

SIGNATURE PLANS LTD.

23 NORTHFIELD RD, LONDON N16 5RL

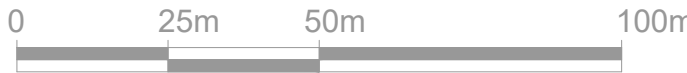
020 3305 9545

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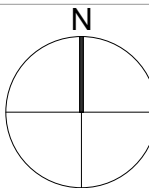
GREAT BENTY

2

1:1250



1:200



PROPERTY ADDRESS:

**2 GREAT BENTY, WEST
DRAYTON UB7 7UW**

PROJECT TITLE:

**PROPOSED SIDE EXTENSION, REAR
EXTENSION AND CHANGE OF USE
FROM C3 TO C4 (HMO)**

SHEET TITLE:

LOCATION AND SITE PLAN

DATE: 24 December 2025

REVISION: RV00

SCALE: 1:200/1:1250 @A3

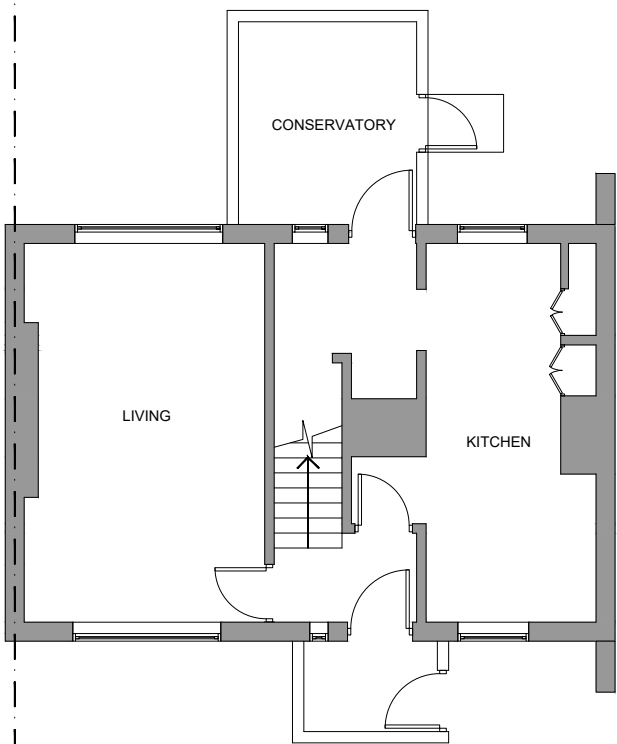
PAGE NO: PL01

SIGNATURE PLANS LTD.

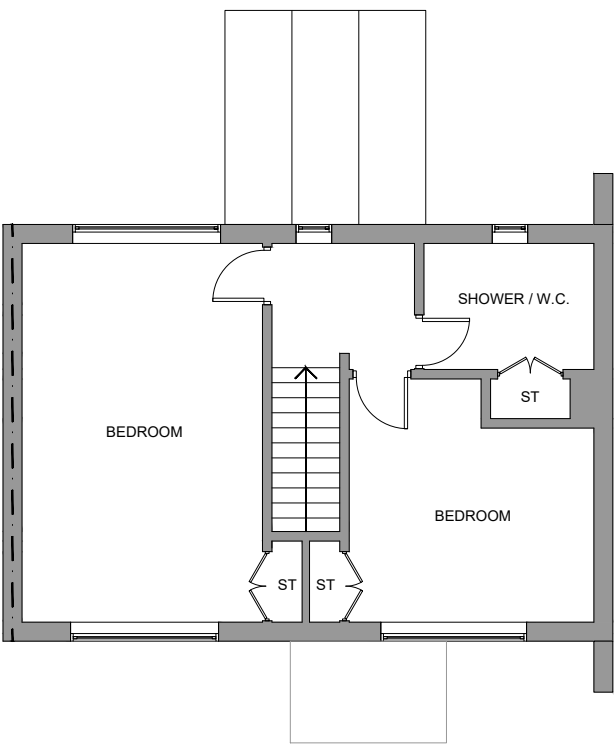
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EXISTING GROUND FLOOR



