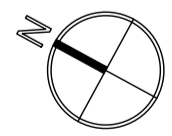


Existing First Floor / Roof Plan
Scale 1:100



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PROJECT
11-17 Victoria Road
London, HA4 9AA

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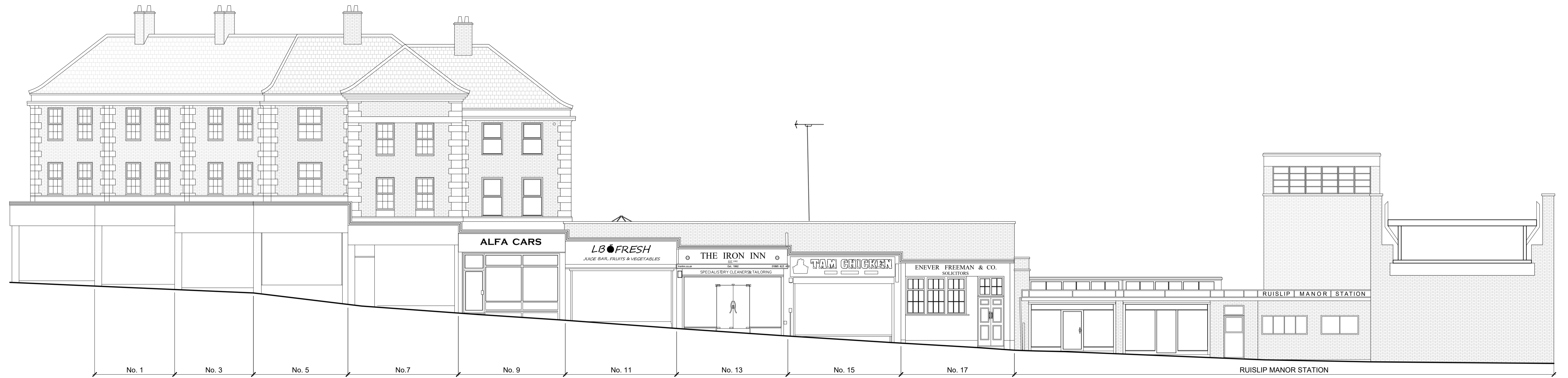
DRAWING NUMBER 1117VR-PP2-01		REVISION	
STATUS PLANNING		PAPER SIZE A1 SHEET	
DRAWING TITLE Existing First Floor / Roof Plan			
SCALE 1:100	DATE 19/01/2026	DRAWN MS	CHECKED MSS

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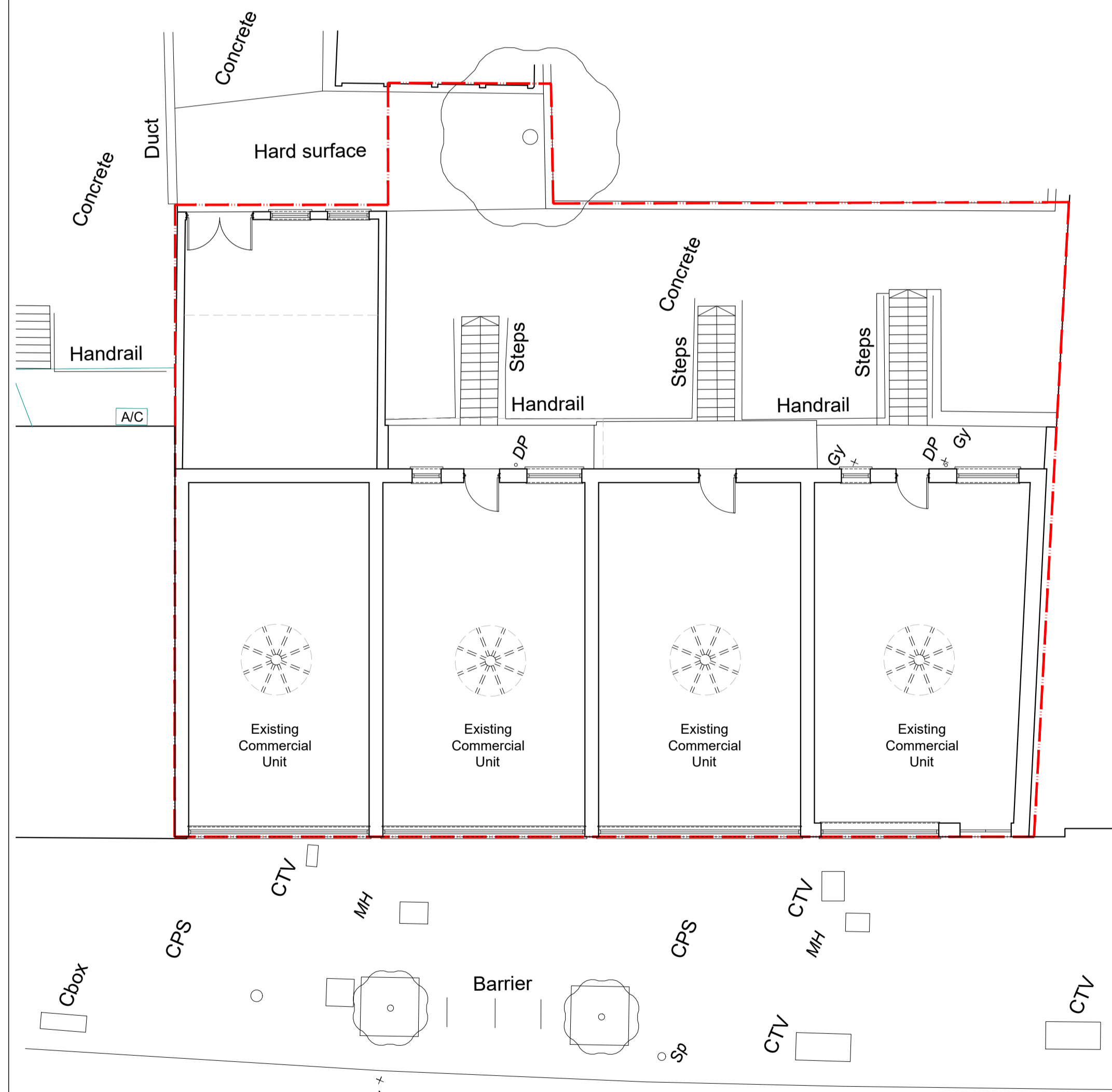
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PROJECT TITLE
11-17 Victoria Road, London HA4 9AA



