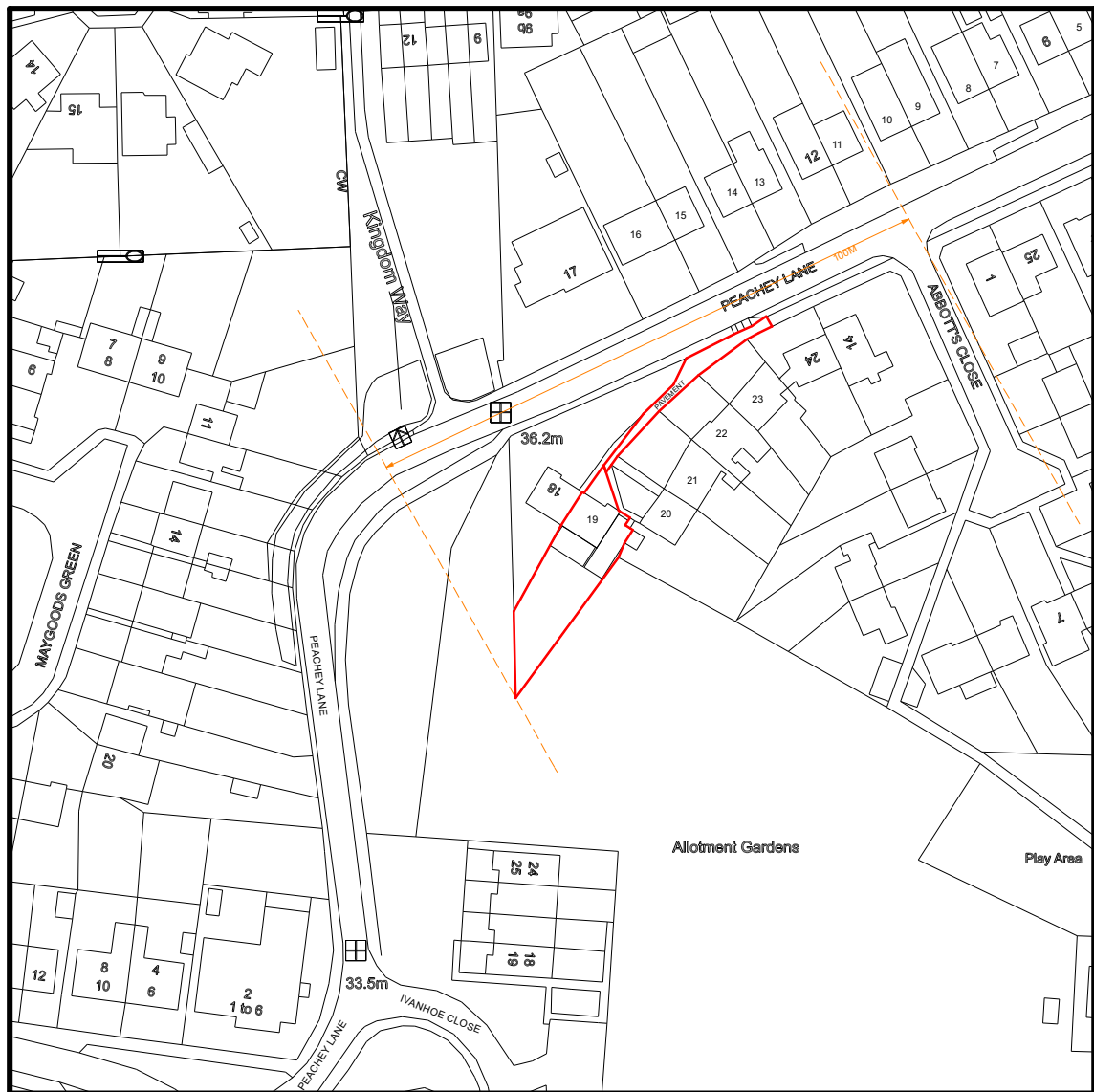
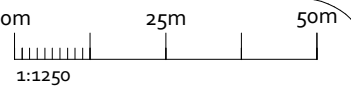
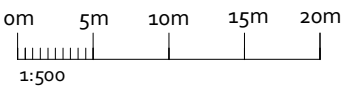
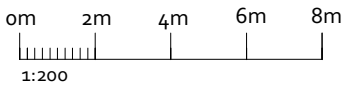
