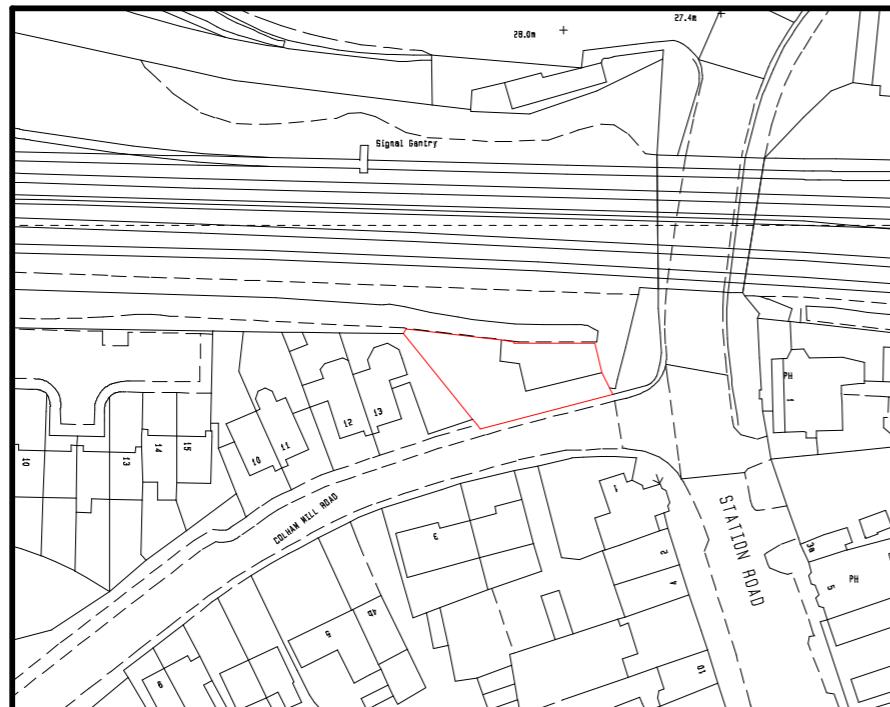
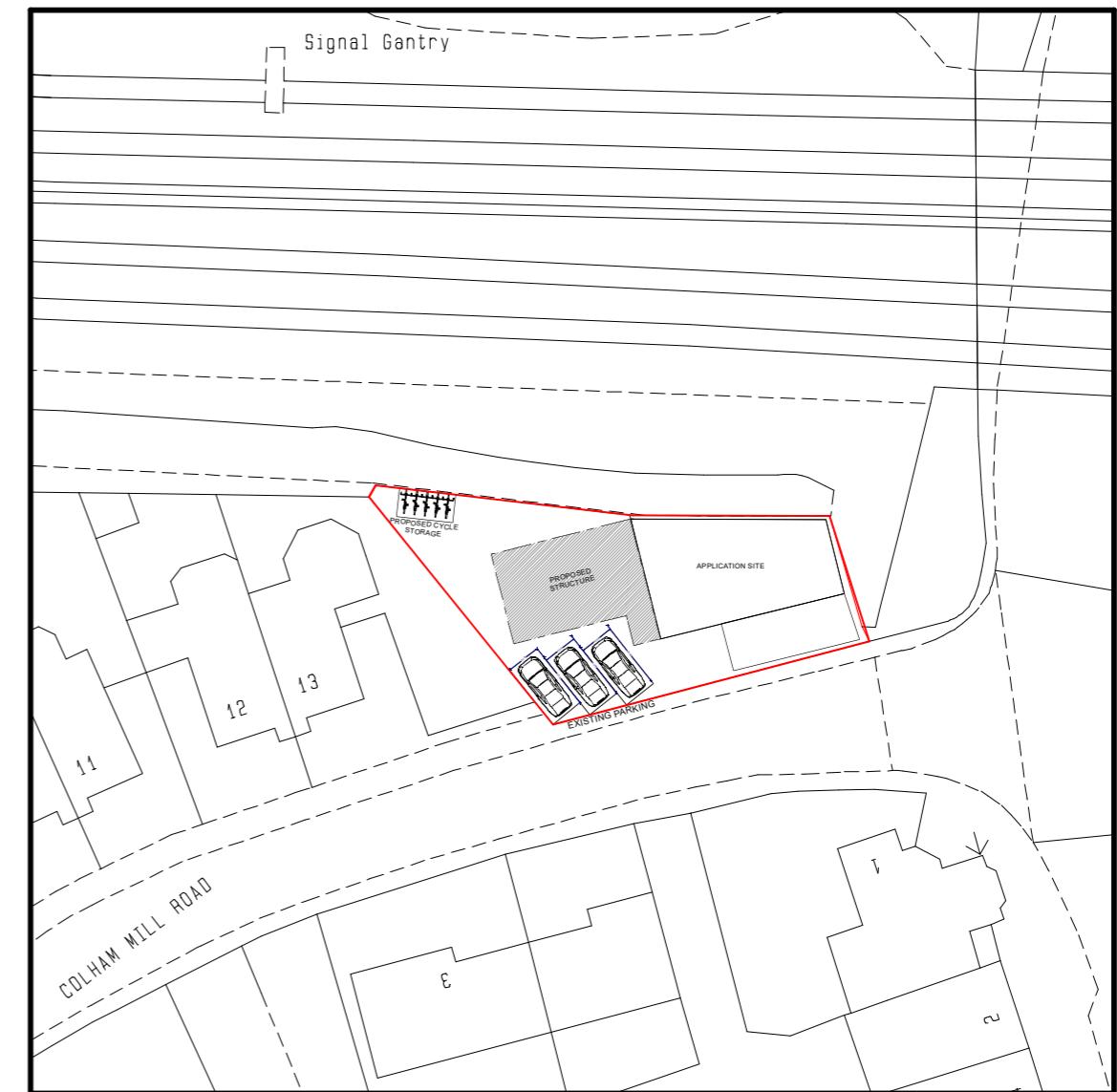




