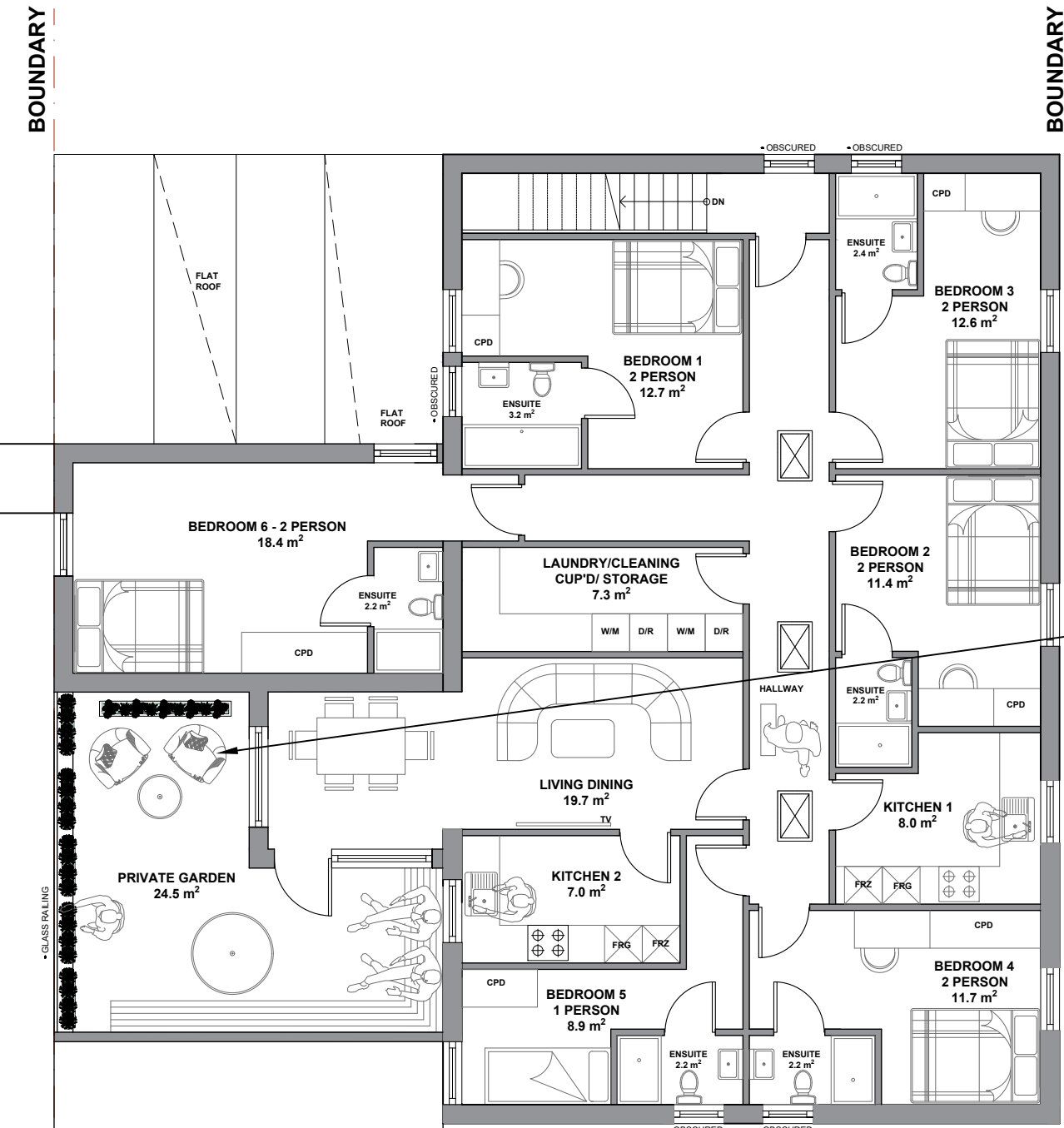