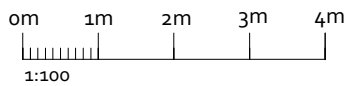
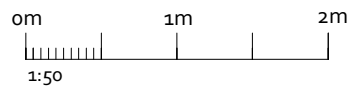
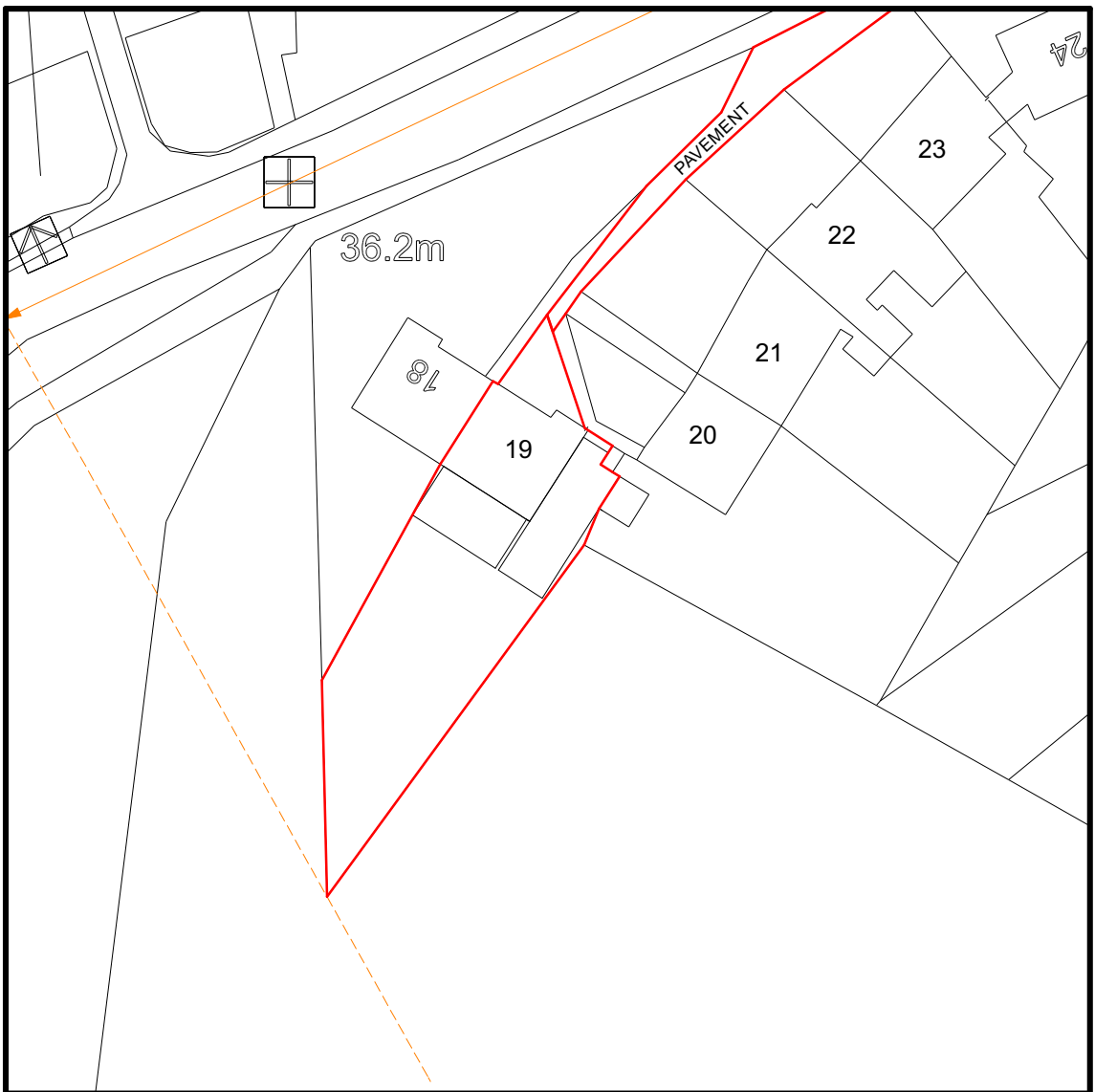




