



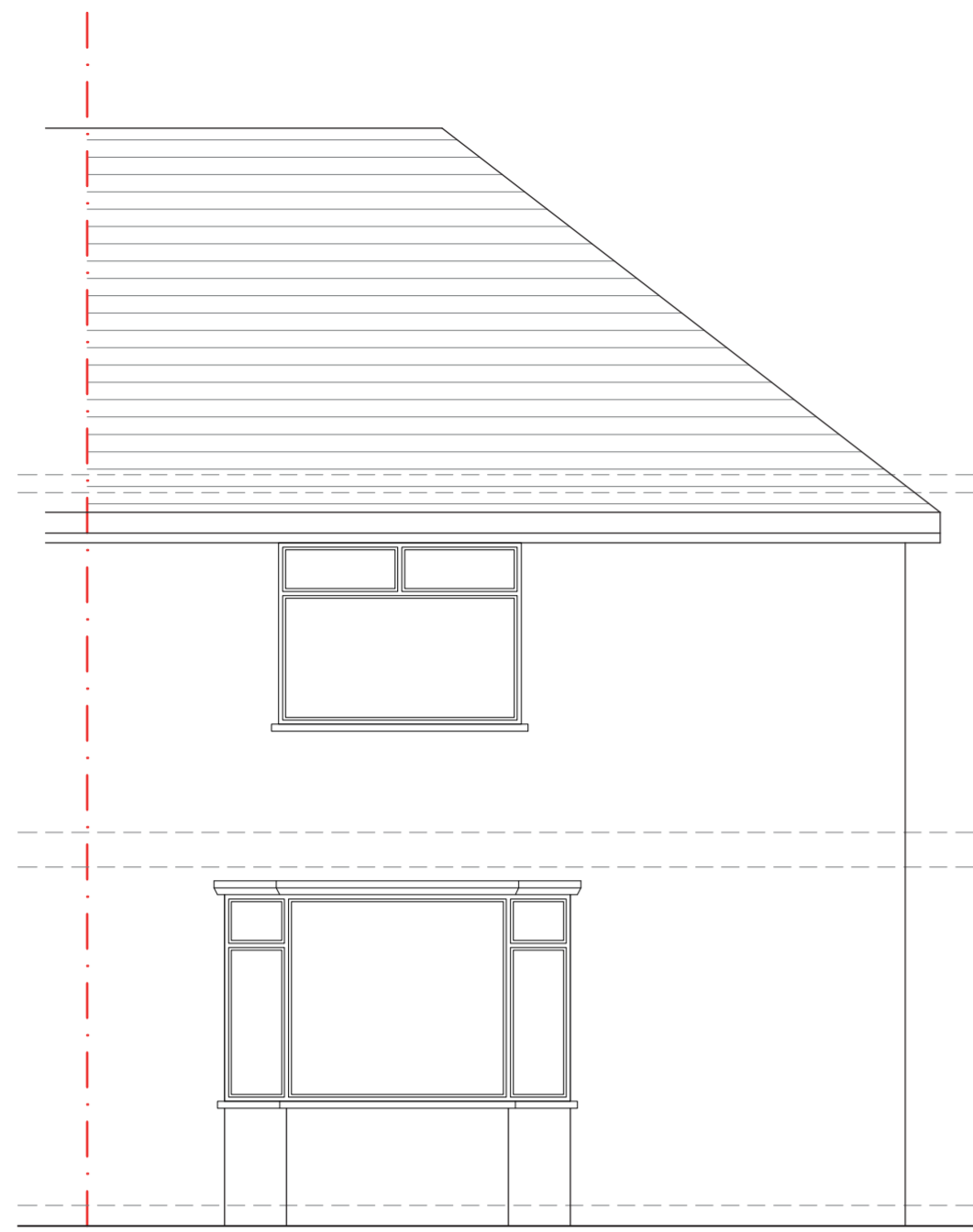
S P A R R O W
DESIGN & BUILD

SPARROW DESIGN & BUILD
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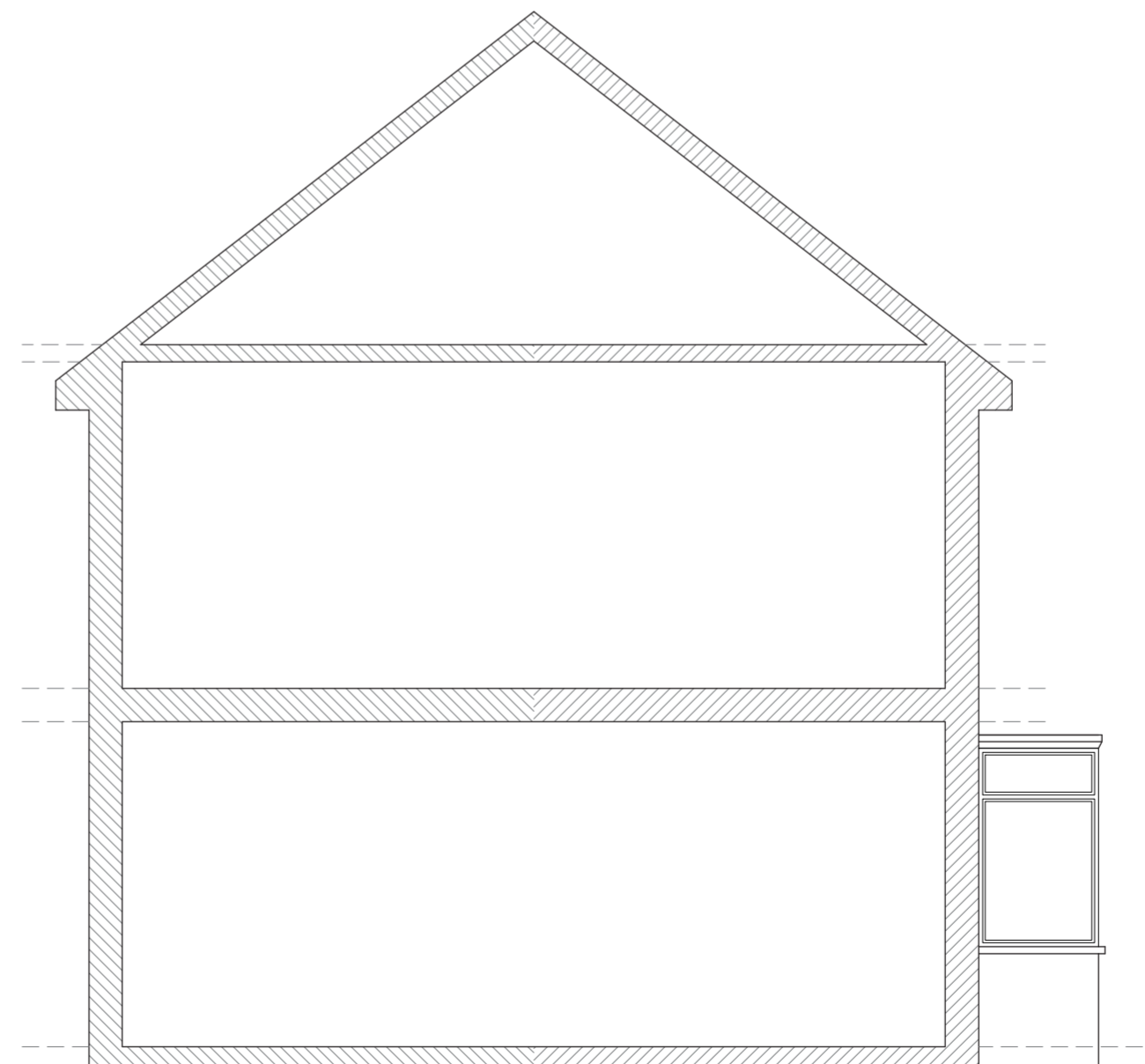
EXISTING
FRONT ELEVATION



