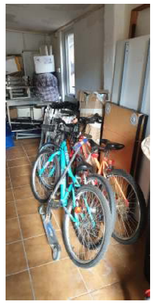
Locked storage building for safe storage of resident's bikes



This rear land to 23 Botwell Lane has been concreted, as has the Church Alley, to provide an even surface for moving wheelie bins

Residents can place their bicyles in the locked brick/block garage

New bin storage for all apartments in Botwellears House and also those above shops, 25A, 23A and 21A Botwell Lane

GROUND FLOOR PLAN - Commercial UNIT A

GROUND FLOOR PLAN - FLAT B

Flat B
Private Garden

existing soakaway

existing window to be retained Rev F

Bins and Bikes are now stored at the rear of 23 Botwell Lane

new West facing window for Bedroom omitted rev F
exisitng garage door replaced with matching brick
Ibstock Tradesman Buff Multi Wirecut facing brick

GROUND FLOOR PLAN

It is the reader's responsibility to check that this is the current version of this drawing. If in doubt or anything is unclear please ask. 01494 512733

# PROPOSED

## GROUND FLOOR PLAN - Commercial UNIT A

Gross Internal Area 40.1 m²

Suitable for Osteopath, Engineer, Solicitor, Accountant, Book keeper, Dressmaker, Dentist, Architect, Chiropractor, Chiropodist etc.
Use Classes A2, B1, D1

## GROUND FLOOR PLAN - FLAT B

One Bedroom Apartment 1p
Gross Internal Area 44 m² - minimum 39 m²

Ground Floor Building Area approved for commercial use in 2004 and constructed in 2006, implementing that consent

Permission now sought for use of approved space for Unit A- Commercial use and Flat B, a one-bedroom flat

Both granted 7 July 2020 under application 1644-APP-2020-1061

Church Lane now has level hard surfacing

Rear of 23 Botwell Lane now has level hard surfacing and pin controlled gates accessible to tenants
Hillingdon Refuse collectors are happy with these arrangements

Tenants bikes are stored in building in top photo

0 1 2 3 4 5m

| Rev. | Amendment | |
|---|---|---|
| F | Bins/bikes now at rear of No.23 | 26/10/20 |
| E | Unit A Commercial layout | 03/03/20 |
| D | Flats A&B alter windows/doors | 01/01/19 |

Client / Project
Mr Sabaratman
Botwellears House at the rear of 25 Botwell Lane, Hayes UB3 2AB

Ground Floor Plan
GF Plan showing Unit A and Flat B
Bike & Bin stores relocated to rear 23

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| Scale | 1:50 @ A2 | Project Ref | Drg. No. |
|---|---|---|---|
| Date | June 2018 | 496 - | 004 |
| Drawn | FCB | Revision | F |
| | | Printed | 26 Oct 2020 |