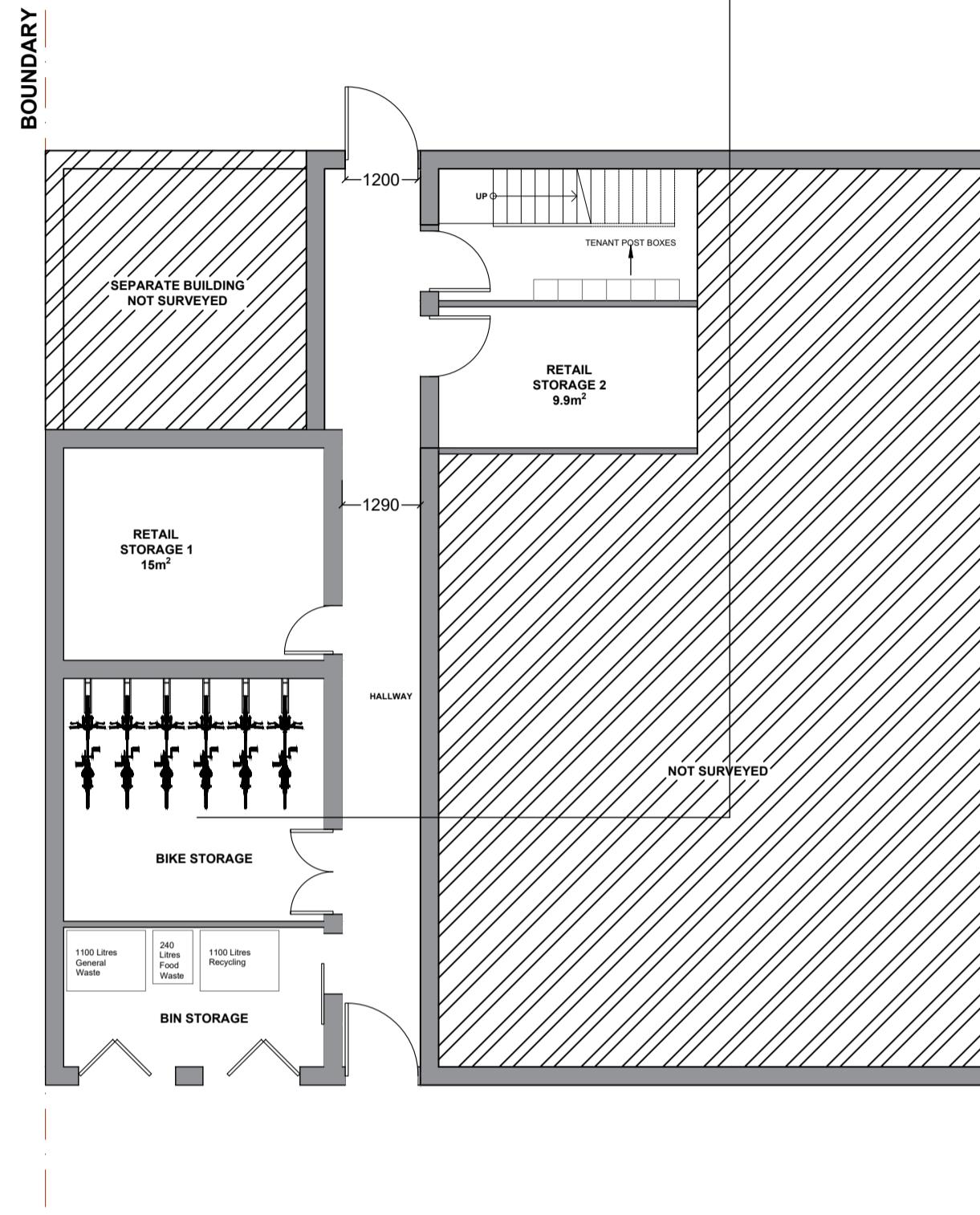
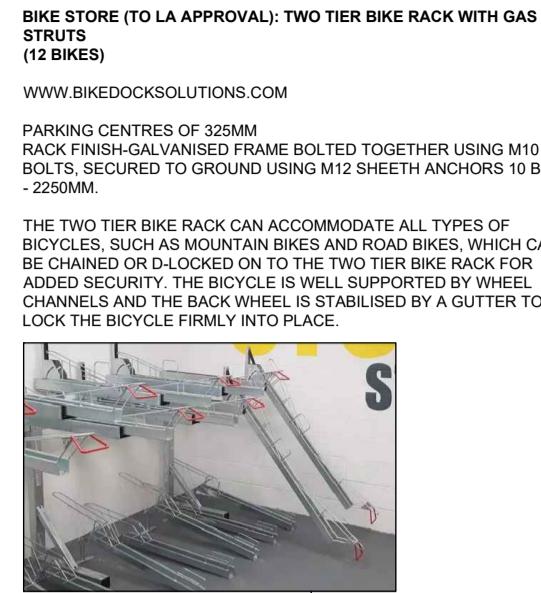
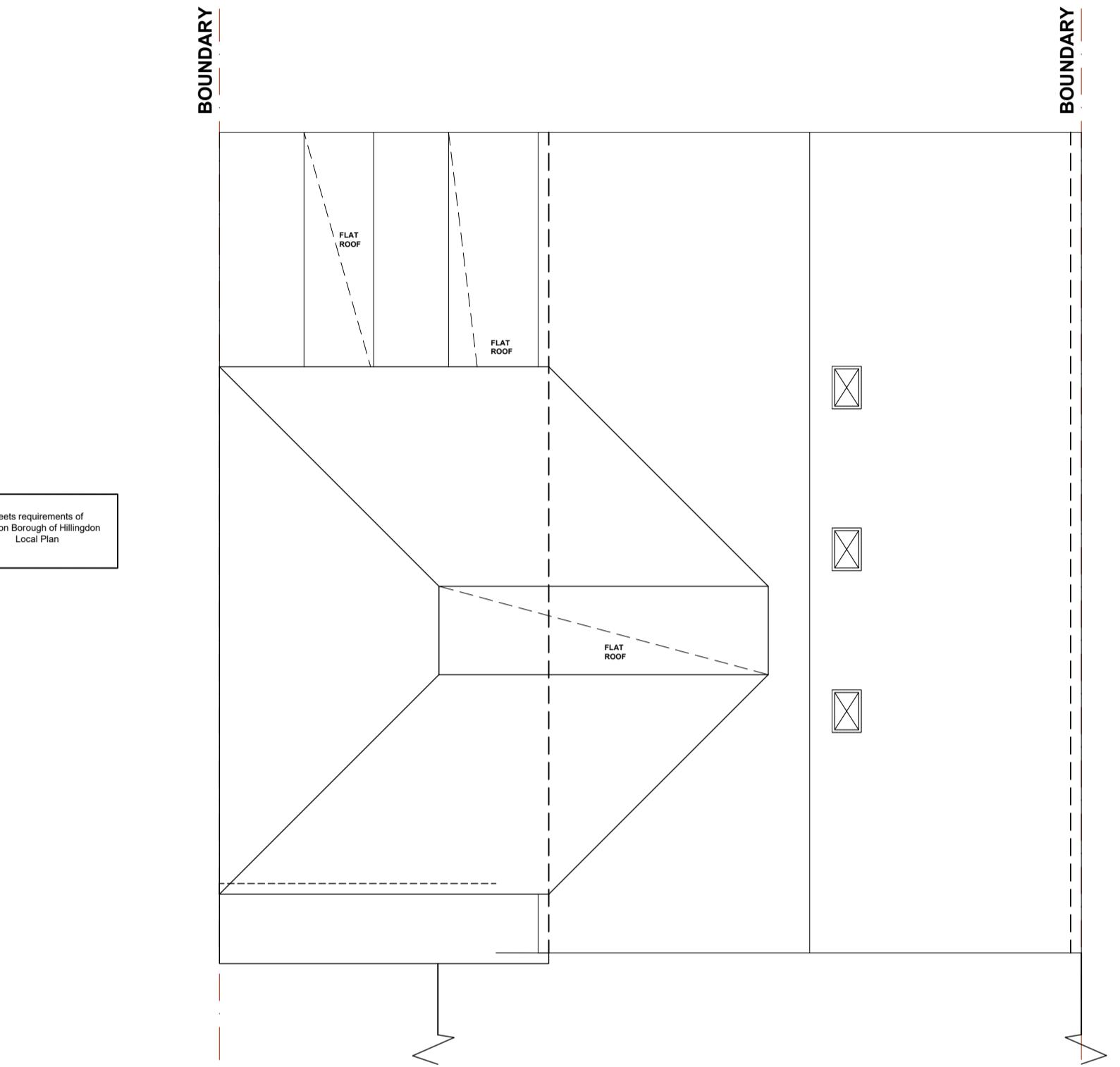
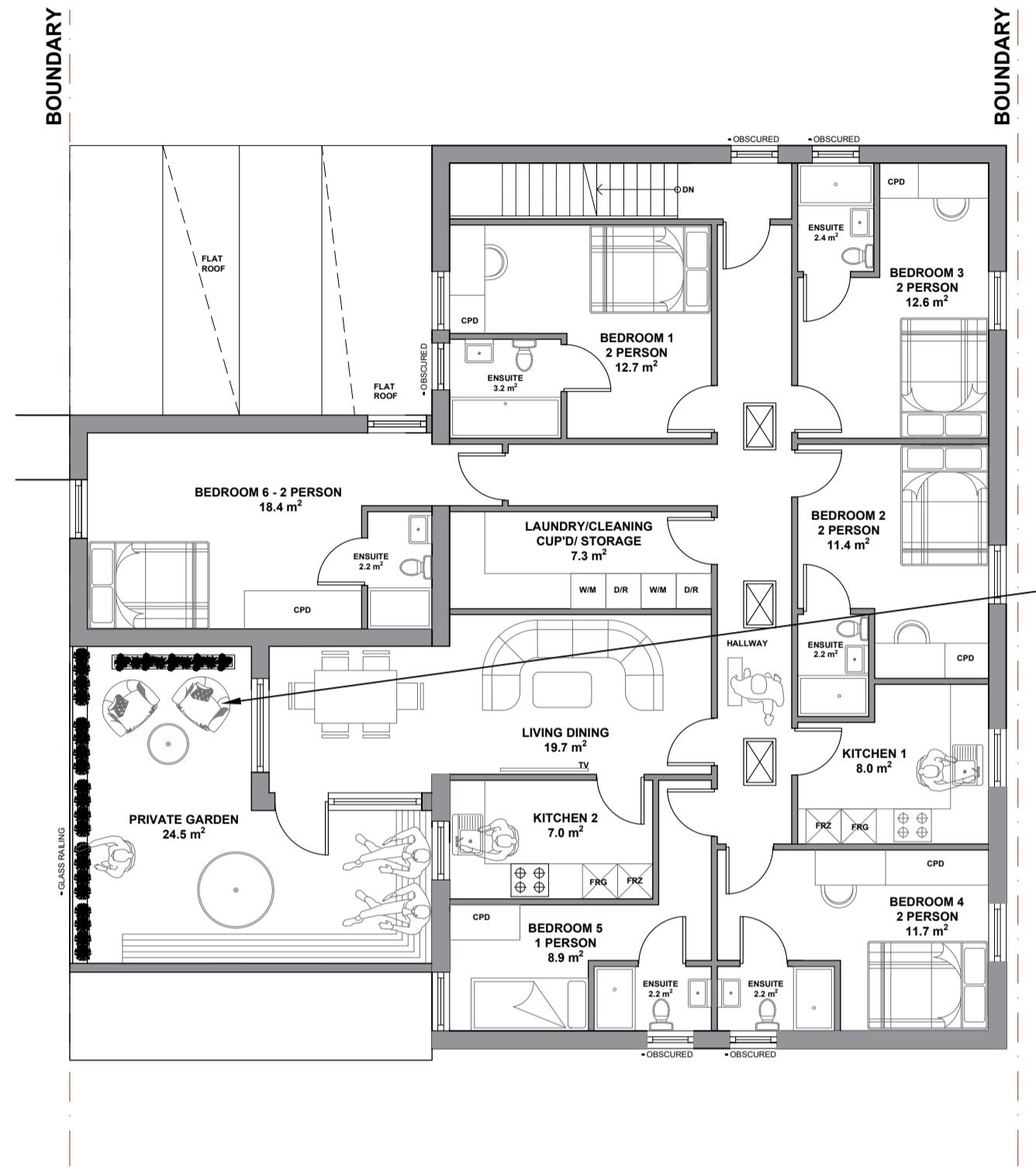


SCALE BAR 1:100 0 1m 2 3 4 5 6 7 8 9 10m