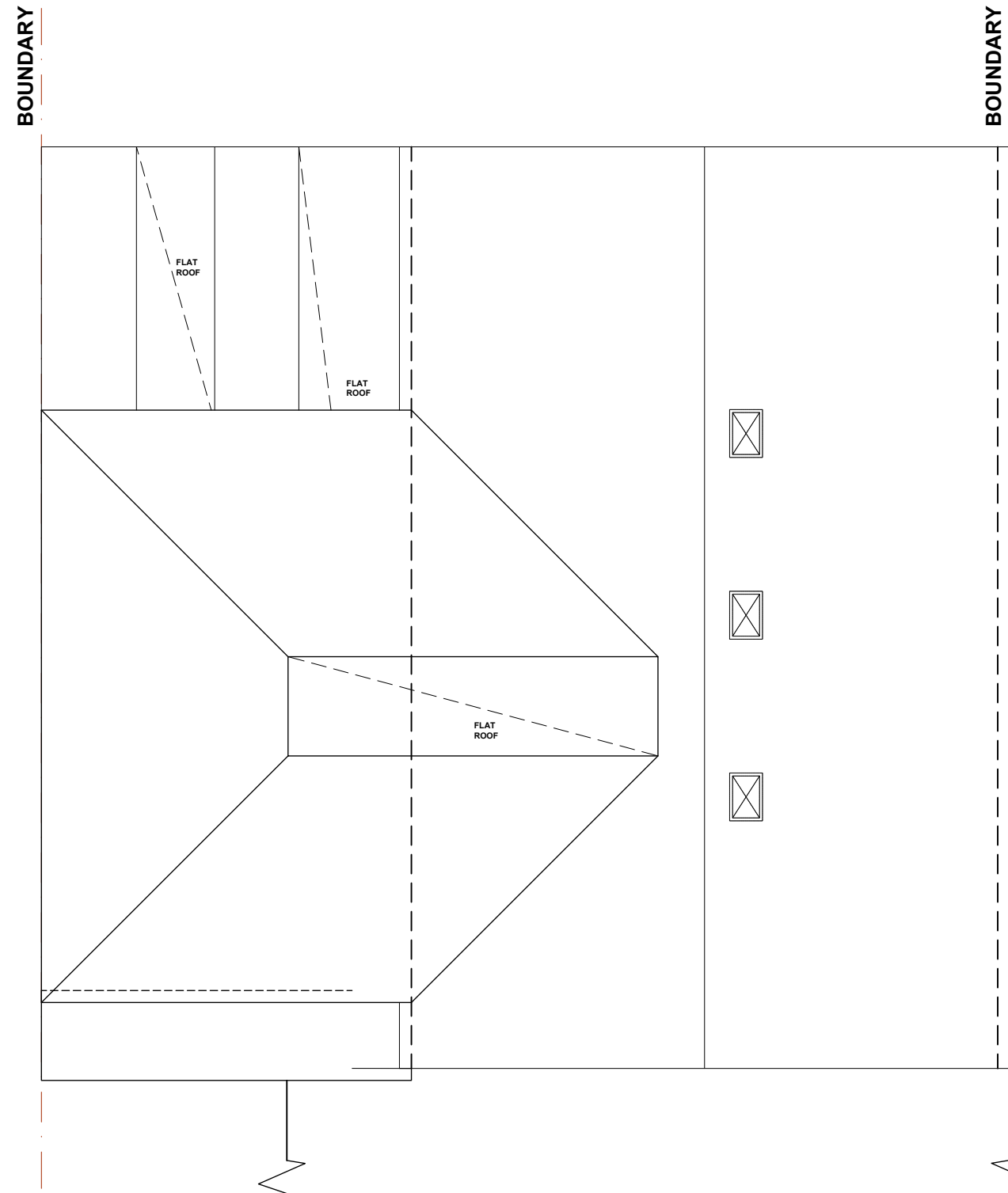


PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



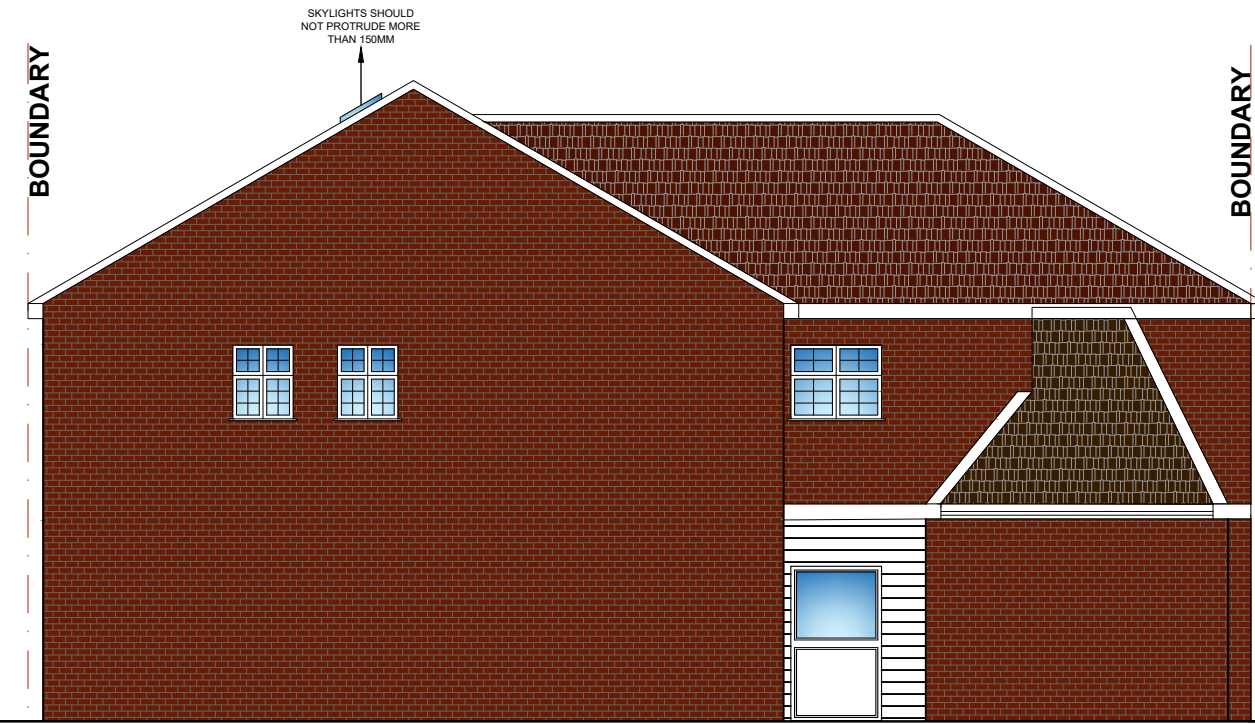
Meets requirements of  
London Borough of Haringey  
Local Plan



