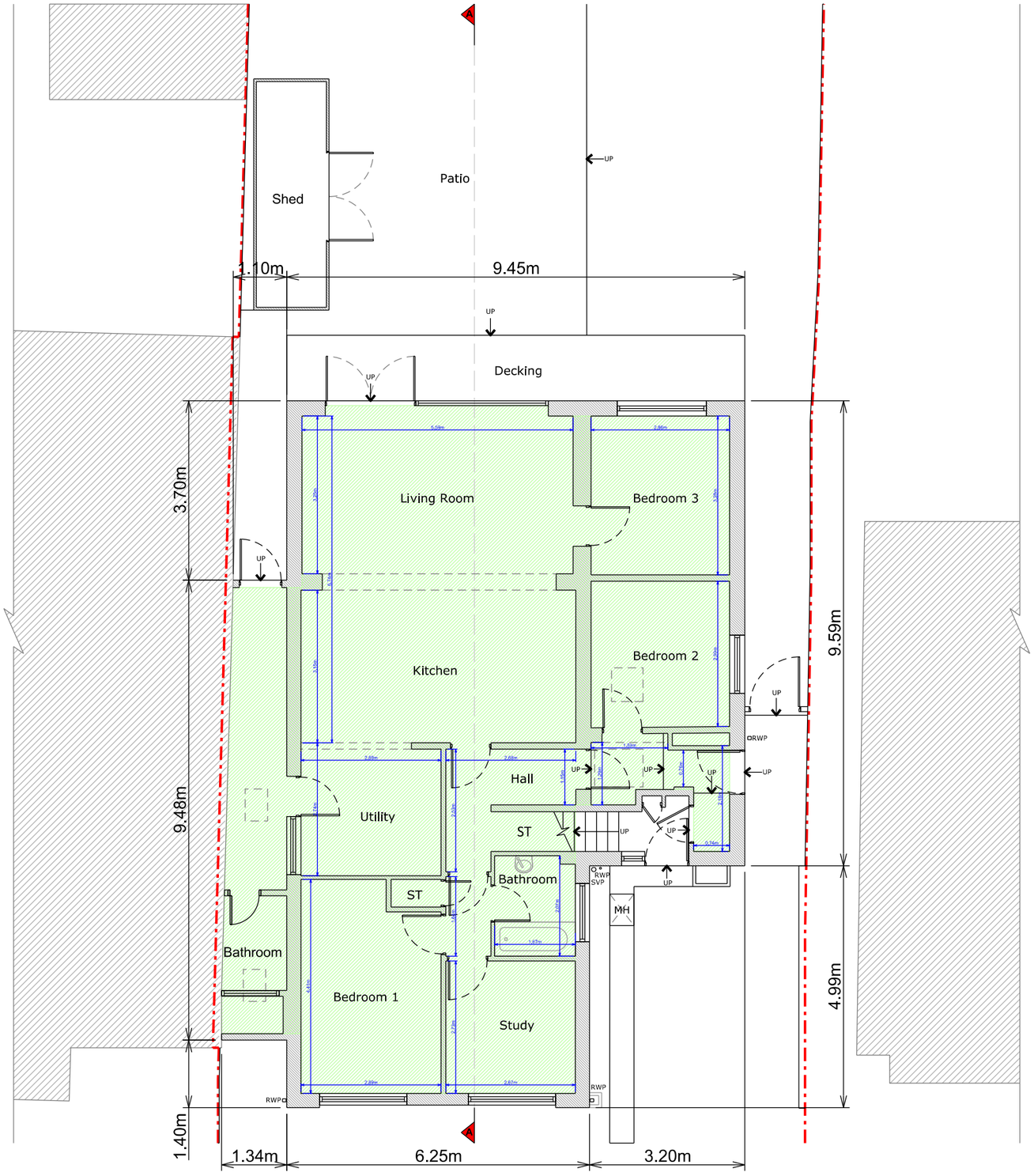
EXISTING AREAS			
	Unit	Dwelling Type	GIA
	Flat 1	3 bed	119.88 sqm
	Flat 2 / HMO	4 bed - 4 person	78.84 sqm



Ground Floor Plan

0 1.0 2.0 5.0 10.0 metres

RESI

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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

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

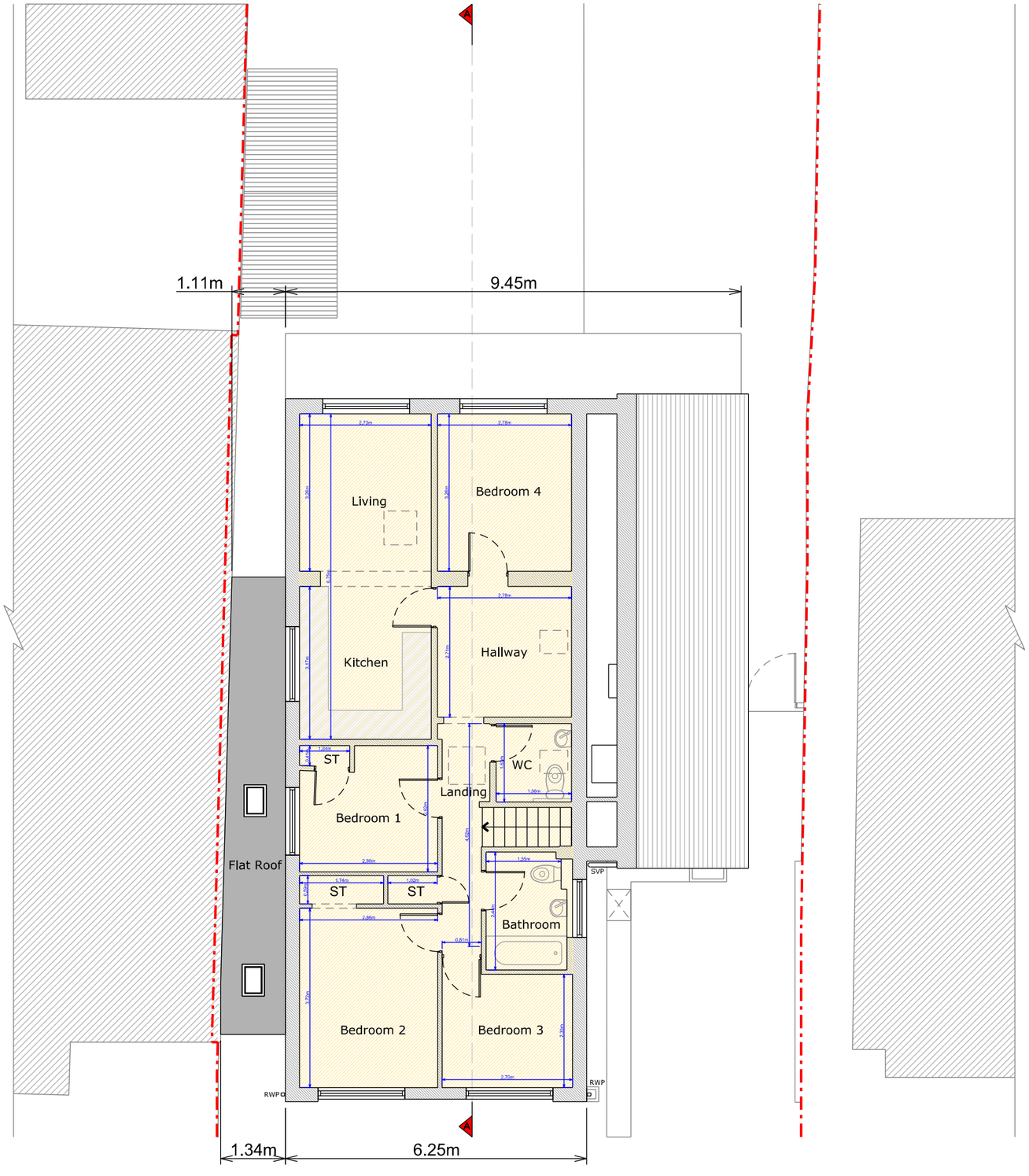
DRAWING TITLE
Existing Ground Floor Plan

