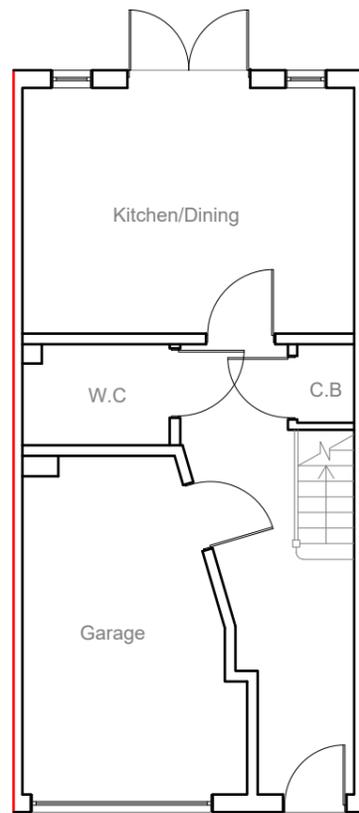


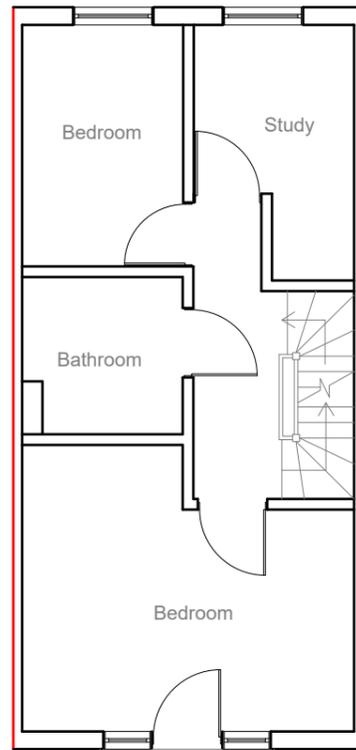
All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work.

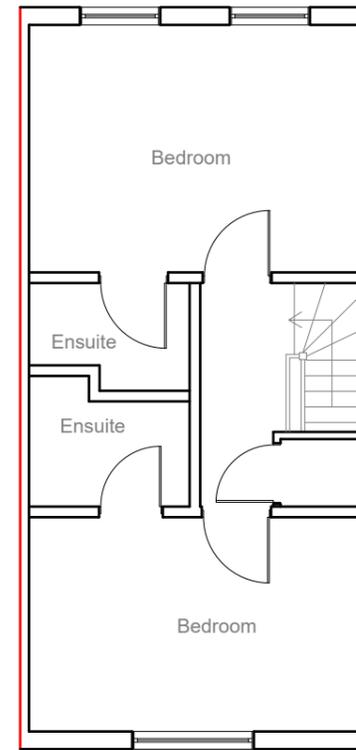
Proposed External Finish Materials to Match Existing External Finish Materials.



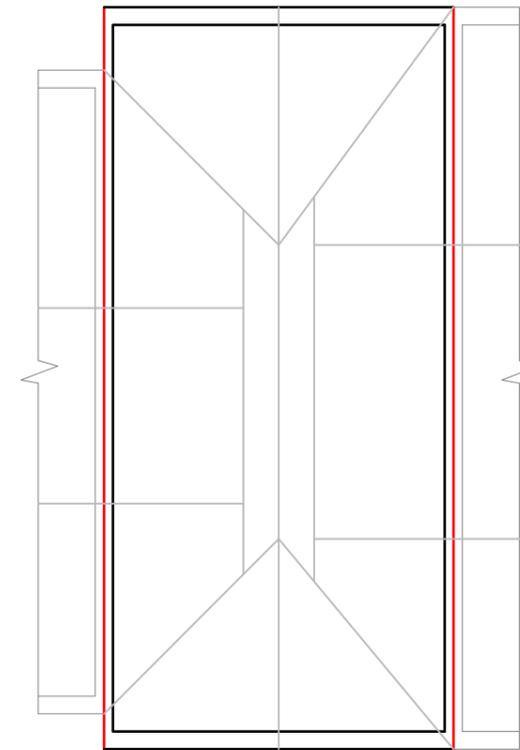
EXISTING
GROUND FLOOR PLAN 1:100



EXISTING
FIRST FLOOR PLAN 1:100

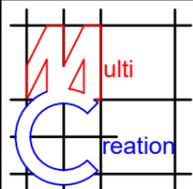


EXISTING
SECOND FLOOR PLAN 1:100



EXISTING
ROOF PLAN 1:100



	Project:	Title:	Scale: 1:100 @ A3
	109 Varcoe Gardens Hayes UB3 2FJ	Existing Ground floor plan First floor plan and loft floor plan	Date: Jan 2026
			Drawing No.: 3886-02/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

