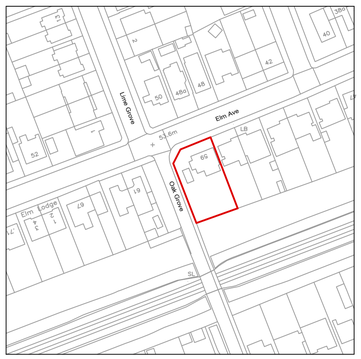
Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Location Plan Scale 1:1250

Revision	Date	Description

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

2. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

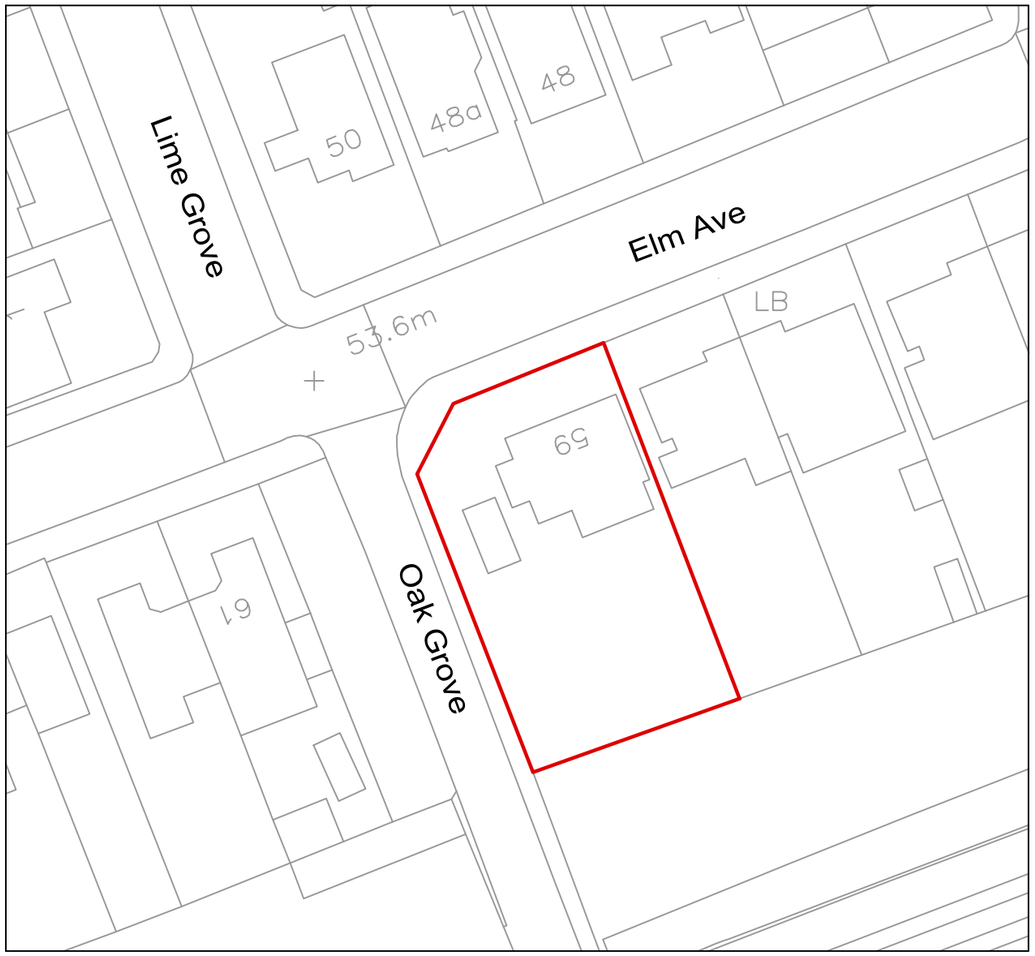
Paper Size
A1

PLEASE NOTE THAT CONSTRUCTION MAY ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED BY THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Scale 1:100	B-12 Development Architectural consultancy	
Revision 1st		
Nov-21	Site Address 59 Elm Ave Ruslip HA4 8PE	Existing Plans & Elevations
Drawn By/Checked By ----		Drawing Number EA59-AP3-1001

