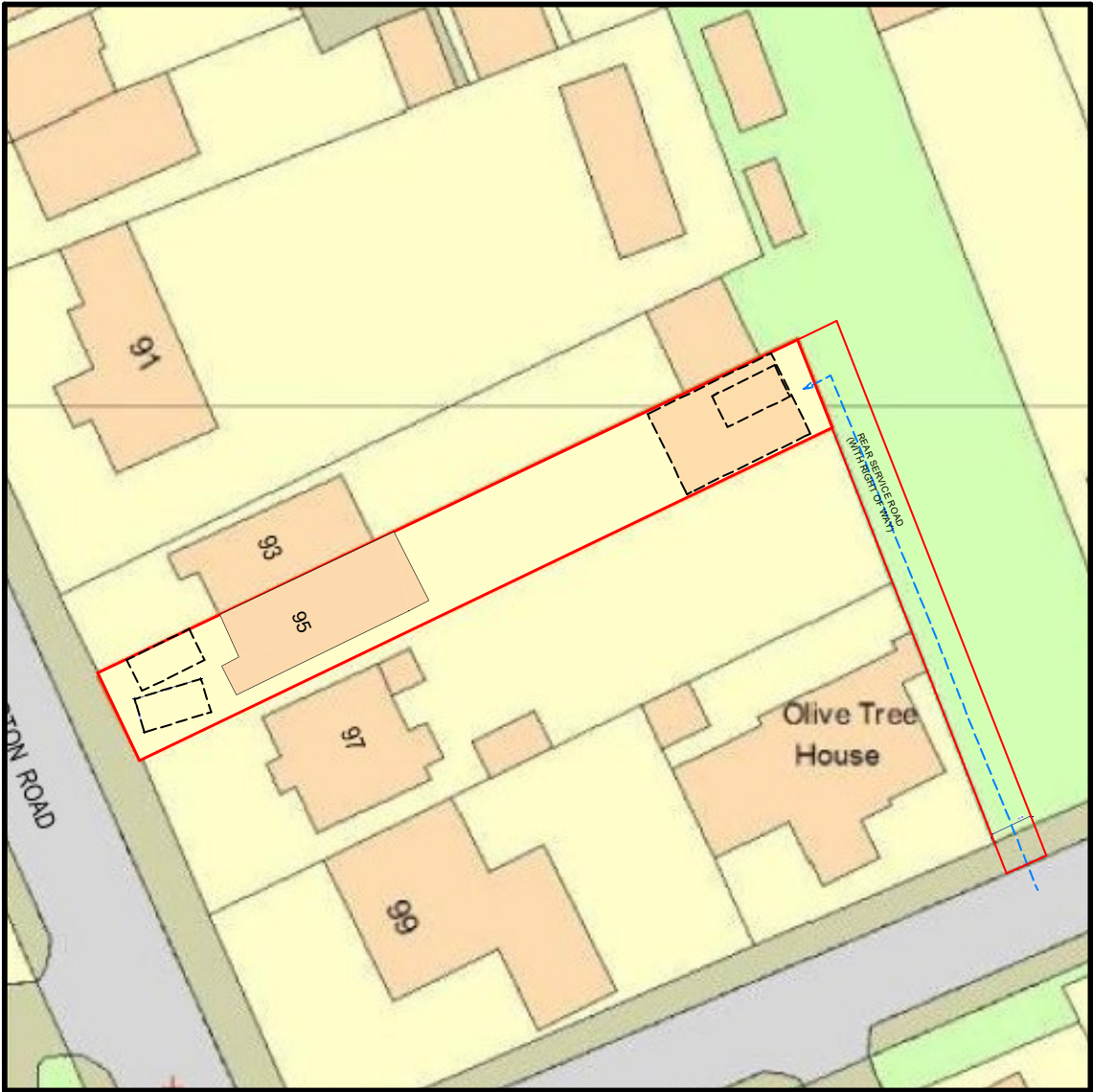
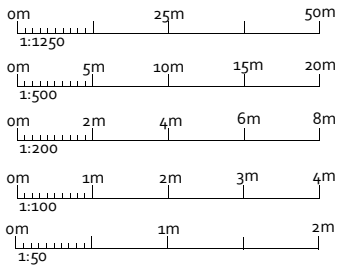