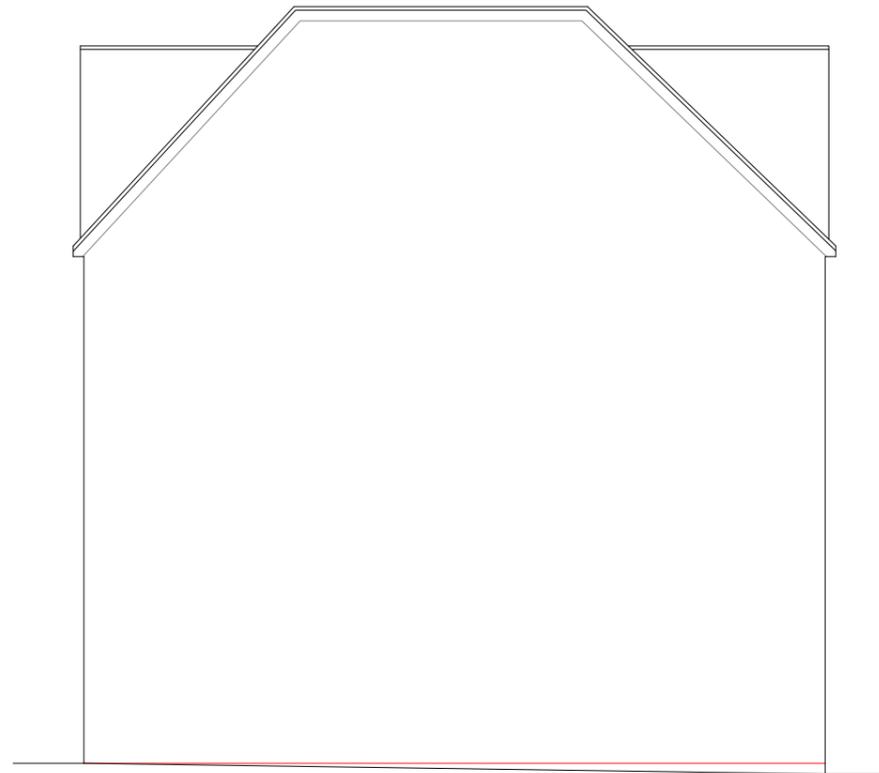
All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work.

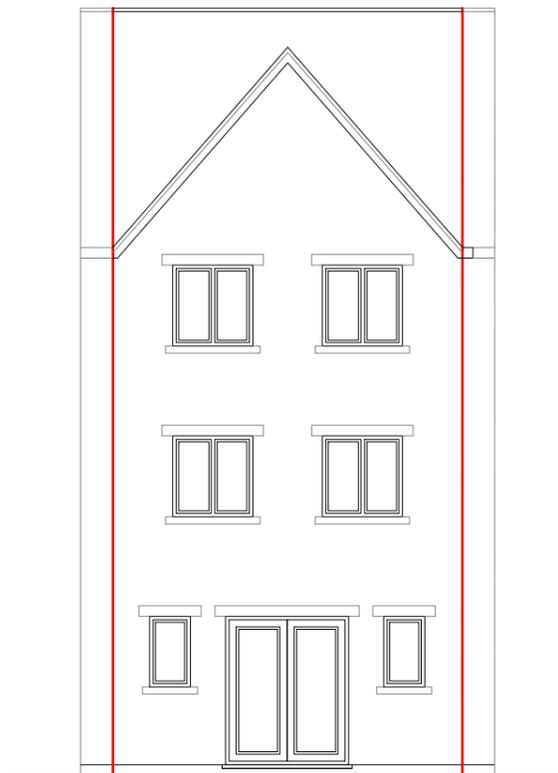
Proposed External Finish Materials to Match Existing External Finish Materials.