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	HD
DATE	**CHECKED**
Aug 2023	NS

DRAWING NO. 65243 - 01 - 101G

EXISTING AREAS			
	Unit	Dwelling Type	GIA
	Flat 1	4 bed	119.88 sqm
	Flat 2 / HMO	4 bed - 4 person	78.84 sqm



First Floor Plan

0 1.0 2.0 5.0 10.0 metres

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NOTES

Revision

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E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY

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

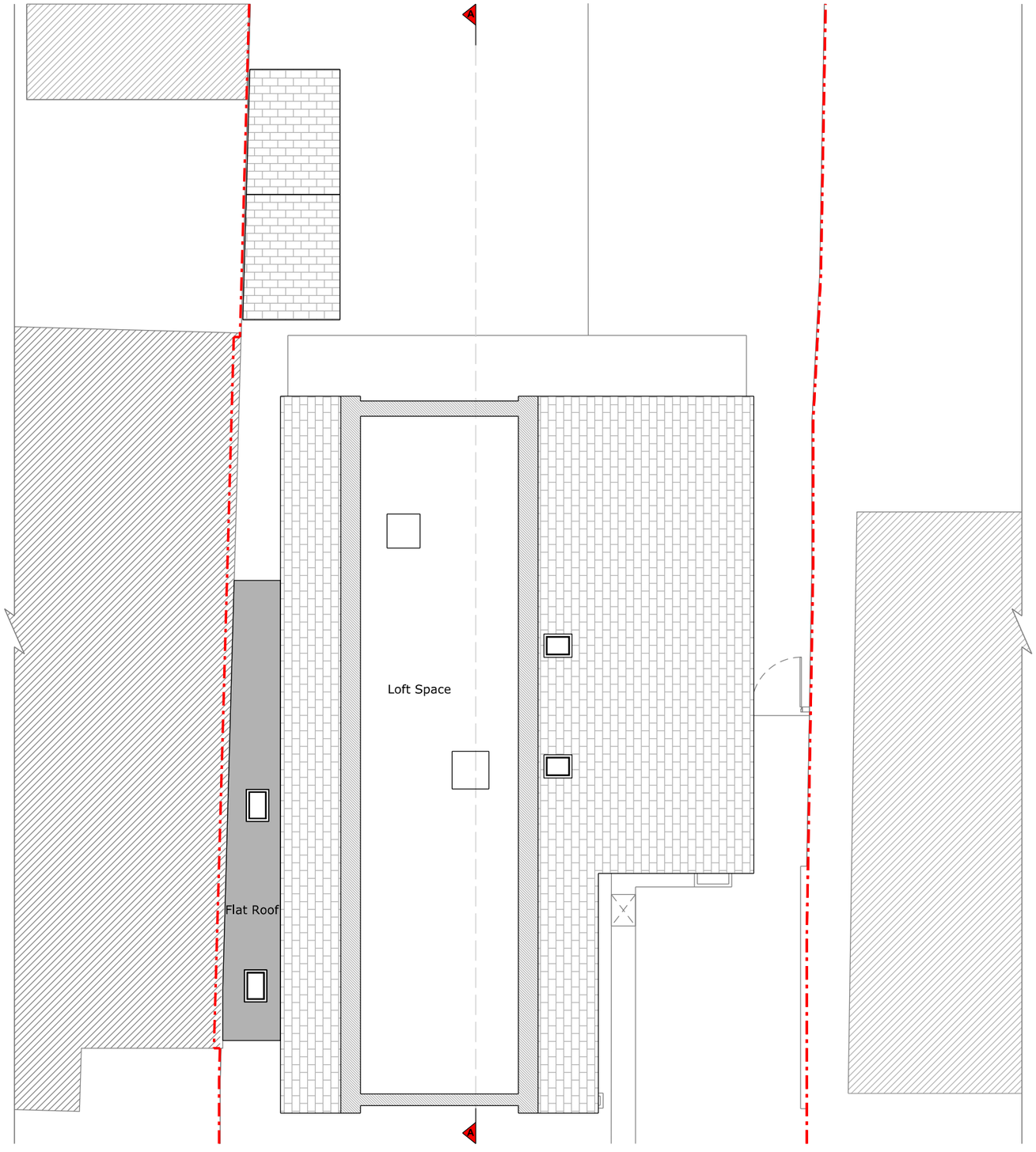
STATUS
Planning

DRAWING TITLE
Existing First Floor Plan

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	HD
DATE	**CHECKED**
Aug 2023	NS

DRAWING NO. 65243 - 01 - 102G



0 1.0 2.0 5.0 10.0 metres

Loft Floor Plan

RESI

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NOTES

Revision

Rev	Notes	Date
-	Preliminary Issue	16/05/2023
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E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY

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

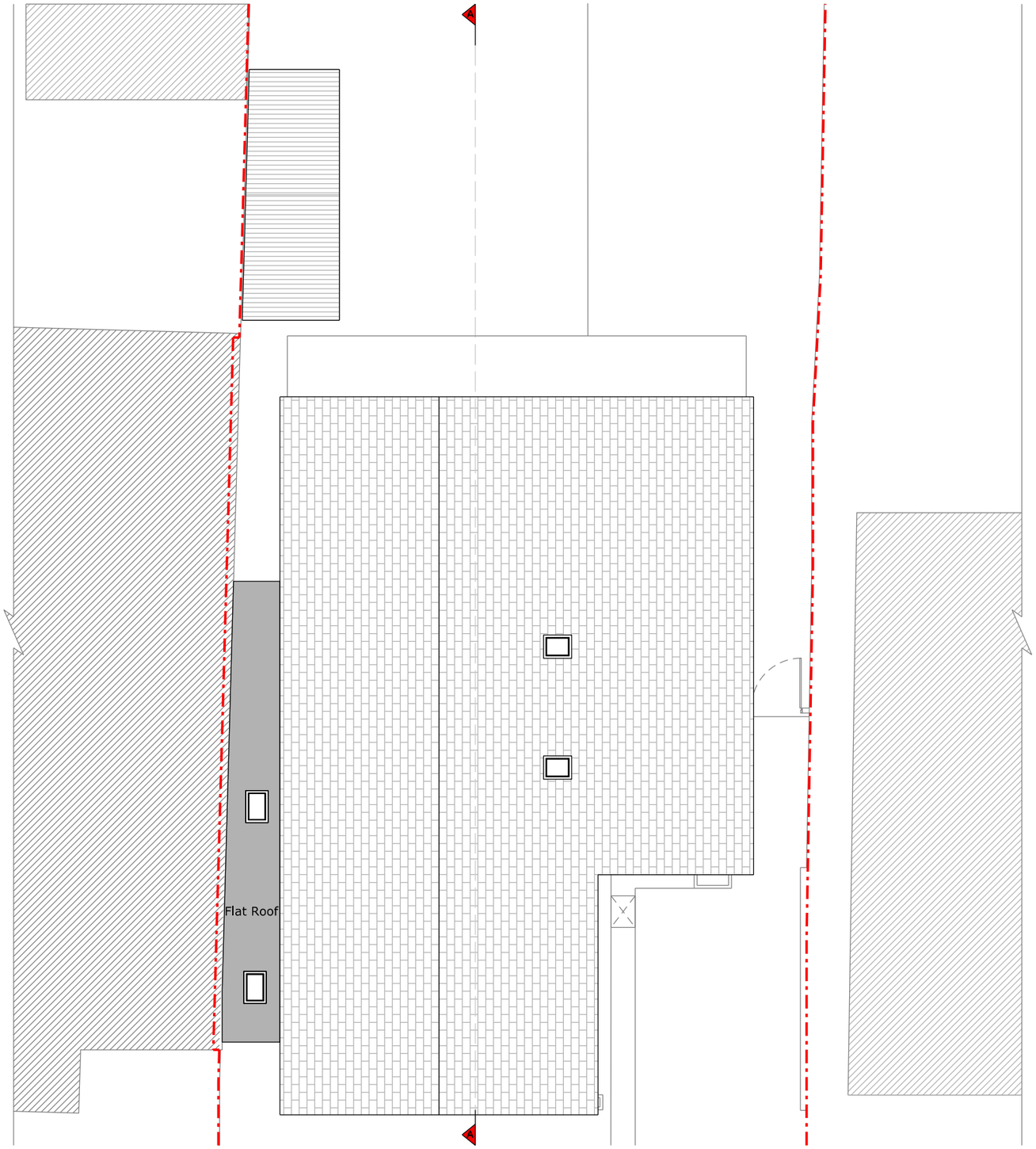
STATUS
Planning

DRAWING TITLE
Existing Loft Floor Plan

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	HD
DATE	**CHECKED**
Aug 2023	NS

DRAWING NO. 65243 - 01 - 103G



0 1.0 2.0 5.0 10.0 metres

Roof Plan

RESI

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NOTES

Revision

Rev	Notes	Date
-	Preliminary Issue	16/05/2023
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F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY

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

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

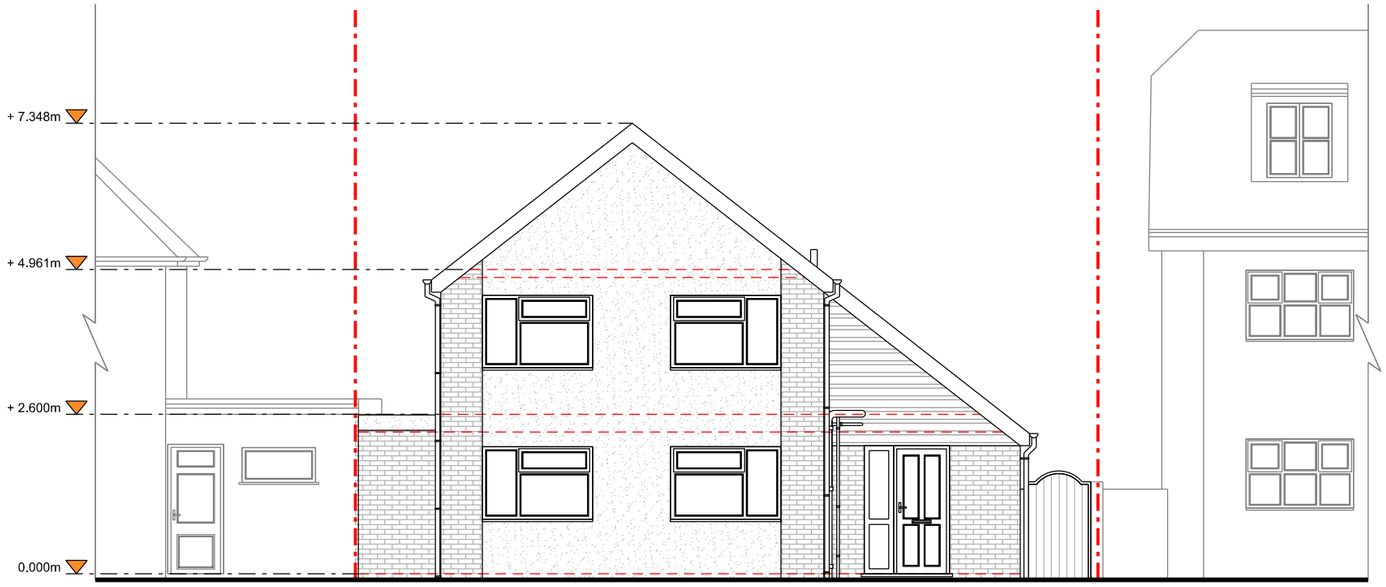
STATUS
Planning

DRAWING TITLE
Existing Roof Plan

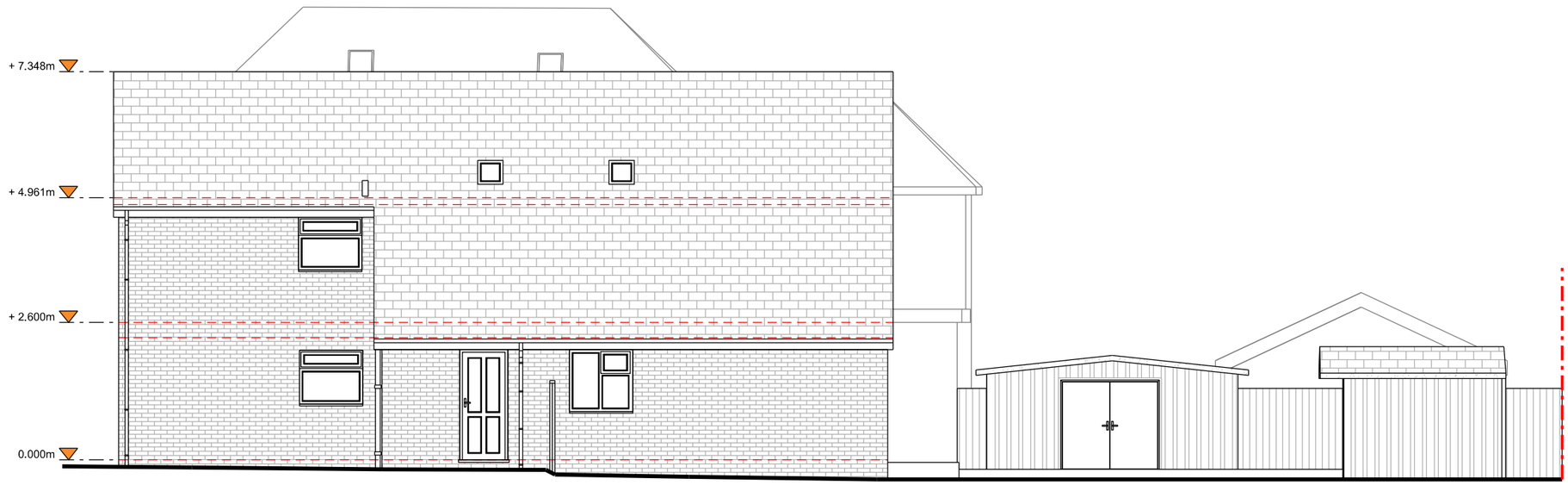
CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	HD
DATE	**CHECKED**
Aug 2023	NS

DRAWING NO. 65243 - 01 - 104G



Front Elevation



Right Side Elevation

0 1.0 2.0 5.0 10.0 metres

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Print to scale (as actual size)

NOTES

Materials:

Brickwork / Walls - White painted render, timber cladding and yellow brick

Pitched Roof - Concrete tiles

Windows - White uPVC windows

Doors - White uPVC doors

RWP / Gutters / Fascia - UPVC downpipes, guttering and white painted timber fascias

Revision

Rev	Notes	Date
-	Preliminary Issue	16/05/2023
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F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY

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

Existing Elevations

CLIENT

William Ormrod

SCALE

1:100 at A3

DRAWN

HD

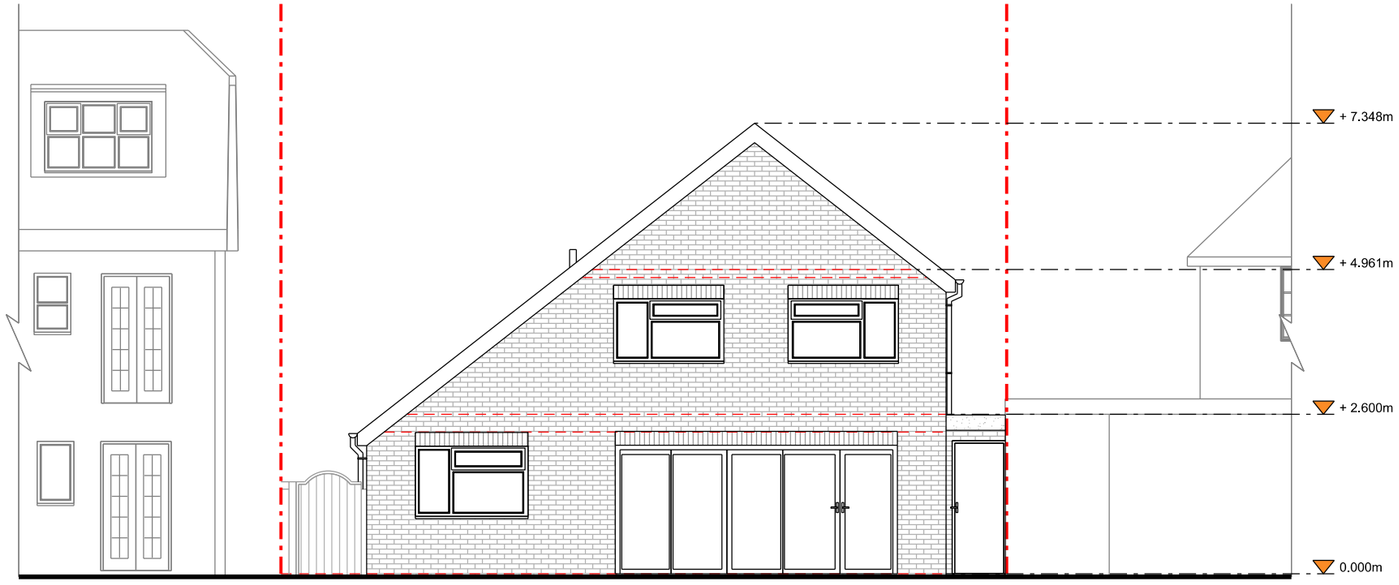
DATE

Aug 2023

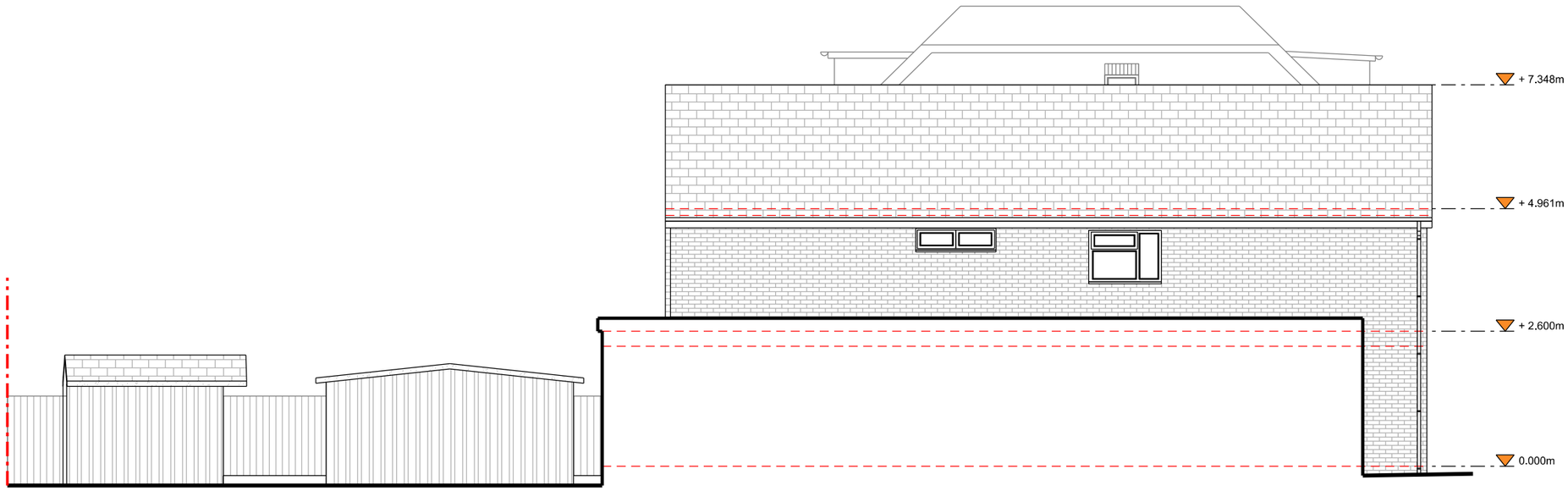
CHECKED

NS

DRAWING NO. 65243 - 01 - 201G



Rear Elevation



Left Side Elevation

0 1.0 2.0 5.0 10.0 metres

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Print to scale (as actual size)

NOTES

Materials:

Brickwork / Walls - White painted render, timber cladding and yellow brick

Pitched Roof - Concrete tiles

Windows - White uPVC windows

Doors - White uPVC doors

RWP / Gutters / Fascia - UPVC downpipes, guttering and white painted timber fascias

Revision

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F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY

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

Existing Elevations

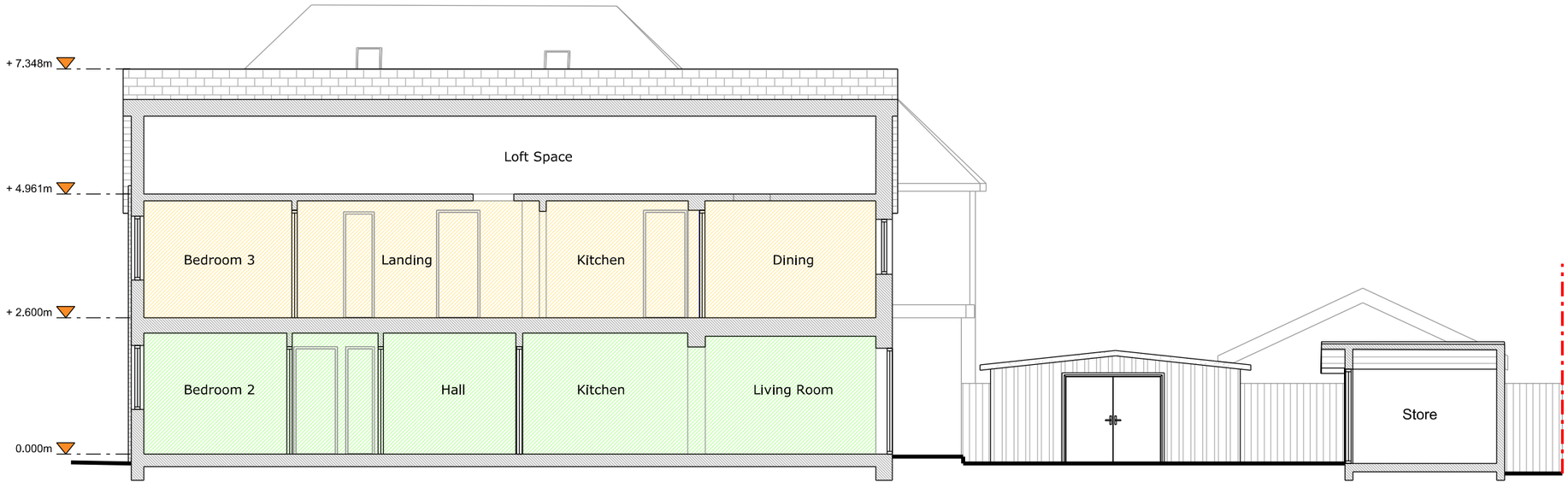
CLIENT

William Ormrod

SCALE	DRAWN
1:100 at A3	HD
DATE	**CHECKED**
Aug 2023	NS

DRAWING NO. 65243 - 01 - 202G

EXISTING AREAS			
	Unit	Dwelling Type	GIA
	Flat 1	4 bed	119.88 sqm
	Flat 2 / HMO	4 bed - 4 person	78.84 sqm



Section A - A

0 1.0 2.0 5.0 10.0 metres

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F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023

KEY

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

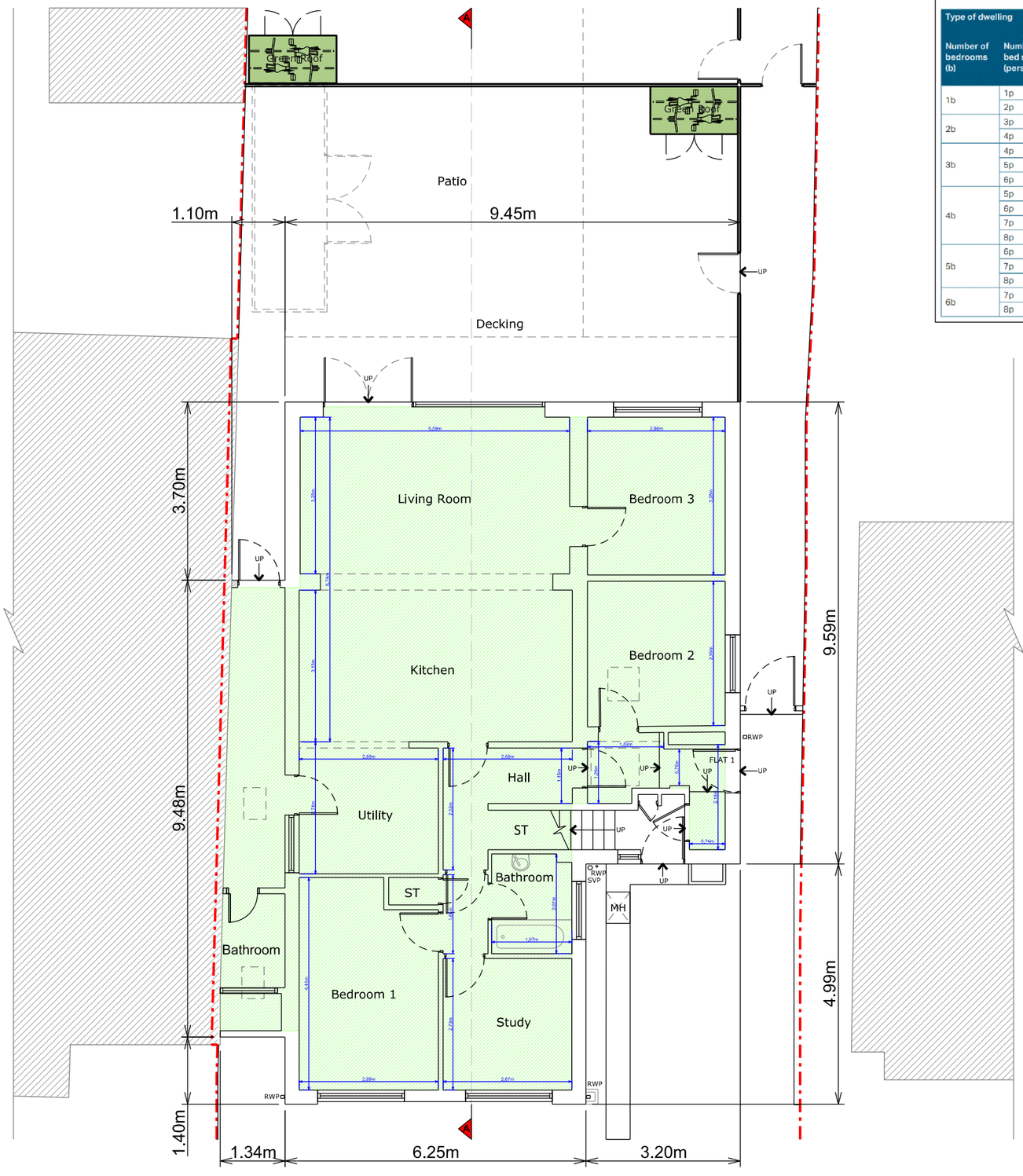
STATUS
Planning

DRAWING TITLE
Existing Section A - A

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	HD
DATE	**CHECKED**
Aug 2023	NS

DRAWING NO. 65243 - 01 - 301G



Ground Floor Plan

0 1.0 2.0 5.0 10.0 metres

Table 3.1 - Minimum internal space standards for new dwellings*

Type of dwelling		Minimum gross internal floor areas† and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

PROPOSED AREAS				
	Unit	Dwelling Type	GIA	Amenity space
	Flat 1	3 bed (existing)	119,88 sqm	68,51 sqm
	Flat 2 / HMO	5 bed - 5 person	102,05 sqm	-
	Flat 3	3 bed - 5 person	89,07 sqm	57,43 sqm

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NOTES

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E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023
H	Planning Issue	26/03/2024