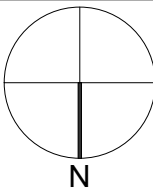
EXISTING FIRST FLOOR



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.8 sqm



NET INTERNAL AREA (NIA)
Excludes walls and external features
71.0 sqm



PROPERTY ADDRESS:

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**PROPOSED SIDE EXTENSION, REAR
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FROM C3 TO C4 (HMO)**

SHEET TITLE:

EXISTING FLOOR PLANS

DATE: 24 December 2025

REVISION: RV00

SCALE: 1:100 @A3

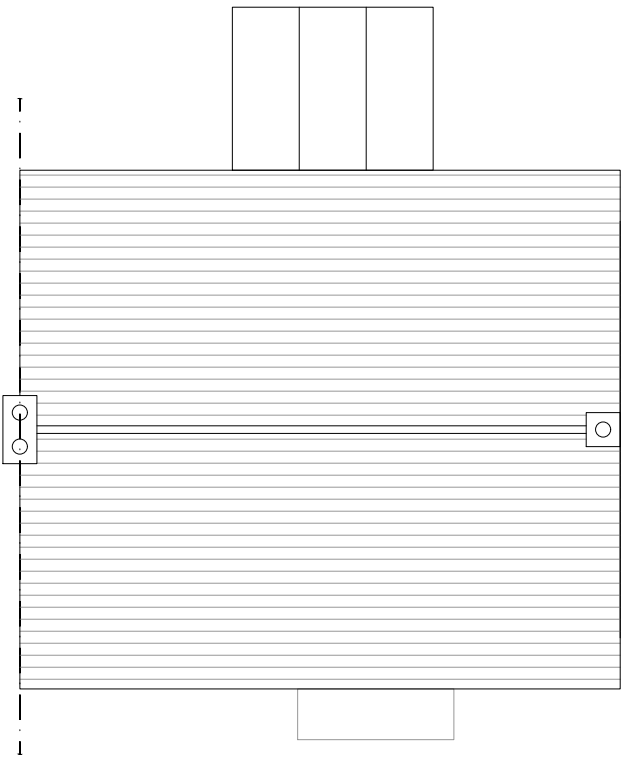
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SIGNATURE PLANS LTD.

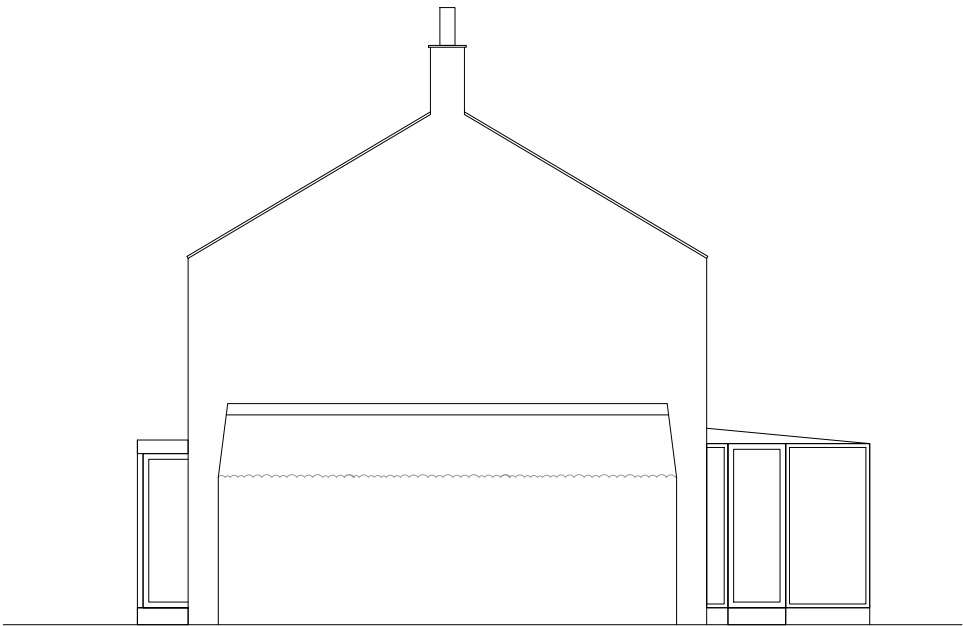
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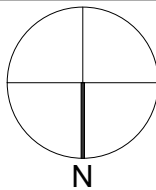
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EXISTING ROOF PLAN