COPYRIGHT© 2018



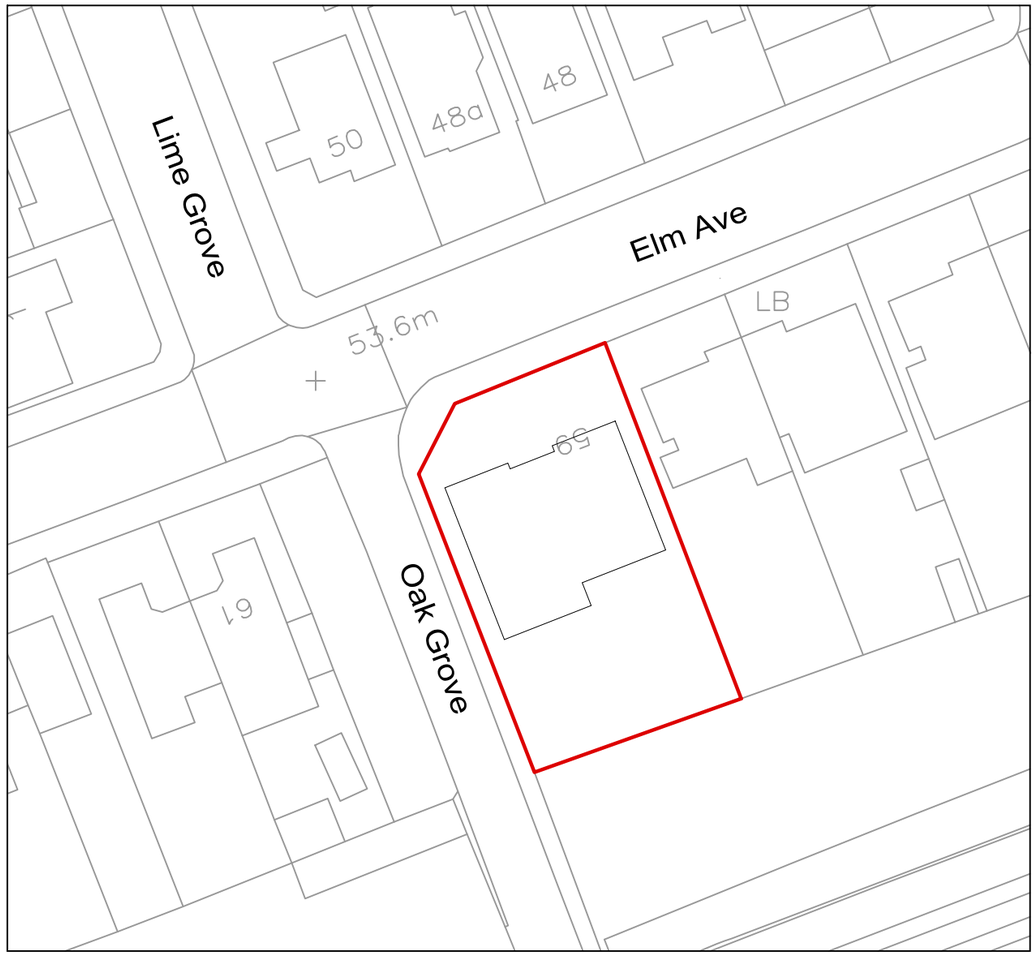
25000

0 5 10 25m 50m

Existing Site Plan Scale 1:500

10000

NORTH



25000

0 5 10 25m 50m

Proposed Site Plan Scale 1:500

10000

NORTH

Revision	Date	Description

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible person/s immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A3

Scale
1:500

Revision
1st

Nov-21

Drawn By/Checked By

B-12 Development ®

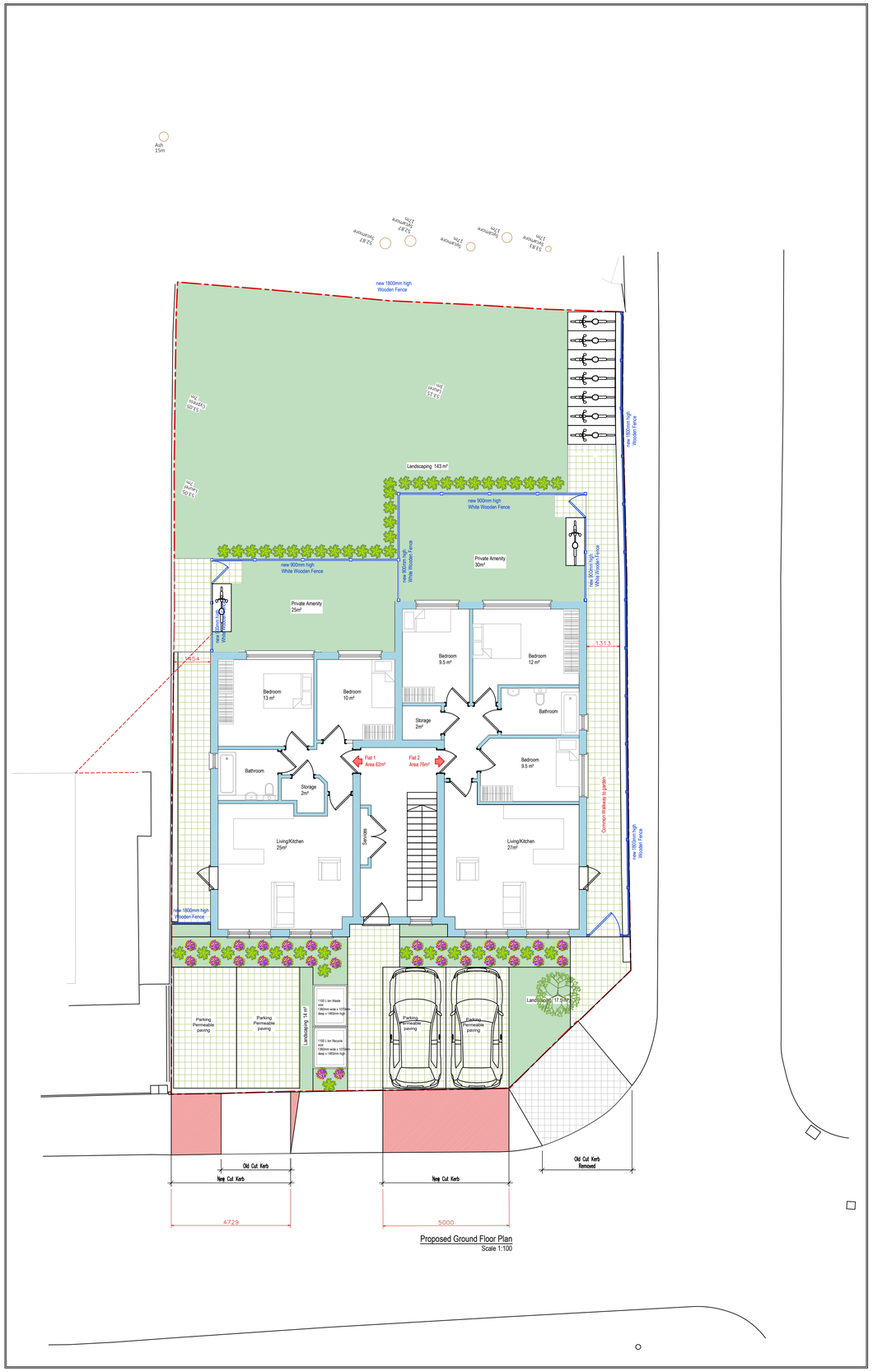
Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Existing & Proposed
Site Plan