0m 1m 2m 0m 1m 2m 3m 4m 0m 2m 4m 6m 8m 0m 5m 10m 15m 20m 0m 25m 50m  
1:50 1:100 1:200 1:500 1:1250



LOCATION PLAN (1:1250)



SITE PLAN (1:500)

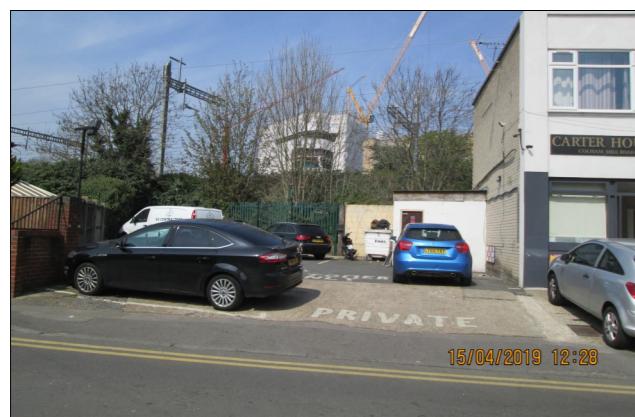
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 1:50 1:100 1:200 1:500 1:1250



**SECURE CYCLE STORAGE**



**EXISTING FRONT EXTENSION  
(APPEAL: APP/R5510/W/22/3290644)**



**EXISTING CROSS OVER AT FULL WIDTH**

**PARKING ARRANGEMENT:** LPA STATED IN THEIR APPEAL STATEMENT APP/R5510/W/22/3290644: The proposal would retain parking for the use of the patrons of the café, with sufficient cycle storage available for use. Therefore it is considered that there are no highways objections and the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

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**PROPOSED CAR & CYCLE PARKING PLAN (1:200)**



**OPS** Chartered Surveyors  
 17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD  
 info@ops-surveyors.co.uk  
 www.ops-surveyors.co.uk  
 Tel: 07881457903

Address: Carter House, Colham Mill Road, West Drayton, UB7 7AE  
 Drawing Ref.: 2022-13CMR-SE-2  
 Applicant: Mr M Purewall  
 Project: Proposed side extension as outdoor seating area (part-retrospective)  
 Date: 04/12/2022 Revision: 1.0A

Scales: 1:50, 1:100, 1:200, 1:500, 1:1250 @ISO A3 (297 x 420)  
 Sheet # 2 / 8

0m 1m 2m  
1:50

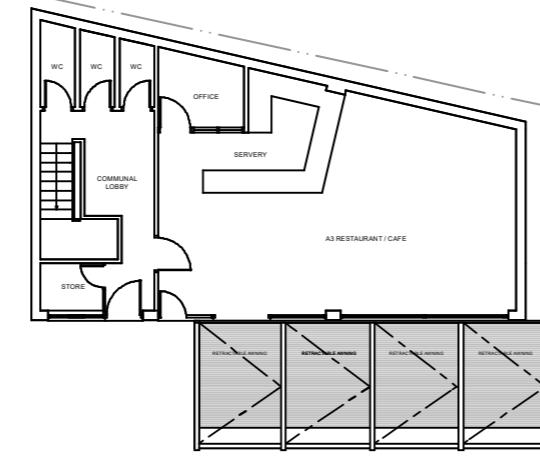
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1:100

0m 2m 4m 6m 8m  
1:200

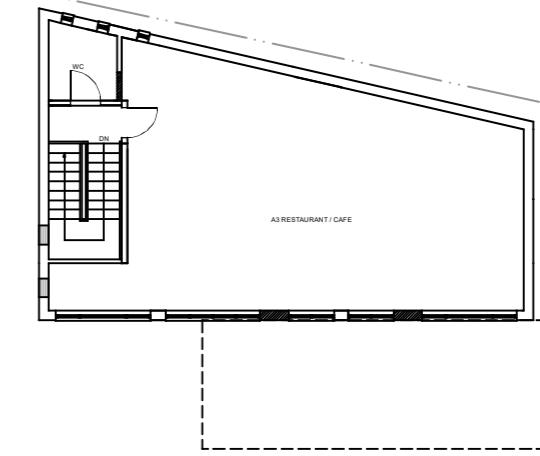
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1:500

0m 25m 50m  
1:1250

**PRE-EXISTING**

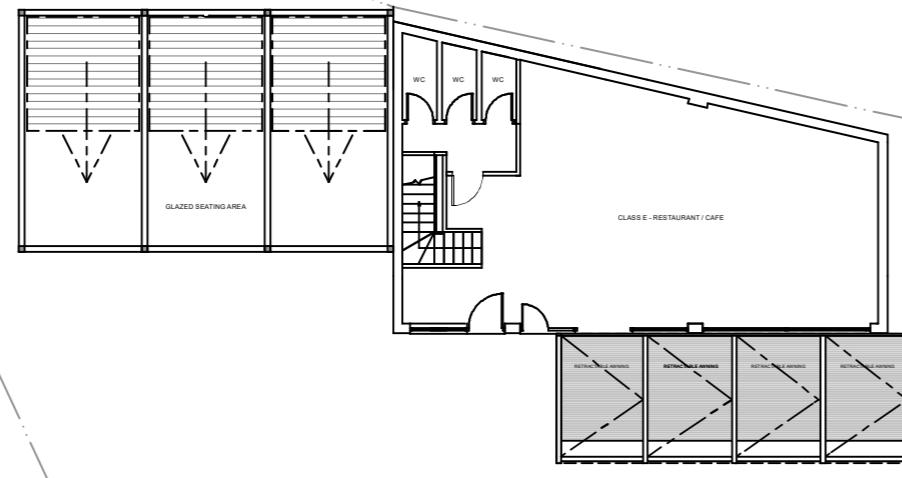


**PRE-EXISTING G/F (1:200)**

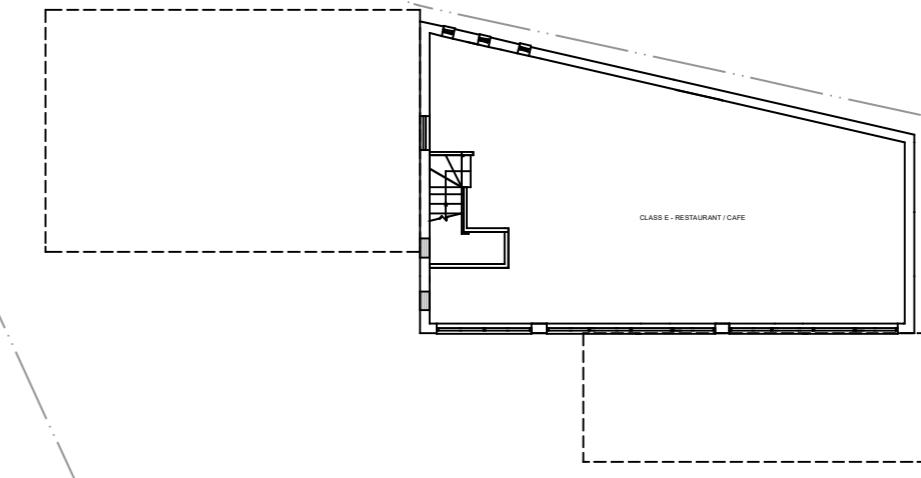


**PRE-EXISTING 1/F (1:200)**

**EXISTING**



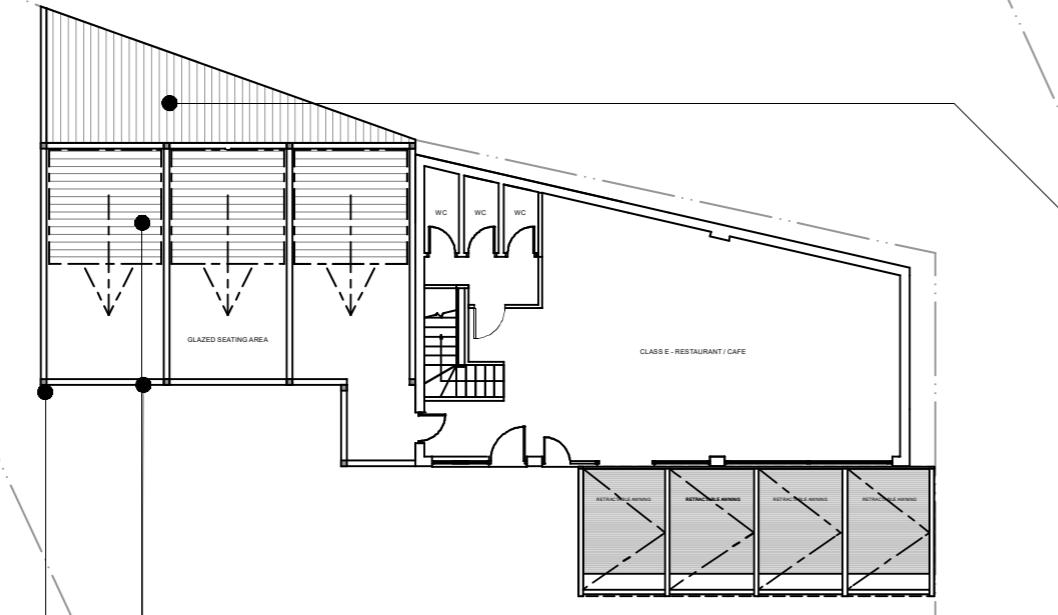
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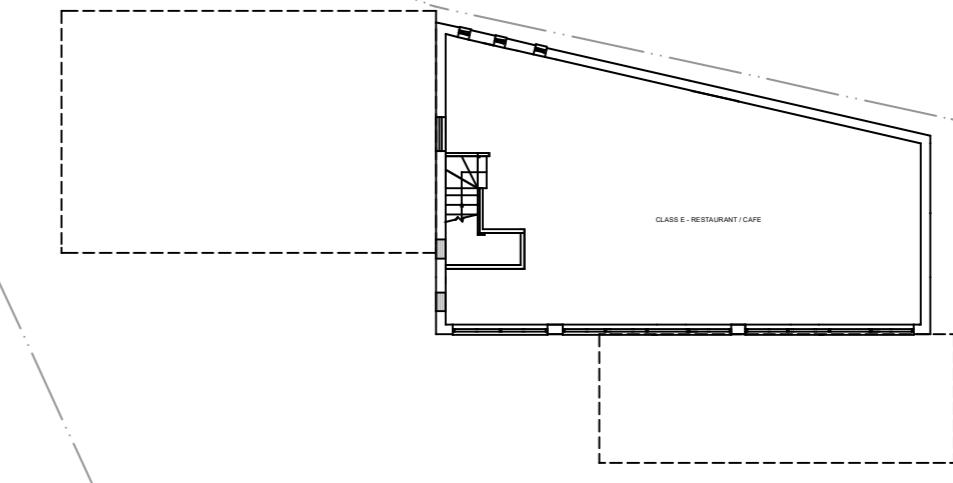
**EXISTING 1/F (1:200)**

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**PROPOSED**



**PROPOSED G/F (1:200)**

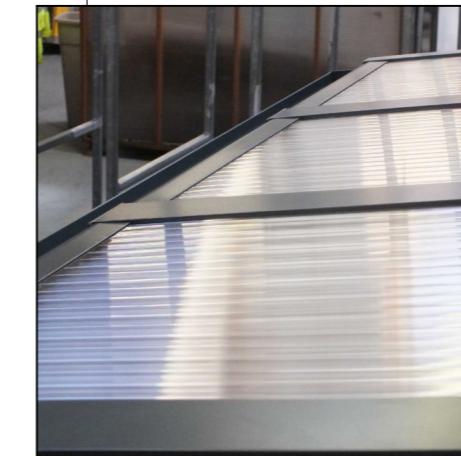


**PROPOSED 1/F (1:200)**

**THE PROPOSED DESIGN WILL MATCH THE EXISTING FRONT EXTENSION WHICH HAS BEEN CONFIRM BY THE INSPECTOR IT WAS WELL DESIGNED AND COMPLEMENTS THE HOST BUILDING AND SURROUNDING AREA.**

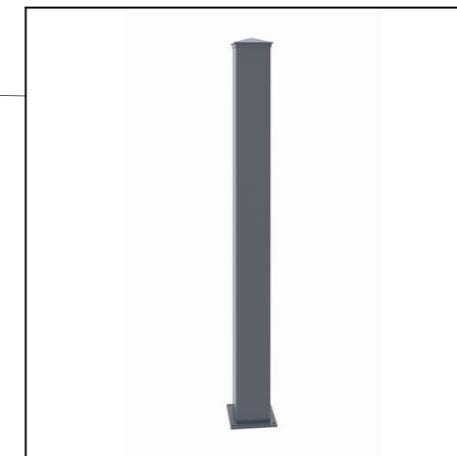


**PROPOSED AWNING TO MATCH EXISTING**  
**PROPOSED GLAZING DESIGN TO MATCH EXISTING**



**PROPOSED POLYCARBONATE GLAZING**

**NOTE: HOST BUILDING WAS PAINTED IN GREY COLOUR UNDER THE G.P.D.O. PART 2 CLASS C (EXTERIOR PAINTING)**



**PROPOSED FRAMES & POSTS TO MATCH EXISTING**

Appeal APP/R5510/W/22/3290644 was allowed and the Inspector stated the followings:

...with the dominant presence of the tall railway bridge wall and fence to the rear neither matter materially detracts from the design of the extension. Similarly, as the raised plinth upon which it is built matches the colour of the bridge side wall, and is subservient in scale, this aspect of the extensions design is also acceptable.

I therefore conclude that the front extension is well designed and complements the host building and surrounding area in compliance with policies DMHB 11, DMHB 12 and DMNB 13 of the Hillingdon Local Plan Part Two..."

0m 1m 2m  
1:50

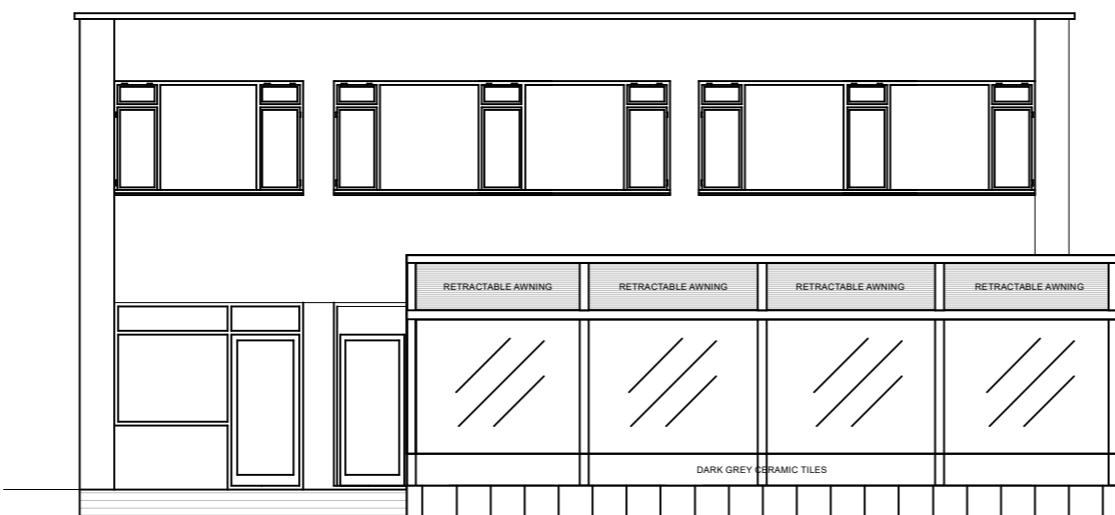
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1:100

0m 2m 4m 6m 8m  
1:200

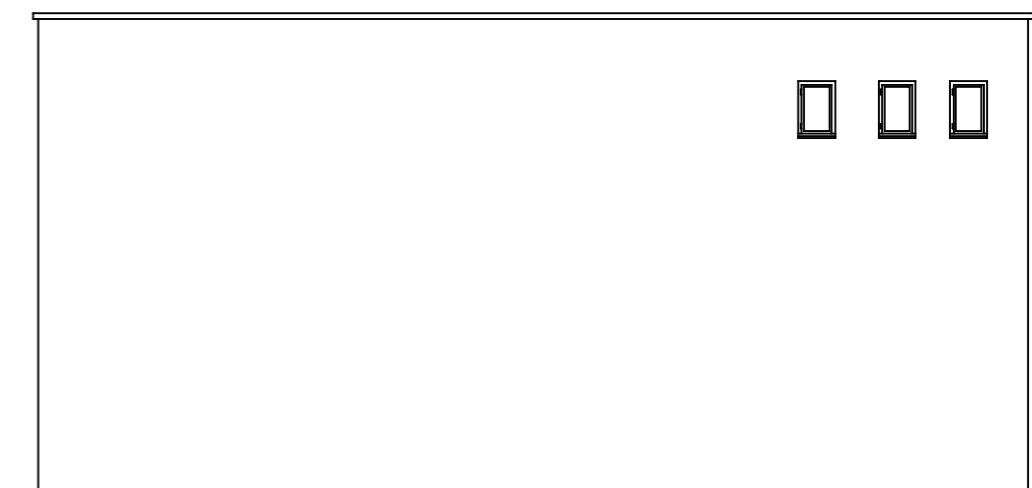
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1:500