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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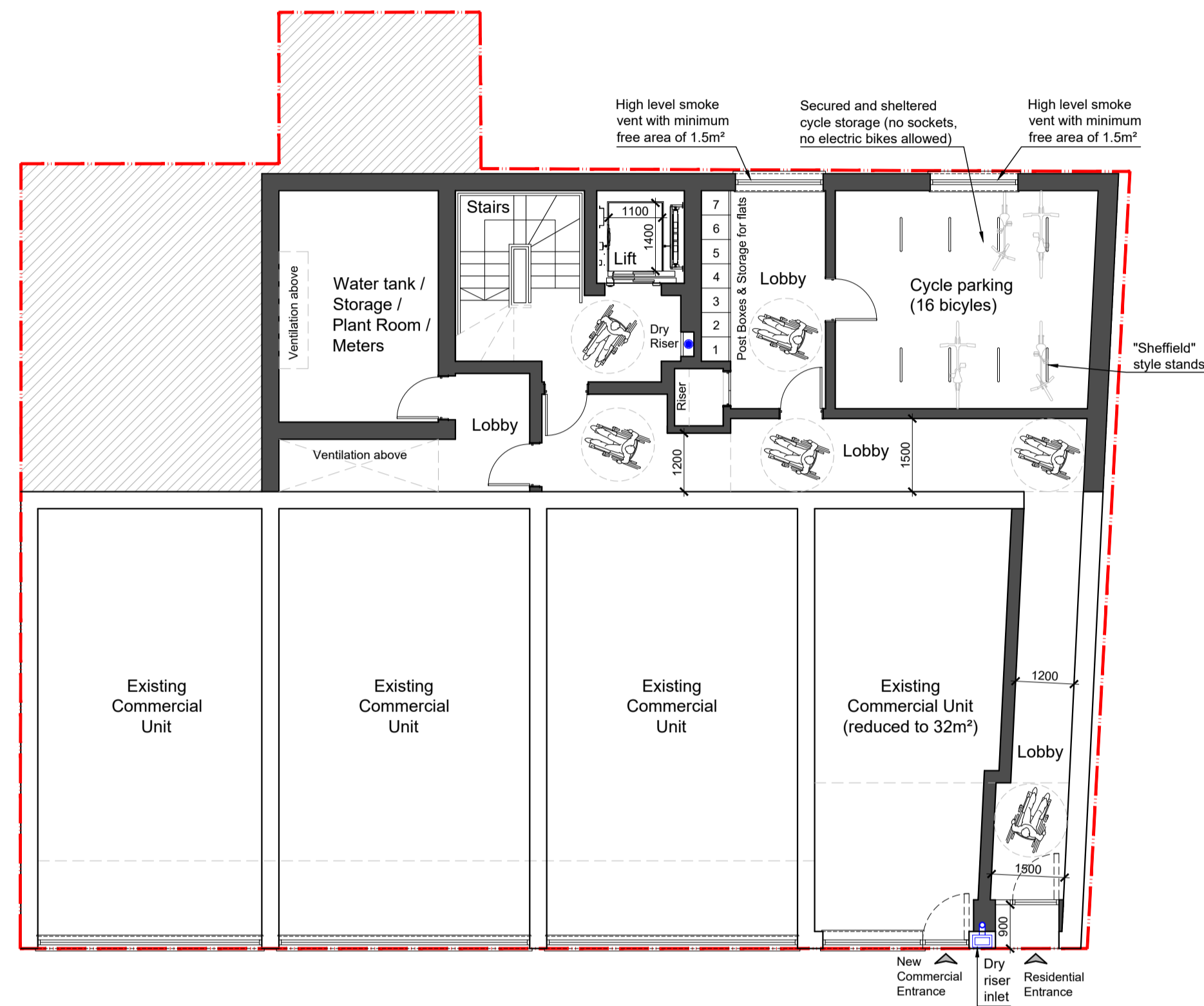
DRAWING NUMBER 1117VR-PP2-02	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Existing Front & Rear Elevations Existing Ground Floor Plan	
SCALE 1:100	CHECKED MSS
DATE 19/01/2026	DRAWN MS

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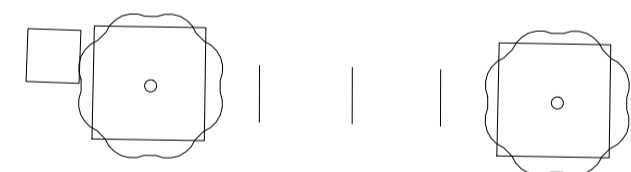
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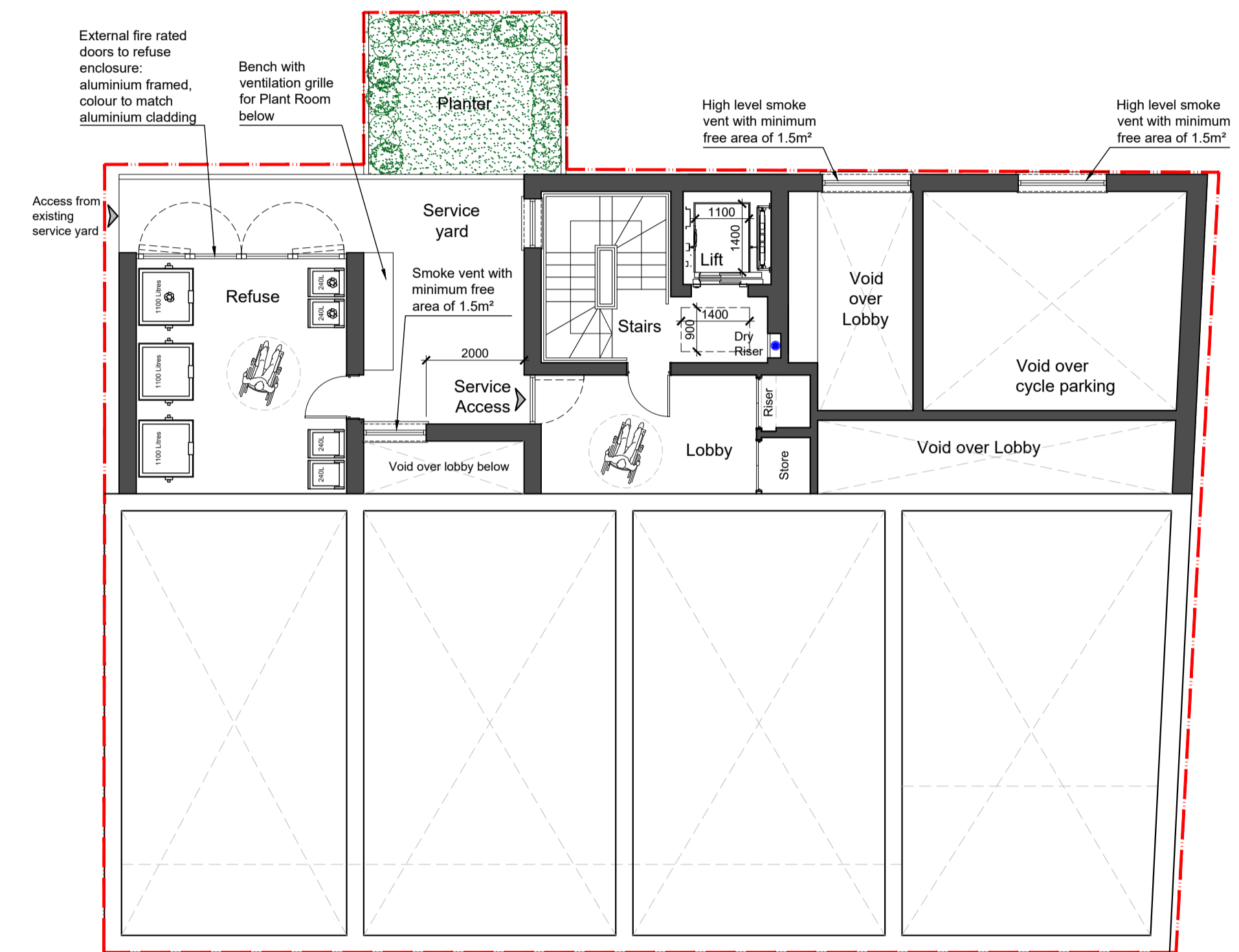
--- PUBLIC PAVEMENT ---



Proposed Ground Floor Plan
Scale 1:100

--- VICTORIA ROAD ---

Metres
1:100 0 1 2 3 4 5 10



Proposed Upper Ground Floor Plan
Scale 1:100

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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CLIENT
PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER
1117VR-PP2-03

STATUS
PLANNING

DRAWING TITLE
Proposed Ground Floor Plans
(Entrance levels)

