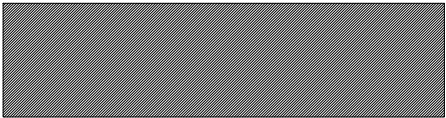


Scale 1:1250
Projection: British National Grid
13 December 2024 19:33

SITE LOCATION PLAN

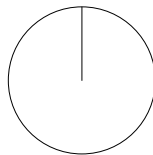
Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.



Proposal



Boundary



North Point



Existing Block/Site Plan (1:500)



Proposed Block/Site Plan (1:500)

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

Revisions: 1
a. date. 09/03/2025

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may ne wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

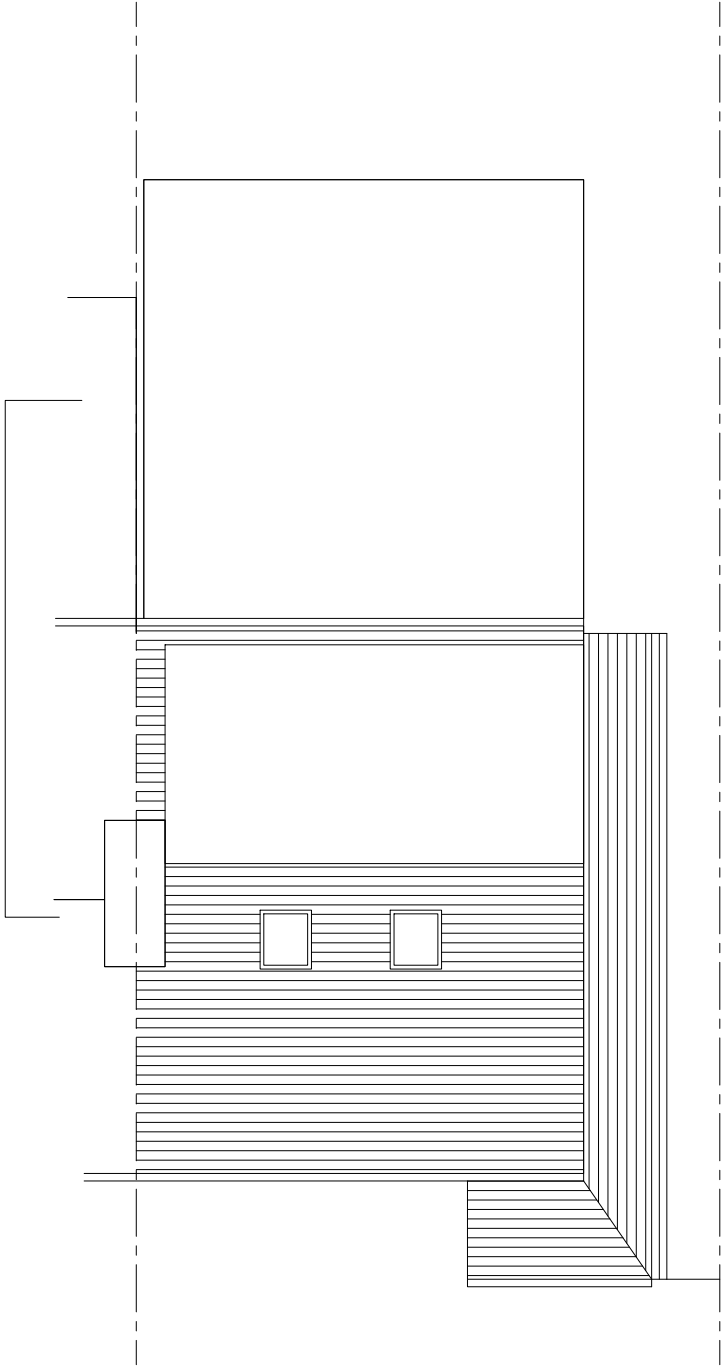
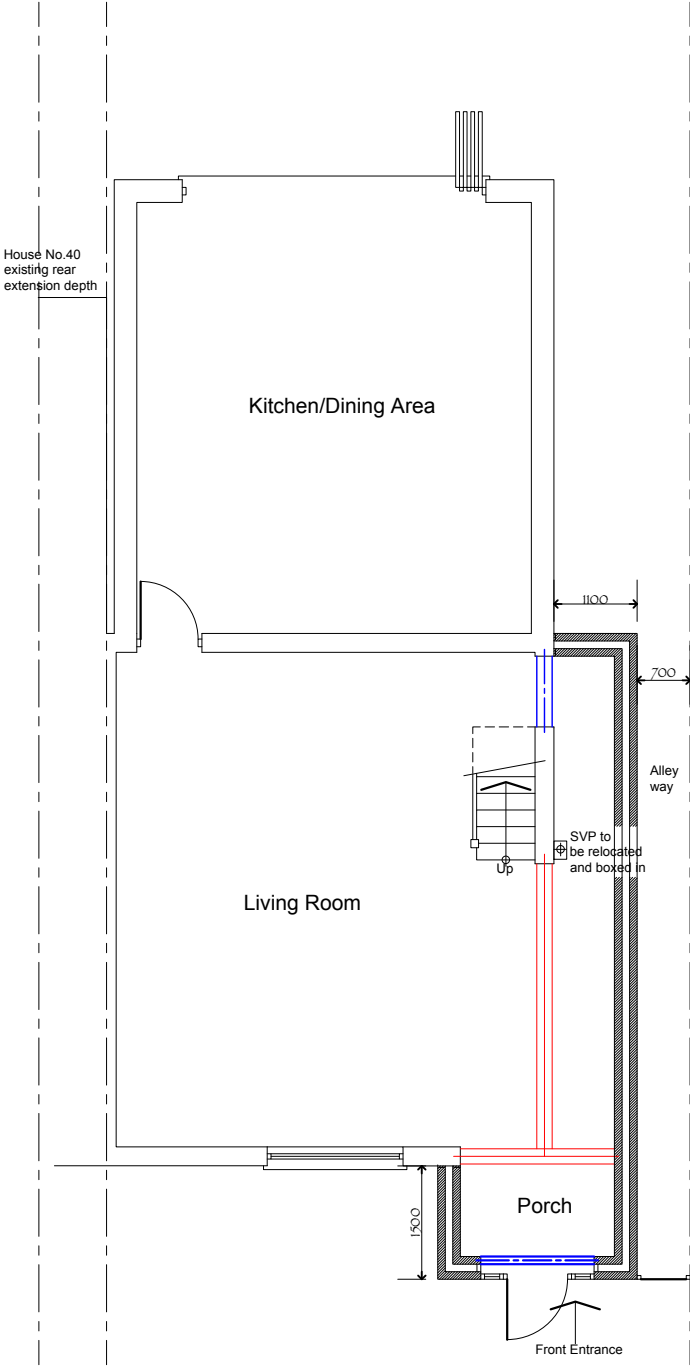
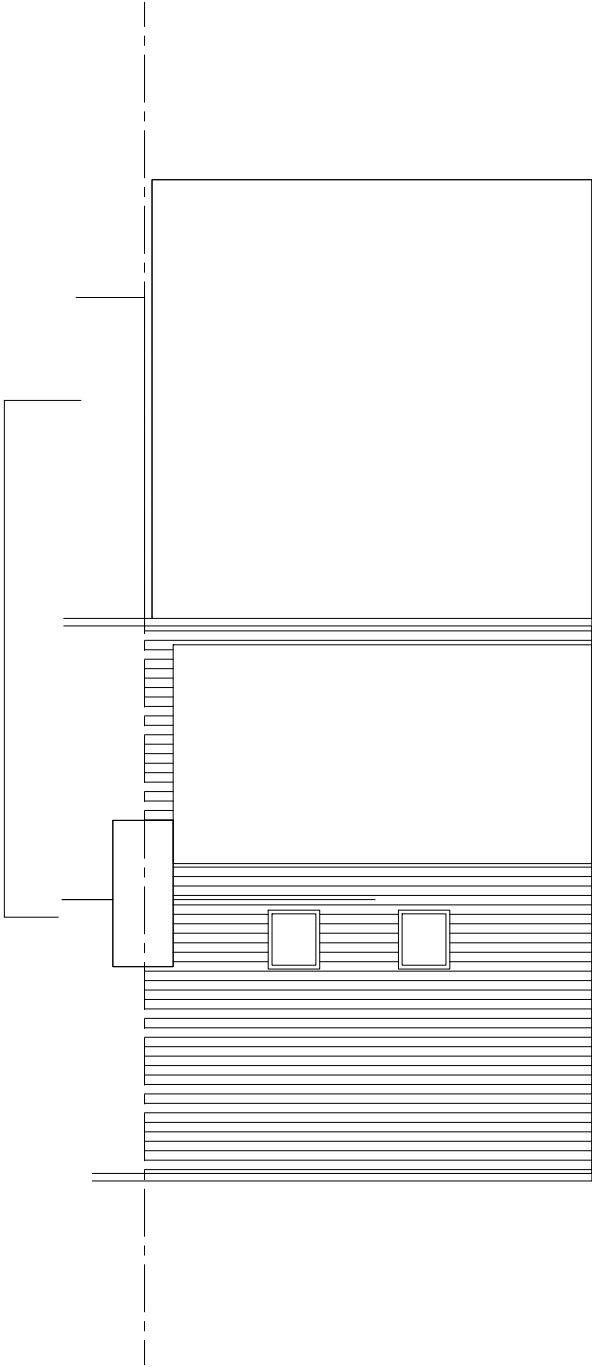
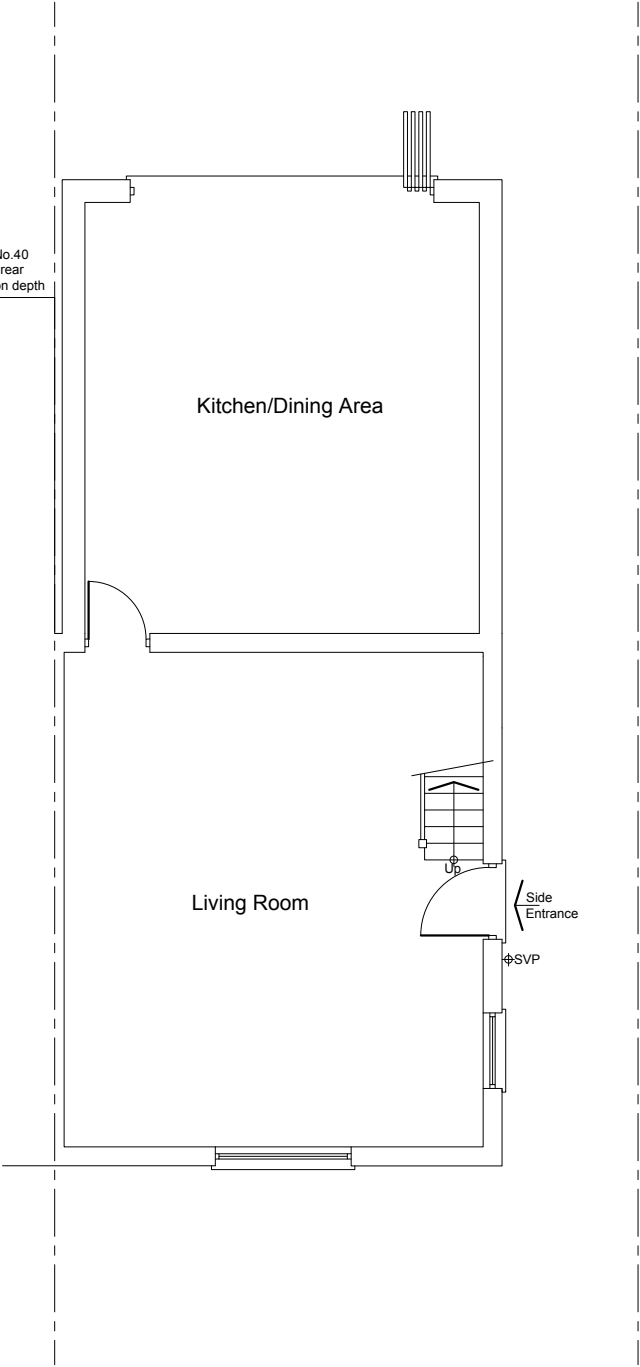
All dimensions are in millimetres
All dimensions to be checked on site



SCALE: 1/ 500 @ A3

GG ARCHITECTURE and Designs	Drawing name: Existing & Proposed Block Plan		
	Job no: AH 735	Drawing no: 01	Revision: A
	Tel: 07305302583 Email: Info@gg-architecture.co.uk	Scale: 1/500 @ A3	Date: 13/12/2024
Project name: 38 Castle Avenue, West Drayton, UB7 8LG			
Drawn by: GG			

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

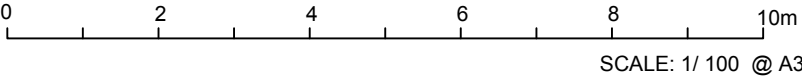


Existing Ground Floor Plan

Existing Roof Plan

Proposed Ground Floor Plan

Proposed Roof Plan



This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

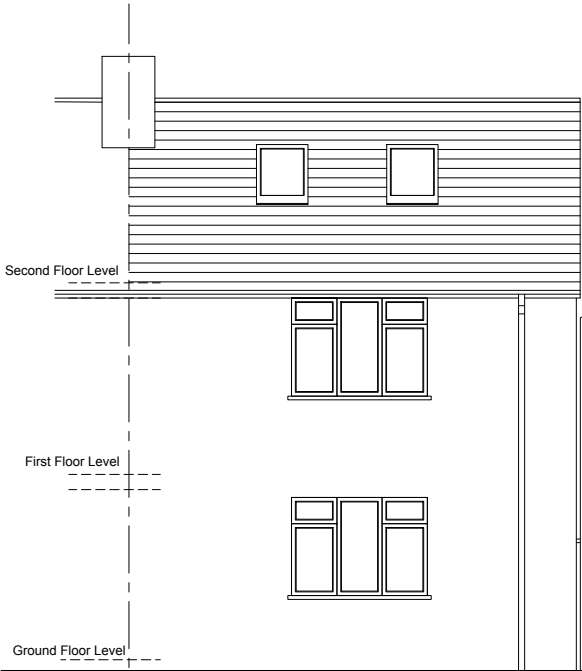
Revisions: 01
a. date. 09/03/2025

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may be wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

All dimensions are in millimetres
All dimensions to be checked on site

GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Existing & Proposed Floor Plans		
	Job no: AH 735	Drawing no: 02	Revision: A
	Scale: 1/100 @ A3	Date: 13/12/2024	Drawn by: GG
Project name: 38 Castle Avenue, West Drayton, UB7 8LG			

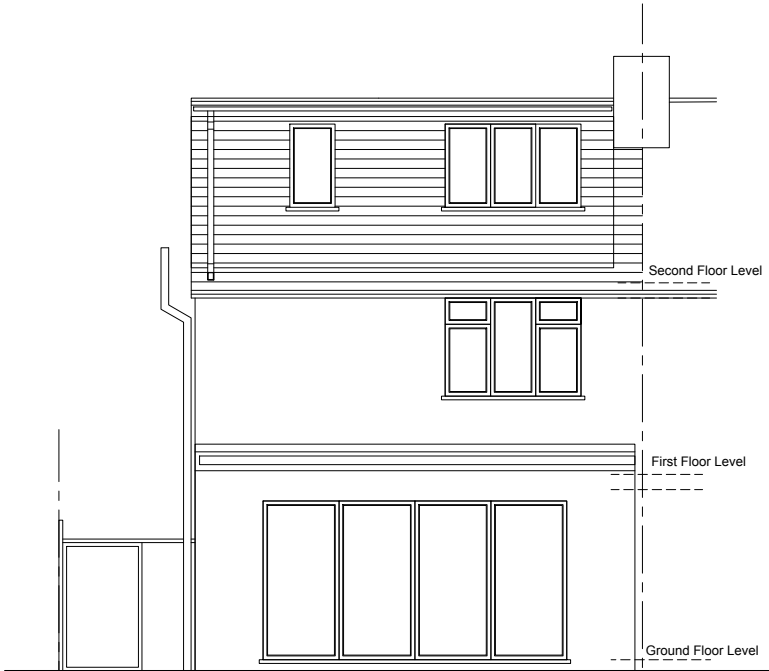
Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.



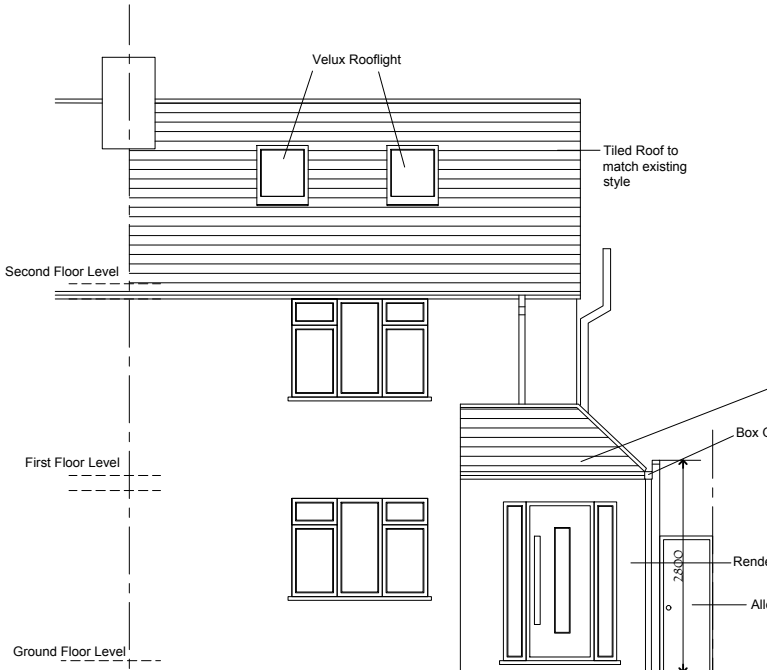
Existing Front Elevation



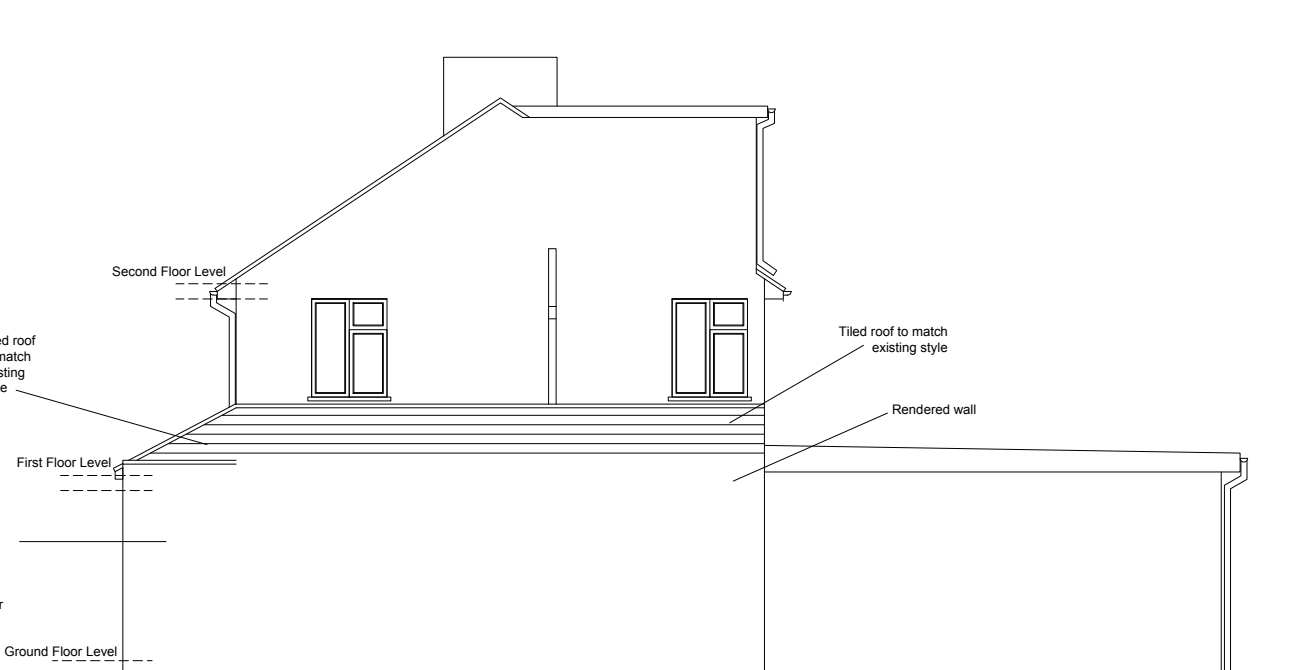
Existing Side Elevation



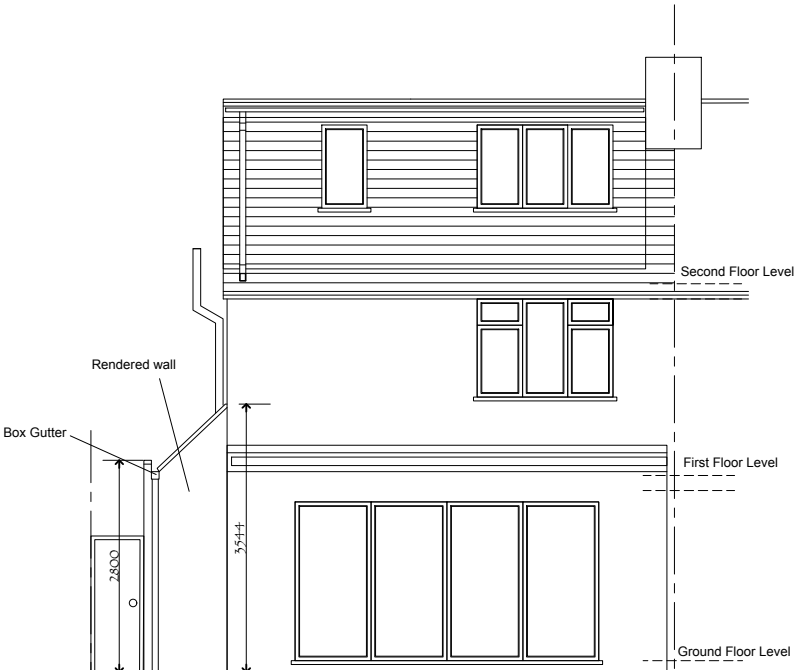
Existing Rear Elevation



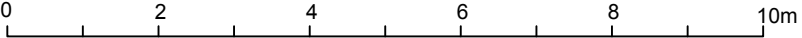
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



SCALE: 1/ 100 @ A3

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

Revisions: 01
a. date. 09/03/2025

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may ne wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

All dimensions are in millimetres
All dimensions to be checked on site

GG ARCHITECTURE and Designs	Drawing name: Existing & Proposed Elevations		
	Job no: AH 735	Drawing no: 03	Revision: A
	Scale: 1/100 @ A3	Date: 13/12/2024	Drawn by: GG
	Project name: 38 Castle Avenue, West Drayton, UB7 8LG		

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

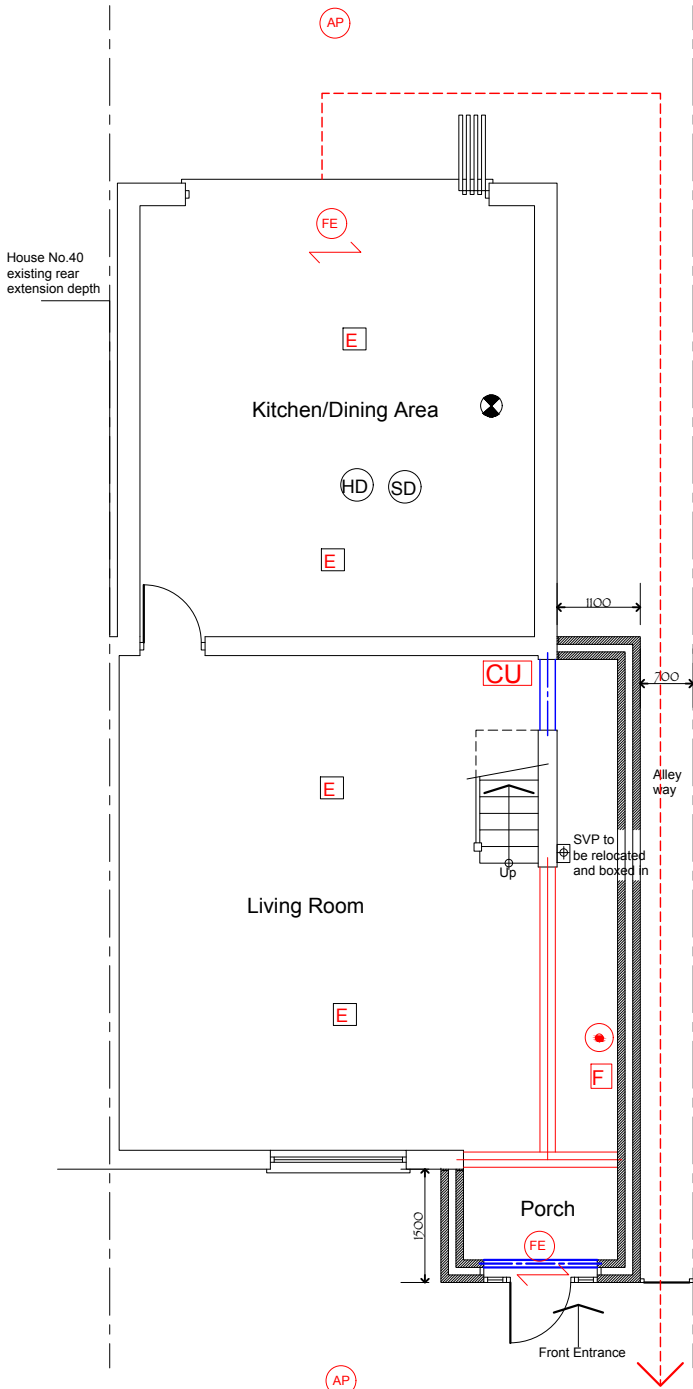
Planning Level

SYMBOL	Notes: PFSS refers to London Plan Policy D12(A) Planning Fire Safety Strategy.
	MAINS OPERATED SMOKE DETECTOR
	EMERGENCY LIGHT
	CONSUMER UNIT
	FIRE EXIT SIGN
	EXTRACT FAN
	HEAT DETECTOR
	FIRE PANEL
	-assembly point
	-fire exit
	- fire extinguisher

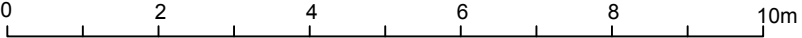
Note:

All windows to have 0.33m2 min openable area with 450mm in either direction.

New Doors:
FD30S rated fire doors and frames; complete with intumescent fire strips; smoke seals; solidly built into partitions: self-closing 4 panel doors - 1981x 762x44mm with 32 linings and 13 stops; fix



Proposed Ground Floor Plan



SCALE: 1/ 100 @ A3

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

Revisions: 01
a. date. 09/03/2025

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may ne wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

All dimensions are in millimetres
All dimensions to be checked on site

GG ARCHITECTURE and Designs Tel: 07305302583 Email: info@gg-architecture.co.uk	Drawing name: Fire Plan		
	Job no: AH 735	Drawing no: 04/GFFP	Revision: -
	Scale: 1/100 @ A3	Date: 09/03/2025	Drawn by: GG
	Project name: 38 Castle Avenue, West Drayton, UB7 8LG		

Reasonable Exception Statement (RES): Full Planning application:

Site Address: 38 Castle Avenue, West Drayton, UB7 8LG

The application is for Retro prospective approval for a side+porch extension.

We have enclosed a Fire Strategy Plan, but we consider that this policy D12 does not apply in this instance.

Kind Regards

Gulraiz Ghafoor

GG Architecture