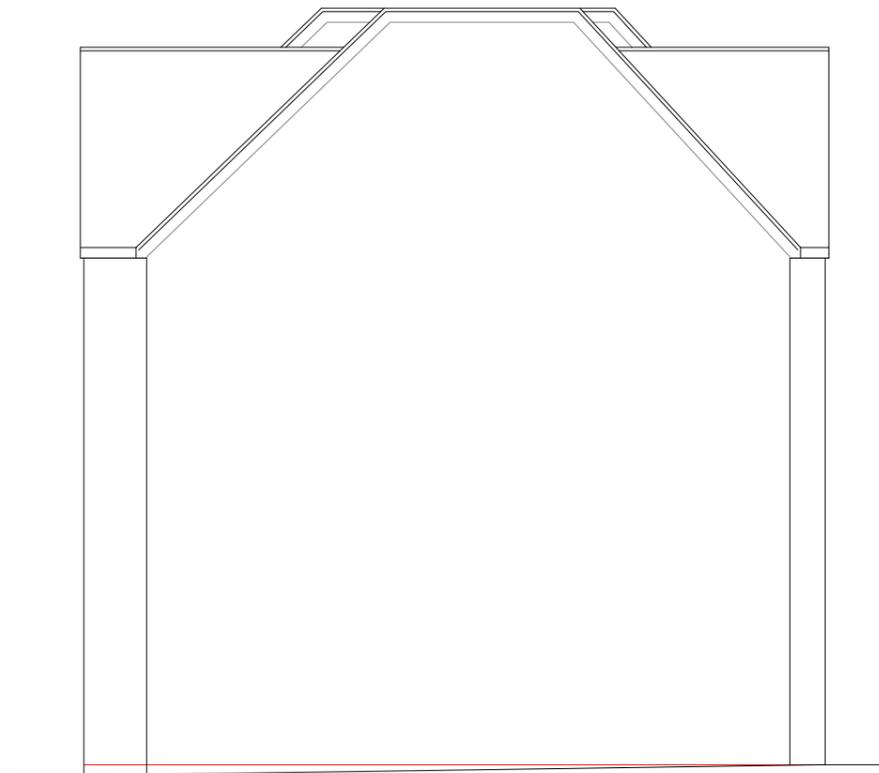
EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



