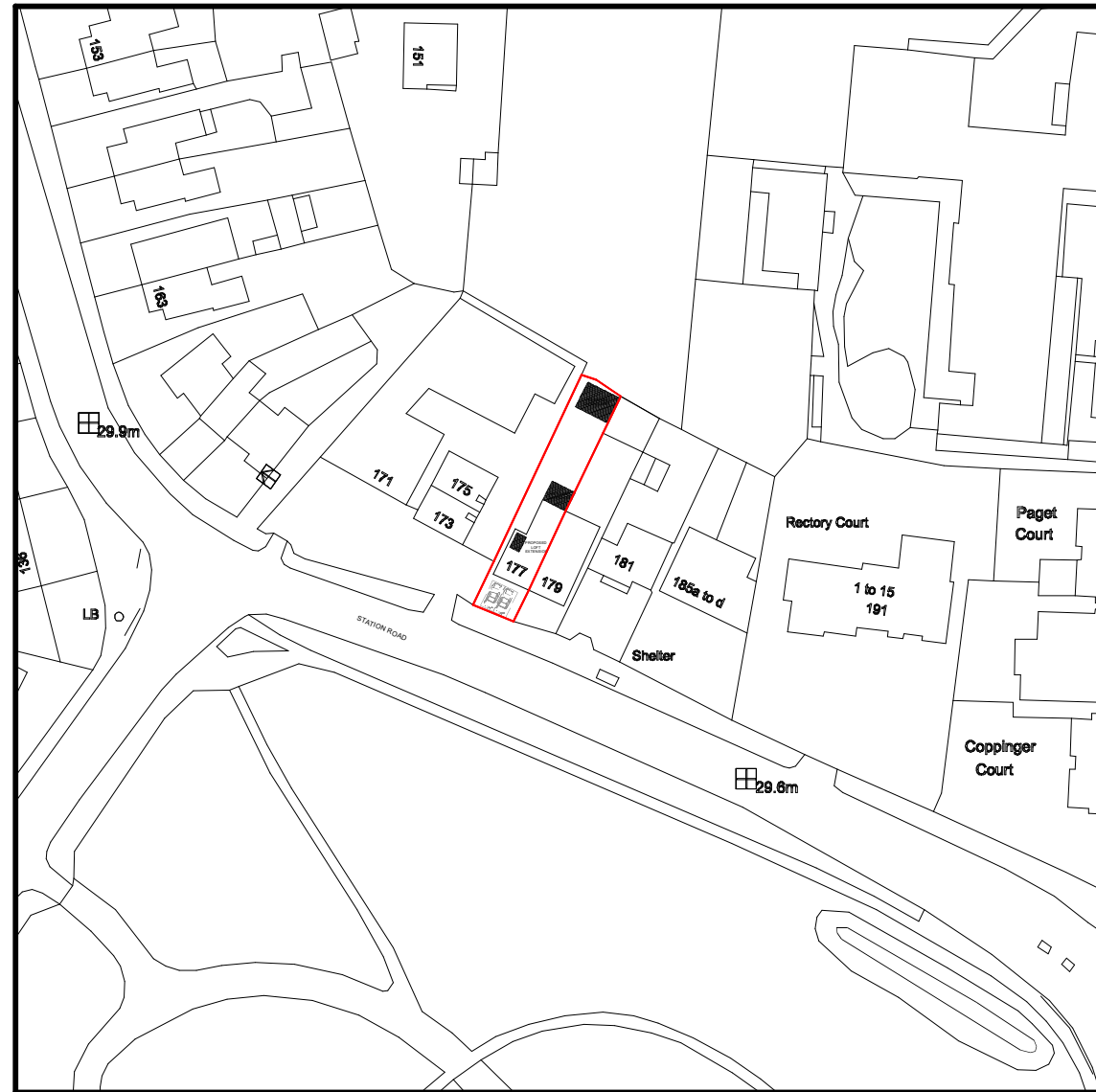
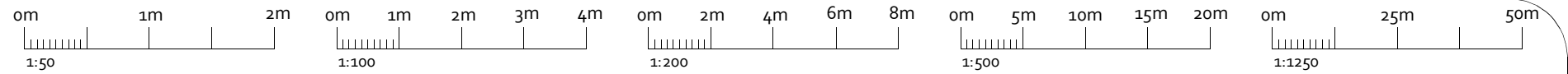
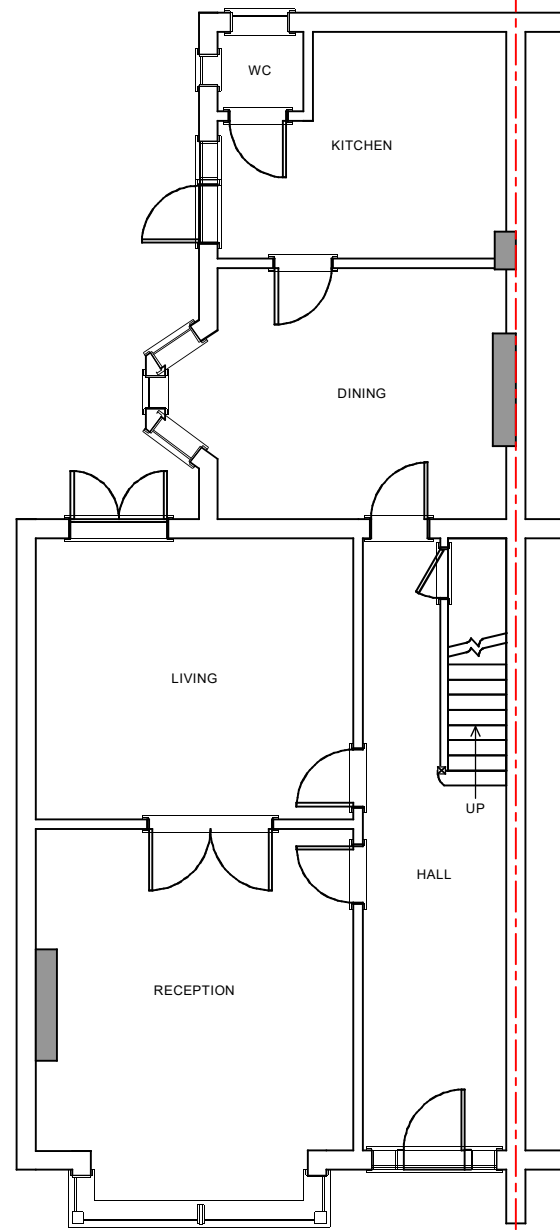
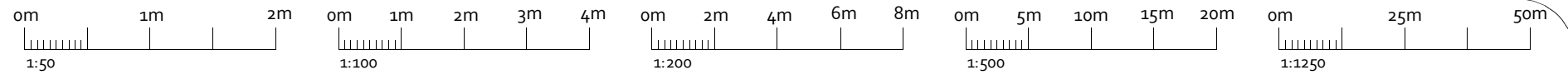