LOCATION PLAN (1:1250)



SITE PLAN (1:500)



LOCATION PLAN
&
SITE PLAN

AMENDMENTS	DATE:	REV.
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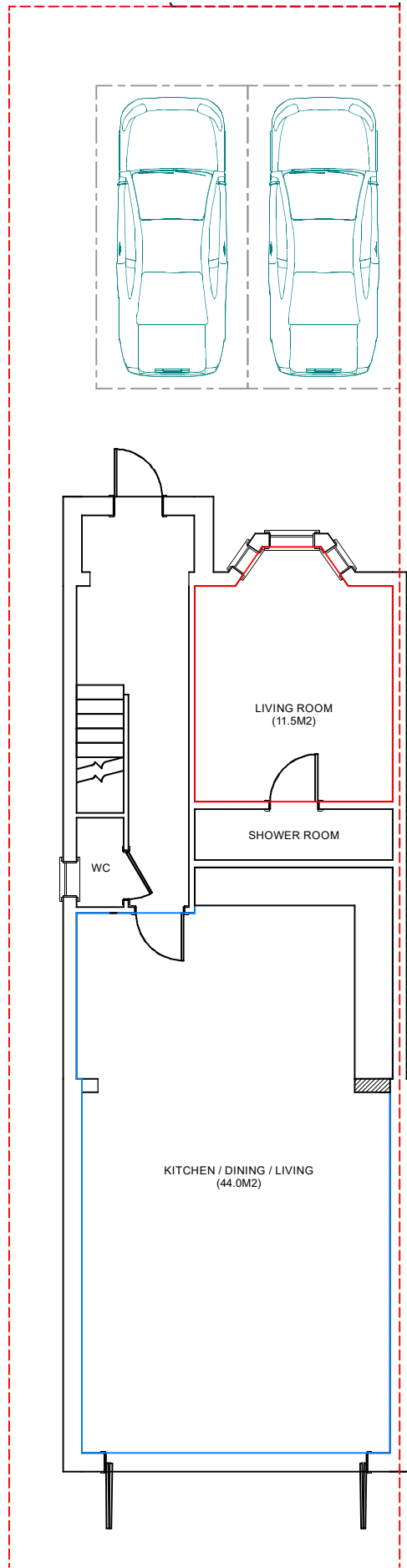


ADDRESS:
95 Harlington Road, Uxbridge, UB8 3HZ

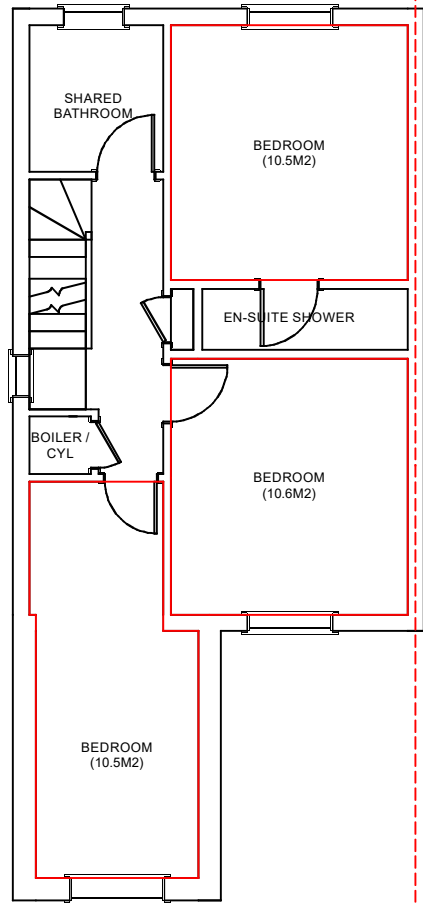
CLIENT:
Mr Jas Hayer

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

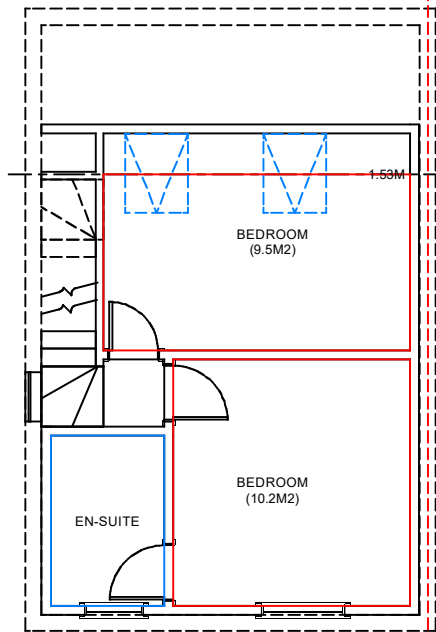
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SCALE: AS SHOWN	2022-95HR-FP-1	1.0A
DATE: 12/09/2022	SHEET: # 1 / 5	