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



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

HMO FACILITIES			
ROOM	AREA	HOUNSLAW COUNCIL HMO GUIDANCE	ACHIEVED
KITCHEN/ LIVING/ DINING 1	33.6 m ²	5 PERSON MORE THAN 12 m ²	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 OCCUPANTS.			
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.			

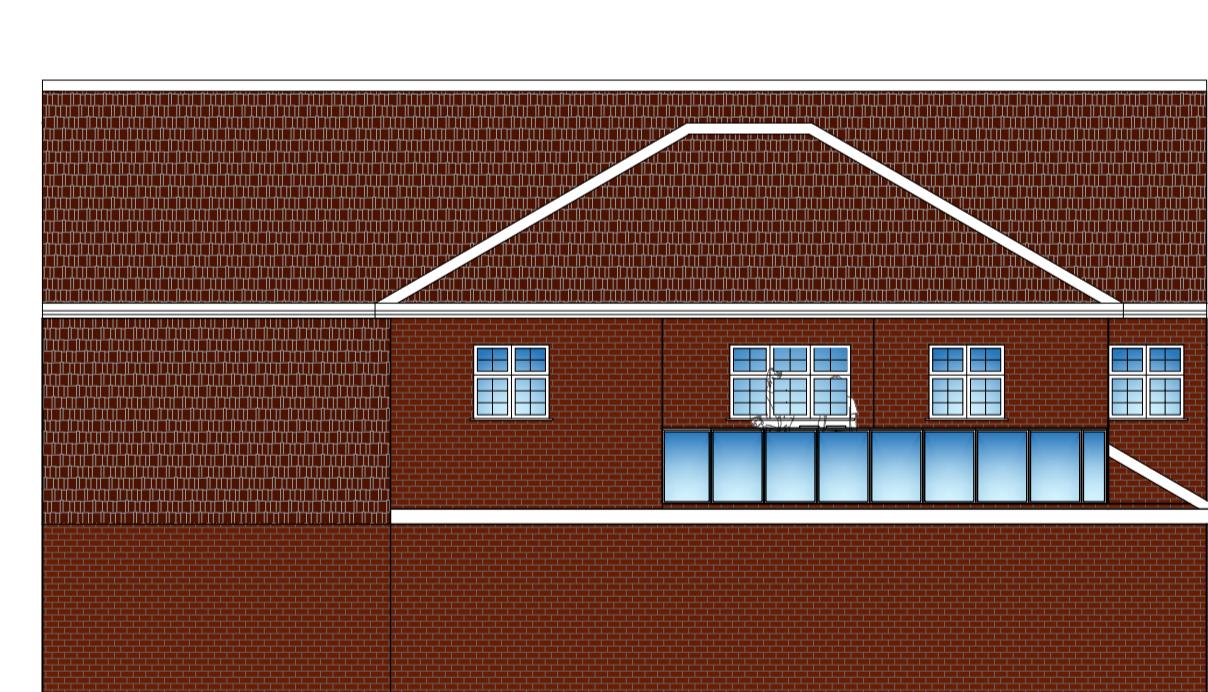
FIRST FLOOR HMO TABLE OF AREAS				