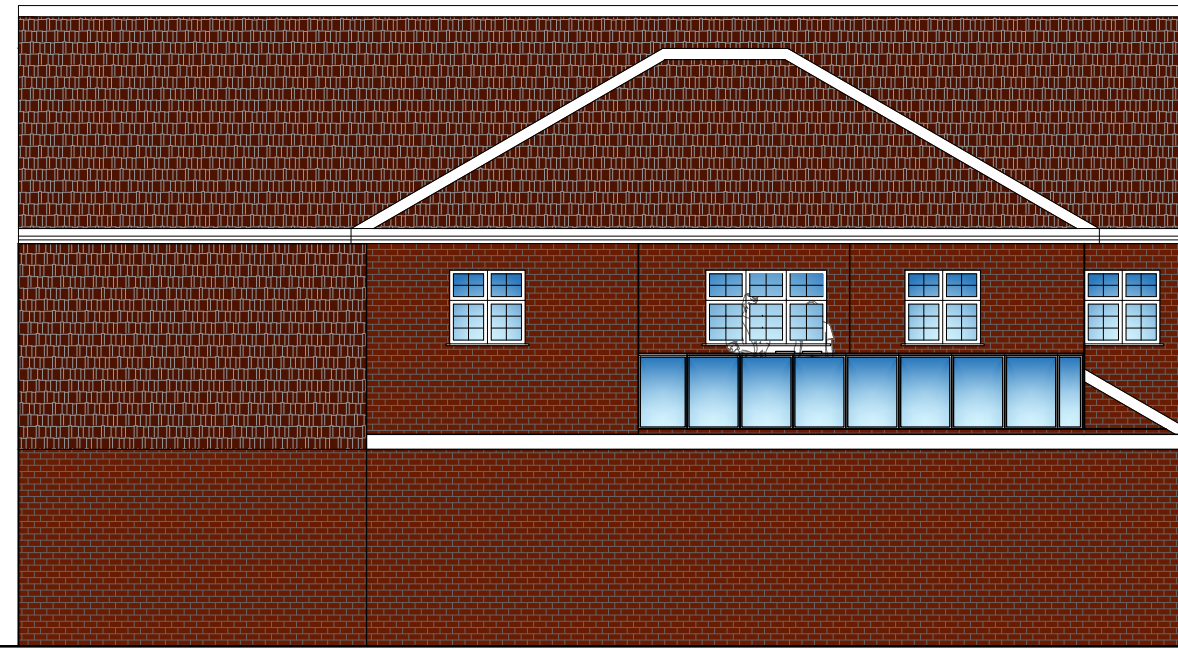
PROPOSED ROOF PLAN  
SCALE 1:100



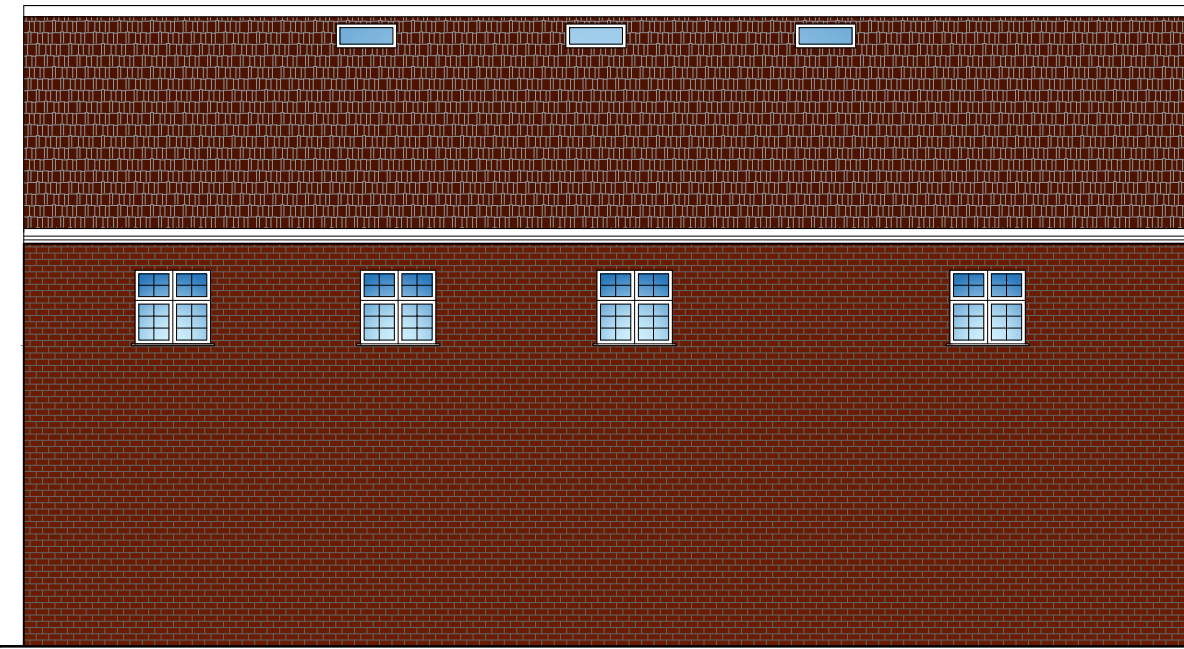
PROPOSED FRONT ELEVATION  
SCALE 1:100



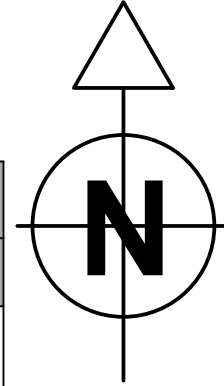
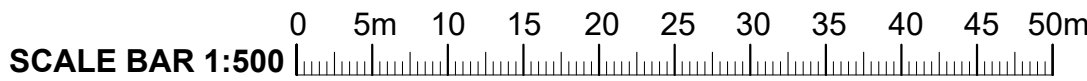
PROPOSED REAR ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100



HMO FACILITIES			
ROOM	AREA	HOUNSLOW COUNCIL HMO GUIDANCE	ACHIEVED
KITCHEN/ LIVING/ DINING 1	33.6 m <sup>2</sup>	5 PERSON MORE THAN 12 m <sup>2</sup>	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 m <sup>2</sup>	MORE THAN 10.22 m <sup>2</sup>	YES
BEDROOM 2	2	11.4 m <sup>2</sup>	MORE THAN 10.22 m <sup>2</sup>	YES
BEDROOM 3	2	12.6 m <sup>2</sup>	MORE THAN 10.22 m <sup>2</sup>	YES
BEDROOM 4	2	11.7 m <sup>2</sup>	MORE THAN 10.22 m <sup>2</sup>	YES
BEDROOM 5	1	8.9 m <sup>2</sup>	MORE THAN 6.5 m <sup>2</sup>	YES
BEDROOM 6	2	18.4 m <sup>2</sup>	MORE THAN 16 m <sup>2</sup>	YES
KITCHEN 1	5	8.0 m <sup>2</sup>	MORE THAN 6.5 m <sup>2</sup>	YES
KITCHEN 2	4	7.0 m <sup>2</sup>	MORE THAN 6.5 m <sup>2</sup>	YES
LIVING/ DINING		19.7 m <sup>2</sup>		
PRIVATE GARDEN		30 m <sup>2</sup>		



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

SUBMISSION / REF  
PLANNING APPLICATION

DRAWING TITLE / DESCRIPTION  
Extension and conversion of first floor of 15b Station Road  
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  
PLANS AND  
ELEVATIONS (2)  
DRAWING No.  
15/SR/PL/2000

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.