LOCATION PLAN (1:1250)



PROPOSED SITE PLAN (1:500)



 17 Garvin Avenue Beaconsfield Bucks HP9 1RD info@ops-surveyors.co.uk www.ops-surveyors.co.uk Tel: 07881457903	Address: 19 Peachey Lane, Uxbridge, UB8 3RX		Scales: 1:50, 1:100, 1:200, 1:500, 1:1250 @ISO A3 (297 x 420)
	Drawing Ref.: 2020-19PL-SGFP-1		
	Applicant: Mr Malkit Purewal		Sheet # 1 / 4
Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.		Date: 15/01/2021	Revision: 1.0B

SMOKE DETECTION

MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS 5446 – 1:2000 AND BS5839-6:2004:-

2 STOREYS HMO: INTERLINKED MAINS POWERED WITH BATTERY BACKUP

3+ STOREYS HMO: GRADE A LD2 AFD SYSTEM WITH CONTROL PANELS AND CALL POINTS

SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM.

TO BE PROVIDED TO HALL AND LANDING WHERE GROUND FLOOR HABITABLE ROOM HAS NO FINAL EXIT DOOR.

WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

CARBON MONOXIDE (CO) DETECTION

BATTERY OPERATED CO DETECTOR TO BE INSTALLED AT LEAST 1.5M AWAY FROM GAS APPLIANCE. AND TESTED REGULARLY.

EMERGENCY LIGHTING (3+ STOREY HMO)

SUPPLY AND INSTALL A SECONDARY LIGHTING SYSTEM IN ACCORDANCE WITH BS 5266: PART 1:1988, SUPPLIED WITH ELECTRICITY FROM A SOURCE INDEPENDENT OF THE MAIN SUPPLY.

THE SECONDARY LIGHTING SHOULD SUFFICIENTLY ILLUMINATE ALL STAIRWAYS, CORRIDORS AND EXIT ROUTES TO ENABLE PERSONS TO MAKE THEIR WAY OUT OF THE PREMISES AND SHOULD COME INTO OPERATION AUTOMATICALLY ON FAILURE OF THE MAIN LIGHTING.

THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING THE NECESSARY LEVEL OF ILLUMINATION FOR A MINIMUM PERIOD OF ONE HOUR FROM THE TIME OF FAILURE OR DISCONNECTION OF THE NORMAL SUPPLY.

FINAL EXIT

ALL FINAL EXIT DOOR TO BE OPERATED WITHOUT A KEY FROM THE INSIDE OF THE PREMISES OR FITTED WITH THUMB-TURN MECHANISM ON THE INSIDE.

UNDERSTAIRS SOFFIT / COMMUNAL CUPBOARDS

INTERNALLY LINED WITH 12.5MM PLASTERBOARD WITH MIN. 3MM SKIMMING.

