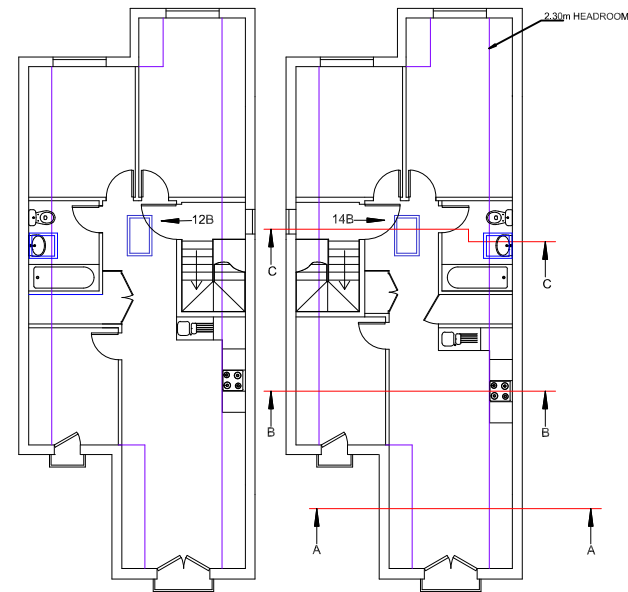
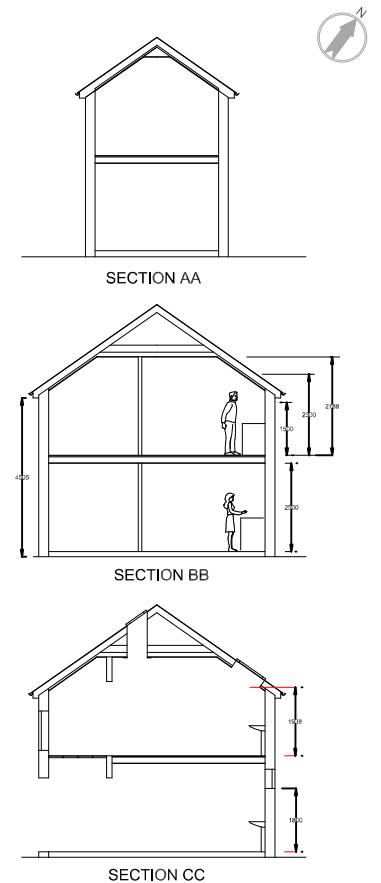


GROUND FLOOR



FIRST FLOOR



Planning policy category	FLAT			
	12A 3b4p	12B 3b4p	14A 3b4p	14B 3b4p
Total internal area	76.4	75.6	76.4	75.6
% of area above 2.3m	100.0	75.9	100.0	75.9
Bedroom 1 area	15.6	15.3	15.6	15.3
Bedroom 2 area	11.2	11.2	11.2	11.2
Bedroom 3 area	8.6	8.5	9.4	9.2
Lounge/kitchen area	25.4	25.0	24.3	23.9
Bathroom area	5.1	5.1	5.1	5.1
Storage area	2.6	2.6	2.6	2.6
Hallway area	6.2	6.2	6.4	6.4
Outside amenity area *	56.7	45.0	44.0	32.8
Car parking spaces	1	1	1	1
Bicycle parking spaces	2	2	2	2
General refuse bins	1	1	1	1
Areas are in M <sup>2</sup>				
* Excluding bicycle storage area and the bins				



Notes:

The rear yard is approached from the Princess Lane through a set of electrically operated pair of gates. This yard is shared with the converted apartment block.

Trees:  
The 2 x 18 year old *Gleditsia triacanthos* will be kept.

Borders:  
ALL borders are fenced using vertical featheredge boarding 1800mm high.

Title: PROPOSED FLOOR PLANS

Property address:  
12 & 14 Poplars Close  
Ruislip HA4 7BU

Drwg. ref. PF v1.0

Date: 26/06/2023

SCALE: 1:100 on A3