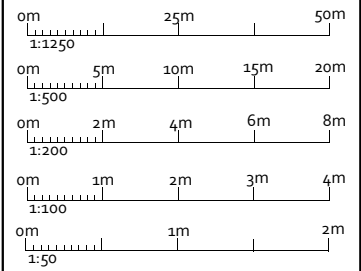
EXISTING G/F (1:100)



EXISTING 1/F (1:100)



EXISTING 2/F (1:100)



EXISTING FLOOR PLANS

AMENDMENTS	DATE:	REV.
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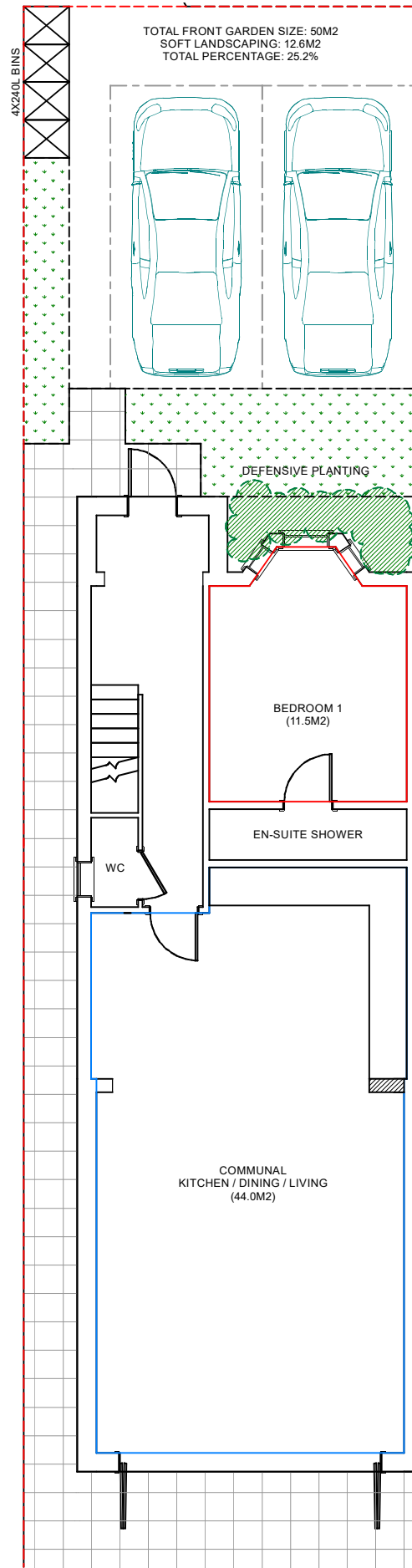


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95 Harlington Road, Uxbridge, UB8 3HZ