EXISTING
REAR ELEVATION



EXISTING
SIDE ELEVATION



EXISTING
SIDE (SECTION) ELEVATION

SCALE 1:50



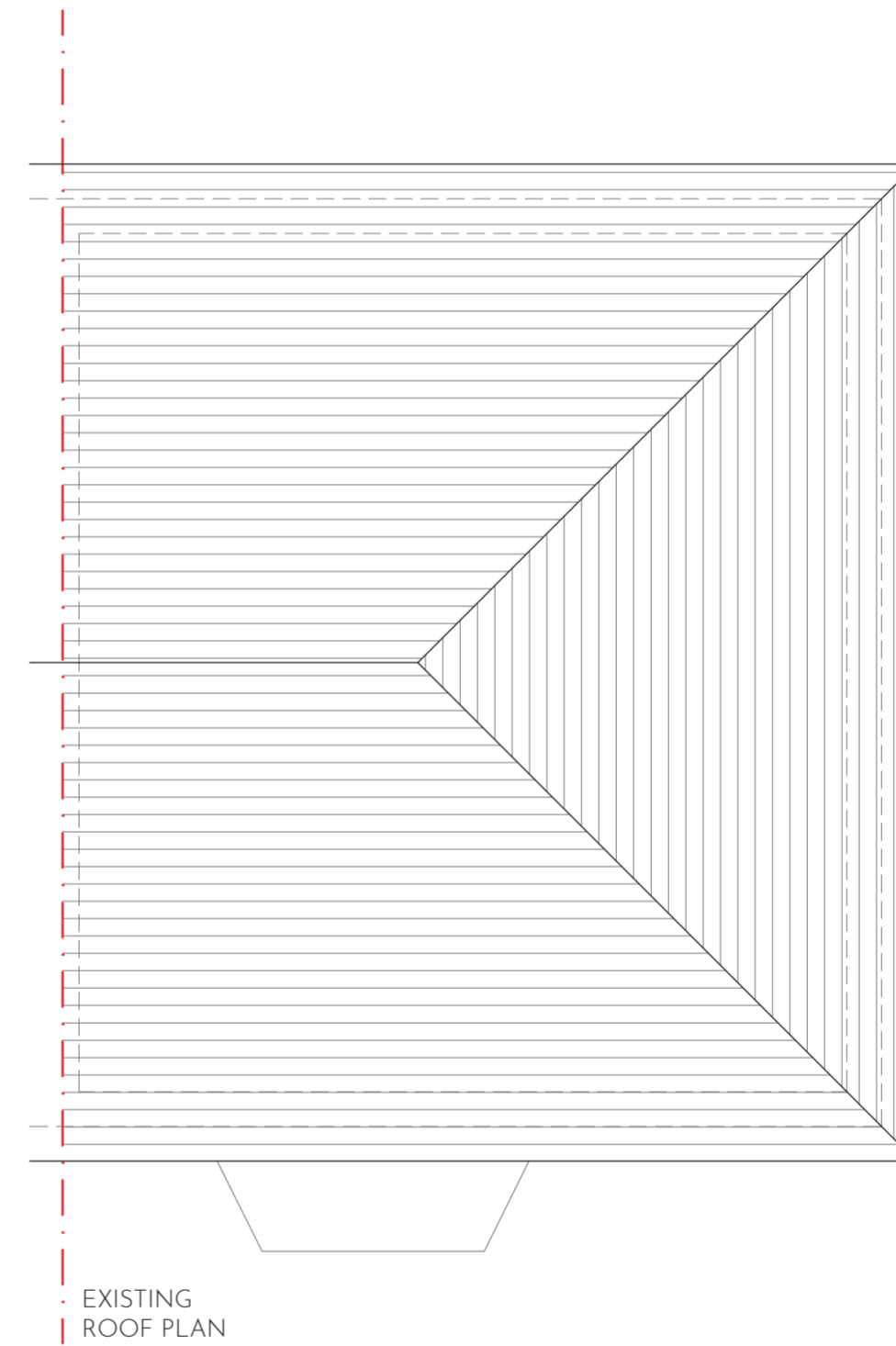
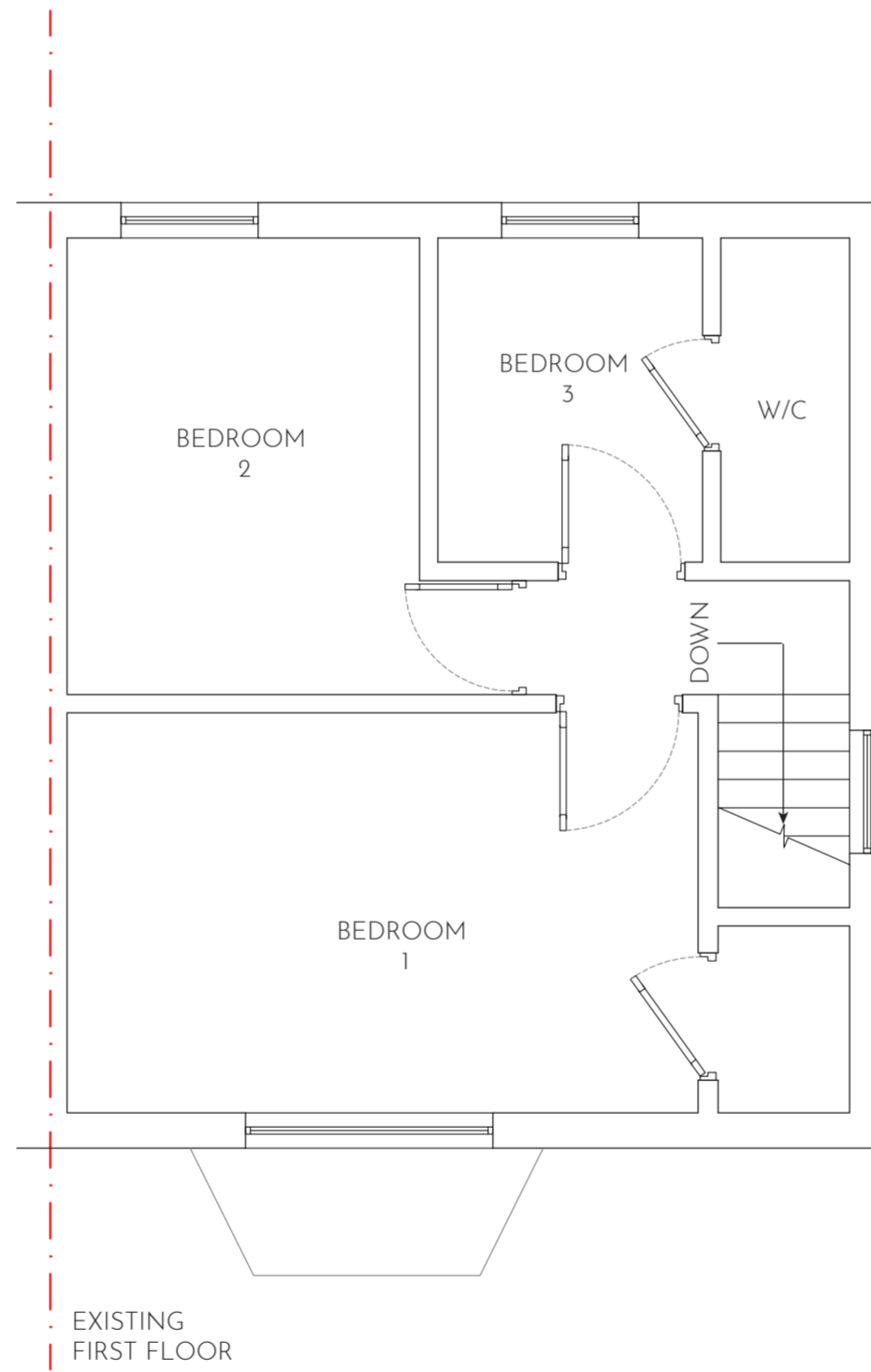
