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All dimensions to be cross-checked on site prior to completing a Building Regulations package, structural engineering, the party wall process and construction.

Print to scale (as actual size)

NOTES

Revision

Rev	Notes	Date
-	Preliminary Issue	16/05/2023
A	Preliminary Issue	29/05/2023
B	Preliminary Issue	13/06/2023
C	Planning Issue	20/06/2023
D	Planning Issue	29/06/2023
E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY	
—	Boundary lines
□	Proposed walls
□	Existing walls
□	Proposed beam
□	Existing removed
—	Proposed drainage
—	1.8m head height
—	1.5m head height
□	Proposed rooflight

JOB TITLE
Proposed airspace development and facade alterations to provide 5 No. residential units at 48 & 50 Station Approach, HA4 6RZ

STATUS
Planning

DRAWING TITLE
Existing Block Plan

CLIENT
William Ormrod

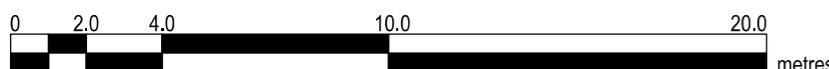
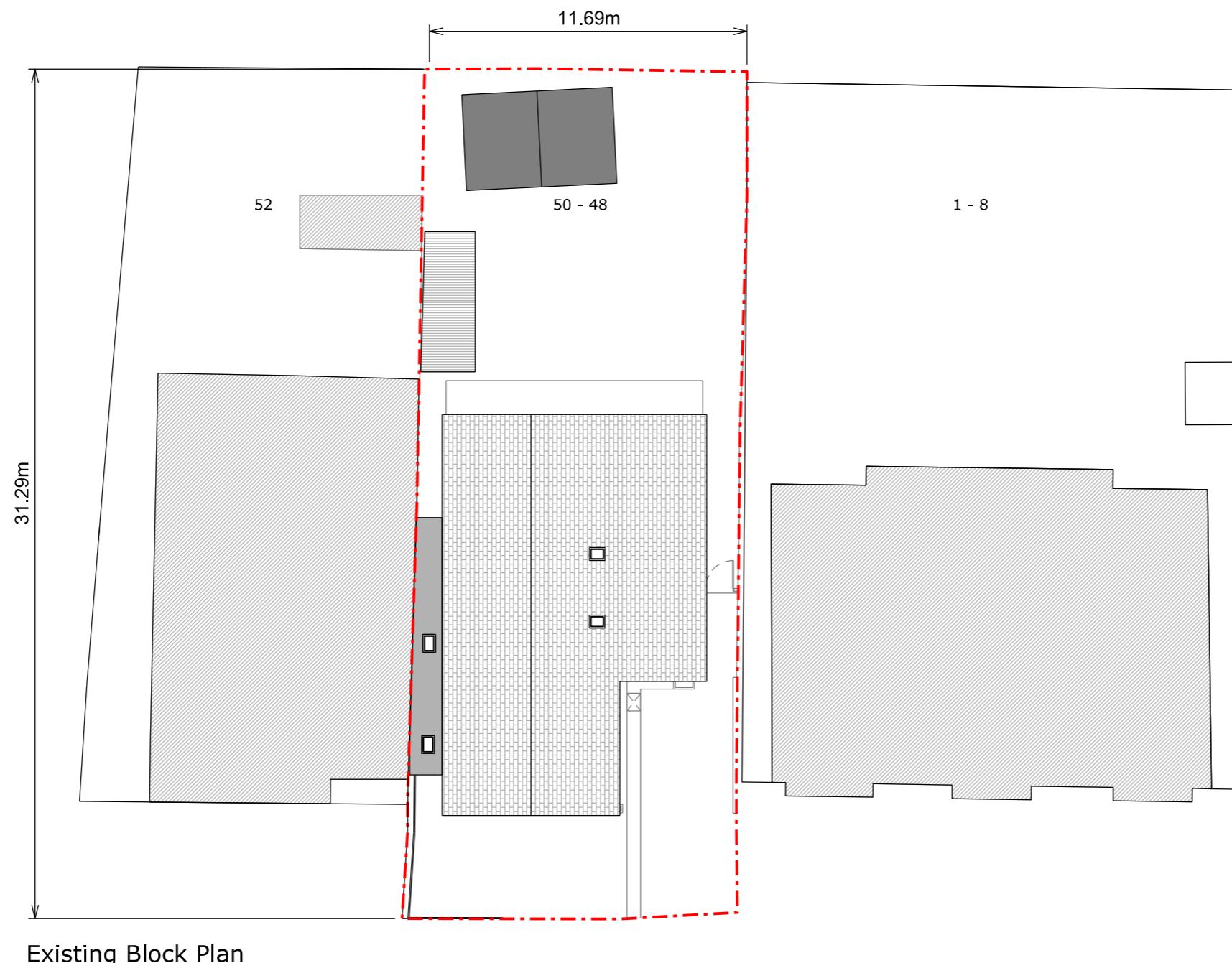
SCALE
1:200 at A3

