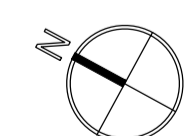
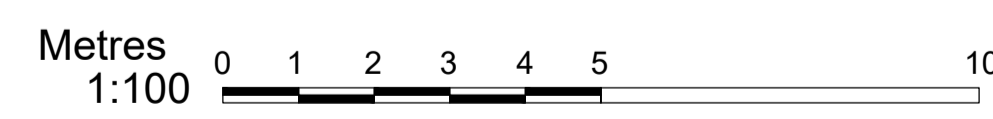


Existing First Floor / Roof Plan  
Scale 1:100



--- VICTORIA ROAD ---

Ruislip Manor Station

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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-PP1-01		REVISION	
STATUS PLANNING		PAPER SIZE A1 SHEET	
DRAWING TITLE Existing First Floor / Roof Plan			
SCALE 1:100	DATE 09/04/2025	DRAWN MS	CHECKED MSS

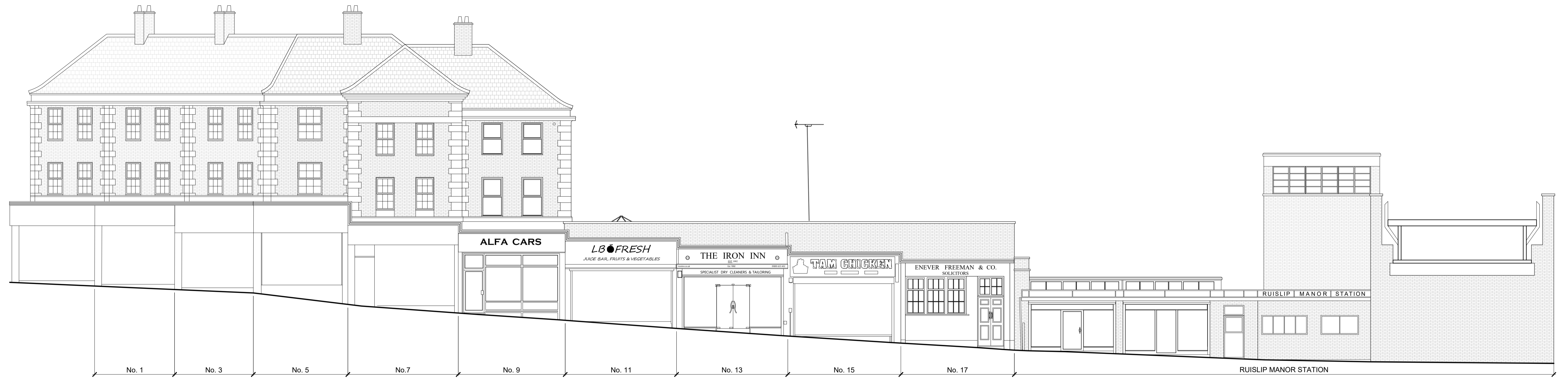
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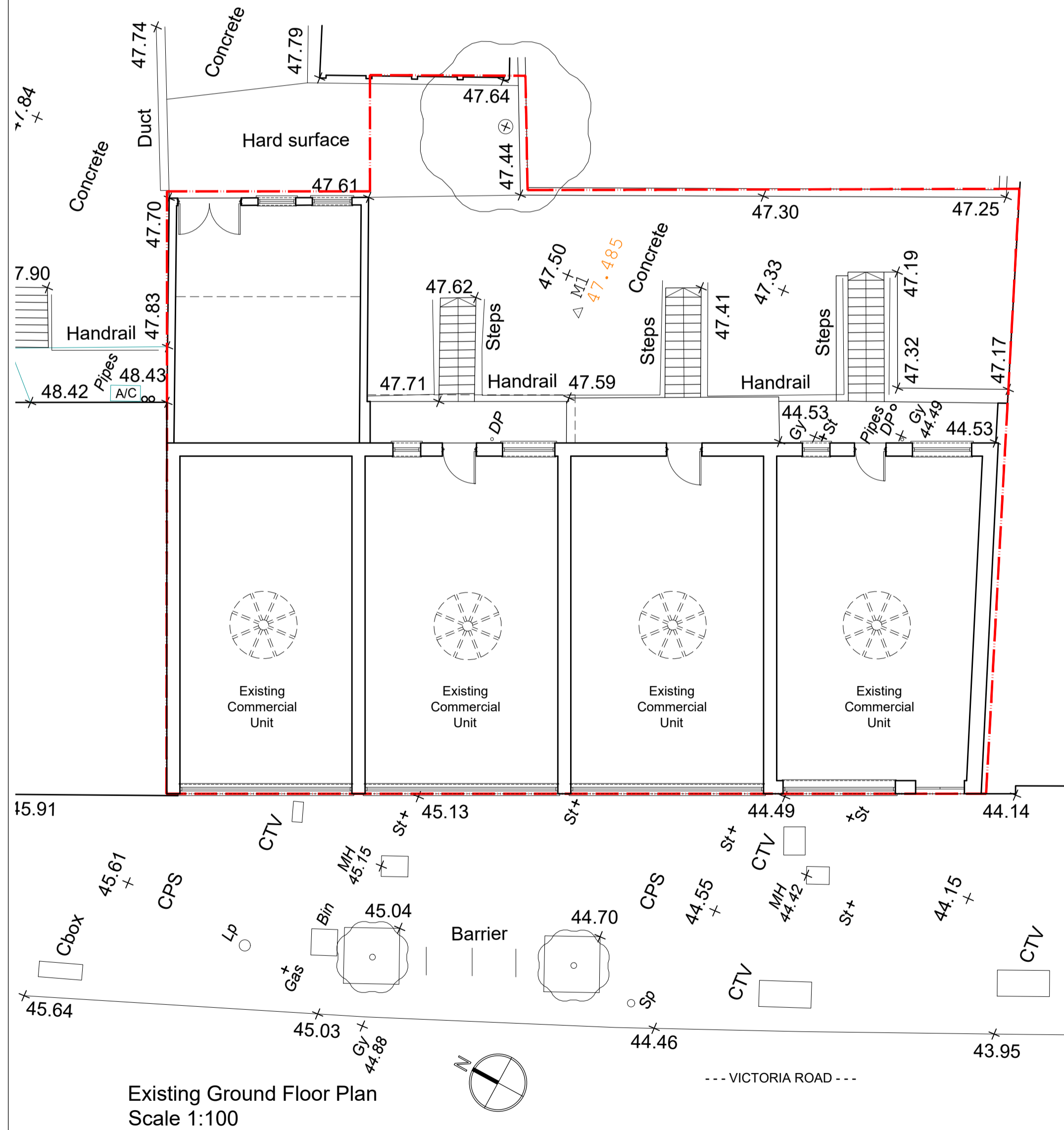
PROJECT TITLE 11-17 Victoria Road, London HA4 9AA

