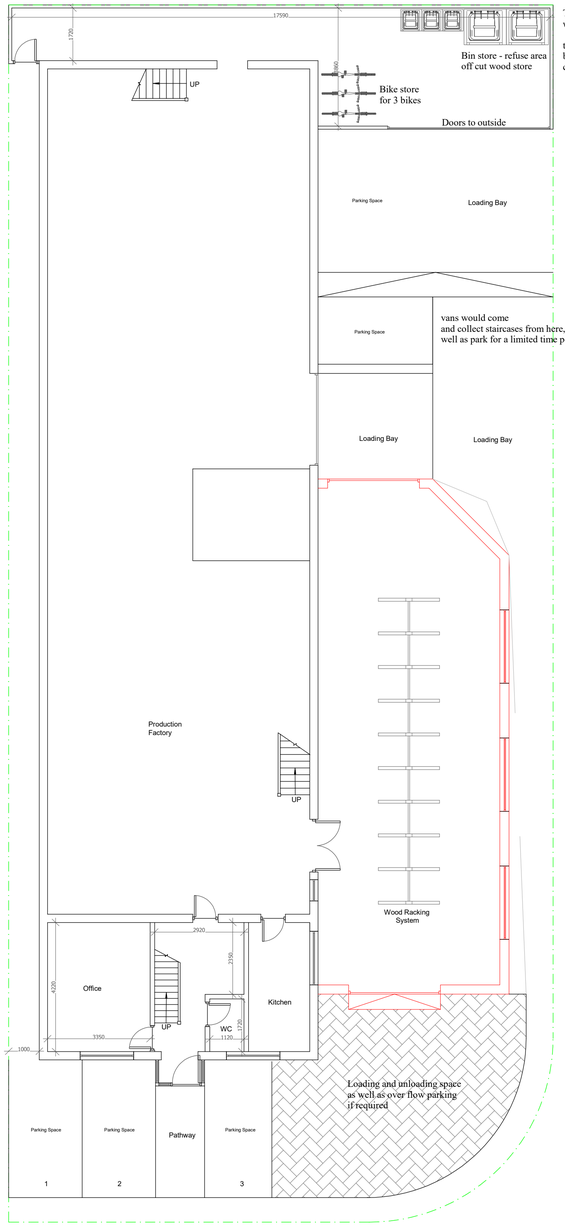


This area is used for bin storage waste collections,

there is space here for bikes providing 3 to 4 cycle spaces

Bin store - refuse area off cut wood store

vans would come and collect staircases from here, as well as park for a limited time period

Private gated road
Road access, no neighbours

New side extension
covers an existing space
which is used for storage of wood

The company produces bespoke joinery staircases, doors, wood works

The main internal space is occupied by production machinery which takes the majority of the space

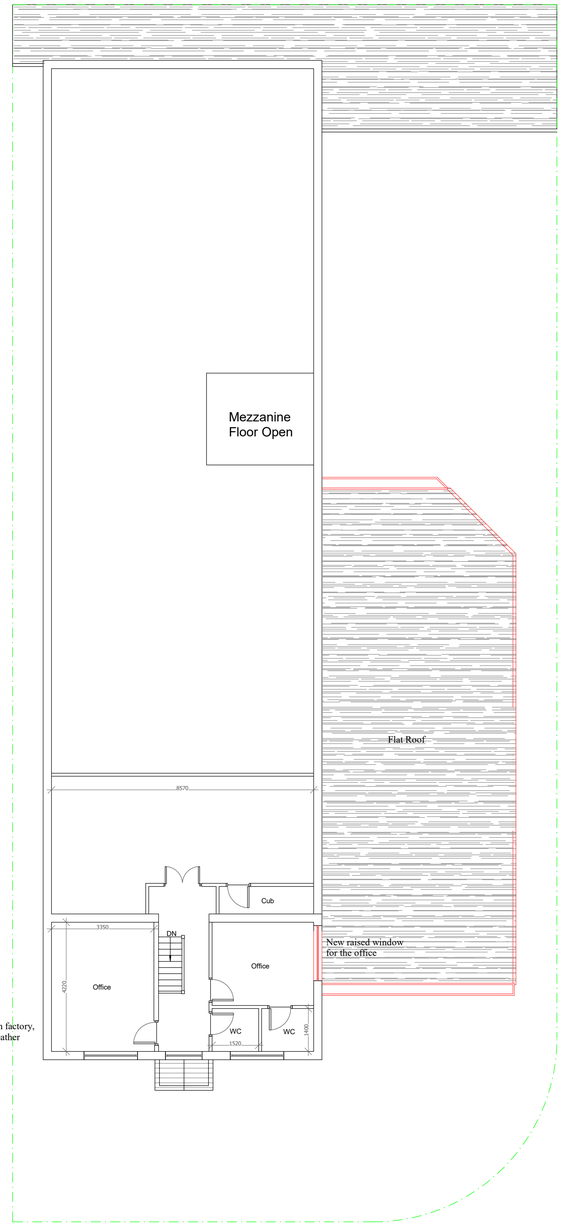
This new side extension provides a covered secure storage room, where a stacking system can be implemented to store large quantity of bulk wood which will be used within the production factory, which will allow the wood to be dry stored, secure from the weather