KEYS:

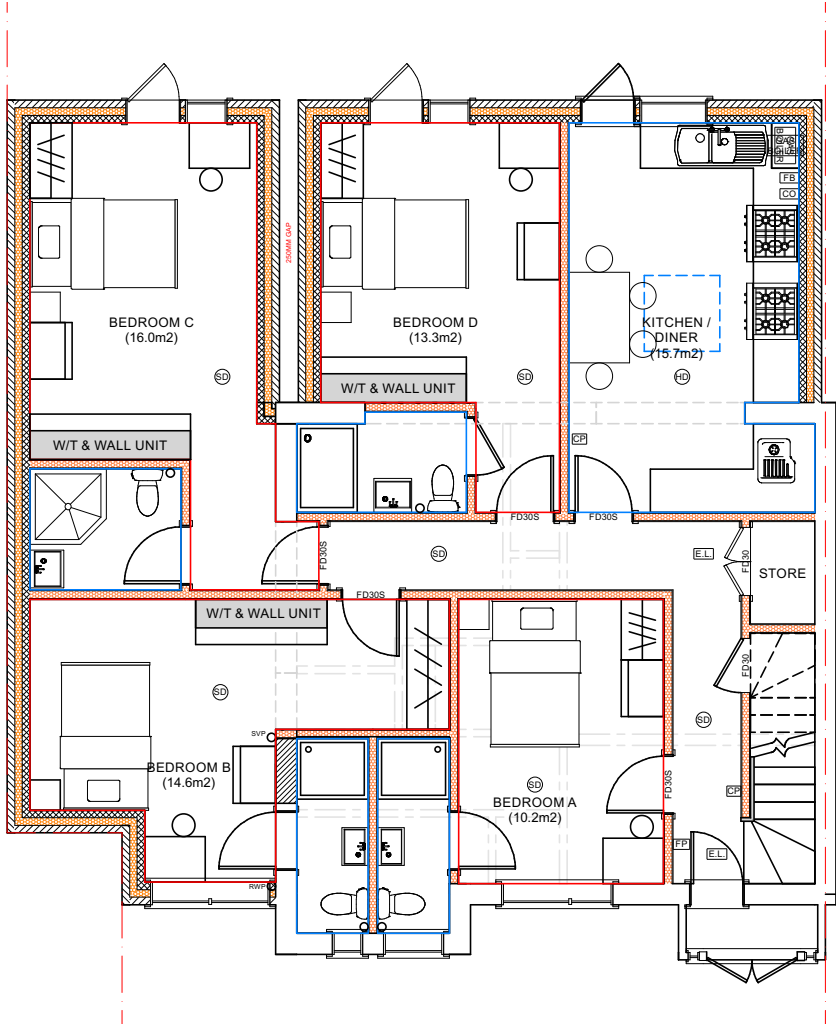
SD :- SMOKE DETECTOR
HD :- HEAT DETECTOR
CO :- CO DETECTOR
CO2 :- CO2 FIRE EXTINGUISHER
FP :- FIRE CONTROL PANEL
CP :- CALL POINT
DW :- DISHWASHER
MO :- MICROWAVE OVEN

EL :- EMERGENCY LIGHT
FB :- FIRE BLANKET
WM :- WASHING MACHINE
TD :- TUMBLE DRYER
GB :- GAS BOILER
RF :- REFRIGERATOR
FD30 :- 30MINS FIRE DOOR
FD30S :- 30MINS FIRE DOOR W/ S/CLOSER
FD30SV:- 30MINS FIRE DOOR W/ S/ CLOSER & VISION PANEL