DRAWN
CZ

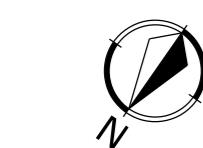
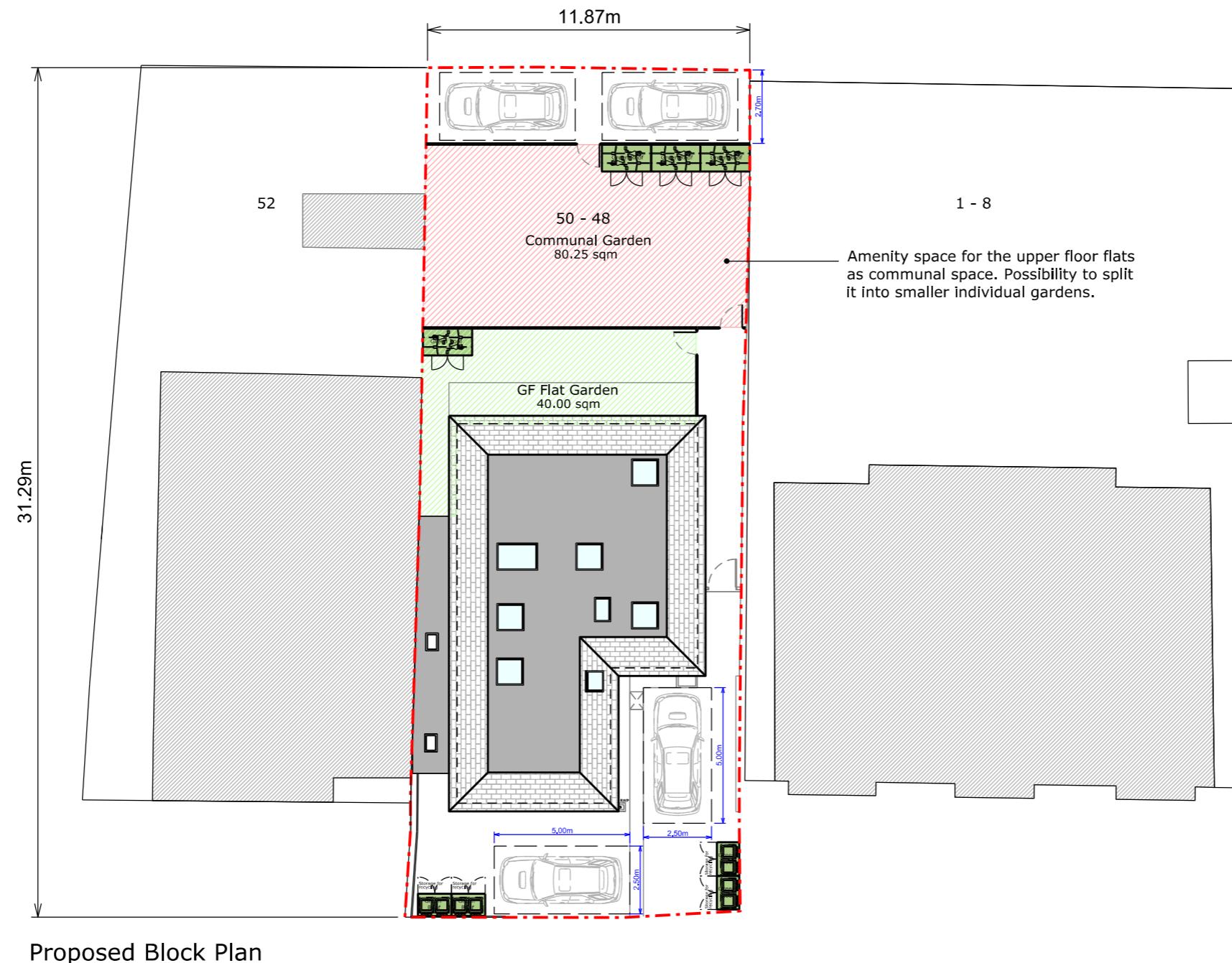
DATE
Aug 2023

CHECKED
NS

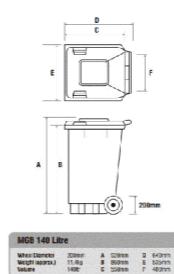
DRAWING NO. 65243 - 01 - 401G



PROPOSED AREAS			
Unit	Dwelling Type	GIA	Amenity requirements
Flat 1	4 bed (existing)	119.88 sqm	30 sqm
Flat 2	2 bed - 3 persons	64.46 sqm	25 sqm
Flat 3	1 bed - 1 person	37.14 sqm	20 sqm
Flat 4	3 bed - 6 person	103.84 sqm	30 sqm



0 2.0 4.0 10.0 20.0 metres



Bin Volume Calculation
 $A = \text{number of flats}; B = \text{flats up to 2 bedrooms } (A=5; B=5)$

90 litres storage for waste and 55 litres storage for recycling per unit

$90l \times 5 \text{ units} = 450l : 140l = 4 \text{ No.}$
 $55l \times 5 \text{ units} = 275l : 140l = 2 \text{ No.}$

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	Boundary lines
	Proposed beam
	Proposed walls
	Existing walls
	Proposed drainage
	Existing removed
	1.8m head height
	Proposed rooflight
	1.5m head height

JOB TITLE

Proposed airspace development, extension to side, facade alterations, floor plan redesign and all associated works at 48 & 50 Station Approach, HA4 6RZ

STATUS

Planning

DRAWING TITLE

Proposed Block Plan

CLIENT

William Ormrod

SCALE

1:200 at A3

DRAWN
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DATE

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