SCALE
1:100

DATE
19/01/2026

DRAWN
MS

CHECKED
MSS

REVISION

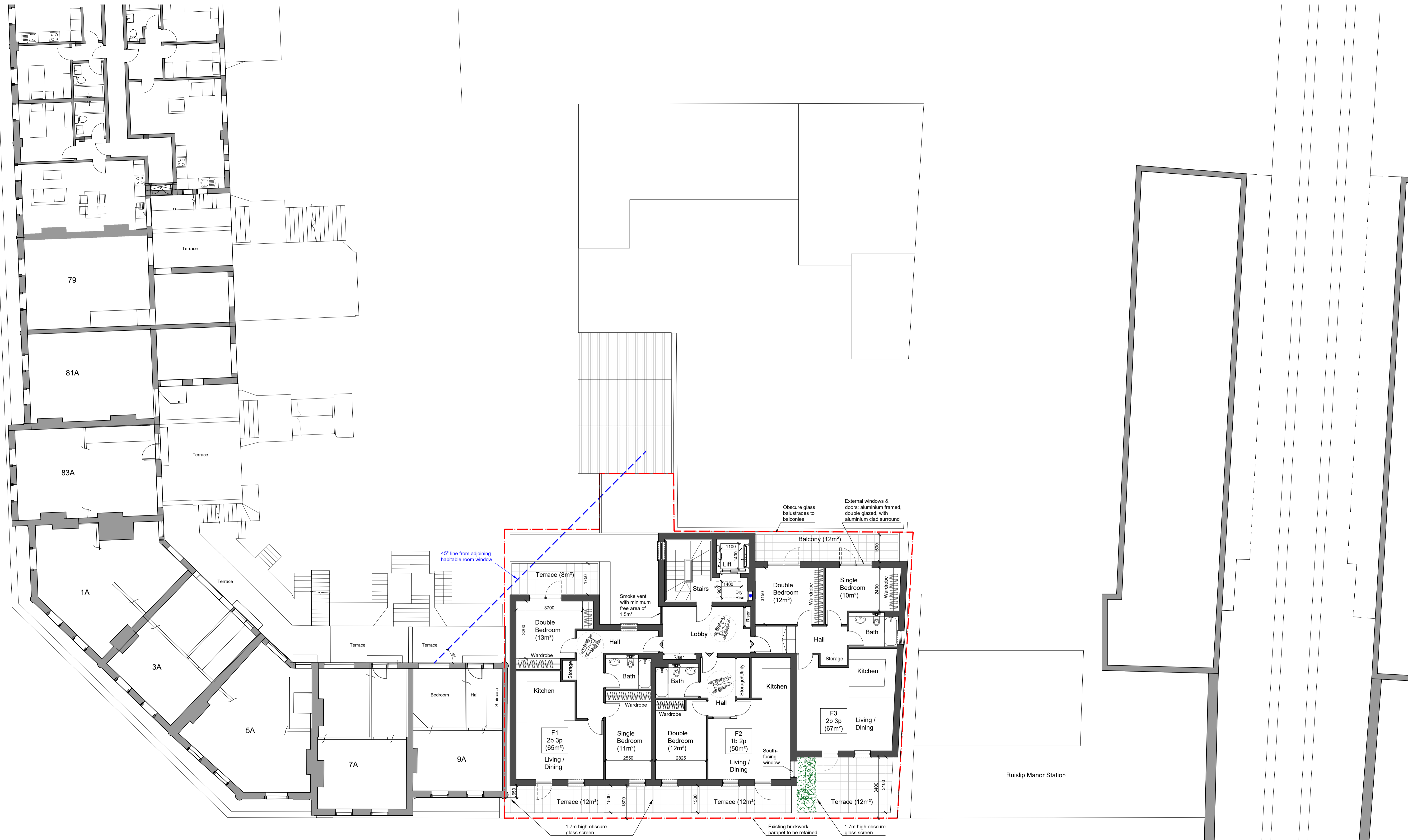
PAPER SIZE
A1 SHEET

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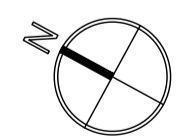
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PROJECT TITLE
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Proposed First Floor Plan
Scale 1:100



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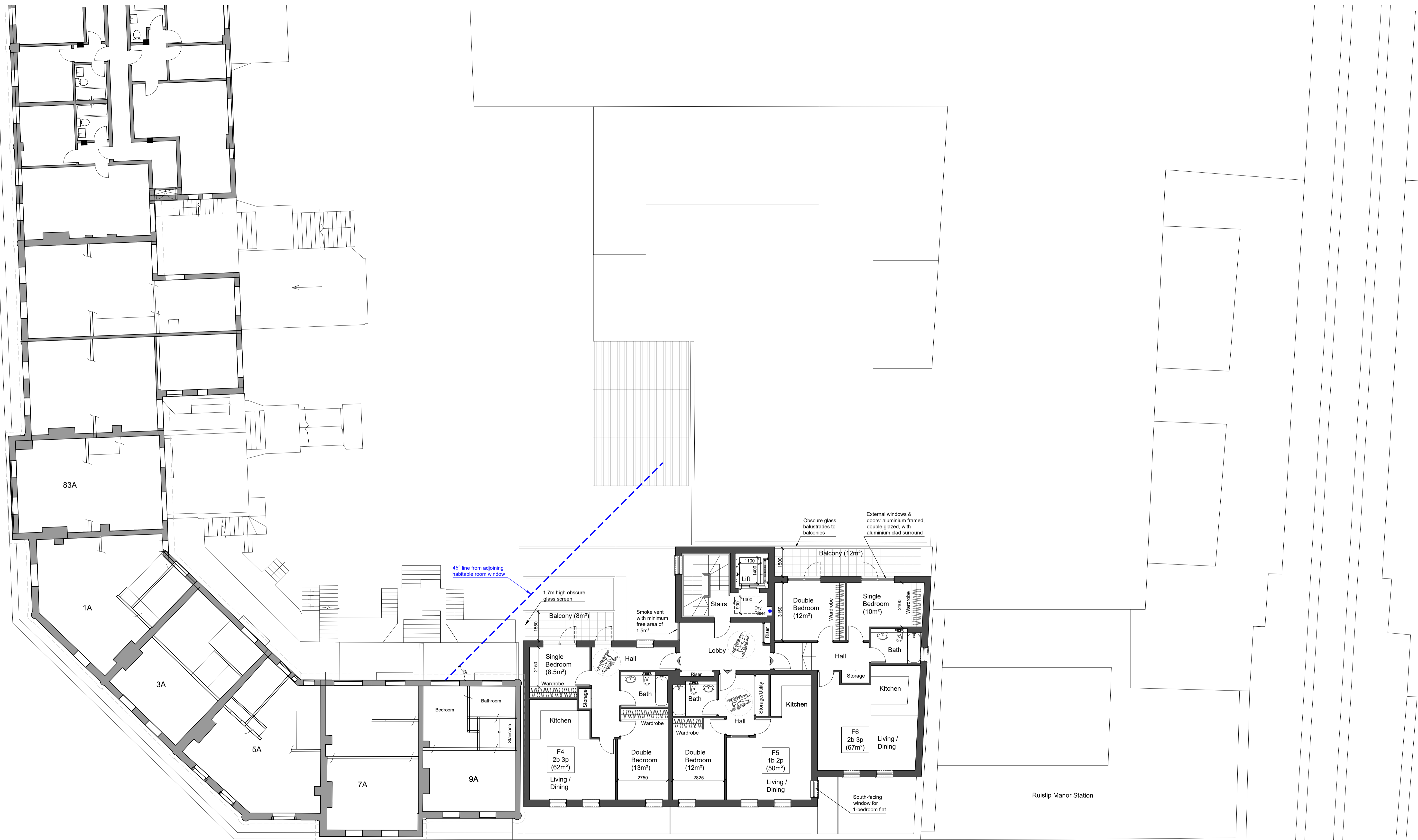
DRAWING NUMBER 1117VR-PP2-04	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed First Floor Plan	
SCALE 1:100	DATE 19/01/2026
DRAWN MS	CHECKED MSS

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Proposed Second Floor Plan
Scale 1:100