Drawing Number
EA59-AP3-1002

COPYRIGHT© 2018



Proposed Ground Floor Plan
Scale 1:100

broxap
design | manufacture | installation

Call our sales team: 01782 564411
Email: web.sales@broxap.com
Web: www.broxap.com

Sheffield Horizontal Cycle Lockers
BXMWSLH

Our most popular cycle security locker is robust and practical with an apex roof to disperse rainwater easily. Also available in the Sheffield Horizontal Double.

Features:

- Apex roof to disperse rainwater easily
- The door has an integral heliconiger hook, heavy-duty full length piano hinge and three point locking mechanism
- The cycle is loaded horizontally via a trough guide

Construction:

- Constructed of robust hot dipped galvanised steel framework
- Apex roof and cladding
- Flat steel sheeting

Optional (EPOA):

- A variety of door colours are available
- Symbols and numbers can be added to door and sides
- Adjustable feet
- Double sided and other configurations available

Broxap Ltd., Rowhurst Industrial Estate, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 6BD

All dimensions are in millimeters, weights in kilograms and capacities in litres, are approximate and do not form any part of the contract. All prices are guide prices only and should be used for estimating purposes only. Broxap Limited reserve the right to change the design, specification or price of any item sold at any time.
All prices exclude VAT and delivery.

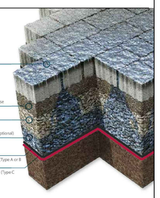
Cycle Storage

Priora Sub-Base Construction

The aggregate installed beneath a Marshalls Priora surface is an essential element of the Marshalls Priora system.The aggregate must provide sufficient porosity to store water in the voids between the granular elements. It must also be of sufficient structural strength to withstand the loads to which the structure will be subjected.

Therefore, for the Marshalls Priora system to work effectively, we provide thorough aggregate specification to help source the correct material.

For detailed aggregate specification please see page 59-61, and for details of Marshalls Priora Aggregate, please see page 49.



Jointing

A traditional concrete block paving system relies on filling the joints between the blocks. A Marshalls Priora system requires a more open graded coarse material, which will allow water to easily pass through into the sub-base without clogging.

It should also be of an angular nature to provide interlocking between aggregate and between the blocks to provide additional stability to the surface layer.

Jointing Aggregate Specification: 6mm Open Graded Crushed Rock

Laying Course

The large size of sub-base material means it cannot be used as a bedding when compacted and has an open textured surface.Therefore a laying course material is required to provide a flat, uniform area on which the blocks can be laid, and to prevent any rocking or instability of the blocks in situ.

Crucially, the laying course in a Marshalls Priora system should also provide maximum infiltration properties, allowing water to flow freely through the joints.

Laying Course Aggregate Specification: 6mm Open Graded Crushed Rock

Sub-Base

In addition to providing structural support to the surface in a traditional pavement, the sub-base of a Marshalls Priora system must also provide a sufficient hydraulic capacity so a cate water.This is achieved by using an aggregate with a high permeability.

Permeability is measured in terms of the aggregate void ratio.We recommend the use of an aggregate with a void ratio of between 30% – 40%.It+ffect this means that 30% – 40% of the aggregate volume approximately 1m³ of water.

Sub-Base Aggregate Specification: 20mm Open Graded Crushed Rock

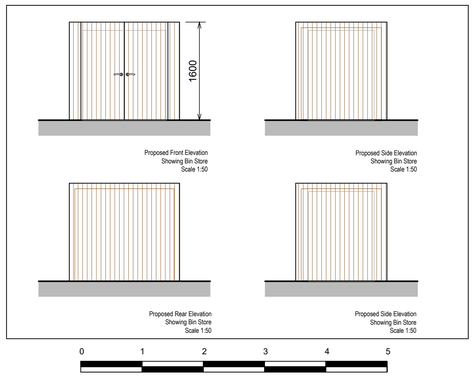
Capping Layer

A capping layer is required on weak ground (ground with a bearing capacity of the pavement. Ground is considered "weak" when the CBR (Califor ia Bearing Ratio) is below 5%.Marshalls MG15 Grid is used to reinforce the capping layer and the subgrade to confine the capping material and stabilise the structure, reducing the amount of capping material required.Marshalls MT180 Woven Wovenit construction. See page 48 for information on MG15 Grid.

6mm Aggregate

20mm Aggregate

Priora Permeable Paving
Colour: Charcoal



Revision	Date	Description
A	09.01.22	Internal Flat layout amended.

