

Notes

- 1 All concrete to be 1:2:4 mix by volume
- 2 All dimensions are in millimeters
- 3 All materials used to be half hour fire resistance and used to manufacturers instructions
- 4 All new gullies to be roddable and back inlet type.
- 5 New walls bonded to existing using 'Furfix' or similar profiles.
- 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
- 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
- 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- 9 All structural timber to be tannalised
- 10 VERMIN
- 11 All proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
- 12 All dimensions to be double checked on site
- 13 All steels to be measured on site with built dimensions
- 14 All steels to have 30 min fire protection
- 15 All drawings to be approved prior to build works, any works carried out without approval is at own risk.
- 16 Any discrepancies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing

Scale 1/100


Title / Description :

Proposed Plans

Project Address :

3 Forris Avenue
 Hayes
 Hillingdon
 UB3 2AS

Scale of Drawing
 1/100 @ A1

Drawing No
 03 002

Drawn By
 Sunny Bahia

Date of Proj
 Nov 22

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

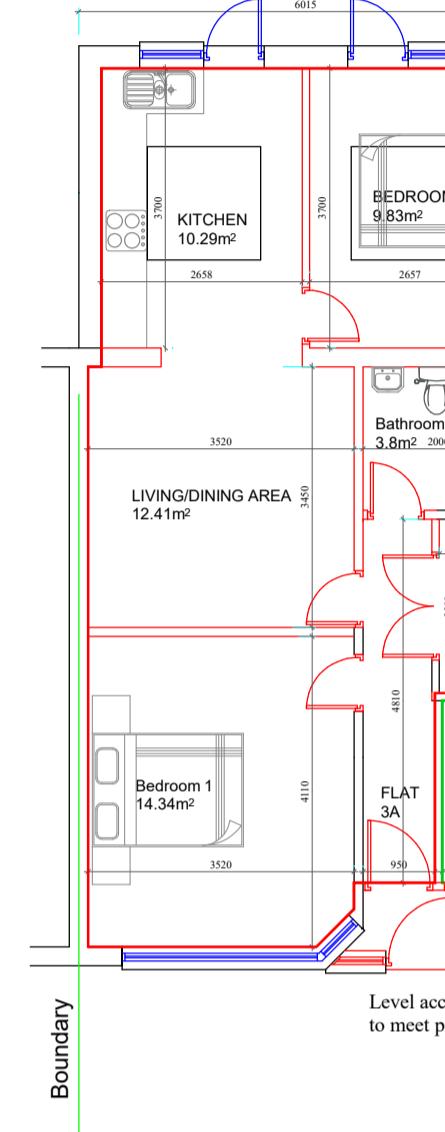
Asbarchitectureltd@gmail.com

Office / Mobile - 07960 417 920



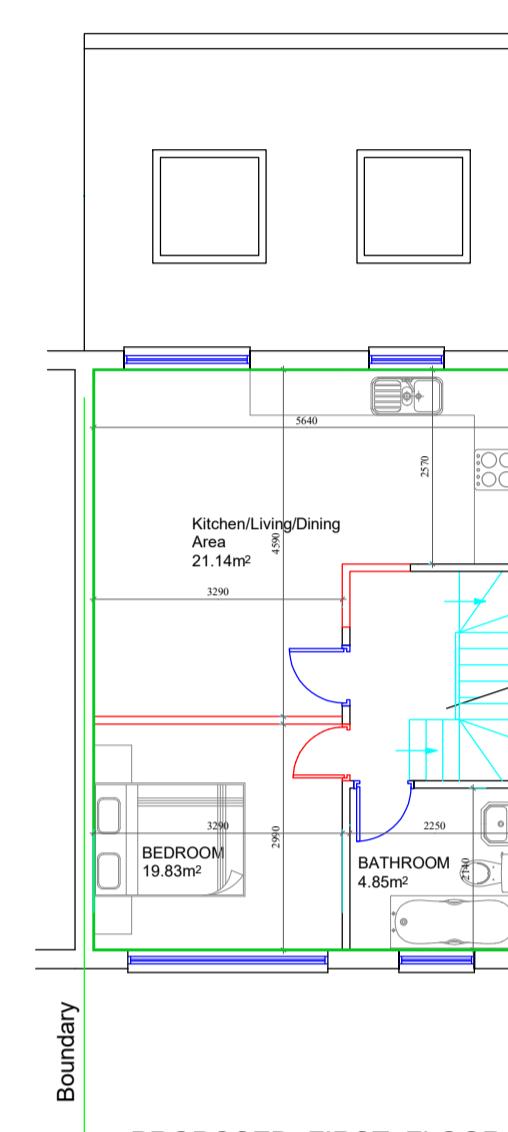
See block plan for site layout, front, rear and sides

