

## PROPOSED FIRST FLOOR PLAN

PROPOSED WORKS TO RETAIN CURRENT RESIDENTIAL UNIT (NO-247) AS 3-BEDROOM WITH STUDY (G.I.A: 148m<sup>2</sup>) 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: 110m<sup>2</sup>) 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.



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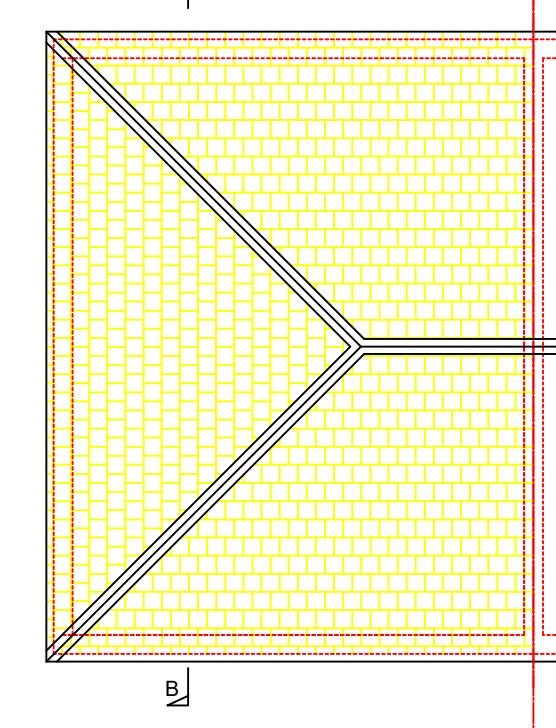
title	PROPOSED NEW DWELLING FLOOR PLANS		
project	247 WEST END ROAD RUISLIP HA4 6QR		
drawing no	ABC391 / 2003 REV A		
drawn by	R. L	contract no.	ABC391
scale	1:100 @ A3	date	10/2024

PROVIDE LEVEL THRESHOLD AT FRONT AND REAR DOORS TO PREMISES AS POINT OF ENTRY TO PREMISES AT GROUND FLOOR.

THE GROUND FLOOR TO HAVE TOILET AND SINK  
TO MEET SECTION-2.27 OF APPROVED  
DOCUMENT-M. VOLUME 1 (2015)

THE STAIRS LEADING TO FIRST FLOOR TO HAVE RISERS OF 170mm AND GOINGS OF 250mm TO MEET PART-M OF ACCESSIBILITY FOR AMBULANT RESIDENT

# THE NEW DEVELOPMENT TO MEET COMPLIANCE WITH M4(2) TECHNICAL SPECIFICATIONS SET OUT IN APPROVED DOCUMENT (M) TO THE BUILDING REGULATION (2015 EDITION).



## PROPOSED ROOF PLAN

- 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-