EXISTING SIDE ELEVATION



PROPERTY ADDRESS:

2 GREAT BENTY, WEST
DRAYTON UB7 7UW

PROJECT TITLE:

PROPOSED SIDE EXTENSION, REAR
EXTENSION AND CHANGE OF USE
FROM C3 TO C4 (HMO)

SHEET TITLE:

EXISTING ROOF PLAN & SIDE
ELEVATION

DATE: 24 December 2025

REVISION: RV00

SCALE: 1:100 @A3

PAGE NO: PL03

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EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



PROPERTY ADDRESS:

2 GREAT BENTY, WEST
DRAYTON UB7 7UW

PROJECT TITLE:

PROPOSED SIDE EXTENSION, REAR
EXTENSION AND CHANGE OF USE
FROM C3 TO C4 (HMO)

SHEET TITLE:

EXISTING FRONT & REAR
ELEVATIONS

DATE: 24 December 2025

REVISION: RV00

SCALE: 1:100 @A3

PAGE NO: PL04







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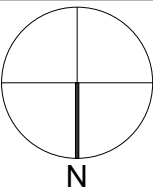
SHEET NOTES:

-  SMOKE/HEAT DETECTOR
-  EMERGENCY LIGHT
-  FIRE BLANKET
-  FIRE EXTINGUISHER
-  FIRE ALARM SWITCH BOARD
-  FIRE ALARM POINT

 GROSS INTERNAL AREA (GIA)
The footprint of the property
111.8 sqm

 NET INTERNAL AREA (NIA)
Excludes walls and external features
106.0 sqm

0 1m 5m



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PROJECT TITLE:

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FROM C3 TO C4 (HMO)**

SHEET TITLE:

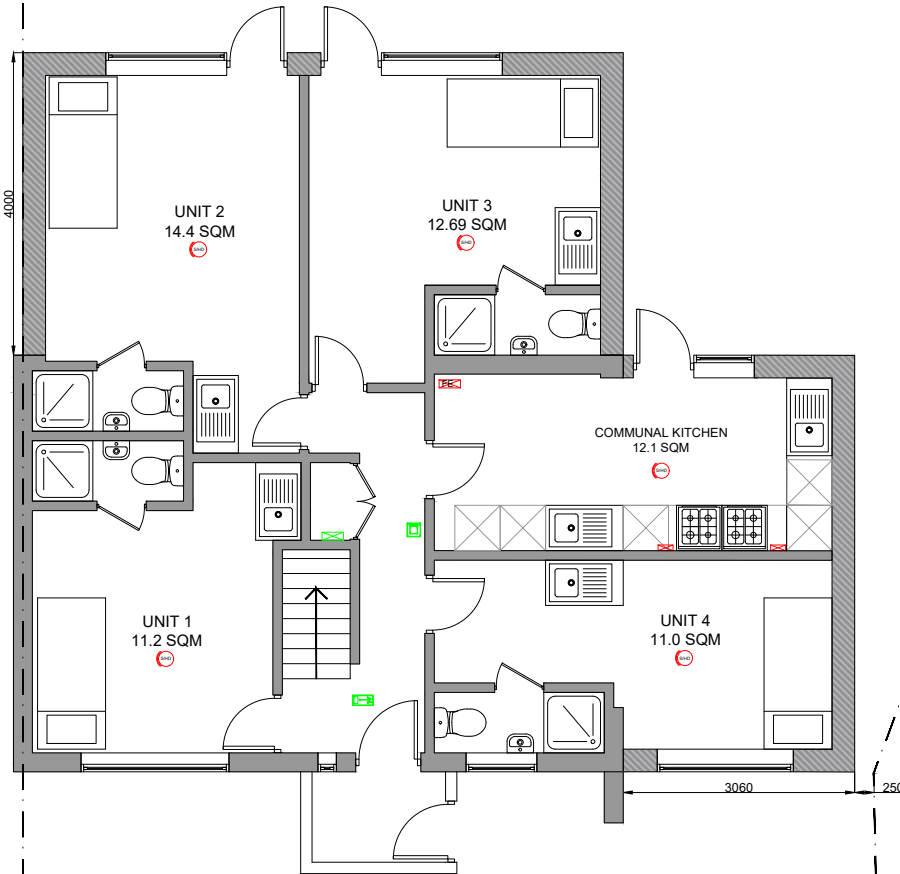
PROPOSED FLOOR PLANS

DATE: 24 December 2025

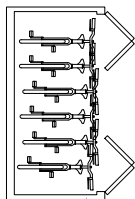
REVISION: RV00

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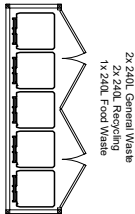
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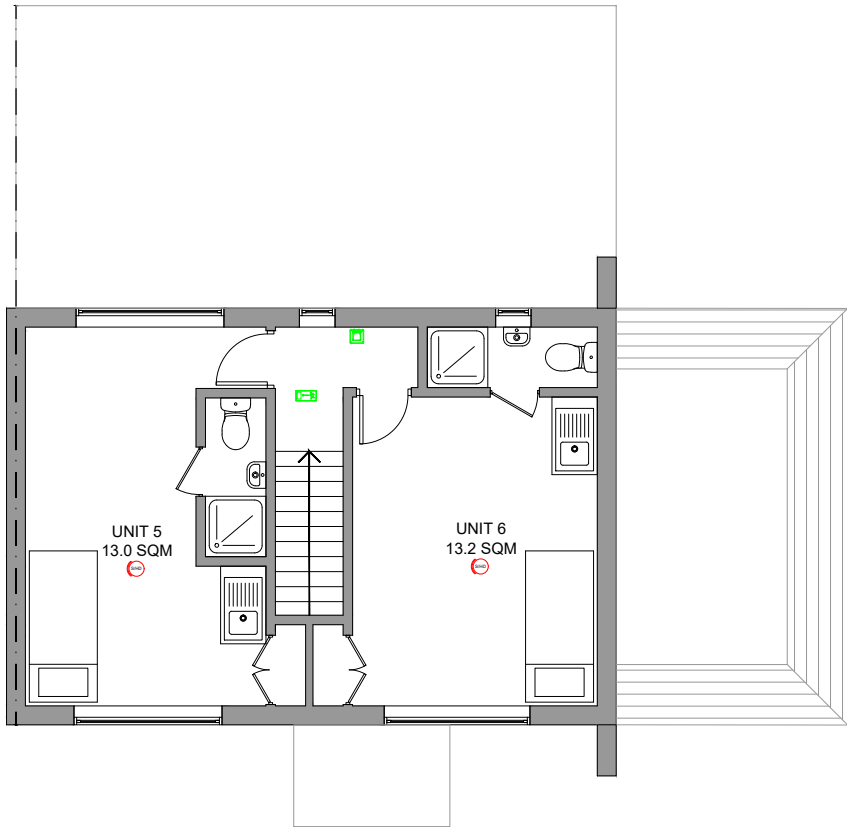
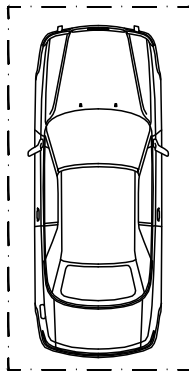
PROPOSED GROUND FLOOR



V - Shed 6
6 Adult bikes
Footprint W x D x H
2550 x 1900 x 2200 mm
Standard or Bi-fold Doors