A1 SHEET



Existing Front Elevation  
Scale 1:100

Metres  
1:100



Existing Ground Floor Plan  
Scale 1:100



Existing Rear Elevation/Section  
Scale 1:100

Metres  
1:100

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PROJECT  
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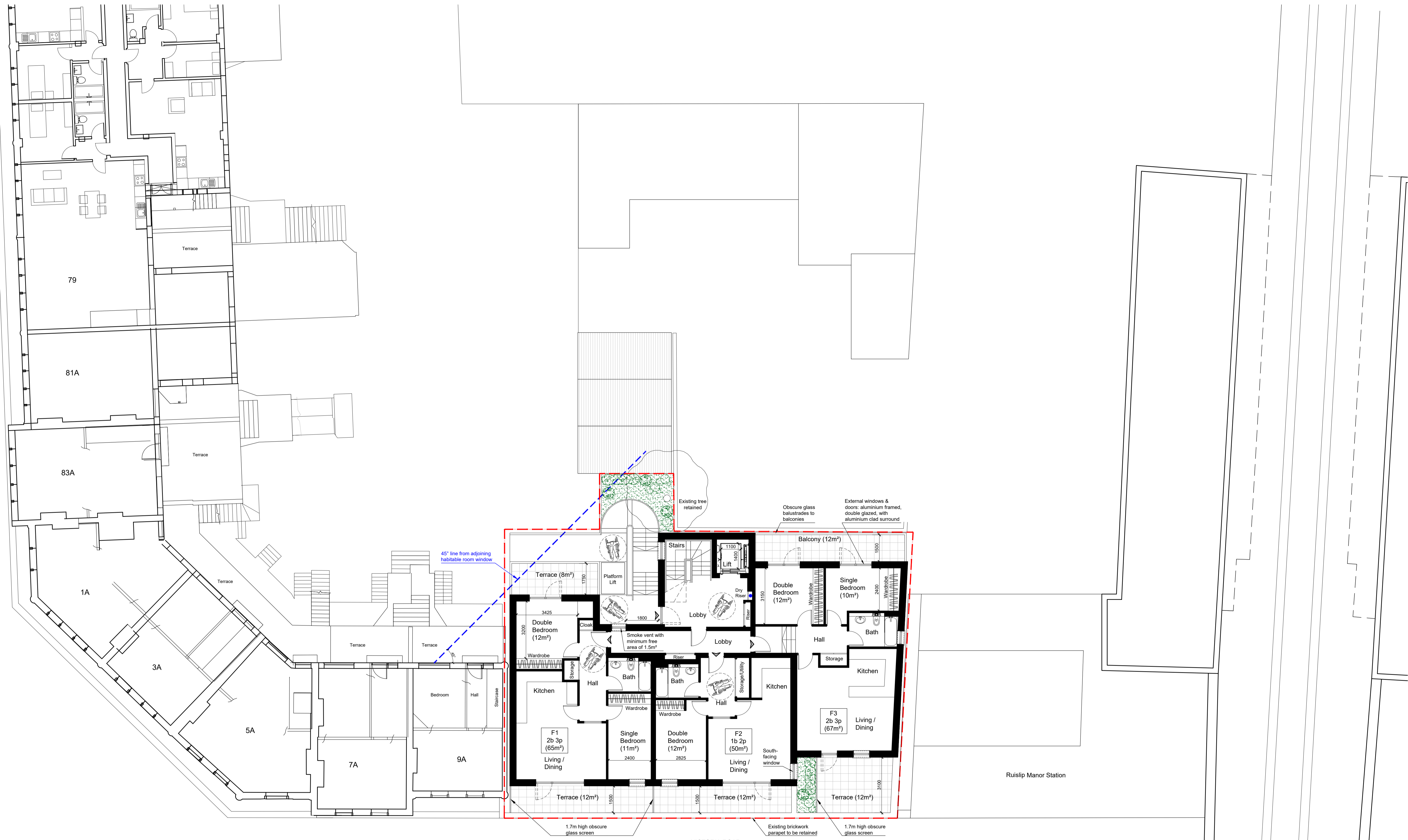
DRAWING NUMBER 1117VR-PP1-02	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Existing Front & Rear Elevations Existing Ground Floor Plan	
SCALE 1:100	CHECKED MSS
DATE 09/04/2025	DRAWN MS

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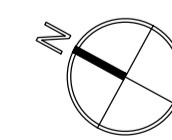
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PROJECT TITLE 11-17 Victoria Road, London HA4 9AA



