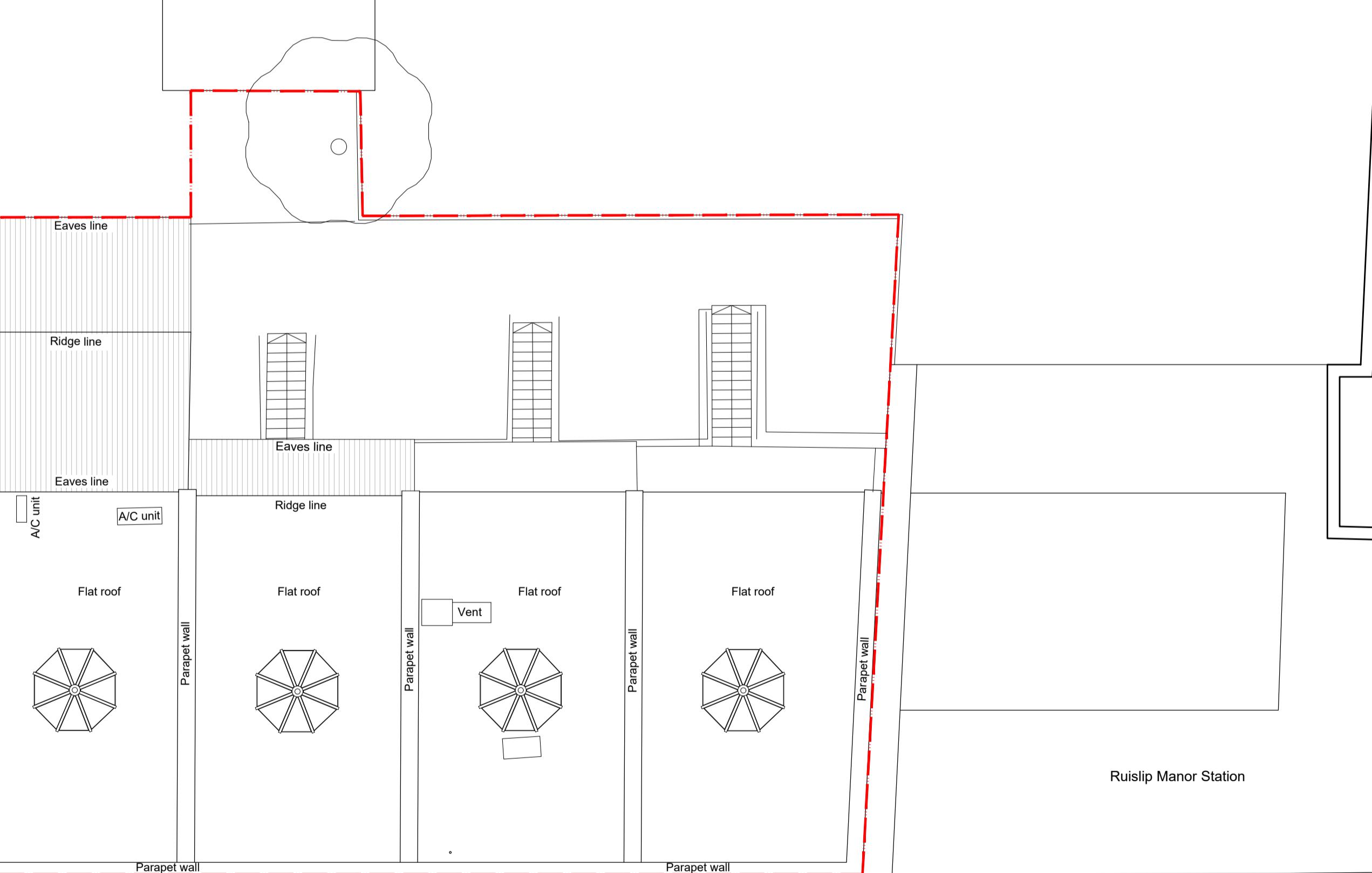
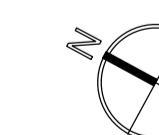


Existing First Floor / Roof Plan
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10

--- VICTORIA ROAD ---



General Notes
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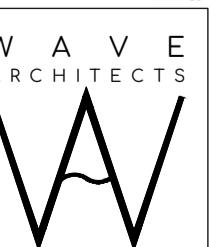
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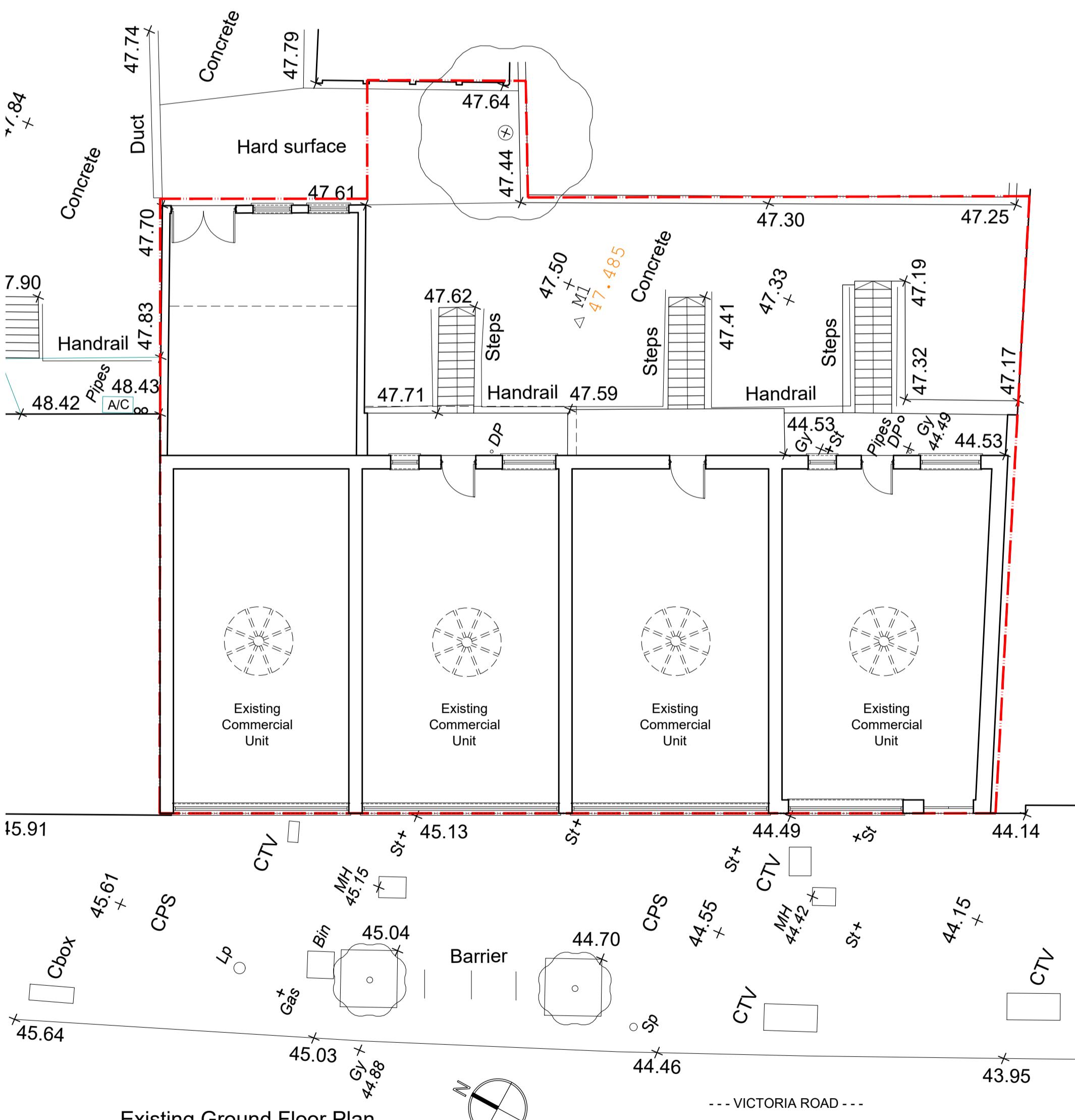
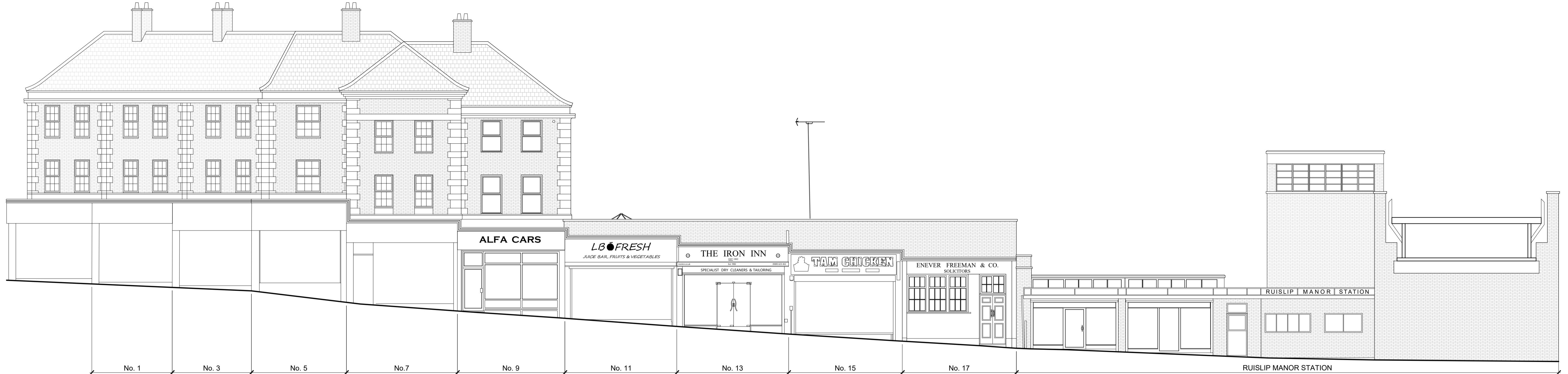
REV	DATE	Initials	REVISION

