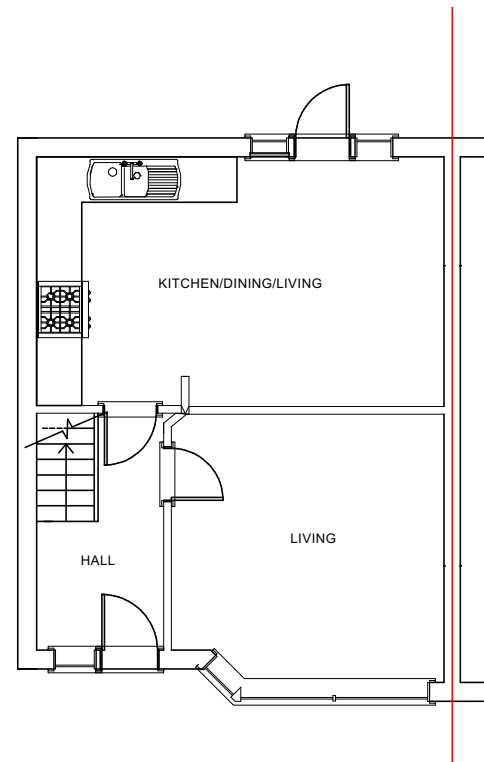
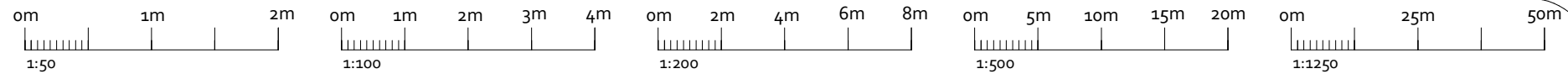
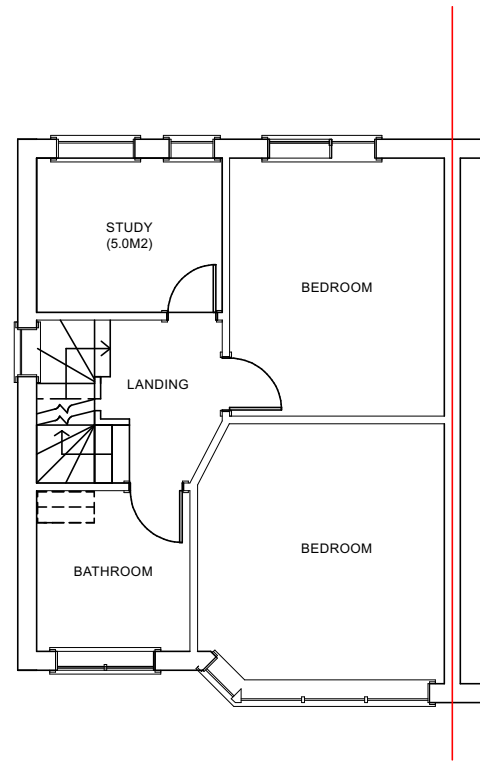


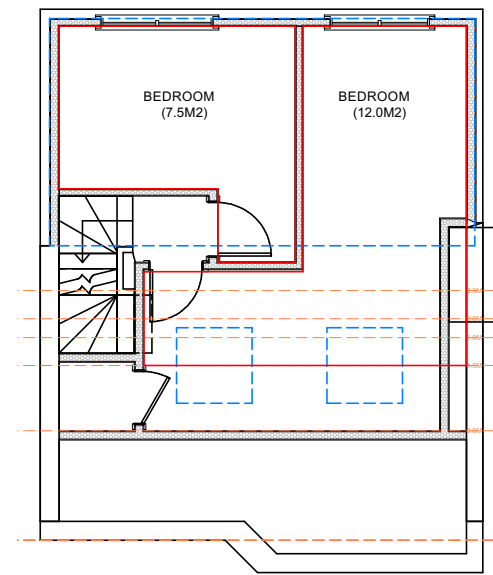
100M RADIUS IN HMO USE / CONCENTRATION MAP



