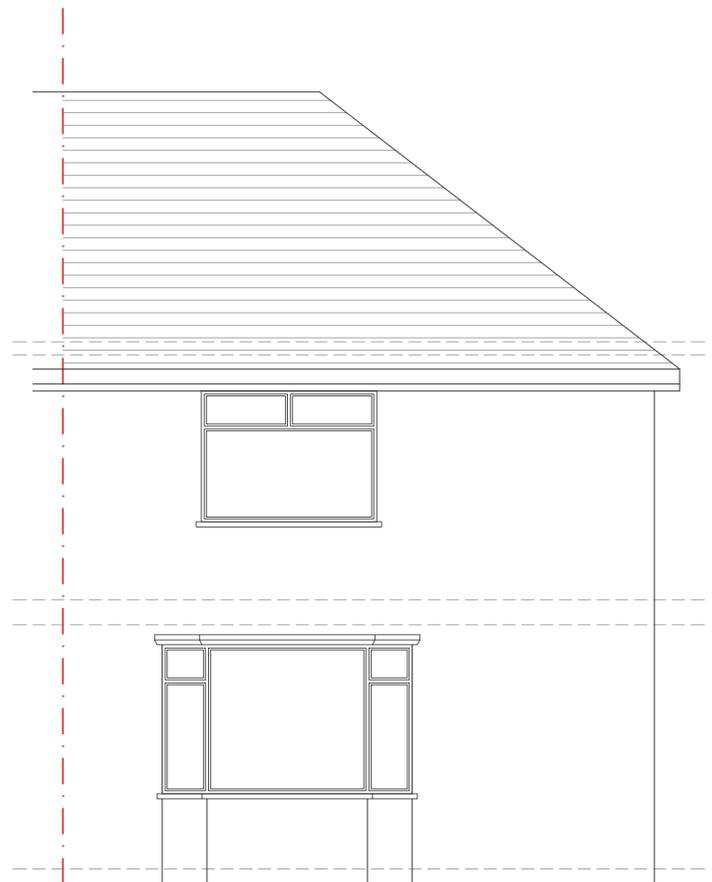
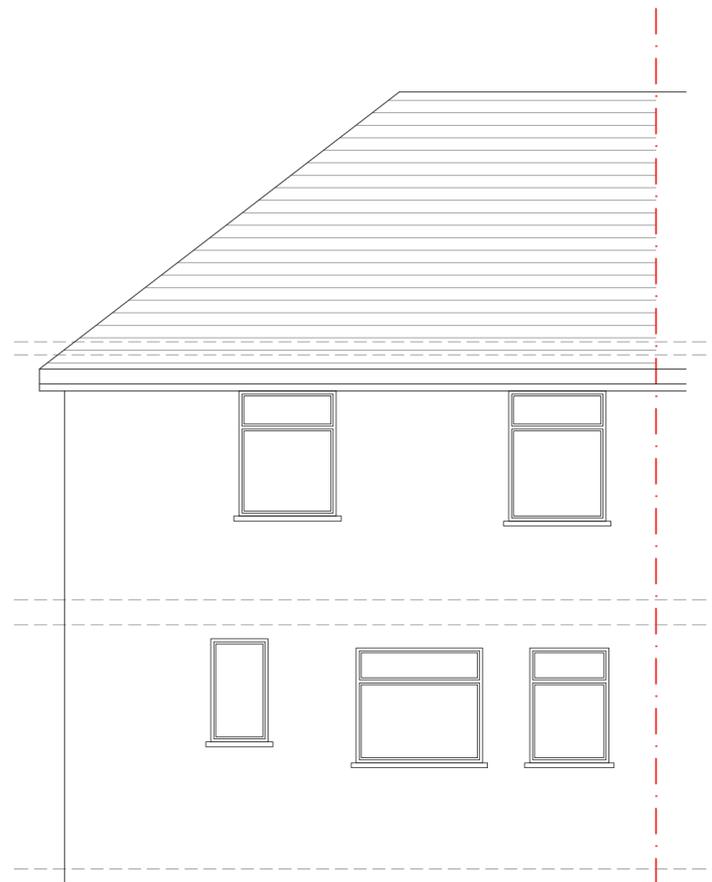


