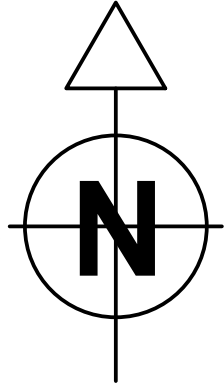
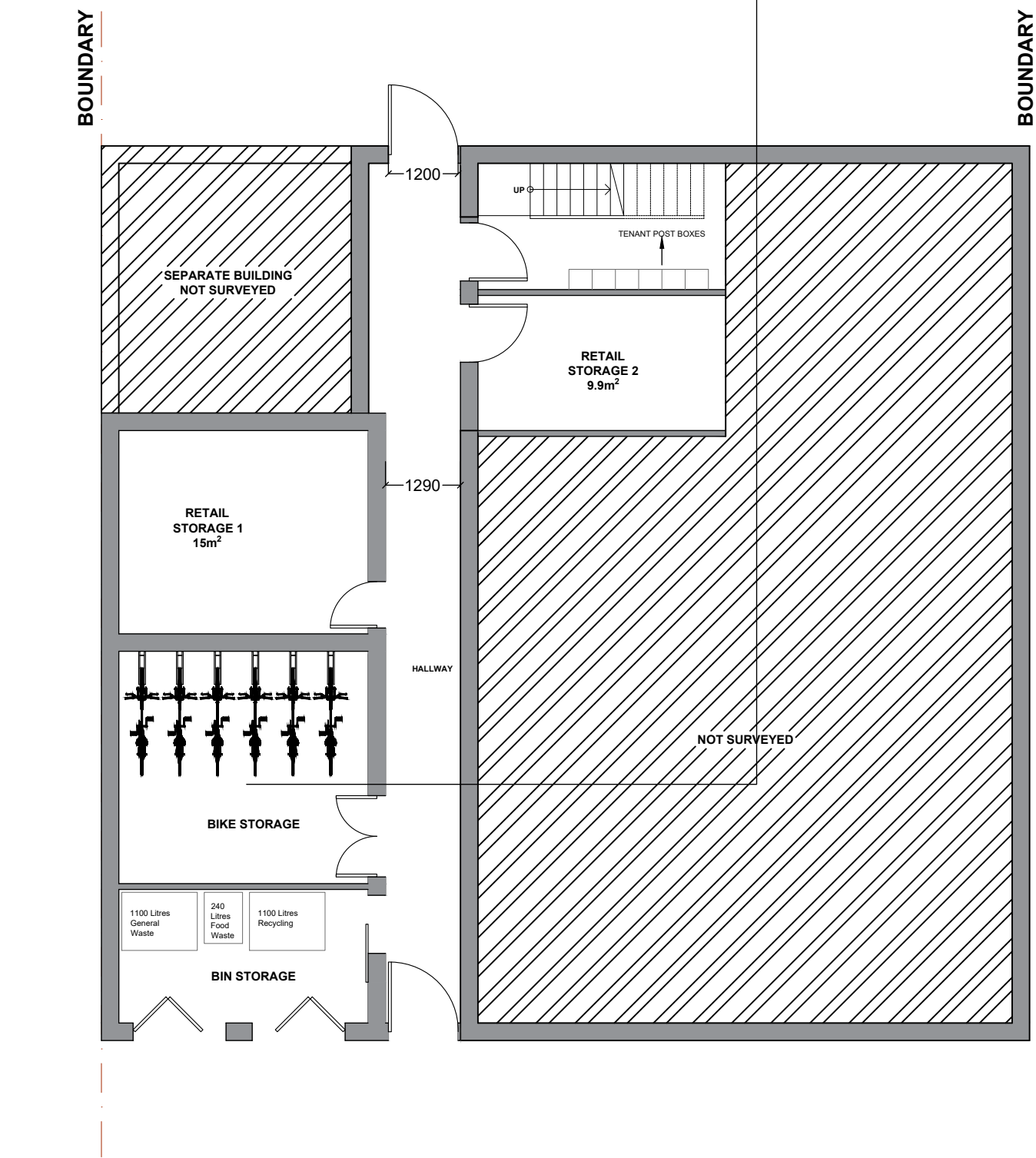


