

**LOCATION PLAN
&
SITE PLAN**



LOCATION PLAN (1:1250)



SITE PLAN (1:500)

AMENDMENTS **DATE:** **REV.**

Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked onsite. Figured dimensions only are to be taken from this drawings. This drawing is to be read in conjunction with the relevant conditions and /or specialists drawings. Any changes and any decisions or variations are to be advised to the designer before the affects works commences. This drawing is the intellectual property of OPS Chartered Surveyors and must not be copied, reproduced, modified or distributed without the author's consent.

OPS Chartered Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP91RD
info@ops-surveyors.co.uk
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Tel: 07881457903

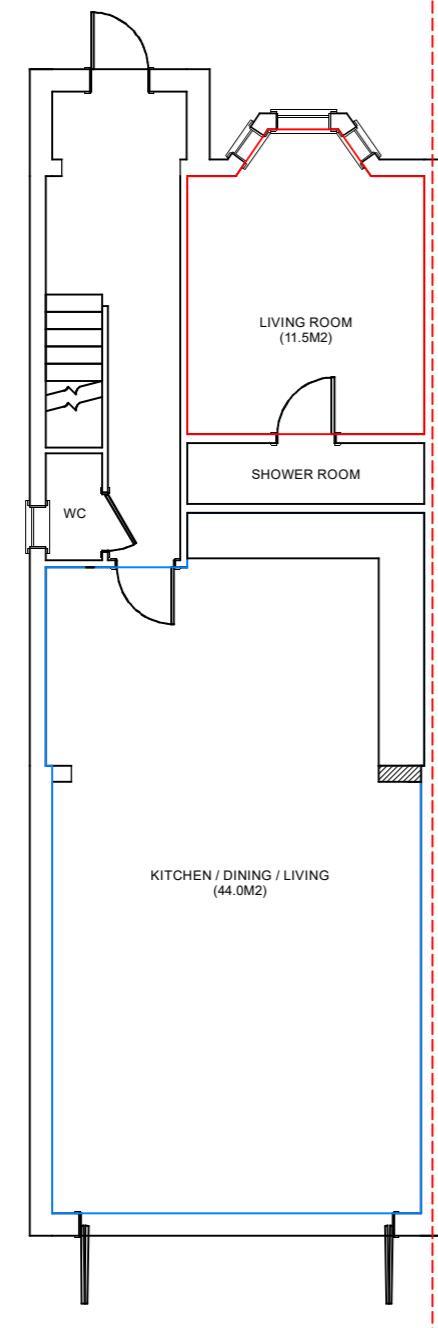
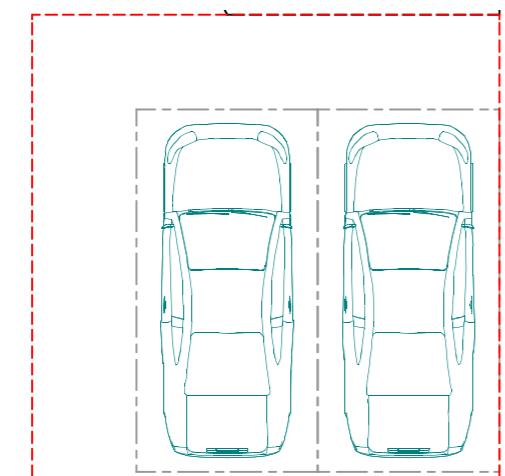