Metres
1:100

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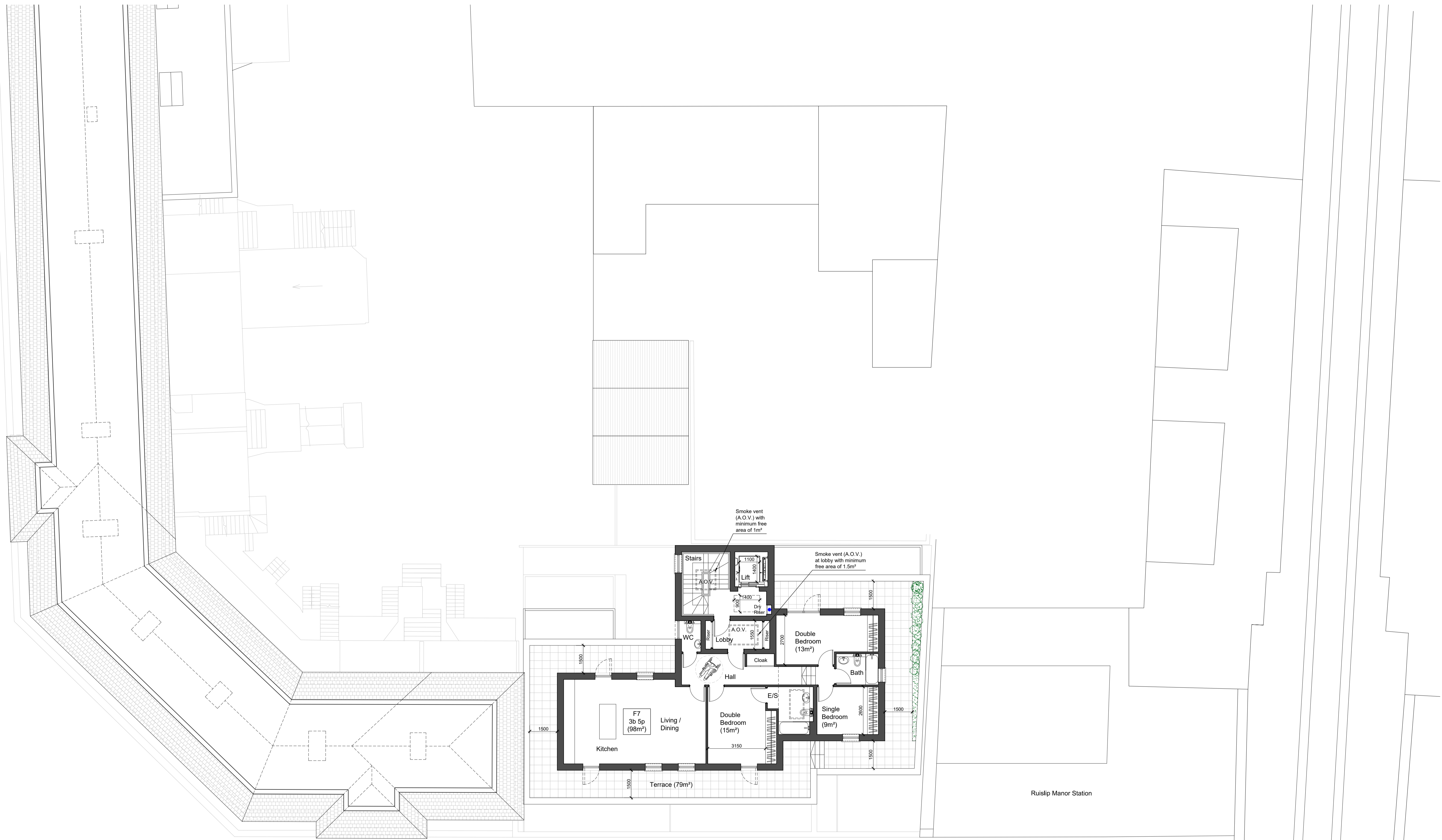
DRAWING NUMBER 1117VR-PP2-05	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Second Floor Plan	
SCALE 1:100	CHECKED MSS
DATE 19/01/2026	DRAWN MS

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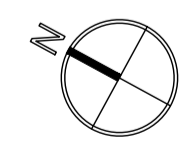
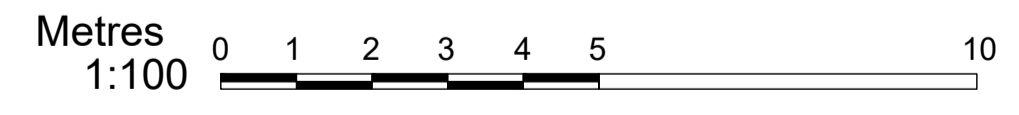
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Proposed Third Floor Plan
Scale 1:100