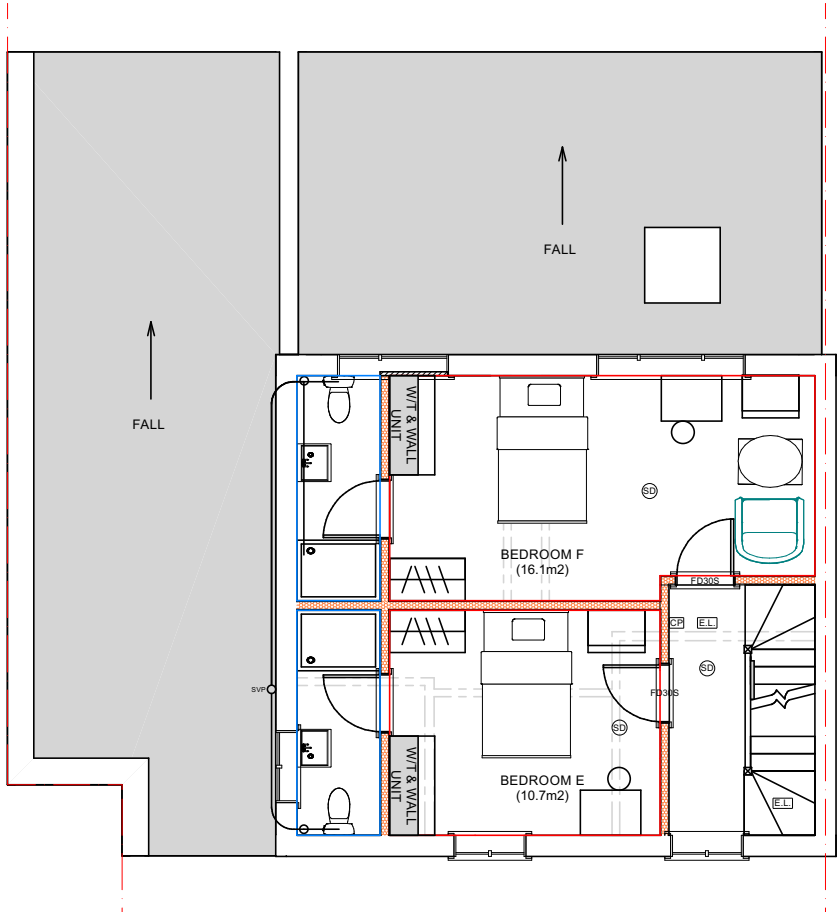
ROOM SIZES: OPTION 1

BEDROOM A: 10.2m2
BEDROOM B: 14.6m2
BEDROOM C: 16.0m2
BEDROOM D: 13.3m2
BEDROOM E: 10.7m2
BEDROOM F: 16.1m2
LIVING : 9.10m2
KITCHEN : 15.7m2

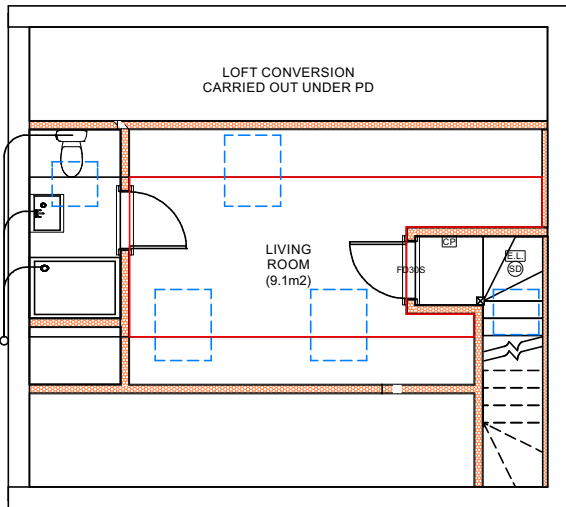
EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING 2/F (1:100)



OPS Chartered Surveyors

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Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-2