2x 240L General Waste
1x 240L Food Waste



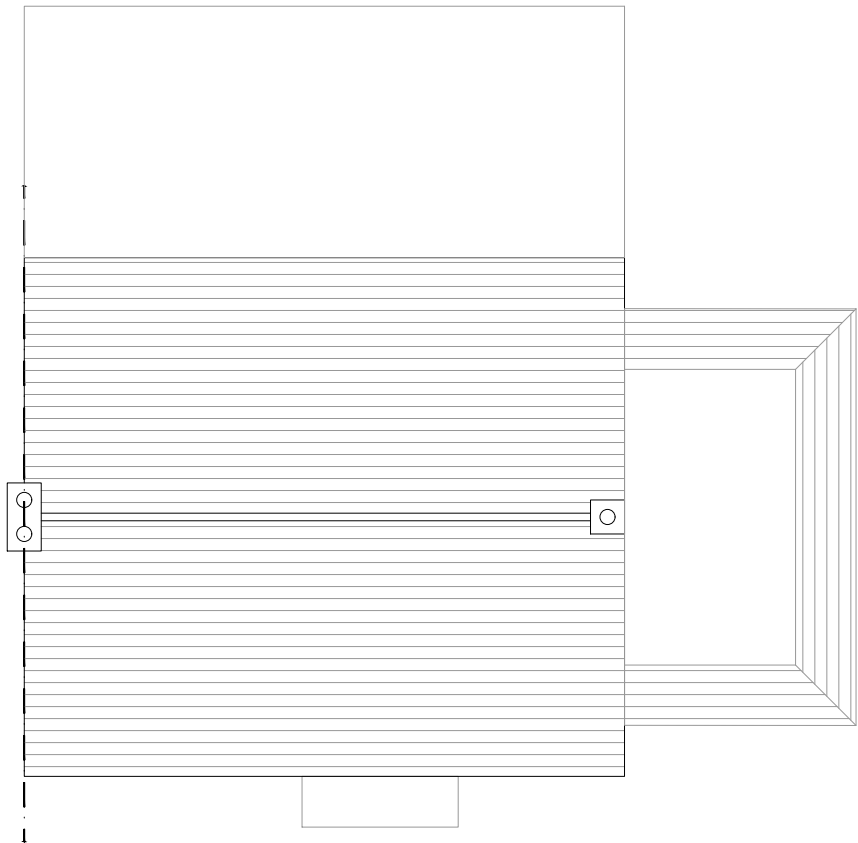
PROPOSED FIRST FLOOR

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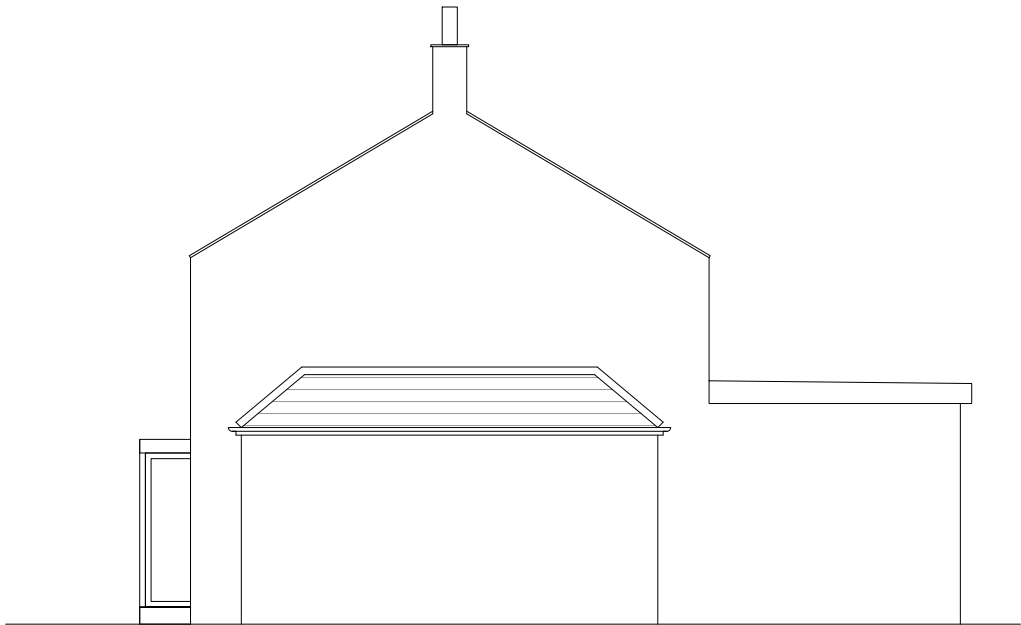
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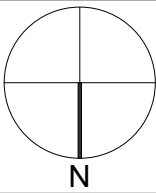
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PROPOSED ROOF PLAN