Garage to be removed



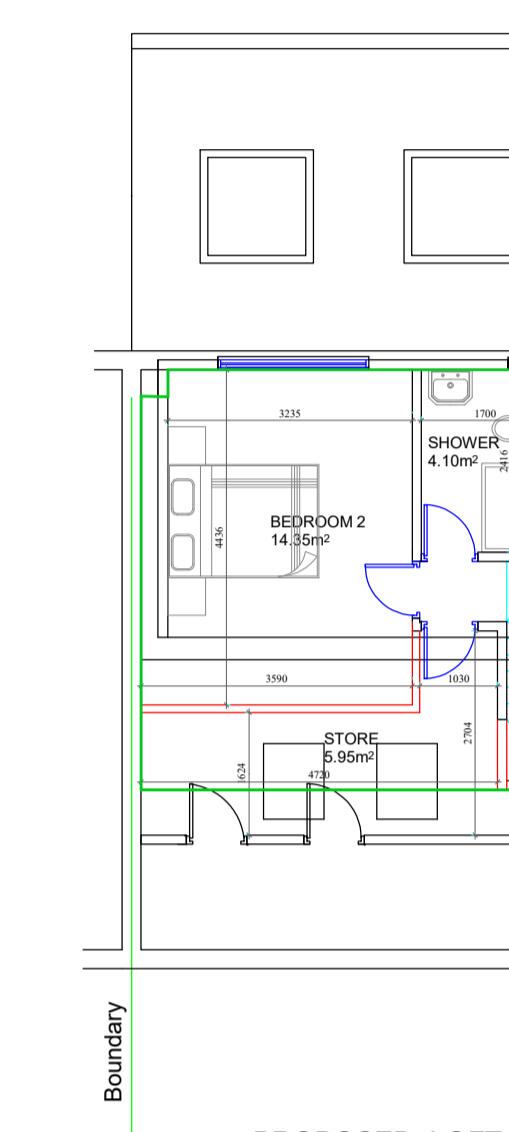
London plan - 2/3 person 2 bedroom flat 60sqm
 Both flats meet these requirements
 Neighbours at no 4 and 5 Forris avenue have both been extended and converted under the same design and application approved in 2022.

