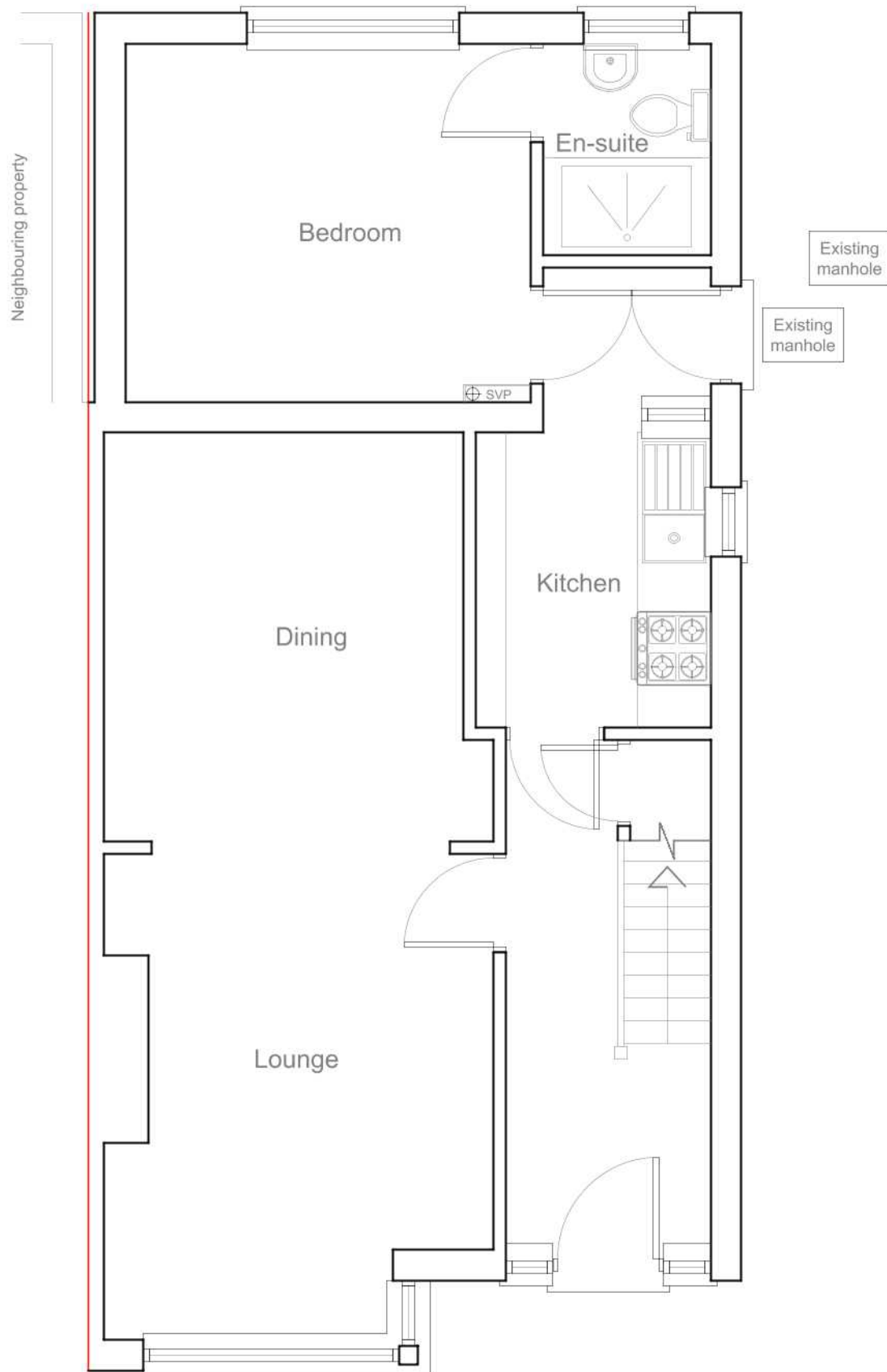




EXISTING
GROUND FLOOR PLAN 1:50



EXISTING
FIRST FLOOR PLAN 1:50



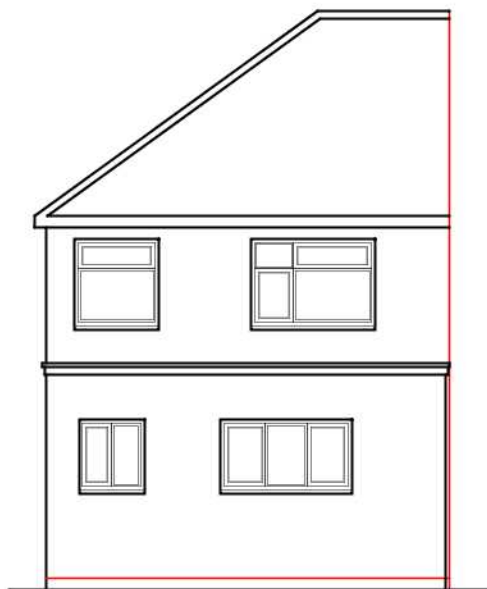
Modhwadia Design Services	Project:	Title:	Scale: 1:50 @ A3
	156 Midhurst Gardens Hillingdon UB10 9DP	Existing Ground floor plan First floor plan	Date: Oct 2019
			Drawing No.: MD5087/EXT-02/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			



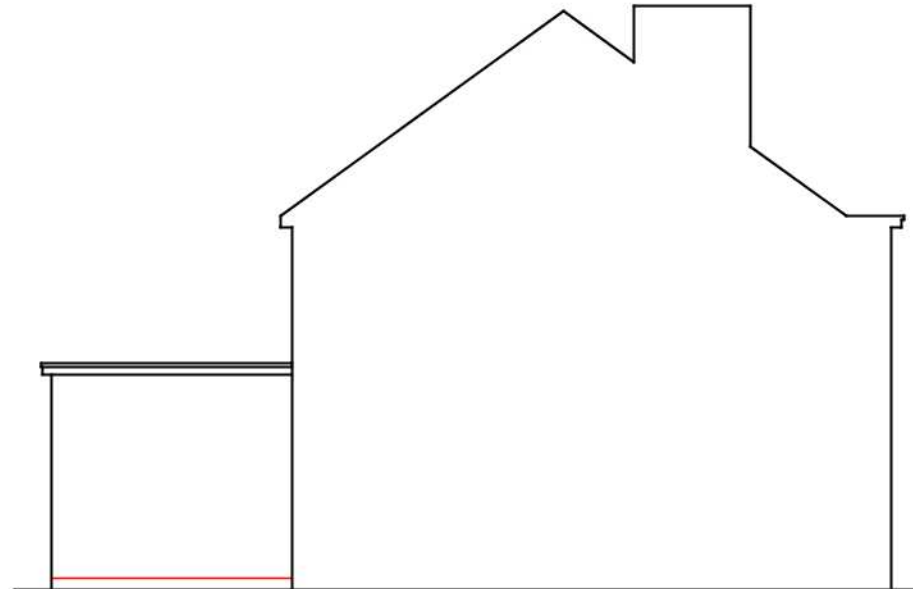
EXISTING
FRONT ELEVATION 1:100



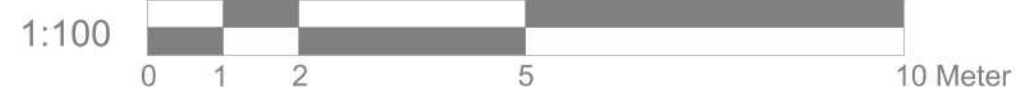
EXISTING
SIDE ELEVATION 1:100



EXISTING
REAR ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100



Modhwadia Design Services	Project:	Title:	Scale: 1:100 @ A3
	156 Midhurst Gardens Hillingdon UB10 9DP	Existing Elevations	Date: Oct 2019
			Drawing No.: MD5087/EXT-03/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			

All work to comply with current building regulations and codes of practice

All dimensions to be checked on site before the start of any work

Proposed external finish materials to match existing external finish materials

Ventilation:
Kitchen to have mechanical ventilation @ 60 litres per second or @ 30 litres per second if incorporated into cooker hood

Shower to have mechanical ventilation @ 15 litres per second with a 15 min overrun