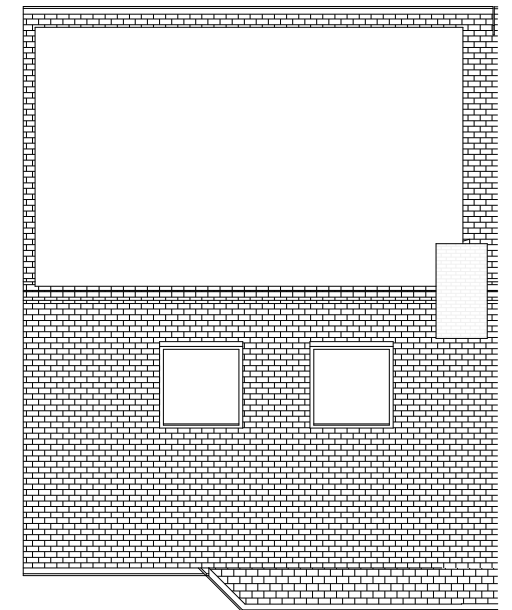
EXISTING G/F (1:100)



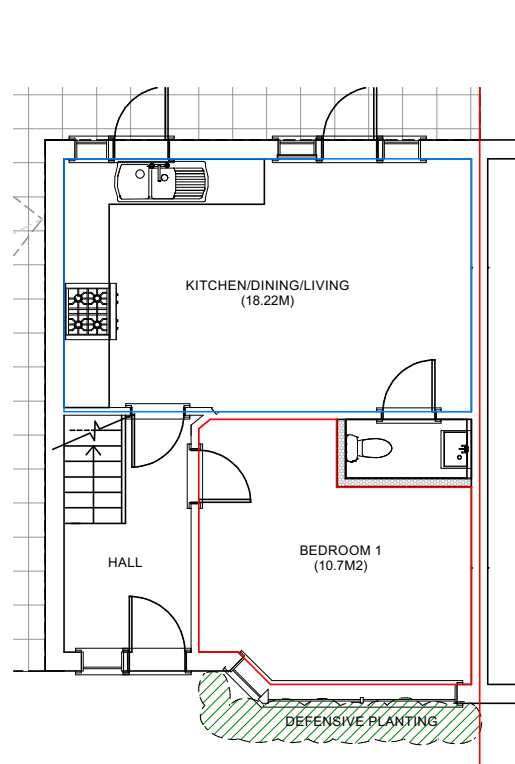
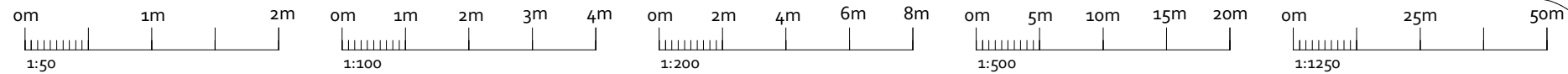
EXISTING 1/F (1:100)



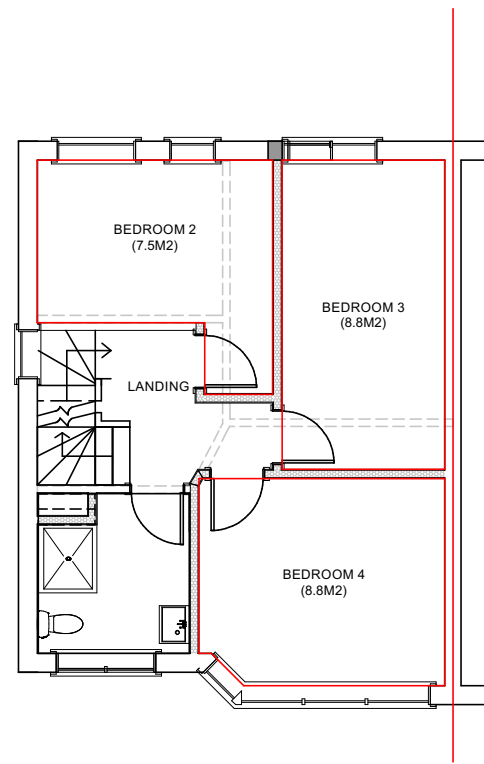
EXISTING 2/F (1:100)