PROJECT 11-17 Victoria Road London, HA4 9AA	DRAWING NUMBER 1117VR-PP1-01	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET	
CLIENT PERL EQUITY (RUISLIP) 4 LIMITED	DRAWING TITLE Existing First Floor / Roof Plan	
SCALE 1:100	DATE 09/04/2025	DRAWN MS

PROJECT TITLE 11-17 Victoria Road, London HA4 9AA	SCALE 1:100	DATE 09/04/2025	DRAWN MS	CHECKED MSS
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Existing Front Elevation
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10



Metres
1:100 0 1 2 3 4 5 10

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REV	DATE	Initials	REVISION

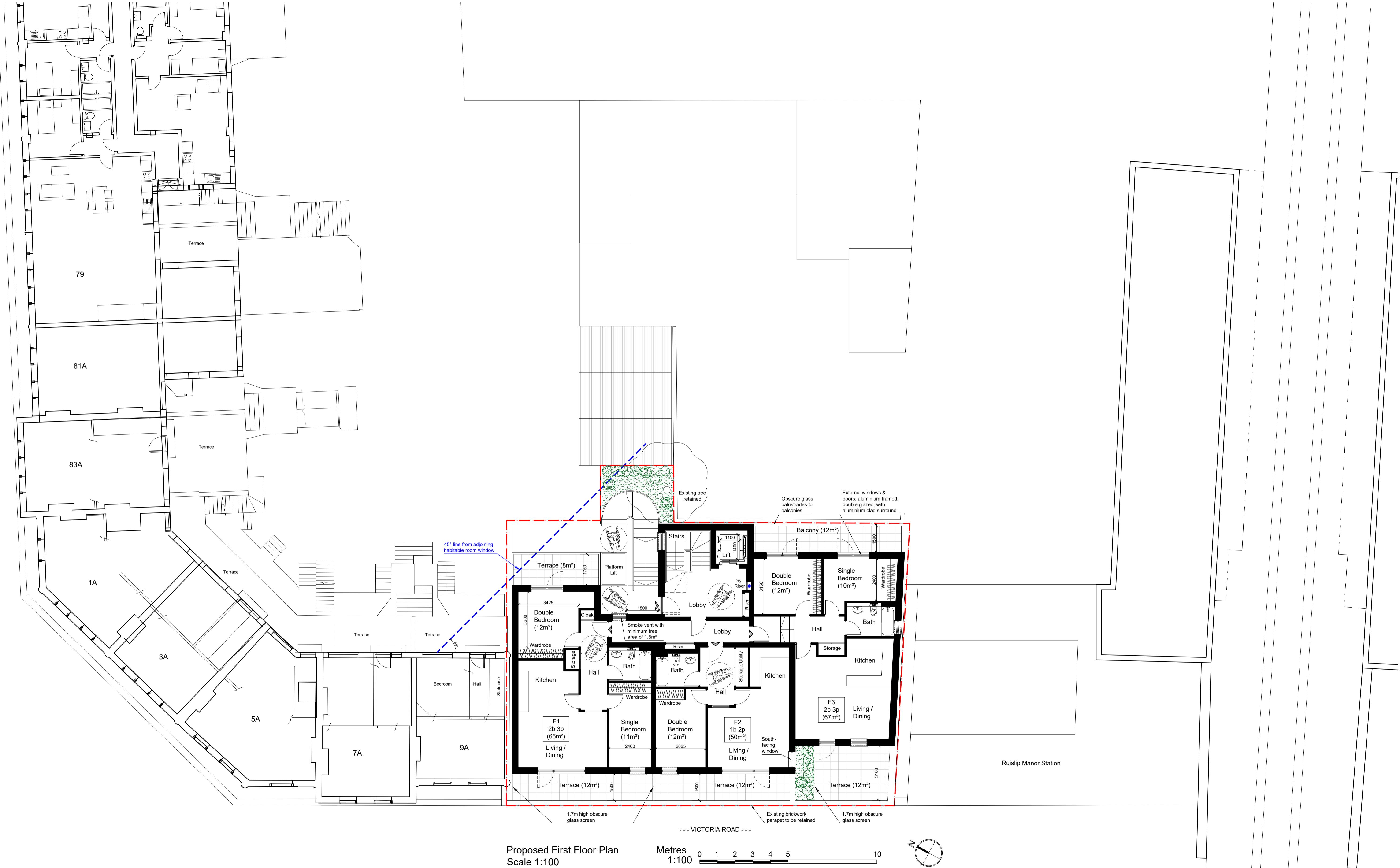
PROJECT
11-17 Victoria Road
London, HA4 9AA

CLIENT
PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER
1117VR-PP1-02
STATUS
PAPER SIZE
A1 SHEET

DRAWING TITLE
Existing Front & Rear Elevations
Existing Ground Floor Plan
SCALE
1:100
DATE
09/04/2025
DRAWN
MS
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MSS

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PROJECT TITLE
11-17 Victoria Road, London HA4 9AA



General Notes

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d Contractors must verify all dimensions on-site before commencing any work or preparing shop drawings. Figured dimensions take precedence over scaled dimensions.

Contractors, sub-contractors, or suppliers are obliged to inform the architect or quantity surveyor promptly of alterations to the proposed works, including their impact on the project's schedule and cost.

