

Proposed First Floor Plan - Waterside House

Scale 1:200@A2



Accommodation Schedule - Class MA

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA						
GF		15	678m²	2	107m²	1	62m²	0	m²	TBC	18	19	1,202m²	847m²	70%
01		15	678m²	2	107m²	2	129m²	0	m²		19	21	1,202m²	914m²	76%
02		15	678m²	2	107m²	2	129m²	0	m²		19	21	1,202m²	914m²	76%
Total	0.00	45	2,034m²	6	321m²	5	321m²	0	m²	m²	56	61	3,606m²	2,675m²	74%
Mix			80.4%		10.7%		8.9%		0.0%						

Total Units	56
Total Cycle Spaces	TBC
Total Car Parking Spaces	TBC

Revision:	Date:	Drawn:	Check:
A	Amended internal walls.	20.05.25	EAB JW1
B	Updated to comments.	23.05.25	EAB JW1
C	Updated to comments.	04.07.25	EAB JW1

Key:

- Application Site Boundary Line
- Same Ownership Boundary Line
- 1B1P (1B1P* = Studio)
- 2B3P
- 2B4P

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PDF survey information that is subject to a full measured building survey.

This sketch is indicative only and based on incomplete survey information. Core areas are assumed to contain vertical circulation but remain unverified. The proposal is subject to full measured, structural, and M&E surveys, and is for feasibility/discussion purposes only.

Further design development will be required to address:

A compliant fire strategy, including means of escape, protected lobbies, evacuation lift requirements, and fire-rated construction;

Acoustic and thermal performance in line with Building Regulations, including potential enhancements between residential uses;

Ventilation to habitable spaces and shared areas per Approved Document F, plus assessment of overheating risk (Part O);

Structural capacity of the existing building to support residential conversion and associated loadings;

Natural light provision and daylight/sunlight performance in accordance with BRE guidance;

Services coordination, including drainage, vertical risers, and ventilation routes;

Access and inclusivity, including potential lift upgrades and Part M compliance;

Waste and cycle storage arrangements;

Assessment of hazardous materials (e.g., asbestos) within the existing fabric.

All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.



Project

Riverview & Waterside House, Uxbridge

103-268

Status

Feasibility

Client

Highgrass Ltd

Package

/ Permitted Development - Class MA

Sheet Title

Proposed First Floor Plan (Waterside House)

Scale

1:200, 1:1.54@A2

Date

16.05.2025

Drawn by

EAB

Checked by

JW1

Drawing reference

103-268_(SK)008C

Revision

London | Birmingham | Leicester

0203 327 0381 | 0121 309 0071 | 0116 204 5800

rg-p.co.uk · design@rg-p.co.uk

Notes:

All designs should be constructed in strict accordance with building regulations. In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m.

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