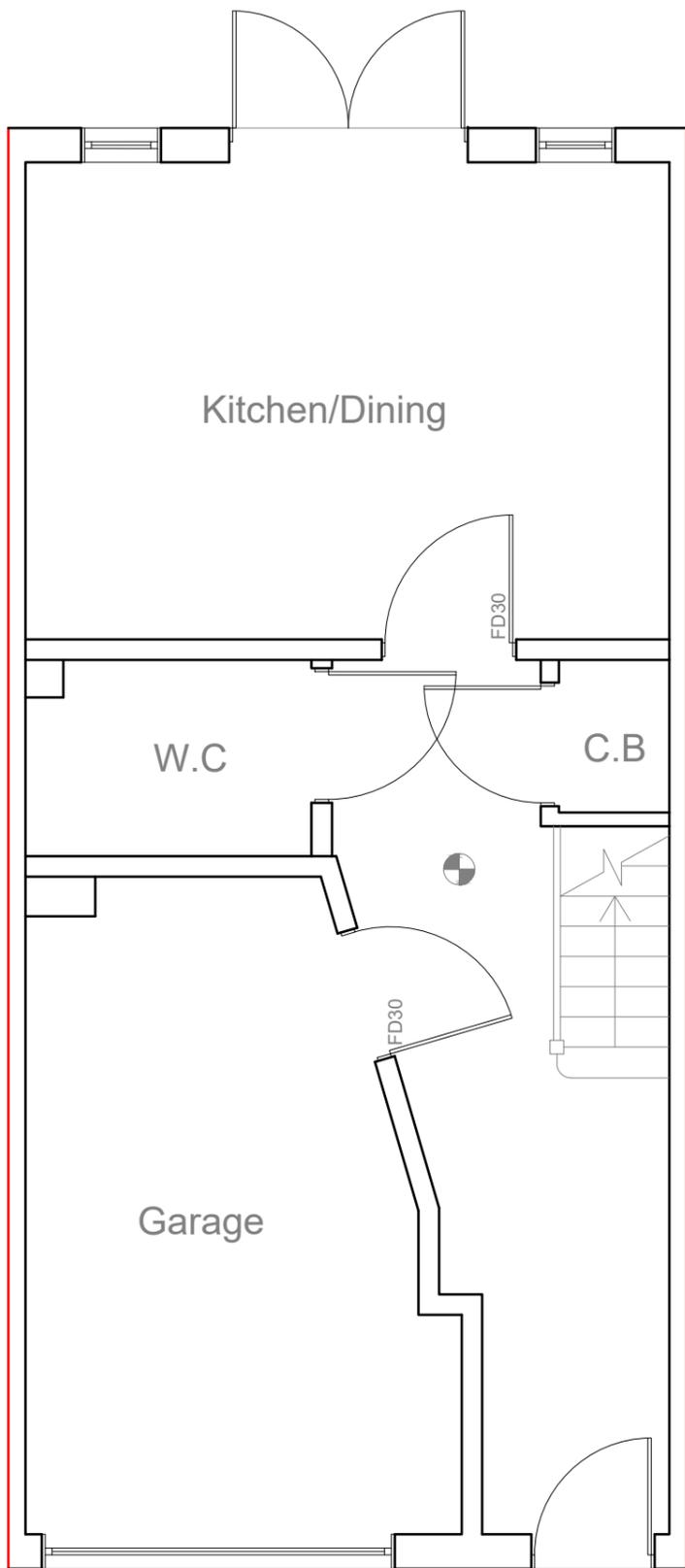
EXISTING REAR ELEVATION 1:100



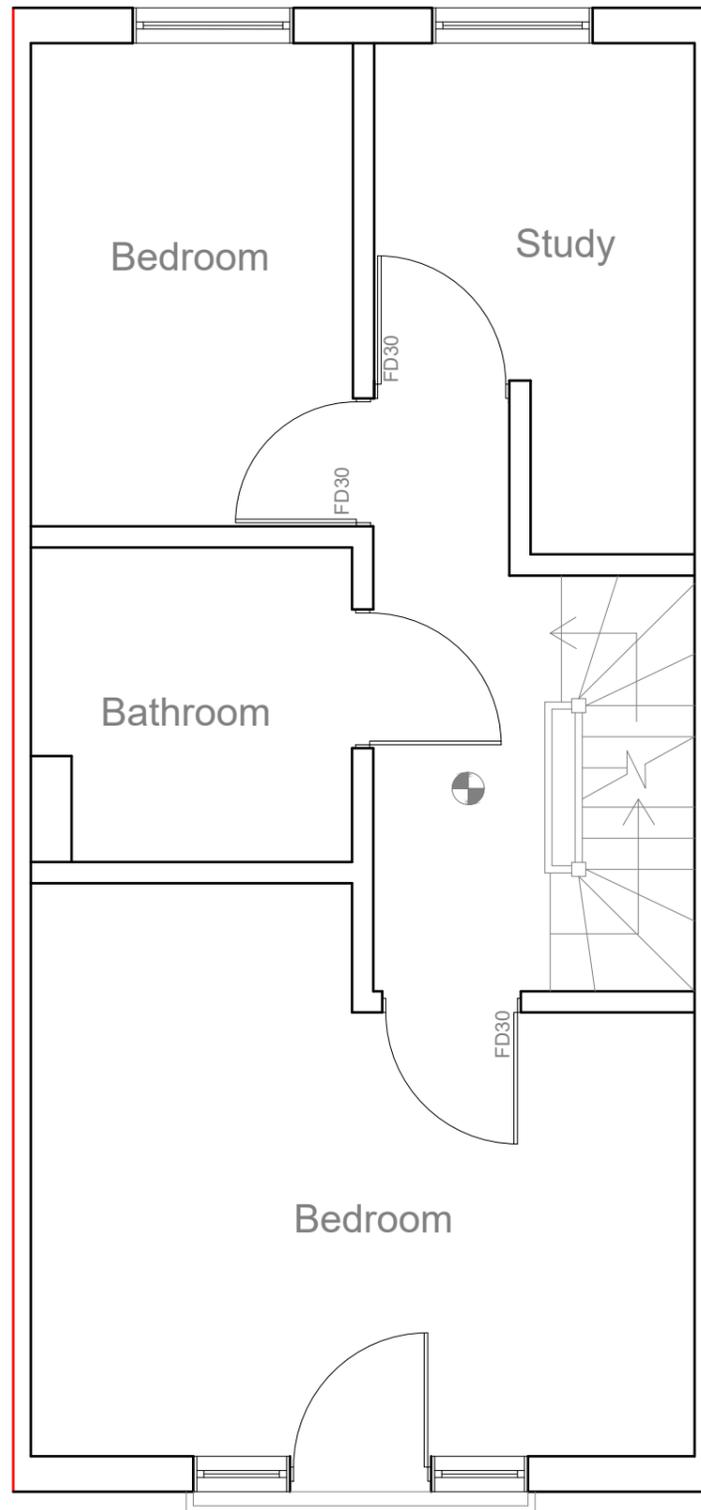
EXISTING SIDE ELEVATION 1:100



	Project:	Title:	Scale: 1:100 @ A3
	109 Varcoe Gardens Hayes UB3 2FJ	Existing Elevations	Date: Jan 2026
			Drawing No.: 3886-03/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			



PROPOSED
GROUND FLOOR PLAN 1:50



PROPOSED
FIRST FLOOR PLAN 1:50

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

Do not scale from drawings all dimensions to be checked on site before the start of any work.

Proposed External Finish Materials to Match Existing External Finish Materials.