SCALE BAR 1:100

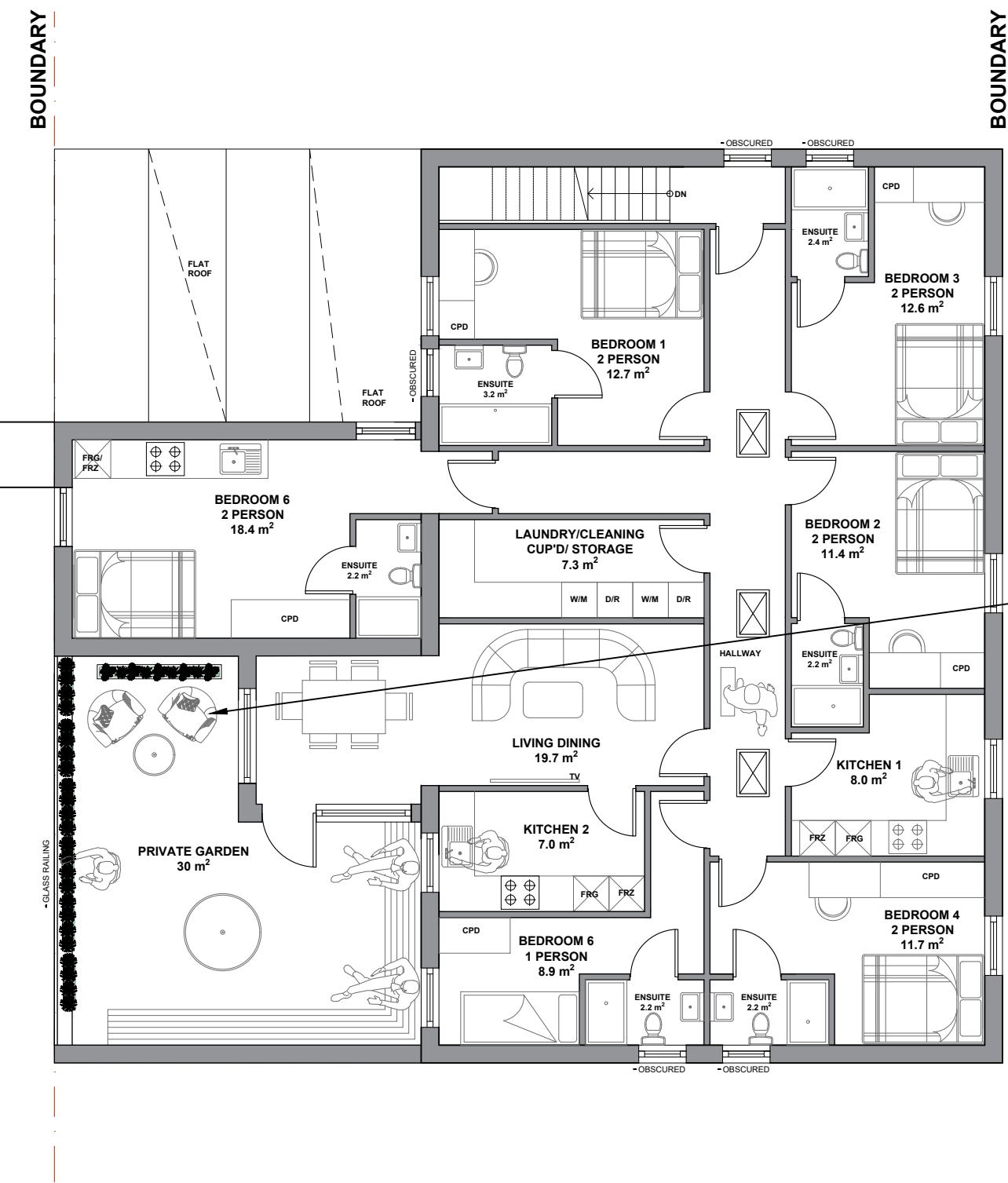
SCALE BAR 1:200



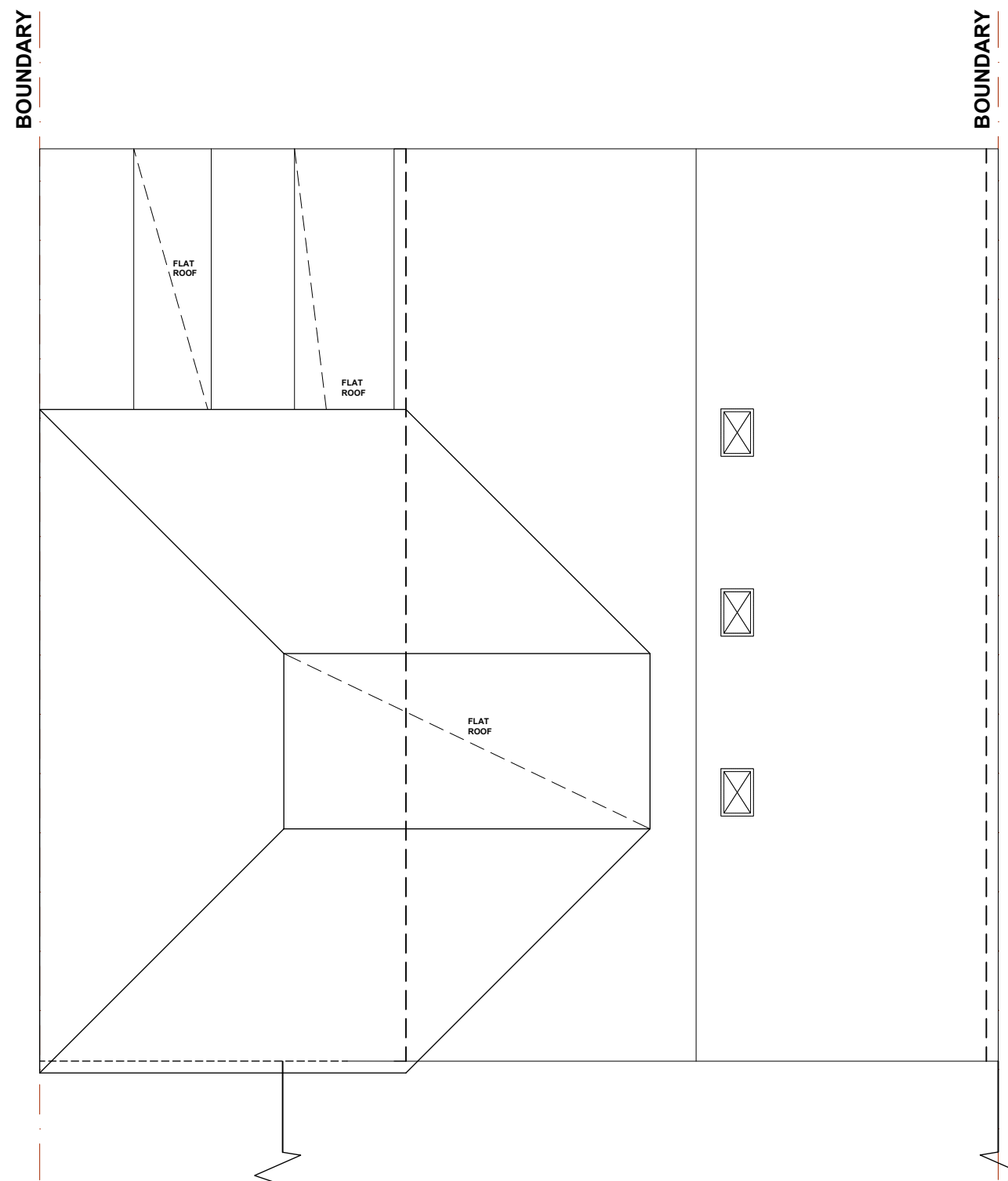
BIKE STORE (TO LA APPROVAL): TWO TIER BIKE RACK WITH GAS STRUTS (12 BIKES)
WWW.BIKEDOCKSOLUTIONS.COM
PARKING CENTRES OF 325MM RACK FINISH-GALVANISED FRAME BOLTED TOGETHER USING M10 BOLTS. SECURED TO GROUND USING M12 SHEETH ANCHORS 10 BIKES ~2250MM
THE TWO TIER BIKE RACK CAN ACCOMMODATE ALL TYPES OF BICYCLES, SUCH AS MOUNTAIN BIKES AND ROAD BIKES, WHICH CAN BE CHAINED OR CLOCKED ON TO THE TWO TIER BIKE RACK FOR ADDED SECURITY. THE BICYCLE IS WELL SUPPORTED BY WHEEL CHANNELS AND THE BACK WHEEL IS STABILISED BY A GUTTER TO LOCK THE BICYCLE FIRMLY INTO PLACE.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