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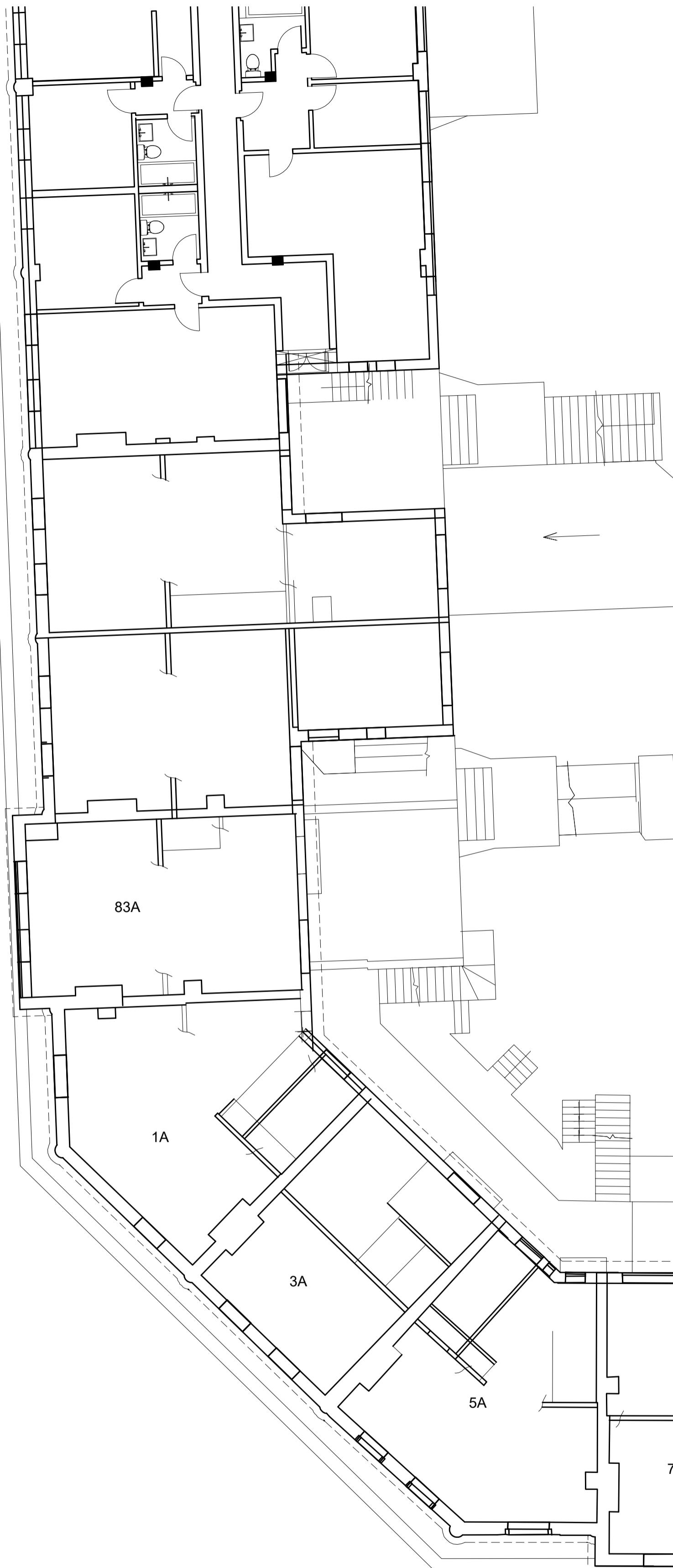
REV	DATE	Initials	REVISION

PROJECT
11-17 Victoria Road
London, HA4 9AA

CLIENT
PERL EQUITY (RUISLIP) 4 LIMITED

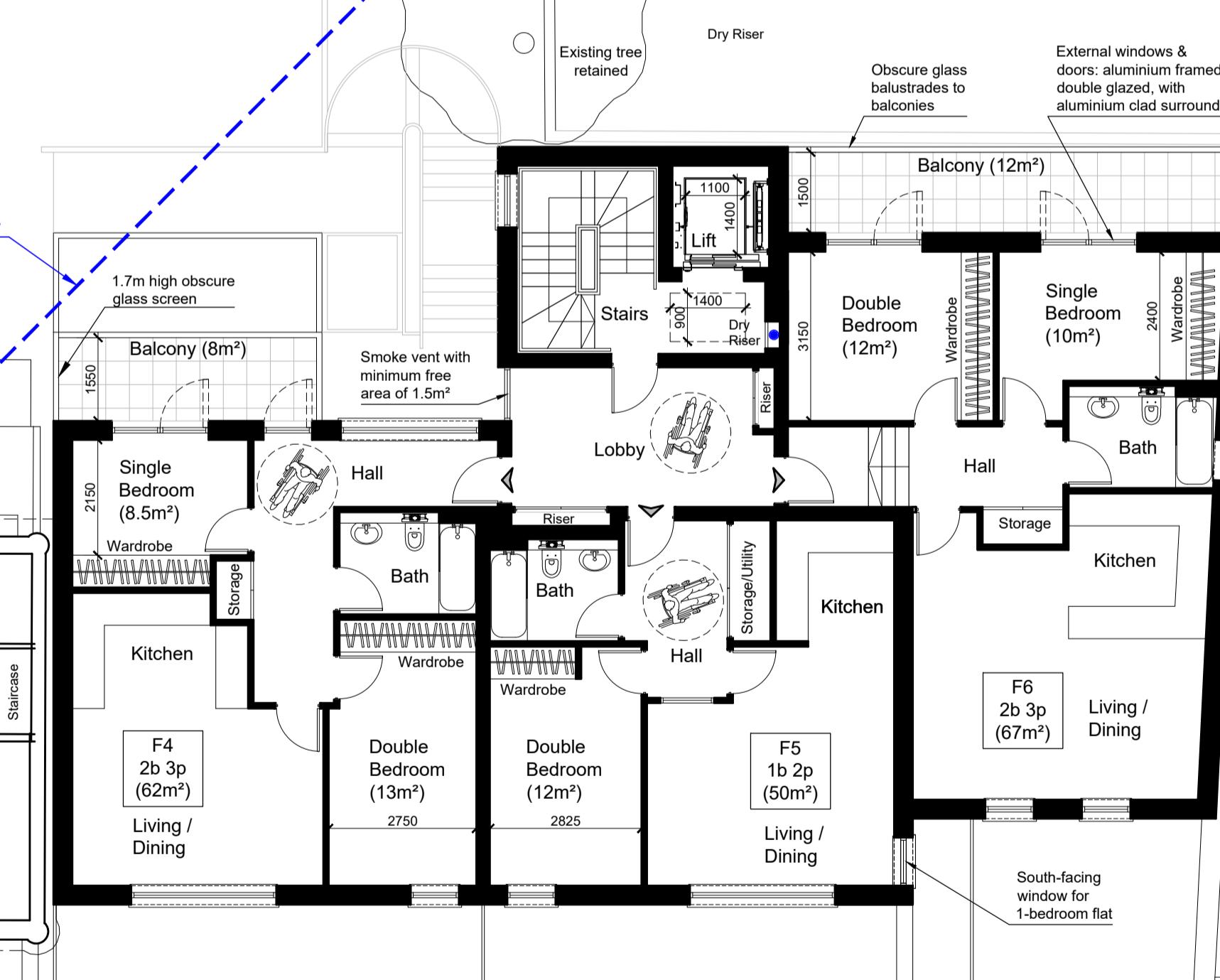
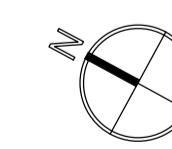
DRAWING NUMBER 1117VR-PP1-03		REVISION	
STATUS PLANNING		PAPER SIZE A1 SHEET	
DRAWING TITLE Proposed First Floor Plan (Entrance level)			
SCALE 1:100	DATE 09/04/2025	DRAWN MS	CHECKED MSS

The logo for Wave Architects features the company name in a bold, sans-serif font. The 'W' is stylized as a large, sharp downward-pointing wedge. The 'A' is a smaller, rounded downward-pointing wedge positioned to the right of the 'W'. The 'V' is a smaller, sharp downward-pointing wedge positioned to the right of the 'A'. The 'E' is a sharp downward-pointing wedge positioned to the right of the 'V'. The 'A' and 'V' have a wavy line running through their middle, and the 'V' has a small wavy line at its base. To the left of the logo, the company name 'WAVE ARCHITECTS' is written in a large, bold, sans-serif font. Below the logo, the company's contact information is listed: a phone number (07576 214 336 and 07597 511 486), an email address (info@wavearchitects.co.uk), and a website (www.wavearchitects.co.uk). The entire logo and contact information are contained within a white rectangular box.