KEY

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

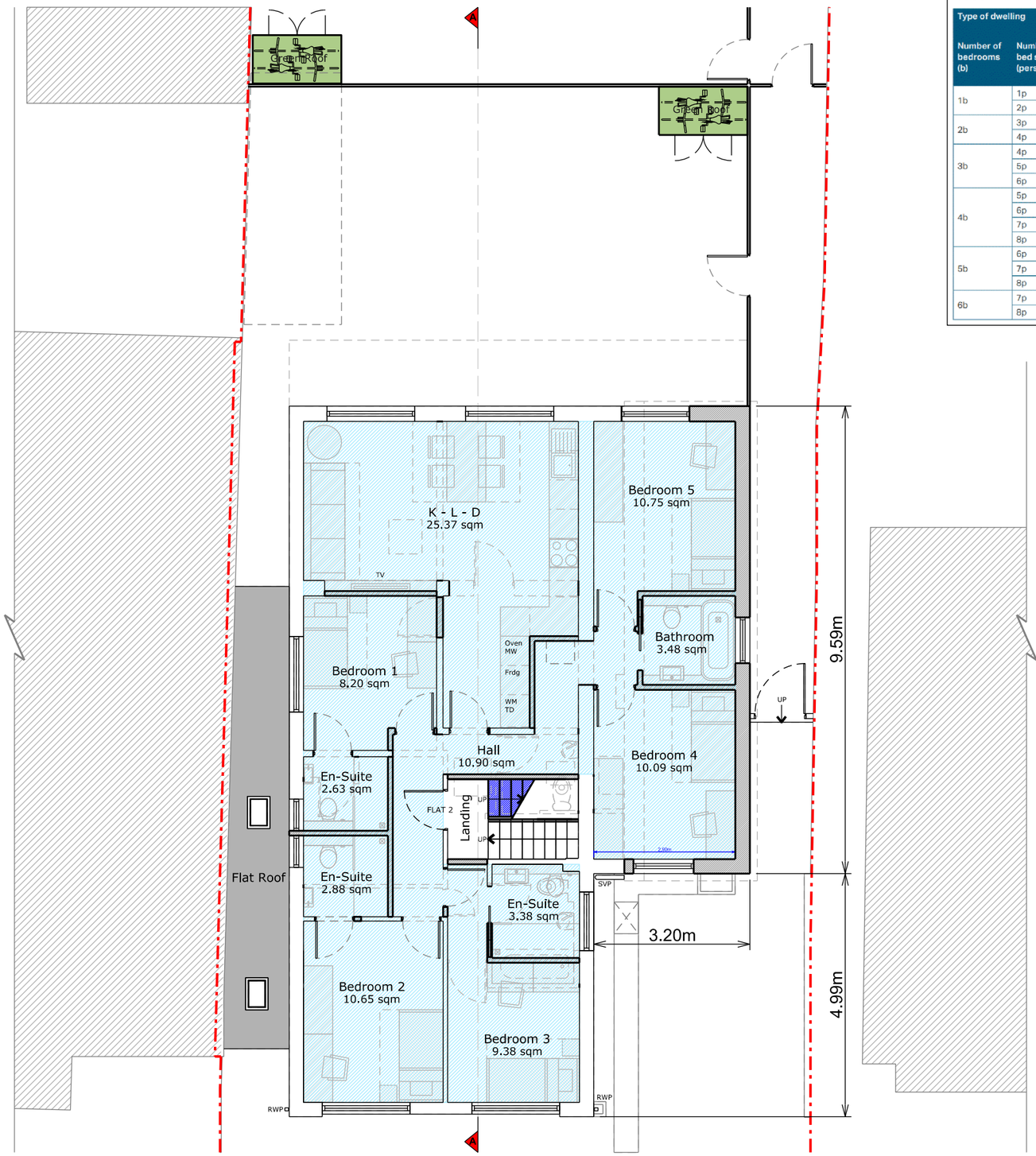
STATUS
Planning

DRAWING TITLE
Proposed Ground Floor Plan

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	CZ
DATE	**CHECKED**
Mar 2024	NS

DRAWING NO. 65243 - 01 - 105H



First Floor Plan

0 1.0 2.0 5.0 10.0 metres

Table 3.1 - Minimum internal space standards for new dwellings[a]

Type of dwelling		Minimum gross internal floor areas[1] and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

PROPOSED AREAS				
	Unit	Dwelling Type	GIA	Amenity space
	Flat 1	4 bed (existing)	119,88 sqm	68,51 sqm
	Flat 2 / HMO	5 bed - 5 person	102,05 sqm	-
	Flat 3	3 bed - 5 person	89,07 sqm	57,43 sqm

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NOTES

Revision

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E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023
H	Planning Issue	26/03/2024

KEY

- Proposed walls
- Existing walls
- Existing removed
- Proposed rooflight
- Boundary lines
- Proposed beam
- Proposed drainage
- 1.8m head height
- 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 First Floor Plan

CLIENT
William Ormrod

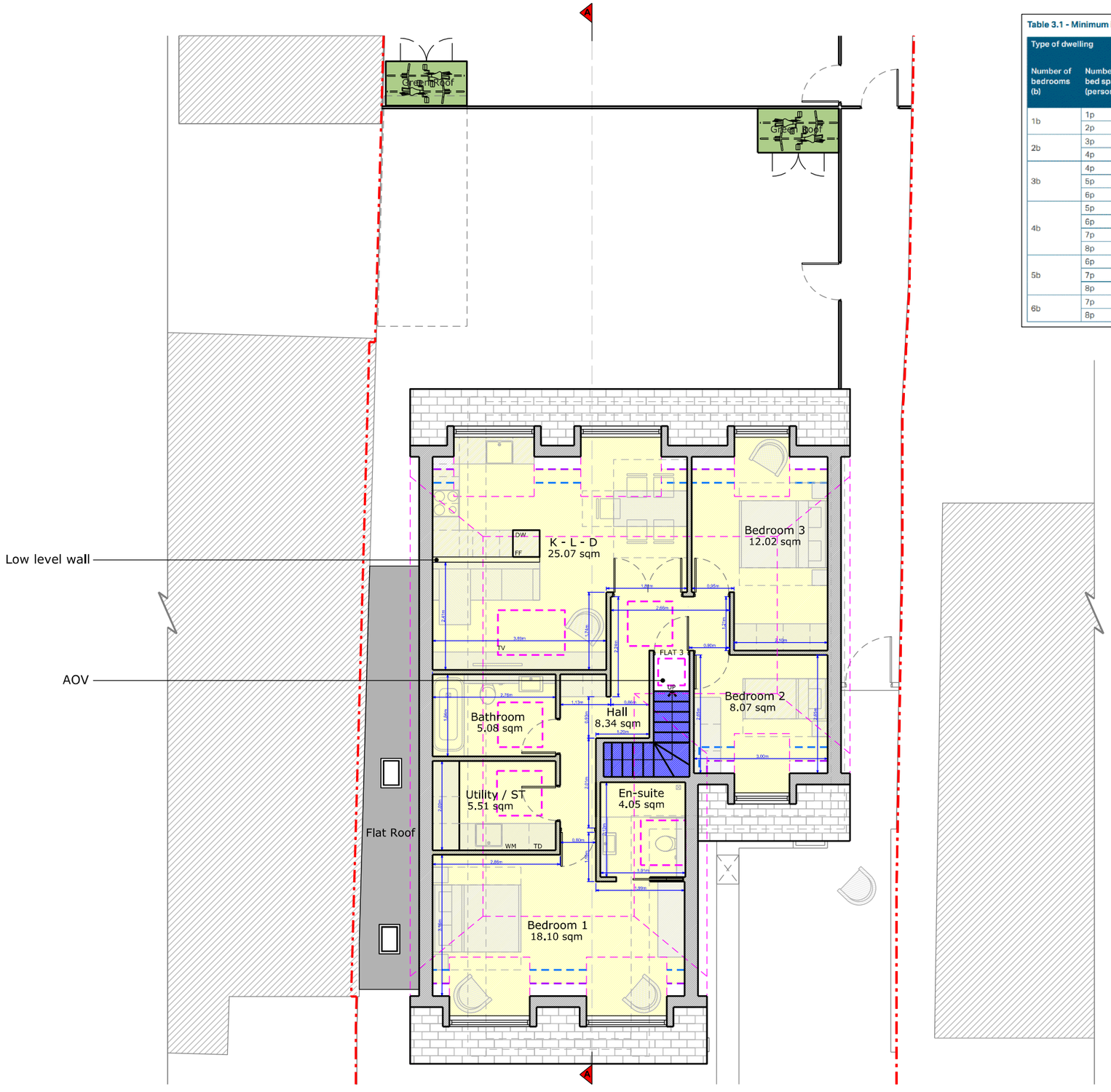
SCALE
1:100 at A3

DRAWN
CZ

DATE
Mar 2024

CHECKED
NS

DRAWING NO. 65243 - 01 - 106H



Loft Floor Plan

0 1.0 2.0 5.0 10.0 metres

Table 3.1 - Minimum internal space standards for new dwellings*

Type of dwelling		Minimum gross internal floor areas† and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