Proposed First Floor Plan  
Scale 1:100



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REV	DATE	Initials	REVISION

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

**CLIENT**  
PERL EQUITY (RUISLIP) 4 LIMITED

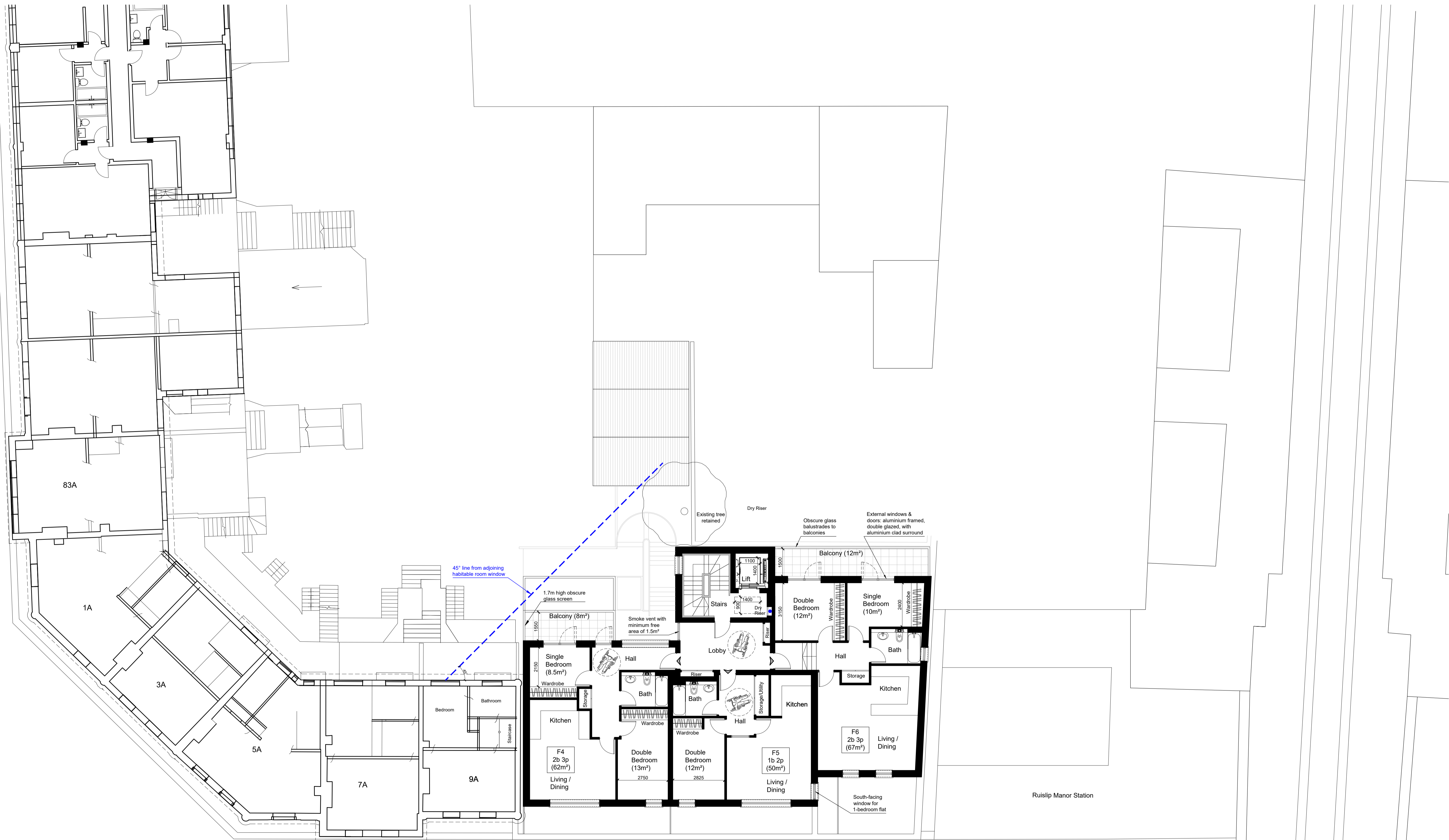
DRAWING NUMBER	REVISION
1117VR-PP1-03	
<b>STATUS</b> PLANNING	PAPER SIZE A1 SHEET
<b>DRAWING TITLE</b> Proposed First Floor Plan (Entrance level)	
<b>SCALE</b> 1:100	<b>CHECKED</b> MSS
<b>DATE</b> 09/04/2025	<b>DRAWN</b> MS