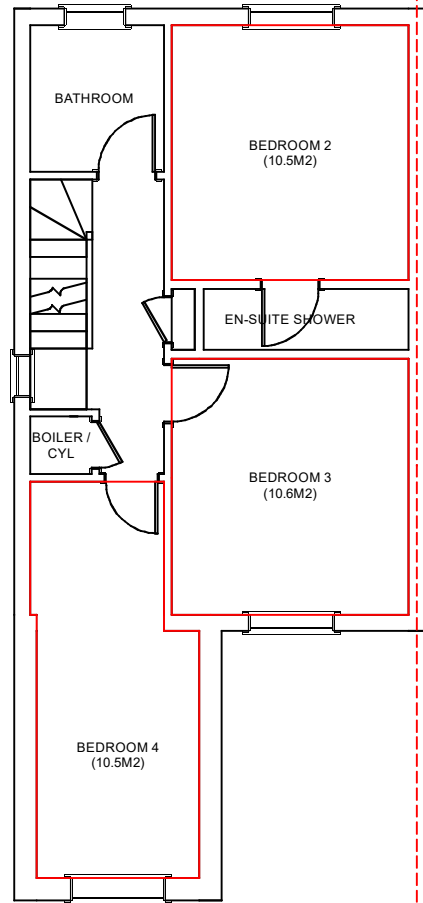
CLIENT:
Mr Jas Hayer

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

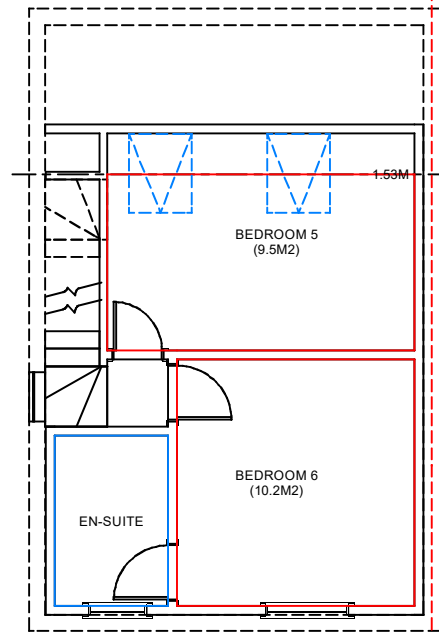
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DRAWN: SC	DRAWING NUMBER	REV.
SCALE: AS SHOWN	2022-95HR-FP-2	1.0A
DATE: 12/09/2022	SHEET:# 2 / 5	



PROPOSED G/F (1:100)



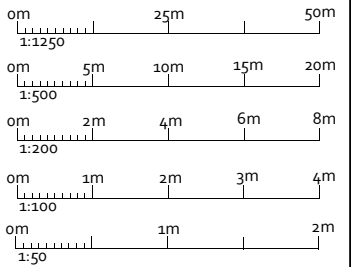
PROPOSED 1/F (1:100)



PROPOSED 2/F (1:100)

HMO ROOM SCHEDULES:

BEDROOM 1 : 11.5m2 (1P)
BEDROOM 2 : 10.5m2 (1P)
BEDROOM 3 : 10.6m2 (1P)
BEDROOM 4 : 10.5m2 (1P)
BEDROOM 5 : 9.50m2 (1P)
BEDROOM 6 : 10.2m2 (1P)
K/D/L : 37m2 (UP TO 10P)



EXISTING FLOOR PLANS

AMENDMENTS	DATE:	REV.
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CLIENT:
Mr Jas Hayer