PROPOSED AREAS				
	Unit	Dwelling Type	GIA	Amenity space
	Flat 1	4 bed (existing)	119,88 sqm	68,51 sqm
	Flat 2 / HMO	5 bed - 5 person	102,05 sqm	-
	Flat 3	3 bed - 5 person	89,07 sqm	57,43 sqm

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NOTES

Revision

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E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023
H	Planning Issue	26/03/2024

KEY

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

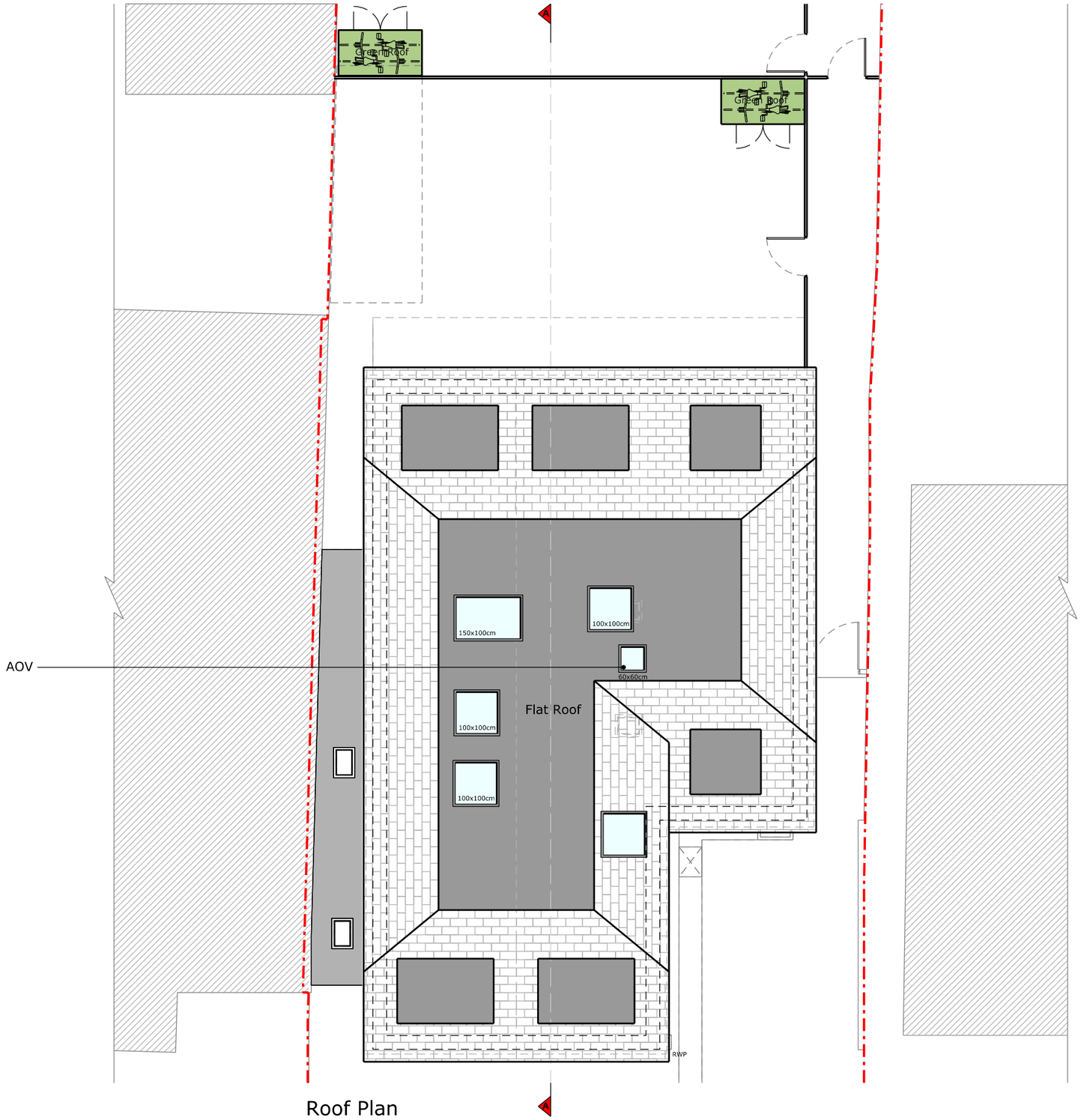
STATUS
Planning

DRAWING TITLE
Proposed Loft Floor Plan

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	CDC
DATE	**CHECKED**
Mar 2024	NS

DRAWING NO. 65243 - 01 - 107H



Roof Plan

0 1.0 2.0 5.0 10.0 metres

RESI

DESIGN SQUARED ARCHITECTS

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Print to scale (as actual size)

NOTES

Revision

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B	Preliminary Issue	13/06/2023
C	Planning Issue	20/06/2023
D	Planning Issue	29/06/2023
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G	Planning Issue	09/08/2023
H	Planning Issue	26/03/2024

KEY

- Proposed walls
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- Existing removed
- Proposed rooflight
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- 1.8m head height
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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 Roof Plan

CLIENT
William Ormrod

SCALE
1:100 at A3

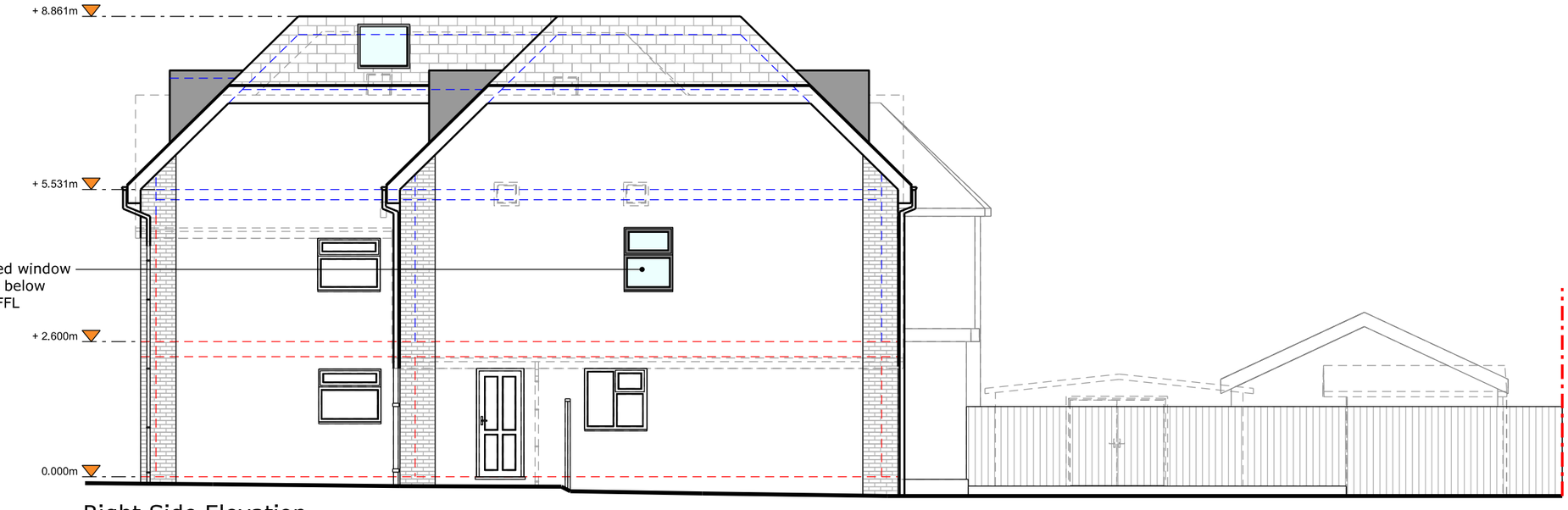
DRAWN
CDC

DATE
Mar 2024

CHECKED
NS

DRAWING NO. 65243 - 01 - 108H

Front Elevation



Right Side Elevation

0 1.0 2.0 5.0 10.0 metres

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Print to scale (as actual size)