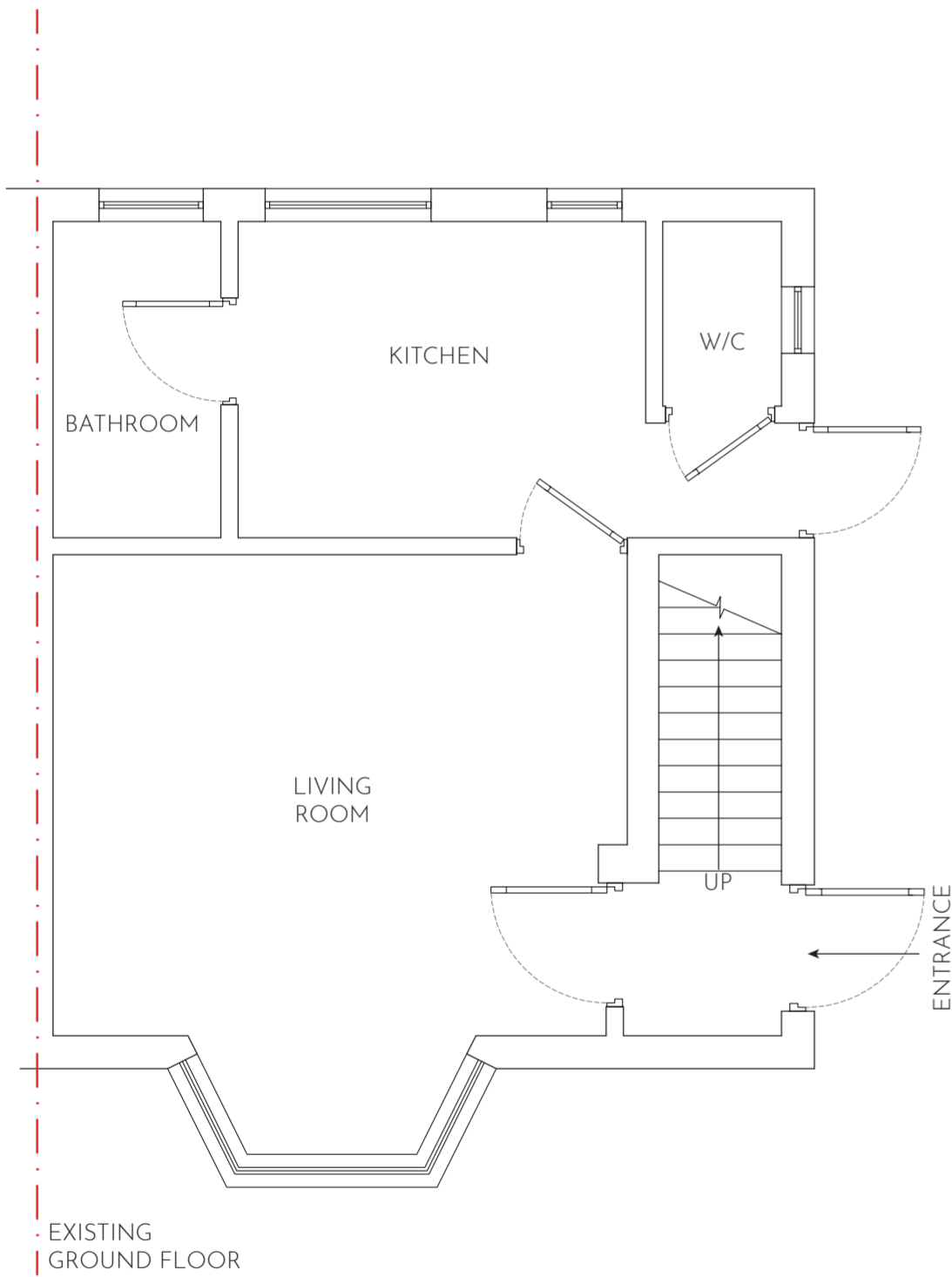
STAGE:	PLANNING	
CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	EXISTING ELEVATIONS UB33JU/DWG/102	
REVISION:	A	DRAWN: V/P
SCALE:	1:50/A2	DATE: 18/08/2025
SHEET:		



