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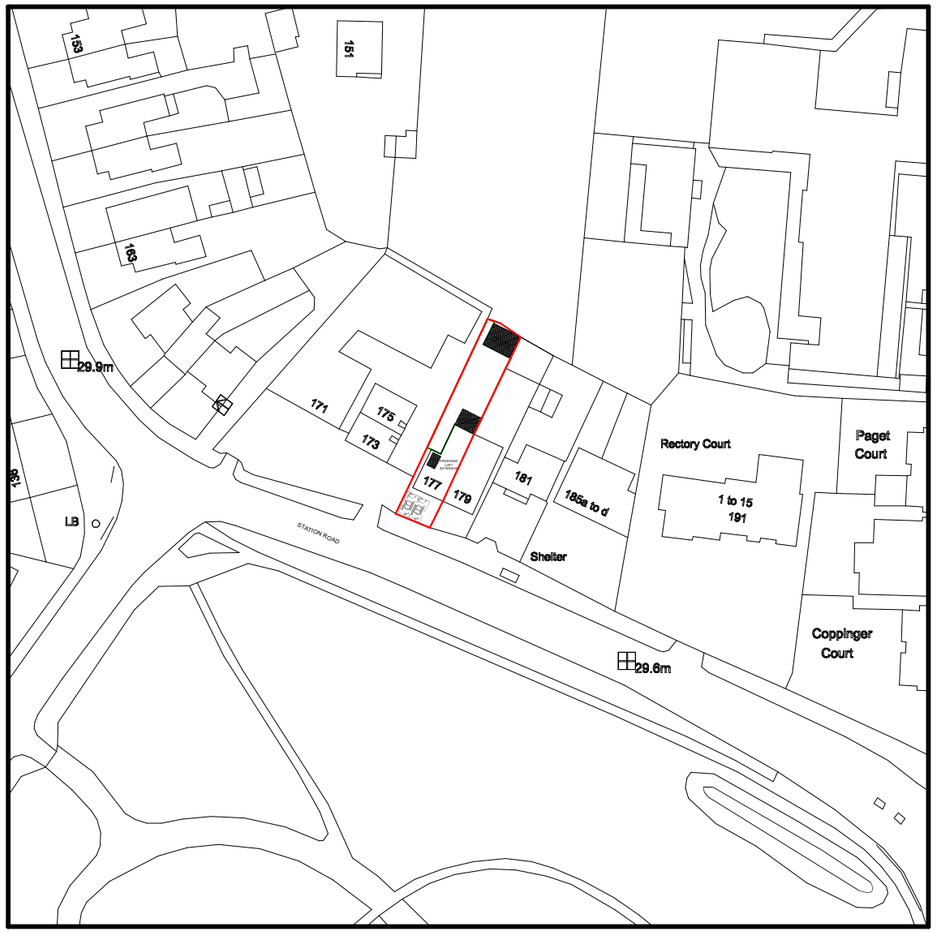

LOCATION PLAN (1:1250)

SITE PLAN (1:500)

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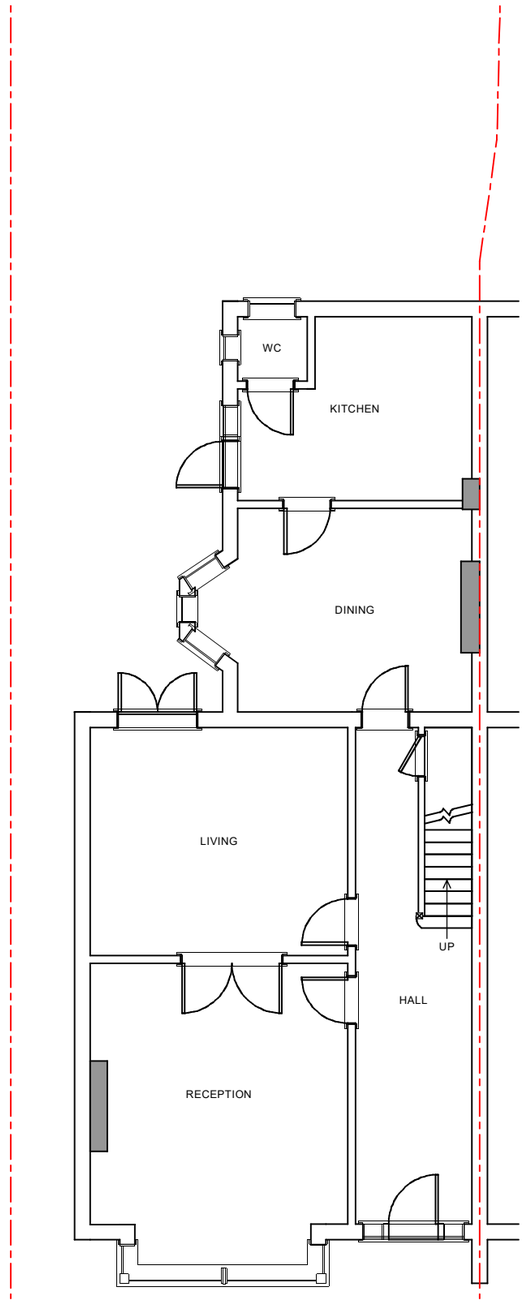
Tel: 07881457903

Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-1
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 1 / 10