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

@ISO A3 (297 x 420)		
DRAWN: SC	DRAWING NUMBER	REV.
SCALE: AS SHOWN	2022-95HR-FP-3	1.0A
DATE: 12/09/2022	SHEET: # 3 / 5	



REFUSE STORAGE FOR X 4 BINS

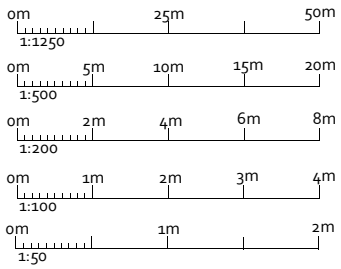
2EV CHARGING POINTS
FOR 2 SPACES



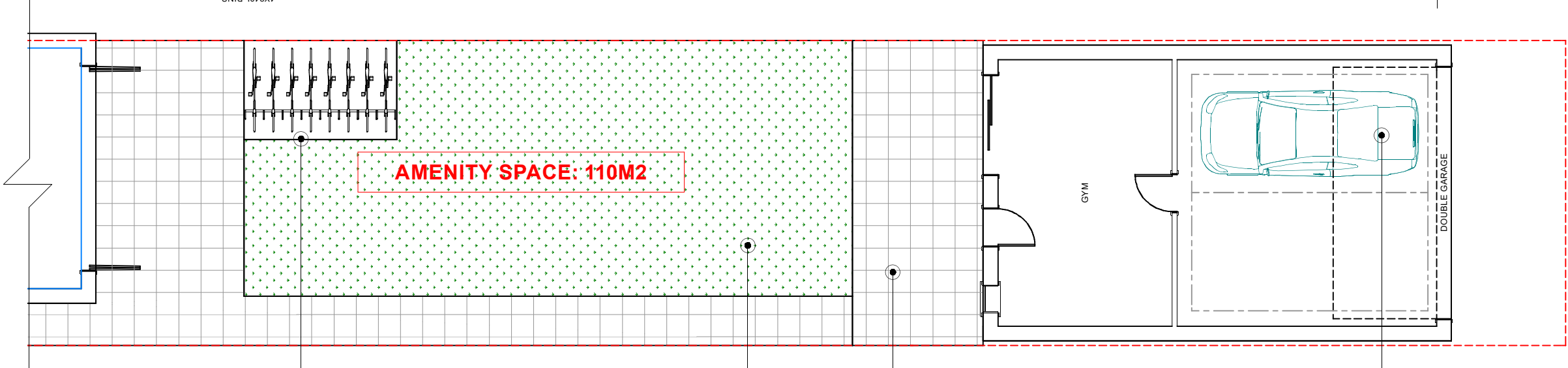
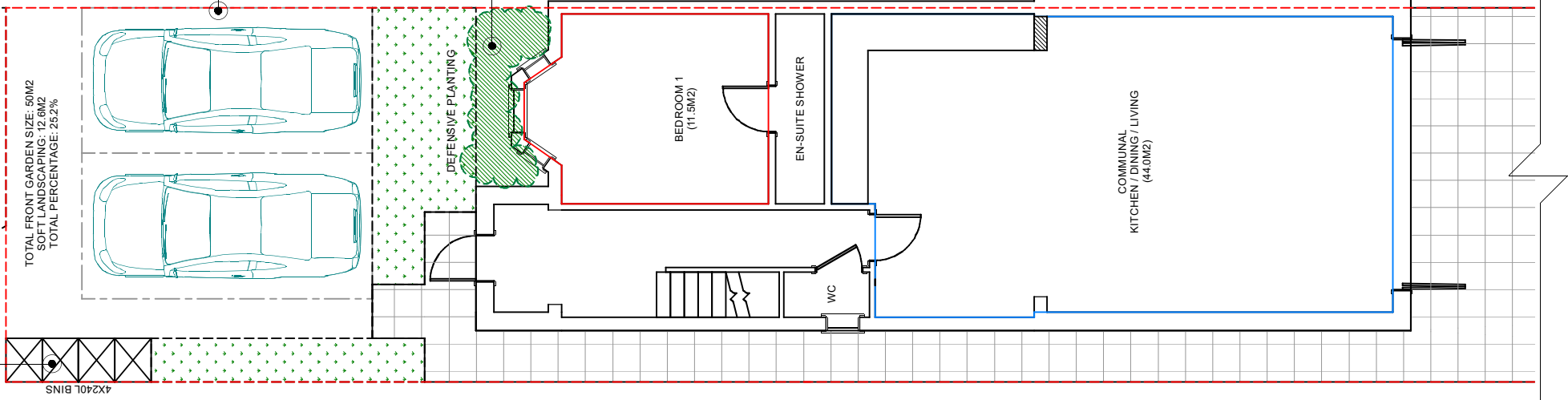
PLANTING SPECIFICAITONS

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.

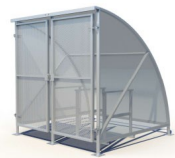
ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.