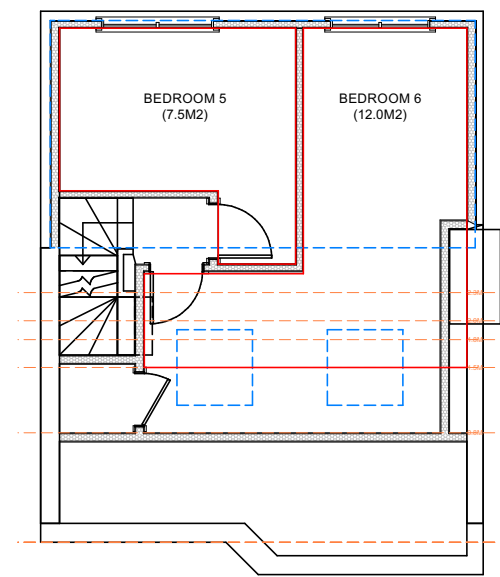
EXISTING ROOF PLAN (1:100)



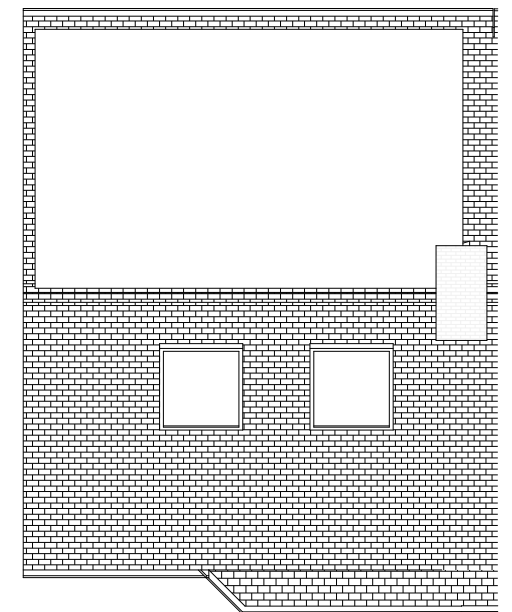
PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)



PROPOSED ROOF PLAN (1:100)

KEYS:		
SD :- SMOKE DETECTOR	EL :- EMERGENCY LIGHT	ROOM SIZES: BEDROOM 1: 10.7m2 (1P) BEDROOM 2: 7.50m2 (1P) BEDROOM 3: 8.80m2 (1P) BEDROOM 4: 8.80m2 (1P) BEDROOM 5: 7.50m2 (1P) BEDROOM 6: 12.0m2 (1P) K/D/L: 18.2m2
HD :- HEAT DETECTOR	FB :- FIRE BLANKET	
CO :- CO DETECTOR	WM :- WASHING MACHINE	
CO2 :- CO2 FIRE EXTINGUISHER	GB :- GAS BOILER	
FP :- FIRE CONTROL PANEL	RF :- REFRIGERATOR	
CP :- CALL POINT	FD30 :- 30MINS FIRE DOOR	
CTP :- CONTROL PANEL	FD30S :- 30MINS FIRE DOOR WITH S/ CLOSER	



OPS Chartered Surveyors

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Tel: 078681457903

Address: 33 Dellfield Crescent, Uxbridge UB8 2EU

Drawing Ref.: 2023-33DC-FP-4

Client: Mr Kevin Bates

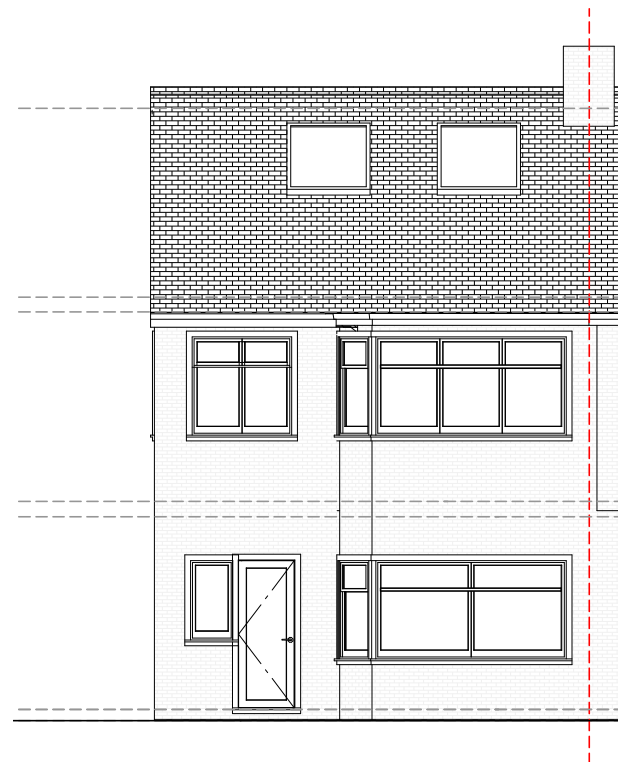
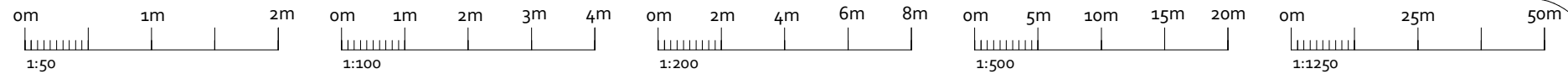
Project: Change of Use from C3 Family House to 6B6P C4 HMO