0m 25m 50m  
1:1250

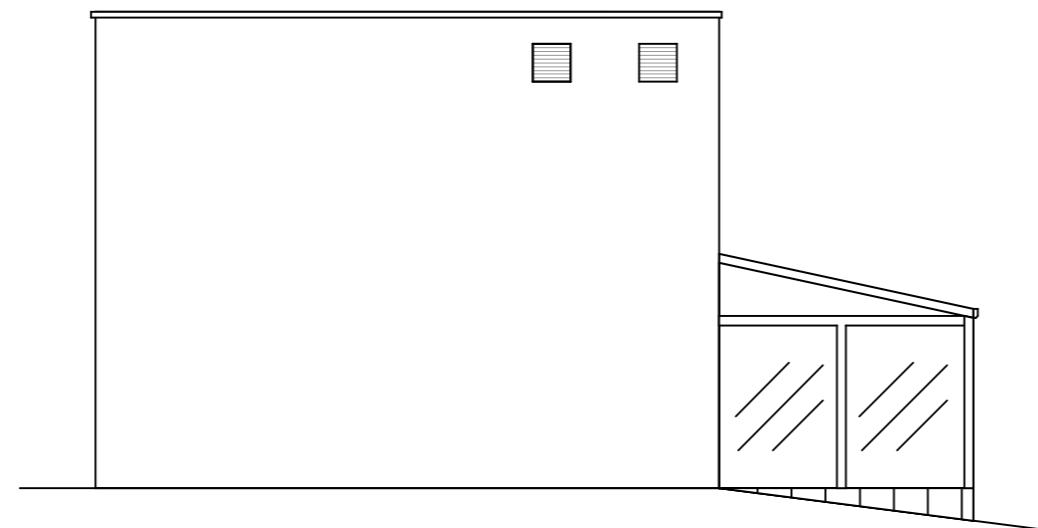
### PRE-EXISTING



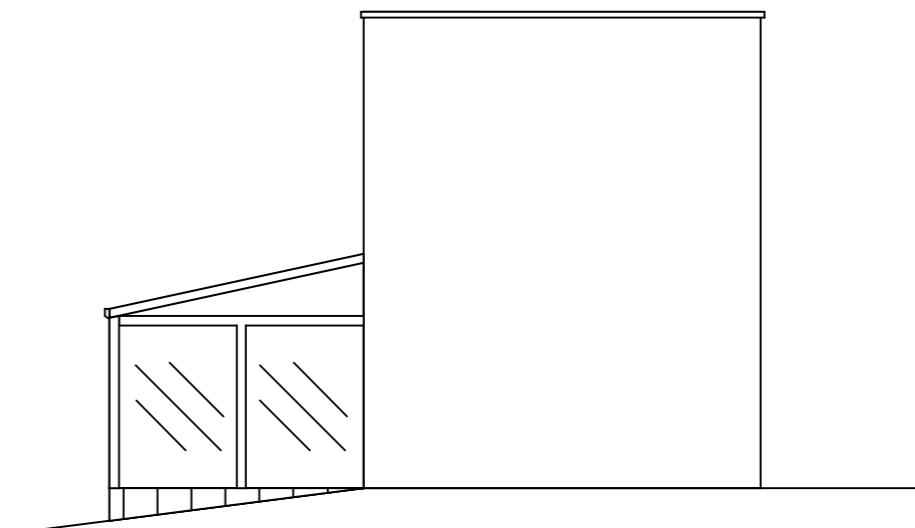
PRE-EXISTING FRONT (1:100)



PRE-EXISTING EXISTING REAR (1:100)



PRE-EXISTING EXISTING SIDE (1:100)



PRE-EXISTING EXISTING SIDE (1:100)

0m 1m 2m  
1:50

0m 1m 2m 3m 4m  
1:100

0m 2m 4m 6m 8m  
1:200

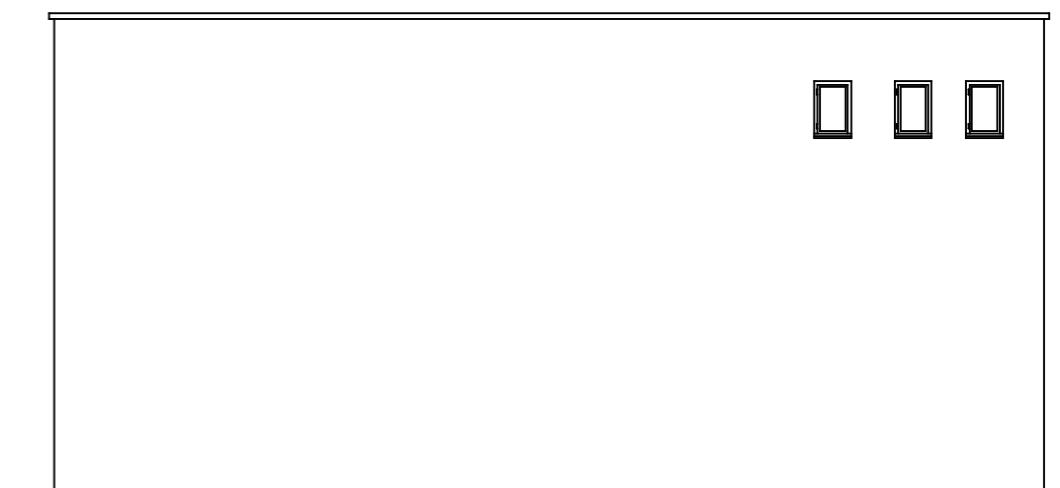
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1:500

0m 25m 50m  
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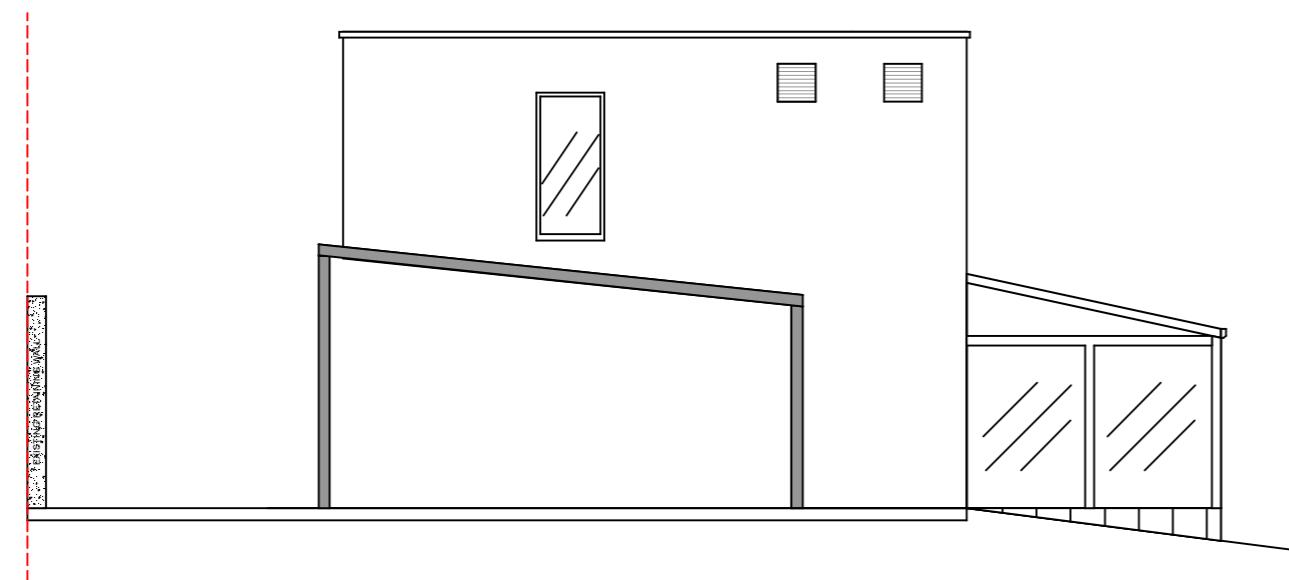
EXISTING



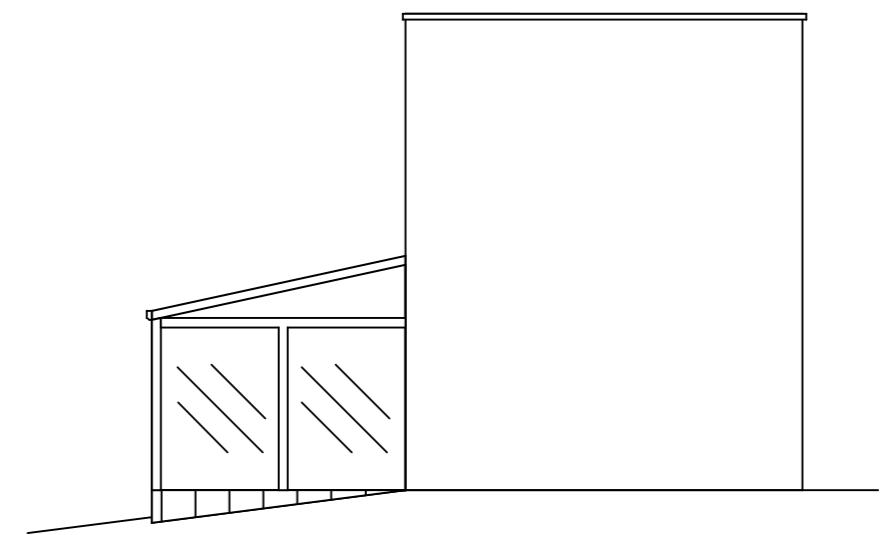
EXISTING FRONT (1:100)



EXISTING REAR (1:100)



EXISTING SIDE (1:100)



EXISTING SIDE (1:100)

0m 1m 2m  
1:50

0m 1m 2m 3m 4m  
1:100

0m 2m 4m 6m 8m  
1:200

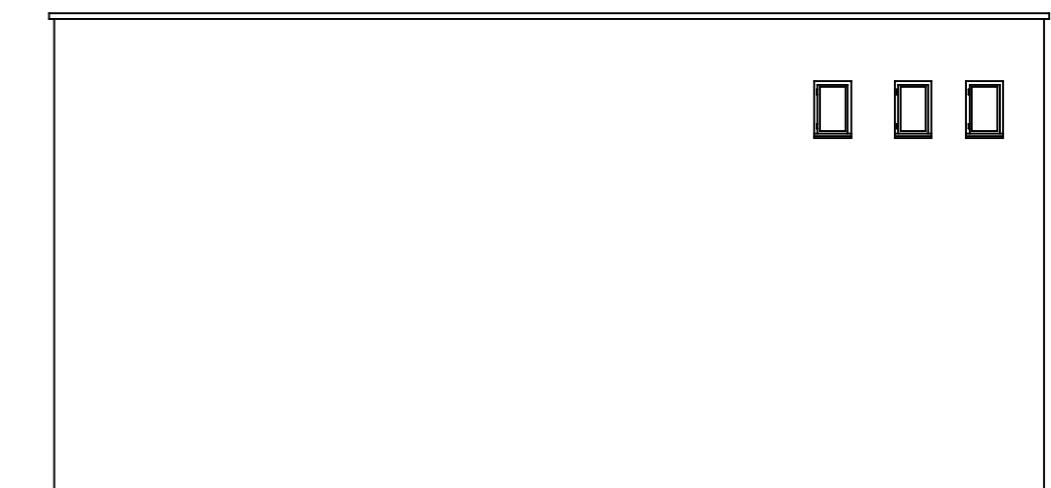
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1:500