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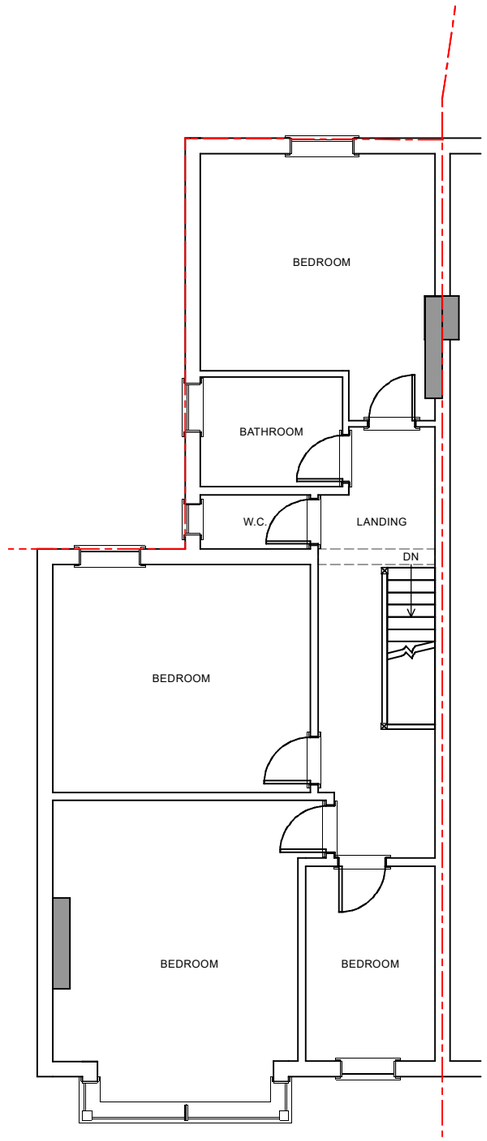

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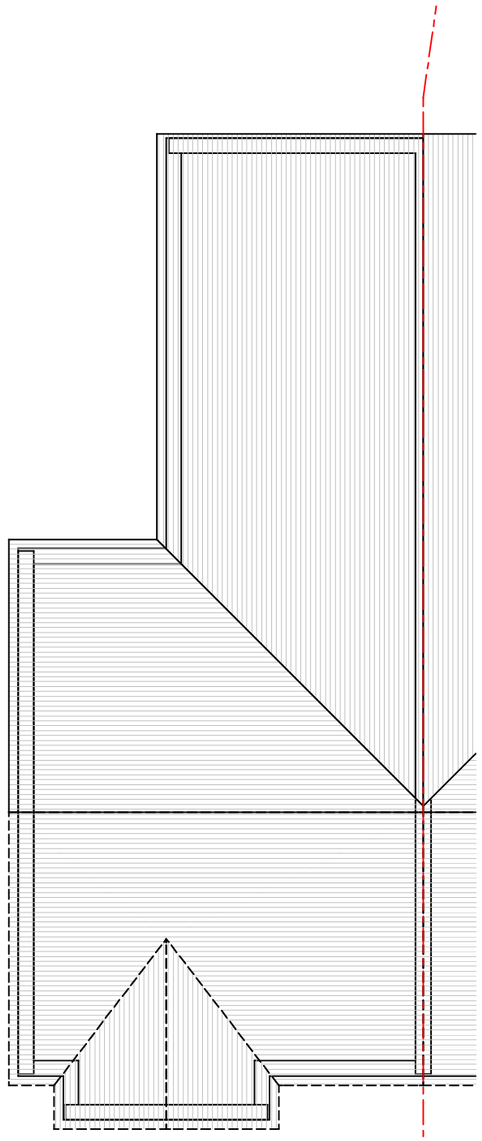

EXISTING LOFT (1:100)

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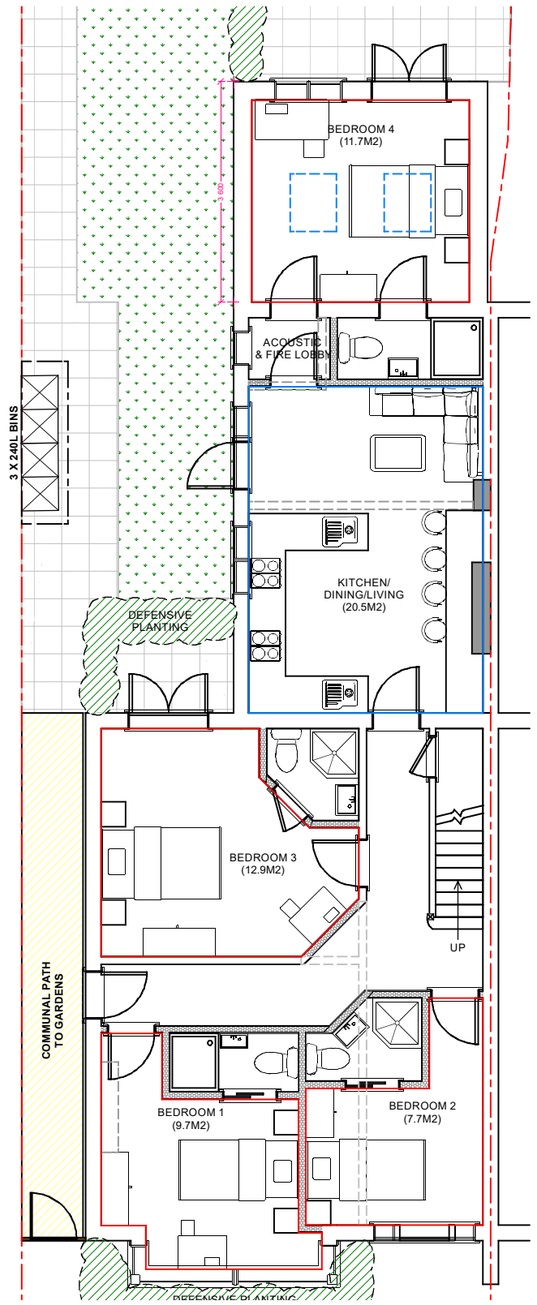
Drawing Ref.: 2021-177SR-HMO-2
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022
Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 2 / 10

0m 1m 2m 1:50 | 0m 1m 2m 3m 4m 1:100 | 0m 2m 4m 6m 8m 1:200 | 0m 5m 10m 15m 20m 1:500 | 0m 25m 50m 1:1250