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided. the work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

2. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size: A1

PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED, AS THE CONSULTANT CANNOT BE RESPONSIBLE FOR ANY DIMENSIONAL CHANGES PRIOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Scale: 1:100
Revision: A
Nov-21
Drawn By/Checked By: ----

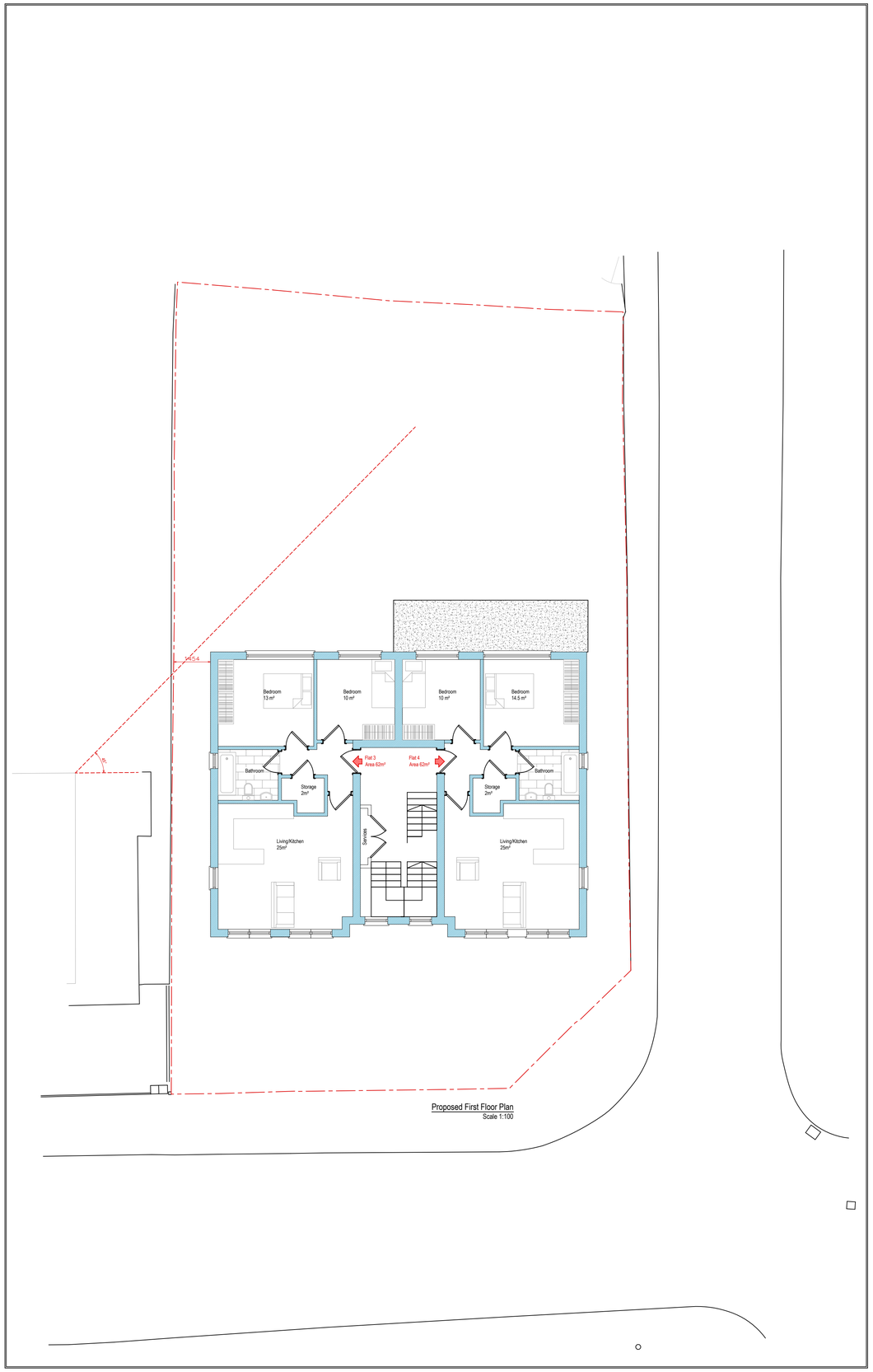
B-12 Development
Architectural consultancy