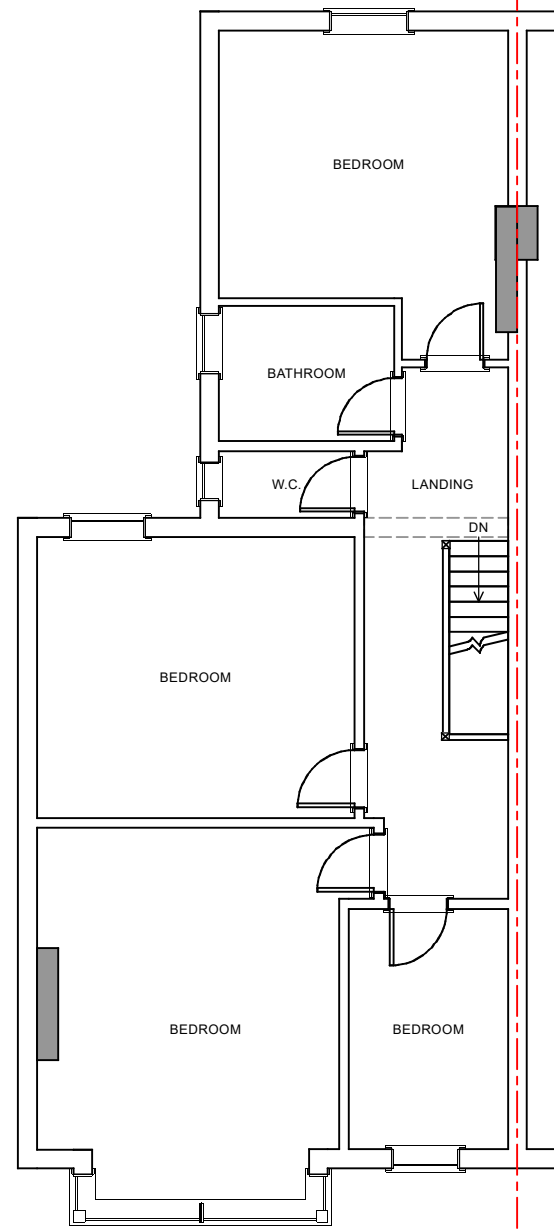
LOCATION PLAN (1:1250)



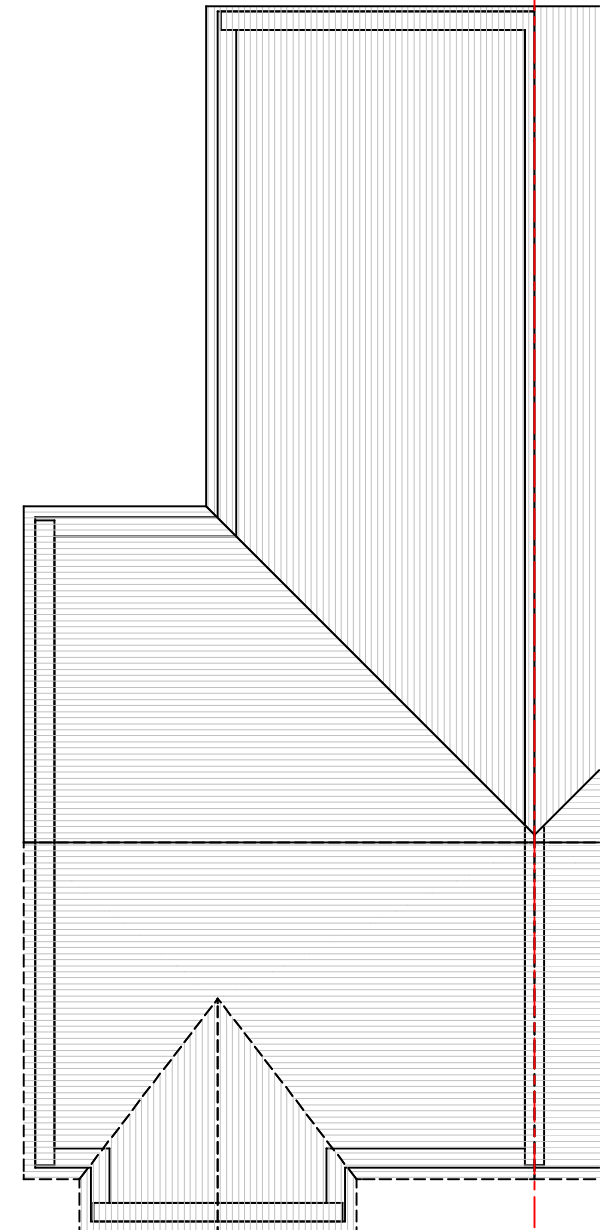
SITE PLAN (1:500)



EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING LOFT (1:100)



RICS
Regulated by RICS



OPS Chartered Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

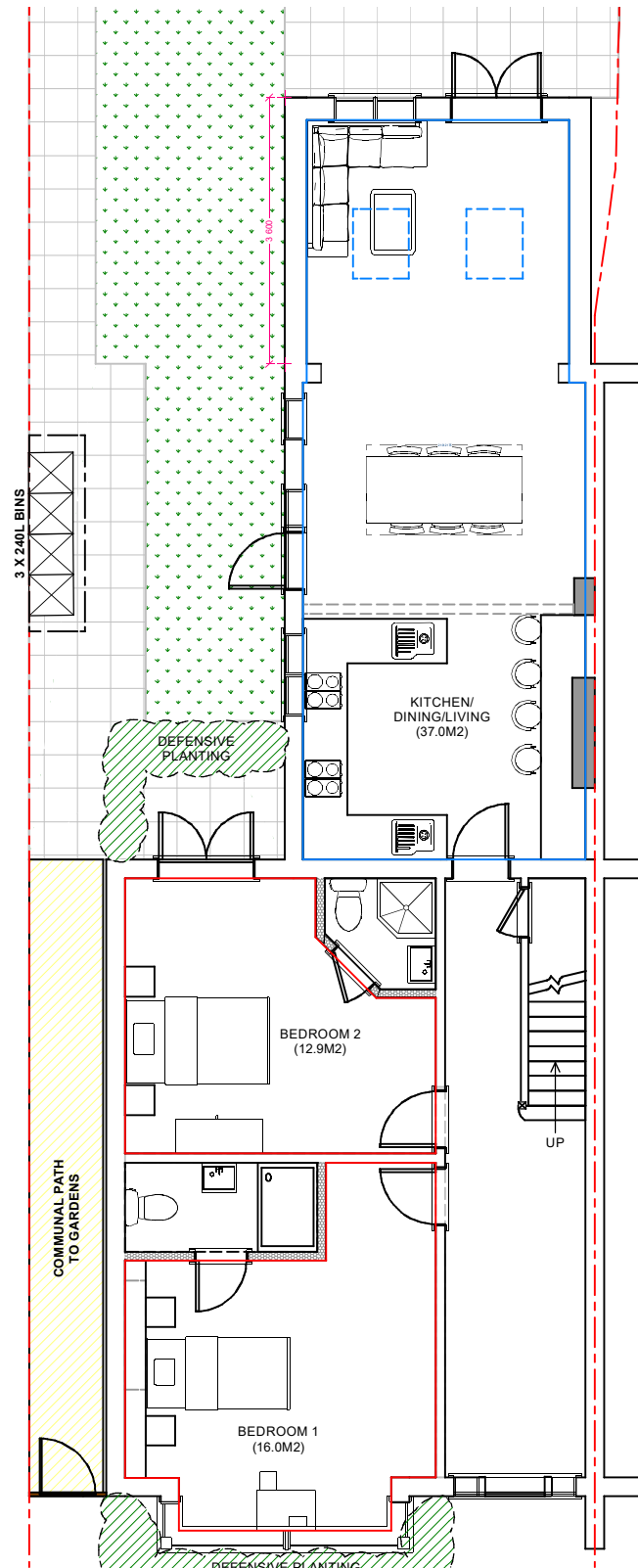
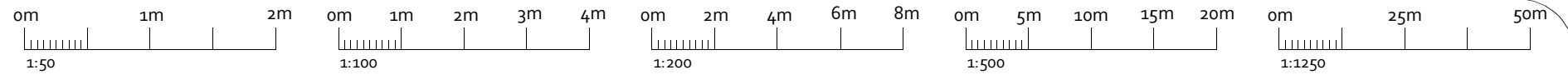
Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-7BMO-2
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 7
BEDS 7 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY
REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE
SPACE & ERECTION OF SINGLE STOREY DETACHED
OUTBUILDING