ADDRESS:
95 Harlington Road, Uxbridge, UB8 3HZ

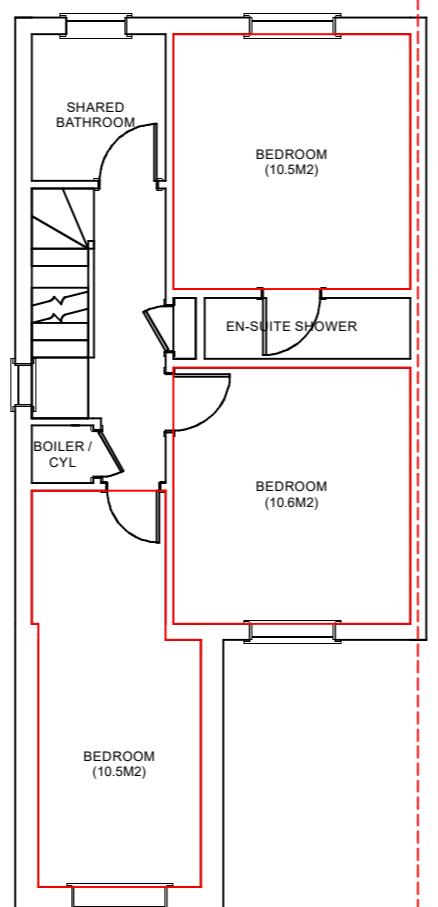
CLIENT:
Mr Jas Hayer

DRAWING:
FEASIBILITY STUDY (FS)
PROPOSAL: CONVERSION OF C3
DWELLING TO 6B6P C4 HMO

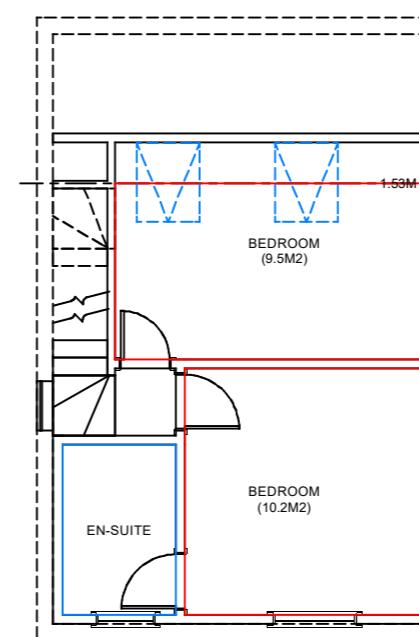
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DRAWN: SC	DRAWING NUMBER	REV.
SCALE: AS SHOWN	2022-95HR-FP-1	1.0A
DATE: 12/09/2022	SHEET#	1 / 5



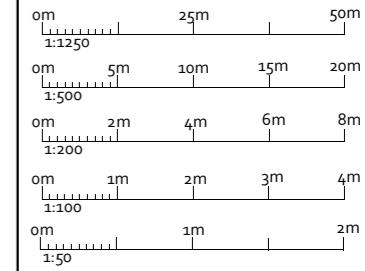
EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING 2/F (1:100)



