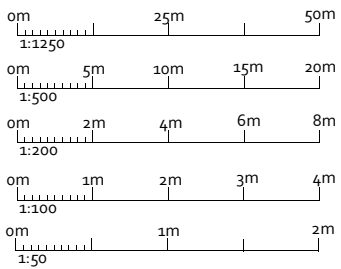




LOCATION PLAN (1:1250)



SITE PLAN (1:500)



LOCATION PLAN
&
SITE PLAN

AMENDMENTS	DATE:	REV.
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Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked onsite. Figured dimensions only are to be taken from this drawings. This drawing is to be read in conjunction with all relevant consultants and for specialists drawings / documents and any discrepancy or variations are to be notified to the designer before the affects works commences. This drawing is the intellectual property of OPS Chartered Surveyors and must not be copied, reproduced, modified or distributed without the author's consent.

ADDRESS:
93 Harlington Road, Uxbridge, UB8 3HZ

CLIENT:
Mr & Mrs J & P Linder

DRAWING:
FEASIBILITY STUDY (FS)
PROPOSAL: CONVERSION OF C3
DWELLING TO 5B6P C4 HMO

@ISO A3 (297 x 420)		
DRAWN: JPL	DRAWING NUMBER	REV.
SCALE: AS SHOWN	2023-93HR-FP-1	1.0A
DATE: 26/06/2023	SHEET: # 1 / 5	

DATE: 26/06/2023	SHEET:# 2 / 5	
SCALE: AS SHOWN	2023-93HR-FP-2	1.0
DRAWN: JPL	DRAWING NUMBER	REV.
	@ISO A3 (297 x 420)	

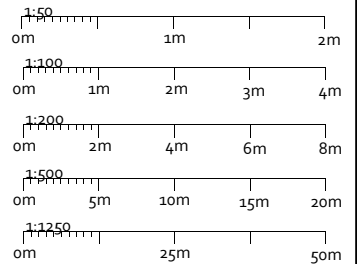
DRAWING:
FEASIBILITY STUDY (FS)
PROPOSAL: CONVERSION OF C3 DWELLING TO 5B6P C4 HMO
CLIENT:
Mr & Mrs J & P Linder

ADDRESS:
93 Harlington Road, Uxbridge, UB8 3HZ

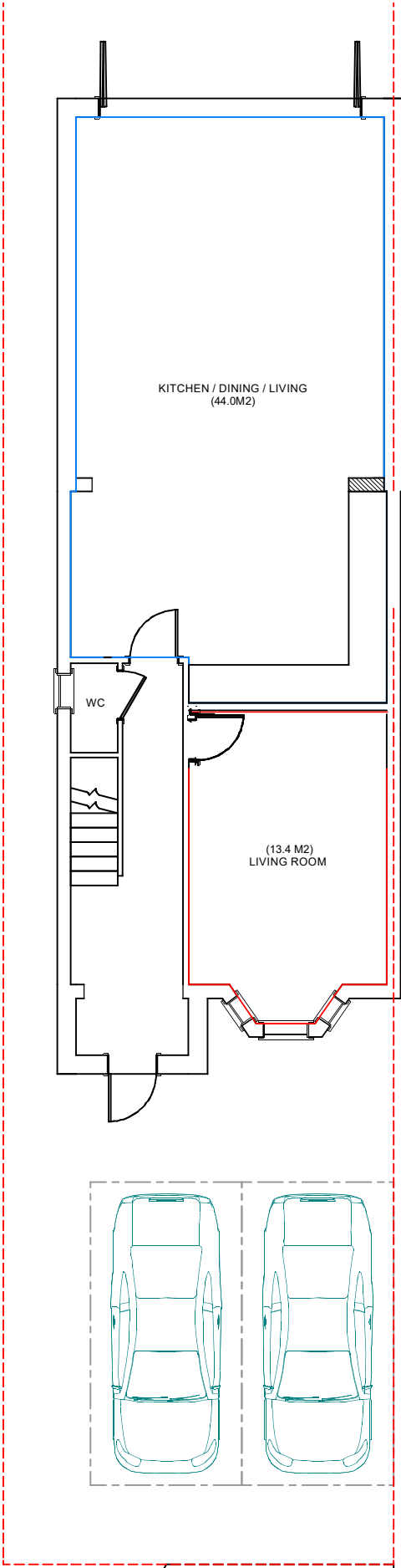
Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked onsite. Figured dimensions only are to be taken from this drawings. This drawing is to be read in conjunction with all relevant consultants and /or specialists drawings / documents and any discrepancy or variations are to be notified to the designer before the affects works commences.This drawing is the intellectual property of OPS Chartered Surveyors and must not be copied, reproduced, modified or distributed without the author's consent.