Meets requirements of
London Borough of Harington
Local Plan



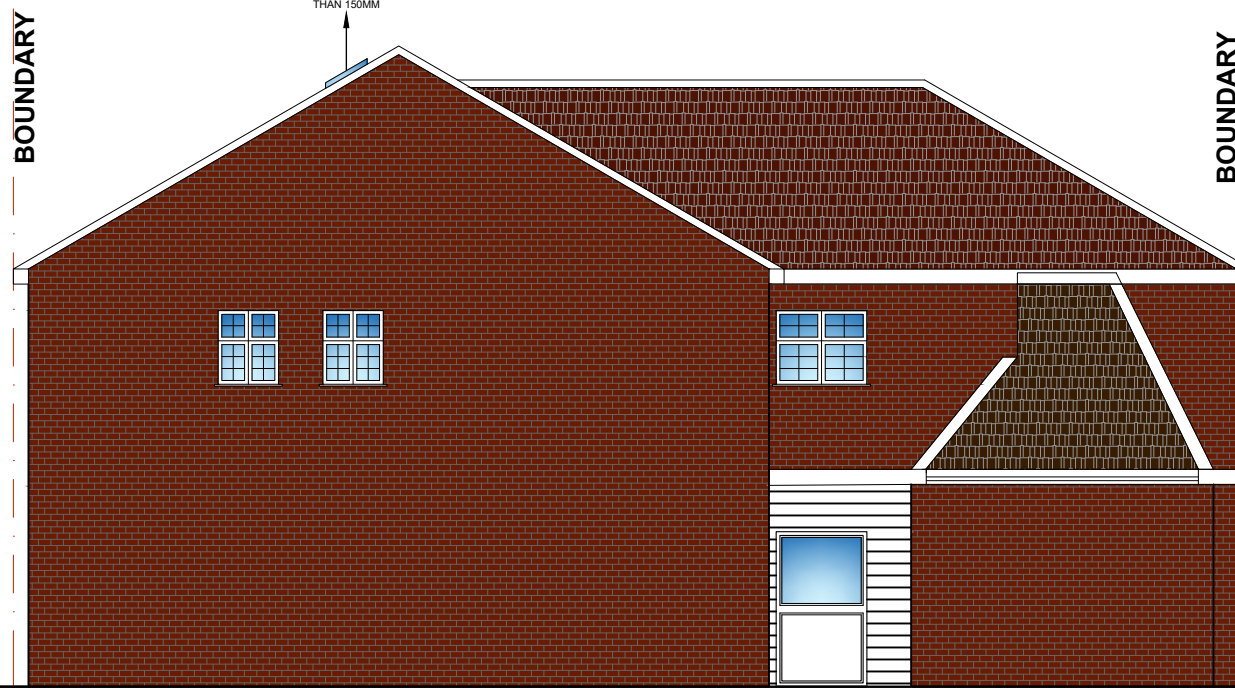
PROPOSED ROOF PLAN
SCALE 1:100

HMO FACILITIES			
ROOM	AREA	HOUNSLOW COUNCIL HMO GUIDANCE	ACHIEVED
KITCHEN/ LIVING/ DINING 1	33.6 m²	5 PERSON MORE THAN 12 m²	YES
FOUR RING HOB, OVEN, GRILL AND MICROWAVE TO BE PROVIDED IN EACH KITCHEN			
SINGLE SINK AND DISHWASHER TO BE INSTALLED IN ALL KITCHENS			
300 MM TILED SPLASHBACK OR ITS EQUIVALENT TO BE PROVIDED TO THE SINK/DRAINER, WORKTOP AND ANY COOKER WITHOUT AN INTEGRAL SPLASHBACK			
ONE SUITABLY LOCATED ELECTRICAL SOCKET FOR EACH DEDICATED APPLIANCE SUCH AS A COOKER, REFRIGERATOR AND WASHING MACHINE. IN ADDITION, 4 SOCKETS (IN EITHER DOUBLE OR SINGLE COMBINATIONS) TO BE PROVIDED ABOVE THE WORKTOP. IF 6 AND ABOVE OCCUPANTS AN ADDITIONAL 2 SOCKETS IS REQUIRED.			
IMPERVIOUS AND WASHABLE FLOOR COVERING TO COVER THE FLOOR AREA OF THE KITCHEN.			
ONE DOUBLE WALL CUPBOARD OR ONE SINGLE BASE CUPBOARD MAY BE PROVIDED WITHIN INDIVIDUAL LETS. THE BASE UNIT BELOW THE SINK/DRAINER IS NOT ACCEPTABLE FOR FOOD STORAGE.			
A SHARED KITCHEN, EQUIVALENT OF 2 WORKTOP HEIGHT REFRIGERATORS BOTH WITH FREEZER COMPARTMENTS, OR 1 WORKTOP HEIGHT FRIDGE AND 1 WORKTOP HEIGHT FREEZER. IF 6 AND ABOVE OCCUPANTS, AN ADDITIONAL WORKTOP HEIGHT REFRIGERATOR WITH FREEZER COMPARTMENT.			