EXISTING FLOOR PLANS

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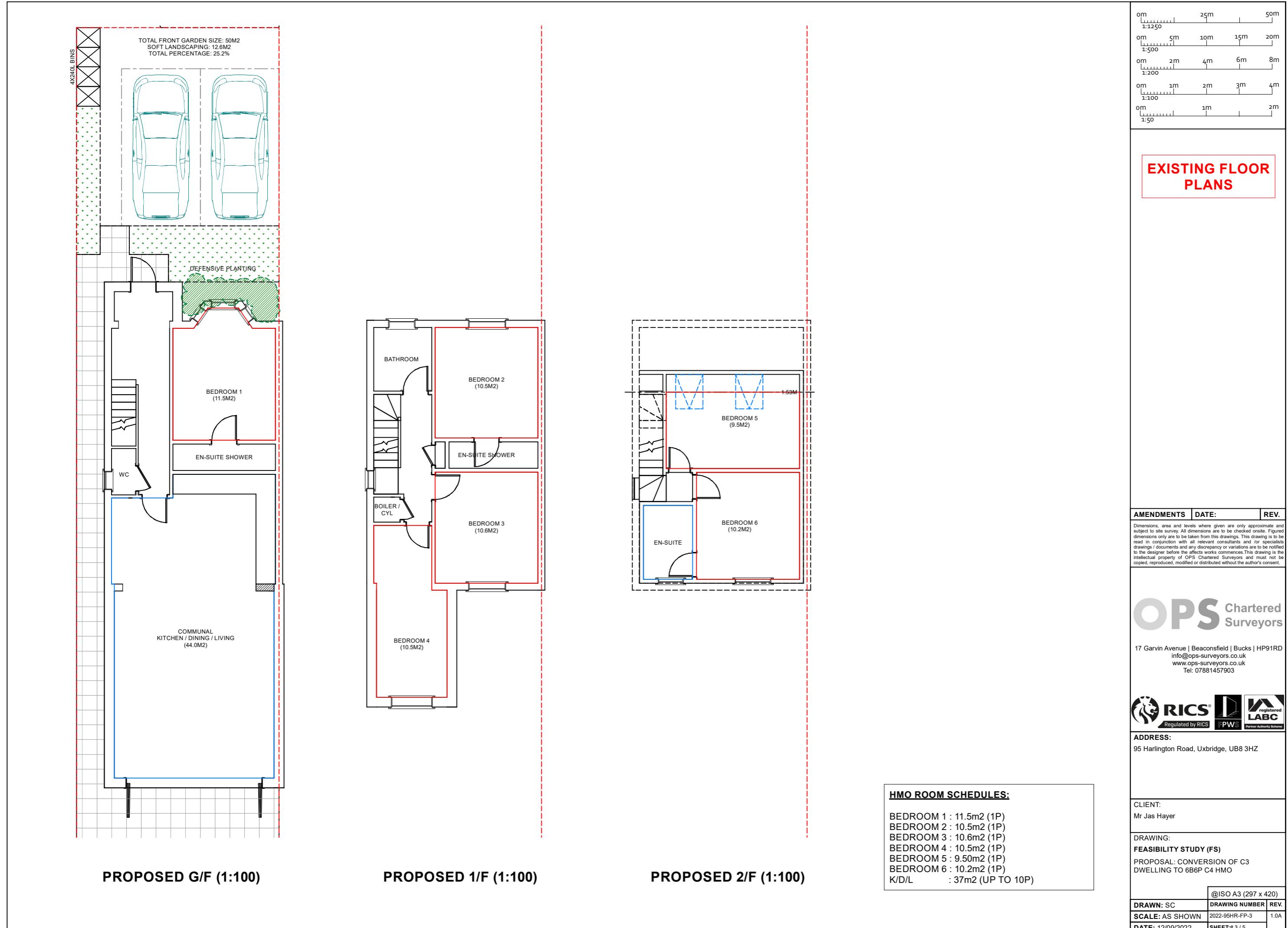
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PROPOSAL: CONVERSION OF C3
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@ISO A3 (297 x 420)