Date: 18/02/2023

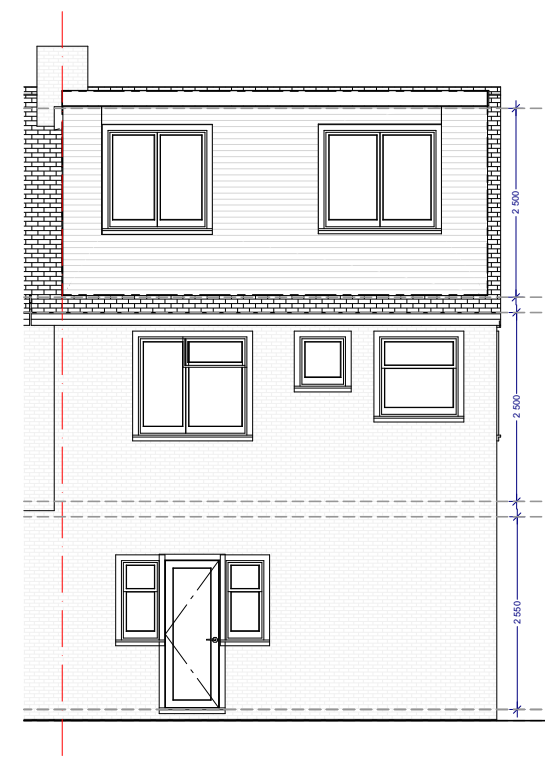
Revision: 1.0

Scales: 1:50,
1:100,1:200,1:500,1:12
50
@ISO A3 (297 x 420)

Sheet # 4 / 6

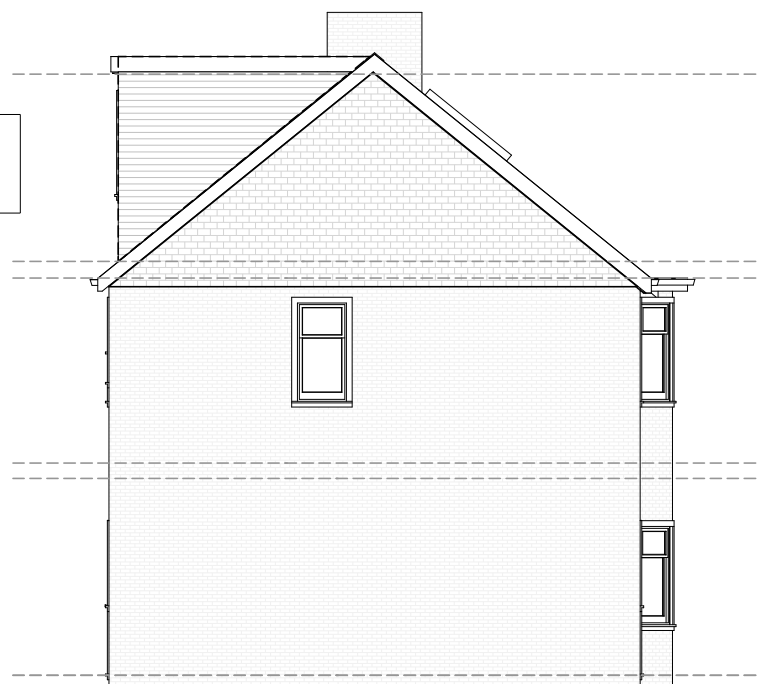


EXISTING & PROPOSED FRONT (1:100)
(NO CHANGE)