The shutter front and rear allows ease of access, where fork lifts can go in and out with ease

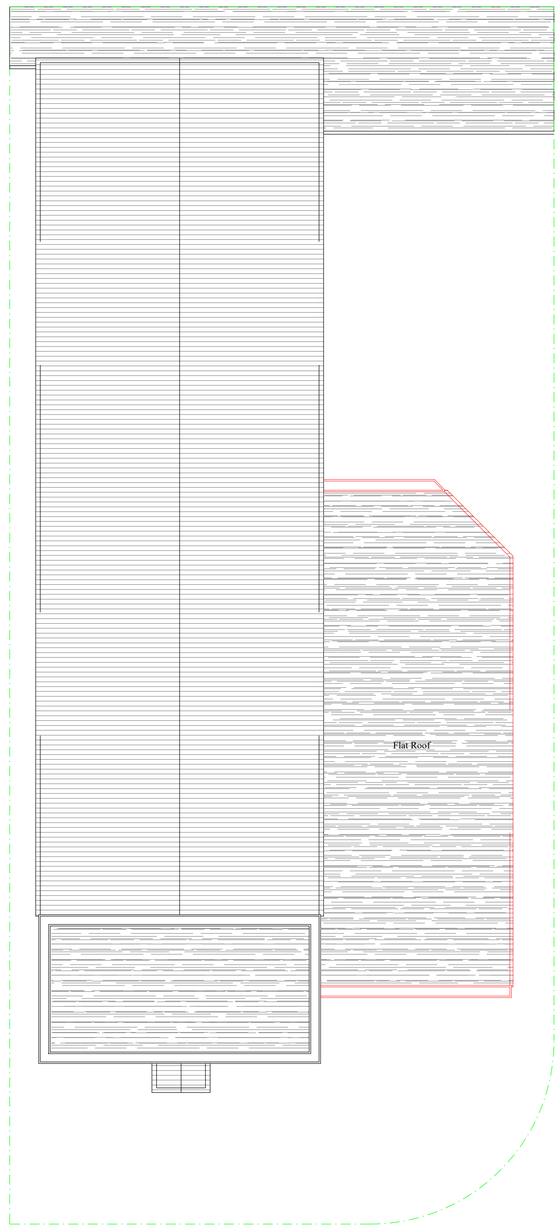
Materials to match the existing
Brick to match the brick
roof in flat roofing to match
Side facing windows to be obsecure glazed with top opening above 1.8m floor level

Proposed Ground Floor Plan

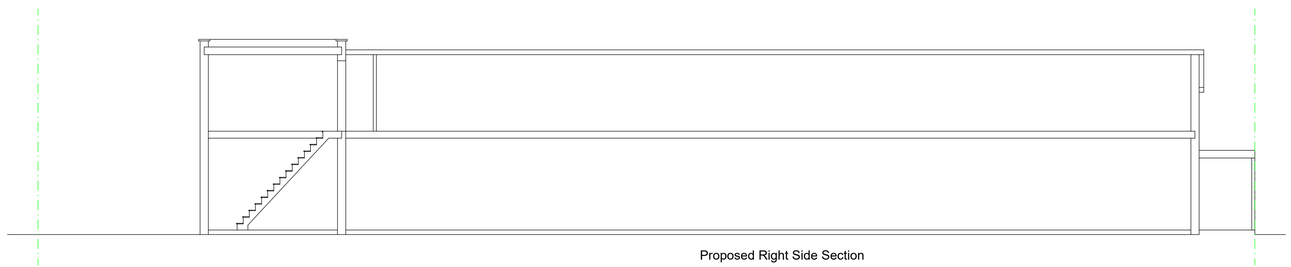
Private gated road



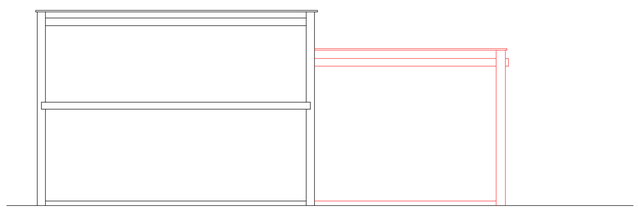
Proposed First Floor Plan



Proposed Roof Plan



Proposed Right Side Section



Proposed Front Section

Notes
1 All concrete to be 1:2:4 mix by volume
2 All dimensions are in millimeters
3 All materials used to be half hour fire resistance and used to manufacturers instructions
4 All new gullies to be roddable and back inlet type.
5 New walls bonded to existing using 'Furfix' or similar profiles.
6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
9 All structural timber to be tannalised VERMIN
10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
11 All dimensions to be double checked on site
12 All steels to be measure on site with built dimensions
13 Steels to have 30 min fire protection
14 All drawings to be approved prior to Build works, any works carried out without approval is at own risk.
15 Any discrepencies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing

Scale 1/100

0 1000 2000 3000 4000 5000 7500 10000 mm

Title / Description :

Proposed Plans

Project Address :

Smart House
Smart wooden stairs Ltd
Rigby Works, Rigby Lane
Hayes
UB3 1ET

Scale of Drawing

1/100 @ A1

Drawing No

S 002 - rev 01

Drawn By

Sunny Bahia

Date of Proj

Oct 26

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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