

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Issue:
PLANNING APPLICATION
Not for construction

Notes.

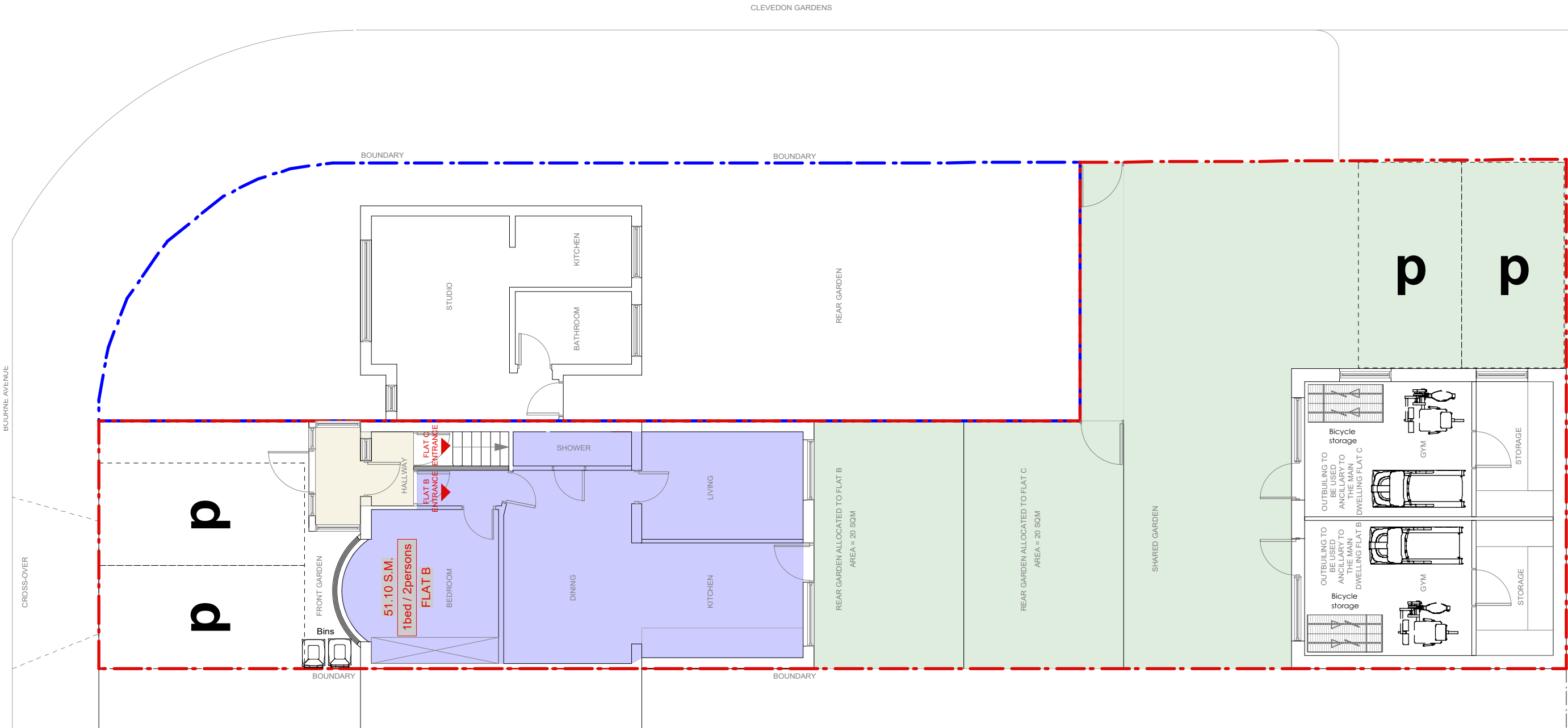
Contractors must verify all dimensions at the site before comencing any work.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



Revision.	Description
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YOUArchitecture Ltd

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Project:

96 Bourne Ave UB3 1QP

Client:

Mr Khasria

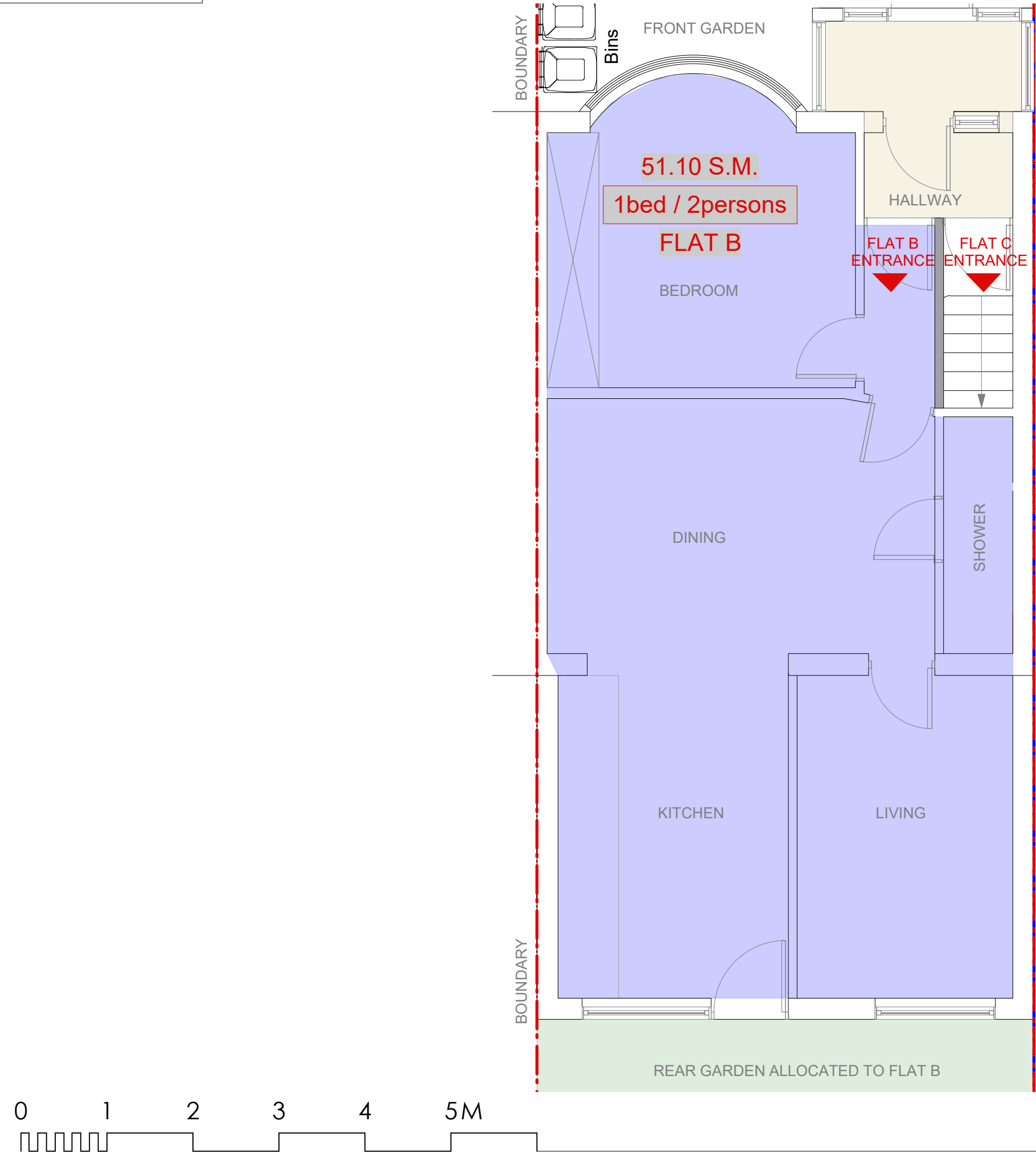
Drawing Title:

Proposed Site Plan

Dwg no: 0104-PR-01	Revision. C	Date: 18.09.2020
Scale: 1:100@a3p	Drawn by:	Checked by: R.SH.



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Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015
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PARTY WALL ACT
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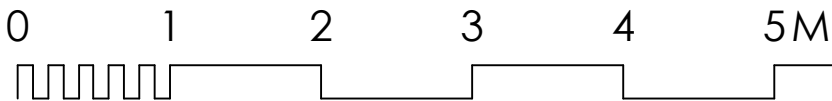
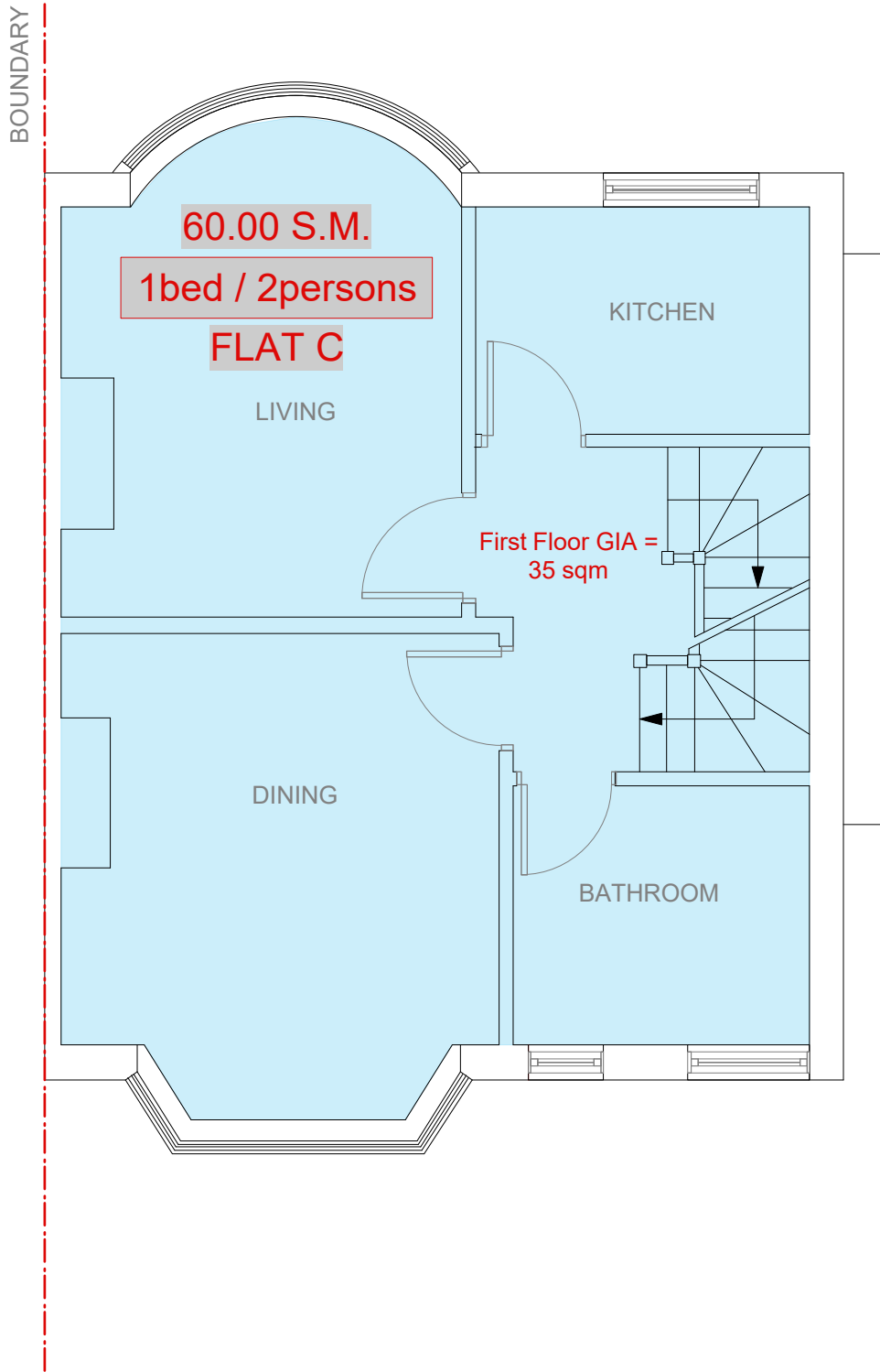
Project:
96 Bourne Ave UB3 1QP

Client:
Mr Khasria

Drawing Title:
Proposed Ground Floor

Dwg no: 0104-PR-10	Revision. C	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by:

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E youarchitecture@gmail.com

Project:
96 Bourne Ave UB3 1QP

Client:
Mr Khasria

Drawing Title:
Proposed First Floor

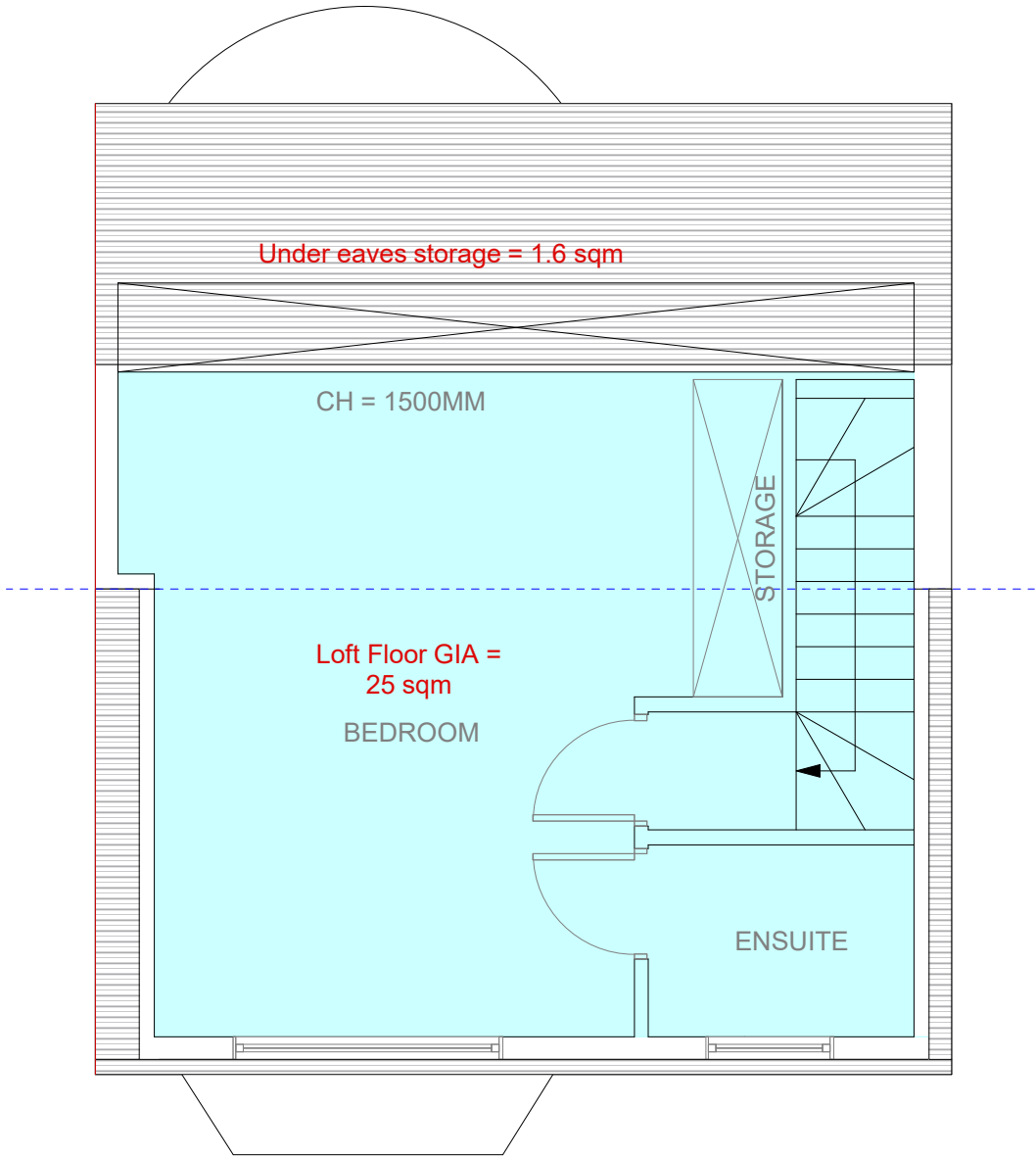
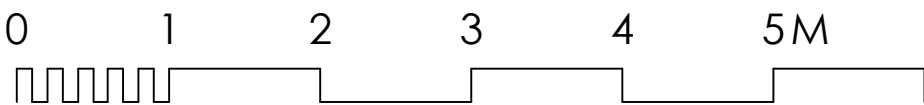
Dwg no: 0104-PR-11	Revision. C	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by:

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Housing Technical Guidance 2016

- 10.a.** the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- 10.b.** a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- 10.c.** in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide
- 10.d.** in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2
- 10.e.** one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- 10.f.** any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)
- 10.g.** any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- 10.h.** a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement
- 10.i.** the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Number of bedrooms	Number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
Studio	1p	39 (37)*			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0



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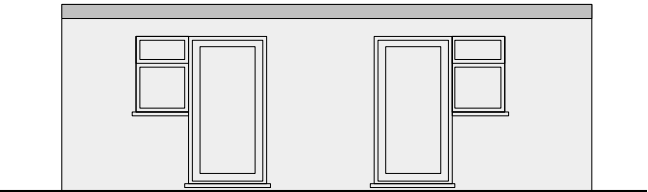
Project:
96 Bourne Ave UB3 1QP

Client:
Mr Khasria

Drawing Title:
Proposed Loft Floor

Dwg no: 0104-PR-12	Revision. C	Date: 18.09.2020
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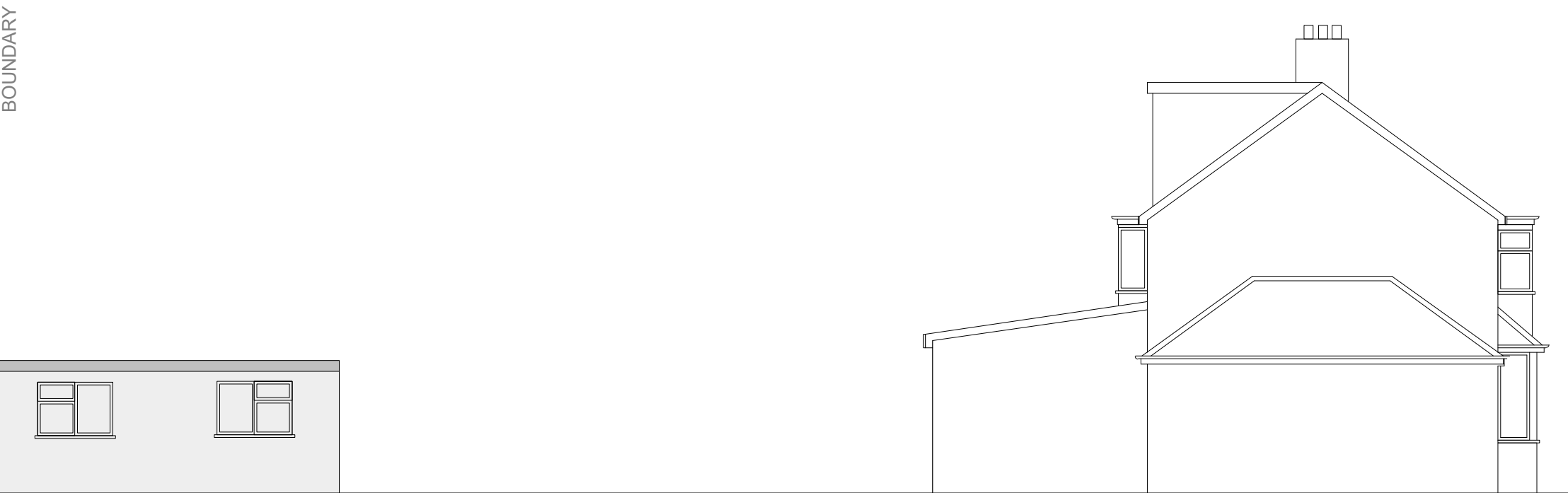
FRONT ELEVATION



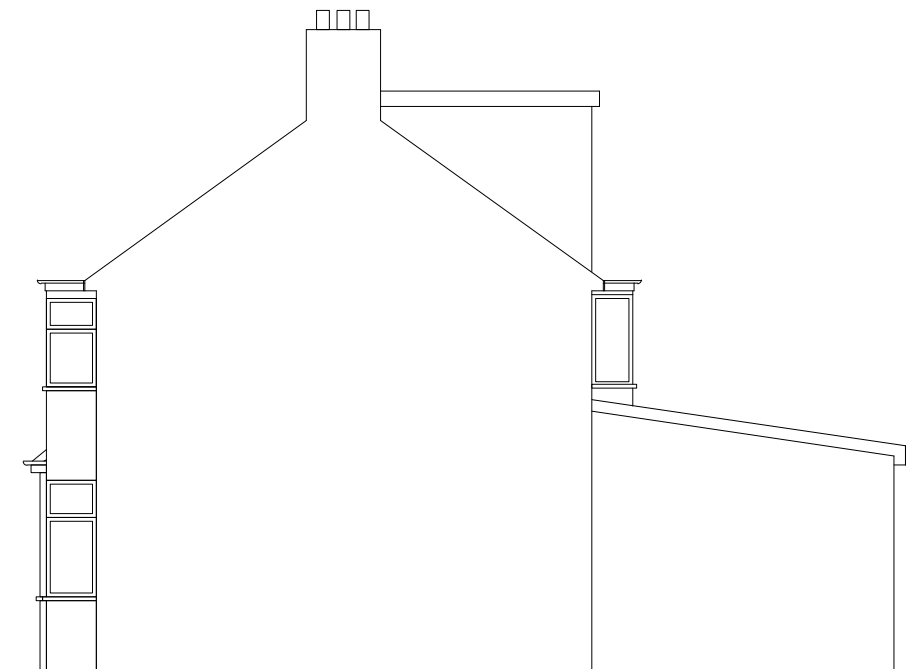
FRONT ELEVATION



REAR ELEVATION



3' SIDE ELEVATION



SIDE ELEVATION

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Project: _____

96 Bourne Ave UB3 1QP

Client:

Mr Khasria

Drawing Title:

Proposed Elevation

Dwg no: 0104-PR-20	Revision: C	Date: 18.09.2020
Scale: 1:100@a3p	Drawn by:	Checked by: R.S.H.