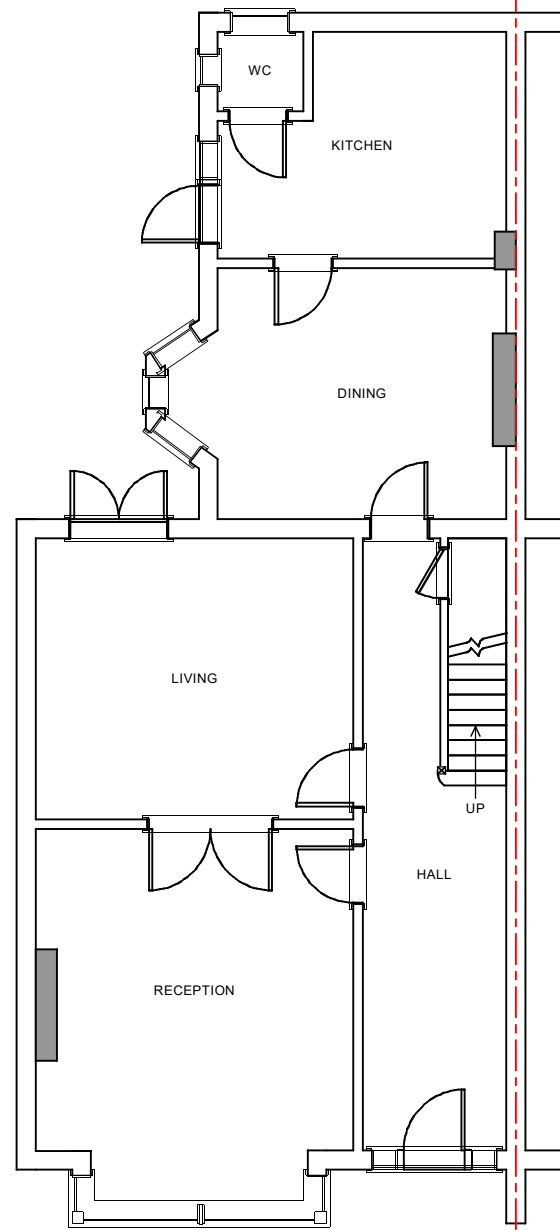
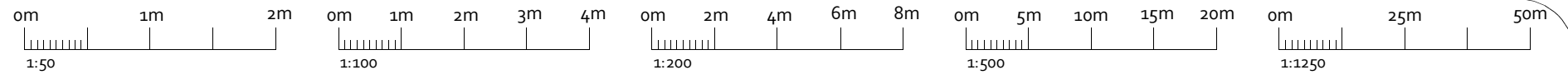


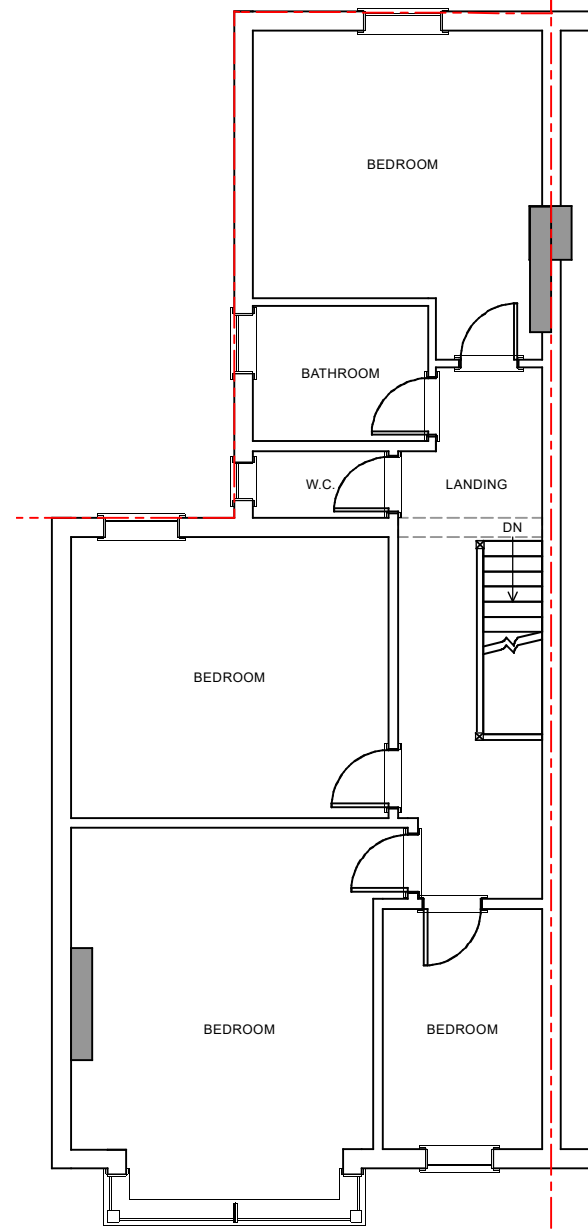
LOCATION PLAN (1:1250)



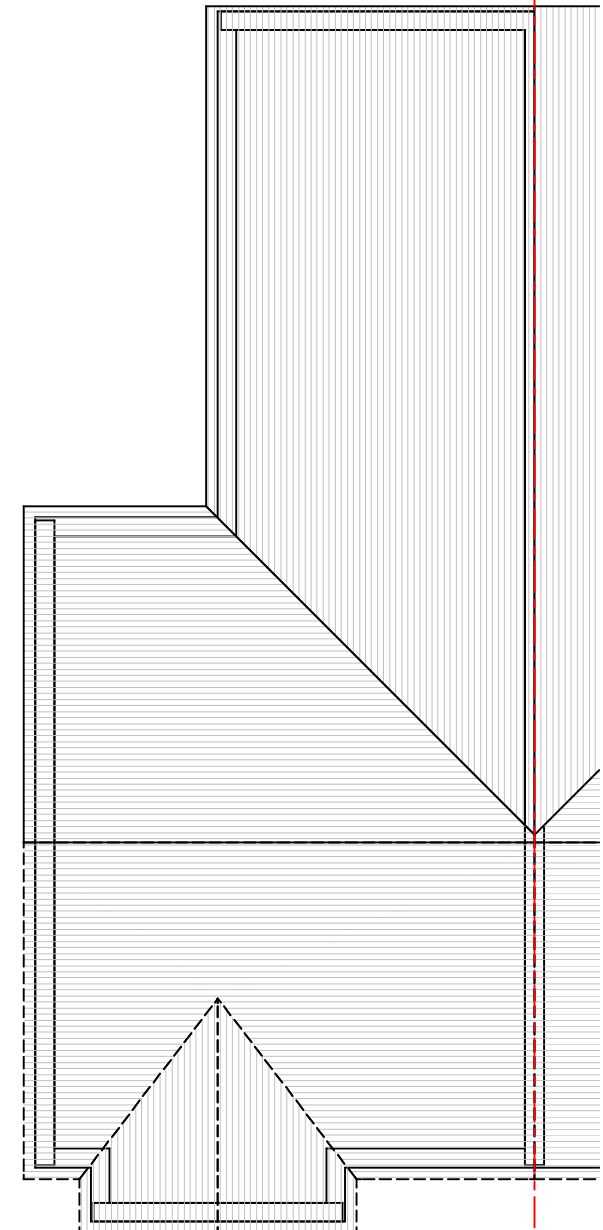
SITE PLAN (1:500)



EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING LOFT (1:100)



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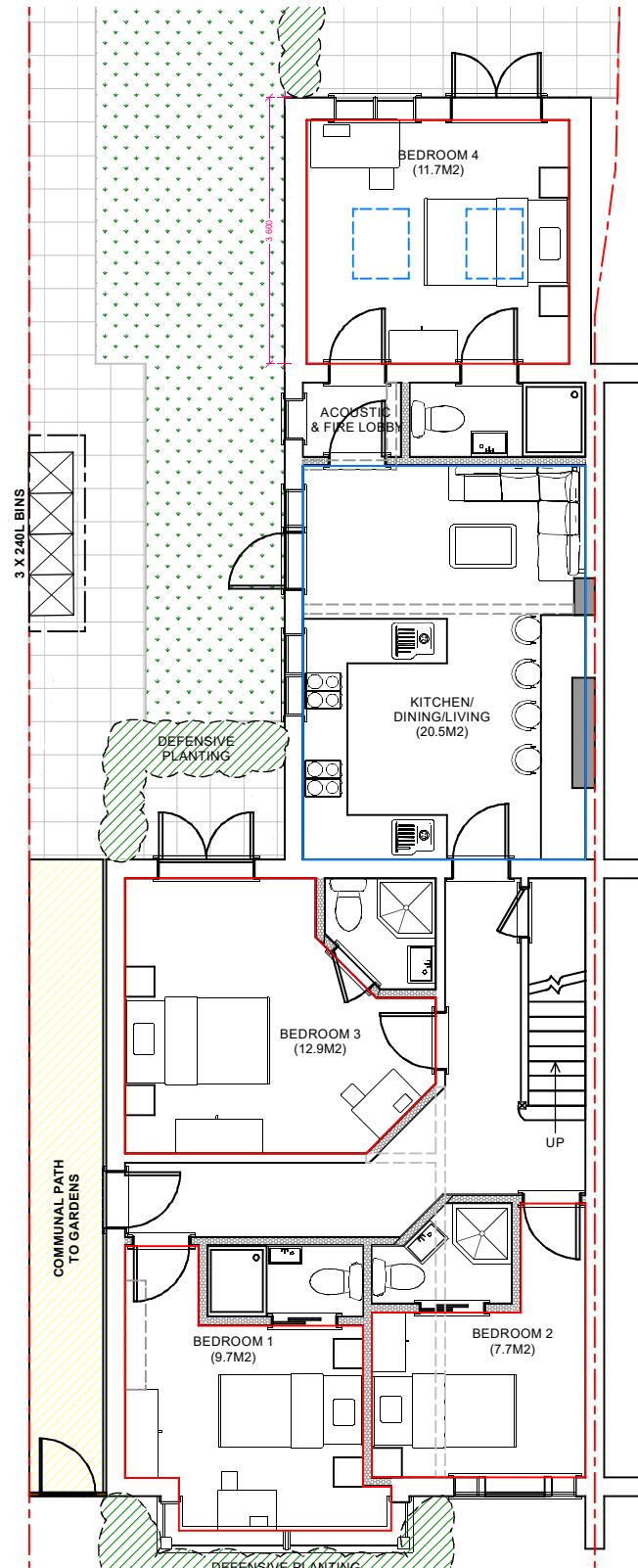
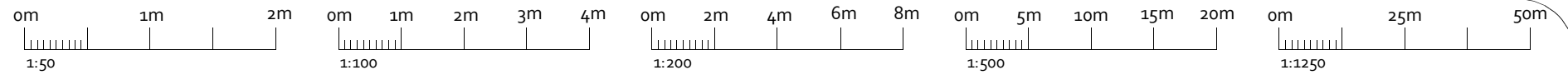
Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-2
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9
BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY
REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE
SPACE & ERECTION OF SINGLE STOREY DETACHED
OUTBUILDING

