

SCALE BAR 1:100 0 1m 2 3 4 5 6 7 8 9 10m

SCALE BAR 1:200 0 2m 4 6 8 10 12 14 16 18 20m



SCALE BAR 1:500 0 5m 10 15 20 25 30 35 40 45 50m

SCALE BAR 1:1250 0 10m 20 30 40 50 60 70 80 90 100 110 120m

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

SUBMISSION / REF
PLANNING APPLICATION

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 NOTICES, WHICH WILL BE SERVED ON THE LAND OWNER. THE LAND OWNER IS RESPONSIBLE FOR SERVING CIL NOTICES ON THE CLIENT. IF CIL NOTICES HAVE BEEN SERVED AND THE COUNCIL HAVE CONFIRMED IN WRITING THAT ALL CIL MATTERS HAVE BEEN DEALT WITH CORRECTLY AND IT IS PERMITTED 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 DOWNPPIPES 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.

DRAWING TITLE / DESCRIPTION
Extension and conversion of first floor of 15b Station Road to a 6-bed HMO, change of use Class C3 (dwelling house) to Class C4 (HMO) including alterations to the existing first floor to provide external amenity space. Erection of ground floor retail (Class E) storage space and bike and bin storage

DRAWING TITLE**SCALE :** 1:xx ON A2**SITE PLAN****DRAWN BY :** DV**DRAWING No.****DATE :** 13/12/2024**CHECKED BY :** SB