DRAWN:	DRAWING NUMBER	REV.
SCALE:	AS SHOWN	2022-95HR-FP-2
DATE:	SHEET#	1.0A

2 / 5





REFUSE STORAGE FOR X 4 BINS

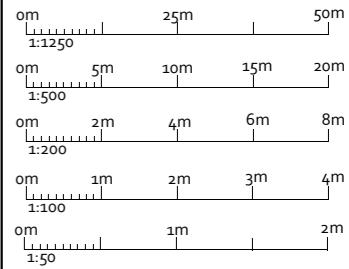
2EV CHARGING POINTS
FOR 2 SPACES



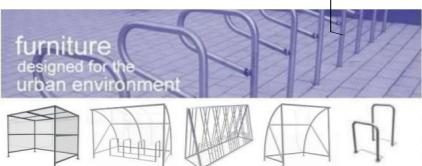
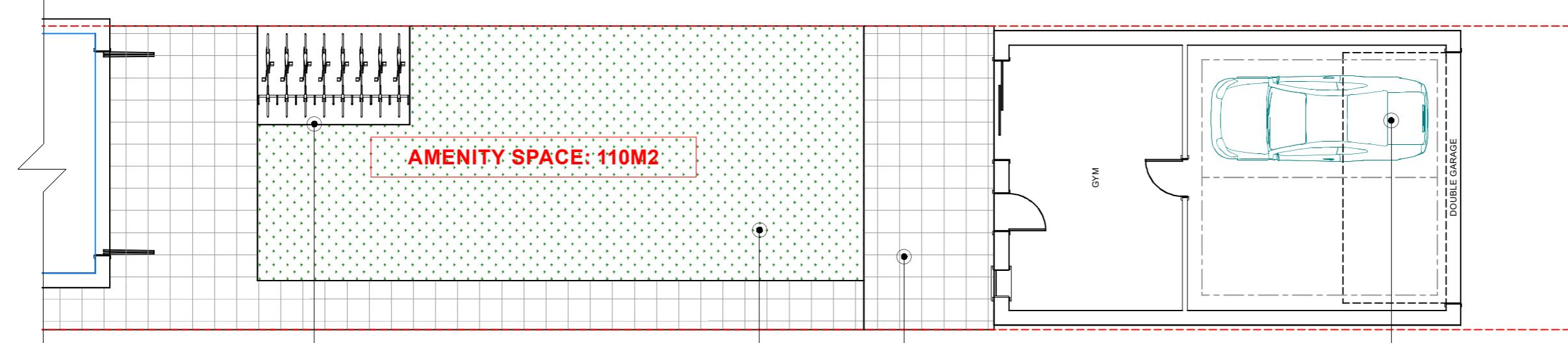
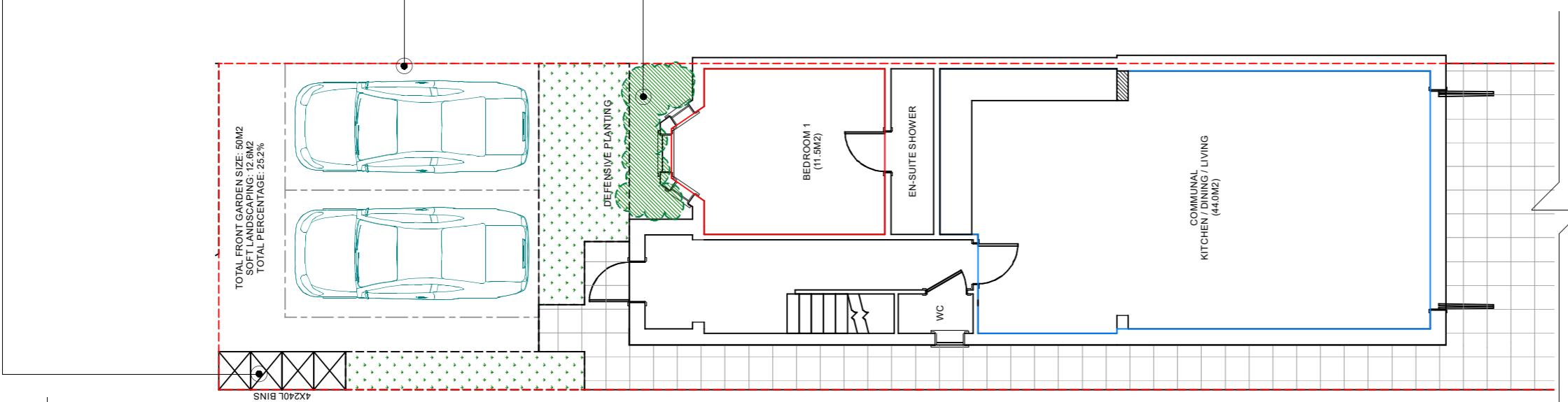
PLANTING SPECIFICATIONS

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 PLANTING. 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.



PARKING,
LANDSCAPING,
REFUSE AND
CYCLE STORAGE
PLAN



Product Name: Eco Cycle Shelter and Rack

Product Code: USP/ES8/4HR

Size: 3050(W)X2040(D)X2100(H)

Description: 8 CYCLE SHELTER WITH RACK

Sheffield toast rack and lockable gates and all panels



Prospect Building
Shield Green Farm
Trillington
Nr. Huddersfield
HD1 3DX

Tel: 01655 577022
Email: stuart@urbanfab.com
www.urbanfab.com



PROPOSED REAR GARDEN
WITH SOFT AND HARD
LANDSCAPING



1 ADDITIONAL PARKING SPACE
WITHIN REAR GARAGE
ACCESS FROM REAR SERVICE ROAD

AMENDMENTS | DATE: | REV.

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@ISO A3 (297 x 420)		
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SCALE: AS SHOWN	2022-95HR-FP-4	1.0A
DATE: 12/09/2022	SHEET: # 4 / 5	