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



Proposed Second Floor Plan  
Scale 1:100

Metres  
1:100

0 1 2 3 4 5 10

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

**CLIENT**  
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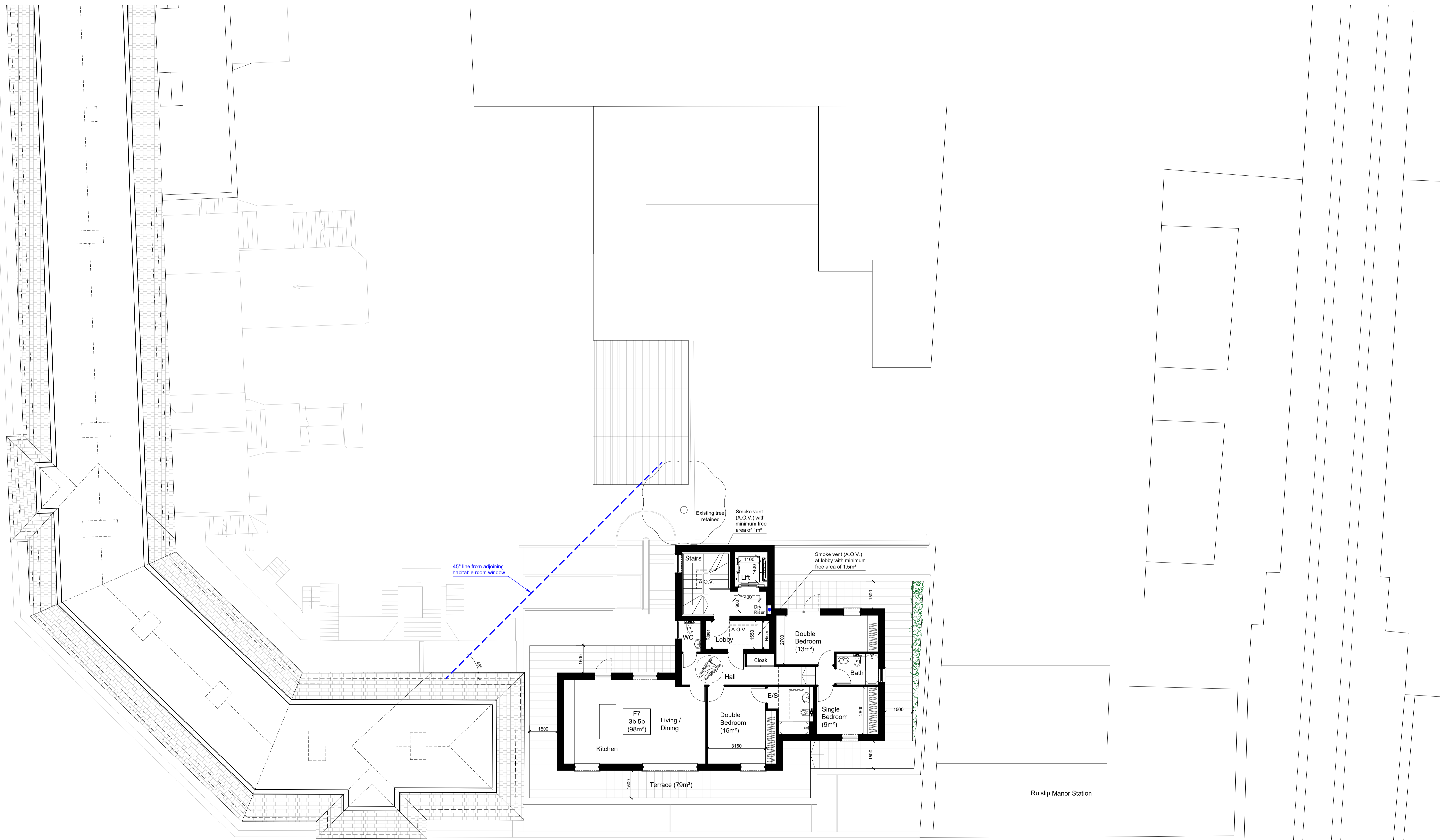
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<b>STATUS</b> PLANNING	<b>PAPER SIZE</b> A1 SHEET
<b>DRAWING TITLE</b> Proposed Second Floor Plan	
<b>SCALE</b> 1:100	<b>DATE</b> 09/04/2025
<b>DRAWN</b> MS	<b>CHECKED</b> MSS

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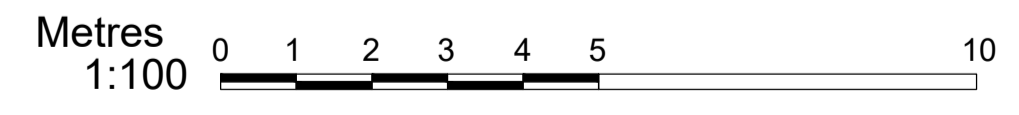
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**PROJECT TITLE**  
11-17 Victoria Road, London HA4 9AA



Proposed Third Floor Plan  
Scale 1:100



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PROJECT  
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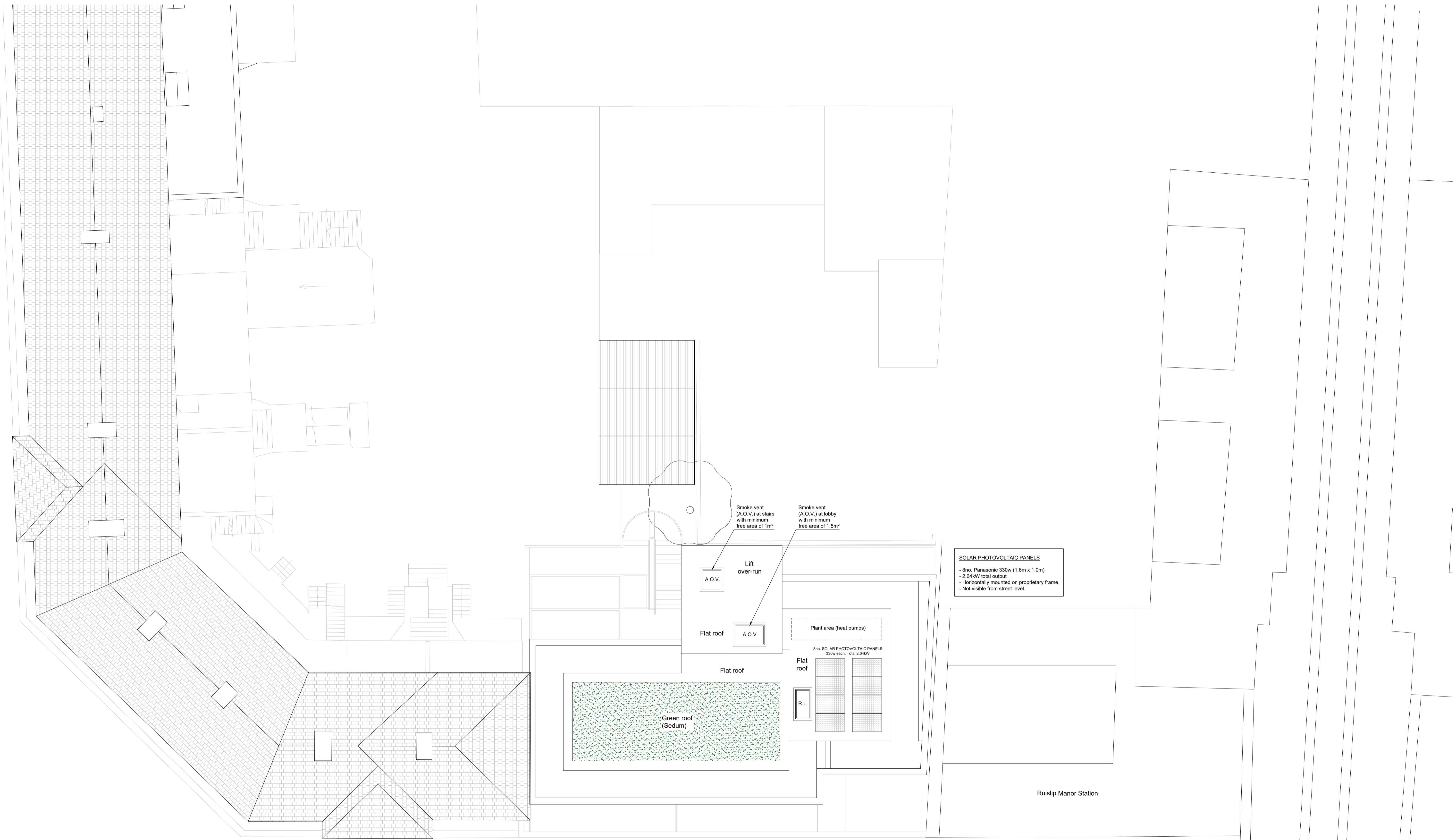
DRAWING NUMBER 1117VR-PP1-05	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Third Floor Plan	
SCALE 1:100	CHECKED MSS
DATE 09/04/2025	DRAWN MS