LOCATION	OCCUPANCY NUMBER	ROOM AREAS	HOUNSLAW COUNCIL REQUIREMENTS	ACHIEVED
BEDROOM 1	2	12.7 m ²	MORE THAN 10.22 m ²	YES
BEDROOM 2	2	11.4 m ²	MORE THAN 10.22 m ²	YES
BEDROOM 3	2	12.6 m ²	MORE THAN 10.22 m ²	YES
BEDROOM 4	2	11.7 m ²	MORE THAN 10.22 m ²	YES
BEDROOM 5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



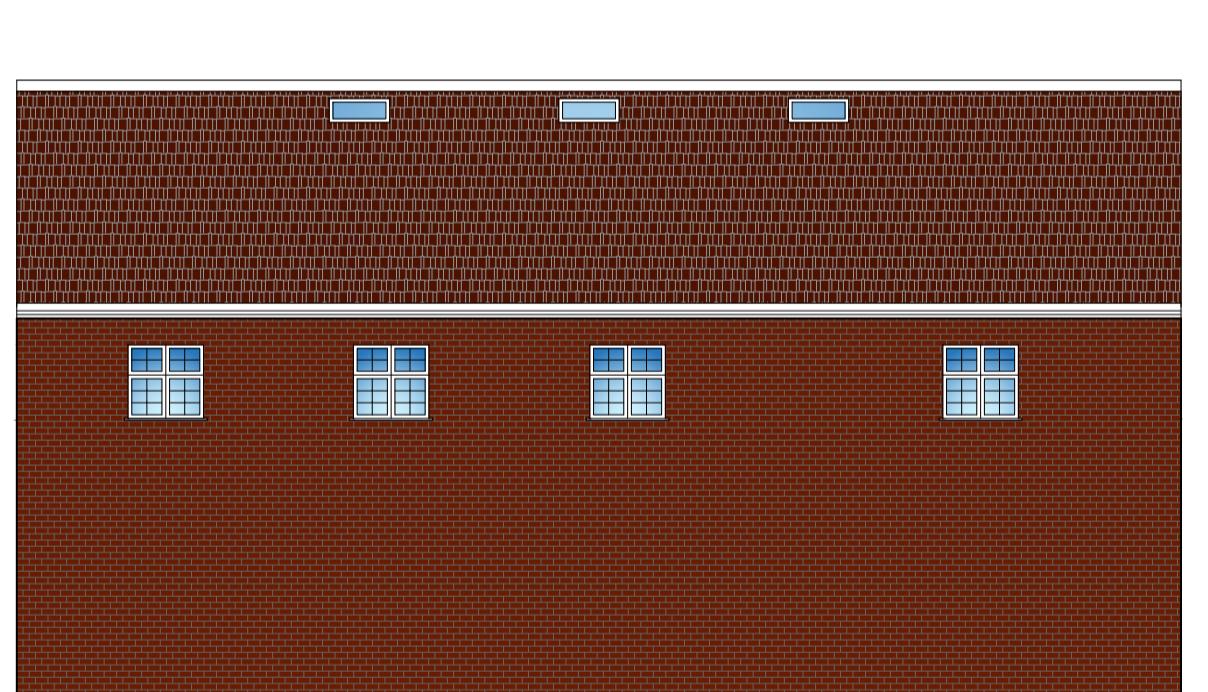
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

SCALE BAR 1:500 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