1:50

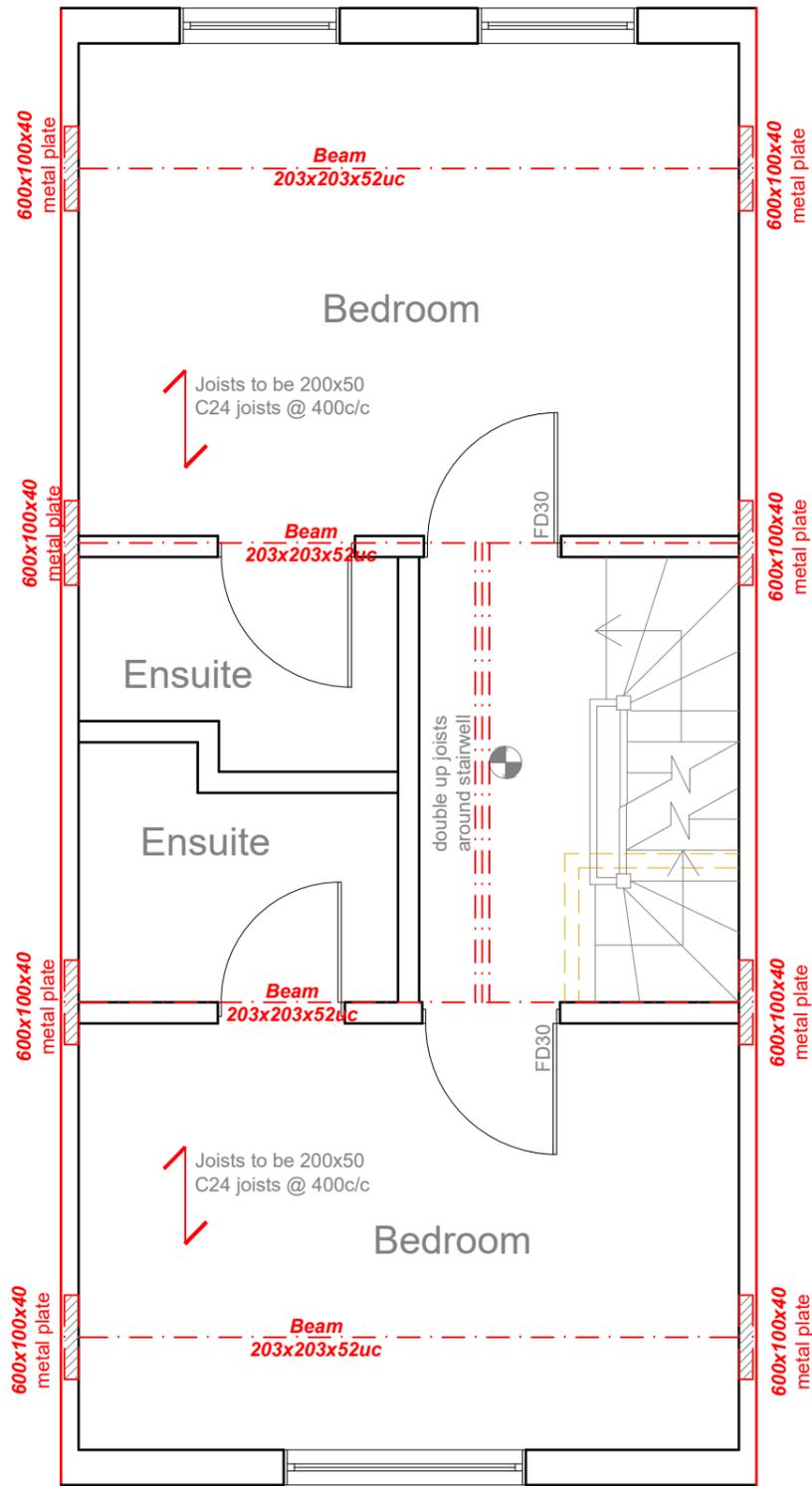


	Project:	Title:	Scale: 1:50 @ A3
	109 Varcoe Gardens Hayes UB3 2FJ	Proposed Ground floor plan First floor plan	Date: Jan 2026