PARKING,
LANDSCAPING,
REFUSE AND
CYCLE STORAGE
PLAN



ECO CYCLE SHELTER RANGE



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

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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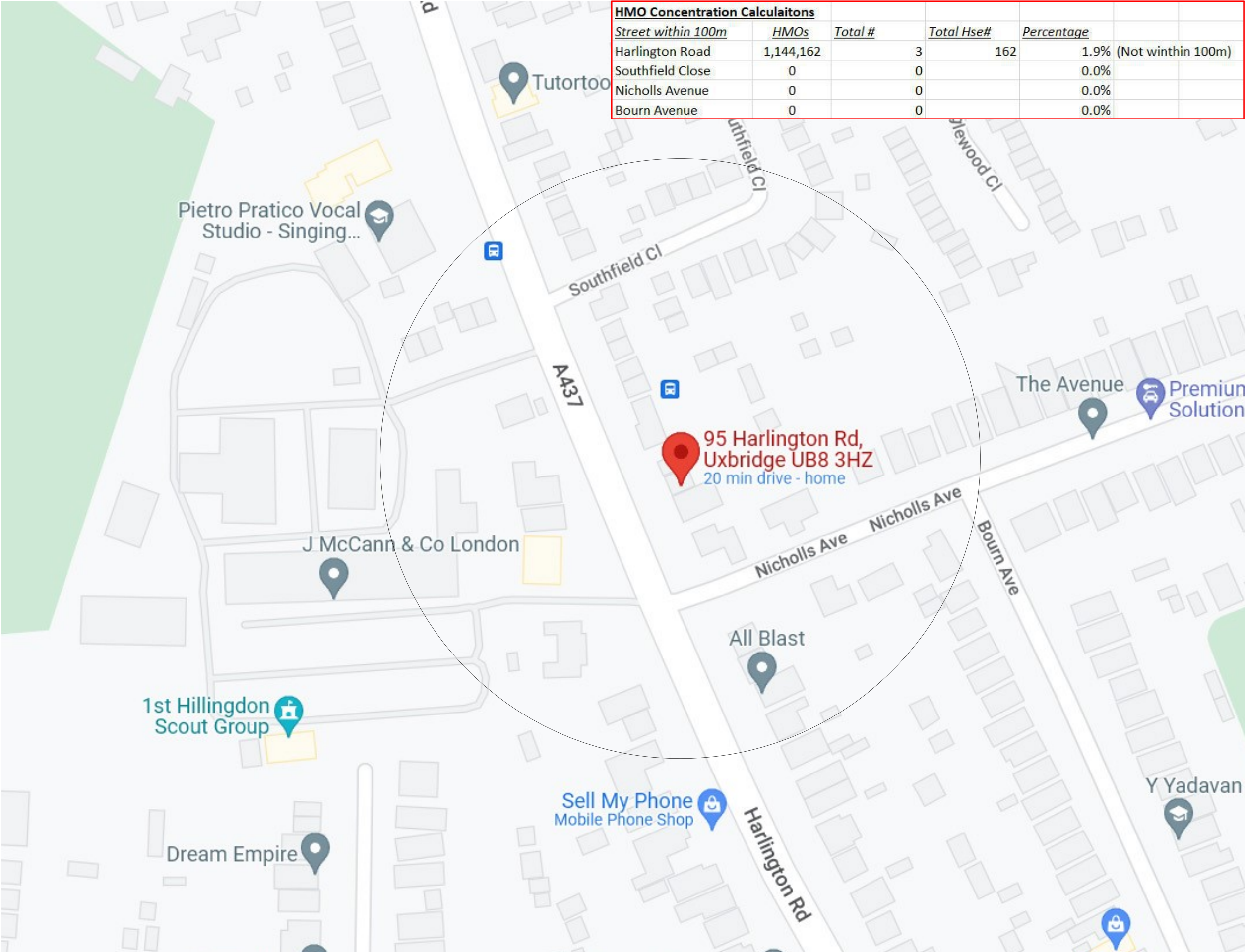


ADDRESS:
95 Harlington Road, Uxbridge, UB8 3HZ

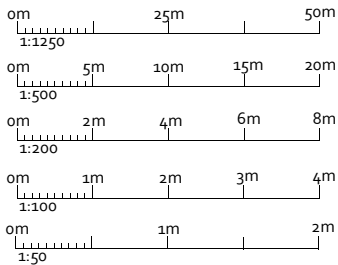
CLIENT:
Mr Jas Hayer

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

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



HMO Concentration Calculaitons					
Street within 100m	HMOs	Total #	Total Hse#	Percentage	
Harlington Road	1,144,162	3	162	1.9%	(Not winthin 100m)
Southfield Close	0	0		0.0%	
Nicholls Avenue	0	0		0.0%	
Bourn Avenue	0	0		0.0%	



**HMO
CONCENTRATION
MAP
(1:1250)**

PTAL - 2

AMENDMENTS	DATE:	REV.
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@ISO A3 (297 x 420)		
DRAWN: SC	DRAWING NUMBER	REV.
SCALE: AS SHOWN	2022-95HR-FP-5	1.0A
DATE: 12/09/2022	SHEET: # 5 / 5	