0m 25m 50m  
1:1250

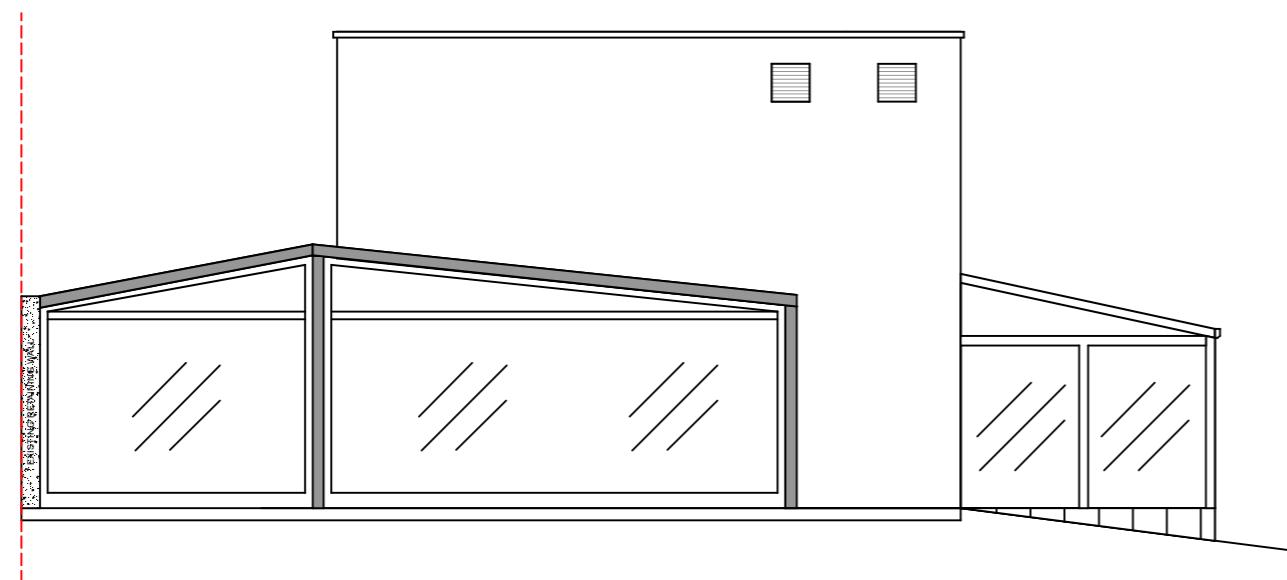
**PROPOSED**



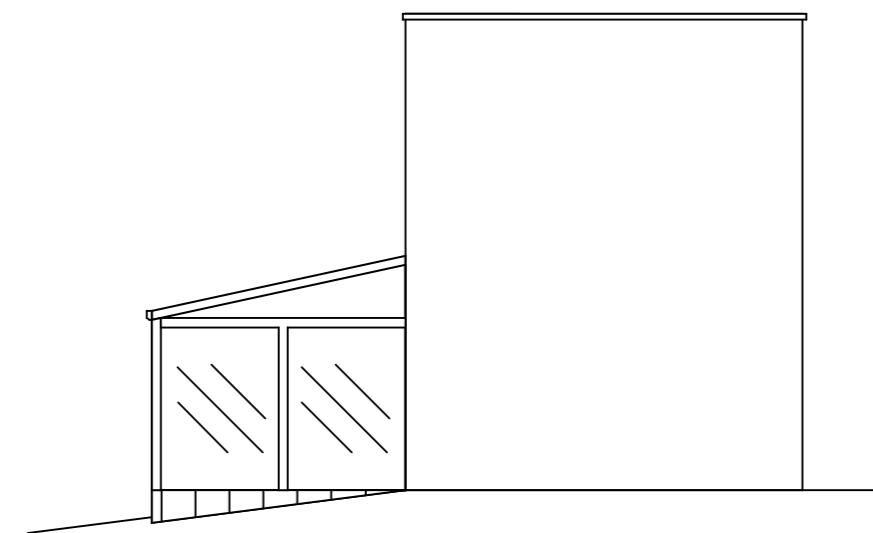
**PROPOSED FRONT (1:100)**



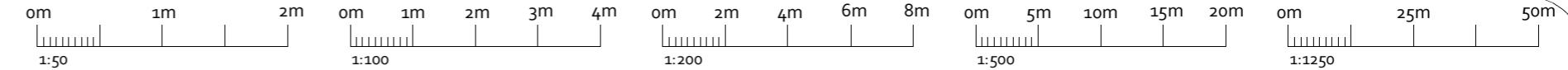
**PROPOSED REAR (1:100)**



**PROPOSED SIDE (1:100)**



**PROPOSED SIDE (1:100)**



EXISTING SIDE VIEW



EXISTING FRONT VIEW



EXISTING SIDE VIEW



EXISTING RETRACTABLE AWNING