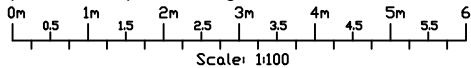




SITE LOCATION SCALE 1:1250

GENERAL NOTES.

1. All dimensions are in mms. uno.
2. The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
3. The materials for new construction shall be generally similar to the existing so that the new work shall blend into the existing, unless noted otherwise.
4. The detailed specifications where given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed..
5. Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.
6. Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
7. The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
8. These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
9. For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
10. The Design may be limited to basic structuraland layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and or contractor shall be resposnsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2007 (CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken



Scale: 1:100



BLOCK PLAN SCALE 1:500

E/P: Existing & Proposed shop floor

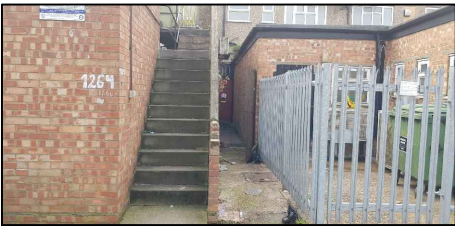
NOTE: The previous planning application ref.46590/APP/2022/351 was withdrawn by applicant due to absence of detailed noise and odour information and Noise Impact Assessment. The proposed operating hours on Saturday has been described as 'late' on this new application.



Front view of 1262 Ground floor shop (Plus store) & 1264 (Upper floors- residential) from Uxbridge road



Rear view of 1262 & 1266 from rear service road



Rear view of 1262 & 1266 from rear service road



Rear view of 1262. Flat roof, Roof terrace and stair to upper floors

THE PRESENT PREMISES IS A MID-TERRACED THREE STOREY PROPERTY ON UXBRIDGE ROAD-UB4 8JF. THE GROUND FLOOR IS A COMMERCIAL RETAIL SHOP WITH ENTRANCE FACING UXBRIDGE ROAD AND UPPER FLOORS ARE BEING USED AS A RESIDENTIAL DWELLING WITH PRIVATE ACCESS TO THE REAR .

THESE DRAWINGS ARE FOR CHANGE OF USE FROM SHOP Class E(a) TO RESTAURANT Class E(b) & HOT FOOD TAKEAWAY Class Sui Generis .

THERE IS AMPLE PARKING TO THE FRONT OF THE PROPERTY. THE SITE IS EASILY ACCESSIBLE TO CUSTOMERS WITHIN THE LOCAL AREA. THERE IS NO SUCH A HOSPITALITY VENUE WITHIN 1KM OF RADIUS SO THERE WOULD BE GREAT OPPORTUNITY OF GOOD TURNOVER AND NEW EMPLOYMENT.

Existing Areas Approx

Site Area 136 sqm  
Ground floor Shop 133 sqm (Use Class Ea)  
Floors above are not surveyed

Proposed Areas Approx

Ground floor 133 sqm (Use Class Eb & Sui Generis)



Rear view of 1250 to 1256 Uxbridge road-Wishing Well Pub from rear service road



Side view of 1250 to 1256 Uxbridge road-Wishing Well Pub at rear service road has already installed horizontal extraction system on top of the rear extension flat roof.

SITE PHOTOS

STANDARD ABBRIVIATIONS

AB	air brick	GV	gas valve
BR	boiler	IC	inspection cover
DW	dishwasher	IL	invert level
FR	fridge	MH	manhole
CK	cooker	SC	stop cock
OV	oven	PB	plot boundry
KS	kitchen sink	SW	surface water
HW	hot water tank	FW	foul water
HR	head room		
SVP	soil vent pipe		
FWP	foul water pipe		
RWP	rain water pipe		
RAD	radiator		
THS	thermostat		
EX	extract fan		



Pankhaniya Services Ltd

Planning & Structural Design, Building Control,  
Party Wall Matters, Construction & Management

75 Evelyn Avenue, London NW9 0JF

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Email: info@pankhaniyaservices.co.uk

Web: www.pankhaniyaservices.co.uk

C	23/07/2022	FOR REPEAT PLANNING PERMISSION
B	20/07/2022	Kitchen extraction & odour control System and noise assessment
A	03/02/2022	FOR PLANNING PERMISSION
	01/02/2022	FOR CLIENTS REVIEW
REV	DATE	COMMENTS

CLIENT:

DH ENTERPRISES LTD  
1278 UXBRIDGE ROAD,  
HAYES  
UB4 8JF

PROJECT:

CHANGE OF USE FROM SHOP Class E(a) TO  
RESTAURANT Class E(b) & HOT FOOD  
TAKEAWAY Class Sui Generis AT  
1262 UXBRIDGE ROAD,  
HAYES UB4 8JF

SCALE:  
AS SHOWN

DRG. NO:  
2205-Uxbridge Road 1262-001