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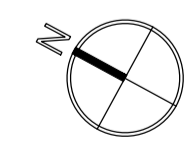
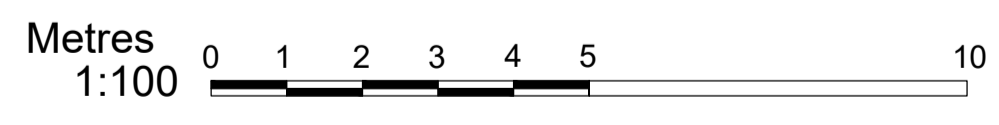
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PROJECT TITLE 11-17 Victoria Road, London HA4 9AA



Proposed Roof Plan  
Scale 1:100



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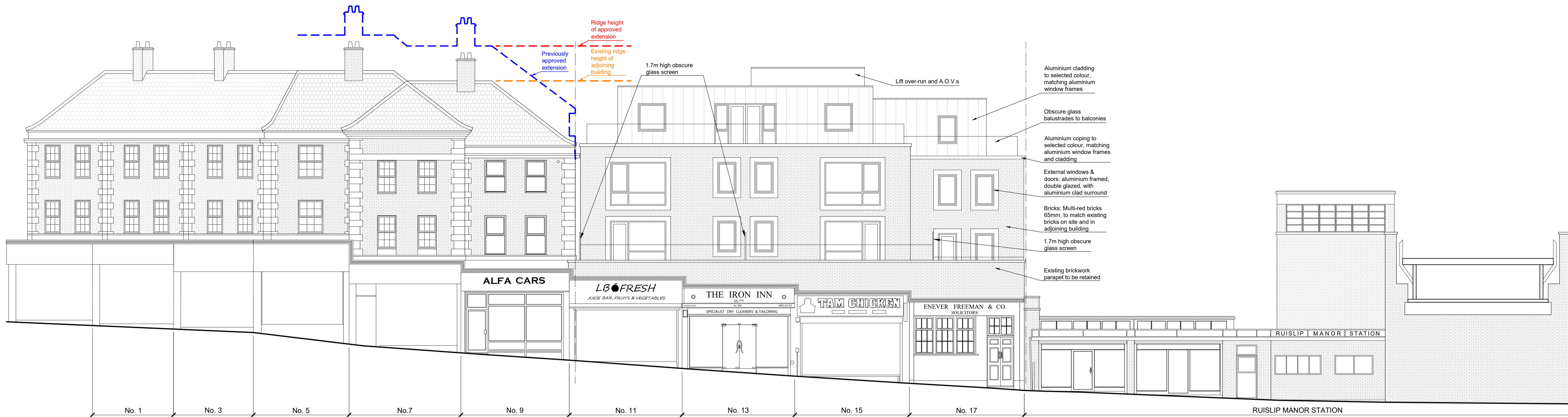
DRAWING NUMBER 1117VR-PP1-06		REVISION	
STATUS PLANNING		PAPER SIZE A1 SHEET	
DRAWING TITLE Proposed Roof Floor Plan			
SCALE 1:100	DATE 09/04/2025	DRAWN MS	CHECKED MSS

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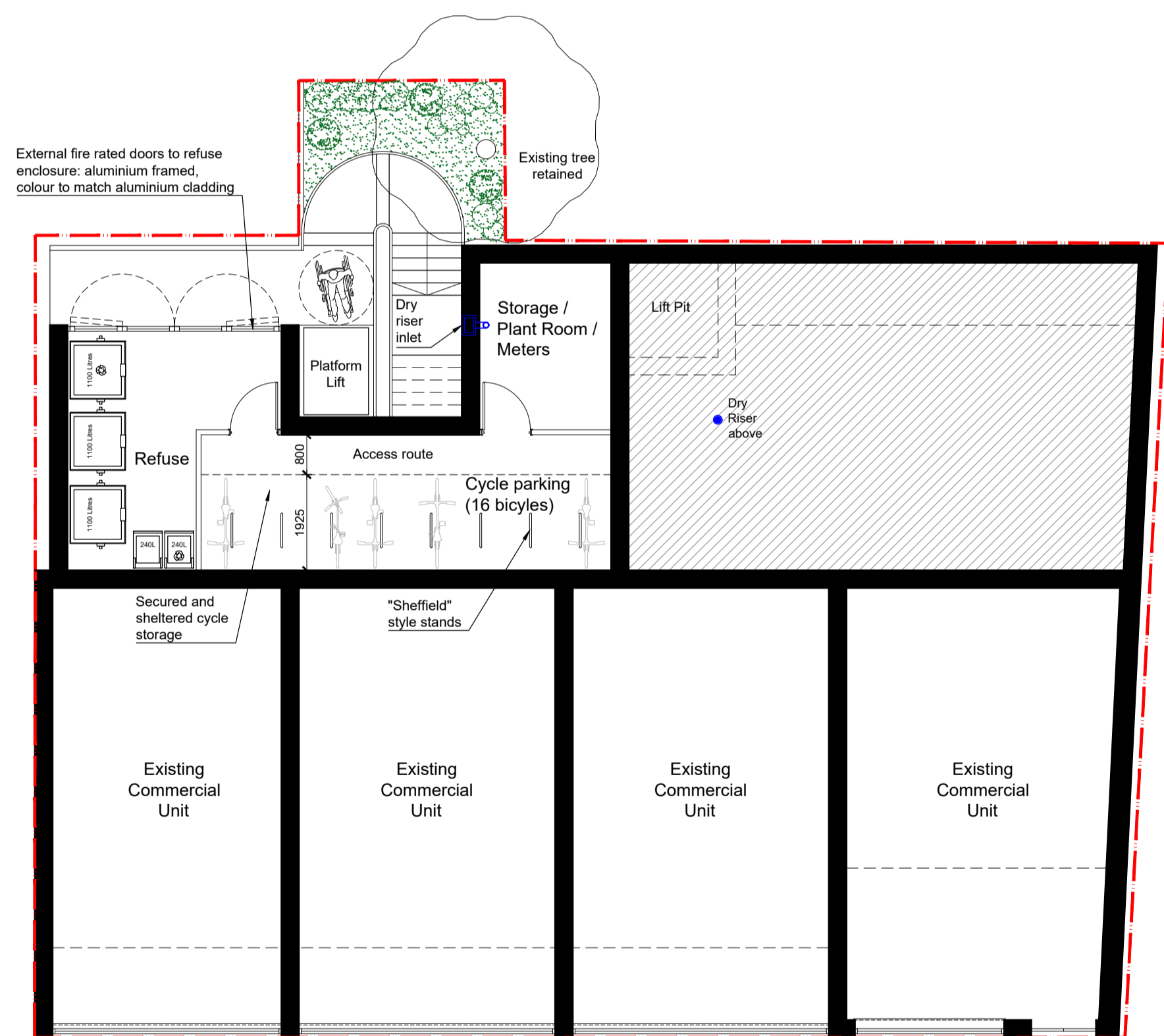
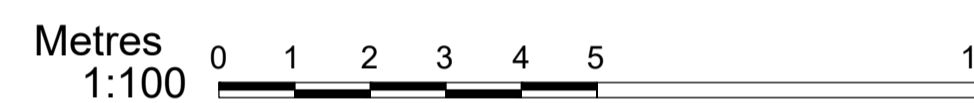
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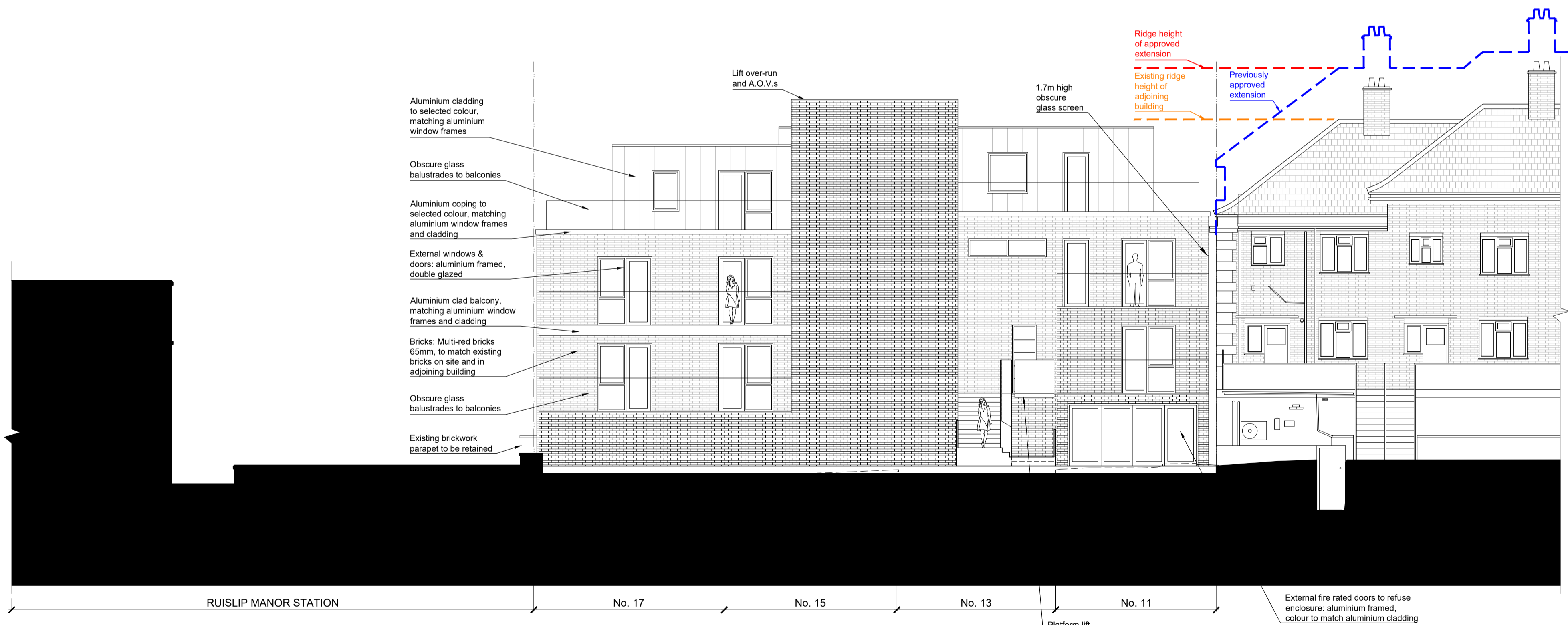
PROJECT TITLE 11-17 Victoria Road, London HA4 9AA



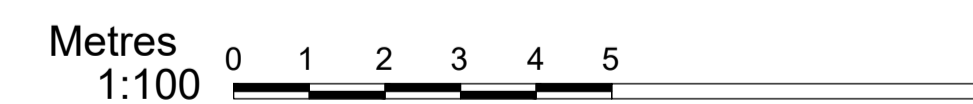
Proposed Front Elevation  
Scale 1:100



Proposed Ground Floor Plan  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



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REV	DATE	Initials	REVISION

<b>PROJECT</b> 11-17 Victoria Road London, HA4 9AA
<b>CLIENT</b> PERL EQUITY (RUISLIP) 4 LIMITED

<b>DRAWING NUMBER</b> 1117VR-PP1-07	<b>REVISION</b>
<b>STATUS</b> PLANNING	<b>PAPER SIZE</b> A1 SHEET
<b>DRAWING TITLE</b> Proposed Elevations Proposed Ground Floor Plan	
<b>SCALE</b> 1:100	<b>DATE</b> 09/04/2025
<b>DRAWN</b> MS	<b>CHECKED</b> MSS

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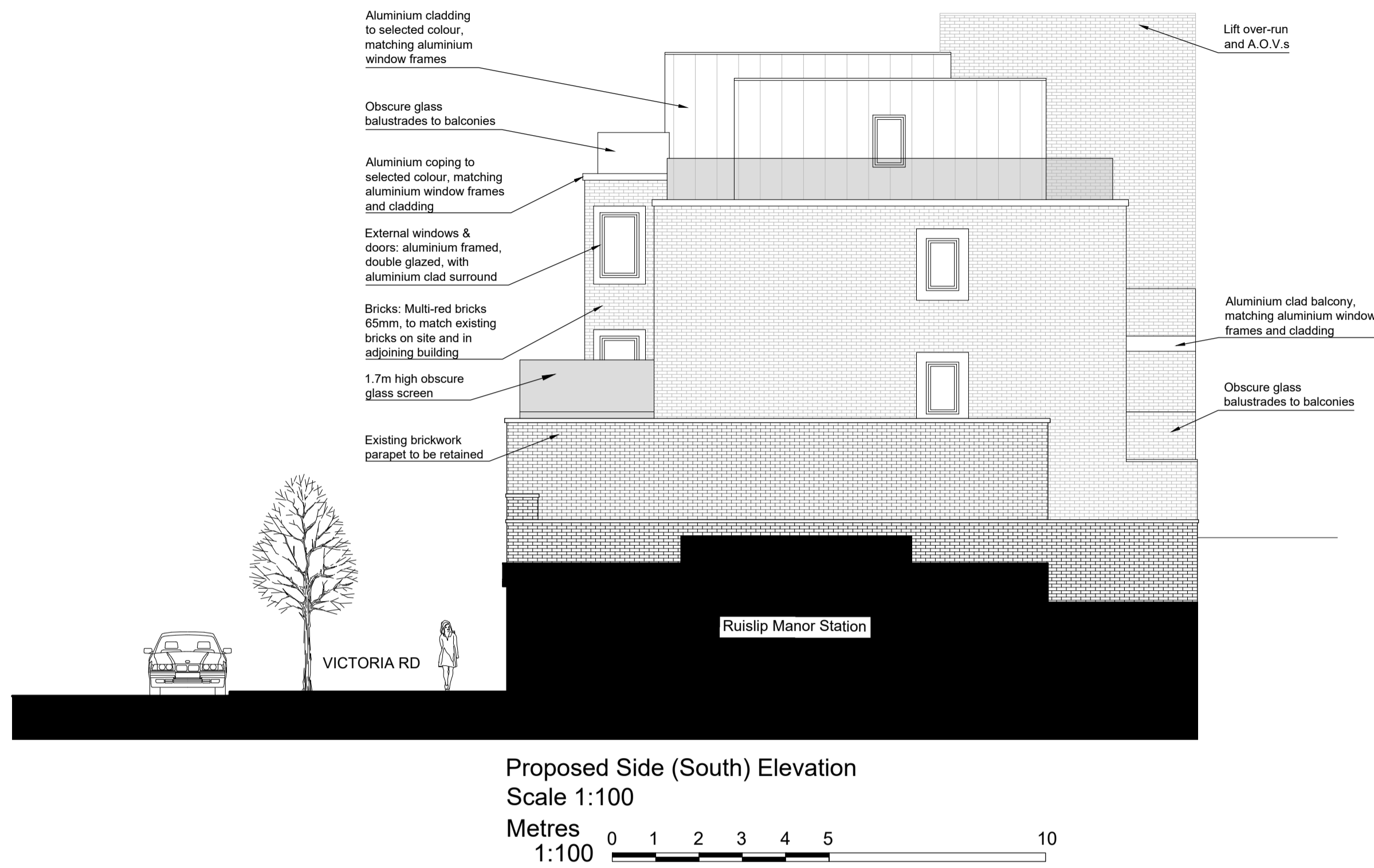
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**PROJECT TITLE** 11-17 Victoria Road, London HA4 9AA