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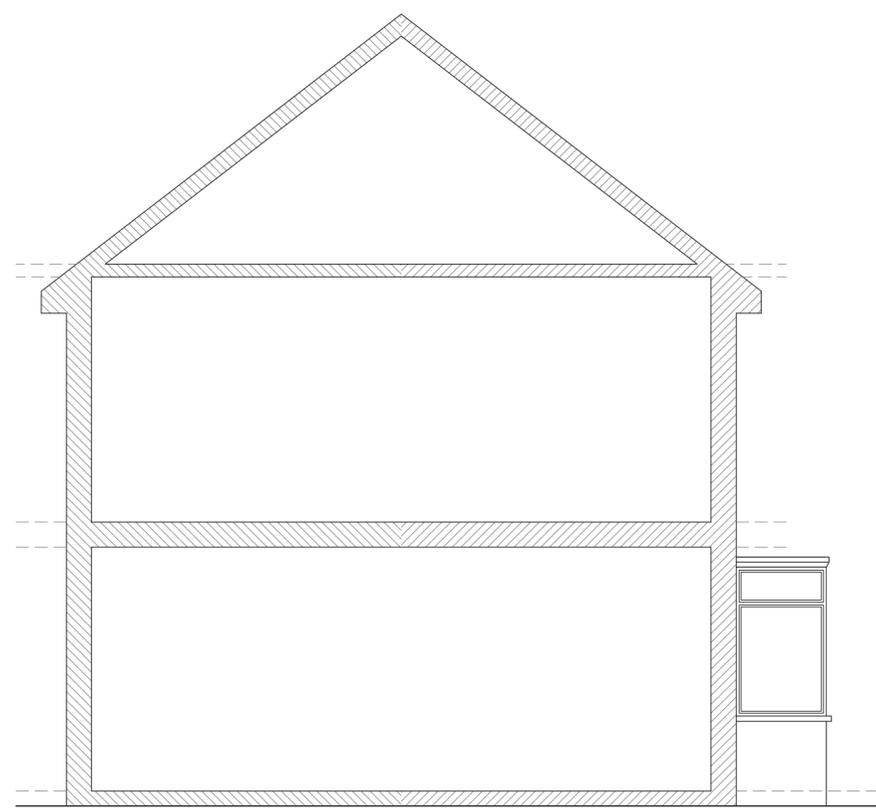
EXISTING  
FRONT ELEVATION