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

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

Sheet # 2 / 4

SMOKE DETECTION

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FINAL EXIT

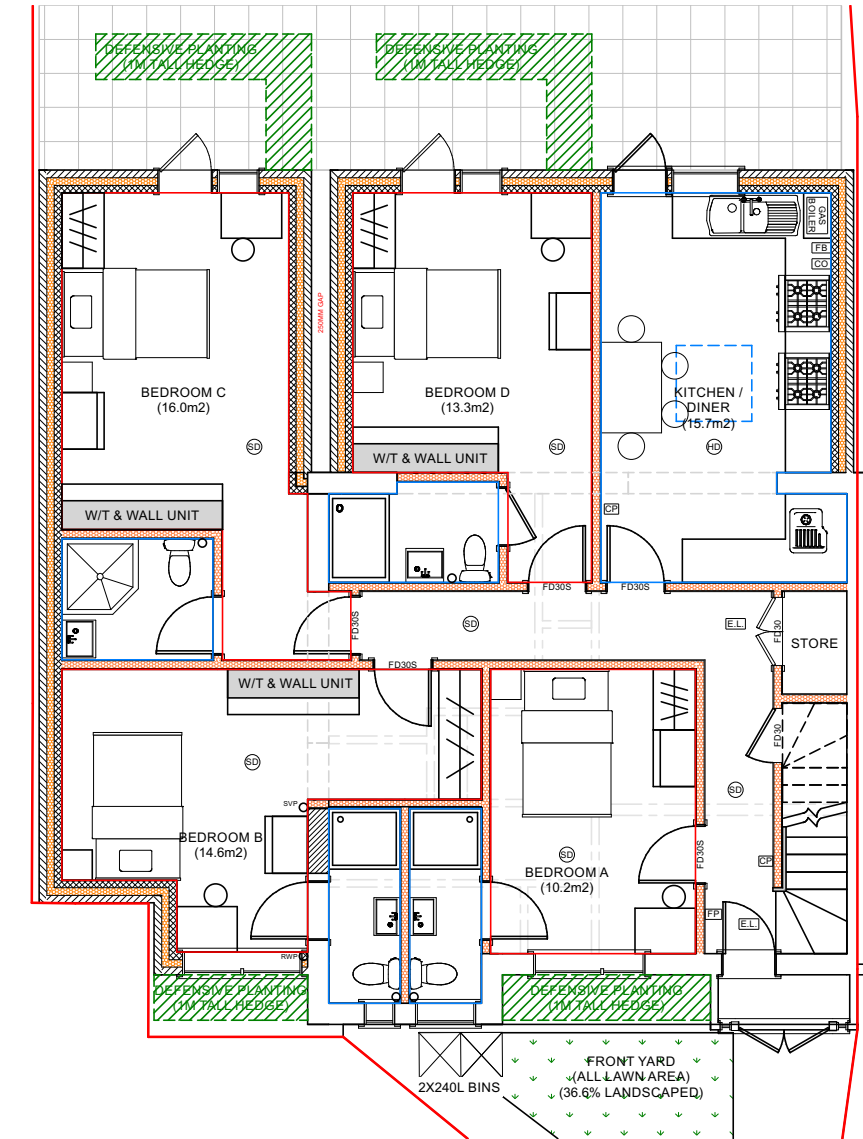
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UNDERSTAIRS SOFFIT / COMMUNAL CUPBOARDS