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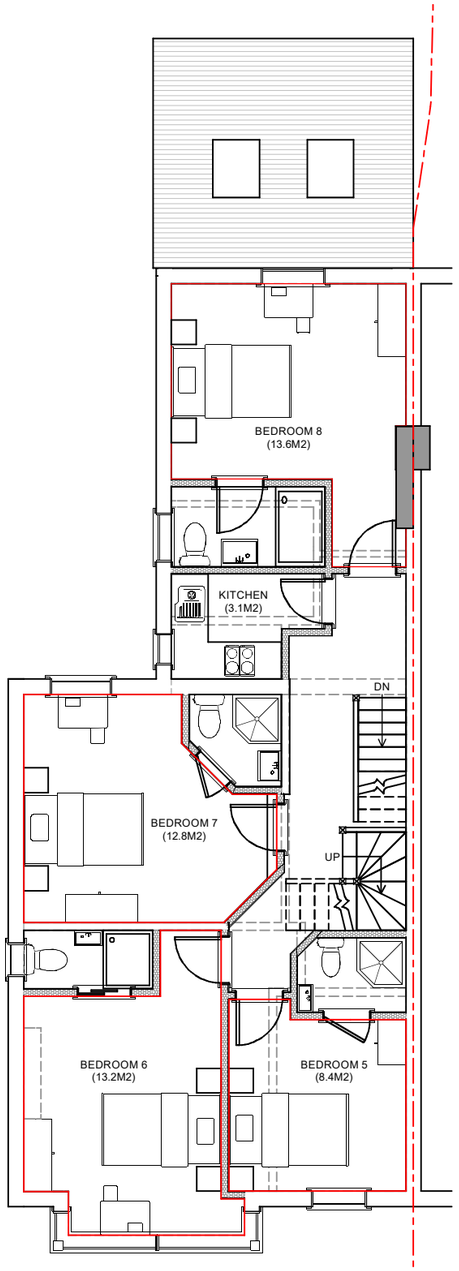

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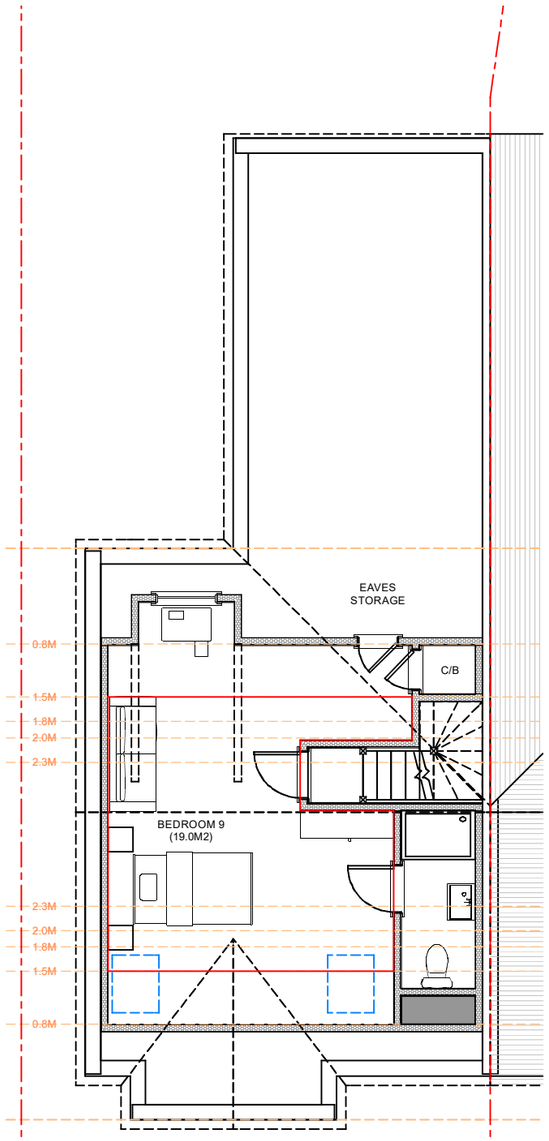

PROPOSED LOFT (1:100)

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Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-3
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 3 / 10

0m 1m 2m 1:50 | 0m 1m 2m 3m 4m 1:100 | 0m 2m 4m 6m 8m 1:200 | 0m 5m 10m 15m 20m 1:500 | 0m 25m 50m 1:1250

