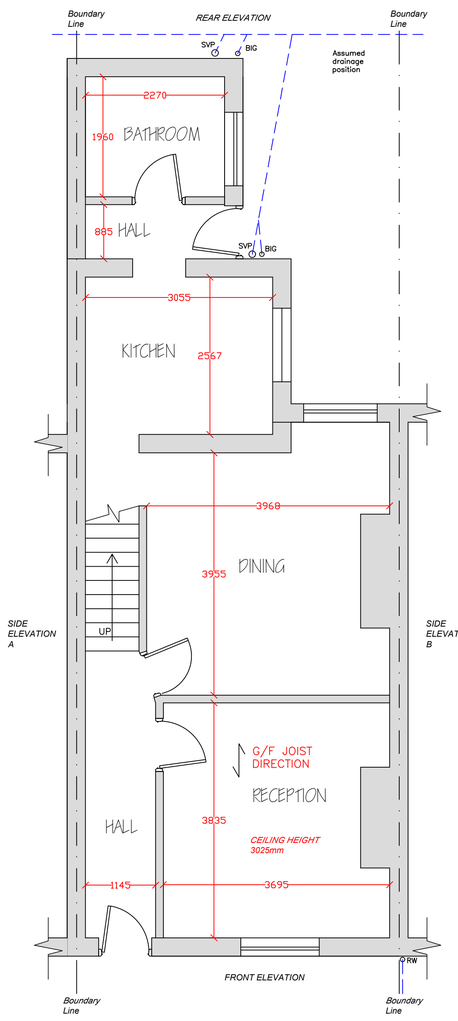
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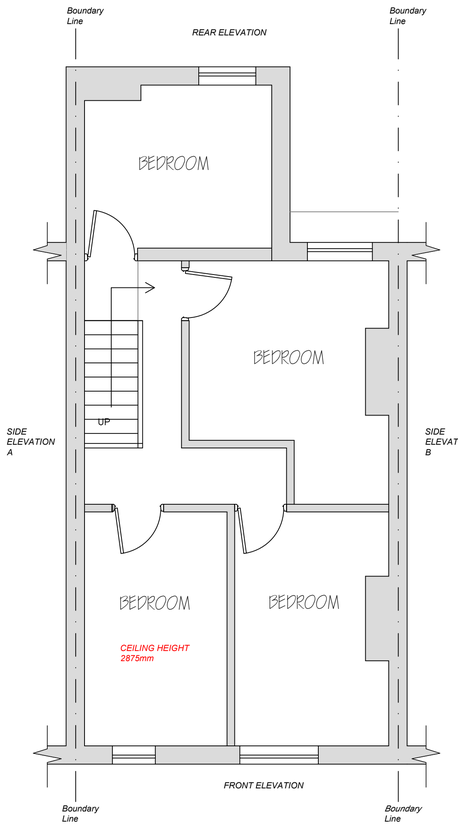
1 EXISTING FLOOR LAYOUTS

Scale: 1:50



EXISTING GROUND FLOOR LAYOUT

scale - 1:50

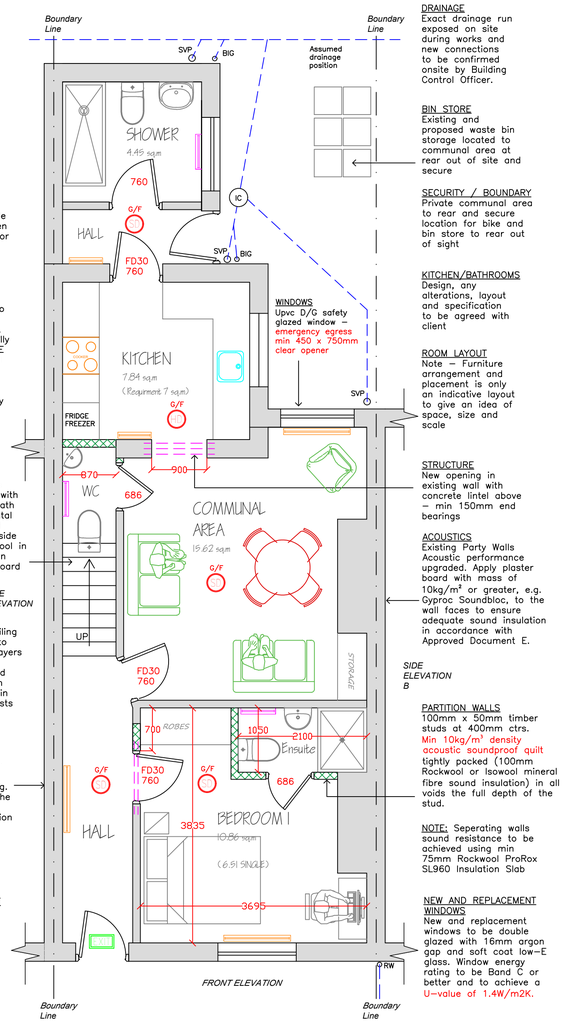


EXISTING FIRST FLOOR LAYOUT

scale - 1:50

2 PROPOSED FLOOR LAYOUTS

Scale: 1:50



EXTRACTOR FANS
Kitchen extract fan to provide min 30 l/s if adjacent to hob or 60 l/s elsewhere. Shower room extract fan to provide 15 l/s, all ducted to external air

ELECTRICS
The amount and type of new light fittings, sockets, switches etc including color and style is to be agreed between the client and contractor before any work commences

HEATING
New heating provided to all rooms. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be inline & in accordance with the Local Water Authorities by laws, the Gas Safety requirements and IEEE regulations. Source: Wall hung radiators – client choice of design

STAIRS
The ground floor stairs to be plaster boarded with 12.5mm board underneath to follow pitch. Horizontal timber battens secured below running side to side with 100mm mineral wool in between and underdrawn with 12.5mm Fireline board as per detail section.

