

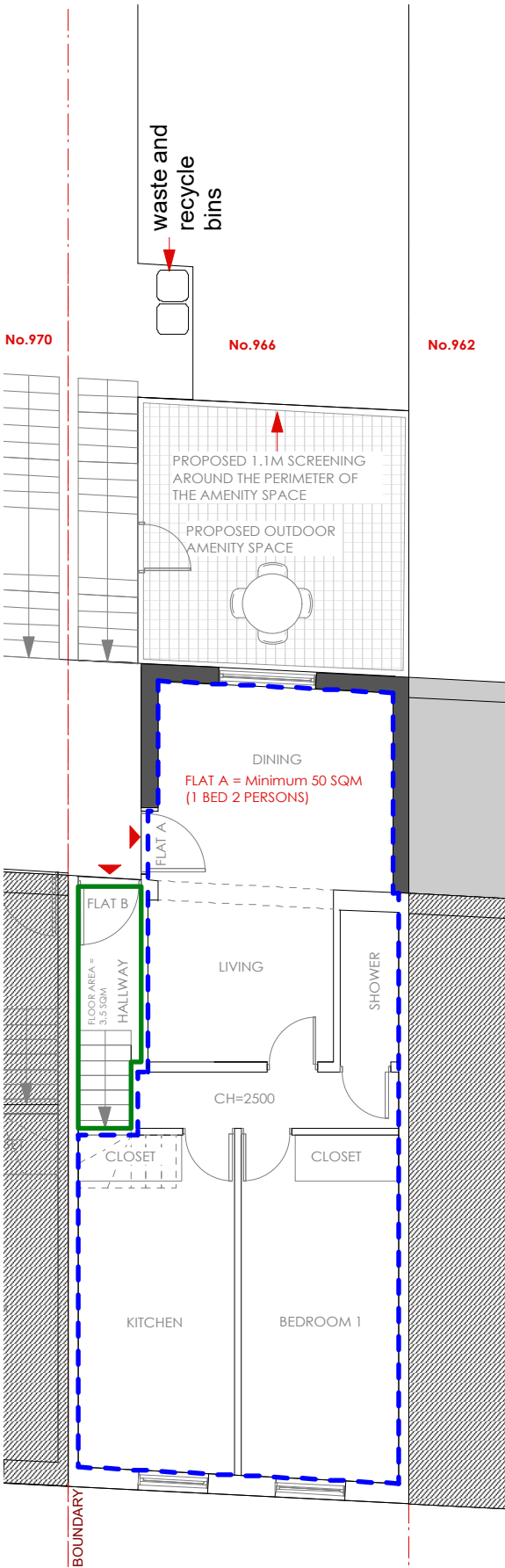
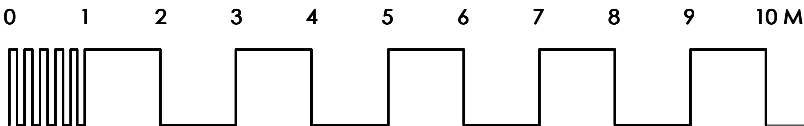
Housing Technical Guidance 2016

10.f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)

10.g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.... "

HDAS states:
4.18 Balconies should be provided wherever possible for upper floor flats, along with private patio or garden areas for ground floor units. Where usable balconies or private garden space has been provided for individual units, the floorspace can be deducted from the calculation of outdoor amenity space. Garden space and patios are a preference and should be accommodated where possible, except where the physical limitations of the site prevent this and other forms of amenity space are suitable. However, communal amenity space should be used solely by the residents of the flats they serve and secured against unauthorised access.

HDAS states:
4.19 "... Exceptions to garden area requirements will only apply in special circumstances such as the provision of small non-family housing, predominantly made up of 1 bedroom units in town centres or the provision of small nonfamily housing above shops. However, even in these areas, care should be taken to provide some usable and reasonable private outdoor amenity space, perhaps in the form of balconies...."