Garage to be removed

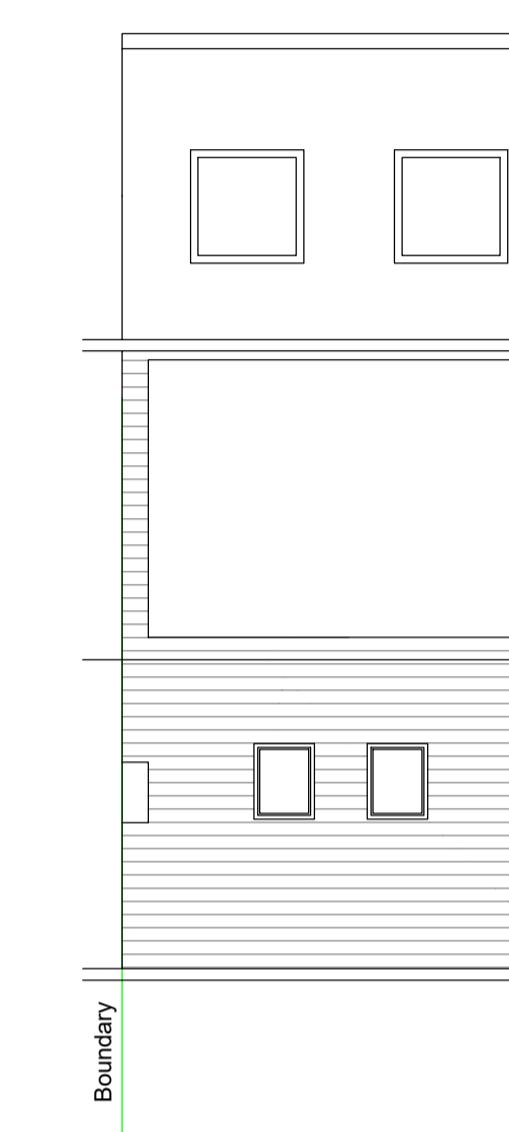


Please note that flat 3B Area 71.45m² is extending the area fall under 1.5m height on 1st floor
 Flat 3A = 61.13m²
 Flat 3B = 71.45m²

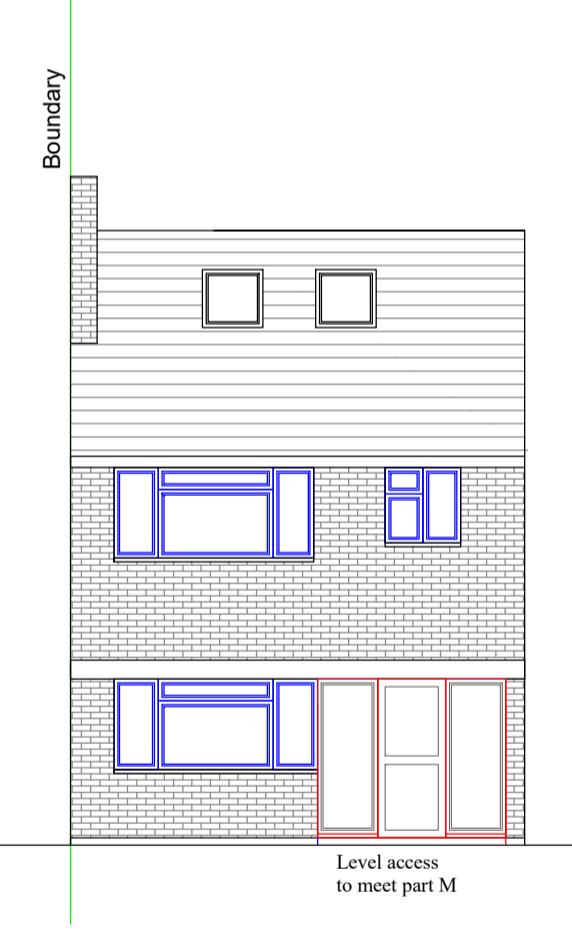
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Garage to be removed



Garage to be removed



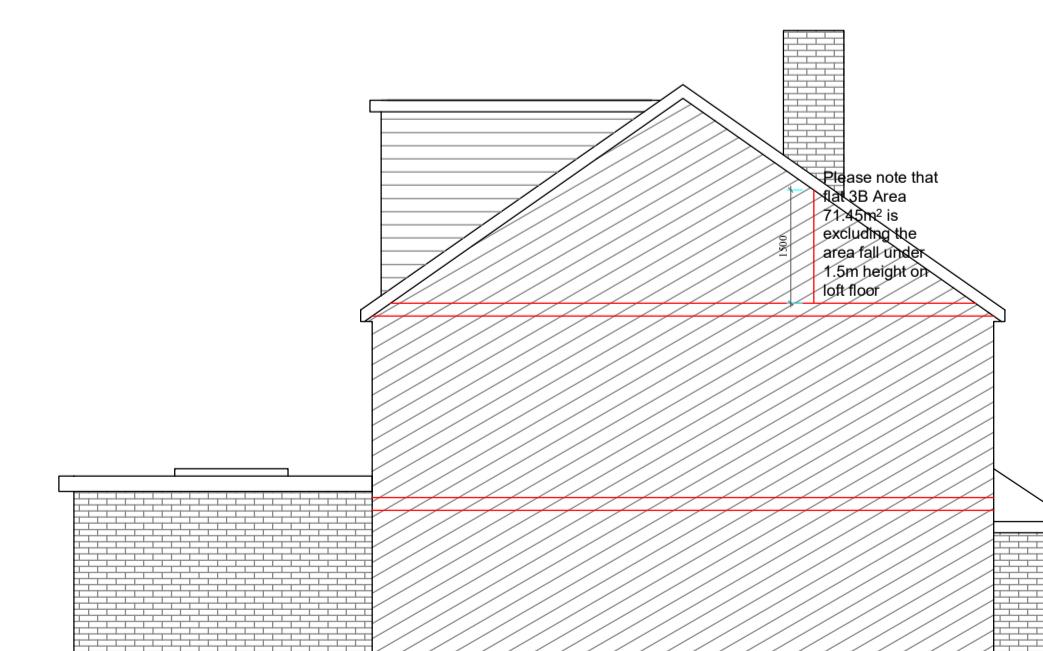
Level access to meet part M



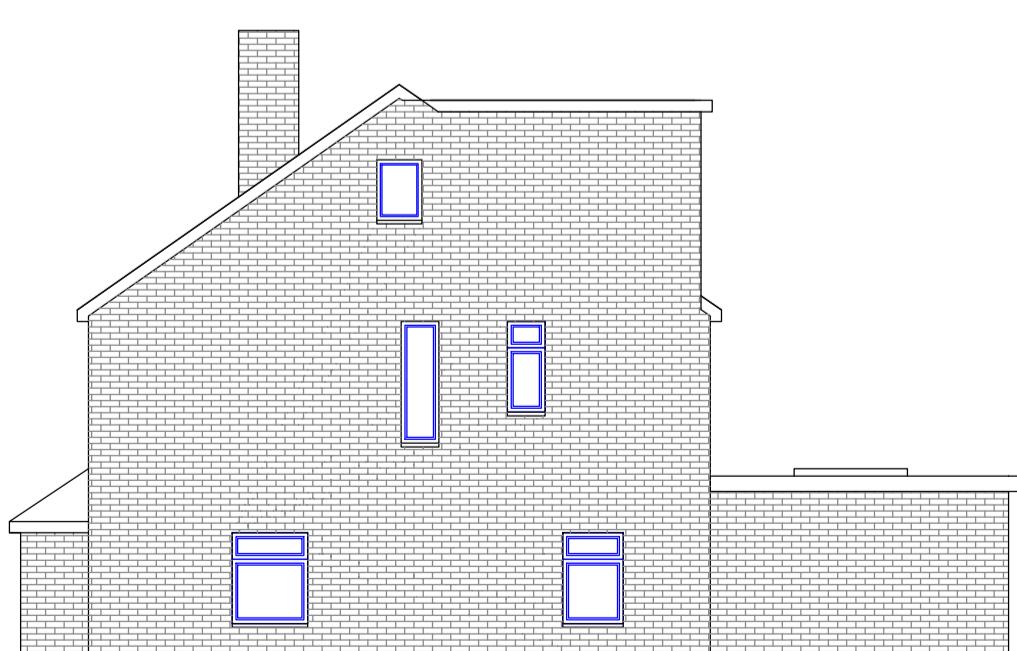
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PROPOSED SIDE ELEVATION



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