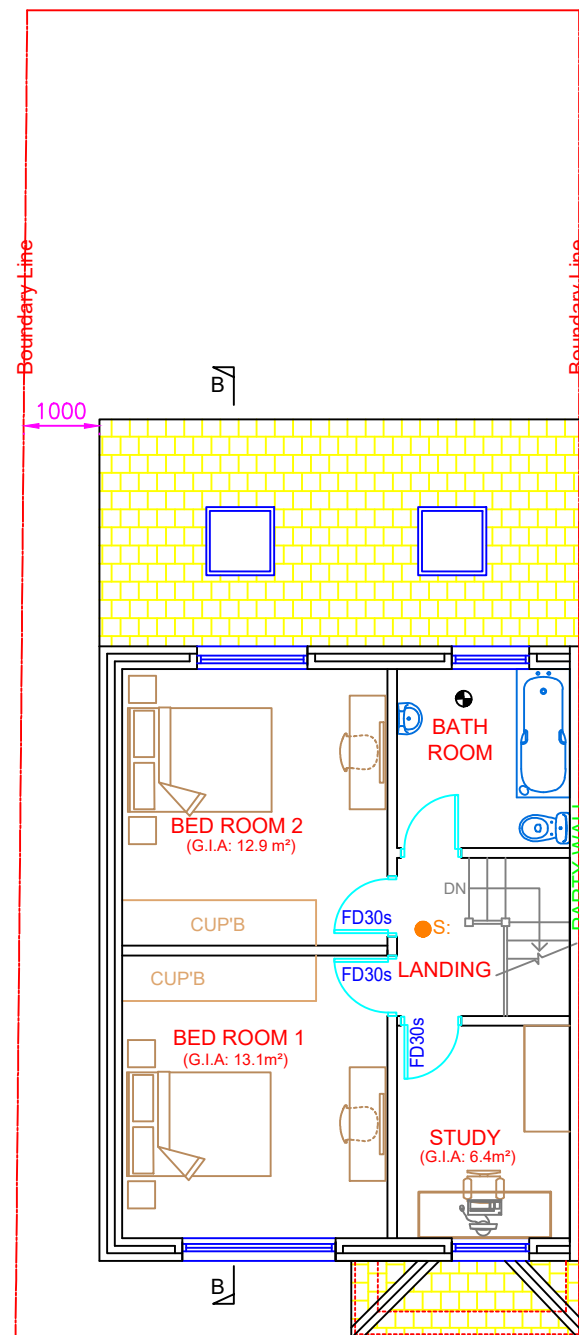


PROPOSED GROUND FLOOR PLAN

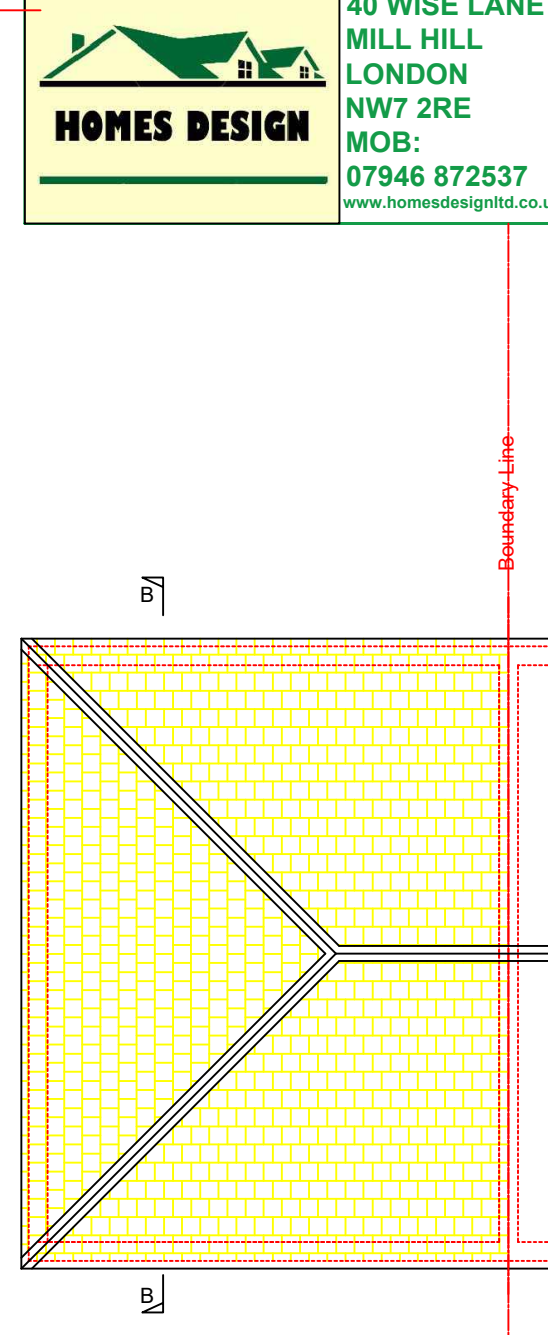


PROPOSED FIRST FLOOR PLAN
FIRST FLOOR G.I.A: 45m²



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title PROPOSED NEW DWELLING FLOOR PLANS	
project	247 WEST END ROAD RUISLIP HA4 6QR
drawing no	ABC391 / 2003
drawn by	R. L
contract no.	ABC391
scale	1:100 @ A3
date	08/2024



PROPOSED ROOF PLAN

PROPOSED WORKS TO RETAIN CURRENT RESIDENTIAL UNIT (NO-247) AS 3-BEDROOM WITH STUDY (G.I.A: 148m²) WITH REAR GARDEN AND AMENITY AREAS VIA REAR PREMISES AND PROVIDING SHARED FRONT AMENITY AND DRIVE AND PARKING WITH NEW DWELLING (No. 247-A).

THE PROPOSED NEW DWELLING (No. 247-A) AS 2-BEDROOM UNIT WITH STUDY OVER 2-STOREY (G.I.A: 110m²) WITH PRIVATE REAR GARDEN AND SIDE ACCESS TO REAR AMENITY.

PROPOSAL TO CREATE EACH UNIT WITH 1-WASTE & 1-RECYCLE & 1-GARDEN WASTE BINS WITHIN BIN CLOSURE

SIMILARLY EACH UNIT TO HAVE DESIGNATED PARKING SPACES AND SECURED CYCLE SPACES PLUS NEW PLANTING AND SOFT LANDSCAPING TO MEET LOCAL PLANNING POLICIES.

THE PROPOSAL IS REPLICATING APPROVED SCHEME FOR NEIGHBORING HOUSE AT 251 & 251-A WEST END ROAD WHICH HAVE SIMILAR SCHEME APPROVED AND DEVELOPED AT OTHER END OF ROW OF TERRACE HOUSES TO CURRENT SITES.

- h: HEAT DETECTORS TO ALL KITCHEN AREAS & CONNECTED TO SMOKE DETECTOR'S CIRCUIT
- S: SMOKE DETECTOR SYSTEM CONNECTED TO INDEPENDENT CIRCUIT & BRITISH STANDARDS
- MECHANICAL EXTRACT FANS. KITCHEN WITH (30L/s) & BATH AREAS TO BE 15L/s EXTRACT FAN FITTED TO LIGHT SWITCH WITH 15MINUTES OVER RUN IN ACCORDANCE TO APPROVED DOC-F