			Drawing No.: 3886-04/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

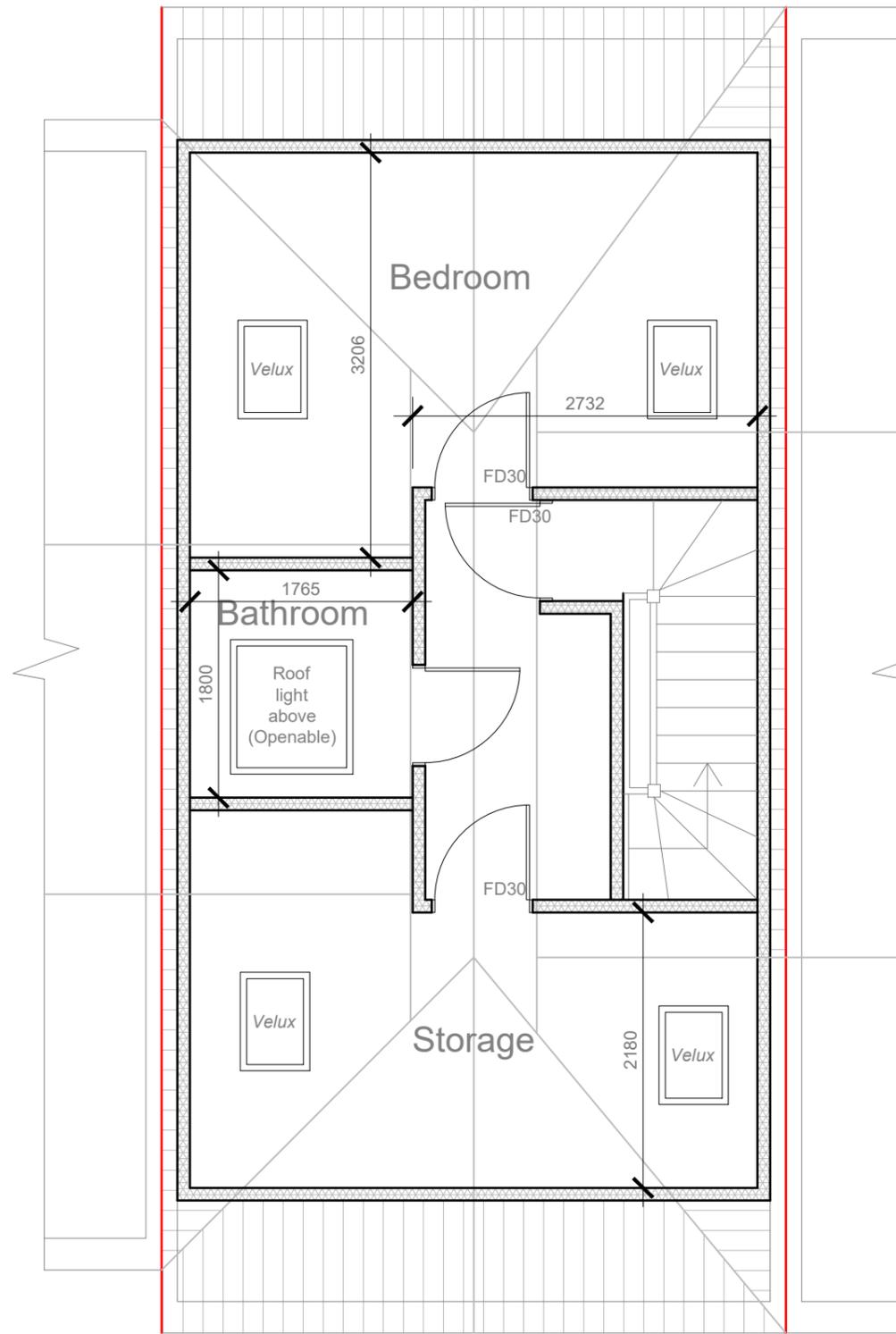
All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work.

