



This is not a construction drawing and must be used for planning approval only, this drawings must be read in conjunction with Building control approval drawings, structural engineer's details and all relevant statutory approval drawings. This drawing must not, use as a sole basis for preparing structural calculations, All dimensions wall thickness and structural conditions must be verified on site prior preparing structural details. Contractor to check all dimensions and conditions on site. Any omissions and discrepancies must be notified to the supervising officer prior to producing material and commencing construction

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All external surfaces to match existing.

- 1- Client require's a rear annex to accommodate one household, and be able to be habitable.
- 2- Client is expected to ensure the annex meets the needs of a one-household studio while complying with building regulations. Proposal considers factors such as size, layout, utilities, and access. Client to ensure that the design includes appropriate insulation, ventilation, lighting, and safety measures.
- 3- Client to ensure the design of the annex to integrate with the existing building or property. Take into account architectural elements, materials to create a cohesive and visually appealing result.
- 4- Maximize natural light by incorporating windows, and entrance doors to be glass and are placed where appropriate. This not only enhances the visual appeal but also contributes to energy efficiency.
- 5- Annexe should be equipped with fire detection to alert occupants in the event of a fire. Doors should have the necessary fire resistance rating (e.g., FD30) and self-closing mechanisms to prevent the spread of fire and smoke.
- 6- The annex has clear and unobstructed means of escape in the event of a fire. This includes providing easily accessible escape routes, wide external door and window leading to a place of safety.
- 7- The materials and construction methods used in the annex should meet the required fire resistance standards. This includes the use of fire-resistant walls, floors, and ceilings.

70 Barnhill Road, Hayes, UB4 9AR

Application Ground Rear Annex -
 PROPOSAL PLANS

CLIENT
 Vimal Vyas

Date
 16-06-23
 Drawn by
 M Alsubaie

DRAWING PAGE 3

1:10

Scale : A4
 As indicated