Proposed Second Floor Plan
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10



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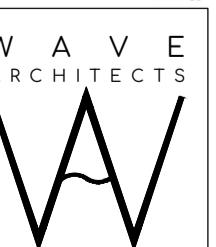
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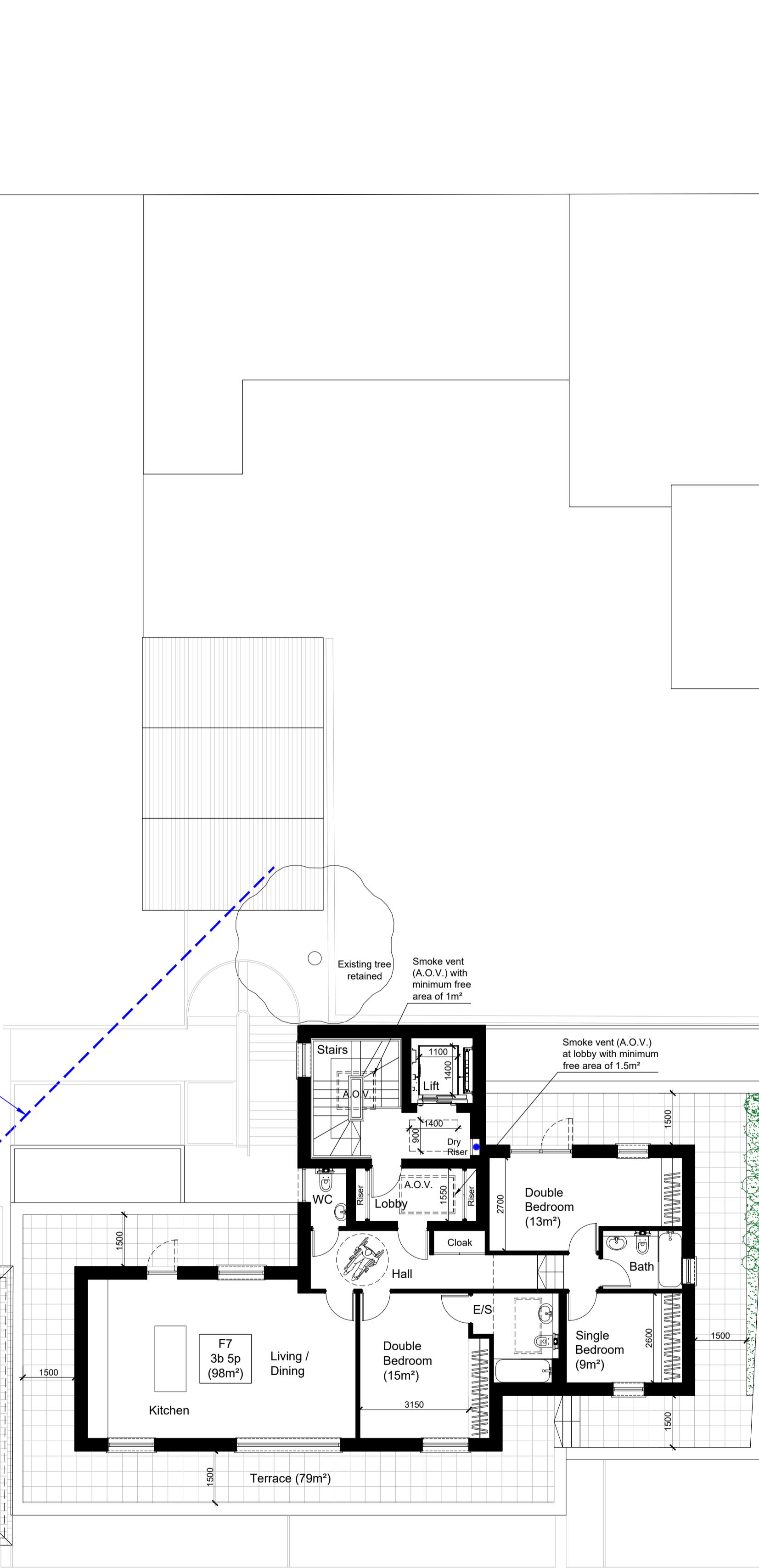
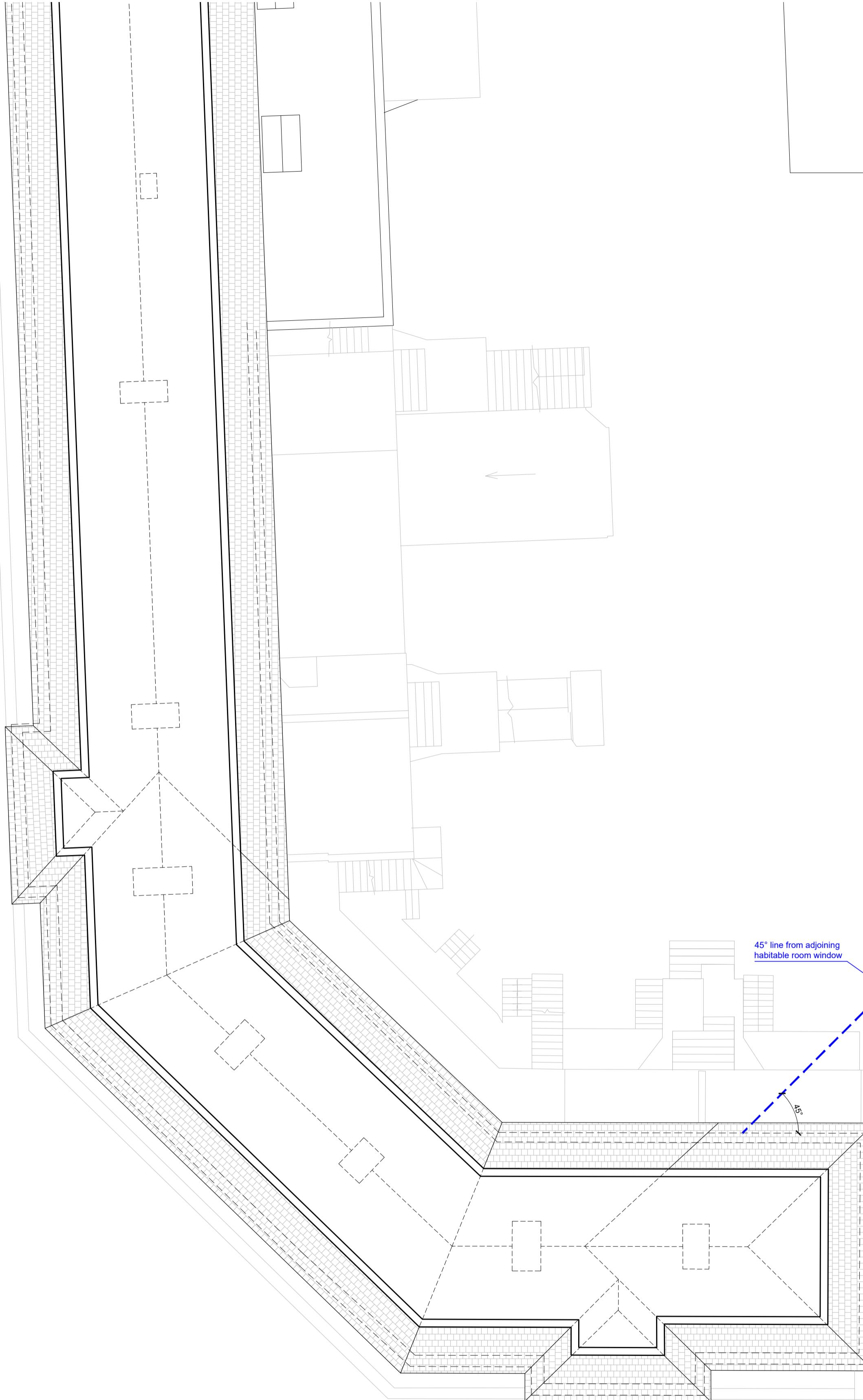
REV	DATE	Initials	REVISION