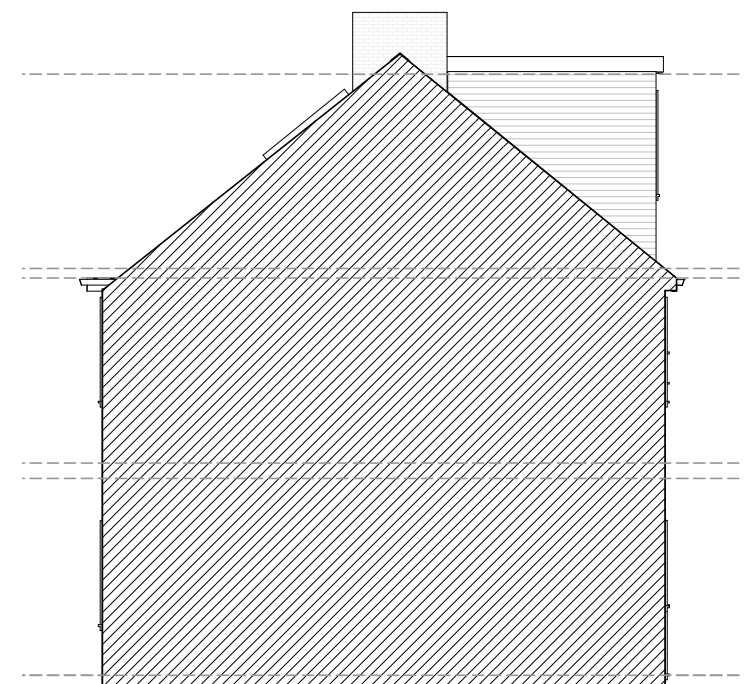


EXISTING & PROPOSED REAR (1:100)
(NO CHANGE)

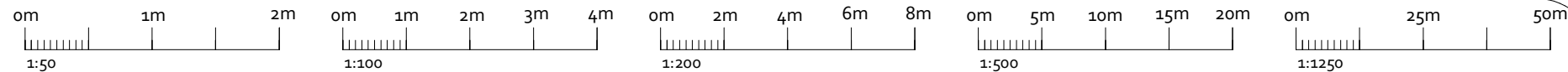
LOFT CONVERSION
CARRIED OUT UNDER 19156/
APP/2022/1698



EXISTING & PROPOSED SIDE (1:100)
(NO CHANGE)



EXISTING & PROPOSED SIDE (1:100)
(NO CHANGE)



2 X REFUSE STORAGE UNIT FOR 4 BINS

furniture
designed for the
urban environment

urban
street products



Prospect Building
Shield Green Farm
Trillington
Northumberland
NE81 3DX
Tel: 01665 577022
Email: stuart@urbanfab.com
www.urbanfab.com