REFUSE STORAGE FOR X 4 BINS

ECO CYCLE SHELTER RANGE

Product Name: Eco Cycle Shelter and Rack

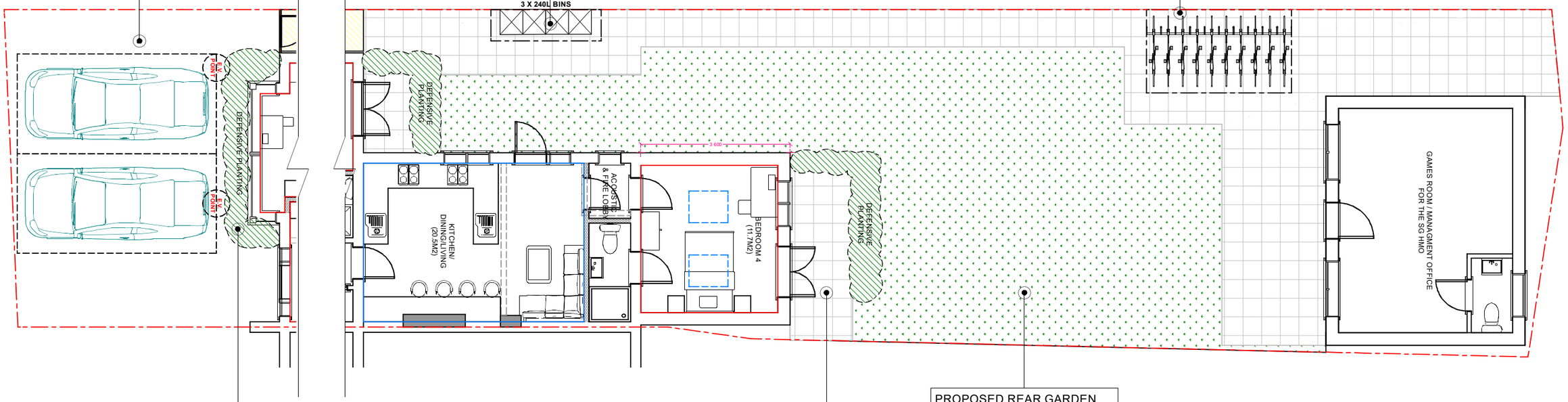
Product Code: USP/GS10/5HR

Size: 3500(W)X2000(D)X2200(H)

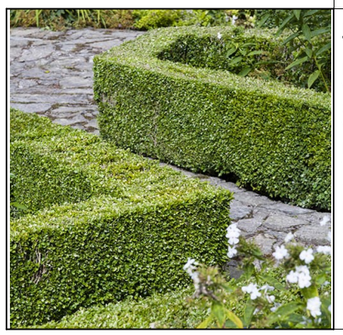
Description: 10 CYCLE SHELTER WITH RACK

Sheffield toast rack and lockable gates and all panels

2XEV CHARGING POINTS



PROPOSED REAR GARDEN WITH SOFT AND HARD LANDSCAPING



PLANTING SPECIFICAITONS

EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGHT TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE PIT AND ADDITIONAL TOPSOIL AS REQUIRED TOGETHER WITH COMPOST/SOIL CONDITIONER/AMELIORANT AT 1M3/ 10M3. WATER PLANTS THOROUGHLY IMMEDIATE AFTER PLANNING. LIGHT FIRM SOIL AROUND PLANTS. PLANT PROTECTION SHOULD BE PROVIDED TO PROTECT VULNERABLE BEDS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTS.

ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.

PROPOSED REFUSE & CYCLE STORAGE AND AMENITY PLAN (1:100)

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Drawing Ref.: 2021-177SR-HMO-4
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 4 / 10

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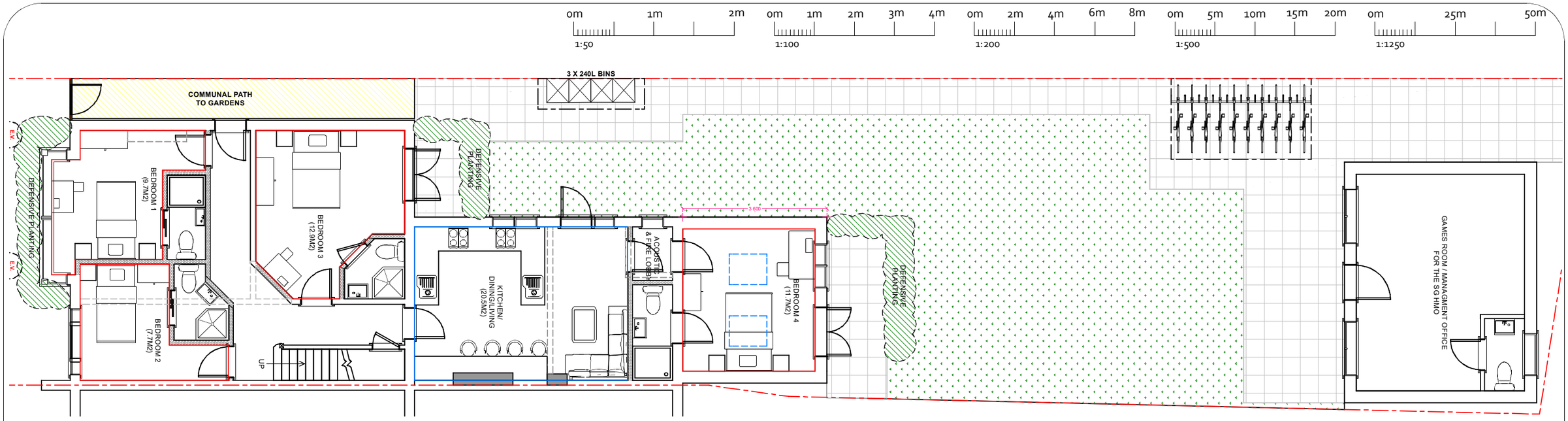
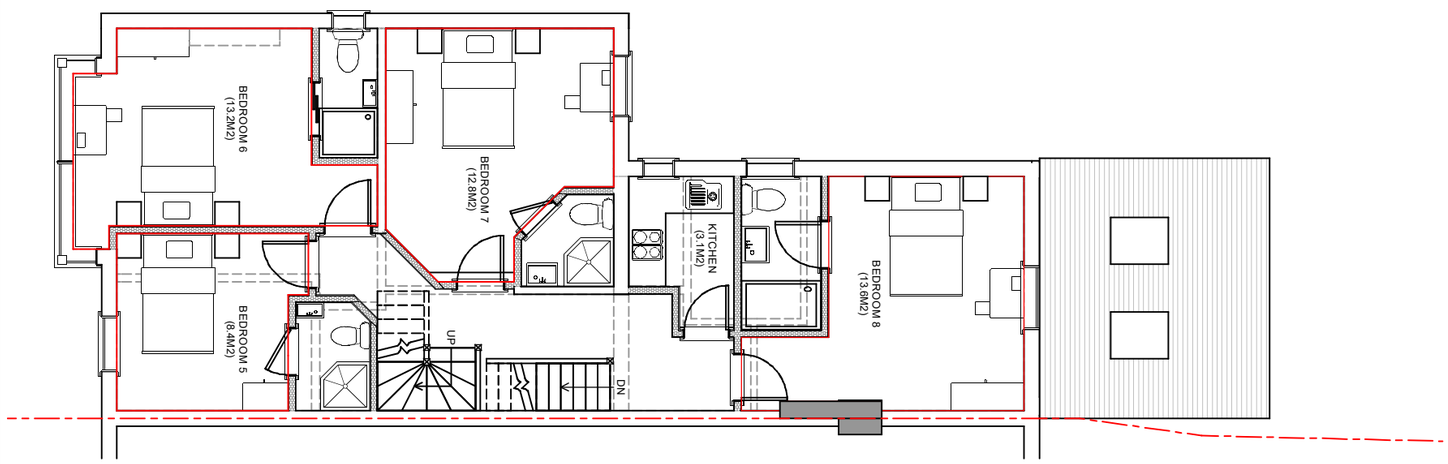