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CDM REGULATIONS 2015
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PARTY WALL ACT
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Revision.	Description
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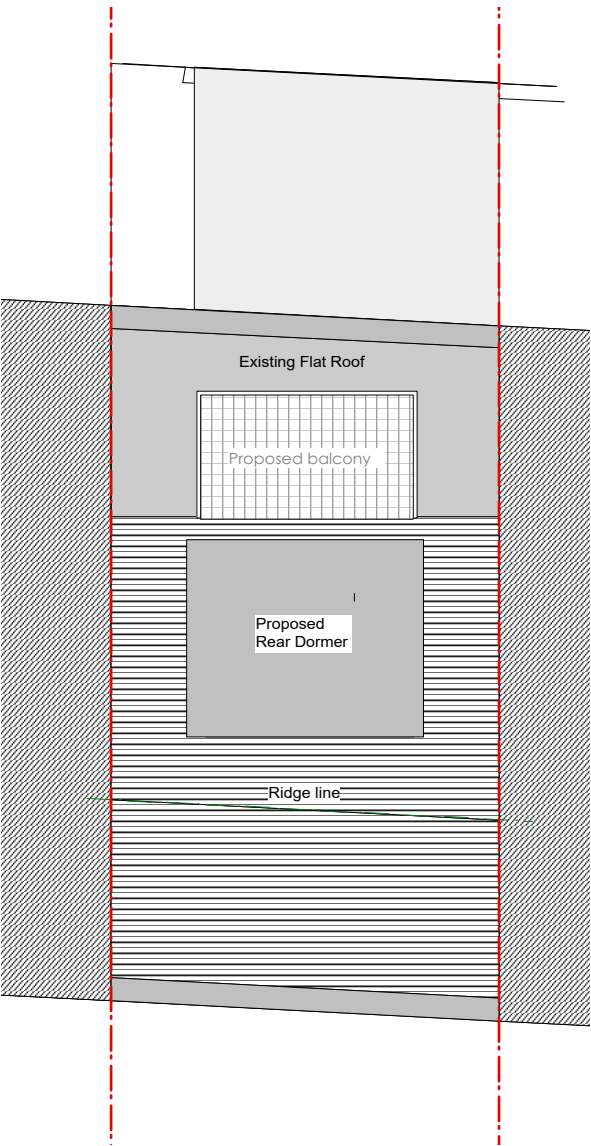
60 Pinkwell Lane, UB3 1PH
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Project:
966 Uxbridge Rd
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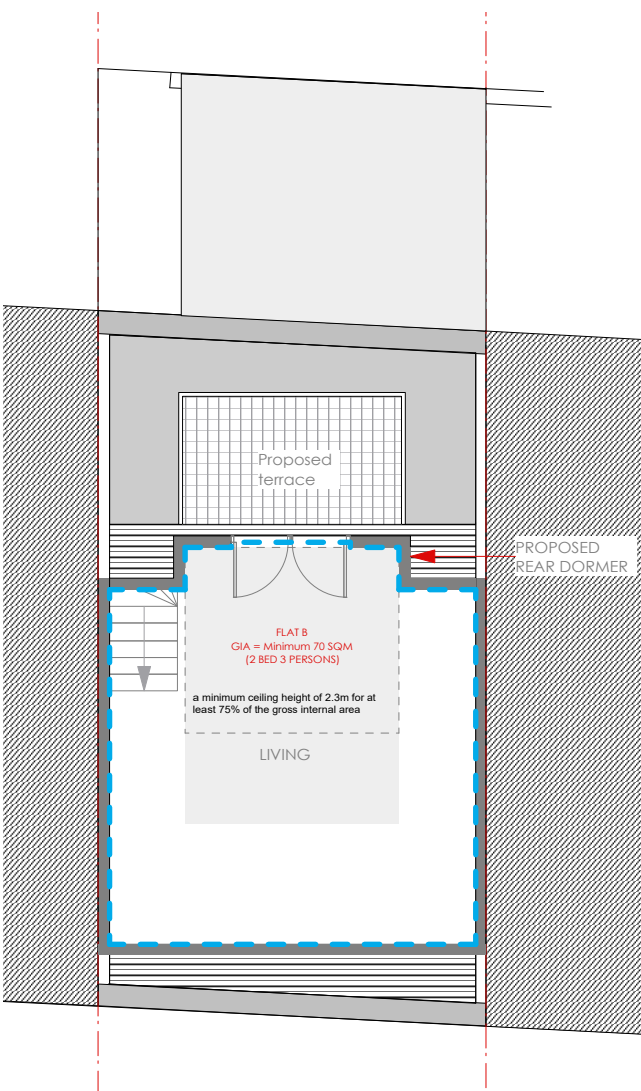
Drawing Title:

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Dwg no: 0147-PR-01	Revision. A	Date: 29.11.2022
Scale: 1:100@a3p	Drawn by:	Checked by:

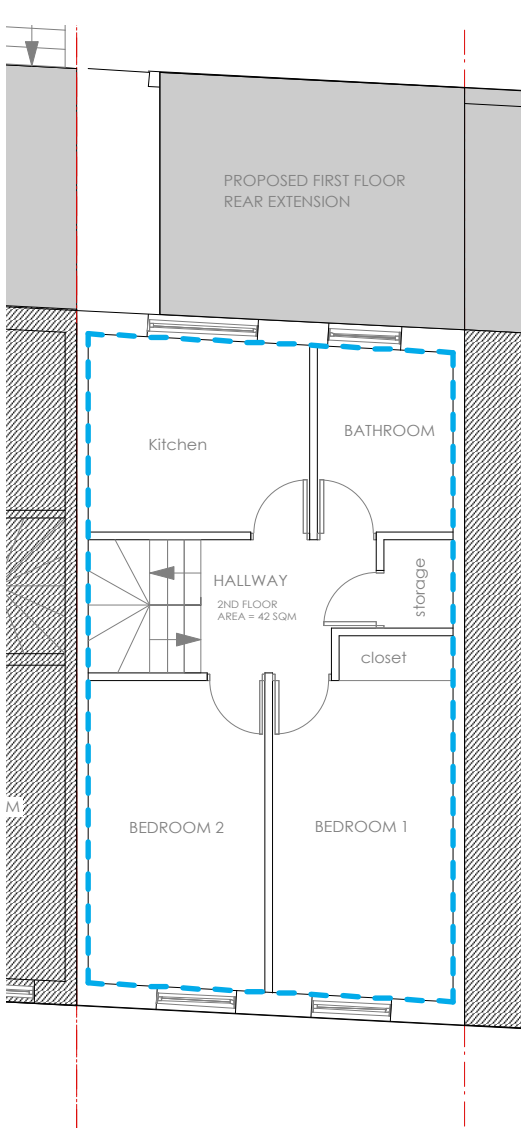
The following similar examples show that the precedent is already set:
958 Uxbridge Road UB4 0RL (Ref:75048/APP/2019/2779)
974 Uxbridge Road UB4 0RL (Ref:73299/APP/2018/906)



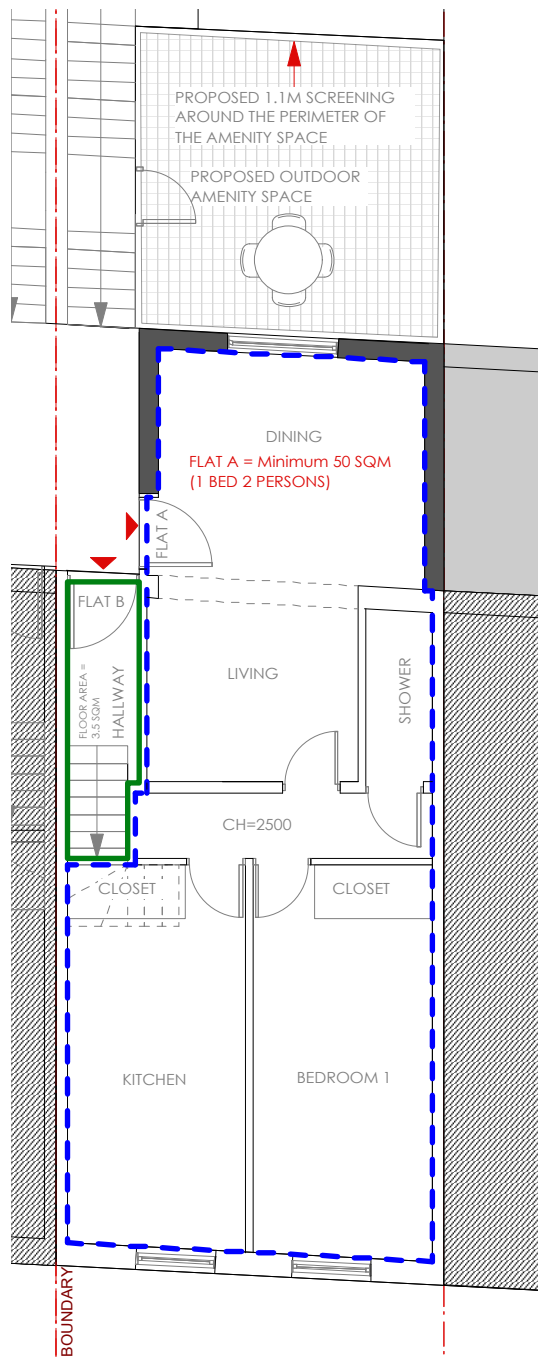
2 ROOF PLAN
EX-10 Scale: 1/100



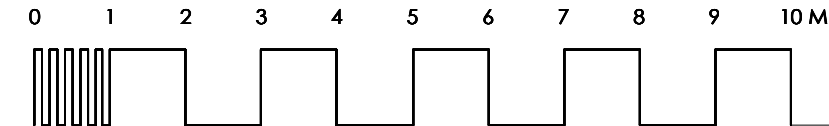
2 LOFT FLOOR PLAN
EX-10 Scale: 1/100



2 FIRST FLOOR PLAN
EX-10 Scale: 1/100



1 GROUND FLOOR PLAN
EX-10 Scale: 1/100



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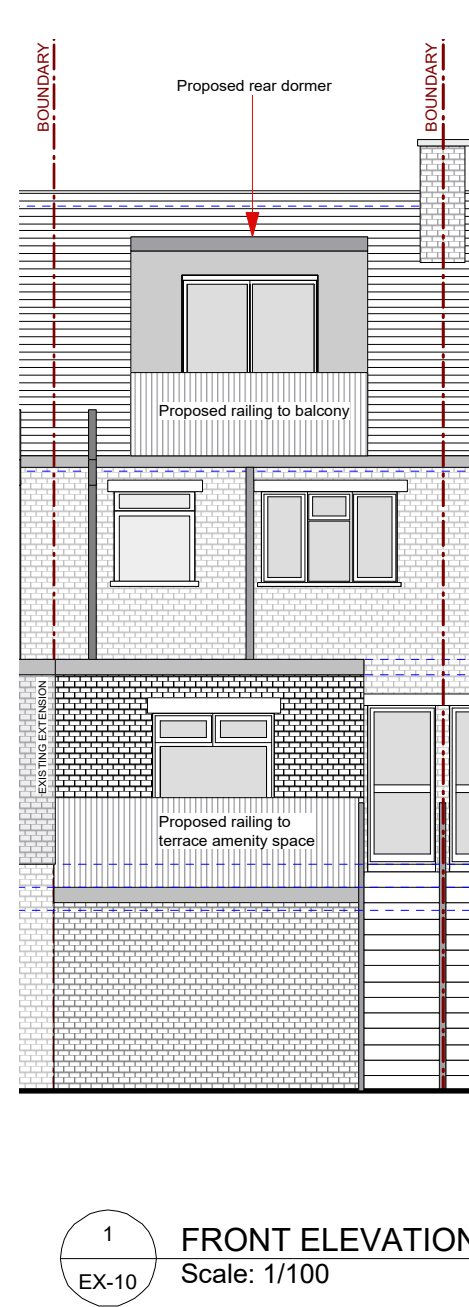
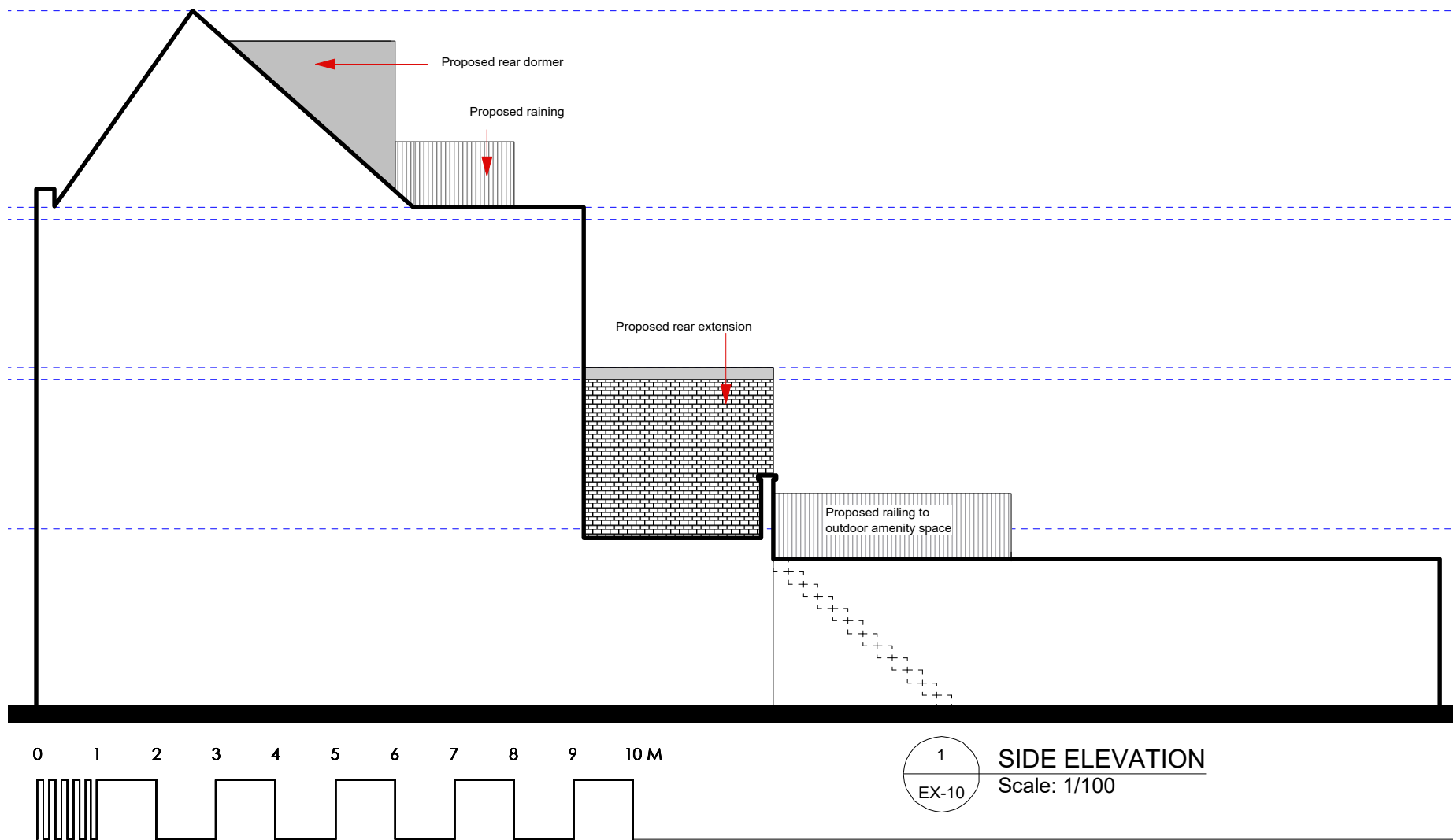
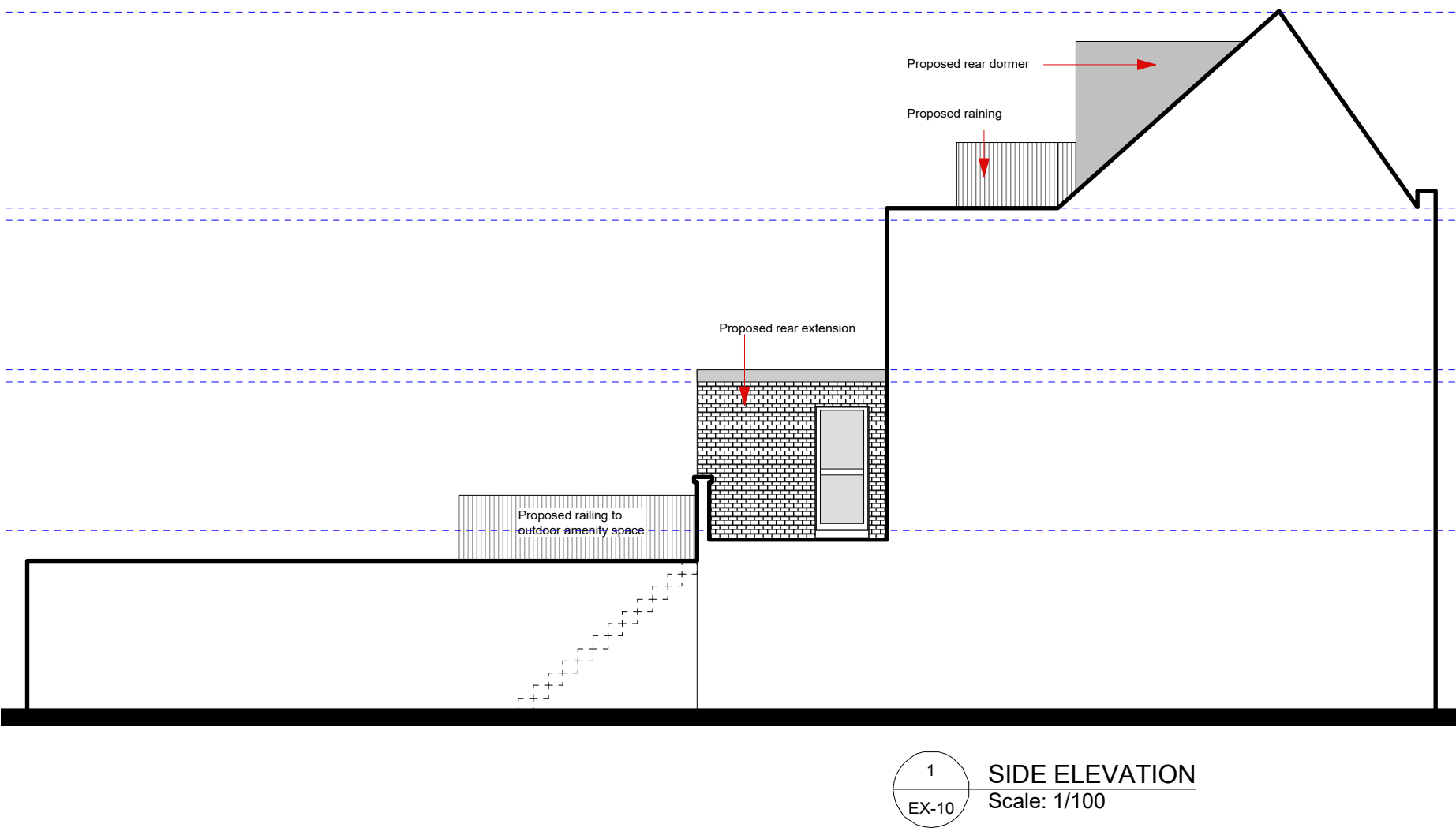
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Project:
**966 Uxbridge Rd
UB4 0RL**

Drawing Title:

Proposed Floor Plans

Dwg no:	Revision.	Date:
0147-PR-10	A	29.11.2022
Scale:	Drawn by:	Checked by:
1:100@a3p		



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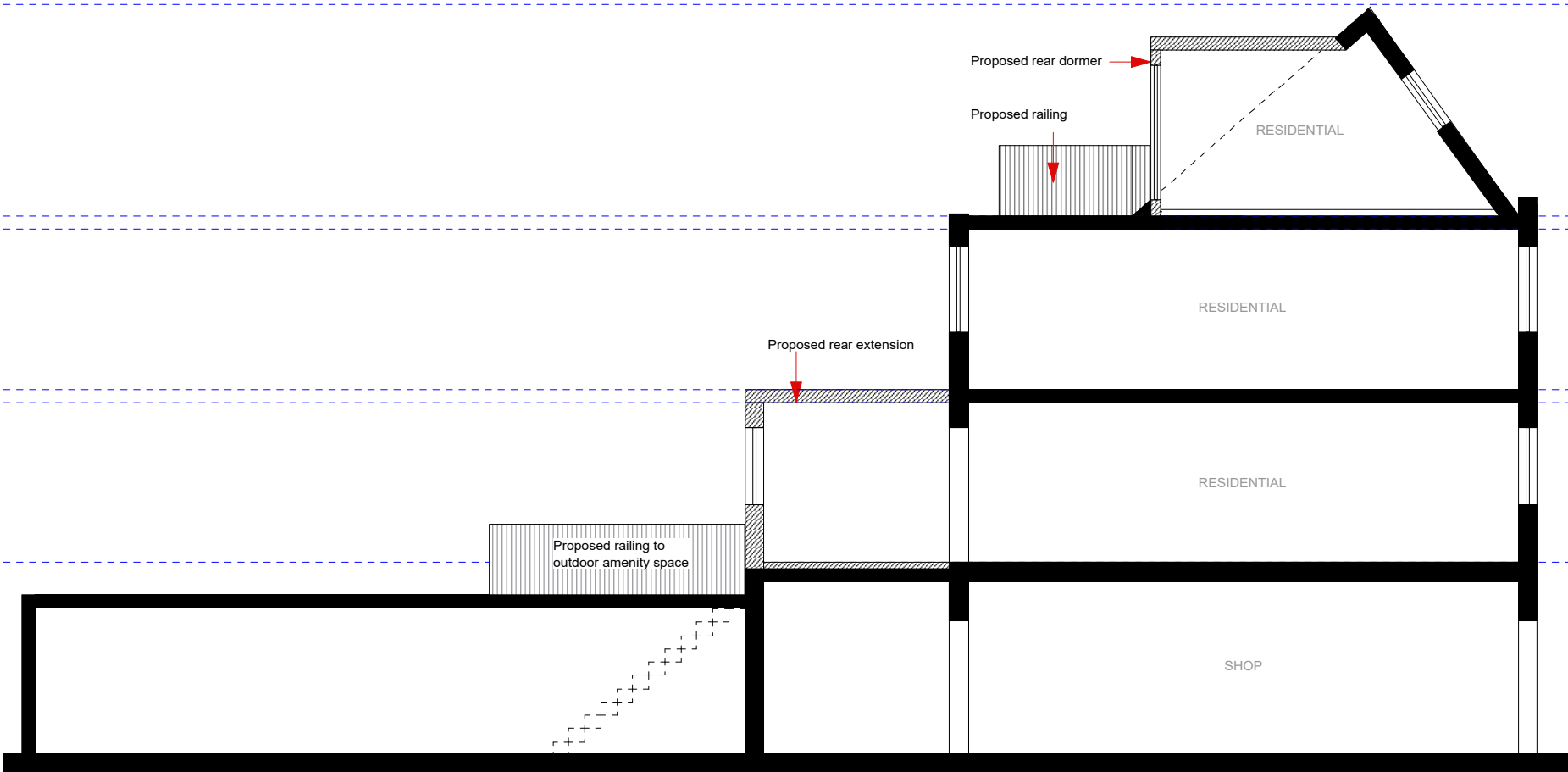
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Project:
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Drawing Title:

Proposed Elevations		
Dwg no: 0147-PR-20	Revision. A	Date: 29.11.2022
Scale: 1:100@a3p	Drawn by:	Checked by:



0 1 2 3 4 5 6 7 8 9 10 M



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Drawing Title:

Proposed Sections

Dwg no: 0147-PR-30	Revision. A	Date: 29.11.2022
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