ECO CYCLE SHELTER RANGE



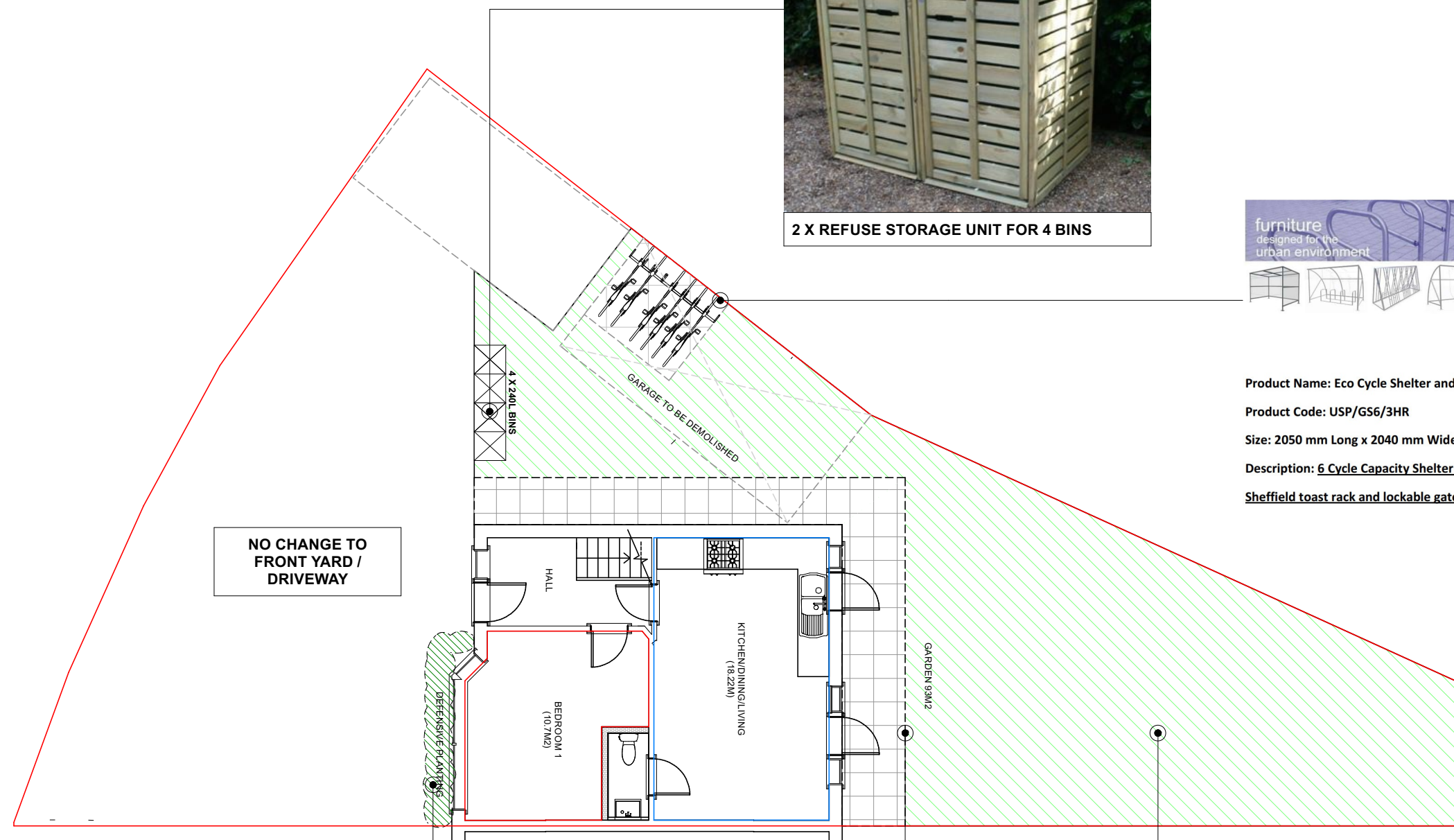
Product Name: Eco Cycle Shelter and Rack

Product Code: USP/GS6/3HR

Size: 2050 mm Long x 2040 mm Wide x 2100 mm High

Description: 6 Cycle Capacity Shelter Complete with
Sheffield toast rack and lockable gates and all panels

NO CHANGE TO
FRONT YARD /
DRIVEWAY



**AMENITY SPACE: 93M2.
CLOSE TO COWLEY
RECREATION GROUND WITH
A FEW MINUTES WALK
WHICH CAN COMPENSATE
THE SHORT FALL OF 7M2**

PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING

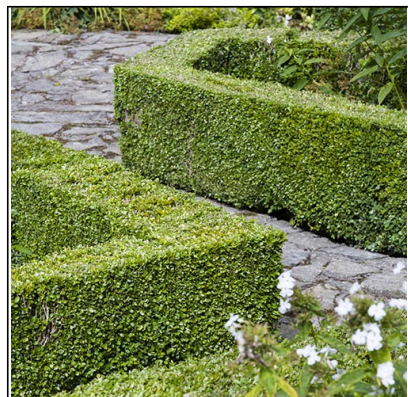
PLANTING SPECIFICAITONS

EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGH TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE PIT AND ADDITIONAL TOPSOIL AS REQUIRED TOGETHER WITH COMPOST/SOIL CONDITIONER/AMELIORANT AT 1M3/10M3. WATER PLANTS THOROUGHLY IMMEDIATE AFTER PLANNING. LIGHT FIRM SOIL AROUND PLANTS. PLANT PROTECTION SHOULD BE PROVIDED TO PROTECT VULNERABLE BEDS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTS.

ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.



**PROPOSED REFUSE & CYCLE STORAGE
AND AMENITY PLAN (1:100)**



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Tel: 078681457903

Address: 33 Dellfield Crescent, Uxbridge UB8 2EU

Drawing Ref.: 2023-33DC-FP-6

Client: Mr Kevin Bates

Project: Change of Use from C3 Family House to 6B6P C4 HMO

Date: 18/02/2023

Revision: 1.0

Scales: 1:50,
1:100,1:200,1:500,1:12
50
@ISO A3 (297 x 420)

Sheet # 6 / 6