NEWLY CONVERTED KITCHENS MUST HAVE A MECHANICAL EXTRACTOR REGARDLESS OF WHETHER THERE IS AN OPENABLE WINDOW.			
APART FROM AN EXTRACTOR HOOD, FIXTURES AND FITTINGS ARE NOT TO BE DIRECTLY ABOVE COOKING APPLIANCES.			
SUFFICIENT REFUSE STORAGE TO BE PROVIDED FOR THE NUMBER OF OCCUPIERS.			
ROOMS MUST HAVE A MINIMUM FLOOR TO CEILING HEIGHT OF AT LEAST 2.14m OVER 75% OF THE FLOOR AREA, ANY FLOOR AREA WHERE THE CEILING HEIGHT IS LESS THAN 1.53m IS DISREGARDED. (AS STATED ON GUIDANCE ON HMO STANDARDS, REDBRIDGE COUNCIL WEBSITE)			
WHERE A SHOWER CUBICLE IS PROVIDED, IT MUST BE OF A SUFFICIENT SIZE THAT THE USER CAN BATHE AND DRESS WITHOUT INJURY.			

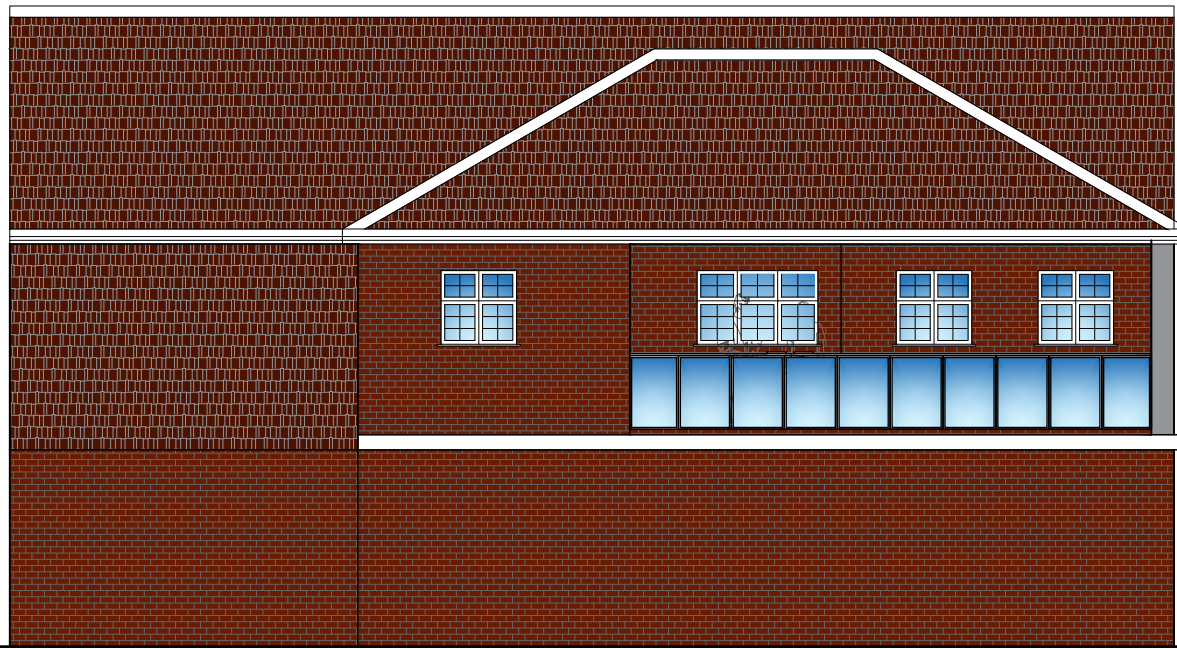
FIRST FLOOR HMO TABLE OF AREAS				
LOCATION	OCCUPANCY NUMBER	ROOM AREAS	HOUNSLOW COUNCIL REQUIREMENTS	ACHIEVED
BEDROOM 1	2	12.7 m²	MORE THAN 10.22 m²	YES
BEDROOM 2	2	11.4 m²	MORE THAN 10.22 m²	YES
BEDROOM 3	2	12.6 m²	MORE THAN 10.22 m²	YES
BEDROOM 4	2	11.7 m²	MORE THAN 10.22 m²	YES
BEDROOM 5	1	8.9 m²	MORE THAN 6.5 m²	YES
BEDROOM 6 (WITH KITCHEN AND ENSUITE)	2	18.4 m²	MORE THAN 16 m²	YES
KITCHEN 1	5	8.0 m²	MORE THAN 6.5 m²	YES
KITCHEN 2	4	7.0 m²	MORE THAN 6.5 m²	YES
LIVING/ DINING		19.7 m²		
PRIVATE GARDEN		30 m²		