Provide 5000mm² background ventilation to all new extension rooms

Proposed Drainage to be connected to the Existing SVP

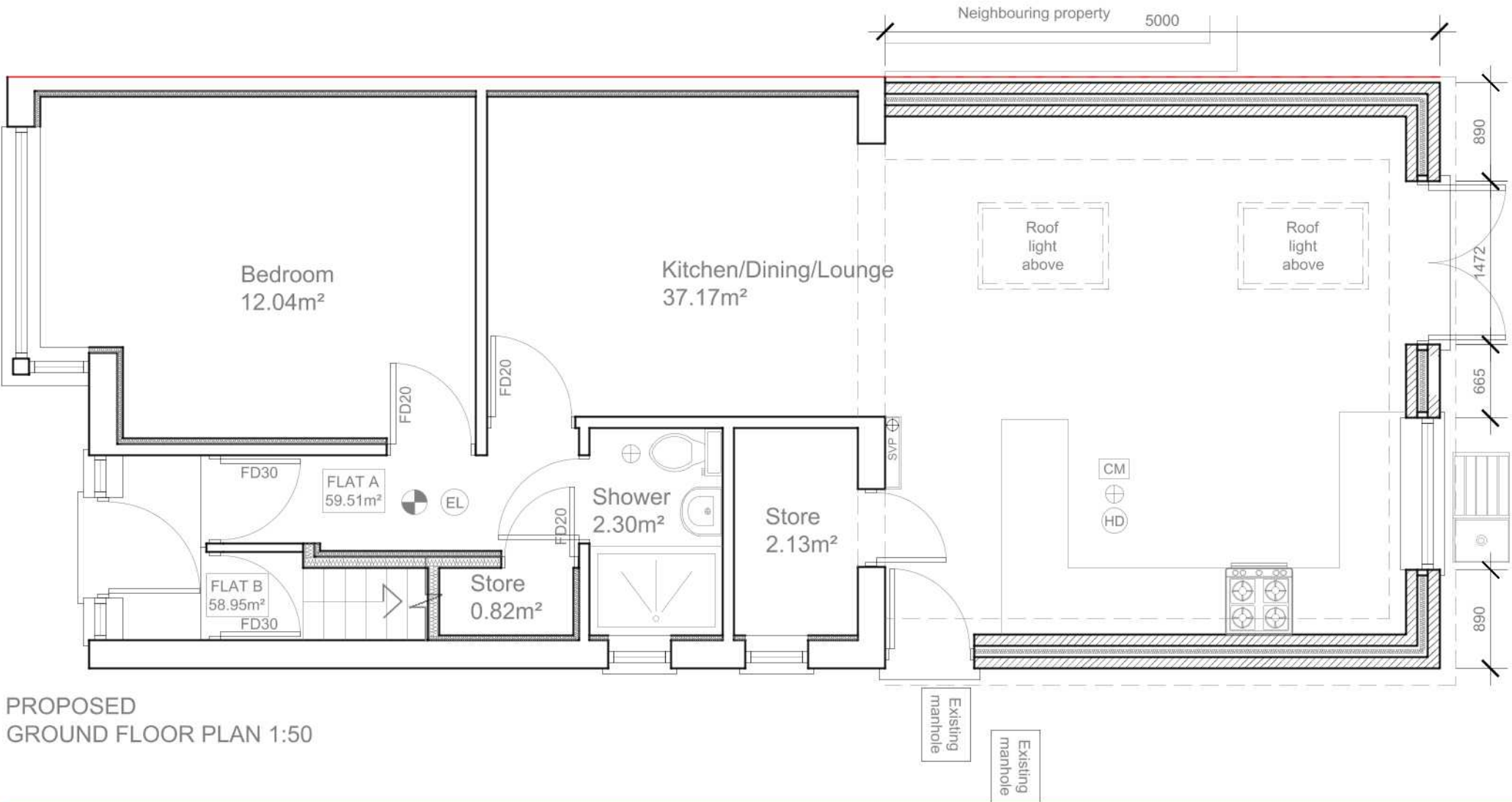
INTERNAL STUD PARTITIONS (within flat):
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

- FD20 Fire check doors 20 min fire resistance
- FD30 Fire check doors 30 min fire resistance
- HD Heat Detector comply with BS 5466 2:2003
- SMOKE ALARM SYSTEM:**
To be designed to BS5839:Part 1:2019 Smoke alarm installation and commission certificates to be submitted to building control officer and client upon completion Fire alarm panel to be located near to front entrance, and manual call point s to be located at front and rear doors.

- EL **EMERGENCY LIGHT SYSTEM:**
To be designed to BS5266:Part 1:2016 Smoke alarm installation and commission certificates to be submitted to building control officer and client upon completion.

- CM Carbon Monoxide Detector
- ⊕ Extract Vent



PROPOSED
GROUND FLOOR PLAN 1:50

Planning Permission Granted -

Part two storey, part single storey rear extension (involving the demolition of the existing rear extension)

Reference - 7869/APP/2019/3315

Date - 6th December 2020

Flat A - 59.51m² - 1 Bedroom 2 person - GIA requirement 50.00m²
Flat B - 58.95m² - 1 Bedroom 2 person - GIA requirement 50.00m²



Modhwadia Design Services	Project: 156 Midhurst Gardens Hillingdon UB10 9DP	Title: Proposed Ground floor plan	Scale: 1:50 @ A3
			Date: Oct 2019
			Drawing No.: MD5087/FLT-05/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			