PROJECT
11-17 Victoria Road
London, HA4 9AA

CLIENT
PERL EQUITY (RUISLIP) 4 LIMITED

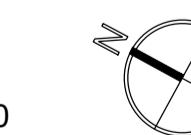
DRAWING NUMBER	REVISION
1117VR-PP1-04	
STATUS	PAPER SIZE
PLANNING	A1 SHEET
DRAWING TITLE	Proposed Second Floor Plan
SCALE	DRAWN
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DATE	CHECKED
09/04/2025	MSS

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Proposed Third Floor Plan
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10



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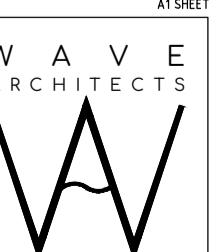
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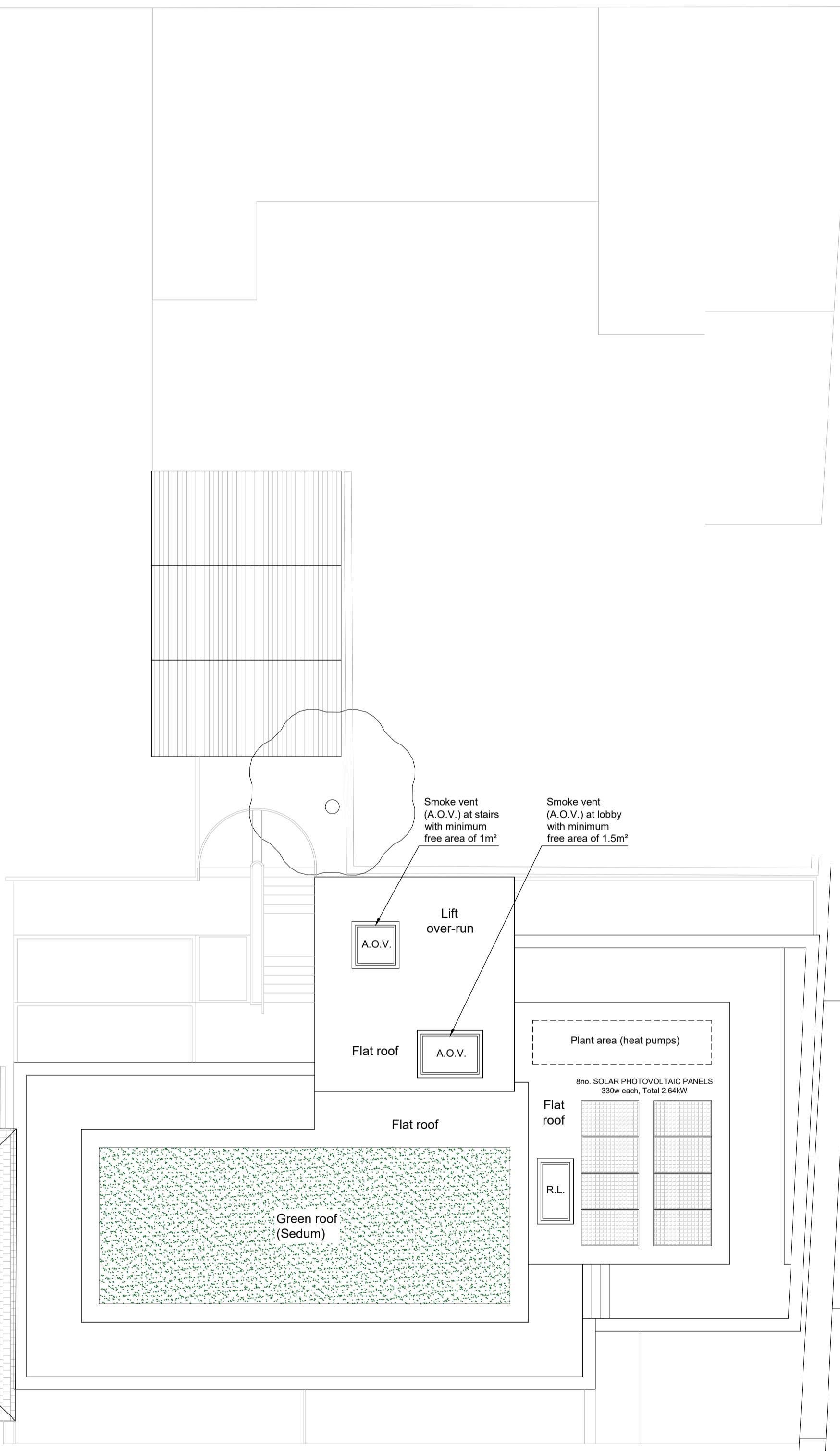
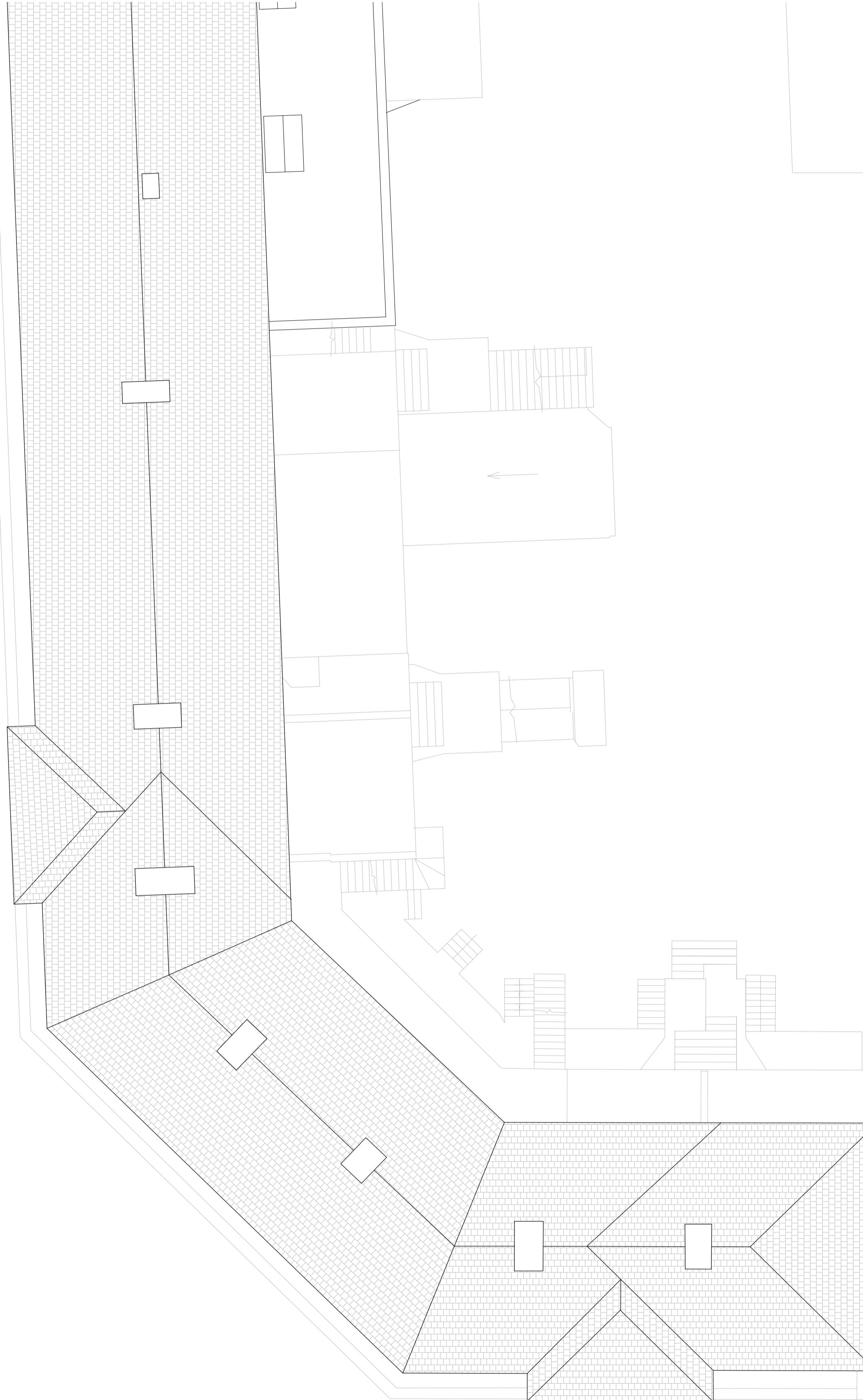
REV	DATE	Initials	REVISION