PROPOSED G/F (1:100)



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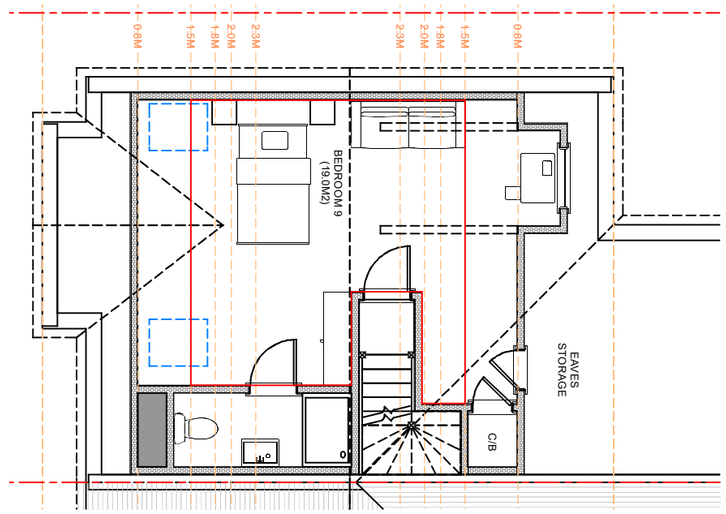

PROPOSED 2/F (1:100)

HMO ROOM SCHEDULE	
BEDROOM 1: 9.70M2 (LIMIT TO 1P) BEDROOM 2: 7.70M2 (LIMIT TO 1P) BEDROOM 3: 12.9M2 (LIMIT TO 1P) BEDROOM 4: 11.7M2 (LIMIT TO 1P) BEDROOM 5: 8.40M2 (LIMIT TO 1P) BEDROOM 6: 13.2M2 (LIMIT TO 1P)	BEDROOM 7: 12.8M2 (LIMIT TO 1P) BEDROOM 8: 13.6M2 (LIMIT TO 1P) BEDROOM 9: 19.0M2 (LIMIT TO 1P) G/F K/D/L: 20.5M2 (UP TO 10P) 1/F KITCHEN: 3.1M2 (ADDITIONAL)

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Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-5
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

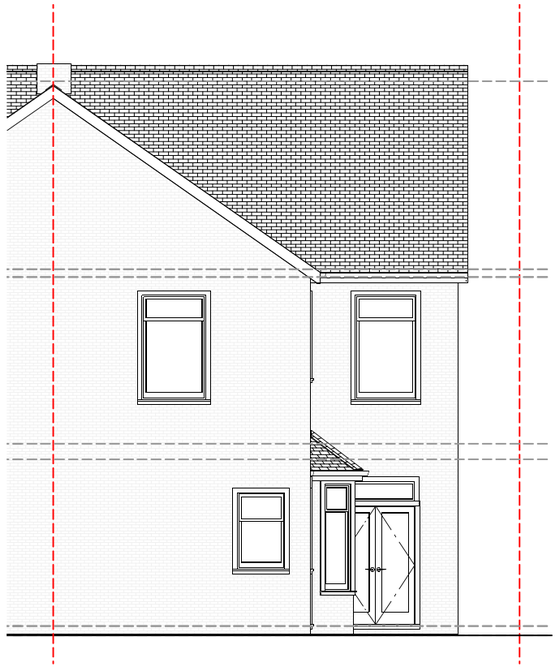
Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 5 / 10

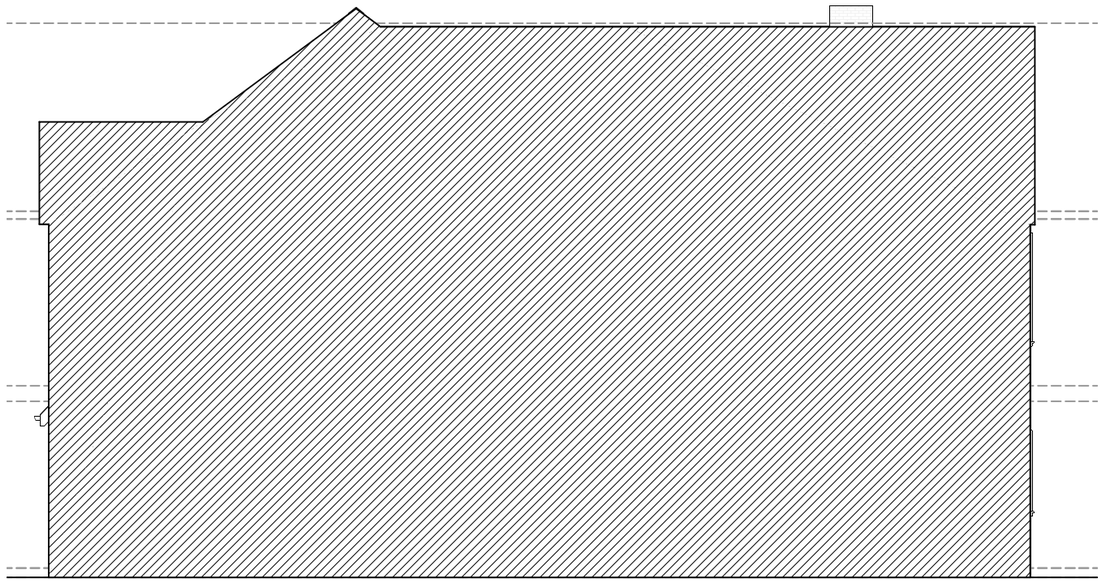
0m 1m 2m 1:50 | 0m 1m 2m 3m 4m 1:100 | 0m 2m 4m 6m 8m 1:200 | 0m 5m 10m 15m 20m 1:500 | 0m 25m 50m 1:1250