NOTES

Materials:

Brickwork / Walls - Yellow brick and painted render

Pitched Roof - Slate/clay tiles

Flat Roof - GRP (fibreglass)

Windows - Aluminium casement windows and rooflights

Doors - Aluminium bifolding doors and composite glazed front door

RWP / Gutters / Fascia - Black uPVC downpipes and guttering with black painted timber fasclas

Revision

Rev	Notes	Date
E	Planning Issue	12/07/2023
F	Planning Issue	26/07/2023
G	Planning Issue	09/08/2023
H	Planning Issue	26/03/2024

KEY

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

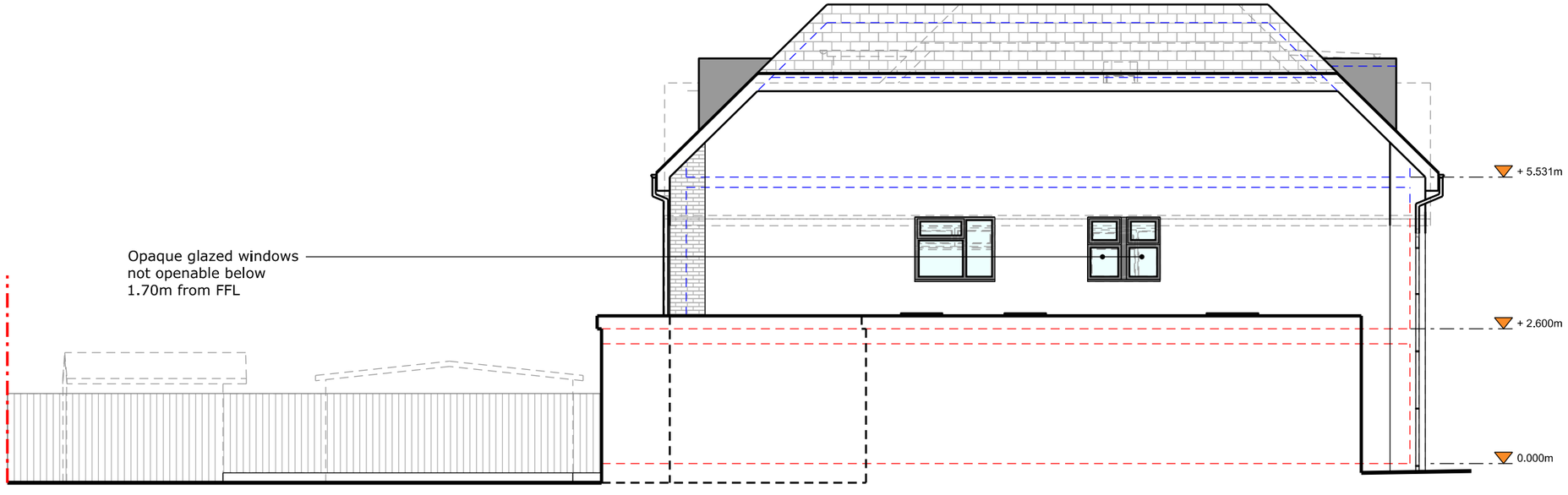
DRAWING TITLE
Proposed Elevations

CLIENT
William Ormrod

SCALE	DRAWN
1:100 at A3	CDC
DATE	**CHECKED**
Mar 2024	NS

DRAWING NO. 65243 - 01 - 203H

Rear Elevation



Left Side Elevation

0 1.0 2.0 5.0 10.0
metres

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DRAWING TITLE
Proposed Elevations

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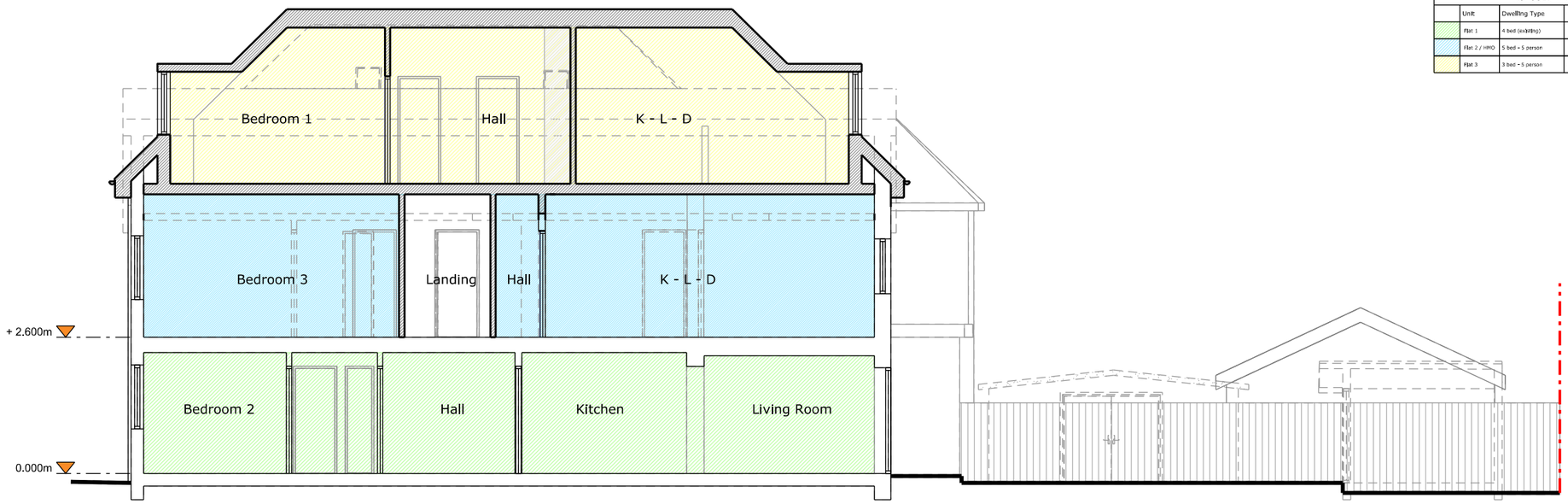
DATE	**CHECKED**
Mar 2024	NS

DRAWING NO. 65243 - 01 - 204H



Section A - A

0 1.0 2.0 5.0 10.0 metres

Table 3.1 - Minimum internal space standards for new dwellings*

Type of dwelling		Minimum gross internal floor areas† and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

PROPOSED AREAS

	Unit	Dwelling Type	GIA	Amenity space
	Flat 1	4 bed (existing)	119,88 sqm	68,51 sqm
	Flat 2 / HMO	5 bed - 5 person	102,05 sqm	-
	Flat 3	3 bed - 5 person	89,07 sqm	57,43 sqm

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NOTES

Revision

Rev	Notes	Date
-	Preliminary Issue	16/05/2023
A	Planning Issue	20/06/2023
B	Planning Issue	12/07/2023
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
H	Planning Issue	26/03/2024

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STATUS
Planning

DRAWING TITLE
Proposed Section A - A

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