CEILINGS Separating ceiling – Underside of joists to be boarded with 2No layers of 12.5mm board and independent ceiling fixed underneath min 100mm thick Mineral wool roll in between new ceiling joists as per detail.

ACOUSTICS
Existing Party Walls Acoustic performance upgraded. Apply plaster board with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the wall faces to ensure adequate sound insulation in accordance with Approved Document E.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16–20mm argon gap and soft low-E glass.

DRAINAGE
Exact drainage run exposed on site during works and new connections to be confirmed onsite by Building Control Officer.

BIN STORE
Existing and proposed waste bin storage located to communal area at rear out of site and secure

SECURITY / BOUNDARY
Private communal area to rear and secure location for bike and bin store to rear out of sight

KITCHEN/BATHROOMS
Design, any alterations, layout and specification to be agreed with client

ROOM LAYOUT
Note – Furniture arrangement and placement is only an indicative layout to give an idea of space, size and scale

STRUCTURE
New opening in existing wall with concrete lintel above – min 150mm end bearings

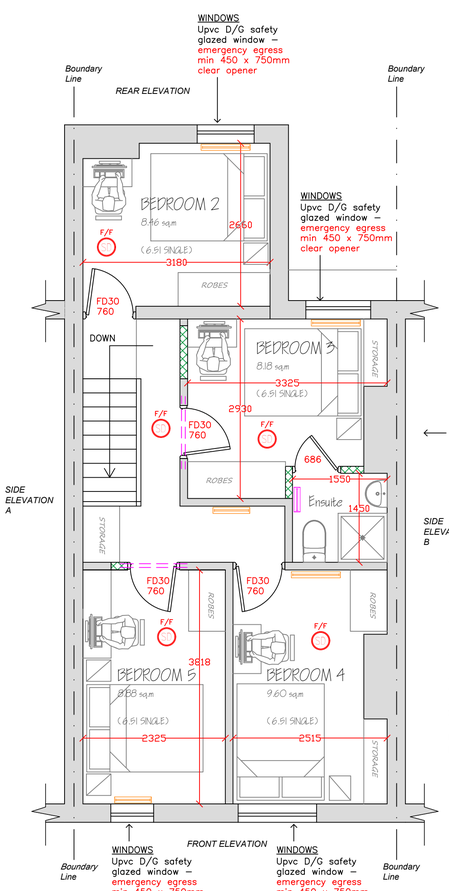
ACOUSTICS
Existing Party Walls Acoustic performance upgraded. Apply plaster board with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the wall faces to ensure adequate sound insulation in accordance with Approved Document E.

PARTITION WALLS
100mm x 50mm timber studs at 400mm ctrs. Min 10kg/m² density acoustic soundproof quilt tightly packed (100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud.

NOTE: Seperating walls sound resistance to be achieved using min 75mm Rockwool ProRox SL960 Insulation Slab

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window energy rating to be Band C or better and to achieve a U-value of 1.4W/m2K.

LEGEND
- Mains wired Heat detector
- Mains wired smoke detector
- LED emergency lighting
- Heated towel rails
- Stelrad Classic radiators



STRUCTURE
Its is recommended that a trial hole be excavated to assess the existing foundation design and ground conditions to assess suitability of existing structure for additional building above.

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to the commencement of work and as required by the Building Control Officer.

ACOUSTICS
Existing Party Walls Acoustic performance upgraded. Apply plaster board with mass of 10kg/m² or greater, e.g. Gyproc Soundbloc, to the wall faces to ensure adequate sound insulation in accordance with Approved Document E.

SIDE ELEVATION B

ROOM LAYOUT
Note – Furniture arrangement and placement is only an indicative layout to give an idea of space, size and scale

EXTRACTOR FANS
Shower room extract fan to provide 15 l/s, all ducted to external air

SOUND TESTING
Sound insulation testing in accordance with Regulation 41 will be provided before completion

G/F CEILING / F/F JOISTS
Underside of joists to be boarded with 2No layers of 12.5mm board and independent ceiling fixed underneath min 100mm thick Mineral wool roll in between new ceiling joists as per detail.

PROPOSED GROUND FLOOR LAYOUT

scale - 1:50

PROPOSED FIRST FLOOR LAYOUT

scale - 1:50



3 LOCATION PLAN

Scale: 1:500



4 EXISTING SITE PLAN

Scale: 1:200

1:25
0.5m 0 0.5m 1m 1.5m 2m 2.5m

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

LOCKLEY Design & Build

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REV	DATE	DESCRIPTION	BY	VE
A	JAN'26	DESIGN-LAYOUTS	J.A.L	DL

DRAWING: EXISTING & PROPOSED FLOOR LAYOUTS

CLIENT: Ocean Blu Developments Limited

SCALE: AS SHOWN @ A1

PROJECT: 711 ASHTON NEW ROAD
HMO CONVERSION TO 5No. SINGLE BEDROOM DWELLING

DATE: JAN' 2026

DRAWN BY: JAL

DWG No: 001

REVISION: A