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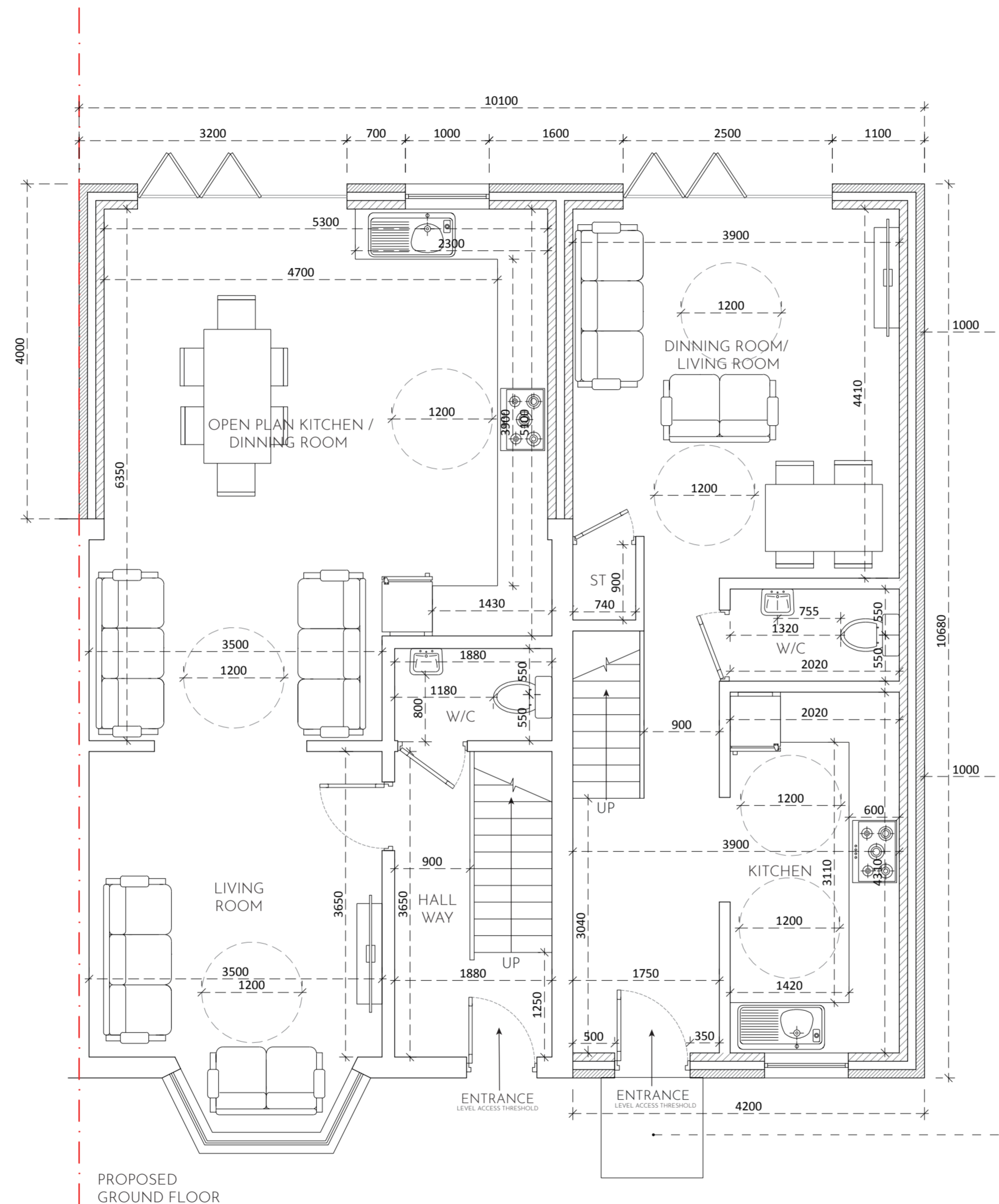
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SCALE 1:50