Proposed External Finish Materials to Match Existing External Finish Materials.



PROPOSED SECOND FLOOR PLAN 1:50



PROPOSED LOFT PLAN 1:50

Roof lights to be installed as per manufacturer specifications and roof slope angles.
Roof light must not project more than 150mm from the plane of roof slope.
Roof light to have 2 nos of 150x50 ceiling joists bolted together either side and double noggin top & bottom.

Internal stud partitions
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 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 plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

1:50



	Project:	Title:	Scale: 1:50 @ A3
	109 Varcoe Gardens Hayes UB3 2FJ	Proposed Second floor plan Loft plan	Date: Jan 2026
			Drawing No.: 3886-05/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			

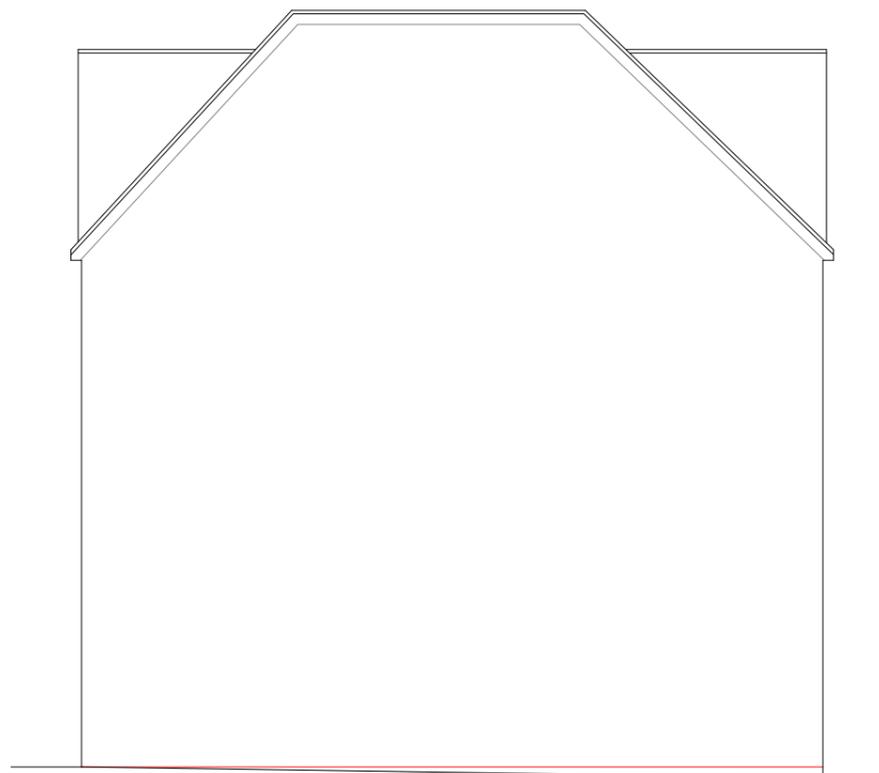
All work to comply with current building regulations and codes of practice.

Do not scale from drawings all dimensions to be checked on site before the start of any work.