All work to comply with current building regulations and codes of practice

All dimensions to be checked on site before the start of any work

Proposed external finish materials to match existing external finish materials

Ventilation:
Kitchen to have mechanical ventilation @ 60 litres per second or @ 30 litres per second if incorporated into cooker hood

Shower to have mechanical ventilation @ 15 litres per second with a 15 min overrun

Provide 5000mm² background ventilation to all new extension rooms

Proposed Drainage to be connected to the Existing SVP

INTERNAL STUD PARTITIONS (within flat):
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

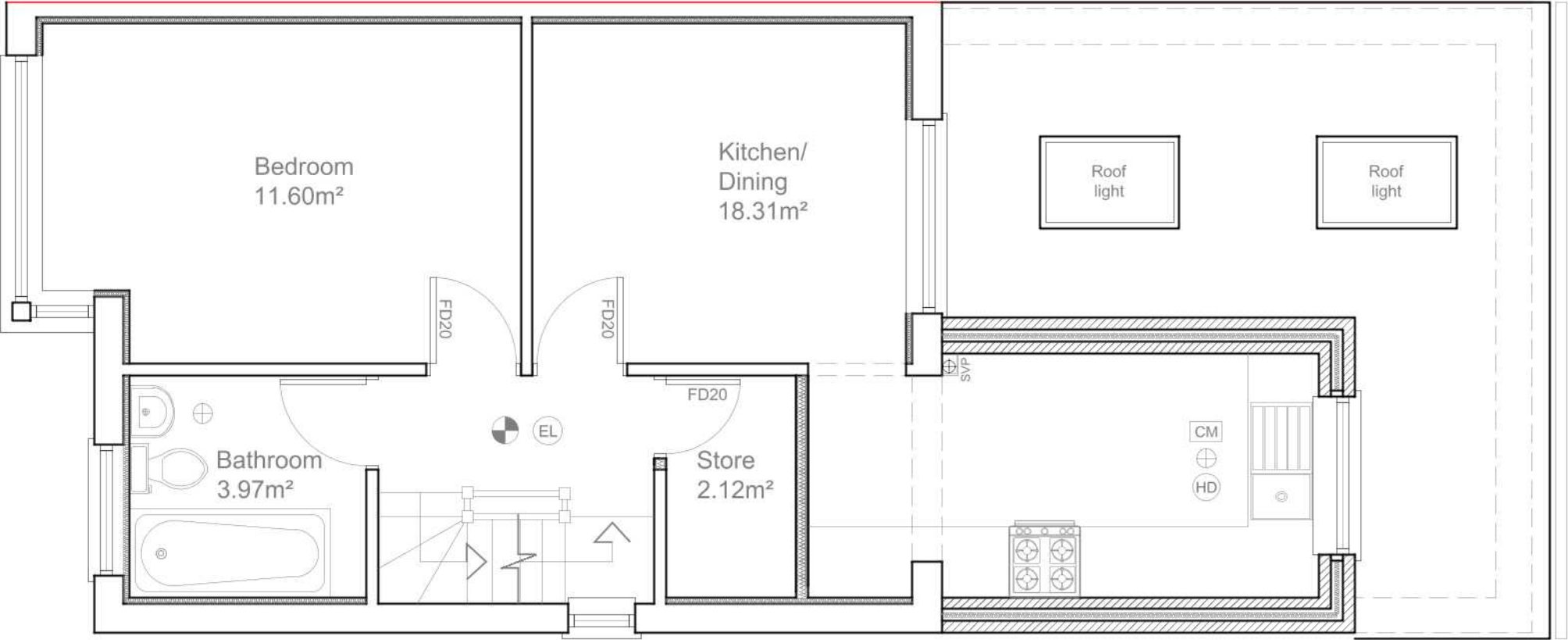
EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

- FD20 Fire check doors 20 min fire resistance
- FD30 Fire check doors 30 min fire resistance
- HD Heat Detector comply with BS 5466 2:2003

SMOKE ALARM SYSTEM:
To be designed to BS5839:Part 1:2019 Smoke alarm installation and commission certificates to be submitted to building control officer and client upon completion
Fire alarm panel to be located near to front entrance, and manual call point s to be located at front and rear doors.

EMERGENCY LIGHT SYSTEM:
To be designed to BS5266:Part 1:2016 Smoke alarm installation and commission certificates to be submitted to building control officer and client upon completion.