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: VP
SCALE:	1:50/A2	DATE: 18/08/2025
SHEET:		



PROPOSED
GROUND FLOOR

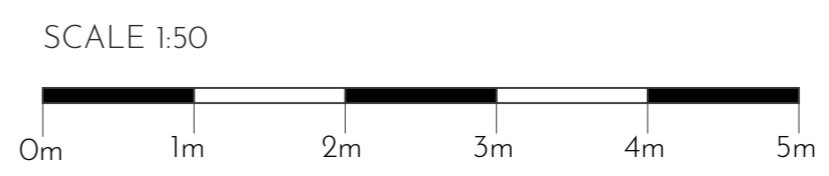
3 PERSON 2 BEDROOM FLAT
 TOTAL GROSS INTERNAL AREA (GIA): 70.8sqm²
 TOTAL GROSS EXTERNAL AREA (GIA): 82.1sqm²

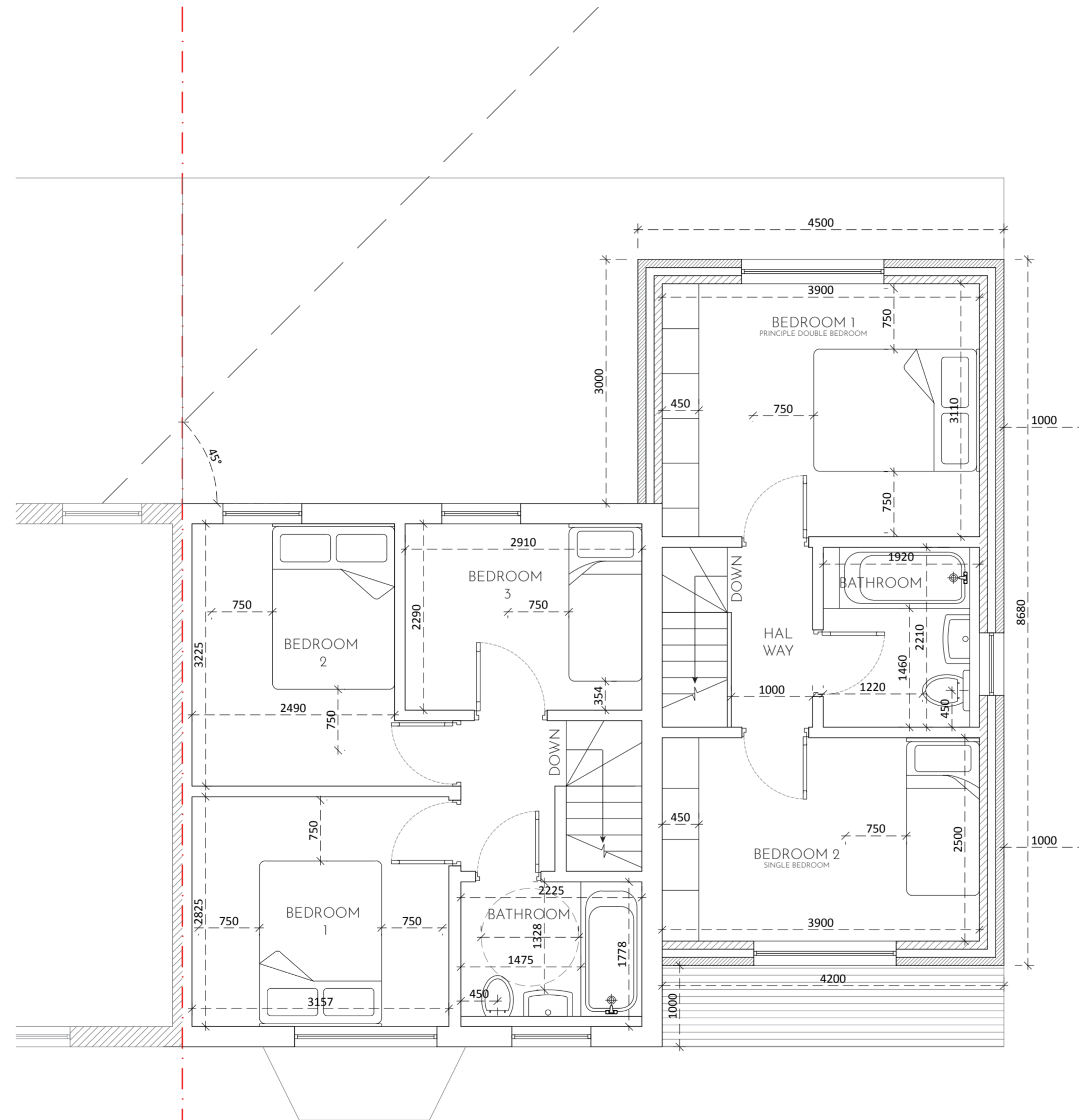
- NOTE:**
- M4(2) COMPLIANCE**
Dwellings designed to comply with Building Regulations Approved Document M Volume 1, Category 2 - Accessible and Adaptable Dwellings (M4(2)).
 - STEP-FREE ACCESS**
Principal entrance provided with level threshold and step-free access in accordance with M4(2).
 - ENTRANCE 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/204	
REVISION:	C	DRAWN: V/P
SCALE:	1:50/A2	DATE: 25/02/2026
SHEET:		





PROPOSED
FIRST FLOOR

3 PERSON 2 BEDROOM FLAT
 TOTAL GROSS INTERNAL AREA (GIA): 70.8sqm²
 TOTAL GROSS EXTERNAL AREA (GIA): 82.1sqm²

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.

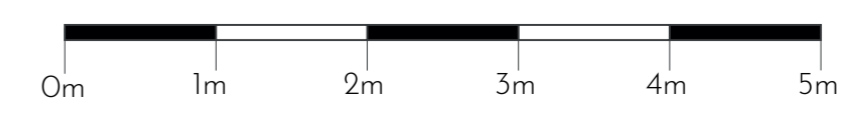
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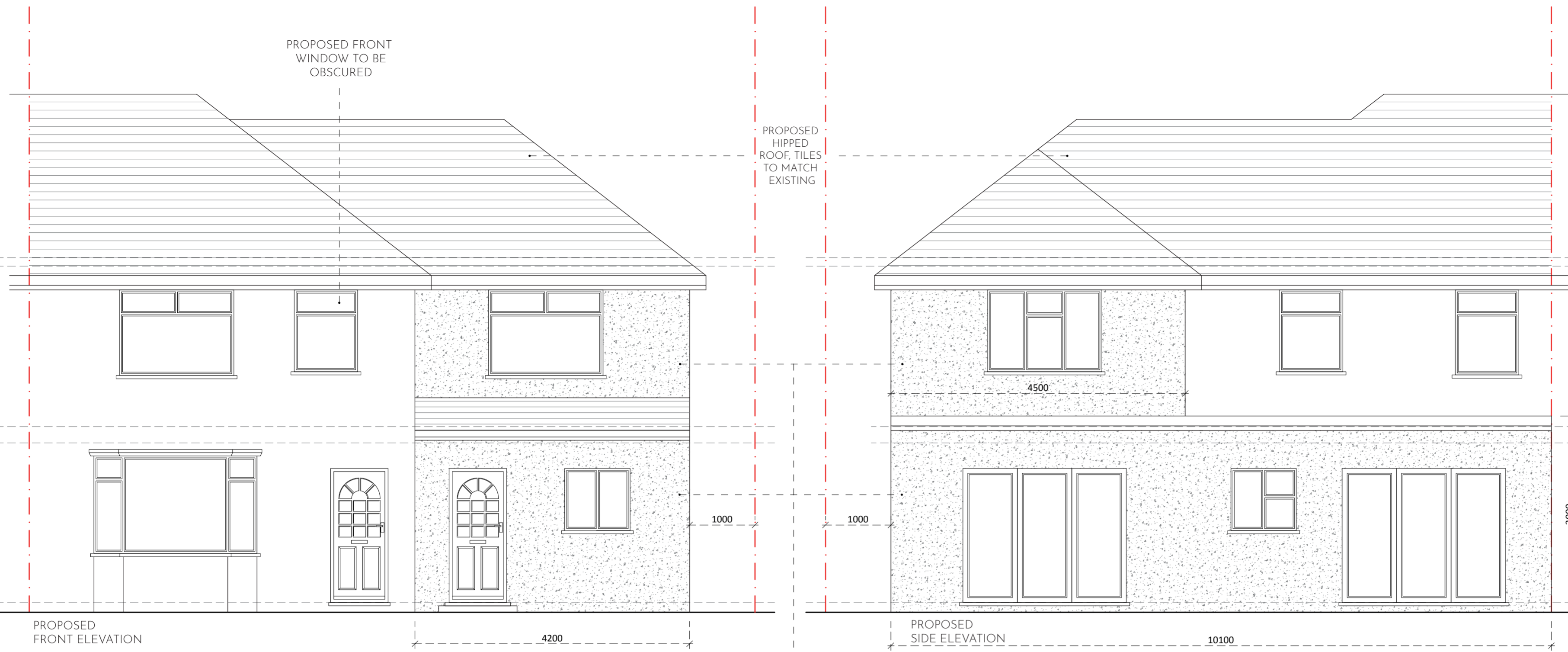
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CLIENT:	95 HALSWAY, HAYES, LONDON, UB3 3JU	
PROJECT:	PROPOSED DOUBLE STOREY SIDE EXTENSION WITH GROUND FLOOR AND FIRST FLOOR REAR EXTENSION TO CREATE 3 PERSON 2 BEDROOM FLATS	
FILE:	PROPOSED FIRST FLOOR PLAN UB33JU/DWG/205	
REVISION:	C	DRAWN: V/P
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SCALE 1:50