EXISTING FRONT (1:100)

EXISTING SIDE (1:100)



EXISTING REAR (1:100)



EXISTING SIDE (1:100)

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Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-6
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 6 / 10

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0m 1m 2m 1:50 | 0m 1m 2m 3m 4m 1:100 | 0m 2m 4m 6m 8m 1:200 | 0m 5m 10m 15m 20m 1:500 | 0m 25m 50m 1:1250

FANLIGHT TO BE CHANGED TO TOP HUNG OPENABLE FOR VENTILATION - DESIGN, STYLE AND MATERIAL REMAIN THE SAME

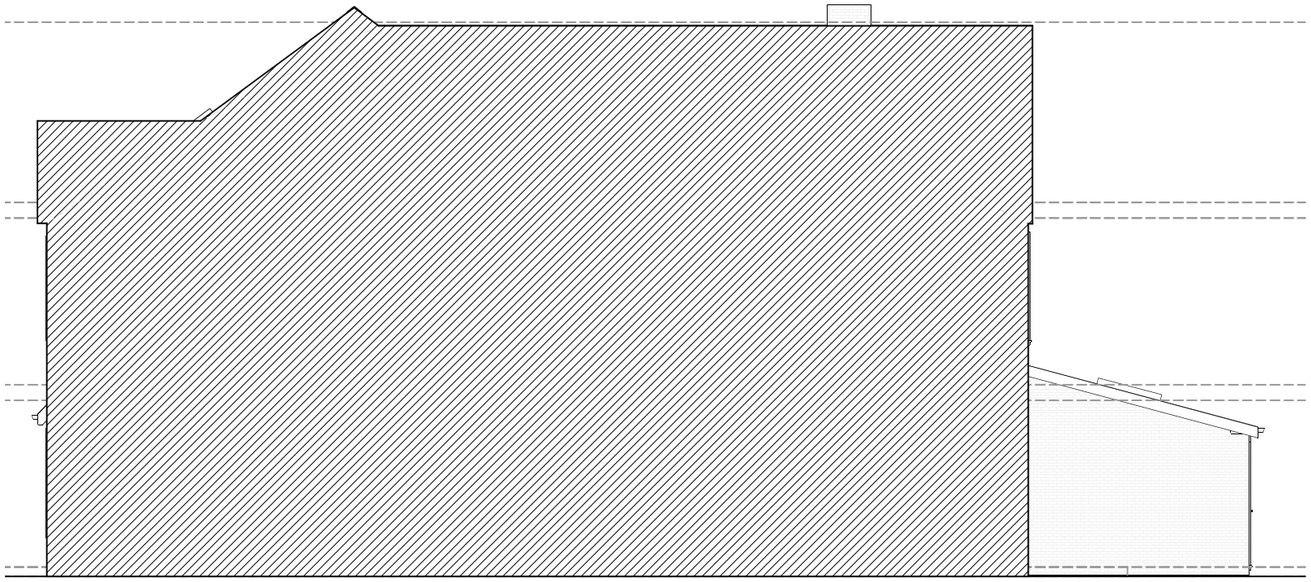
FRONT DOOR TO TO BE REPLACED WITH TIMBER DOOR WITH OPENABLE DOUBLE GLAZED TOP PANE. BOTTOM PANEL TO BE FIXED.

SIDE GLASS PANELS TO BE REPLACED WITH CLEAR TOP GLAZING AND OBSCURED BOTTOM GLAZING IN TIMBER FRAME BETTER NATURAL LIGHT AND OUTLOOK PROVISION.

PROPOSED FRONT (1:100)

PROPOSED SIDE (1:100)

PROPOSED REAR (1:100)



PROPOSED SIDE (1:100)

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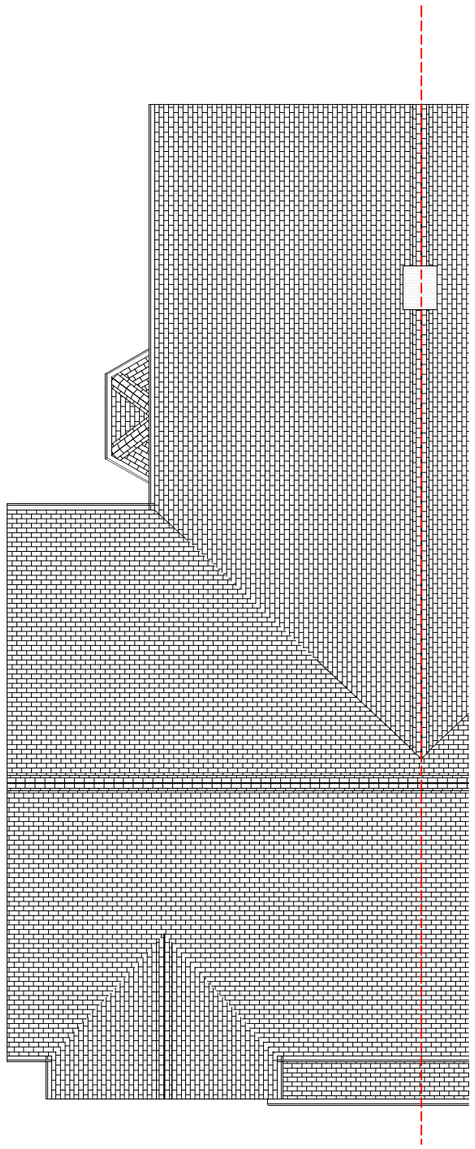
Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-7
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