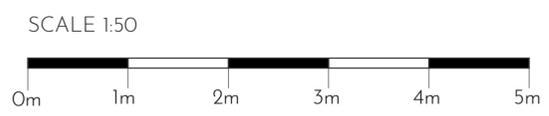
EXISTING  
REAR ELEVATION



EXISTING  
SIDE ELEVATION



EXISTING  
SIDE (SECTION) ELEVATION



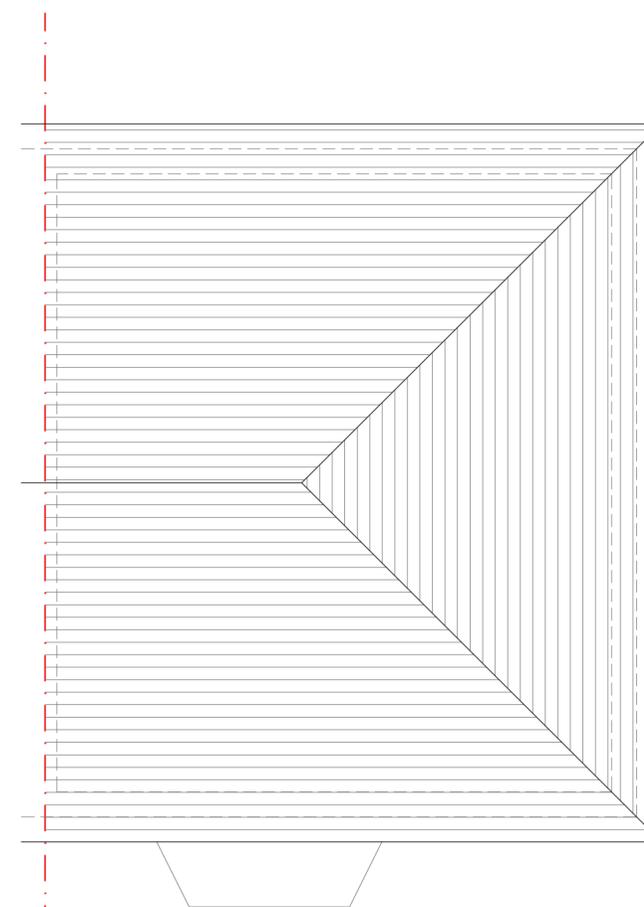
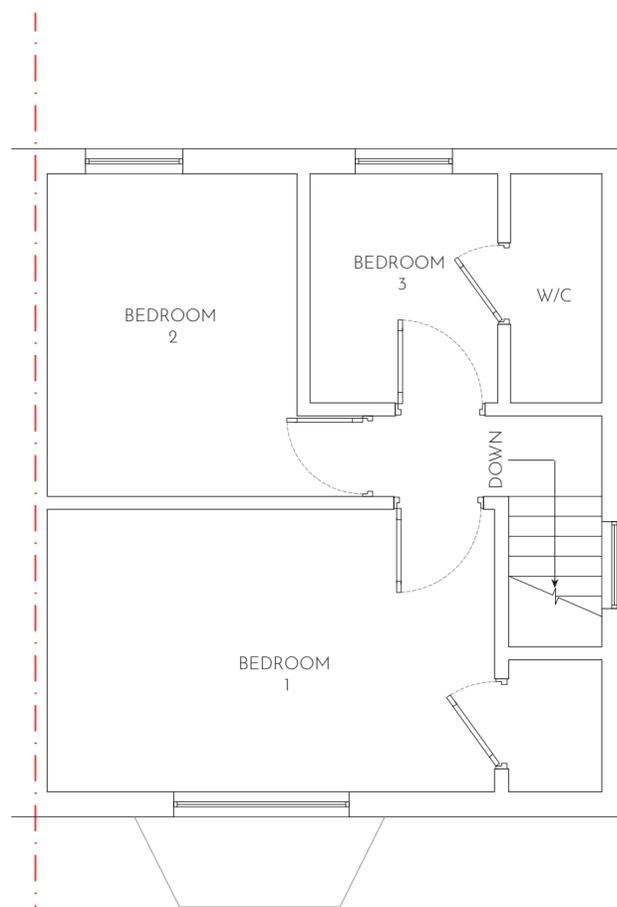
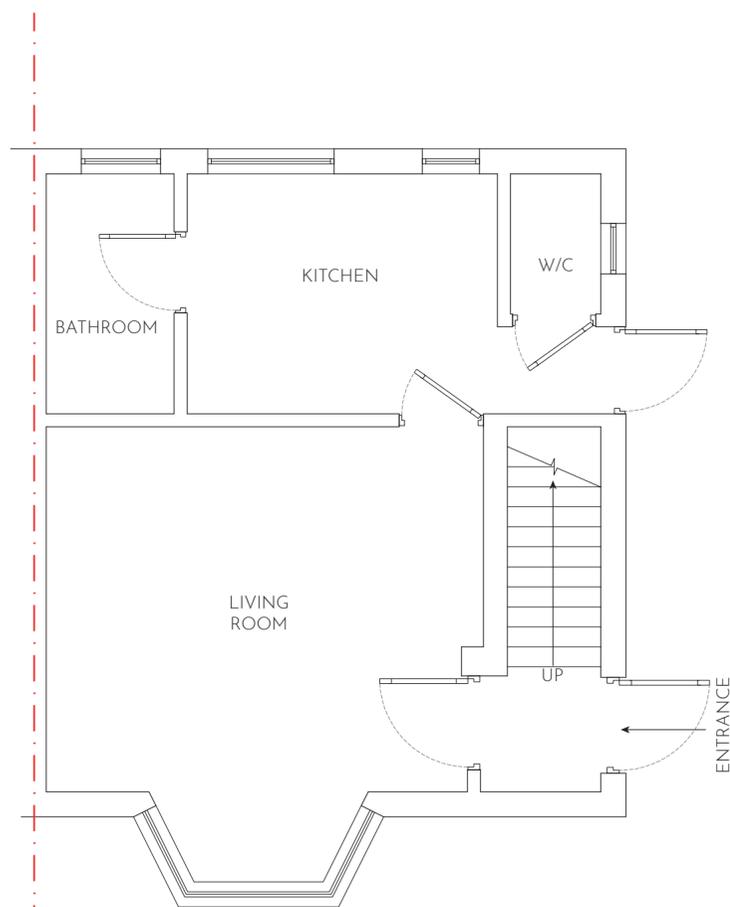
STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	EXISTING ELEVATIONS UB33JU/DWG/102	
REVISION:	A	DRAWN: V/P
SCALE:	1:50/A2	DATE: 18/08/2025
SHEET:	102	