Site Address:
59 Elm Ave
Ruislip
HA4 8PE

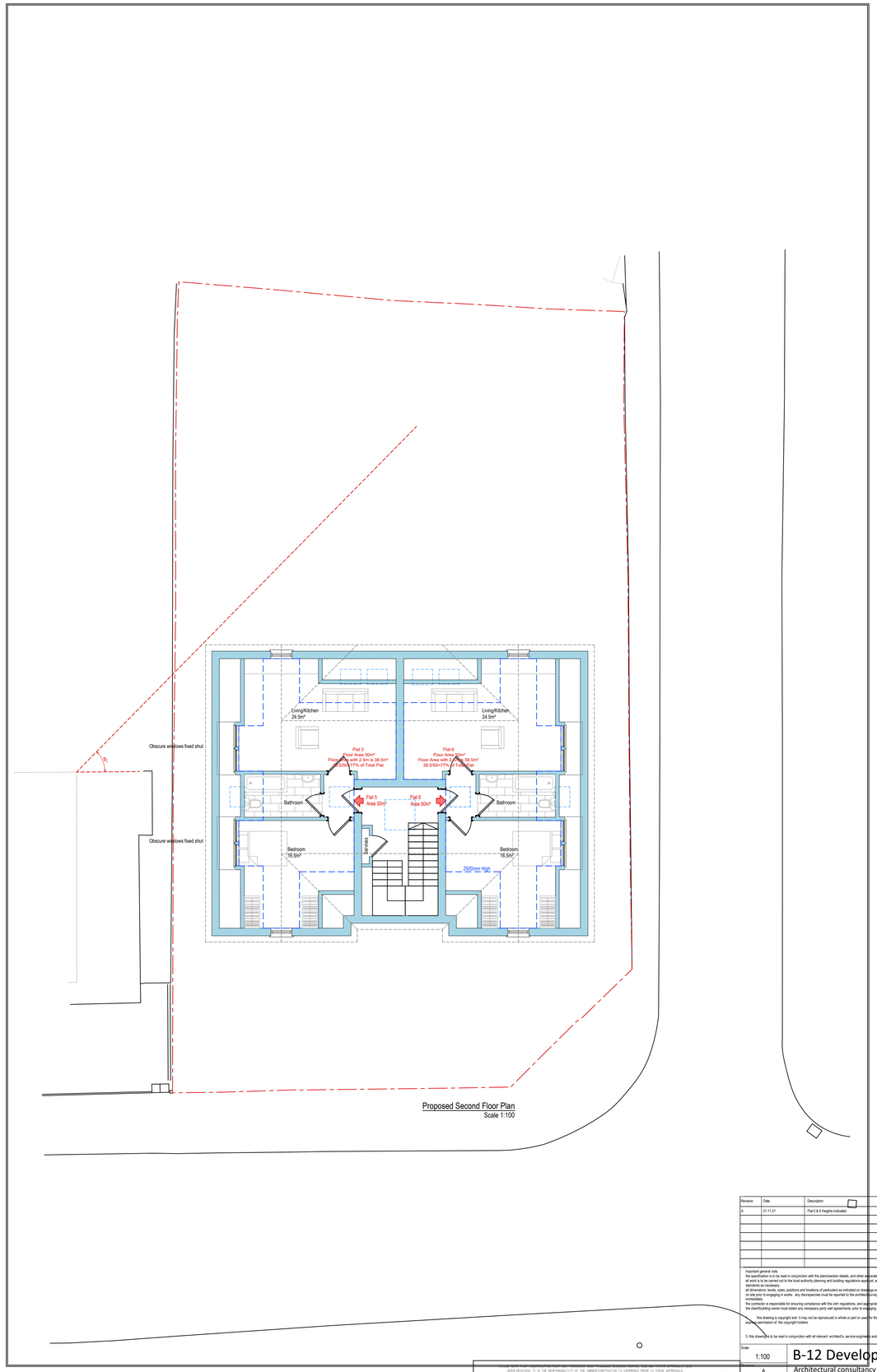
Proposed GF Plan & Landscaping

Drawing Number: EA59-AP3-1003

COPYRIGHT© 2018



Proposed First Floor Plan
Scale 1:100



Proposed Second Floor Plan
Scale 1:100

Revision	Date	Description
A	21.11.21	Flat 5 & 6 Heights indicated

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

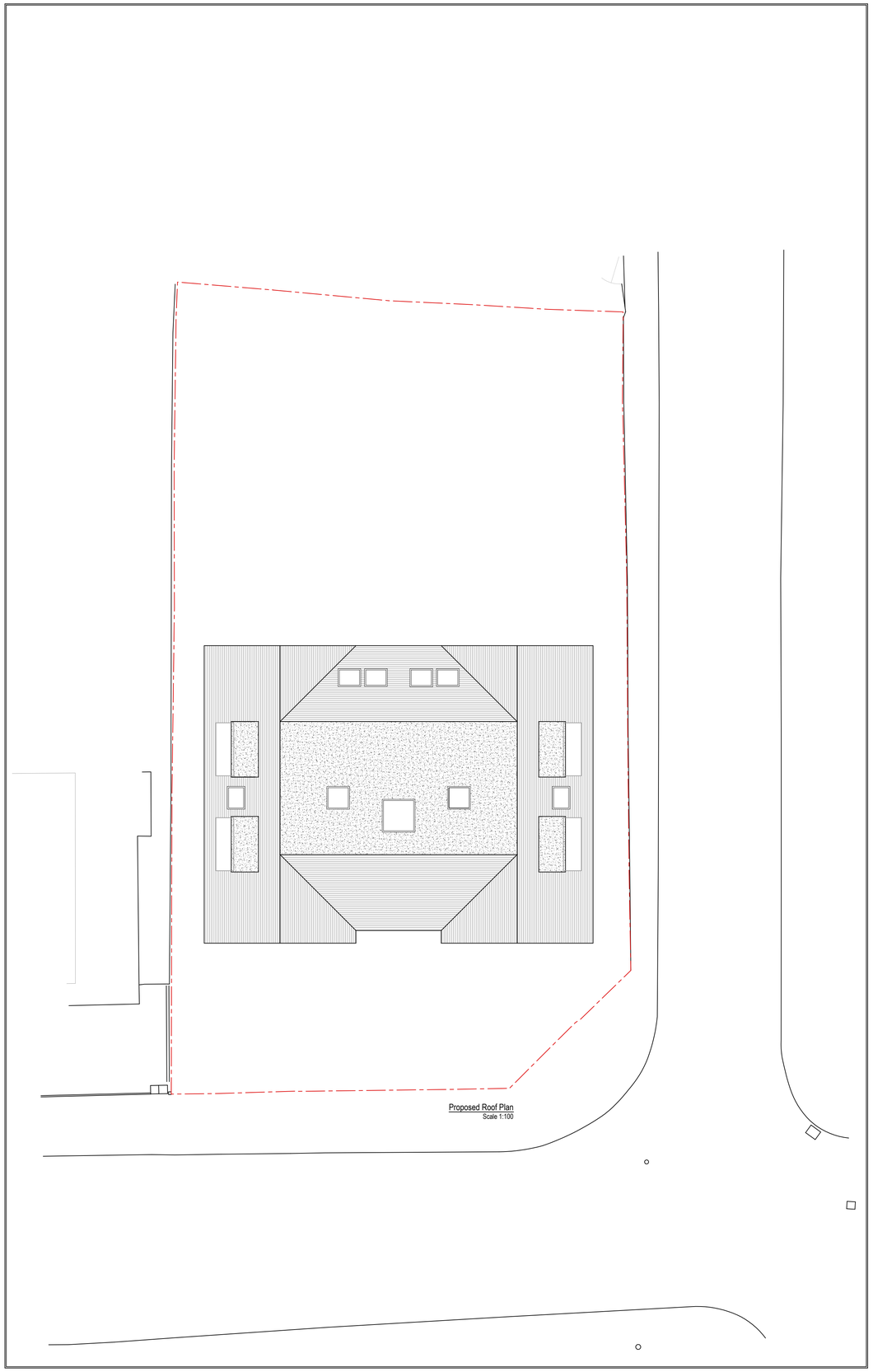
3. this drawing is to be read in conjunction with all relevant architect's, service engineers and drawings and specifications.