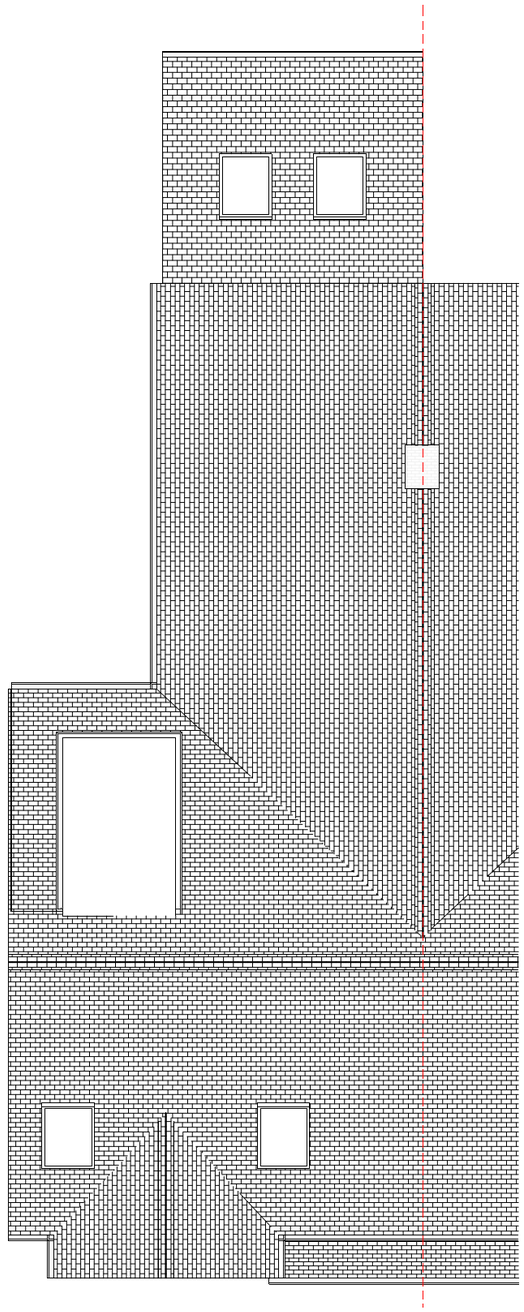
Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 7 / 10

0m 1m 2m 1:50 | 0m 1m 2m 3m 4m 1:100 | 0m 2m 4m 6m 8m 1:200 | 0m 5m 10m 15m 20m 1:500 | 0m 25m 50m 1:1250



EXISTING ROOF PLAN (1:100)



PROPOSED ROOF PLAN (1:100)

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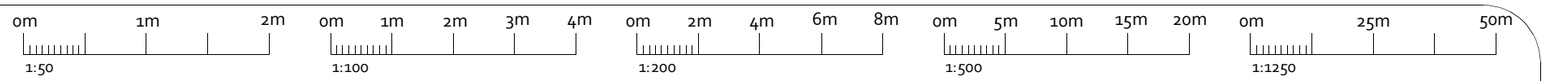
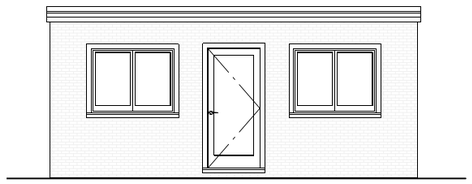
Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-8
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

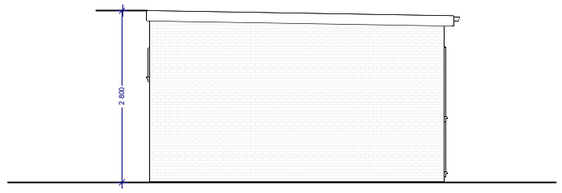
Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