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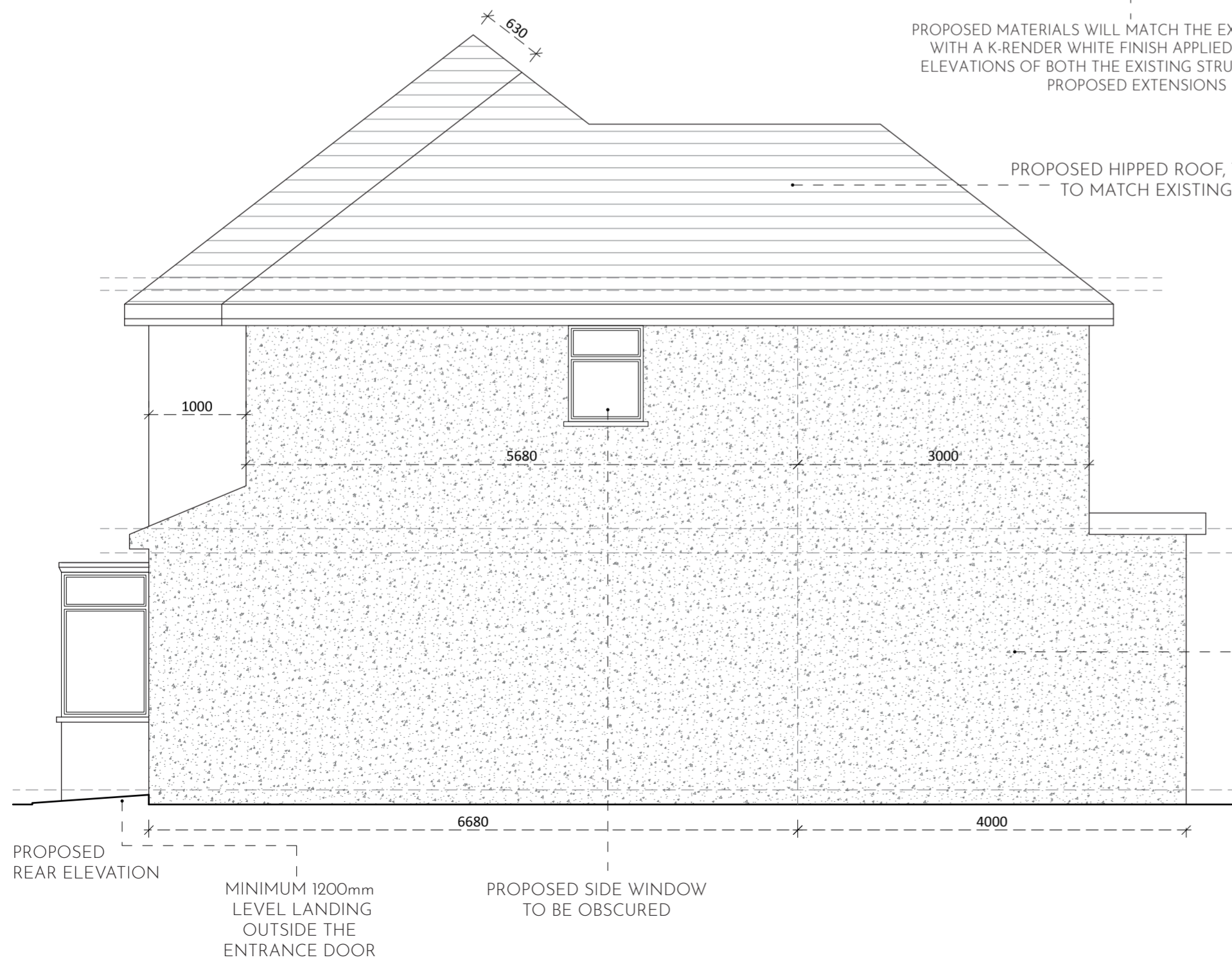
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PROPOSED MATERIALS WILL MATCH THE EXISTING BUILDING, WITH A K-RENDER WHITE FINISH APPLIED TO ALL THREE ELEVATIONS OF BOTH THE EXISTING STRUCTURE AND THE PROPOSED EXTENSIONS