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SCALE 1:50

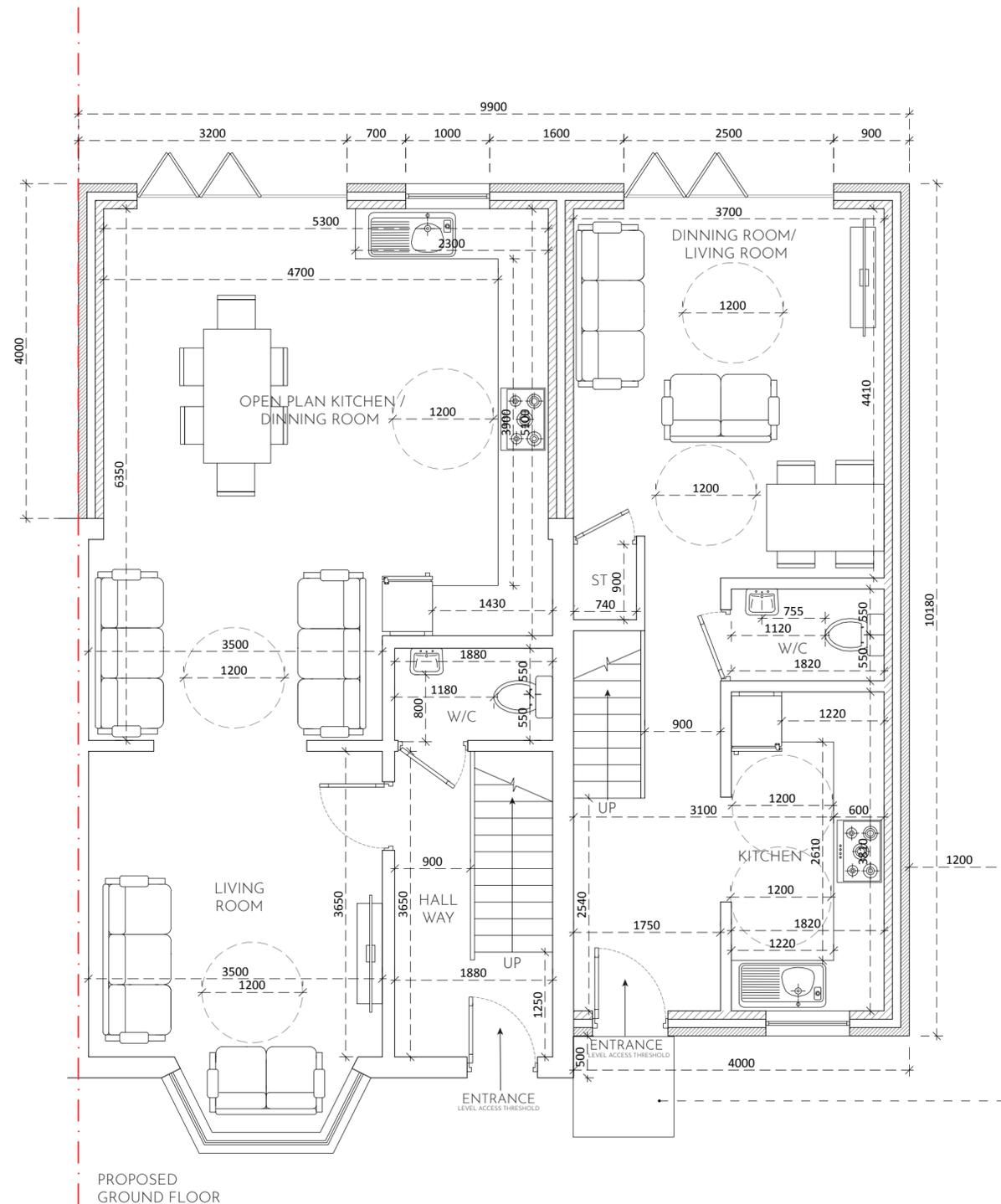


STAGE:	PLANNING
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS
FILE:	EXISTING FLOOR AND ROOF PLANS UB33JU/DWG/103

REVISION: A	DRAWN: V/P
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SCALE: 1:50/A2	DATE: 18/08/2025
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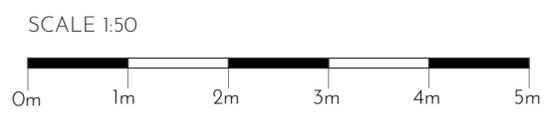
SHEET:



PROPOSED  
 GROUND FLOOR  
  
 3 PERSON 2 BEDROOM FLAT  
 TOTAL GROSS INTERNAL AREA (GIA): 65.4sqm<sup>2</sup>  
 TOTAL GROSS EXTERNAL AREA (GIA): 75.4sqm<sup>2</sup>