Sheet # 8 / 10

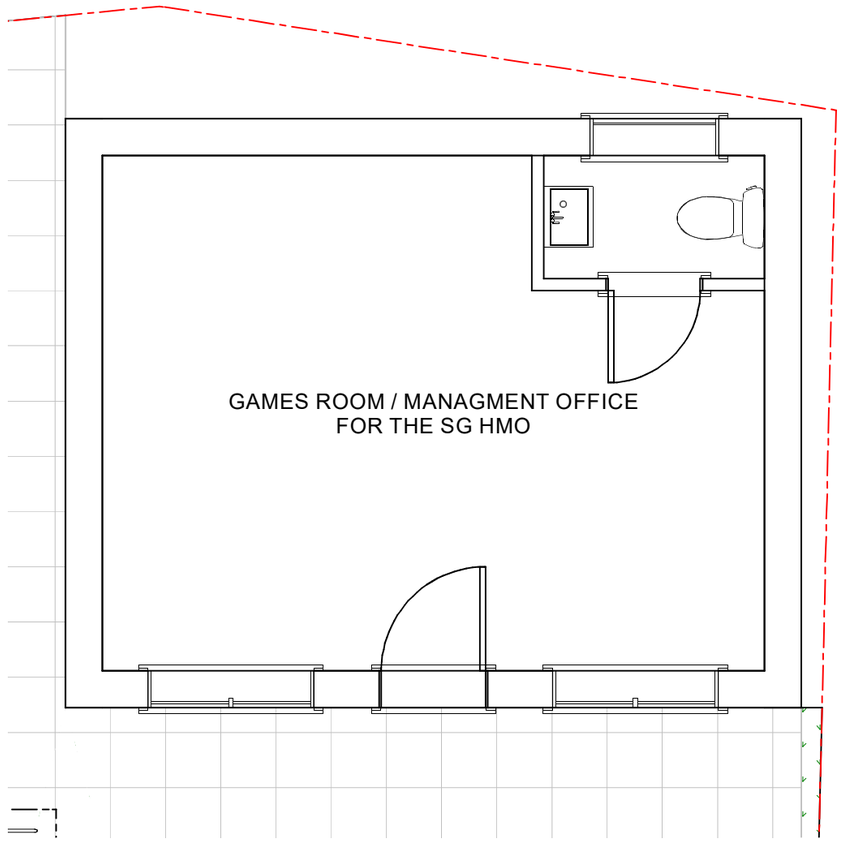


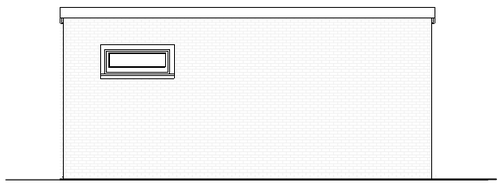


PROPOSED FRONT (1:100)

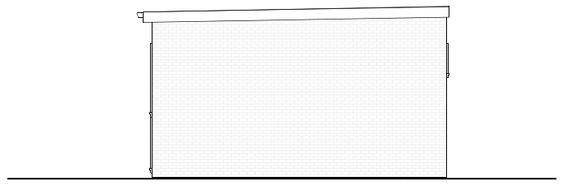


PROPOSED SIDE (1:100)





PROPOSED REAR (1:100)



PROPOSED SIDE (1:100)

PROPOSED FLOOR PLAN (1:50)

PROPOSED OUTBUILDING

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Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-9
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022
Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 9 / 10

PLANNING SUMMARY STATEMENT:

THE FOLLOWING IMPROVEMENTS HAVE BEEN ADOPTED TO THE CURRENT SCHEME FROM THE PREVIOUS 9 BEDS SG HMO PROPOSAL:

1) MERGING THE PROPOSED G/F REAR EXTENSION WITH THE EXISTING KITCHEN/DINING SPACE TO PROVIDE ADDITIONAL AND BETTER COMMUNAL SPACE QUALITY

2) REPLACING THE FRONT DOOR AND TOP FANLIGHT TO BEDROOM 2 TO PROVIDE BETTER NATURAL LIGHT, VENTILATION AND OUTLOOK FOR THE FUTURE OCCUPANTS. THIS WOULD NOT LEAD TO ANY SUBSTANTIAL IMPACT TO THE CONSERVATION AREA BECAUSE THE REPLACE WOULD BE LIKE TO LIKE. SINCE THE ADJACENTY PROPERTY NO. 179 STATION ROAD ALREADY HAS A DIFFERENT FRONT DOOR DESIGN TO THE APPLICATION BUILDING, IT WOULD NOT BE POSSIBLE TO MATCH THE PAIRS WITHOUT CARRYING OUT SUBSTANTIAL REPLACEMENT WORK TO THE HOST BUILDING. IT IS CONSIDERED THAT THE REPLACEMENT OF NEW TIMBER DOOR WOULD IMPROVE OR PRESERVE THE CHARACTER OF THE CONSERVATION.

3) AFTER REPLACING THE FRONT DOOR, THIS WILL PROVIDE A SIMILAR OUTLOOK TO BEDROOM 1 FACING THE FRONT DRIVE. THE GLAZING AREA WILL BE SIMILAR TO BEDROOM 4 ON THE FIRST FLOOR.

OTHER NOTES:
1) SOLID RED LINE ON EACH FLOOR DENOTES THE NETT BEDROOM AREA (EXCLUDING EN-SUITE FLOOR SPACE)
2) OVERALL HEADHEIGHT OF LOFT ROOM IS INDICATED IN ORANGE DOTTED LINES

SURROUNDINGS:

TO THE LEFT OF THE PROPOSED SITE, IT IS A LARGE HOTEL WITH FREQUENT VISITORS WHICH MEANS THE COMINGS AND GOINGS IN THIS NEIGHBOURHOOD ARE ALREADY PRESENT.

IN THE PREVIOUS CASE OFFICER REPORT FOR THE FLAT CONVERSION PROPOSAL, THE OFFICER ALREADY CONFIRMED THERE WERE A NUMBER OF FLATTED DEVELOPMENTS IN THE AREA. TWO HOUSES AWAY TO THE RIGHT OF THE APPLICATION SITE, THERE ARE BLOCKS OF FLATS WHICH HAS ALREADY PRESENT A INTENSIFICATION OF USE WITH MORE COMINGS AND GOINGS IN THE AREAS.

IN ADDITION TO THE ABOVE, BY CREATING A SIDE ENTRANCE DOOR FACING THE HOTEL WOULD REDUCE THE IMPACT ON THE NEIGHBOUR FOR THE CHANGE OF USE AS THE INCREASE COMINGS AND GOINGS WOULD BE DIVERTED TO THE HOTEL SIDE.

AS SUCH, THE RELATIVE LOW SCALE OF INTENSIFICATION OF THE SITE, WOULD NOT HAVE ANY GREATER IMPACT THAN WHAT HAS ALREADY EXISTED.

0m 1m 2m 1:50 | 0m 1m 2m 3m 4m 1:100 | 0m 2m 4m 6m 8m 1:200 | 0m 5m 10m 15m 20m 1:500 | 0m 25m 50m 1:1250

HOTEL | APPLICATION SITE | FLATS

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Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-10
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022 | Revision: 1.0E

Scales: 1:50, 1:100,1:200,1:500,1:1250 @ISO A3 (297 x 420)

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