PROPOSED HIPPED ROOF, TILES TO MATCH EXISTING

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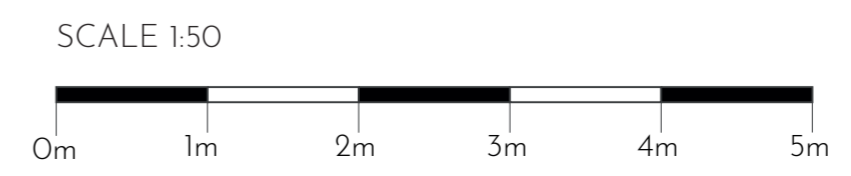
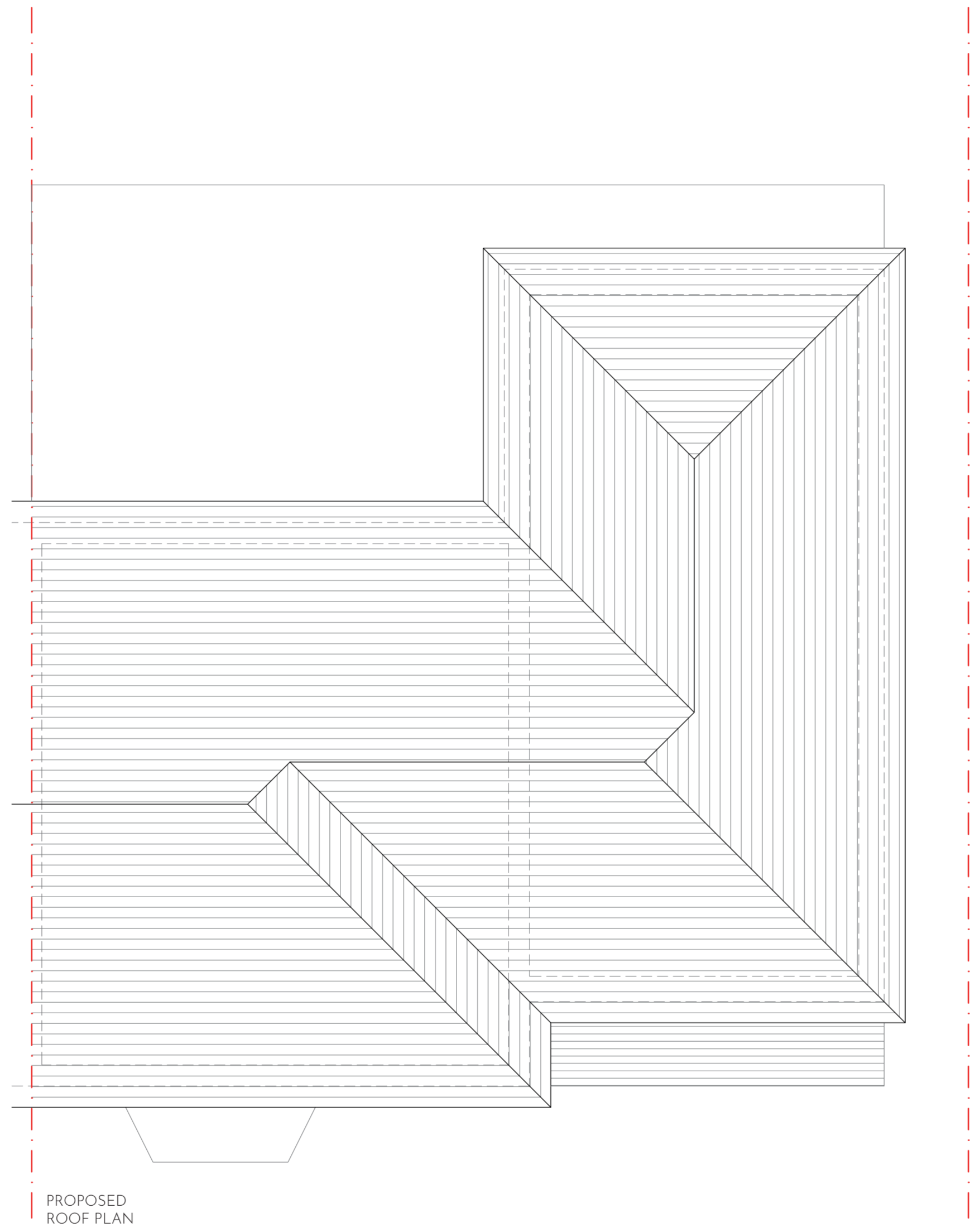


SCALE 1:50



STAGE:	PLANNING	
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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/206	
REVISION:	C	DRAWN: V.P
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FILE:	PROPOSED ROOF PLAN UB33JU/DWG/207	
REVISION:	C	DRAWN: VP
SCALE:	1:50/A2	DATE: 25/02/2026
SHEET:	207	