

Accommodation Schedule:		
8No. bedrooms.		
8No. OCCUPANTS MAXIMUM..		
8No. Ensuite		
Share kitchen/dining/ living space.		
Room No.	Proposed m ²	Council Standard m ²
Bed 1	11.5 m ²	6.51 m ²
Bed 2	12.2 m ²	6.51 m ²
Bed 3	11.5 m ²	6.51 m ²
Bed 4	10 m ²	6.51 m ²
Bed 5	8.5 m ²	6.51 m ²
Bed 6	10 m ²	6.51 m ²
Bed 7	12.7 m ²	6.51 m ²
Bed 8	10 m ²	6.51 m ²
kitchen dining living	27 m ²	10 m ² (see note 1)

Note 1 - Hillingdon Council's own space standards for HMO's is silent on kitchen size. For living room size the standard is min. 10m²

— Electric Vehicle Charging Point

— 2No. car parking space denoted by the red dotted line 2.4M x 4.8M.

In front of bedroom 1 and 2 window a planter with tall shrubs and plants will be built to provide privacy to these bedrooms

Along full length of party wall shared with neighbouring property, the wall will be fully lined and covered with acoustic insulation board to reduce the level of air borne sound passing through to adjacent property next door. As denoted by the green dotted line.

— NOTE: Hillingdon Council has a minimum space standard for communal areas of $10m^2$ within HMO's. this proposal is $27m^2$.

Within Hillingdon Council's housing area standards there is no details on the size of the garden amenity space. Considering the Mayor of London Housing Design Standards C10.1, for a house of 8 people the outdoor space should be 12m². This proposed space exceeds this at 40m²

— NOTE: 1.8m high garden boundary fence to all sides of garden to provide good separation with immediate neighbours to reduce noise and disturbance.

Secure storage for 8 bikes

Secure gate to side passage

Along full length of gable end wall, the wall will be fully lined and covered with acoustic insulation board to reduce the level of air borne sound passing through the wall. As denoted by the green dotted line.

In front of bedroom 3 window a planter with tall shrubs and plants will be built to provide privacy to this bedroom. Note there is a further window on the side elevation for daylight & ventilation.

-  Fire blanket
-  Mains wired smoke detector
-  Mains wired heat detector
-  Mains wired CO detector
-  Light Fitting with Integral Emergency Lighting

GENERAL NOTES:
This drawing indicates basic structure. Full structural details and calculations by a Structural Engineer to satisfy current Building Regulations. The design, specification, performance and structure of all elements of work are to be developed by the contractor strictly in accordance with current statutory regulations and certification requirements. Contractor to complete work to the required standard providing a completion certificate from the local authority Building Control Department.

Although this drawing is to a scale all features and dimensions are approximate. The contractor is responsible for checking dimensions, tolerances and references. Any discrepancies are to be reported prior to proceeding with the works or shop drawings.

All party wall agreements, permissions and conditions surveys to be conducted by others.

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**PROJECT
14 WILLOW TREE LANE,
HAYES UB4 9BB**

**PROPOSED HMO 8
GROUND FLOOR PLAN**

The logo for Composition Design Ltd. is a square divided into a 2x2 grid. The top-left cell contains the text '24' and 'studio@composition.london'. The top-right cell contains the company name 'COMPOSITION DESIGN Ltd.' in large, bold, black, sans-serif capital letters. The bottom-left cell contains the phone number '020 8619 2001'. The bottom-right cell contains a graphic of four colored circles: a blue circle on top, a red circle below it, a grey circle to the right, and a yellow circle to the right of the grey one.