- CM Carbon Monoxide Detector
- ⊕ Extract Vent



PROPOSED
FIRST FLOOR PLAN 1:50

Planning Permission Granted -

Part two storey, part single storey rear extension (involving the demolition of the existing rear extension)

Reference - 7869/APP/2019/3315

Date - 6th December 2020

Flat A - 59.51m² - 1 Bedroom 2 person - GIA requirement 50.00m²
Flat B - 58.95m² - 1 Bedroom 2 person - GIA requirement 50.00m²



Modhwadia Design Services	Project: 156 Midhurst Gardens Hillingdon UB10 9DP	Title: Proposed First floor plan	Scale: 1:50 @ A3
			Date: Oct 2019
			Drawing No.: MD5087/FLT-06/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			



PROPOSED
FRONT ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100

Roof pitch and tiles
to match existing

Warm deck
flat roof
1:40 falls

New windows and door
to be double glazed
to match existing

New flank window to be non
opening below 1.7m from FFL
and obscure glazed

External finish to be
rendered and painted
to match existing

DPC to be no less than
150mm above ground level

Roof pitch and tiles
to match existing

Warm deck
flat roof
1:40 falls

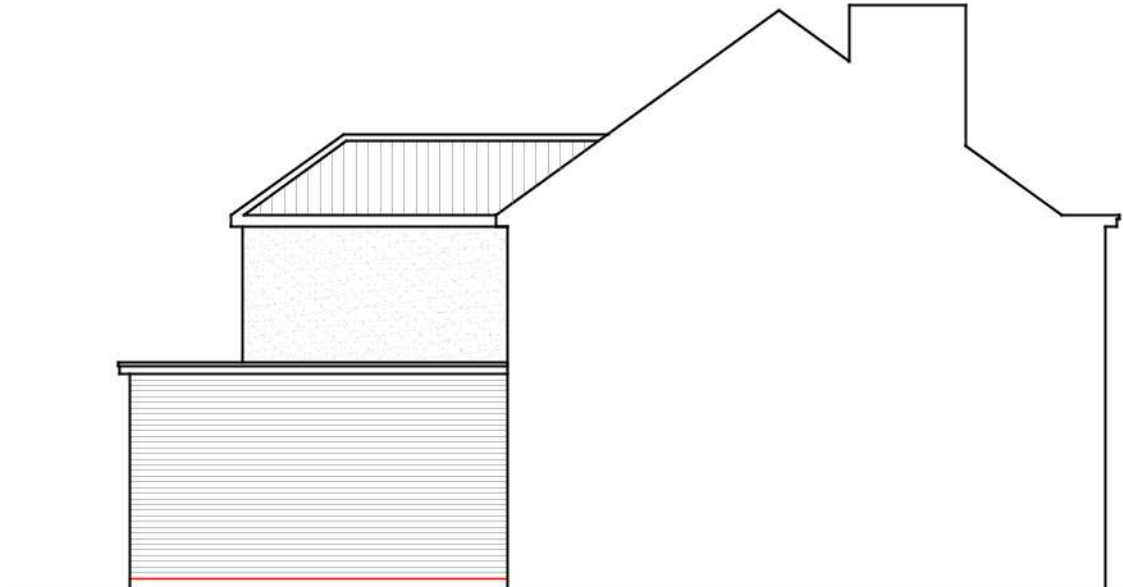
New windows and door
to be double glazed
to match existing

External finish to be
rendered and painted
to match existing

DPC to be no less than
150mm above ground level



PROPOSED
REAR ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100

Roof pitch and tiles
to match existing

Warm deck
flat roof
1:40 falls

New windows and door
to be double glazed
to match existing

External finish to be
facing brickwork
to match existing

DPC to be no less than
150mm above ground level



Modhwadia Design Services	Project:	Title:	Scale: 1:100 @ A3				
	156 Midhurst Gardens	Proposed	Date: Oct 2019				
	Hillingdon	Elevations	Drawing No.:				
	UB10 9DP		MD5087/FLT-08/SP				
			Revision				
			A				
			12/19				
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk							



Bin Storage
(2 x General, 2 x
Recycling & 2 x Food
Waste)

Bicycle Parking

Off-Street
Parking

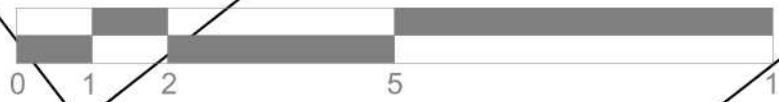
Off-Street
Parking

Flat A Amenity
Space

Flat B Amenity
Space

1.8m High
Boundary/separating
Fence

1:100



10 Meter

Modhwadia Design Services	Project:	Title:	Scale: 1:100 @ A2
	156 Midhurst Gardens Hillingdon UB10 9DP	Proposed Site Location Plan	Date: Oct 2019
			Drawing No.: MD5087/F&T-09/SP
			Revision
239 Western Road, Southall, Middlesex, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			