AMENDMENTS	DATE:	REV.
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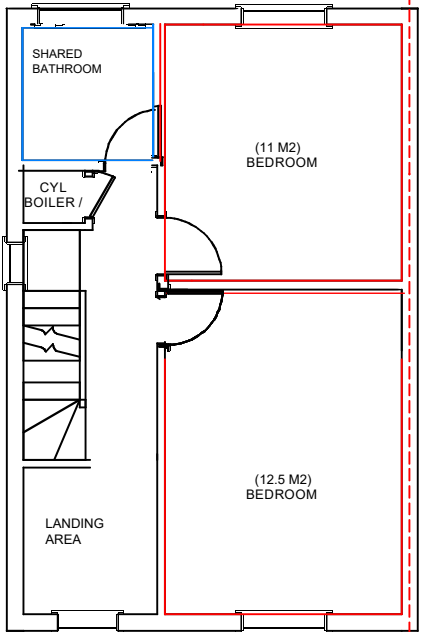
EXISTING FLOOR PLANS



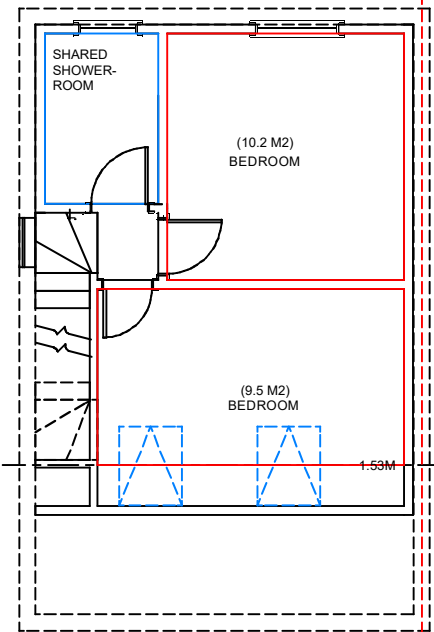
EXISTING G/F (1:100)



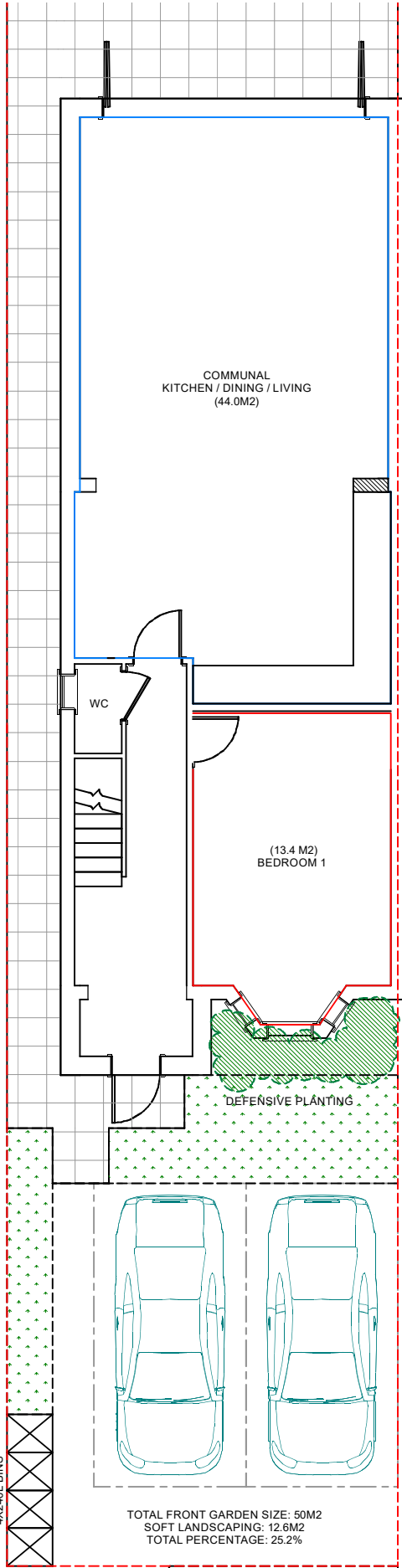
EXISTING 1/F (1:100)



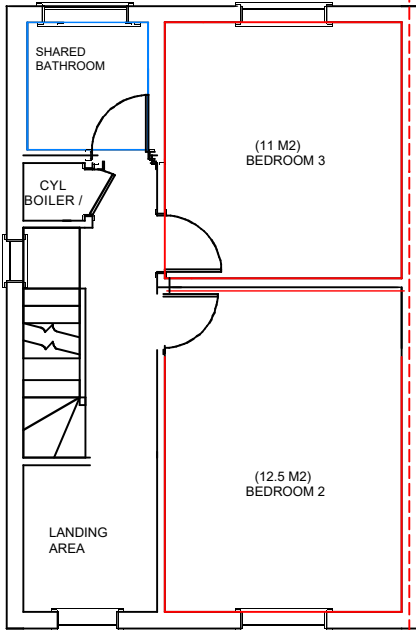
EXISTING 2/F (1:100)



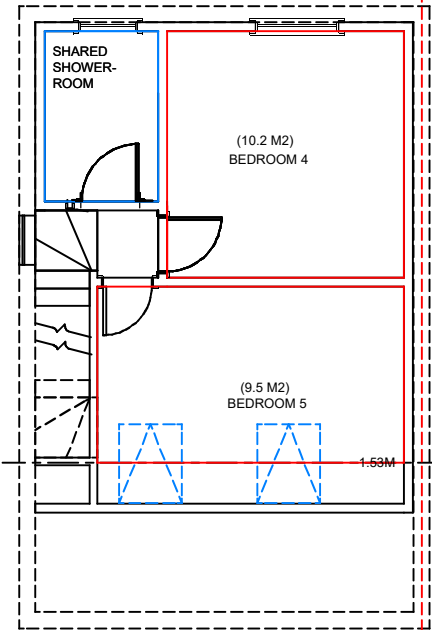
PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)



K/D/L : 37m2 (UP TO 10P)
BEDROOM 1 : 13.4m2 (2P)
BEDROOM 2 : 12.5m2 (1P)
BEDROOM 3 : 11 m2 (1P)
BEDROOM 4 : 10.2m2 (1P)
BEDROOM 5 : 9.50m2 (1P)

HMO ROOM SCHEDULES:

DATE: 26/06/2023	SHEET:# 3 / 5	
SCALE: AS SHOWN	2023-93HR-FP-3	1.0
DRAWN: JPL	DRAWING NUMBER	REV.
	@ISO A3 (297 x 420)	

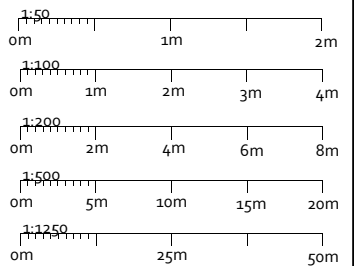
DRAWING:
FEASIBILITY STUDY (FS)
PROPOSAL: CONVERSION OF C3 DWELLING TO 5B6P C4 HMO
CLIENT:
Mr & Mrs J & P Linder

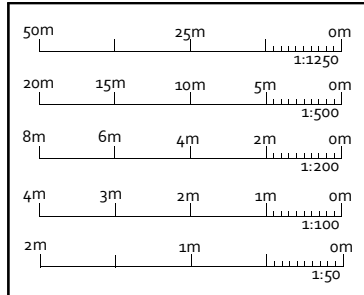
ADDRESS:
93 Harlington Road, Uxbridge, UB8 3HZ

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AMENDMENTS	DATE:	REV.
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PROPOSED FLOOR PLANS





**PARKING,
LANDSCAPING,
REFUSE AND
CYCLE STORAGE
PLAN**

REV.	DATE:	AMENDMENTS
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CLIENT:
Mr & Mrs J & P Linder

DRAWING:
FEASIBILITY STUDY (FS)
PROPOSAL: CONVERSION OF C3
DWELLING TO 5B6P C4 HMO

@ISO A3 (297 x 420)	
REV. DRAWING NUMBER	DRAWN: JPL
1.0A 2023-93HR-FP-4	SCALE: AS SHOWN
SHEET: # 4 / 5	DATE: 26/06/2023

PLANTING SPECIFICAITONS

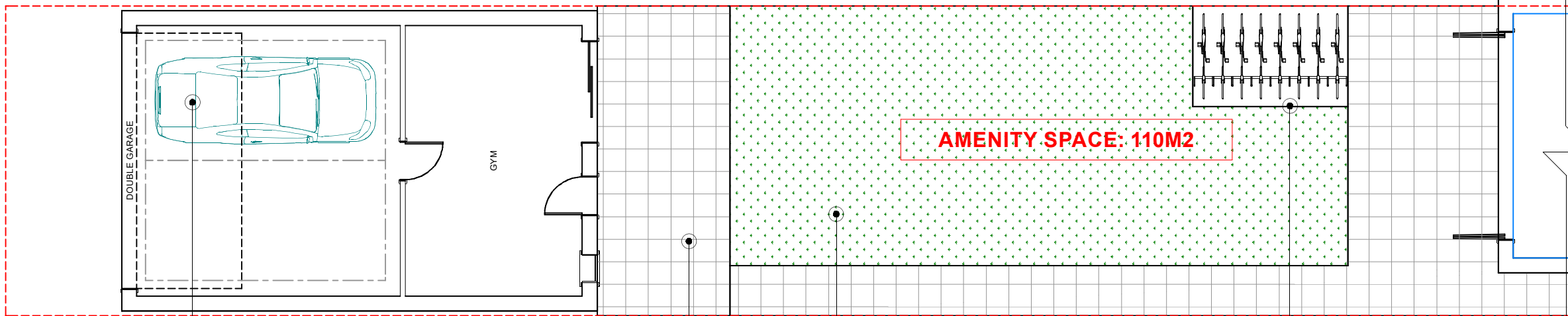
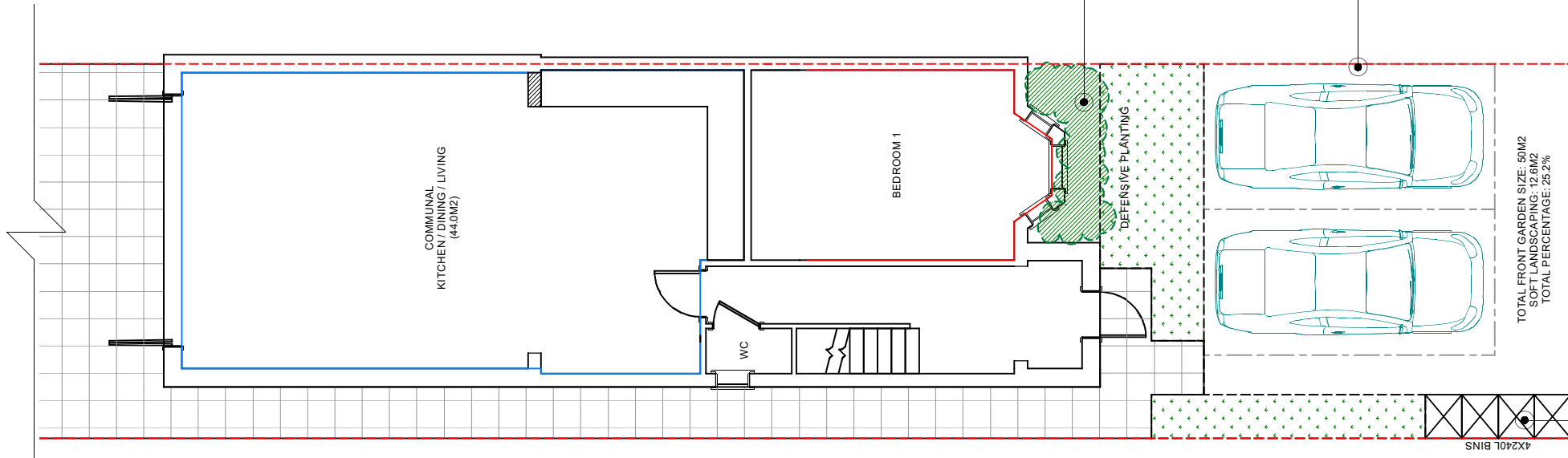
EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGH TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE 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.



**2EV CHARGING POINTS
FOR 2 SPACES**

REFUSE STORAGE FOR X 4 BINS



New Garage approved under Hillingdon Planning
Application No. 26105/APP/2023/1520. Construction
has commenced under Building Notice
No.: 26105/BN/2023/169



**1 ADDITIONAL PARKING SPACE
WITHIN REAR GARAGE
ACCESS FROM REAR SERVICE ROAD**

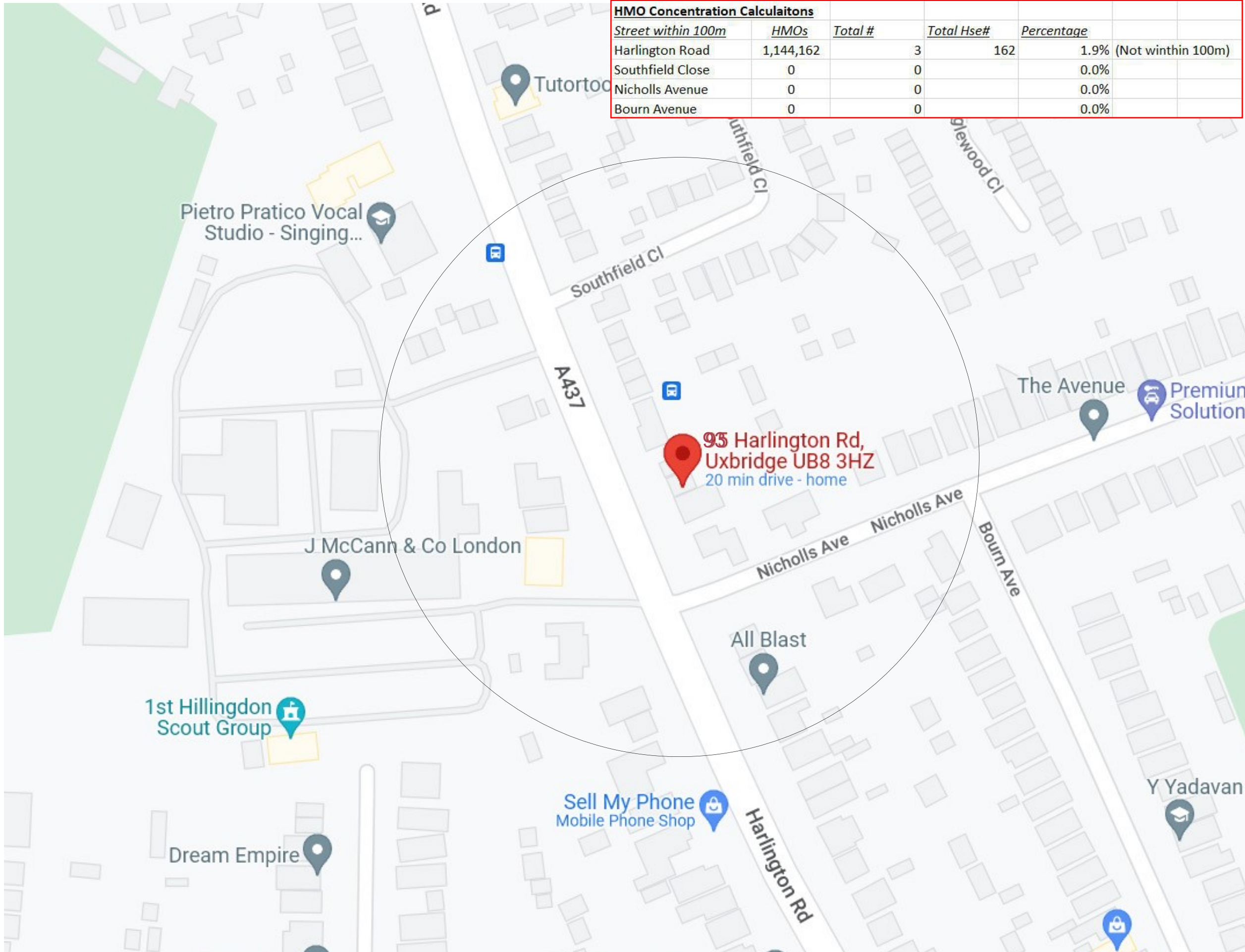
**PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING**



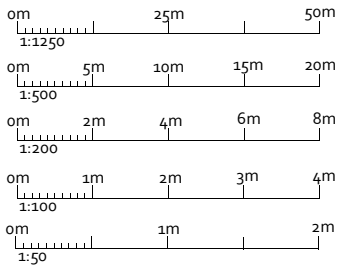
Product Name: Eco Cycle Shelter and Rack
Product Code: USP/GS6/3HR
Size: 2050 mm Long x 2040 mm Wide x 2100 mm High
Description: 6 Cycle Capacity Shelter Complete with
Sheffield toast rack and lockable gates and all panels

ECO CYCLE SHELTER RANGE





HMO Concentration Calculaitons					
Street within 100m	HMOs	Total #	Total Hse#	Percentage	
Harlington Road	1,144,162	3	162	1.9%	(Not winthin 100m)
Southfield Close	0	0		0.0%	
Nicholls Avenue	0	0		0.0%	
Bourn Avenue	0	0		0.0%	



**HMO
CONCENTRATION
MAP
(1:1250)**

PTAL - 2

AMENDMENTS	DATE:	REV.
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FEASIBILITY STUDY (FS)
PROPOSAL: CONVERSION OF C3
DWELLING TO 5B6P C4 HMO

@ISO A3 (297 x 420)		
DRAWN:	DRAWING NUMBER	REV.
JPL	2023-93HR-FP-5	1.0
SCALE:	AS SHOWN	
DATE:	26/06/2023	SHEET:# 5 / 5