Paper Size
A1

0 1 2 3 4 5 10m

Scale 1:100	B-12 Development	
A	Architectural consultancy	
Nov-21	Site Address 59 Elm Ave Ruslip HA4 8PE	Proposed FF & SF Plan
Drawn By/Checked By ----		Drawing Number EA59-AP3-1004

COPYRIGHT© 2018



Proposed Roof Plan
Scale 1:100

Revision	Date	Description
A	25.11.21	Dormer Revised

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and British standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A1

PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED BY THE RESPONSIBLE LOCAL AUTHORITY. OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Scale
1:100

Revision
A

Nov-21

Drawn By/Checked By

B-12 Development

Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Proposed Roof Plan

Drawing Number
EA59-AP3-1005

COPYRIGHT© 2018

Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Revision	Date	Description
A	25.11.21	Elevations Revised

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided. the work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

2. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A1

PLEASE NOTE THAT CONSTRUCTION PLEC ONLY C OPPROVE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED IN THE PUBLIC DOMAIN.IT IS THE OWNER'S RESPONSIBILITY TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Scale
1:100

Revision
A

Nov-21

Drawn By/Checked By

B-12 Development

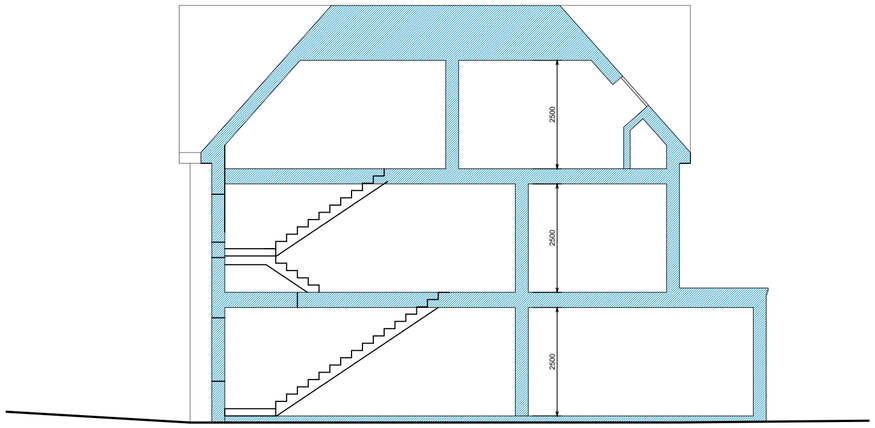
Architectural consultancy

Site Address
59 Elm Ave
Ruislip
HA4 8PE

Proposed Elevations

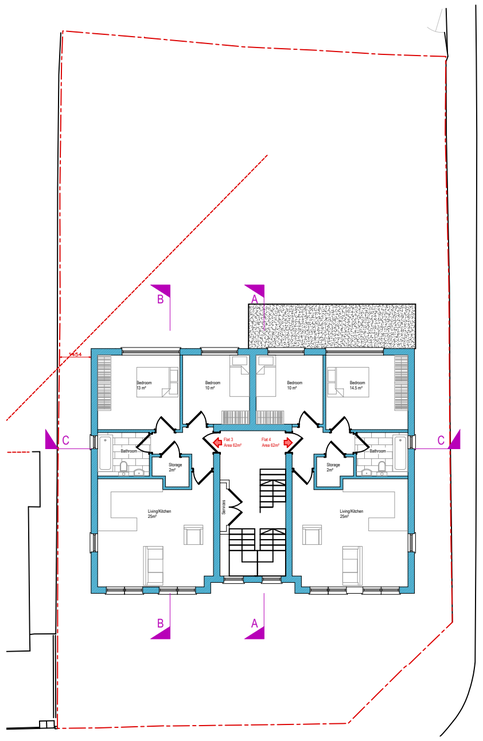
Drawing Number
EA59-AP3-1006

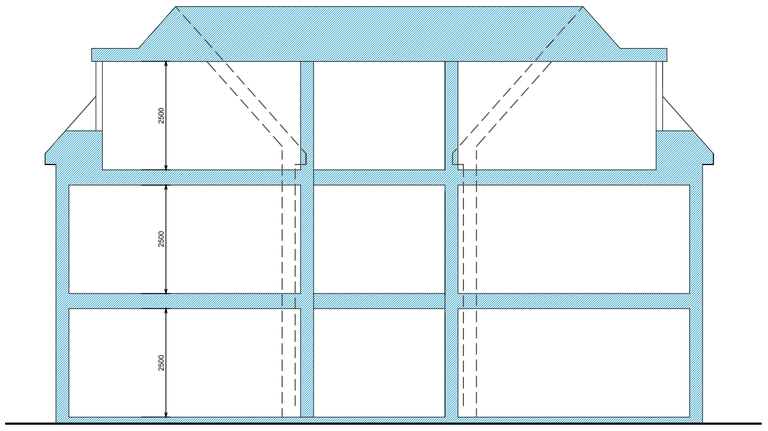
COPYRIGHT© 2018



Proposed Section A-A
Scale 1:100

Proposed Section B-B
Scale 1:100





Proposed Section C-C
Scale 1:100

PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Revision	Date	Description
B	25.11.21	Section C-C Revised

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible person/s immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A2