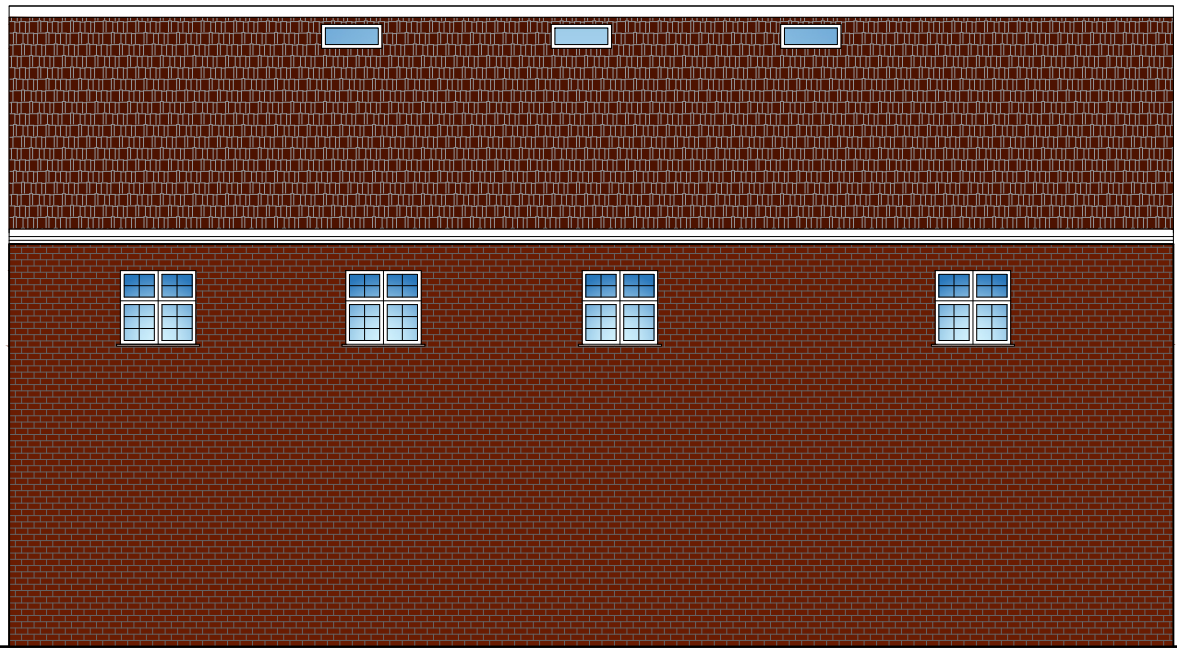
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