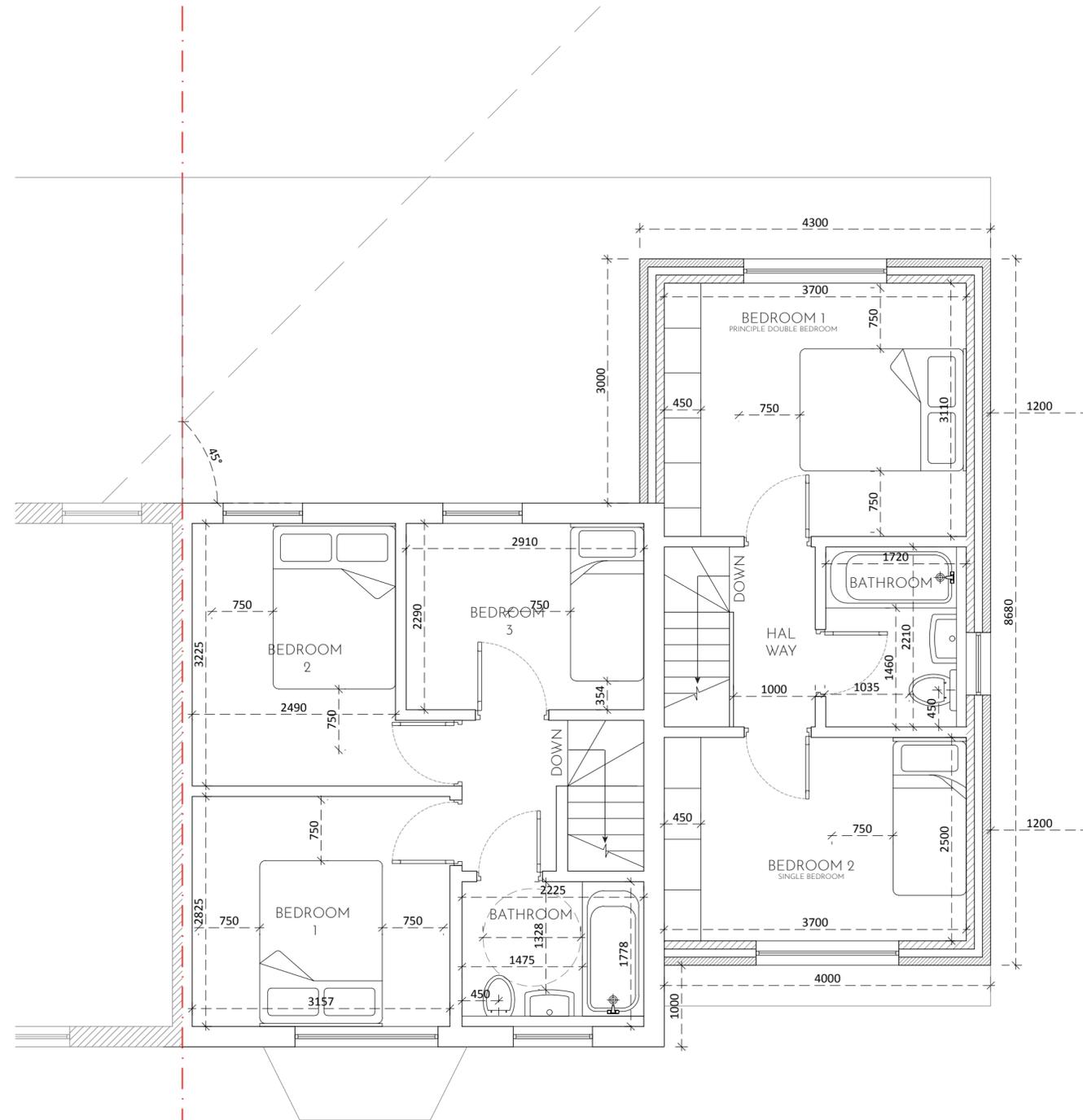
- NOTE:**
- M4(2) COMPLIANCE**  
Dwellings designed to comply with Building Regulations Approved Document M Volume 1, Category 2 – Accessible and Adaptable Dwellings (M4(2)).
  - STEP-FREE ACCESS**  
Principal entrance provided with level threshold and step-free access in accordance with M4(2).
  - ENTRANCE DOOR**  
Entrance door provides a minimum clear opening width of 775mm.
  - LEVEL FLOORS**  
All internal floors are level with no changes in level at this storey.
  - ENTRANCE LEVEL WC**  
Entrance level WC provided and designed in accordance with Approved Document M4(2) Diagram 14, including required side transfer and front clearance zones as shown.
  - LIVING / DINING / KITCHEN CIRCULATION**  
Living, dining and kitchen areas designed to provide accessible and adaptable circulation space in accordance with M4(2) requirements.
  - KITCHEN LAYOUT**  
A minimum 1200mm clear space is provided in front of and between kitchen units and appliances to allow adaptable circulation in accordance with M4(2).
  - INTERNAL DOORS AND CIRCULATION**  
Internal doors and circulation spaces are designed in accordance with Approved Document M4(2).
  - DIMENSIONS**  
All accessibility dimensions shown are to clear finished surfaces.

MINIMUM 1200mm LEVEL LANDING  
OUTSIDE THE ENTRANCE DOOR



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STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	PROPOSED GROUND FLOOR PLANS UB33JU/DWG/104	
REVISION:	B	DRAWN: V/P
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SHEET:	104	



PROPOSED FIRST FLOOR

3 PERSON 2 BEDROOM FLAT  
 TOTAL GROSS INTERNAL AREA (GIA): 65.4sqm<sup>2</sup>  
 TOTAL GROSS EXTERNAL AREA (GIA): 75.4sqm<sup>2</sup>

**NOTE:**

**M4(2) COMPLIANCE**  
 Dwelling designed to comply with Building Regulations Approved Document M Volume 1, Category 2 – Accessible and Adaptable Dwellings (M4(2)).

**LEVEL ACCESS**  
 All internal floors are level with no changes in level at this storey.

**BEDROOMS**  
 Bedrooms demonstrate clear access zones in accordance with Approved Document M4(2), including:  
 - Double bedroom: 750mm minimum clear space to both sides and foot of bed  
 - Single bedroom: 750mm minimum clear space to one side of bed  
 Clear dimensions shown on plan.

**BATHROOM PROVISION**  
 The dwelling provides a bathroom containing a WC, basin and bath located on the same storey as the principal double bedroom.

**FUTURE ADAPTABILITY**  
 Bathroom layout allows future replacement of bath with a level-access shower in accordance with M4(2) adaptability requirements.

**INTERNAL DOORS AND CIRCULATION**  
 Internal doors and circulation spaces are designed in accordance with Approved Document M4(2).

**HALLS AND LANDINGS**  
 Minimum clear width of halls and landings is 900mm.  
 Corridor widths are not reduced below 750mm at any point.

**DOOR CLEAR OPENINGS**  
 All internal doors provide a minimum clear opening width of 775mm when measured from finished surfaces.

**DIMENSIONS**  
 All accessibility dimensions shown are to clear finished surfaces.

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STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	PROPOSED FIRST FLOOR PLAN UB33JU/DWG/105	
REVISION:	B	DRAWN: VP
SCALE:	1:50/A2	DATE: 20/01/2026
SHEET:		

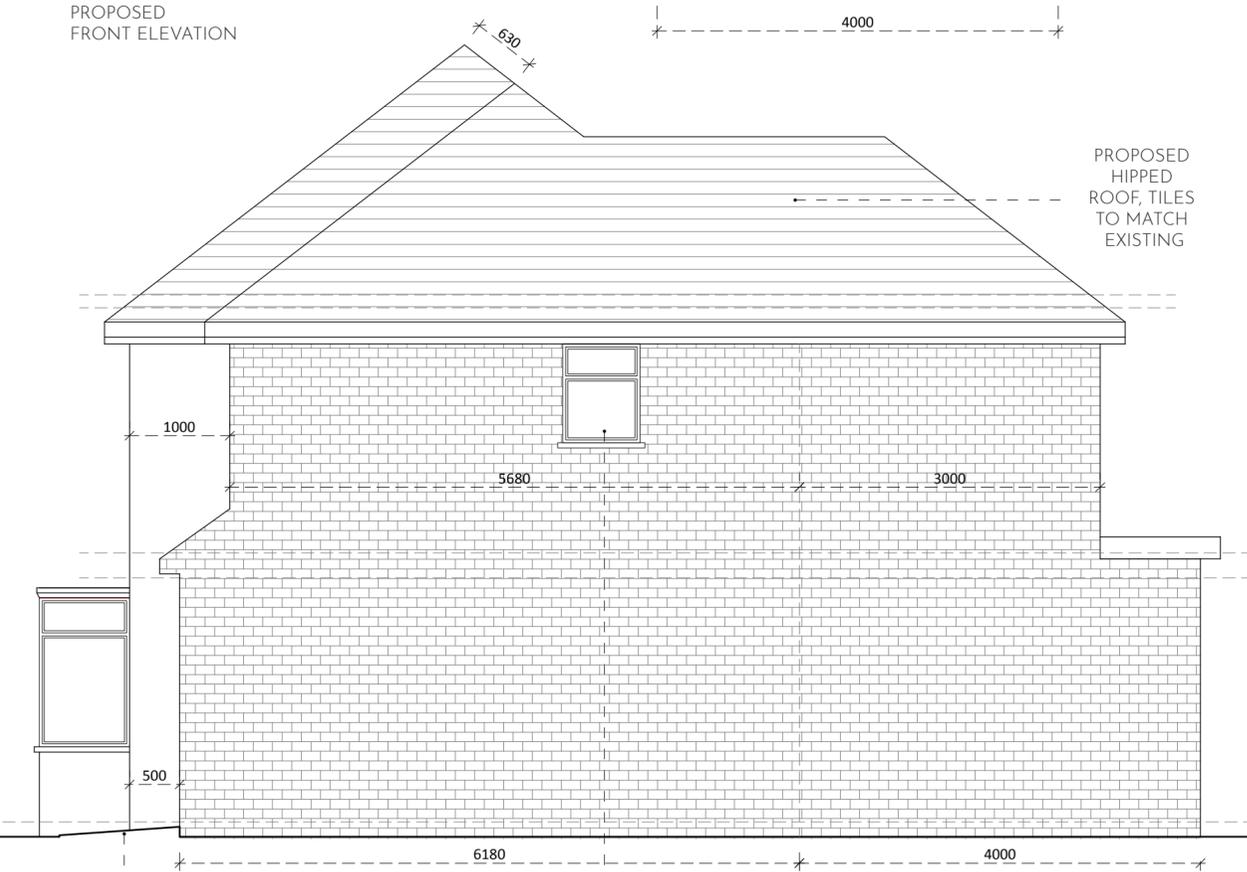
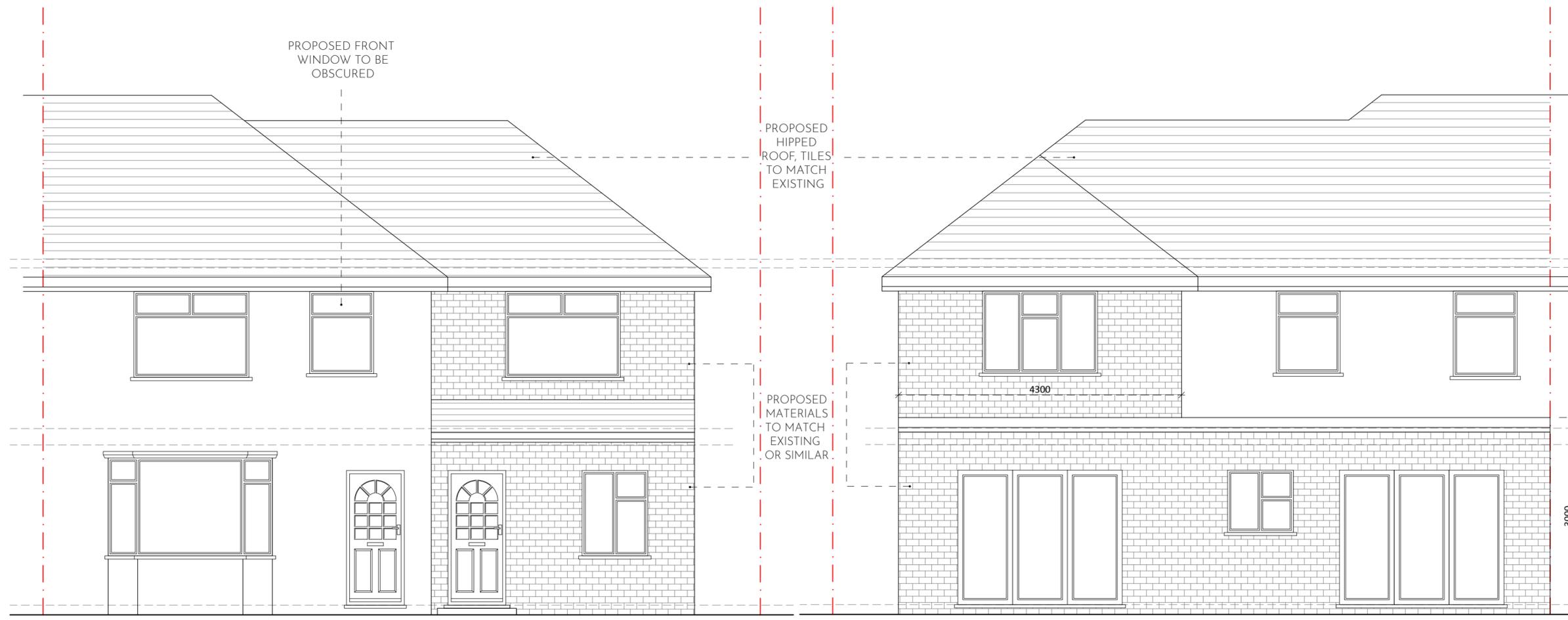
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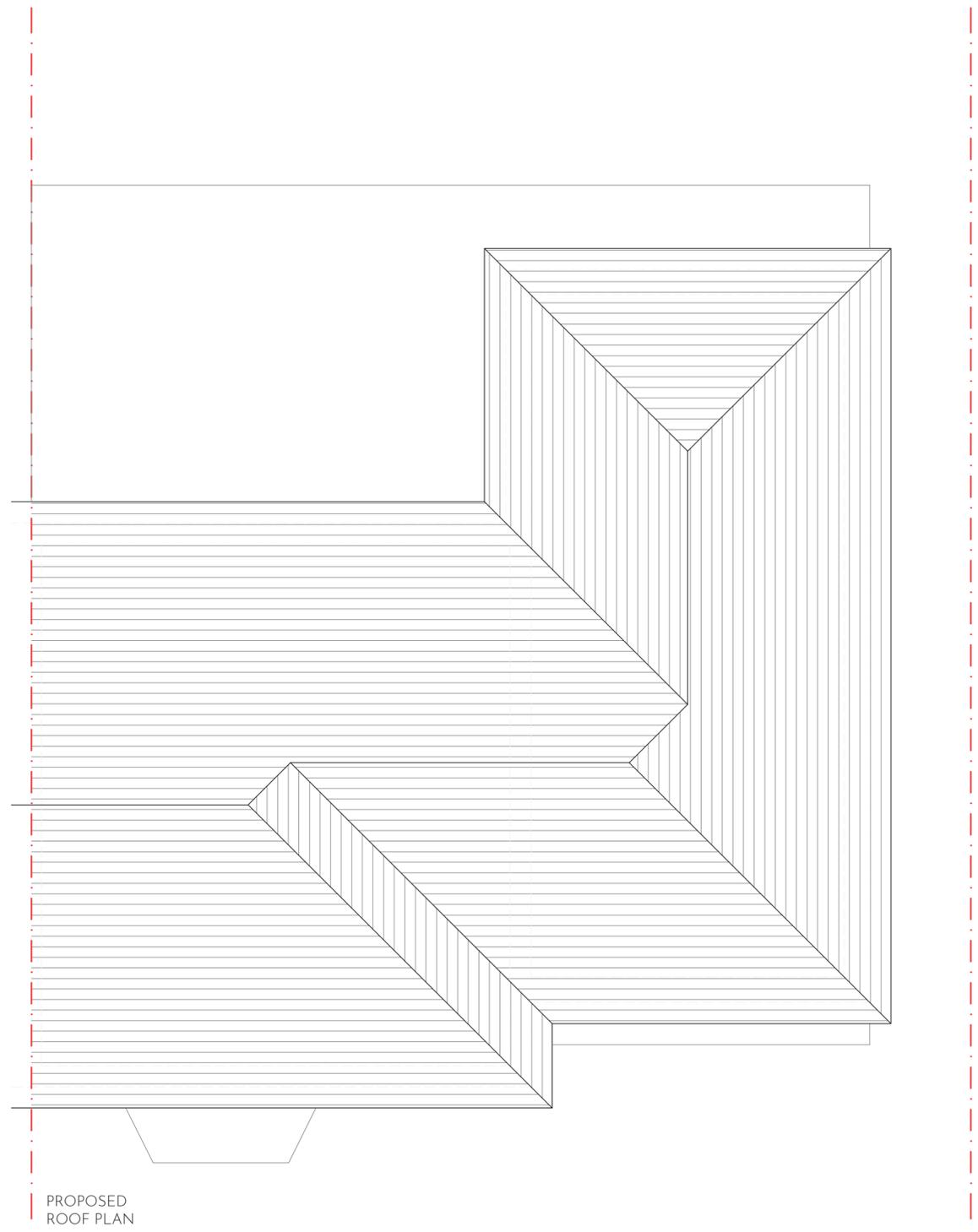
PROPOSED REAR ELEVATION  
 MINIMUM 1200mm LEVEL LANDING OUTSIDE THE ENTRANCE DOOR  
 PROPOSED SIDE WINDOW TO BE OBSCURED

SCALE 1:50



STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	PROPOSED ELEVATIONS UB33JU/DWG/106	
REVISION:	B	DRAWN: V.P
SCALE:	1:50/A2	DATE: 20/01/2026

SHEET: **106**



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STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	PROPOSED ROOF PLAN UB33JU/DWG/107	
REVISION:	A	DRAWN: VP
SCALE:	1:50/A2	DATE: 18/08/2025
SHEET:	<b>107</b>	