Scale
1:100

Revision
A

Nov-21

Drawn By/Checked By

B-12 Development

Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Proposed Sections

Drawing Number
EA59-AP3-1007

COPYRIGHT© 2018

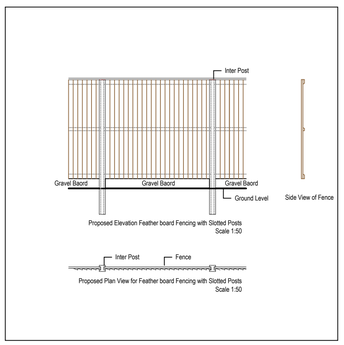
Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Feather board Fencing



PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED BY THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Revision	Date	Description
A	25.11.21	Elevations Revised

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided. all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible persons immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions. the distributing owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A1

Scale
1:100

Revision
A

Nov-21

Drawn By/Checked By

B-12 Development

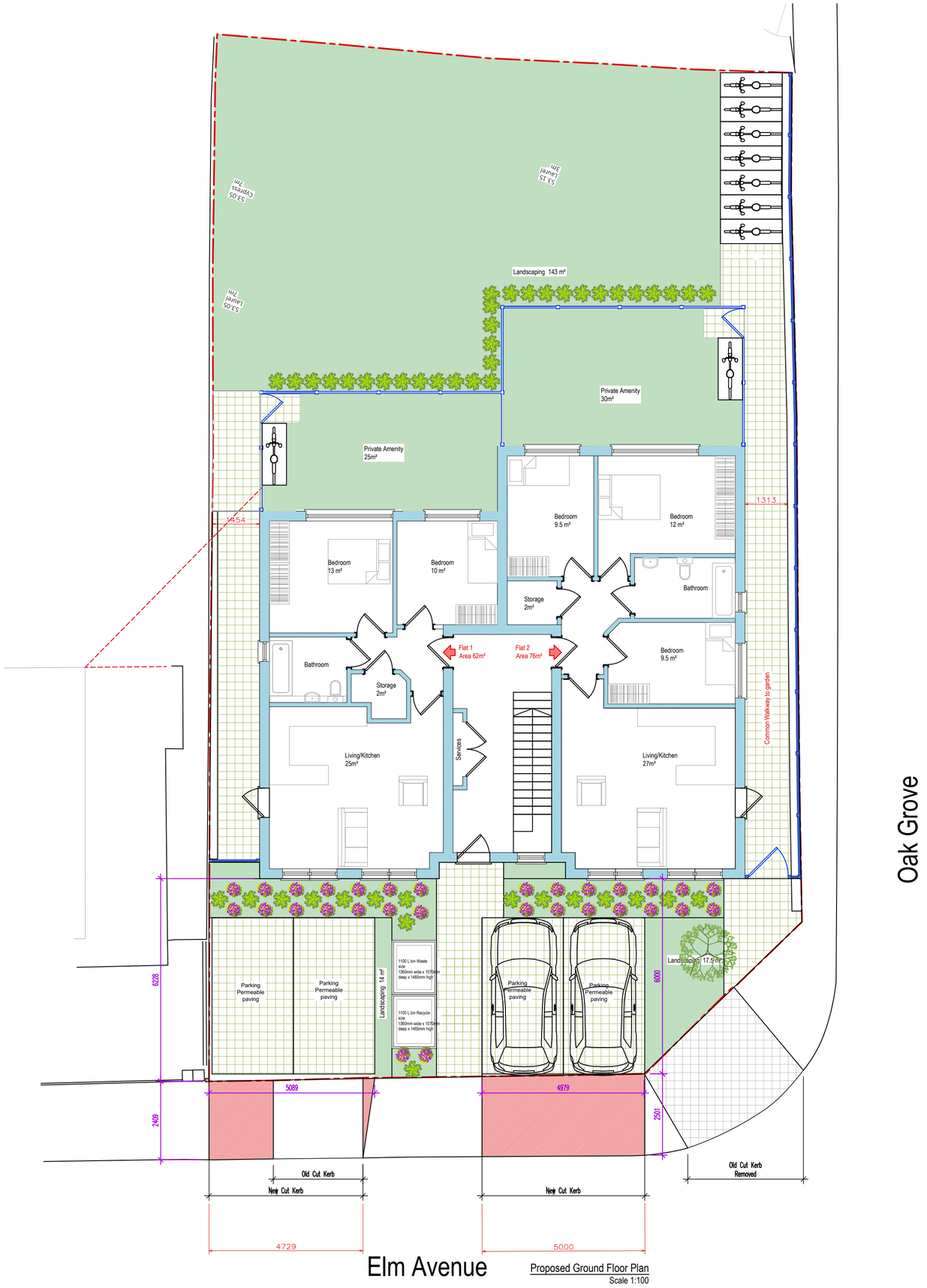
Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Proposed Elevations
Showing Boundary Treatment

Drawing Number
EA59-AP3-1008

COPYRIGHT© 2018



Proposed Ground Floor Plan
Scale 1:100

Revision	Date	Description
A	09.01.22	Internal Flat layout amended

important general note :
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible person/s immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A2

PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Scale
1:100

Revision
A

Nov-21

Drawn By/Checked By

B-12 Development

Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Block Plan Showing
Vehicular Crossover

Drawing Number
EA59-AP3-1009

COPYRIGHT©2018

Proposed Front Elevation
Scale 1:100

Revision	Date	Description

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible person/s immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A4

Scale
1:100

Revision
1st

Nov-21

Drawn By/Checked By

B-12 Development ®

Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Proposed Elevation
With Lift Overrun