SCALE BAR 1:500

SCALE BAR 1:1250



LANDMARK GROUP

THE PILLARS
SLADE OAK LANE
GERRARDS CROSS
BUCKINGHAMSHIRE, SL9 0QE

TEL : 01895 832 560
FAX : 01895 832 360
EMAIL: INFO@LANDMARK-GROUP.CO.UK



CIOB
THE CHARTERED INSTITUTE OF BUILDING



RTPI
Chartered Town Planner

IN PARTNERSHIP WITH **LABC**

CLIENT / JOB ADDRESS:
15B STATION ROAD
HAYES
UB3 4BD

SUBMISSION / REF PLANNING APPLICATION	
DRAWING TITLE / DESCRIPTION PROPOSED DRAWINGS	DRAWING TITLE PLANS AND ELEVATIONS (2) DRAWING No. 15/SR/PL/100
SCALE : 1:xx ON A1 DRAWN BY : DV DATE : 13/12/2024 CHECKED BY : SB	

REVISION	DESCRIPTION	DRAWN BY	DATE

ALL MEASUREMENTS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO LANDMARK ARCHITECTURE AND PLANNING LTD, LANDMARK GROUP OR ANY OF THEIR AFFILIATED COMPANIES. PARTY WALL (ETC) ACT 1996 TO BE AGREED WITH ADJOINING NEIGHBOURS PRIOR TO ALL WORK TO THE SATISFACTION OF LOCAL AUTHORITY INSPECTOR. NO DEVIATION FROM THESE DRAWING WHAT SO EVER UNLESS AGREED IN WRITING WITH LANDMARK ARCHITECTURE AND PLANNING, LANDMARK GROUP OR ANY OF THEIR AFFILIATED COMPANIES.

NEITHER LANDMARK ARCHITECTURE AND PLANNING LTD NOR LANDMARK GROUP OR ANY OF THEIR AFFILIATED COMPANIES ACCEPT ANY RESPONSIBILITY OF LIABILITY, IN RELATION TO ANY MATTER CONNECTED WITH COMMUNITY INFRASTRUCTURE LEVY (CIL). CLIENTS ARE ADVISED TO SEEK INDEPENDENT SPECIALIST ADVICE IN RELATION TO ALL CIL MATTERS. LANDMARK ARCHITECTURE AND PLANNING LTD, LANDMARK GROUP OR ANY OF THEIR AFFILIATED COMPANIES ARE NOT RESPONSIBLE FOR THE SERVICE OF ANY CIL FORMS OR CIL ADVICE. THIS IS THE APPLICANT'S DIRECT RESPONSIBILITY. NO WORK ON SITE SHOULD COMMENCE, INCLUDING DEMOLITION OR SITE SET UP, UNTIL ALL CIL NOTICES HAVE BEEN SERVED AND THE COUNCIL HAVE CONFIRMED IN WRITING THAT ALL CIL MATTERS HAVE BEEN DEALT WITH CORRECTLY AND IT IS PERMISSIBLE TO START ON SITE. FAILURE TO SERVE CIL NOTICES, DISCHARGE CONDITIONS OR FAILURE TO BUILD IN ACCORDANCE WITH THE APPROVED PLANS CAN RESULT IN THE LOSS OF CIL EXEMPTIONS. IF A SCHEME IS SUBJECT TO AN EXEMPTION PARTICULAR CARE SHOULD BE TAKEN TO MEET THE TERMS OF THE EXEMPTION. CLIENTS ARE STRONGLY ADVISED TO SEEK SPECIALIST CIL ADVICE IN RELATION TO ALL PROPOSALS.

THAMES WATER (OR OTHER LOCAL WATER PROVIDER) BUILD OVER AGREEMENTS MAY BE REQUIRED. THIS IS SUBJECT TO A DRAINAGE INSPECTION AND MAY REQUIRE AN ADDITIONAL FEE, WHICH WILL BE PAYABLE TO THE WATER PROVIDER AND LANDMARK ARCHITECTURE AND PLANNING LTD, LANDMARK GROUP OR AFFILIATED COMPANY.

ALL GUTTERS, FOUNDATIONS AND DOWNPIPES TO REMAIN WITHIN THE BOUNDARY LINES OF THE SUBJECT PROPERTY ALL PLANS ARE SUBJECT TO FULL PLANS APPROVAL BY BUILDING CONTROL, NOT BUILDING NOTICE.

DRAFT DRAWINGS
NOTE: DRAWINGS AND CALCULATIONS TO BE APPROVED BY LOCAL AUTHORITY OR APPROVED BUILDING CONTROL INSPECTOR BEFORE WORK COMMENCES.