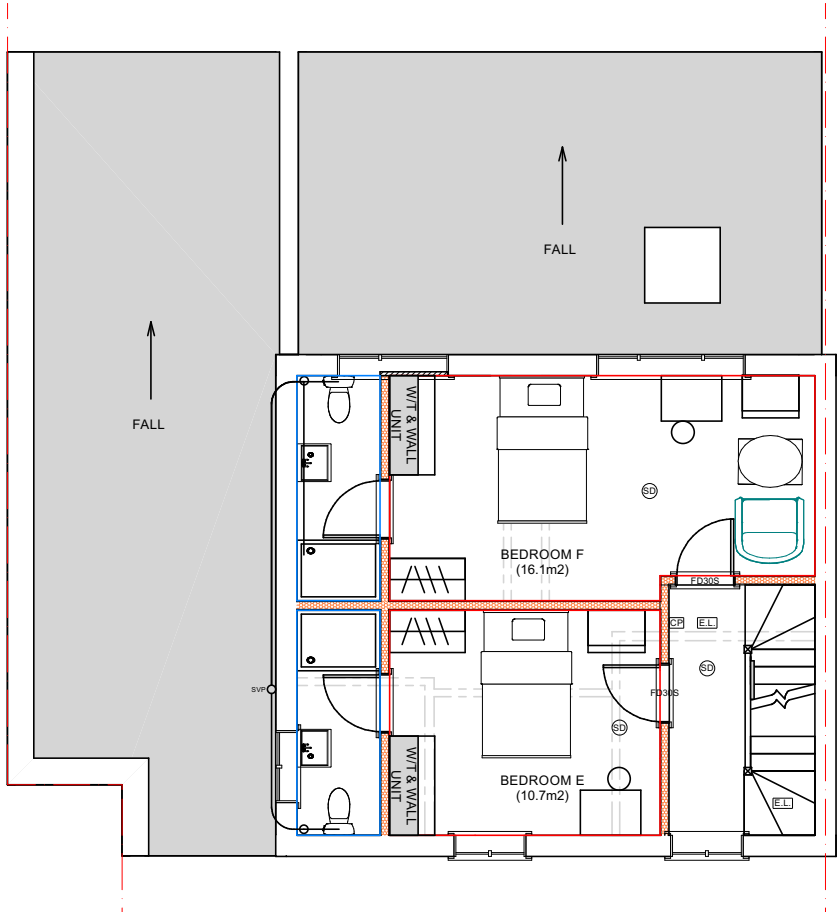
INTERNALLY LINED WITH 12.5MM PLASTERBOARD WITH MIN. 3MM SKIMMING.

KEYS:

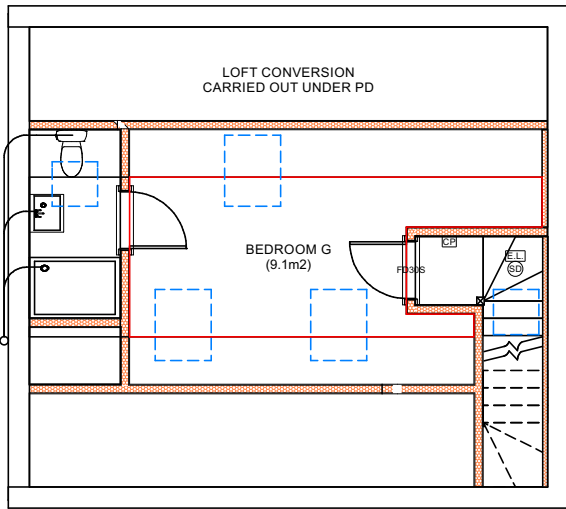
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CP :- CALL POINT
DW :- DISHWASHER
MO :- MICROWAVE OVEN



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)

EL :- EMERGENCY LIGHT
FB :- FIRE BLANKET
WM :- WASHING MACHINE
TD :- TUMBLE DRYER
GB :- GAS BOILER
RF :- REFRIGERATOR
FD30 :- 30MINS FIRE DOOR
FD30S :- 30MINS FIRE DOOR W/ S/CLOSER
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ROOM SIZES: OPTION 1

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BEDROOM E: 10.7m2
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BEDROOM G: 9.10m2
KITCHEN : 15.7m2



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Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-3

Applicant: Mr Malkit Purewal

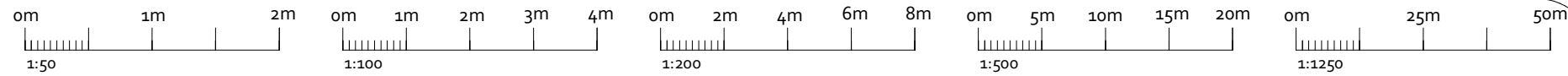
Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

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

Sheet # 3 / 4



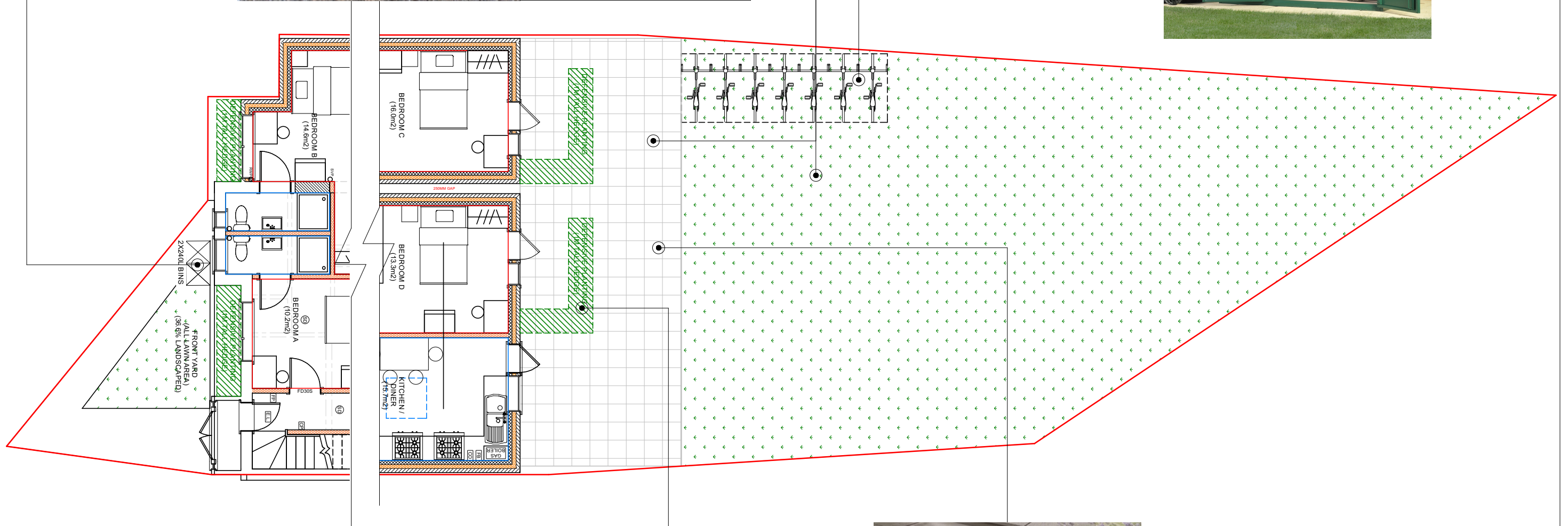
PROPOSED 2 X REFUSE BINS



REFUSE STORAGE FOR UP TO 2 BINS
(1.4M X 1.2M X 0.90M)

PROPOSED REAR GARDEN WITH SOFT AND HARD LANDSCAPING

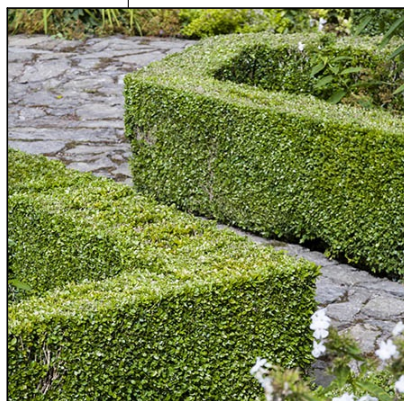
PROPOSED CYCLE STORAGE UNIT X 3
UP TO 3 CYCLES PER UNIT
[1.83M X 1.44M X 0.92M X 2 UNITS]



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)



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Address: 19 Peachey Lane, Uxbridge, UB8 3RX

Drawing Ref.: 2020-19PL-SGFP-4

Applicant: Mr Malkit Purewal

Project: Conversion of C4 HMO into 7bed and 7 people SG HMO.

Date: 15/01/2021

Revision: 1.0B

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1:100,1:200,1:500,1:1250
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Sheet # 4 / 4