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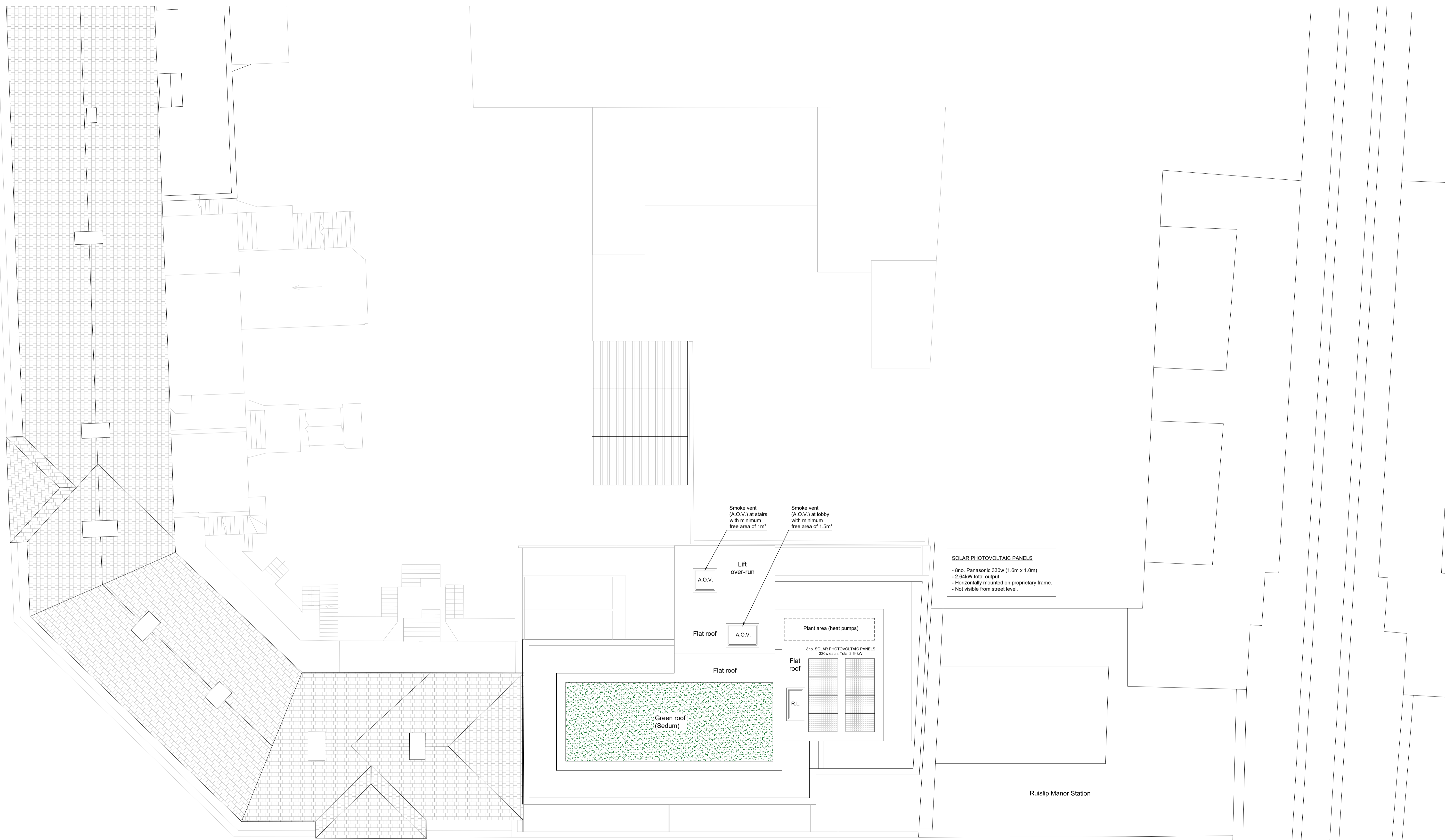
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STATUS PLANNING		PAPER SIZE A1 SHEET	
DRAWING TITLE Proposed Third Floor Plan			
SCALE 1:100	DATE 19/01/2026	DRAWN MS	CHECKED MSS

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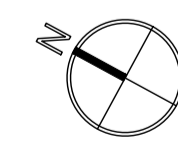
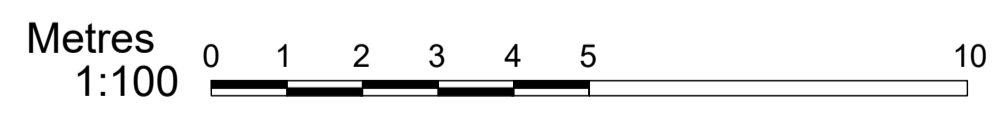
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PROJECT TITLE
11-17 Victoria Road, London HA4 9AA



Proposed Roof Plan
Scale 1:100



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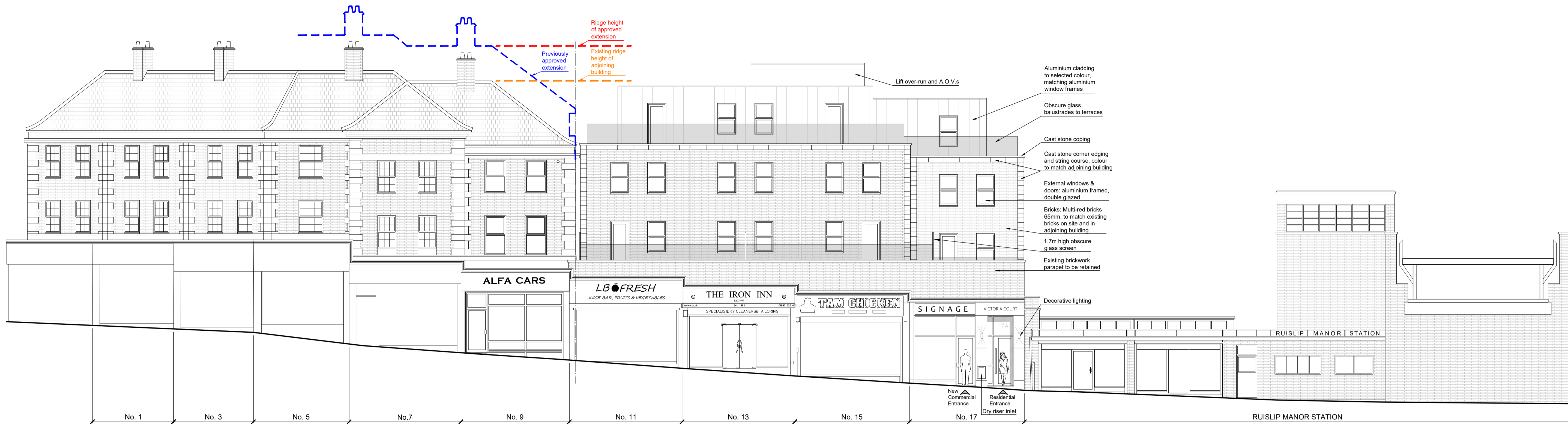
DRAWING NUMBER 1117VR-PP2-07		REVISION	
STATUS PLANNING		PAPER SIZE A1 SHEET	
DRAWING TITLE Proposed Roof Floor Plan			
SCALE 1:100	DATE 19/01/2026	DRAWN MS	CHECKED MSS