Date: 24/08/2022

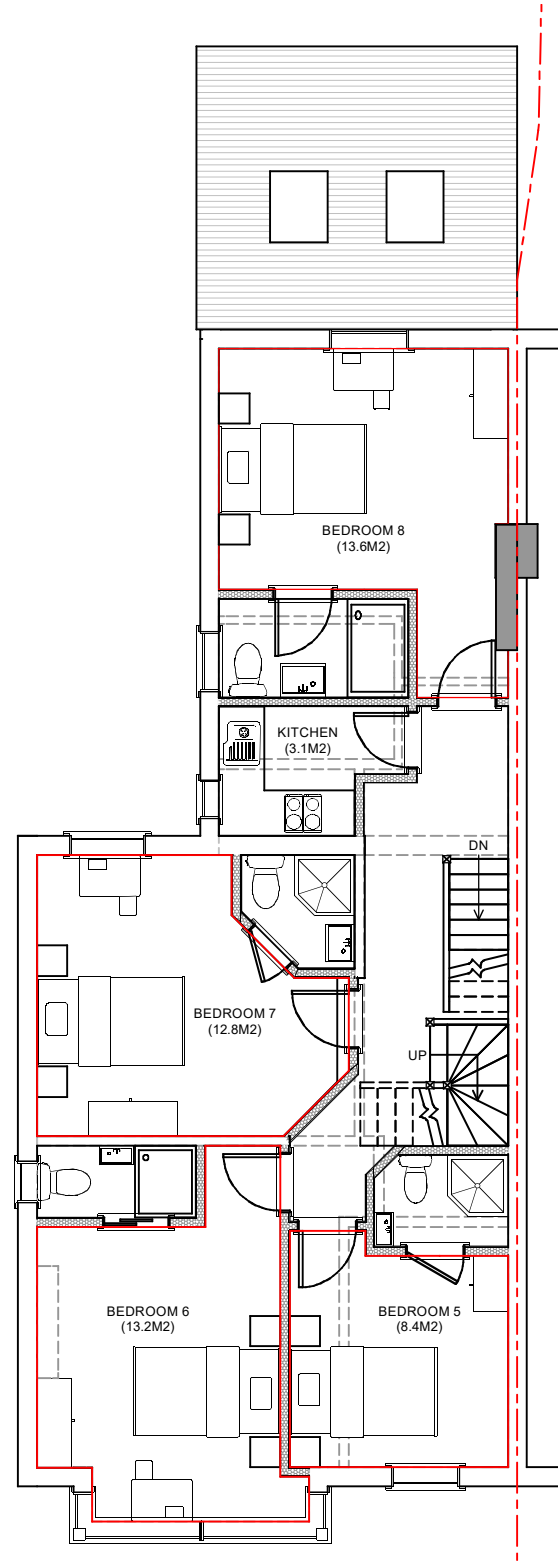
Revision: 1.0E

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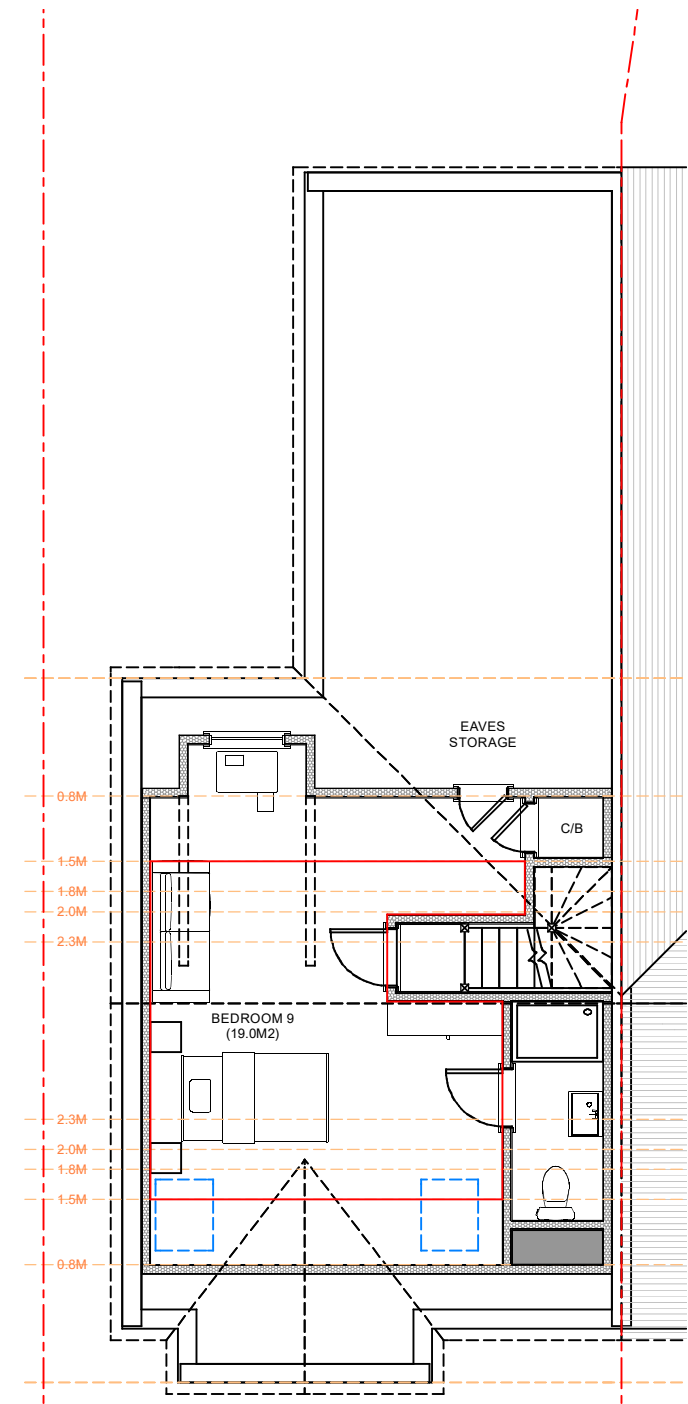
Sheet # 2 / 10



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED LOFT (1:100)



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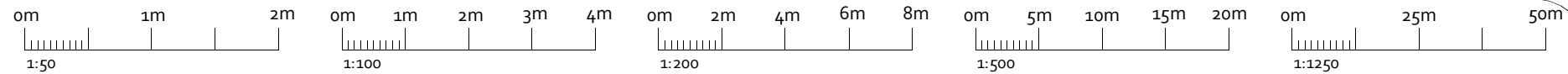
Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-3
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9
BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY
REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE
SPACE & ERECTION OF SINGLE STOREY DETACHED
OUTBUILDING

Date: 24/08/2022

Revision: 1.0E

Scales: 1:50,
1:100, 1:200, 1:500, 1:12
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@ISO A3 (297 x 420)

Sheet # 3 / 10



REFUSE STORAGE FOR X 4 BINS

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ECO CYCLE SHELTER RANGE



Product Name: Eco Cycle Shelter and Rack
Product Code: USP/GS10/5HR
Size: 3500(W)X2000(D)X2200(H)
Description: 10 CYCLE SHELTER WITH RACK
Sheffield toast rack and lockable gates and all panels

2XEV CHARGING POINTS

3 X 240L BINS

PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING

PLANTING SPECIFICAITONS

EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGH TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE PIT AND ADDITIONAL TOPSOIL AS REQUIRED TOGETHER WITH COMPOST/SOIL CONDITIONER/AMELIORANT AT 1M3/10M3. WATER PLANTS THOROUGHLY IMMEDIATE AFTER PLANNING. LIGHT FIRM SOIL AROUND PLANTS. PLANT PROTECTION SHOULD BE PROVIDED TO PROTECT VULNERABLE BEDS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTS.

ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.

**PROPOSED REFUSE & CYCLE
STORAGE AND AMENITY PLAN (1:100)**



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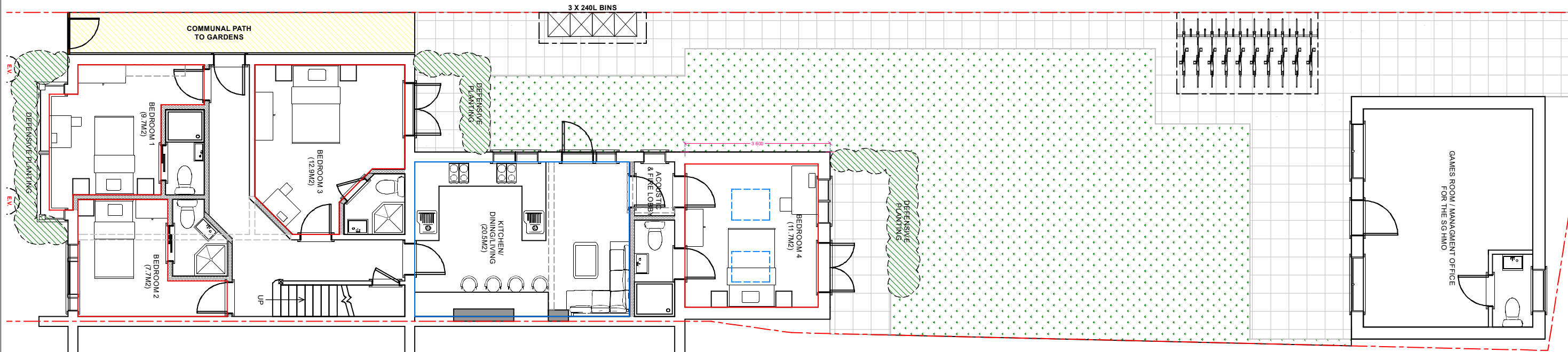
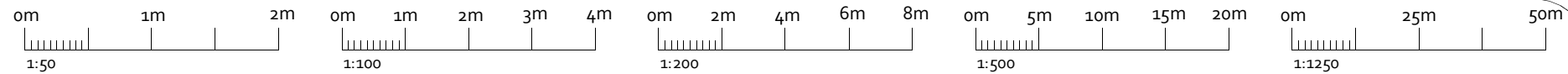
Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-4
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9
BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY
REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE
SPACE & ERECTION OF SINGLE STOREY DETACHED
OUTBUILDING

Date: 24/08/2022

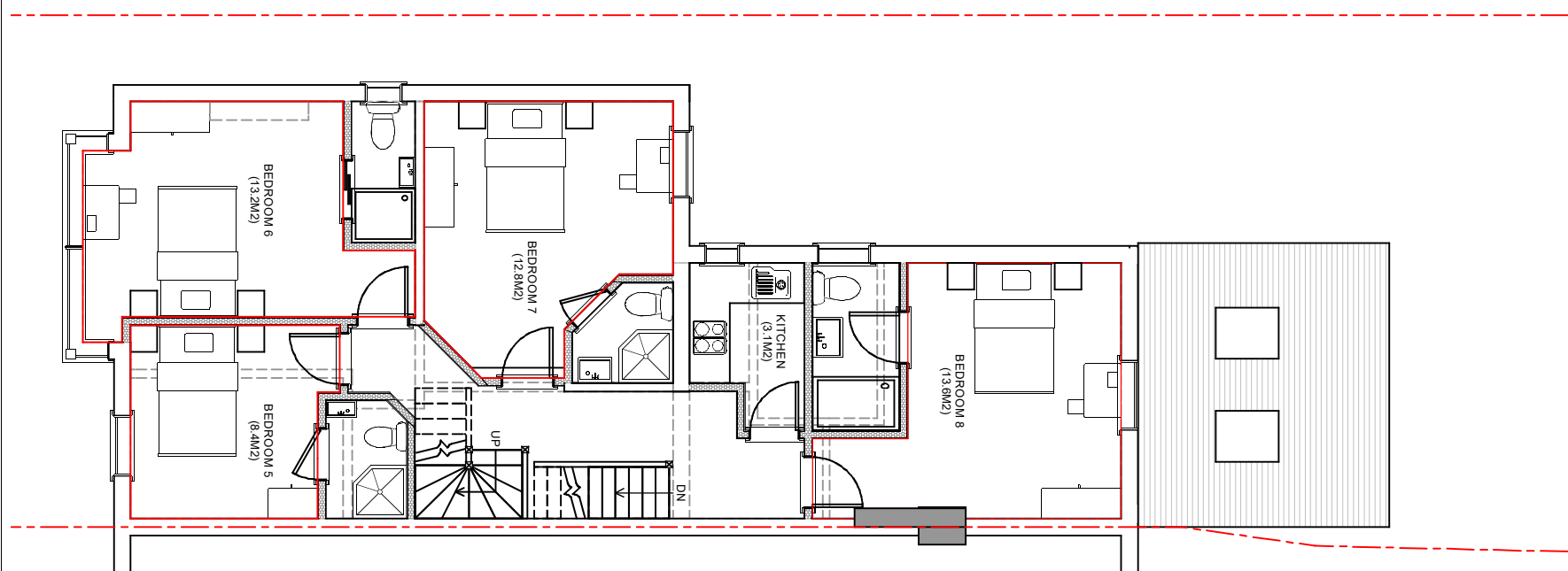
Revision: 1.0E

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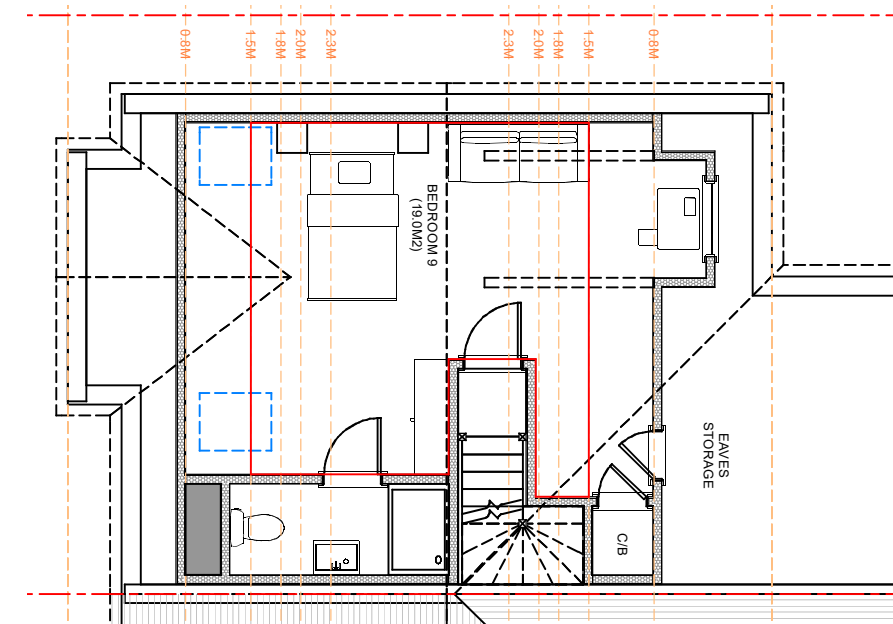
Sheet # 4 / 10



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)

HMO ROOM SCHEDULE

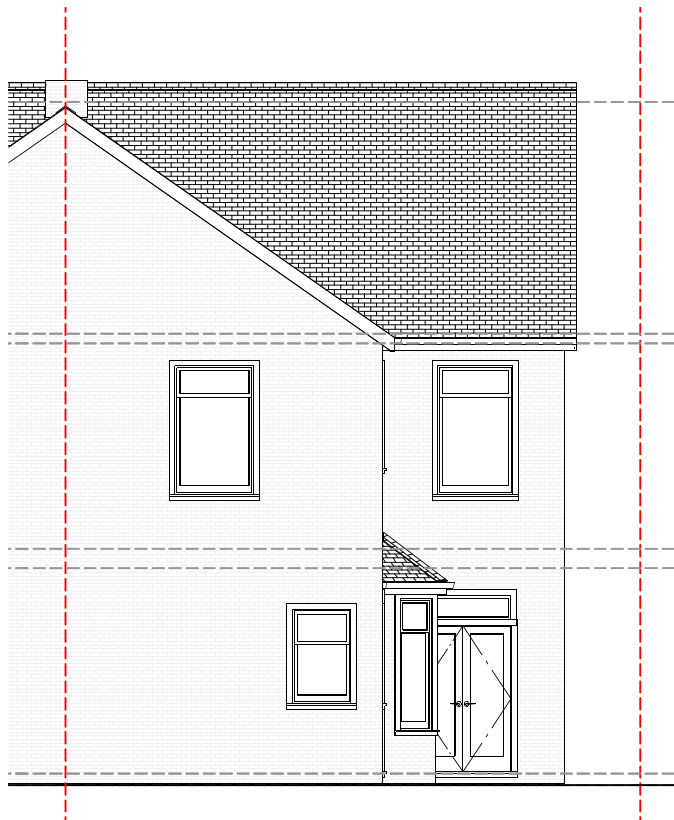
BEDROOM 1: 9.70M2 (LIMIT TO 1P)	BEDROOM 7: 12.8M2 (LIMIT TO 1P)
BEDROOM 2: 7.70M2 (LIMIT TO 1P)	BEDROOM 8: 13.6M2 (LIMIT TO 1P)
BEDROOM 3: 12.9M2 (LIMIT TO 1P)	BEDROOM 9: 19.0M2 (LIMIT TO 1P)
BEDROOM 4: 11.7M2 (LIMIT TO 1P)	G/F K/D/L: 20.5M2 (UP TO 10P)
BEDROOM 5: 8.40M2 (LIMIT TO 1P)	1/F KITCHEN: 3.1M2 (ADDITIONAL)
BEDROOM 6: 13.2M2 (LIMIT TO 1P)	



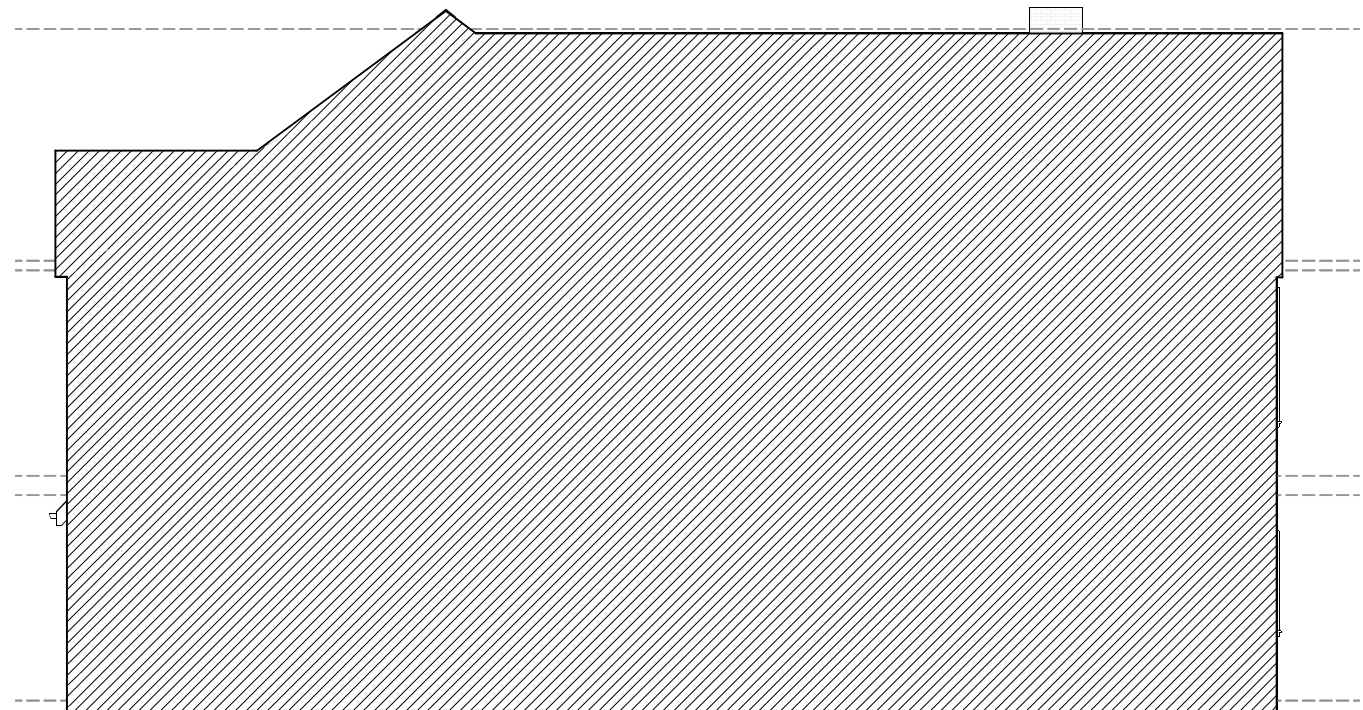
EXISTING FRONT (1:100)



EXISTING SIDE (1:100)



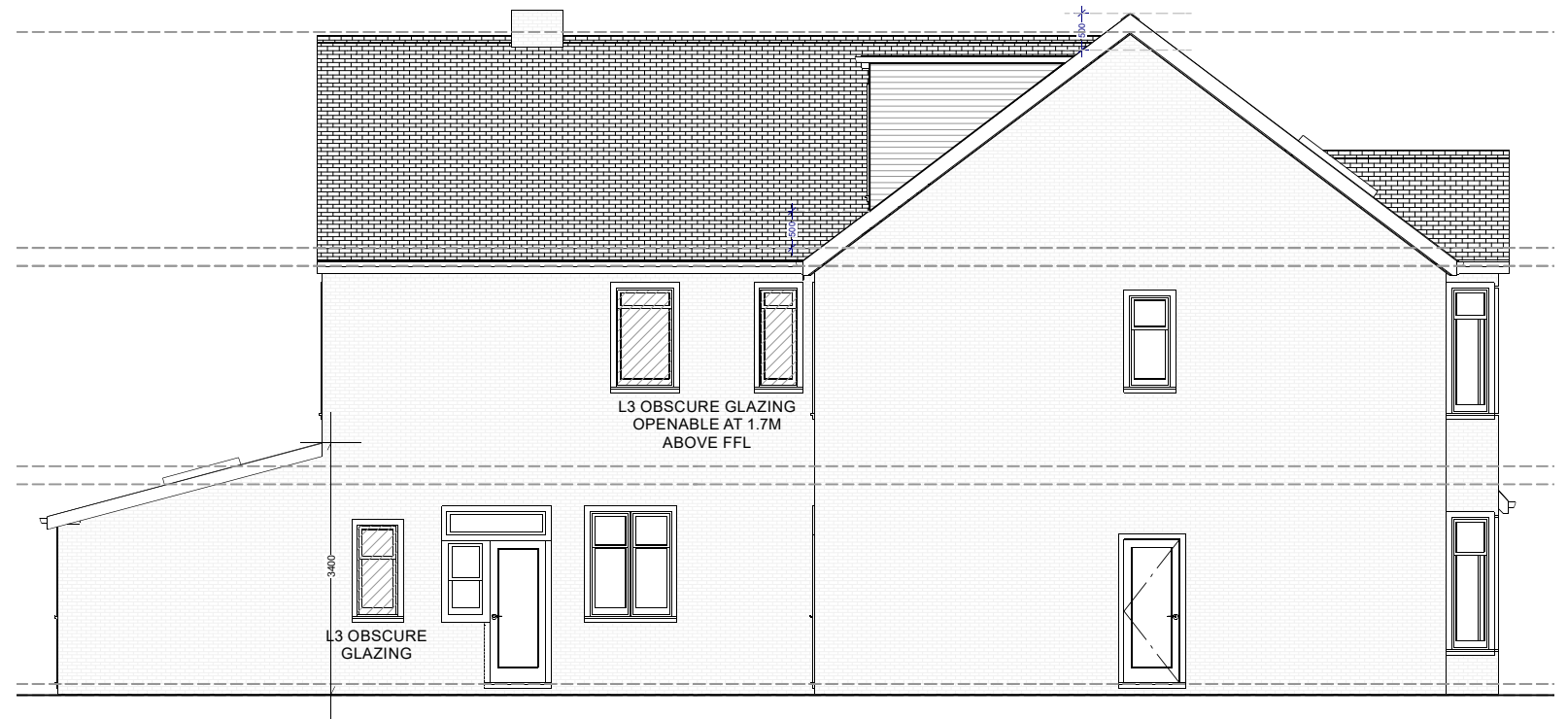
EXISTING REAR (1:100)



EXISTING SIDE (1:100)



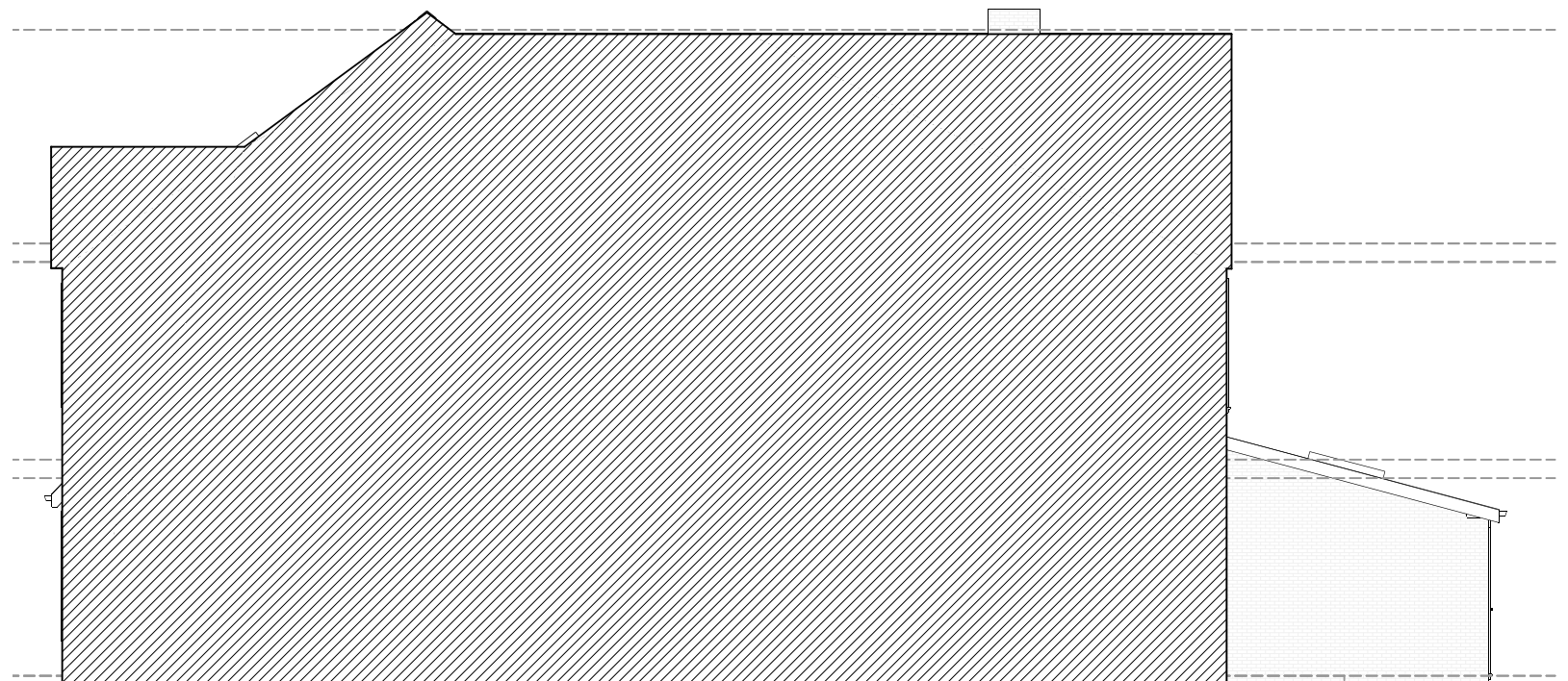
PROPOSED FRONT (1:100)



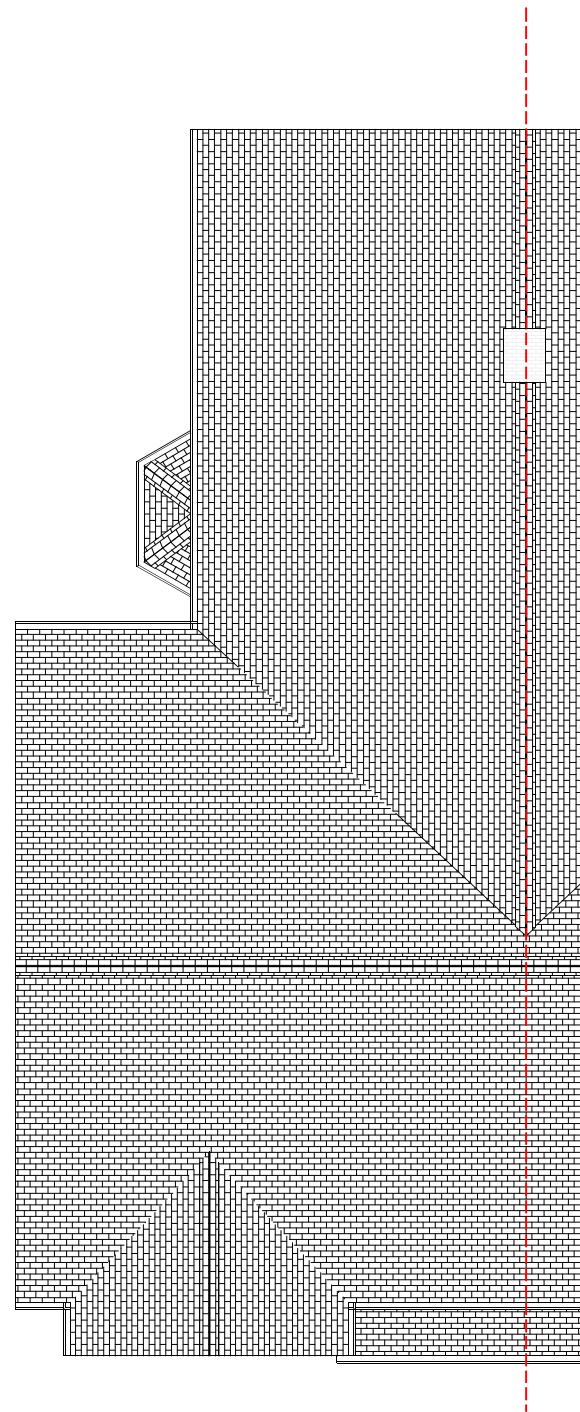
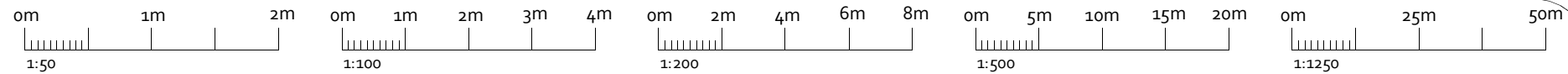
PROPOSED SIDE (1:100)