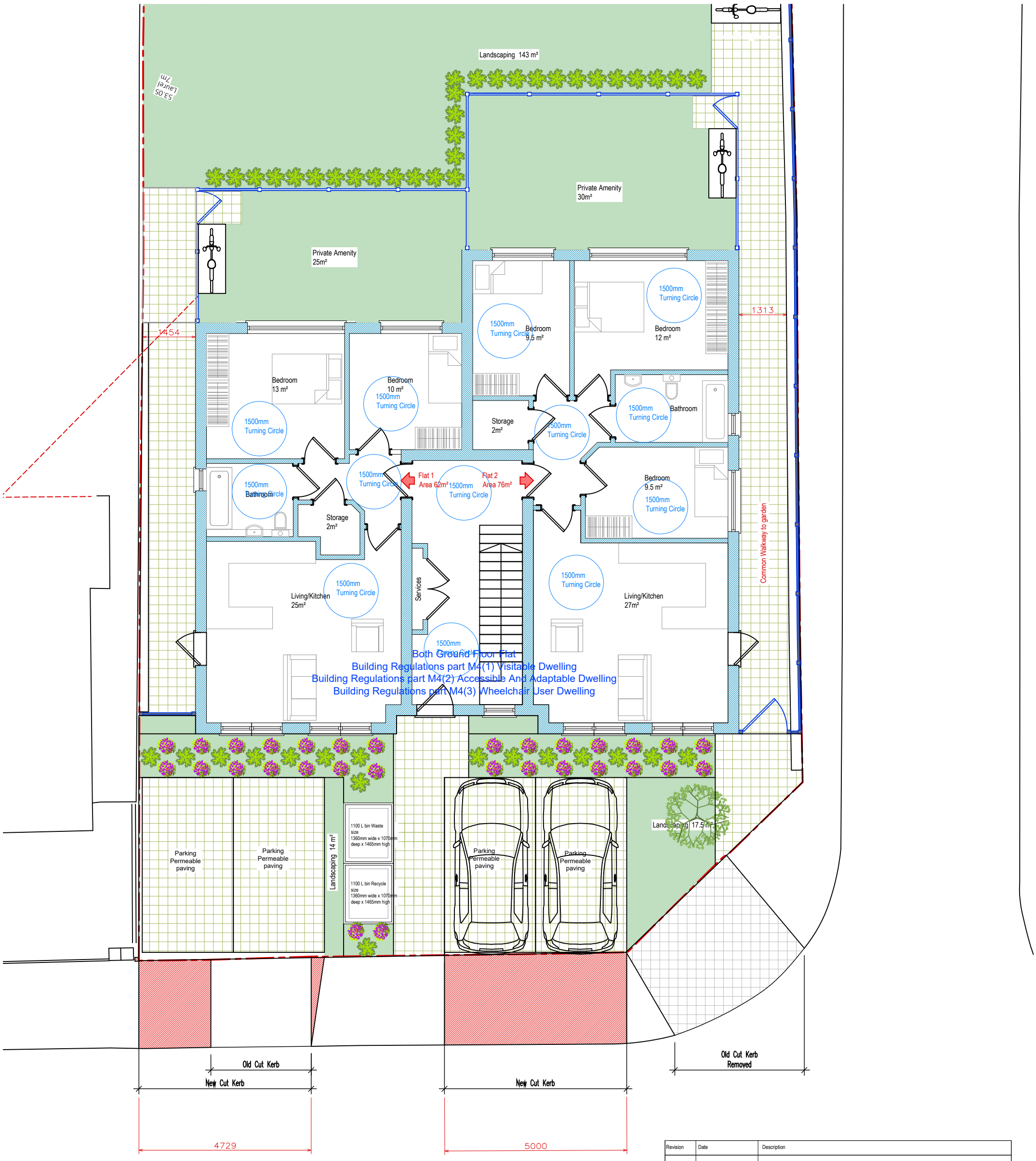
Drawing Number
EA59-AP3-1010

COPYRIGHT© 2018

PLEASE NOTE THAT CONSTRUCTION MUST ONLY COMMENCE ONCE PLANNING, BUILDING CONTROL AND ANY OTHER APPROVALS HAVE BEEN RECEIVED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMMENCE PRIOR TO THESE APPROVALS.

0 1 2 3 4 5 10m

Please note that construction must only commence once planning, building control and any other approvals have been received. It is the responsibiltity of the owner/contractor to commence prior to these approvals.



Proposed Ground Floor Plan
Scale 1:100

Revision	Date	Description

important general note
the specification is to be read in conjunction with the plans/section details, and other associated structural details as may be provided.
all work is to be carried out to the local authority planning and building regulations approval, and the codes of practice and british standards as necessary.
all dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed contractor on site prior to engaging in works. any discrepancies must be reported to the architect/surveyor/engineer or responsible person/s immediately.
the contractor is responsible for ensuring compliance with the cdm regulations, and appropriate health & safety on site precautions.
the client/building owner must obtain any necessary party wall agreements, prior to engaging in the works on site.

1. this drawing is copyright and it may not be reproduced in whole or part or used for the manufacture of any article without the express permission of the copyright holders.

3. this drawing is to be read in conjunction with all relevant architect's, service engineer's and drawings and specifications.

Paper Size
A3

Please note that construction must only commence once planning, building control and any other approvals have been received. It is the responsibiltity of the owner/contractor to commence prior to these approvals.

0 1 2 3 4 5 10m

Scale
1:100

Revision
1st

Jan-22

Drawn By/Checked By

B-12 Development ®

Architectural consultancy

Site Address
59 Elm Ave
Ruslip
HA4 8PE

Part M(2) and M(4)

Drawing Number
EA59-AP3-1011

COPYRIGHT© 2018