PROPOSED SIDE ELEVATION



PROPERTY ADDRESS:

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DRAYTON UB7 7UW

PROJECT TITLE:

PROPOSED SIDE EXTENSION, REAR
EXTENSION AND CHANGE OF USE
FROM C3 TO C4 (HMO)

SHEET TITLE:

PROPOSED ROOF PLAN & SIDE
ELEVATION

DATE: 24 December 2025

REVISION: RV00

SCALE: 1:100 @A3

PAGE NO: PL06

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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPERTY ADDRESS:

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DRAYTON UB7 7UW

PROJECT TITLE:

PROPOSED SIDE EXTENSION, REAR
EXTENSION AND CHANGE OF USE
FROM C3 TO C4 (HMO)

SHEET TITLE:

PROPOSED FRONT & REAR
ELEVATIONS

DATE: 24 December 2025

REVISION: RV00

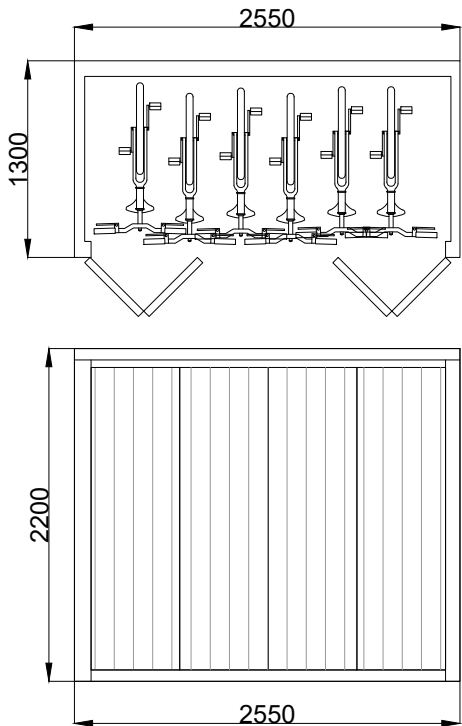
SCALE: 1:100 @A3

PAGE NO: PL07

The V-Shed: Vertical Bike Shed

Hanging bikes side by side is a smart and efficient way to keep your storage organised. With the V-Shed vertical bike shed each bike has its own dedicated space, allowing you to quickly take the one you need without moving others - saving both time and effort. This method keeps your bikes tidy, easily accessible, and is perfect for making the most of limited space.

To hang the bikes we include standard bike hooks or you can upgrade to Steadyrack Bike Racks which require no awkward lifting - just tip the bike upright and roll it on. The hanger pivots side to side, creating more room for access when needed. When not in use the hanger can be folded out of the way against the back wall. Steadyracks can accommodate standard tyres, wheels with mudguards, and even fat bike tyres.



V - Shed 6
6 Adult bikes
Footprint W x D x H
2550 x 1300 x 2200 mm
Standard or Bi-fold Doors



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PROJECT TITLE:

PROPOSED SIDE EXTENSION, REAR
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FROM C3 TO C4 (HMO)

SHEET TITLE:

CYCLE STORE DETAILS

DATE: 24 December 2025

REVISION: RV00

SCALE: 1:100 @A3

PAGE NO: PL08