PROJECT 11-17 Victoria Road London, HA4 9AA	DRAWING NUMBER 1117VR-PP1-05	REVISION
CLIENT PERL EQUITY (RUISLIP) 4 LIMITED	STATUS PLANNING	PAPER SIZE A1 SHEET
	DRAWING TITLE Proposed Third Floor Plan	
SCALE 1:100	DATE 09/04/2025	DRAWN MS

SCALE 1:100	DATE 09/04/2025	DRAWN MS	CHECKED MSS
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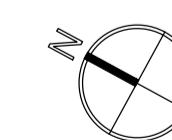
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Proposed Roof Plan
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10



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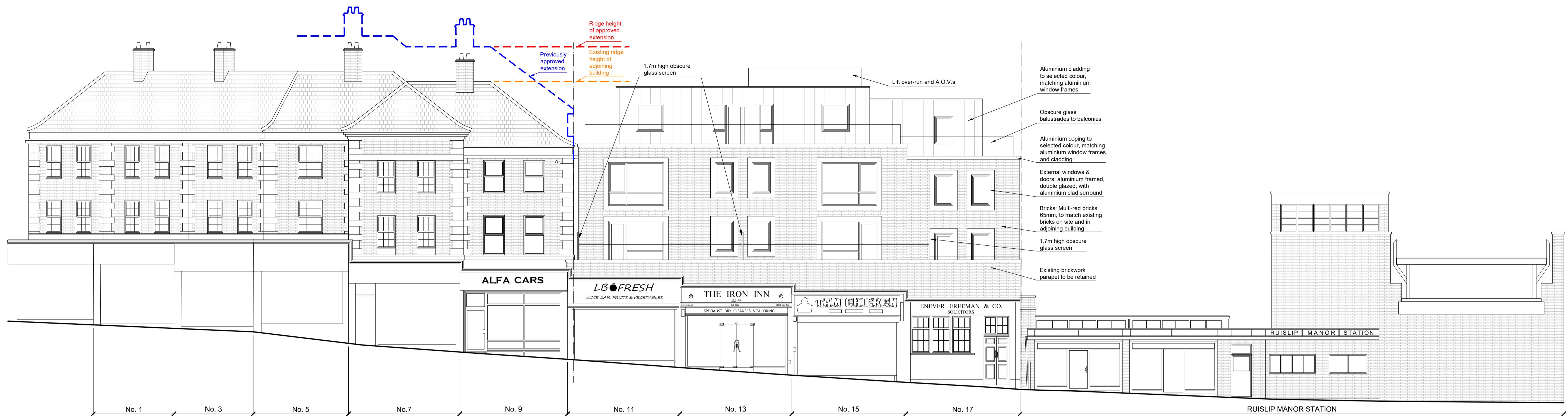
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PROJECT 11-17 Victoria Road London, HA4 9AA	DRAWING NUMBER 1117VR-PP1-06	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET	
CLIENT PERL EQUITY (RUISLIP) 4 LIMITED	DRAWING TITLE Proposed Roof Floor Plan	
SCALE 1:100	DATE 09/04/2025	DRAWN MS

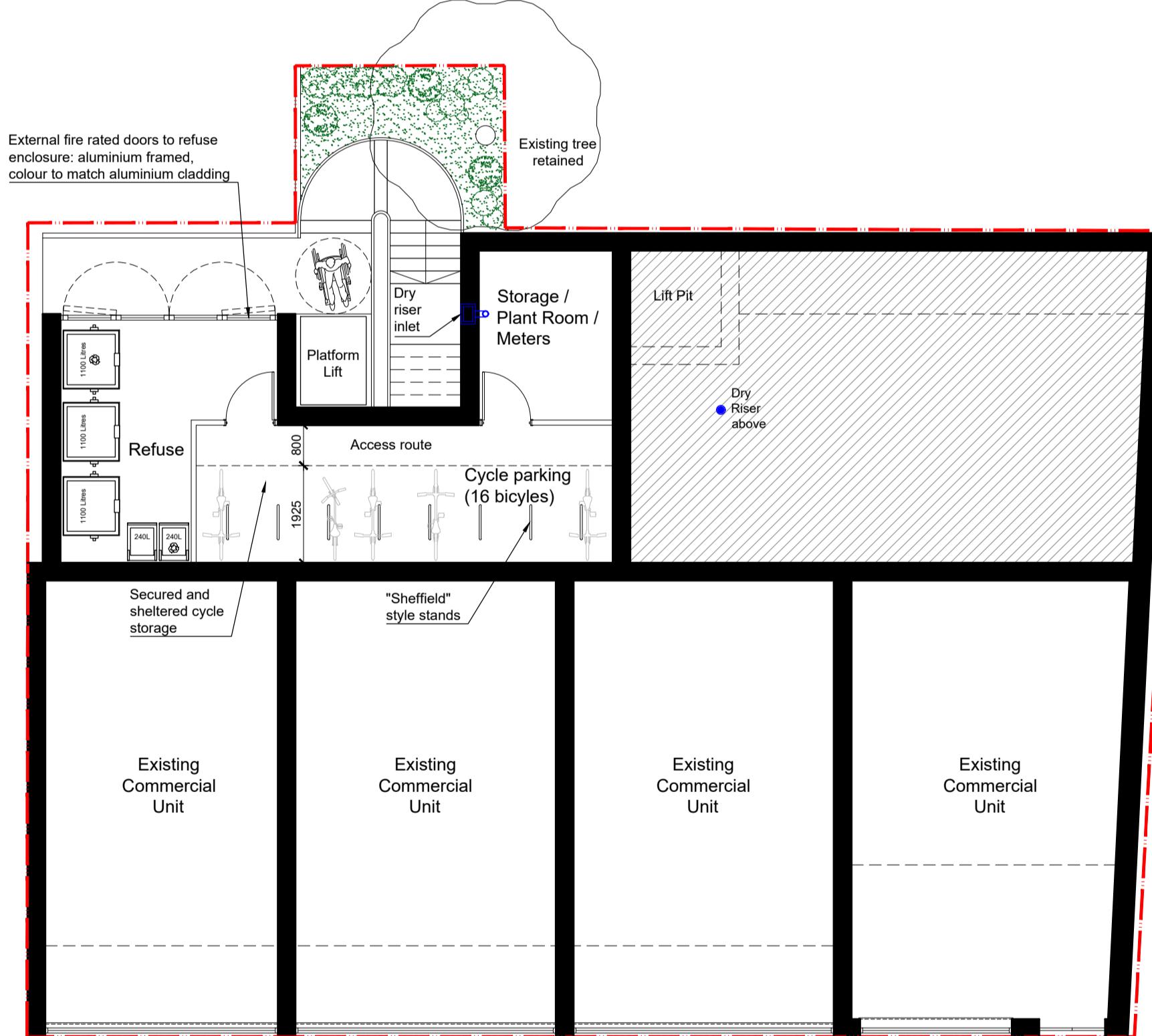
checked MSS
PROJECT TITLE 11-17 Victoria Road, London HA4 9AA

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Proposed Front Elevation
Scale 1:100

Metres 1:100 0 1 2 3 4 5 10



Proposed Ground Floor Plan
Scale 1:100

--- VICTORIA ROAD ---

General Notes
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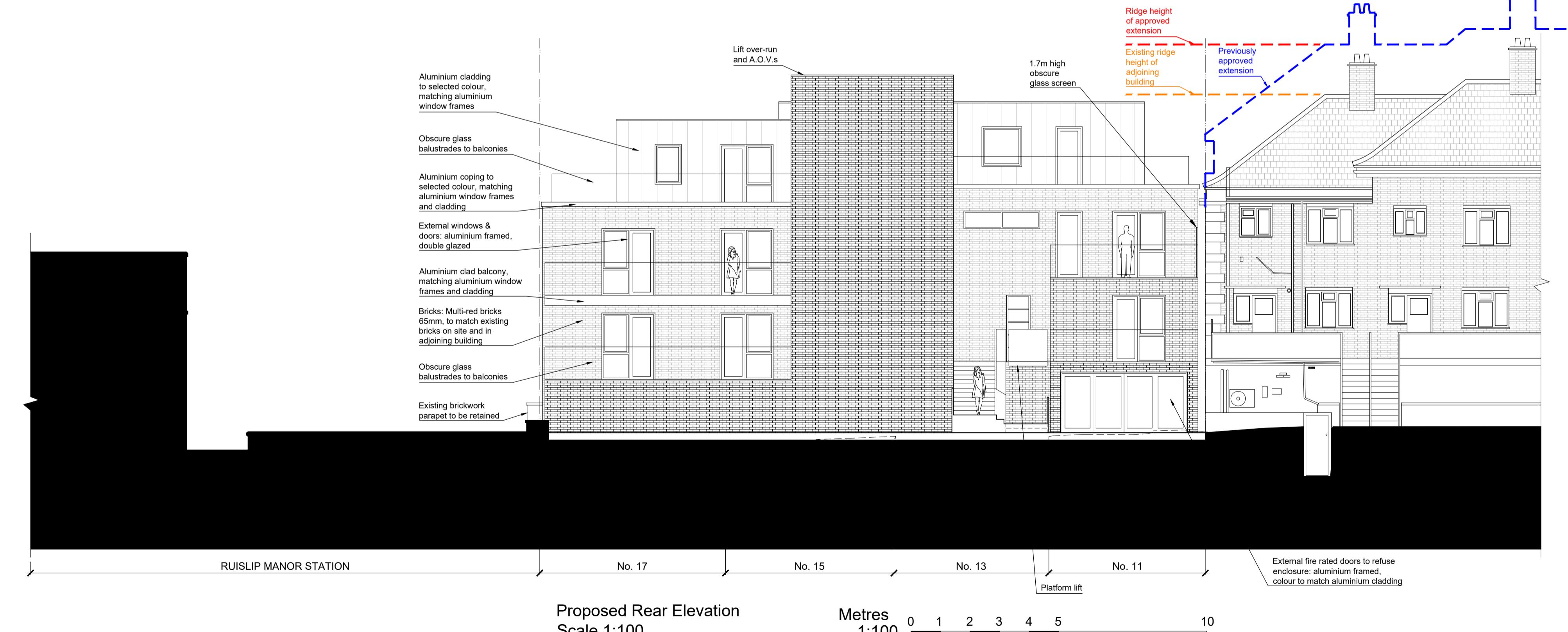
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Proposed Rear Elevation
Scale 1:100

Metres 1:100 0 1 2 3 4 5 10

REV	DATE	Initials	REVISION

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CLIENT
PERL EQUITY (RUISLIP) 4 LIMITED

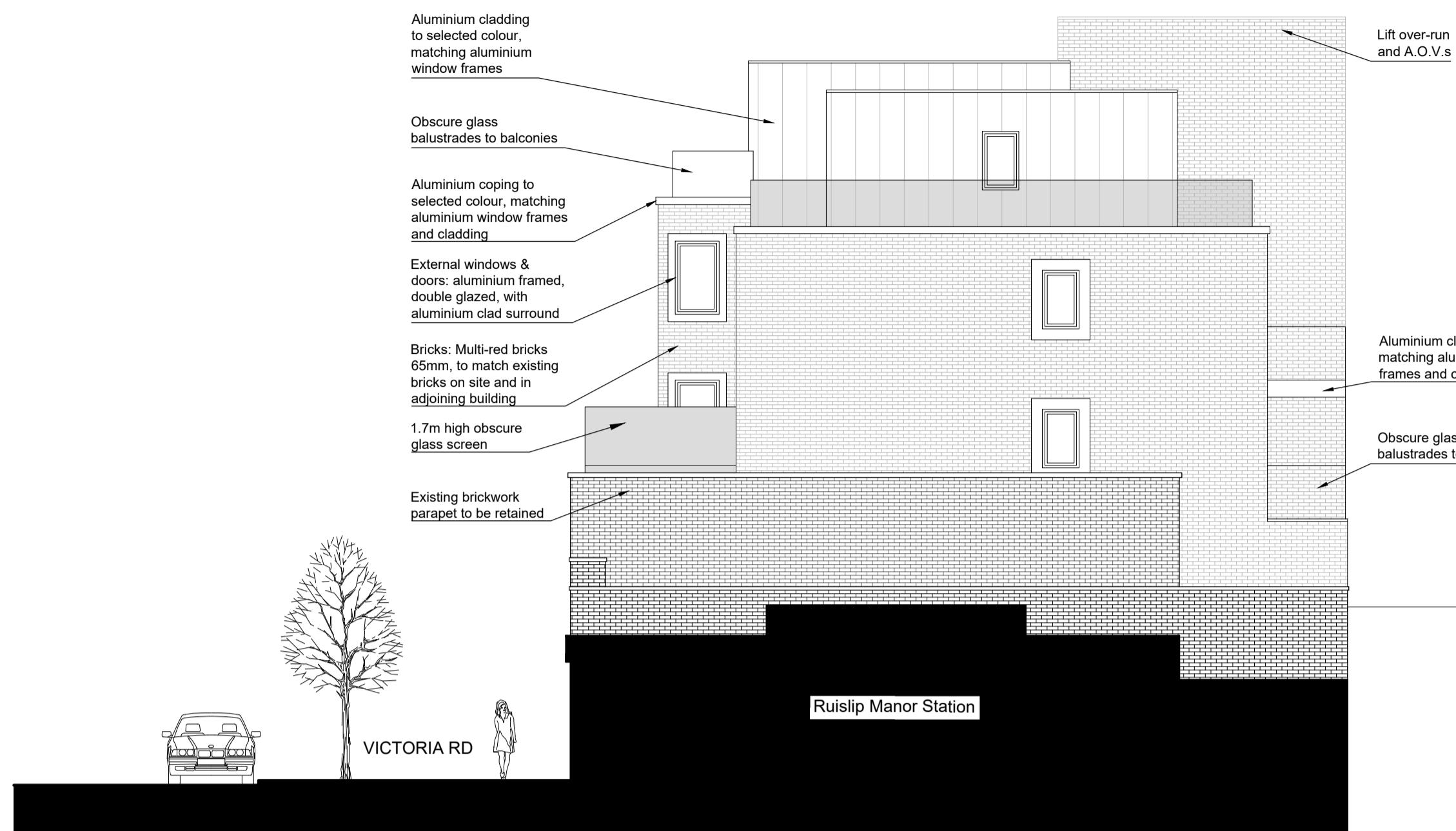
DRAWING NUMBER	REVISION
1117VR-PP1-07	
STATUS	PAPER SIZE
PLANNING	A1 SHEET

DRAWING TITLE
Proposed Elevations
Proposed Ground Floor Plan

SCALE 1:100 DATE 09/04/2025 DRAWN MS CHECKED MSS

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PROJECT TITLE 11-17 Victoria Road, London HA4 9AA