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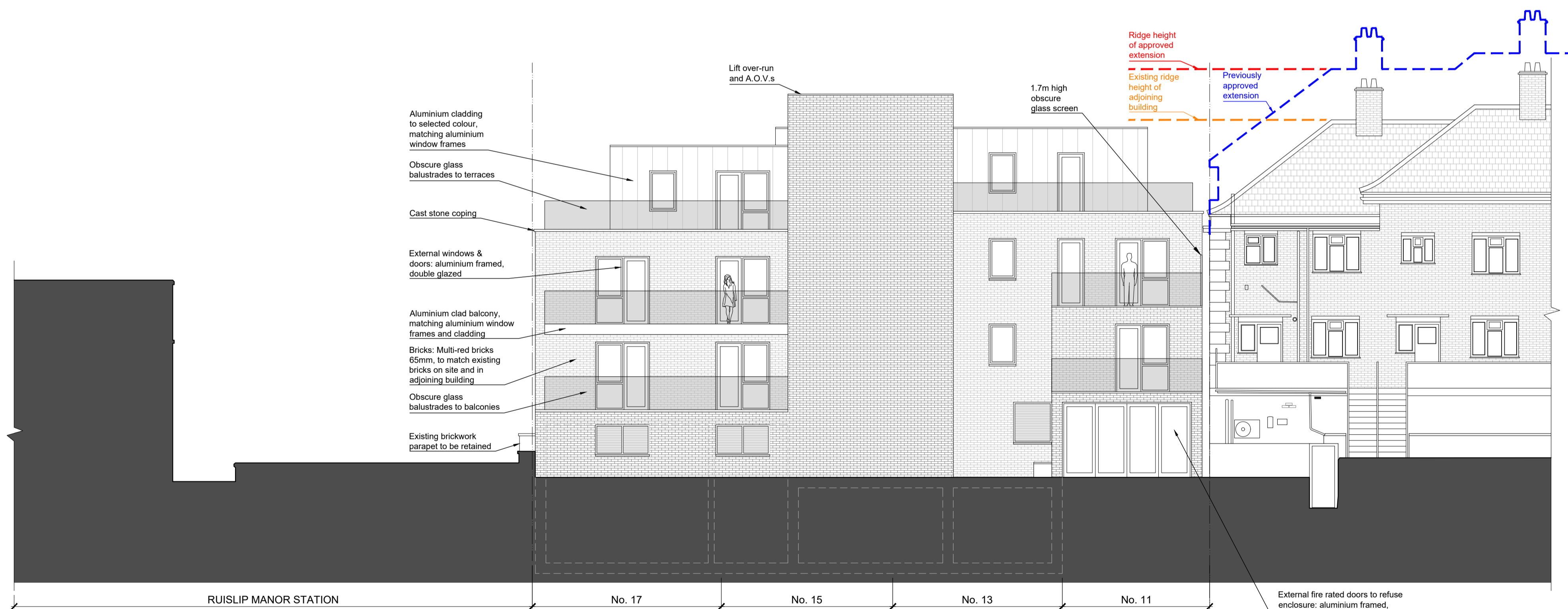
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Proposed Front Elevation
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10



Proposed Rear Elevation
Scale 1:100

Metres
1:100 0 1 2 3 4 5 10

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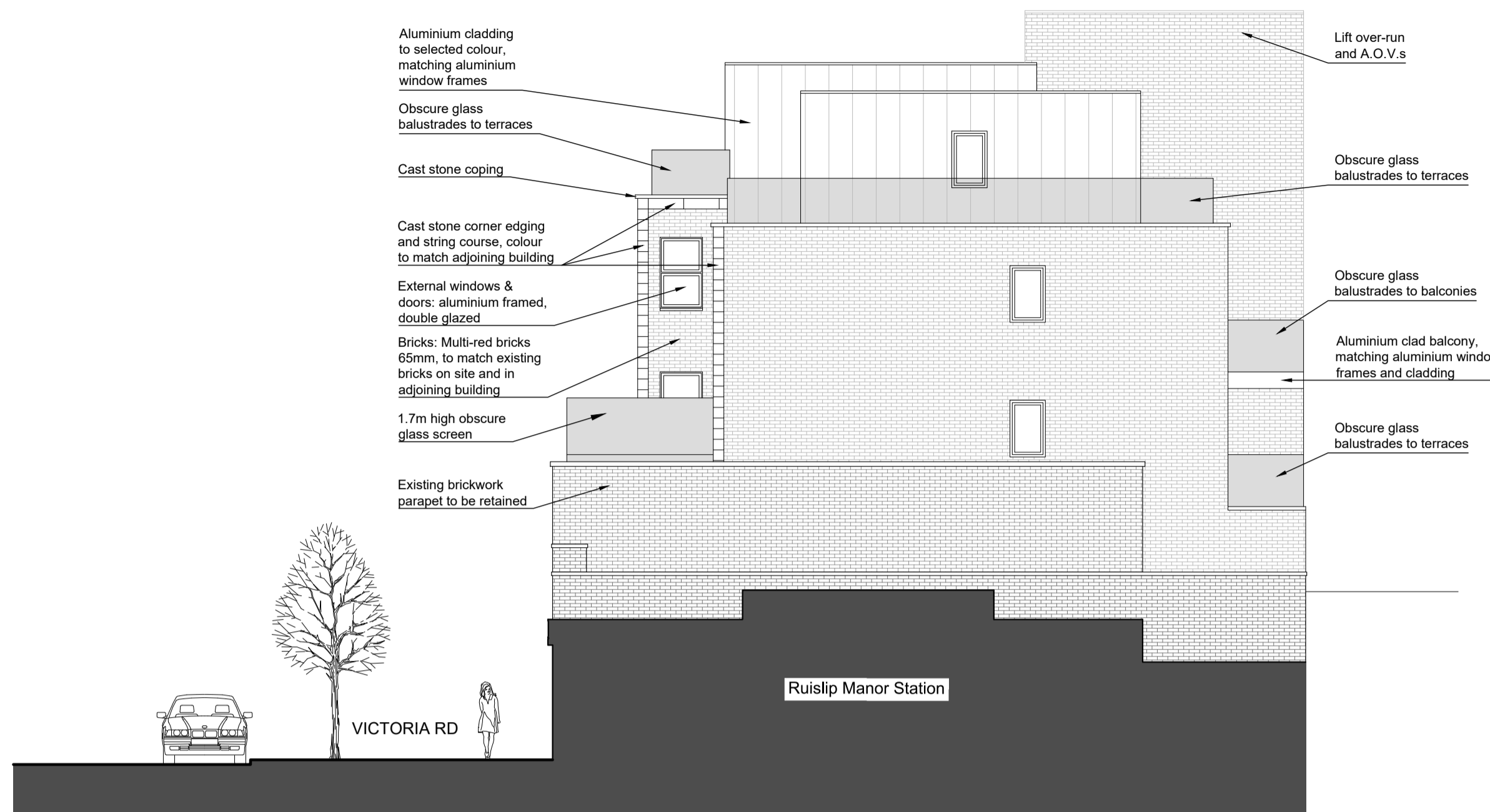
DRAWING NUMBER 1117VR-PP2-08	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Elevations	
SCALE 1:100	DATE 19/01/2026
DRAWN MS	CHECKED MSS