Date: 05/07/2022

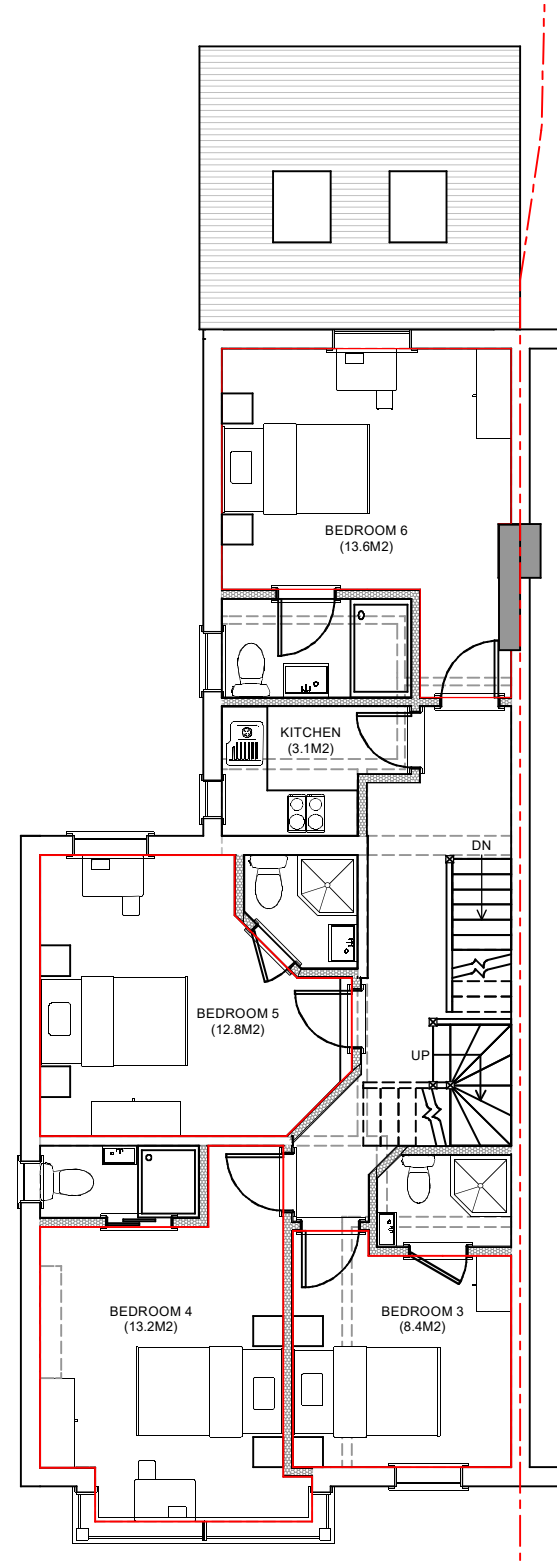
Revision: 1.0D

Scales: 1:50,
1:100,1:200,1:500,1:12
50
@ISO A3 (297 x 420)

Sheet # 2 / 10

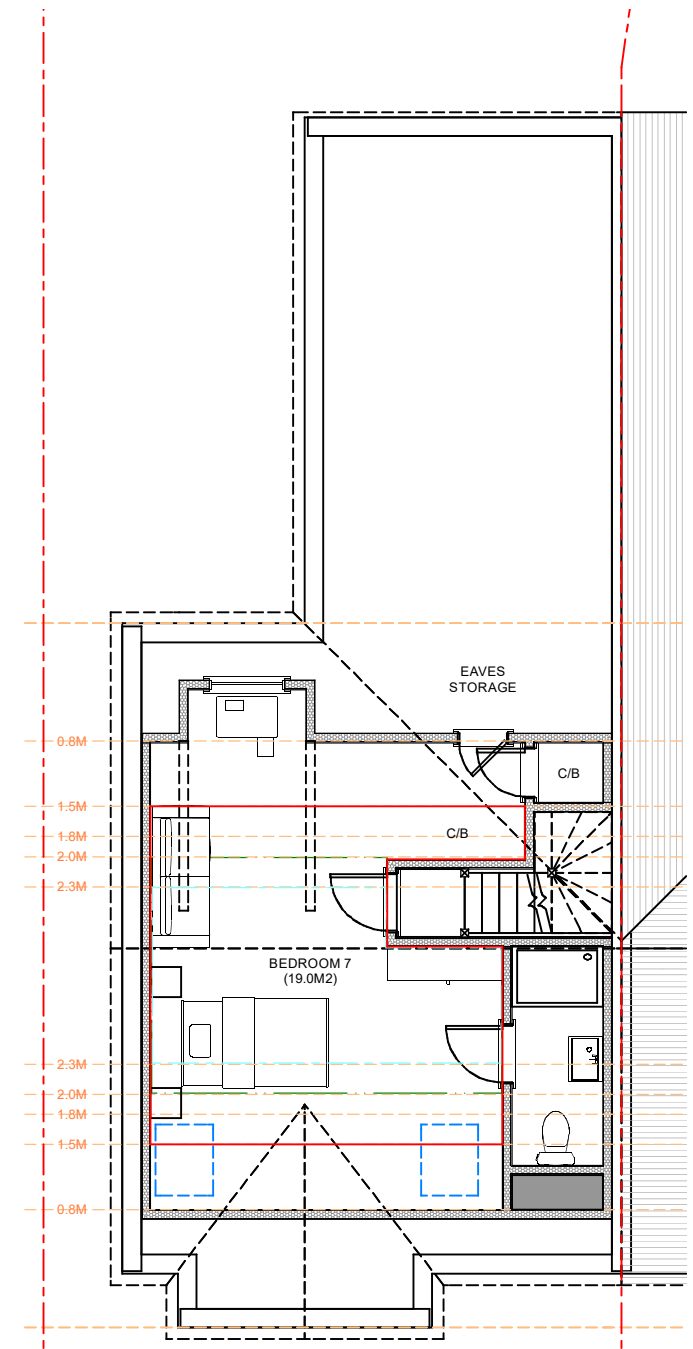


PROPOSED G/F (1:100)

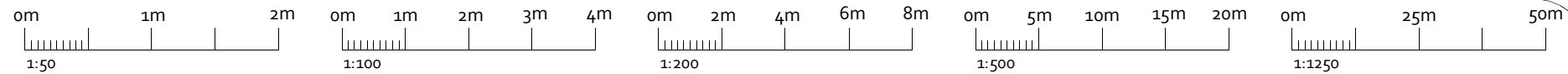


PROPOSED 1/F (1:100)

- KEYS:
- NET BEDROOM SPACE
 - COMMUNAL K/D/L
 - LOFT HEADHEIGHT



PROPOSED LOFT (1:100)



REFUSE STORAGE FOR X 4 BINS

furniture
designed for the
urban environment

urban
street products

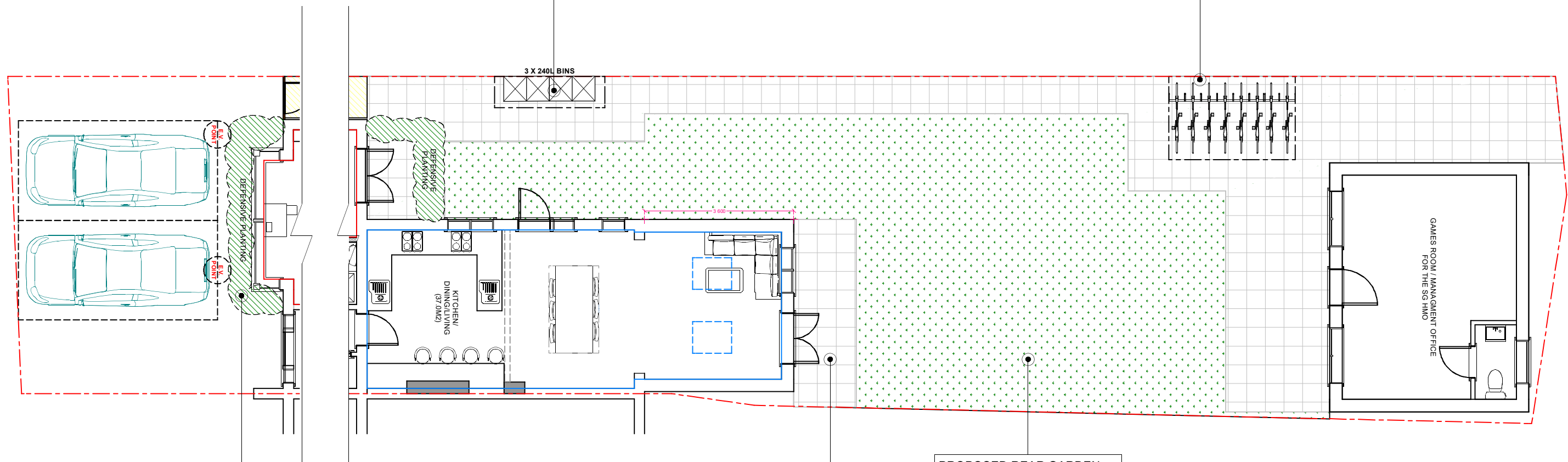
Prospect Building
Shield Green Farm
Trillickton
Northumberland
NE51 3DQ

Tel: 01665 577022
Email: suan@urbanfab.com
www.urbanfab.com

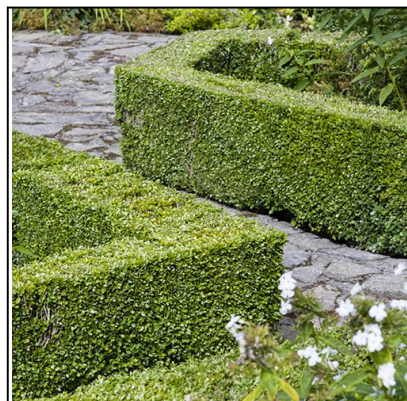
ECO CYCLE SHELTER RANGE



Product Name: Eco Cycle Shelter and Rack
Product Code: USP/ES8/4HR
Size: 3050(W)X2040(D)X2100(H)
Description: 8 CYCLE SHELTER WITH RACK
Sheffield toast rack and lockable gates and all panels



PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING



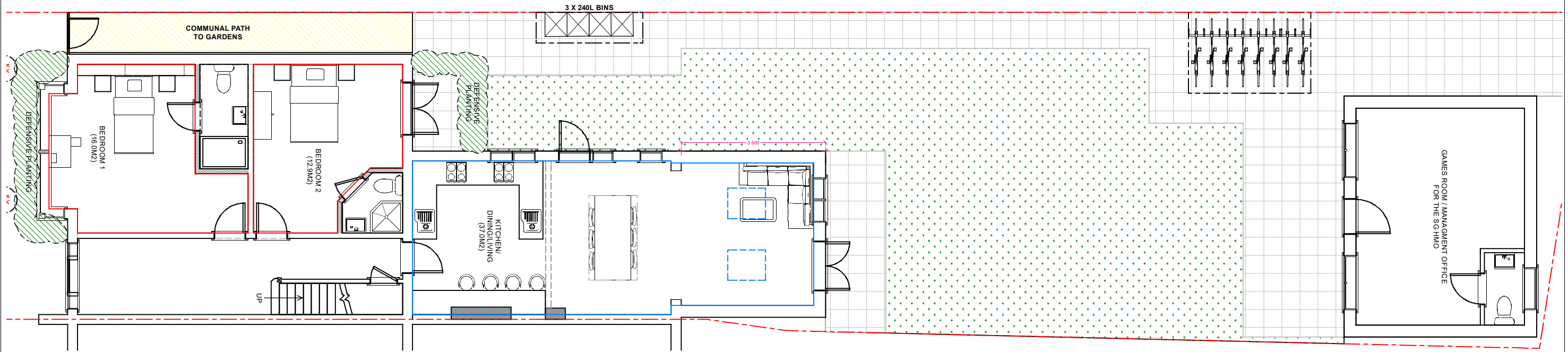
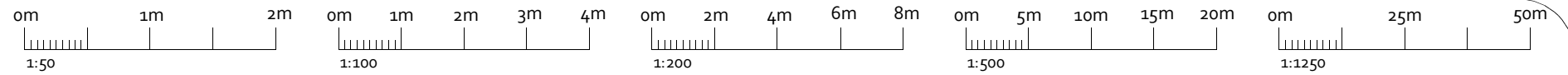
PLANTING SPECIFICAITONS

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 ENOUGH 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.

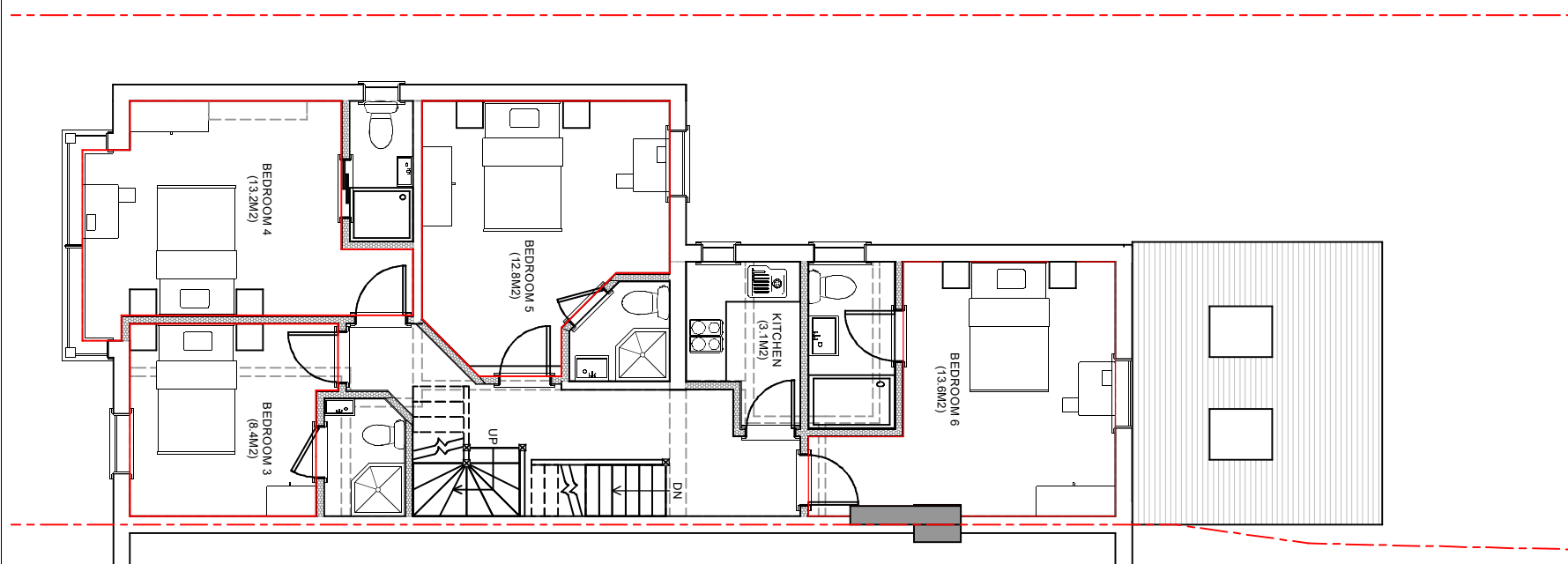
ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.



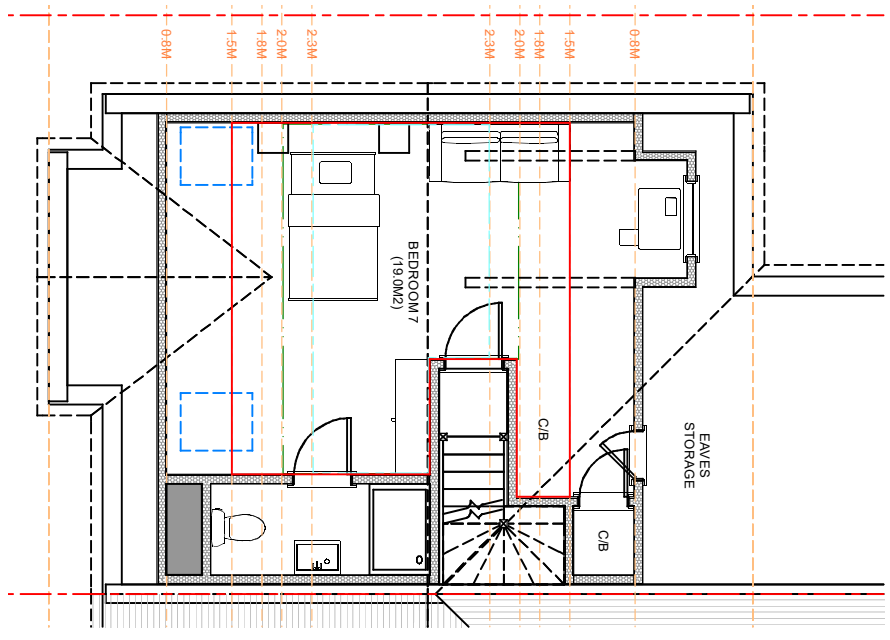
PROPOSED REFUSE & CYCLE
STORAGE AND AMENITY PLAN (1:100)



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)

HMO ROOM SCHEDULE	
BEDROOM 1: 16.0M2 (LIMIT TO 1P)	BEDROOM 7: 19.0M2 (LIMIT TO 1P)
BEDROOM 2: 12.9M2 (LIMIT TO 1P)	G/F K/D/L: 37.0M2 (UP TO 10P)
BEDROOM 3: 8.40M2 (LIMIT TO 1P)	1/F KITCHEN: 3.1M2 (ADDITIONAL)
BEDROOM 4: 13.2M2 (LIMIT TO 1P)	
BEDROOM 5: 12.8M2 (LIMIT TO 1P)	
BEDROOM 6: 13.6M2 (LIMIT TO 1P)	



OPS Chartered Surveyors
17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-7BMO-5
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 7 BEDS 7 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING
Date: 05/07/2022
Revision: 1.0D

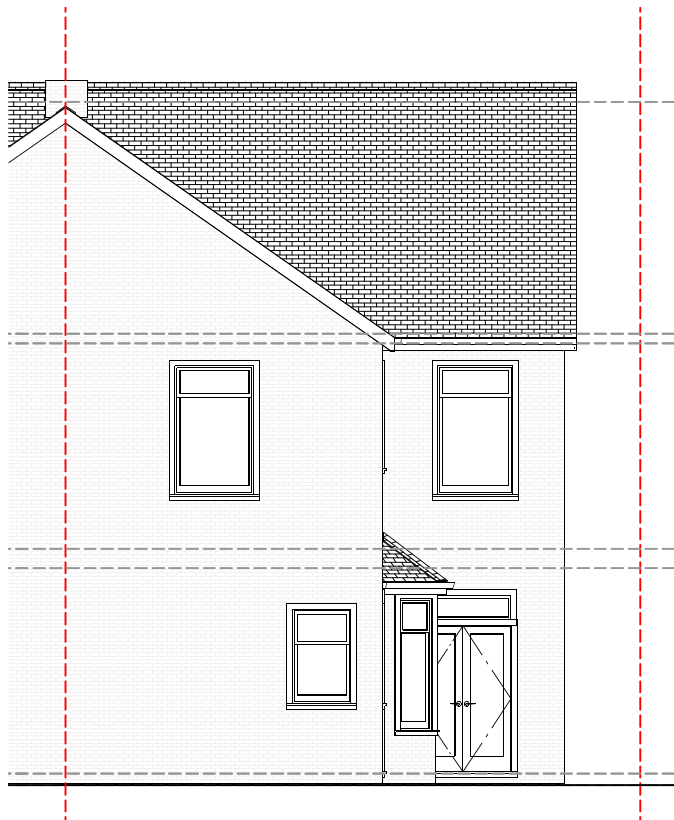
Scales: 1:50, 1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)
Sheet # 5 / 10



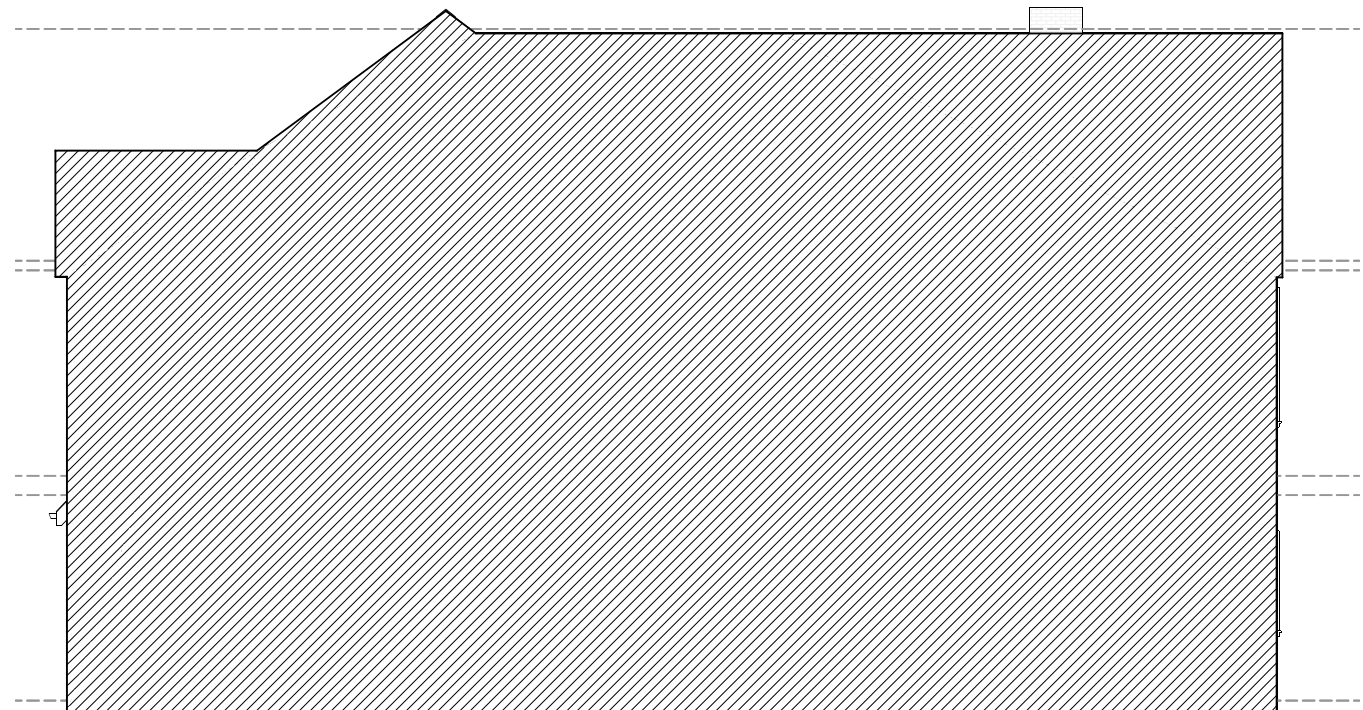
EXISTING FRONT (1:100)



EXISTING SIDE (1:100)



EXISTING REAR (1:100)



EXISTING SIDE (1:100)



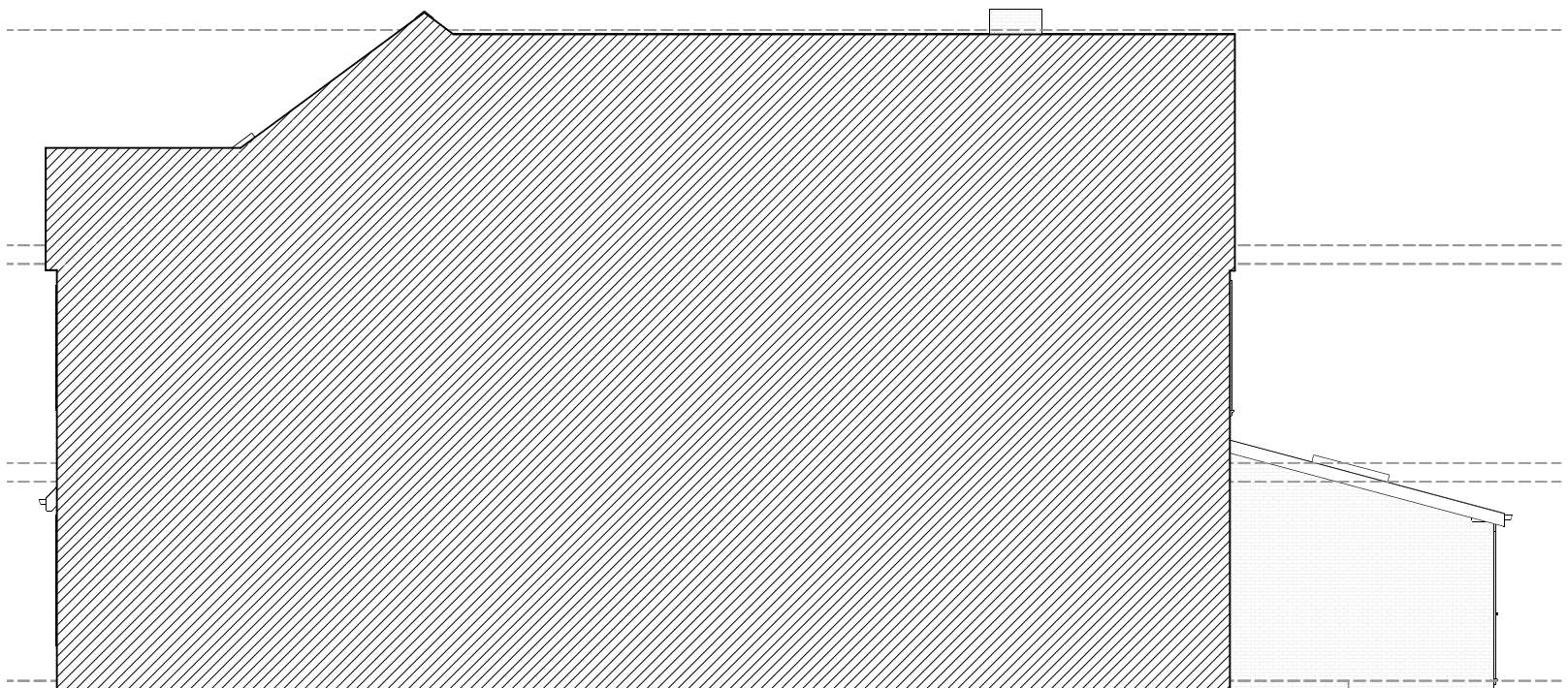
PROPOSED FRONT (1:100)



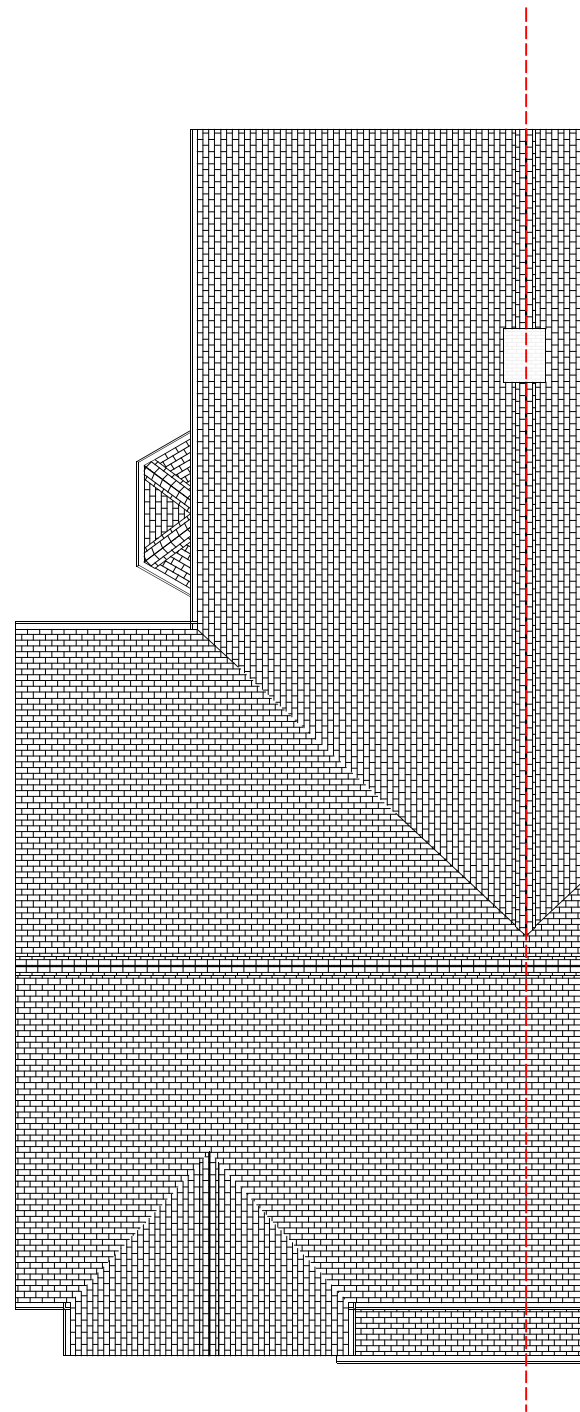
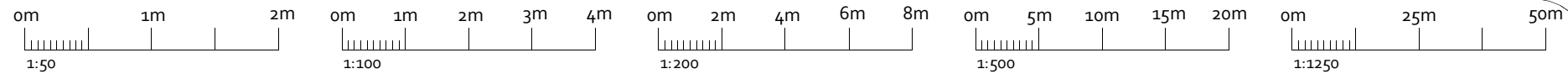
PROPOSED SIDE (1:100)



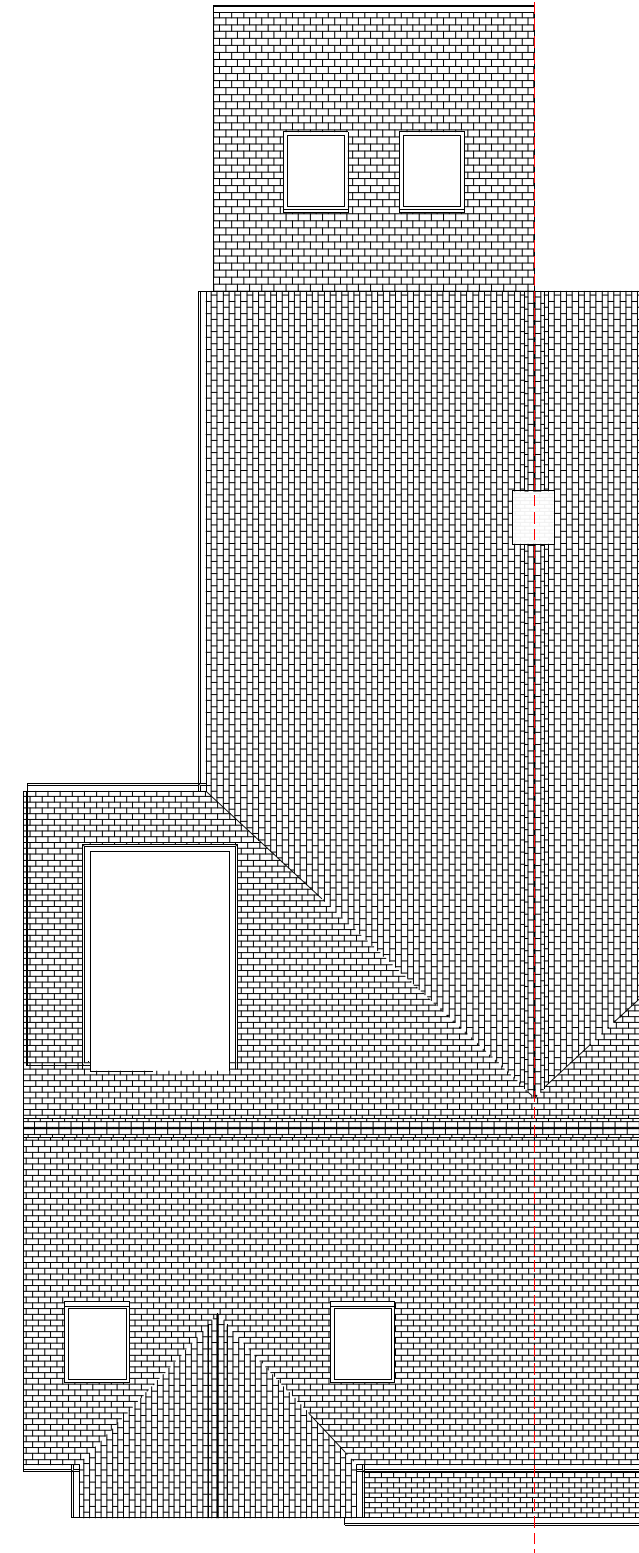
PROPOSED REAR (1:100)



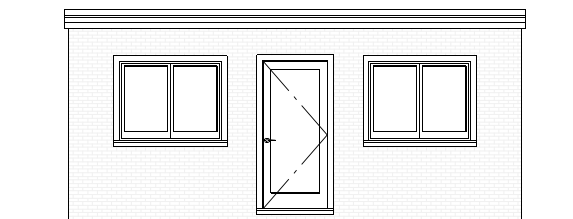
PROPOSED SIDE (1:100)



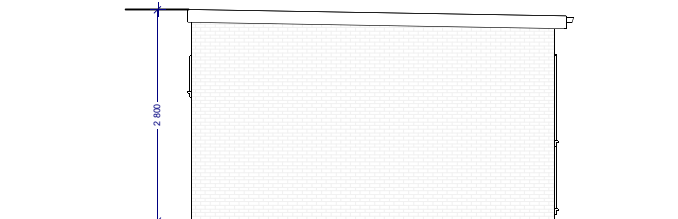
EXISTING ROOF PLAN (1:100)



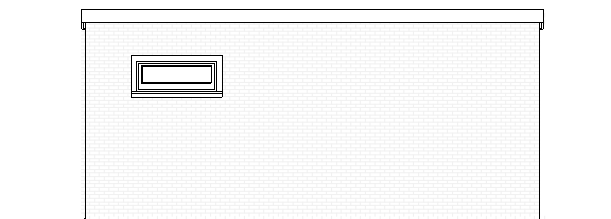
PROPOSED ROOF PLAN (1:100)



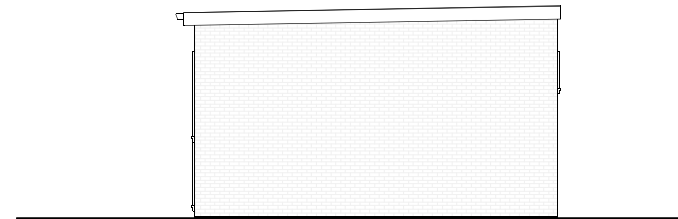
PROPOSED FRONT (1:100)



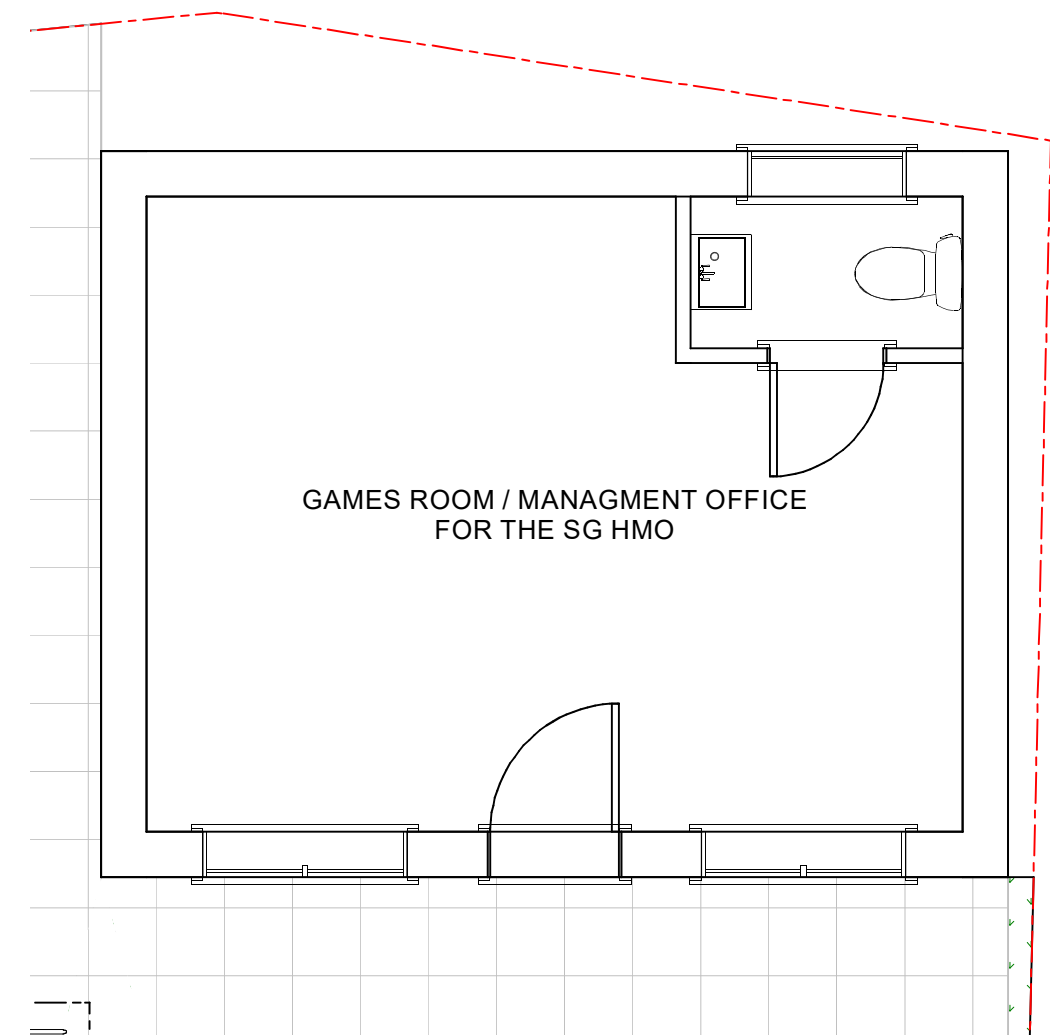
PROPOSED SIDE (1:100)



PROPOSED REAR (1:100)

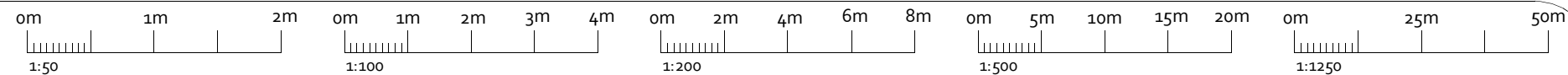


PROPOSED SIDE (1:100)



PROPOSED FLOOR PLAN (1:50)

PROPOSED OUTBUILDING



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) MERGING THE TWO G/F FRONT BEDROOMS INTO ONE LARGER BEDROOM TO PROVIDE BETTER SPACE AND QUALITY FOR THE OCCUPIER

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.