Proposed Side (South) Elevation

Scale 1:100

Metres

1:100 0 1 2 3 4 5 10

PLANNING STATEMENT:

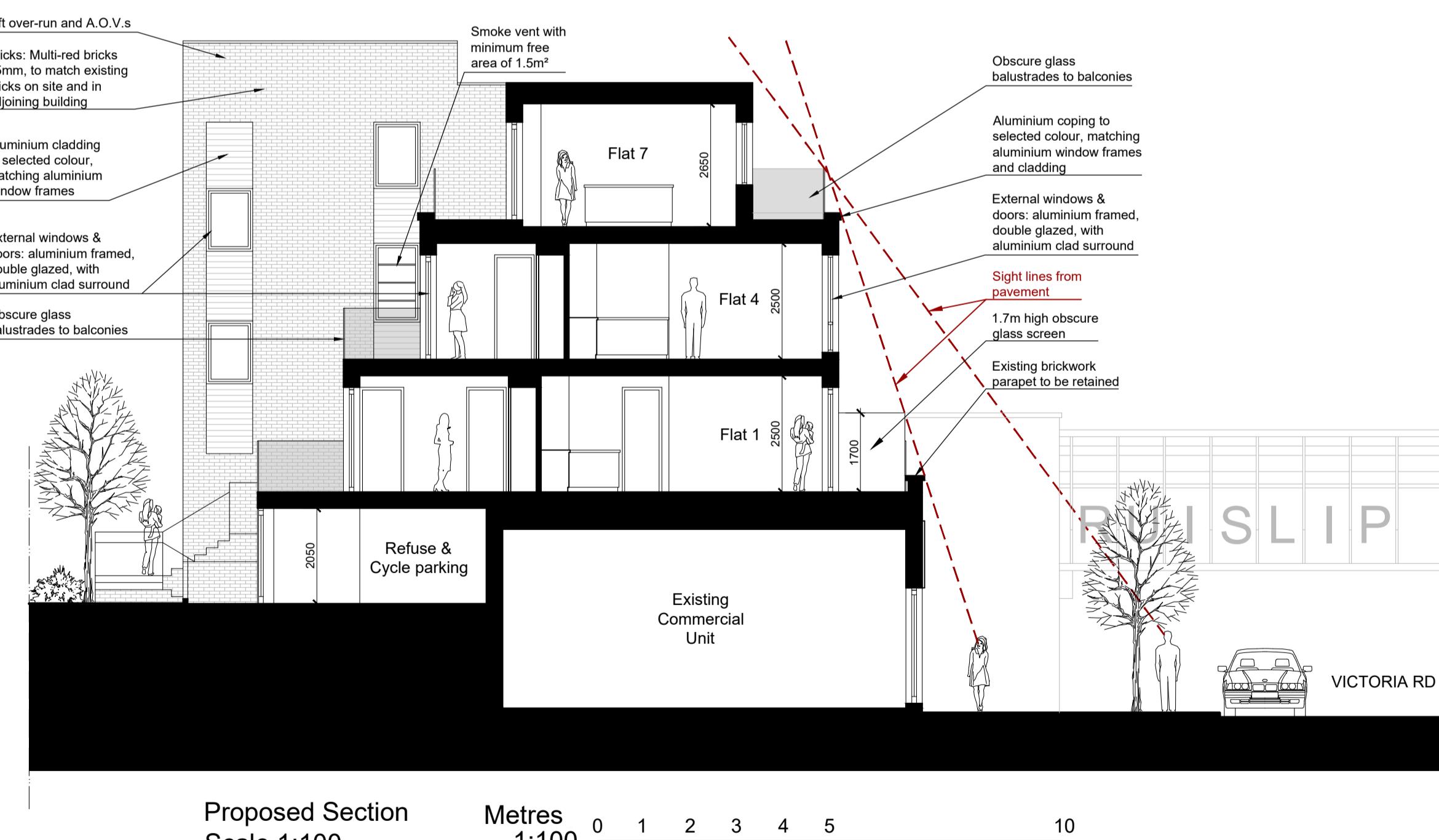
- Floor areas of each unit - In compliance with London Plan. See proposed plans and table below.
- Room sizes - In compliance with London Plan. See proposed plans and table below.
- Parking facilities - In compliance with London Plan. 16no. sheltered secured cycle spaces provided - See proposed Ground Floor Plan.
- Amenity areas - In compliance with London Plan. See table below.
- Refuse / recycling facilities - See proposed Ground Floor Plan for Refuse Areas.

	Flat No.	No. of bedrooms / persons	Amenity required by London Plan	Private Amenity area	Min. London Plan flat area	Proposed flat area	(Excess over min. area required)
1st FLOOR	F1	2 bedrooms / 3 persons	7m ²	20m ²	61m ²	65m ² (4m ² over min. area required)	
	F2	1 bedroom / 2 persons	5m ²	12m ²	50m ²	50m ²	
	F3	2 bedrooms / 3 persons	6m ²	24m ²	61m ²	67m ² (6m ² over min. area required)	
2nd FLOOR	F4	2 bedrooms / 3 persons	6m ²	8m ²	61m ²	62m ² (1m ² over min. area required)	
	F5	1 bedroom / 2 persons	5m ²	0m ²	50m ²	50m ²	
	F6	2 bedrooms / 3 persons	6m ²	12m ²	61m ²	67m ² (6m ² over min. area required)	
3rd	F7	3 bedrooms / 5 persons	8m ²	79m ²	86m ²	98m ² (12m ² over min. area required)	
	Total required outdoor amenity area:		43m ²				
	Total private amenity area (patios, balconies, terraces):		155m ²				
29m² over min. combined area req.							

UNITS BREAKDOWN:

3-Bed units: 1 (14%)
2-Bed units: 4 (57%)
1-Bed units: 2 (29%)

TOTAL FAMILY UNITS: 1
% of Total Units: 14%



Proposed Section

Scale 1:100

Metres

1:100 0 1 2 3 4 5 10

REFUSE STRATEGY:

As part of the Site Management, an agent will move the refuse bins from the refuse area to the designated collection point at street level where they can be collected by the Council's refuse personnel on collection days. The bins will then be returned to the dedicated refuse enclosure at the building immediately after being emptied.

Communal Refuse & Recycling store facilities

	No. of Units / No. of Bedrooms	Storage Capacity Required (litres)	No. of Bins
Proposed	(1U/3B)+(4U/2B)+(2U/1B)	Waste: (1x240)+(4x170)+(2x100) = 1120 litres Recycling: (1x240)+(4x170)+(2x100) = 1120 litres Garden waste: 240 litres	Waste: 2x1100l Recycling: 1x1100l + 1x240l Garden waste: 1x240l

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PROJECT	DRAWING NUMBER	REVISION
11-17 Victoria Road London, HA4 9AA	1117VR-PP1-08	
PLANNING	PAPER SIZE	A1 SHEET
CLIENT PERL EQUITY (RUISLIP) 4 LIMITED		

DRAWING TITLE	SCALE	DATE	DRAWN	CHECKED
Proposed Side Elevation Proposed Section	1:100	09/04/2025	MS	MSS

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EXISTING



PROPOSED



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CLIENT
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DRAWING NUMBER		REVISION	
1117VR-PP1-09			
STATUS		PAPER SIZE	
PLANNING		A1 SHEET	
DRAWING TITLE	Existing Photographs Proposed CGI Photomontages	SCALE	DATE
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