Proposed External Finish Materials to Match Existing External Finish Materials.

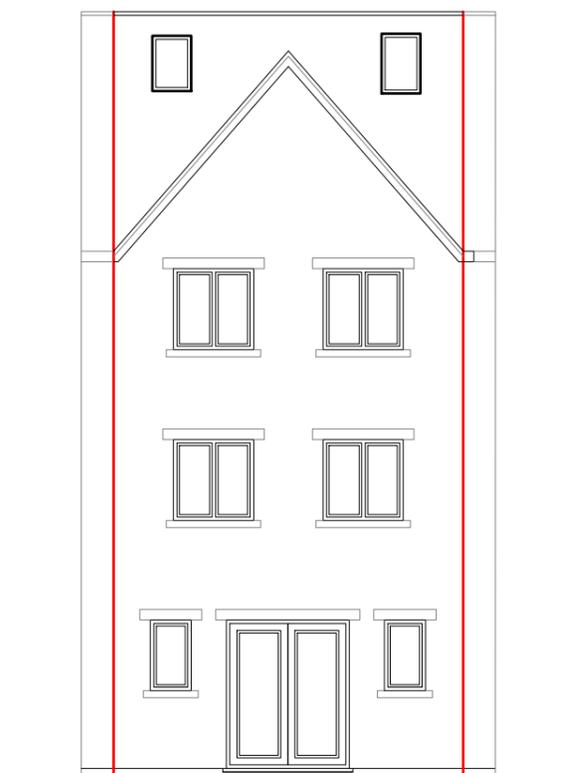


PROPOSED FRONT ELEVATION 1:100

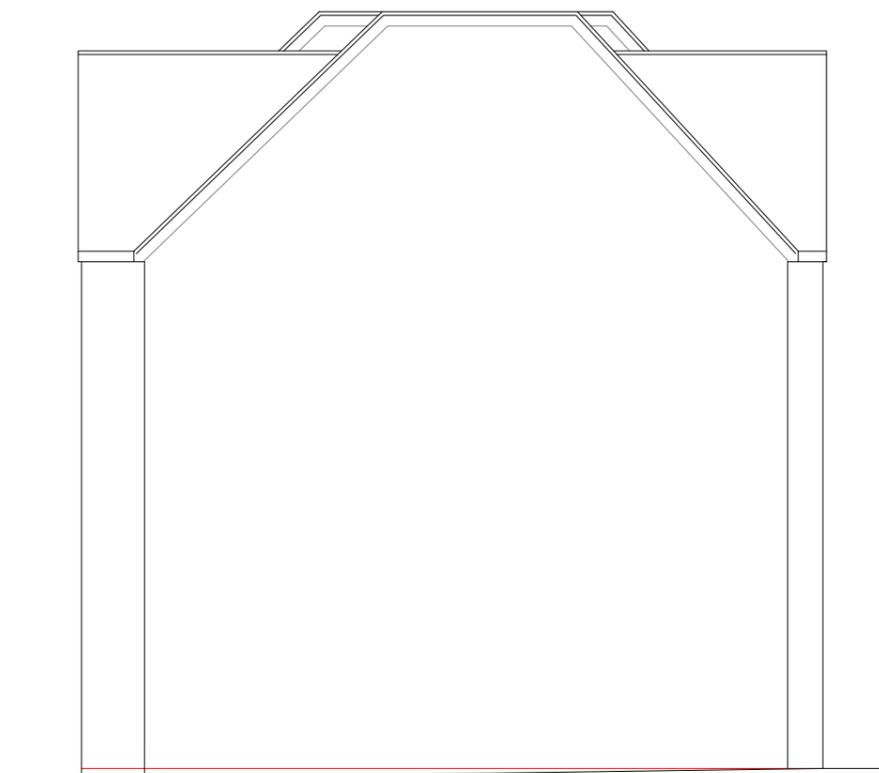


PROPOSED SIDE ELEVATION 1:100

Velux Window to be installed as per manufacturer specification, not projected more than 150mm from the plane of roof slope



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



	Project:	Title:	Scale: 1:100 @ A3
	109 Varcoe Gardens Hayes UB3 2FJ	Proposed Elevations	Date: Jan 2026
			Drawing No.: 3886-06/BK
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk			