

**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 1m<sup>2</sup> within the Gross Internal Area)

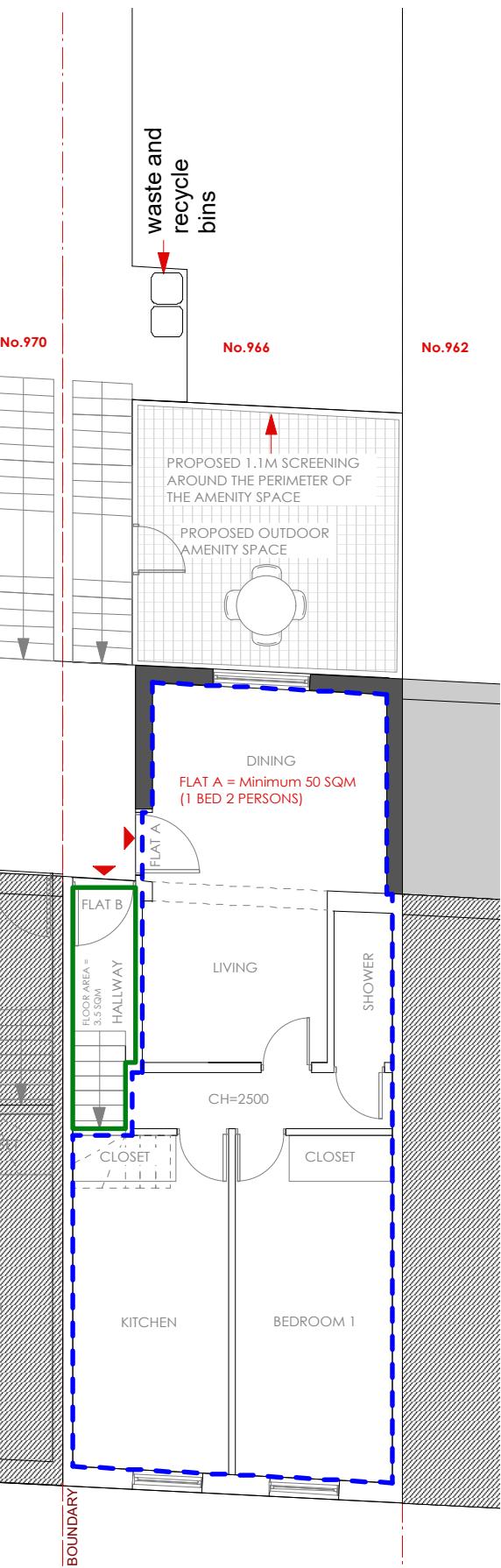
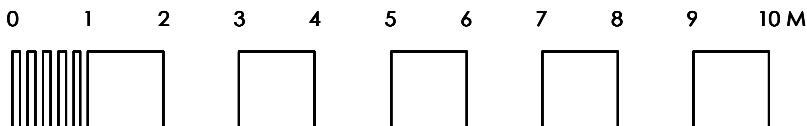
**10.g.** Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all...."

#### 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...."



Issue.

#### Planning Application

Not for building control or construction

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Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

#### CDM REGULATIONS 2015

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#### PARTY WALL ACT

The owner should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- (a) Various work that is going to be carried out directly to an existing party wall or party structure
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Project:  
**966 Uxbridge Rd  
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Drawing Title:

**Proposed Site Plan**

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

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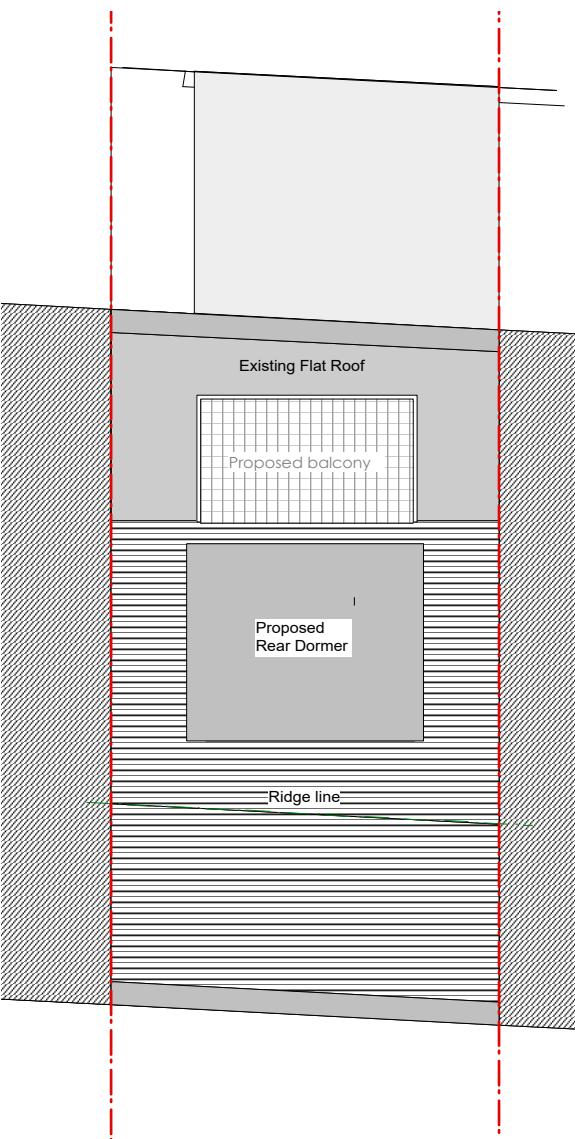
**Project:**  
**966 Uxbridge Rd**  
**UB4 0RL**

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0147-PR-10	A	29.11.2022
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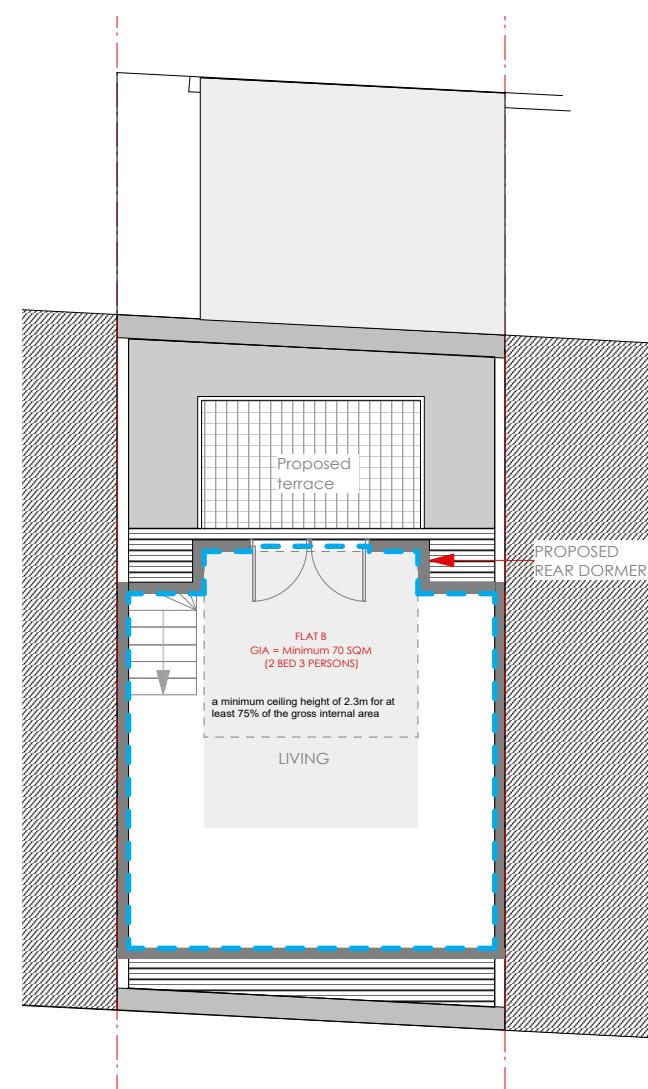
**The following similar examples show that the precedent is already set:**

958 Uxbridge Road UB4 0RL (Ref:75048/APP/2019/2779)

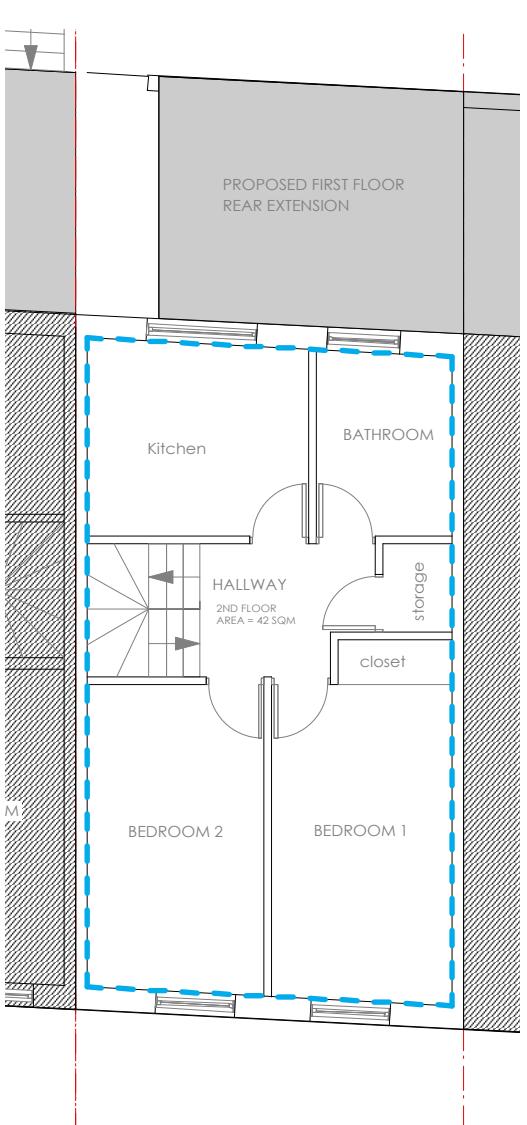
974 Uxbridge Road UB4 0RL (Ref:73299/APP/2018/906)



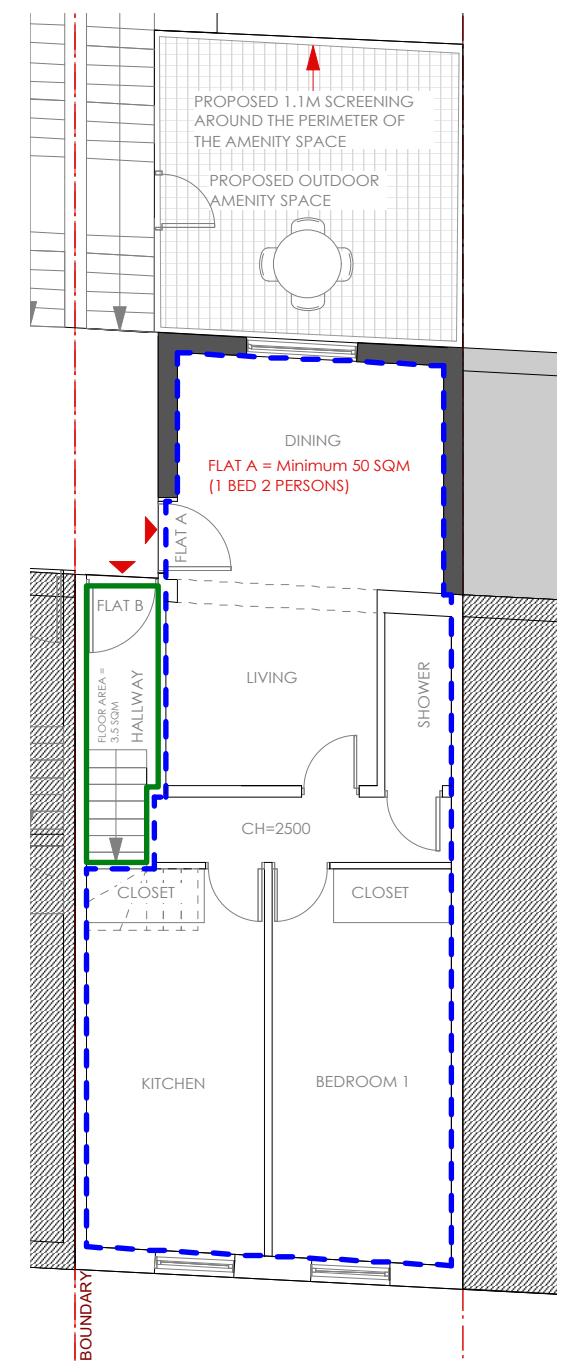
**ROOF PLAN**  
Scale: 1/100



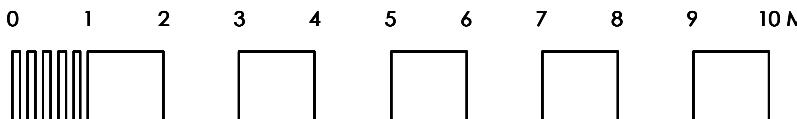
**LOFT FLOOR PLAN**  
Scale: 1/100



**FIRST FLOOR PLAN**  
Scale: 1/100



**GROUND FLOOR PLAN**  
Scale: 1/100



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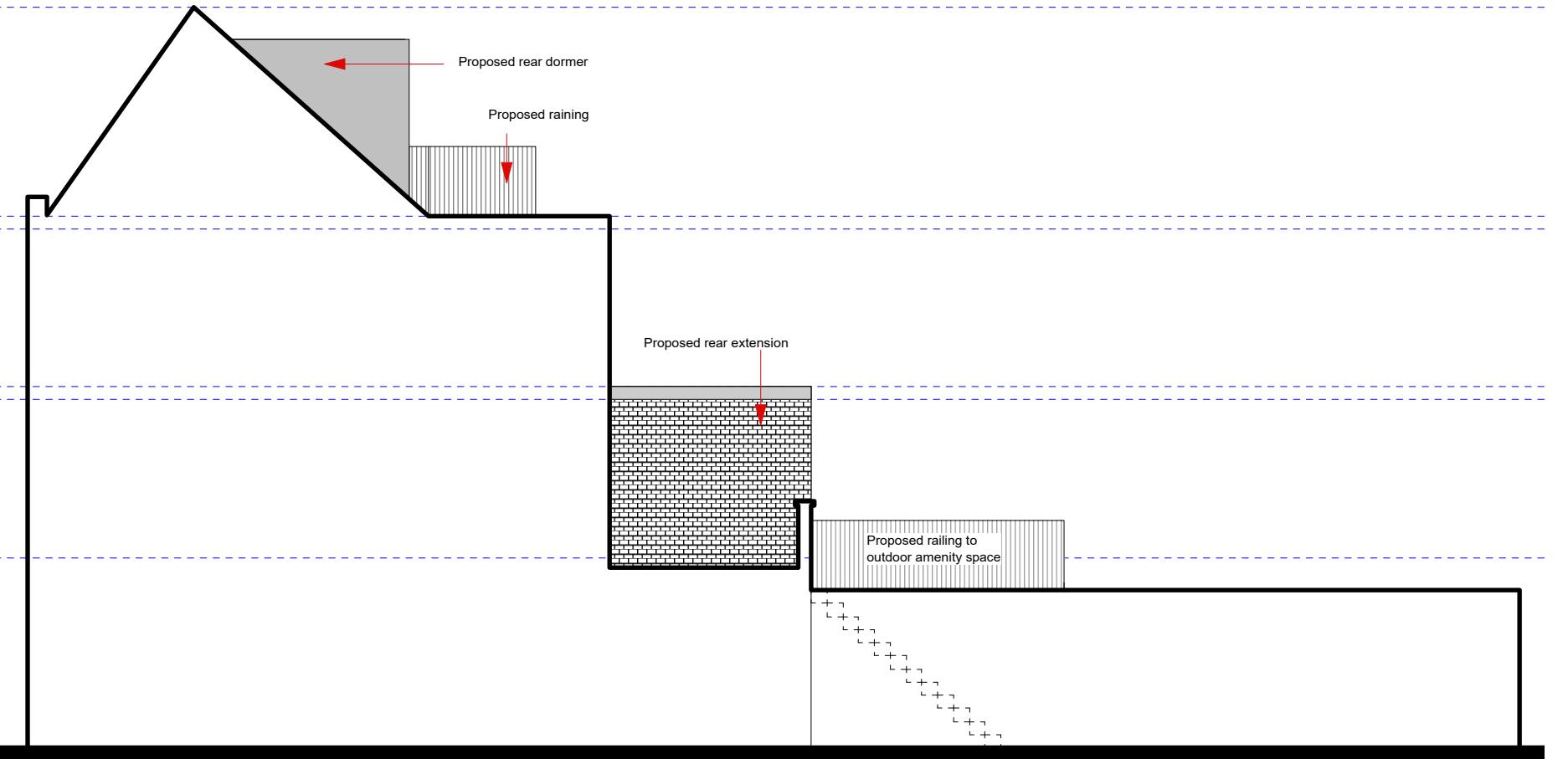
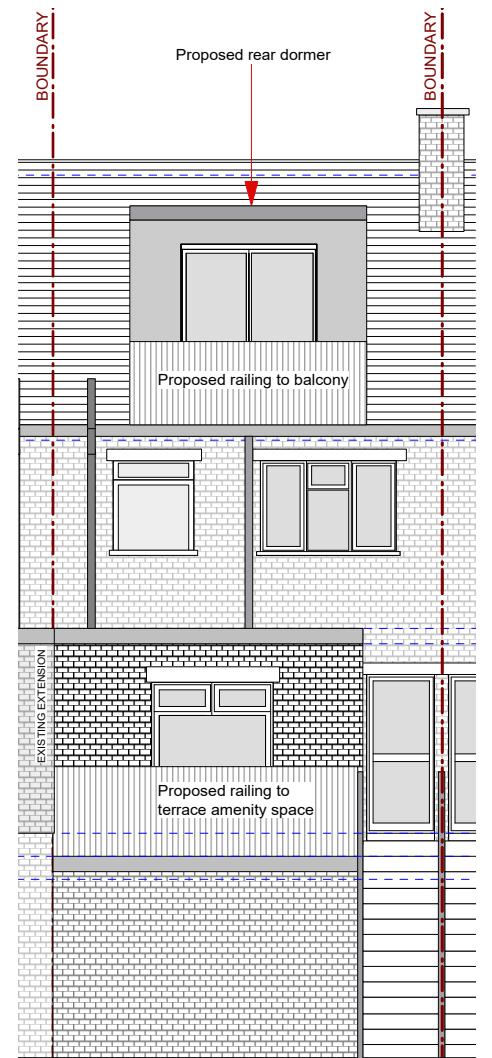
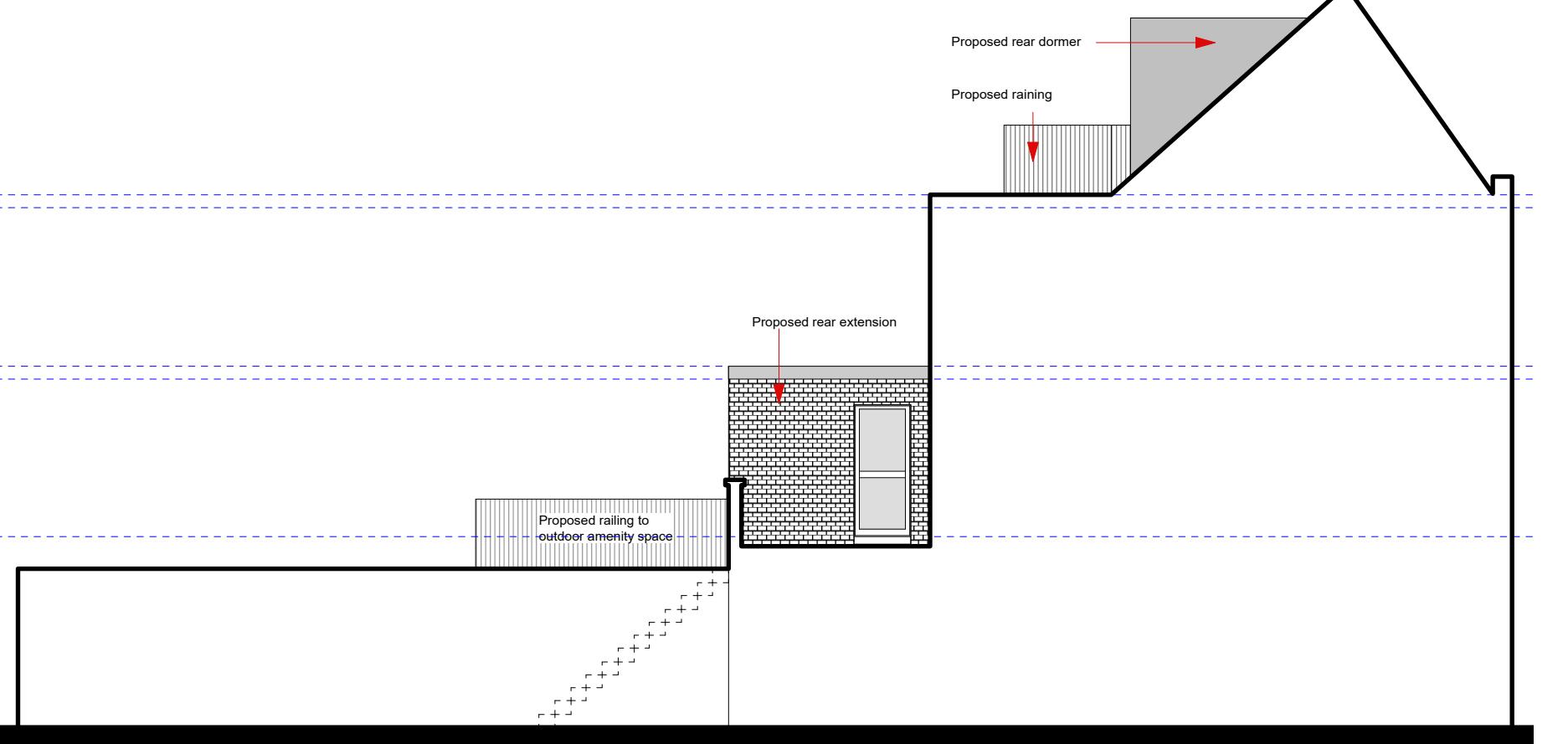
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**Drawing Title:**

**Proposed Elevations**

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**Proposed Sections**

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