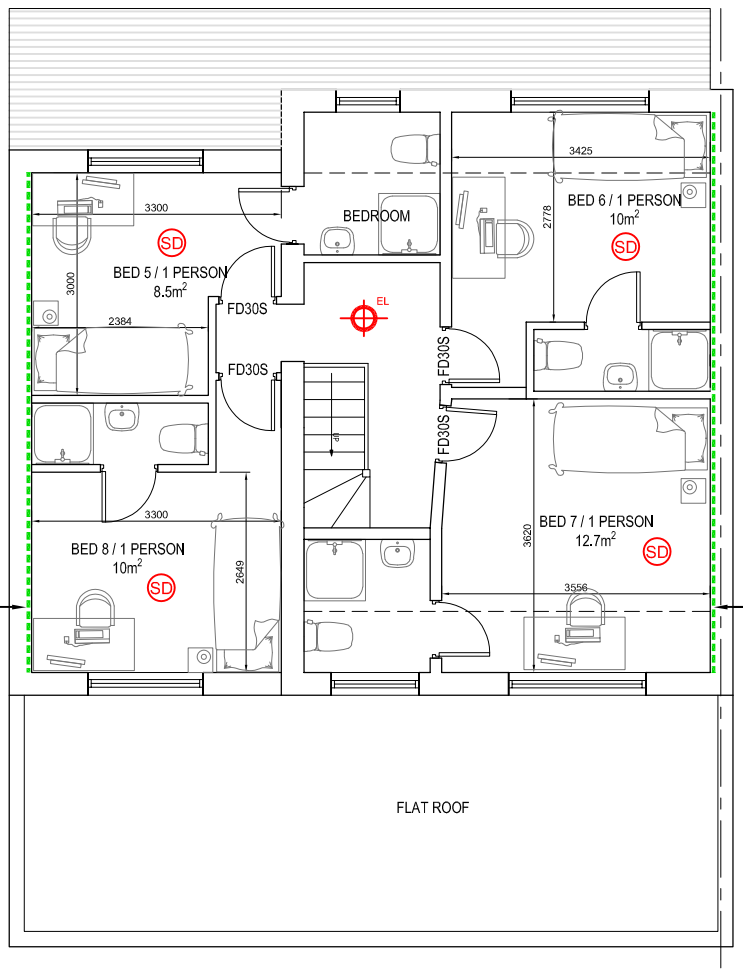
FB	Fire blanket
SD	Mains wired smoke detector
HD	Mains wired heat detector
CO	Mains wired CO detector
EL	Light Fitting with Integral Emergency Lighting
FD30S	Self closing 30min fire rated door

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. 10m^2

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 bourne sound passing through the wall. As denoted by the green dotted line.



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 bourne sound passing through to adjacent property next door. As denoted by the green dotted line.

PROPOSED FIRST FLOOR PLAN

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, tolerences and references. Any errors or 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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Rev	Date	In'l	Description	Checked

PROJECT
14 WILLOW TREE LANE,
HAYES UB4 9BB

Drawing No. 3001
Revision

Drawing
PROPOSED HMO 8
FIRST FLOOR PLAN

Drawn By
Date OCT '24
Scale 1:100 @A3
Status:

COMPOSITION
DESIGN Ltd.
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