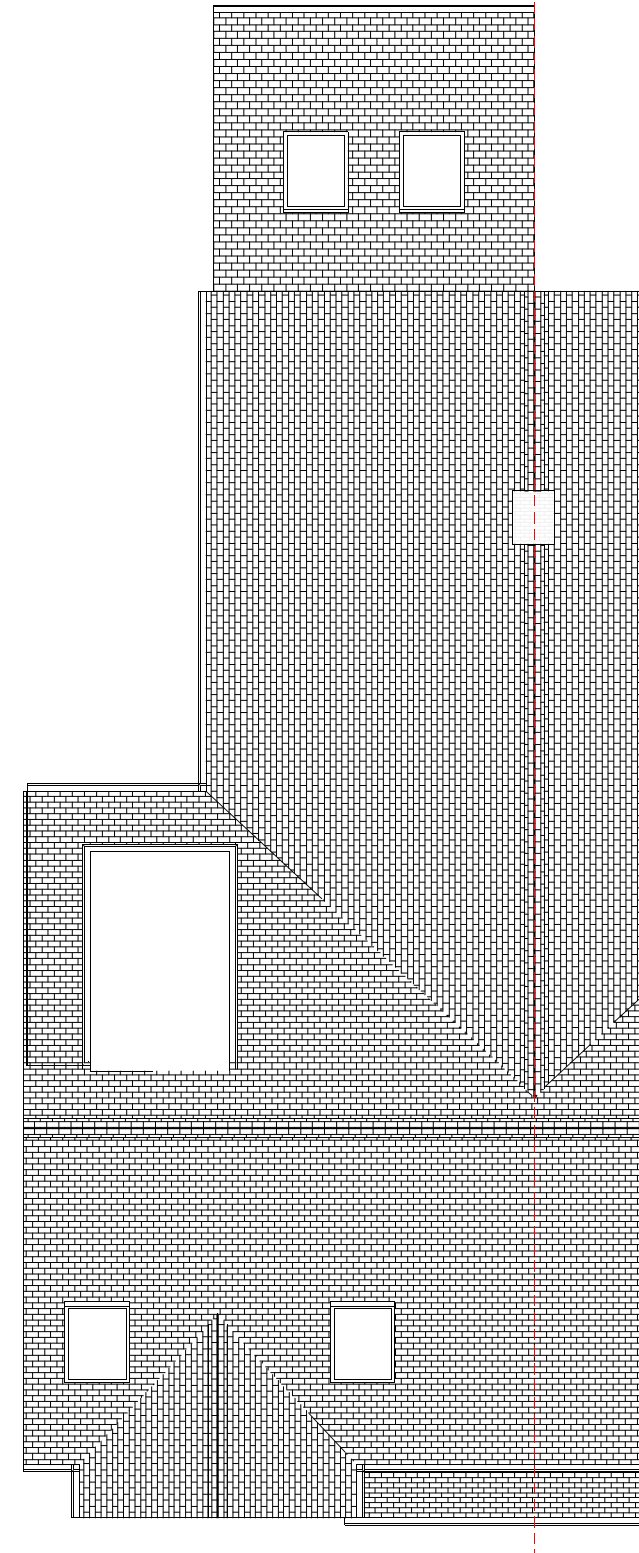
PROPOSED REAR (1:100)



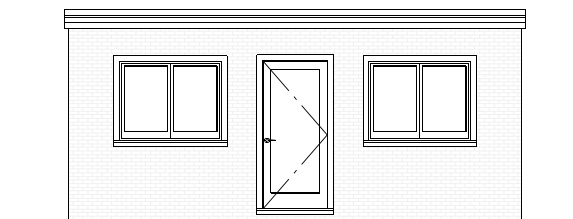
PROPOSED SIDE (1:100)



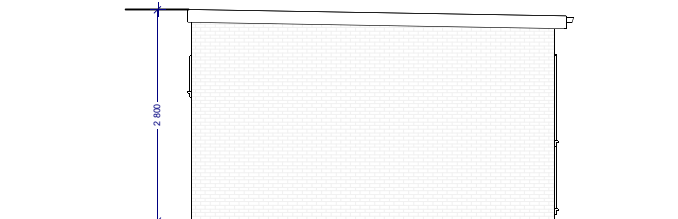
EXISTING ROOF PLAN (1:100)



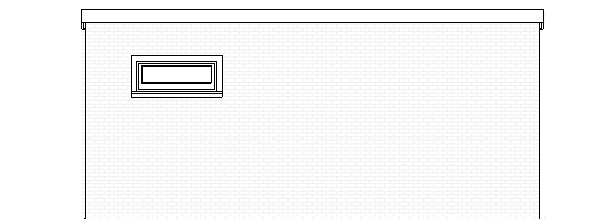
PROPOSED ROOF PLAN (1:100)



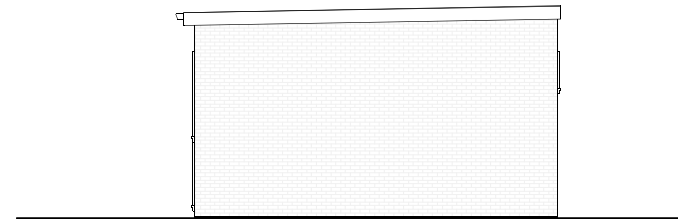
PROPOSED FRONT (1:100)



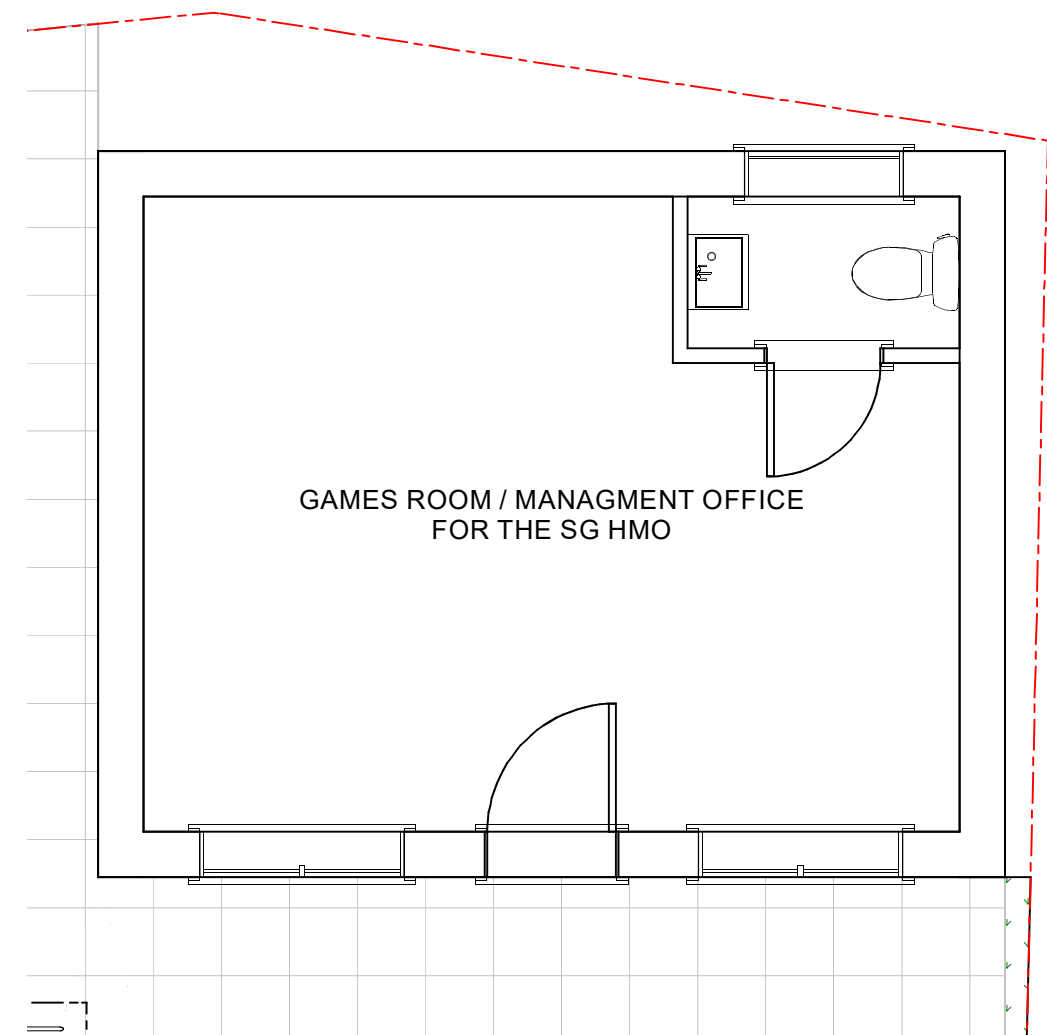
PROPOSED SIDE (1:100)



PROPOSED REAR (1:100)



PROPOSED SIDE (1:100)



PROPOSED FLOOR PLAN (1:50)

PROPOSED OUTBUILDING

PLANNING SUMMARY STATEMENT:

THE FOLLOWING IMPROVEMENTS HAVE BEEN ADOPTED TO THE CURRENT SCHEME FROM THE PREVIOUS 9 BEDS SG HMO PROPOSAL:

- 1) MERGING THE PROPOSED G/F REAR EXTENSION WITH THE EXISTING KITCHEN/DINING SPACE TO PROVIDE ADDITIONAL AND BETTER COMMUNAL SPACE QUALITY
- 2) REPLACING THE FRONT DOOR AND TOP FANLIGHT TO BEDROOM 2 TO PROVIDE BETTER NATURAL LIGHT, VENTILATION AND OUTLOOK FOR THE FUTURE OCCUPANTS. THIS WOULD NOT LEAD TO ANY SUBSTANTIAL IMPACT TO THE CONSERVATION AREA BECAUSE THE REPLACE WOULD BE LIKE TO LIKE. SINCE THE ADJACENTY PROPERTY NO. 179 STATION ROAD ALREADY HAS A DIFFERENT FRONT DOOR DESIGN TO THE APPLICATION BUILDING, IT WOULD NOT BE POSSIBLE TO MATCH THE PAIRS WITHOUT CARRYING OUT SUBSTANTIAL REPLACEMENT WORK TO THE HOST BUILDING. IT IS CONSIDERED THAT THE REPLACEMENT OF NEW TIMBER DOOR WOULD IMPROVE OR PRESERVE THE CHARACTER OF THE CONSERVATION.
- 3) AFTER REPLACING THE FRONT DOOR, THIS WILL PROVIDE A SIMILAR OUTLOOK TO BEDROOM 1 FACING THE FRONT DRIVE. THE GLAZING AREA WILL BE SIMILAR TO BEDROOM 4 ON THE FIRST FLOOR.

OTHER NOTES:

- 1) SOLID RED LINE ON EACH FLOOR DENOTES THE NETT BEDROOM AREA (EXCLUDING EN-SUITE FLOOR SPACE)
- 2) OVERALL HEADHEIGHT OF LOFT ROOM IS INDICATED IN ORANGE DOTTED LINES

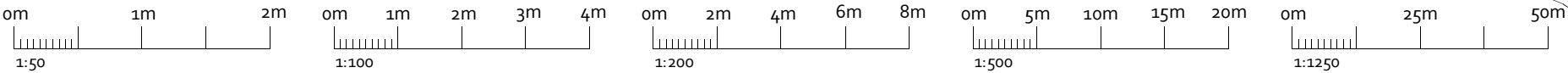
SURROUNDINGS:

TO THE LEFT OF THE PROPOSED SITE, IT IS A LARGE HOTEL WITH FREQUENT VISITORS WHICH MEANS THE COMINGS AND GOINGS IN THIS NEIGHBOURHOOD ARE ALREADY PRESENT.

IN THE PREVIOUS CASE OFFICER REPORT FOR THE FLAT CONVERSION PROPOSAL, THE OFFICER ALREADY CONFIRMED THERE WERE A NUMBER OF FLATTED DEVELOPMENTS IN THE AREA. TWO HOUSES AWAY TO THE RIGHT OF THE APPLICATION SITE, THERE ARE BLOCKS OF FLATS WHICH HAS ALREADY PRESENT A INTENSIFICATION OF USE WITH MORE COMINGS AND GOINGS IN THE AREAS.

IN ADDITION TO THE ABOVE, BY CREATING A SIDE ENTRANCE DOOR FACING THE HOTEL WOULD REDUCE THE IMPACT ON THE NEIGHBOUR FOR THE CHANGE OF USE AS THE INCREASE COMINGS AND GOINGS WOULD BE DIVERTED TO THE HOTEL SIDE.

AS SUCH, THE RELATIVE LOW SCALE OF INTENSIFICATION OF THE SITE, WOULD NOT HAVE ANY GREATER IMPACT THAN WHAT HAS ALREADY EXISTED.



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Address: 177 Station Road West Drayton UB7 7NQ
Drawing Ref.: 2021-177SR-HMO-10
Client: Mr Rai (Upton Park Housing LTD)
Project: CONVERSION OF EXISTING C3 DWELLING TO 9 BEDS 9 PEOPLE SUI GENERIS HMO WITH SINGLE STOREY REAR EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE & ERECTION OF SINGLE STOREY DETACHED OUTBUILDING

Date: 24/08/2022

Revision: 1.0E

Scales: 1:50, 1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

Sheet # 10 / 10