**PLANNING STATEMENT:**

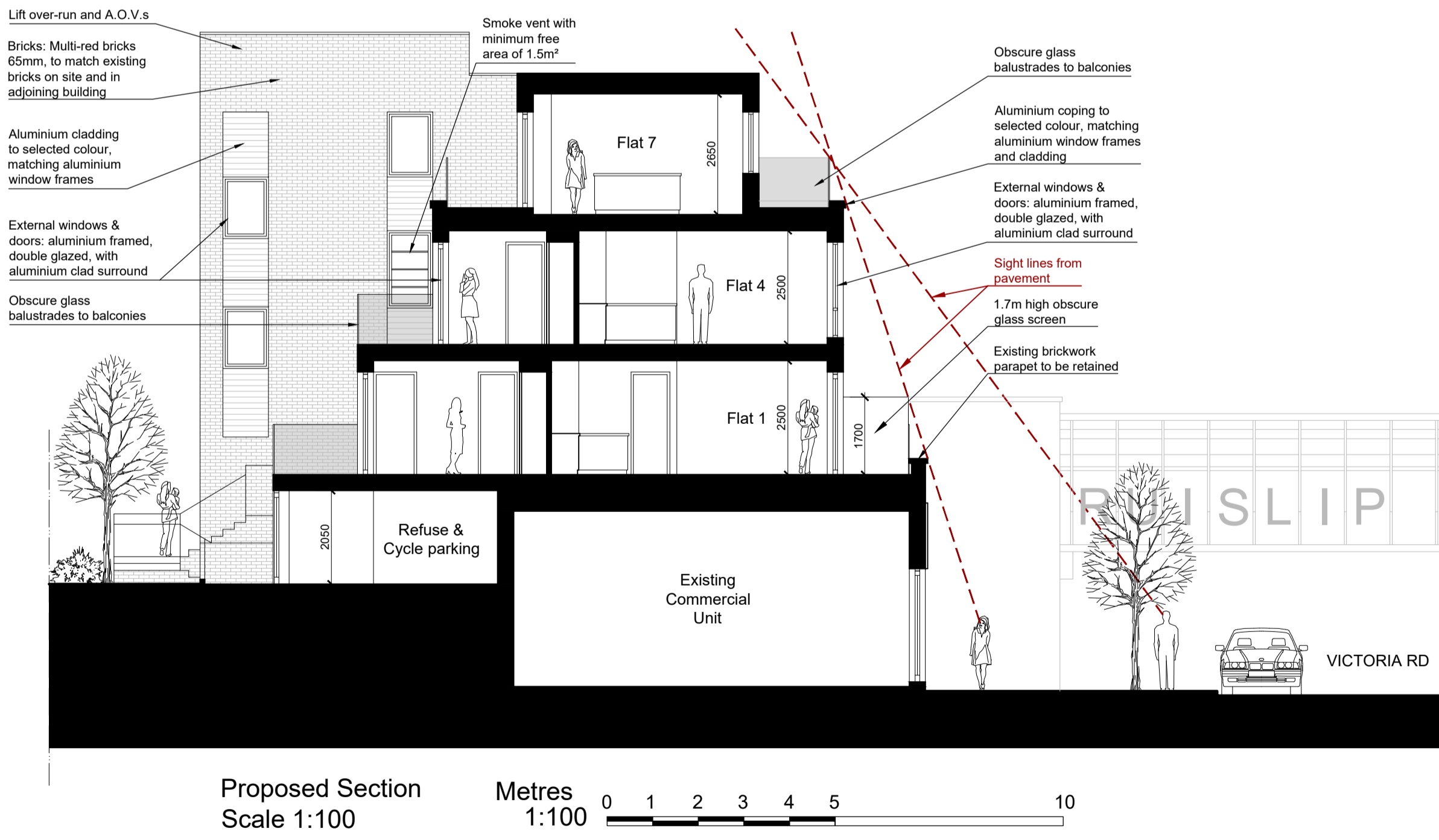
- Floor areas of each unit - In compliance with London Plan. See proposed plans and table below.
- Room sizes - In compliance with London Plan. See proposed plans and table below.
- Parking facilities - In compliance with London Plan. 16no. sheltered secured cycle spaces provided - See proposed Ground 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 <sup>2</sup>	20m <sup>2</sup>	61m <sup>2</sup>	65m <sup>2</sup>	4m <sup>2</sup> over min. area required
	F2	1 bedroom / 2 persons	5m <sup>2</sup>	12m <sup>2</sup>	50m <sup>2</sup>	50m <sup>2</sup>	
	F3	2 bedrooms / 3 persons	6m <sup>2</sup>	24m <sup>2</sup>	61m <sup>2</sup>	67m <sup>2</sup>	6m <sup>2</sup> over min. area required
2nd FLOOR	F4	2 bedrooms / 3 persons	6m <sup>2</sup>	8m <sup>2</sup>	61m <sup>2</sup>	62m <sup>2</sup>	1m <sup>2</sup> over min. area required
	F5	1 bedroom / 2 persons	5m <sup>2</sup>	0m <sup>2</sup>	50m <sup>2</sup>	50m <sup>2</sup>	
	F6	2 bedrooms / 3 persons	6m <sup>2</sup>	12m <sup>2</sup>	61m <sup>2</sup>	67m <sup>2</sup>	6m <sup>2</sup> over min. area required
3rd	F7	3 bedrooms / 5 persons	8m <sup>2</sup>	79m <sup>2</sup>	86m <sup>2</sup>	98m <sup>2</sup>	12m <sup>2</sup> over min. area required
Total required outdoor amenity area:			43m <sup>2</sup>				29m <sup>2</sup> over min. combined area req.
Total private amenity area (patios, balconies, terraces):				155m <sup>2</sup>			

**UNITS BREAKDOWN:**

3-Bed units:	1 (14%)
2-Bed units:	4 (57%)
1-Bed units:	2 (29%)
<b>TOTAL FAMILY UNITS:</b>	<b>1</b>
<b>% of Total Units:</b>	<b>14%</b>



**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





**EXISTING**



**PROPOSED**



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PROJECT 11-17 Victoria Road London, HA4 9AA	DRAWING NUMBER 1117VR-PP1-09
CLIENT PERL EQUITY (RUISLIP) 4 LIMITED	STATUS PLANNING
	DRAWING TITLE Existing Photographs Proposed CGI Photomontages
	SCALE N.T.S.
	DATE 09/04/2025
	DRAWN MS
	CHECKED MSS

REVISION	PAPER SIZE A1 SHEET

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