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

A1 SHEET

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.



Proposed Side (South) Elevation
Scale 1:100

Metres
1:100

	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: 43m²

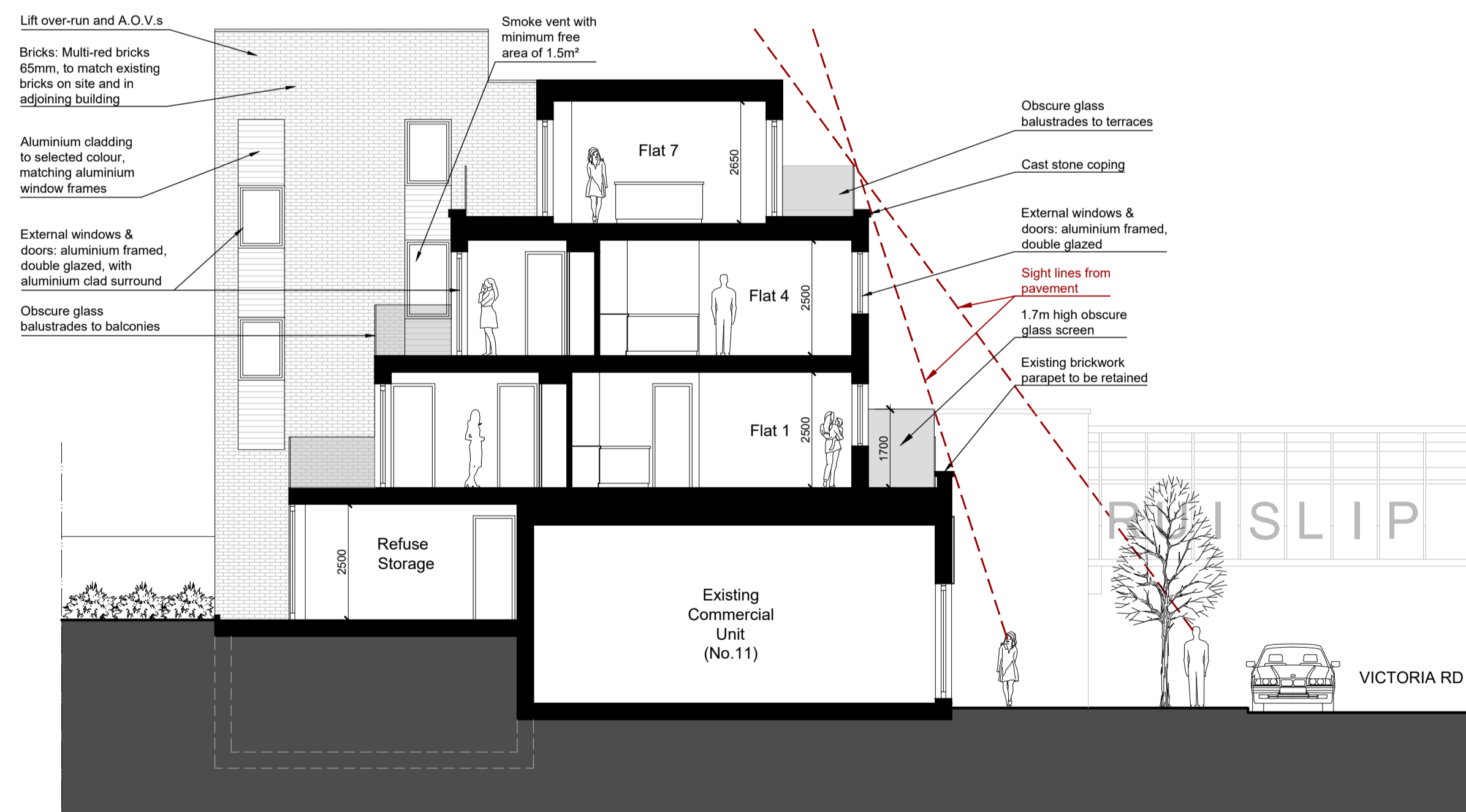
29m² over min. combined area req.

Total private amenity area (patios, balconies, terraces): 155m²

UNITS BREAKDOWN:

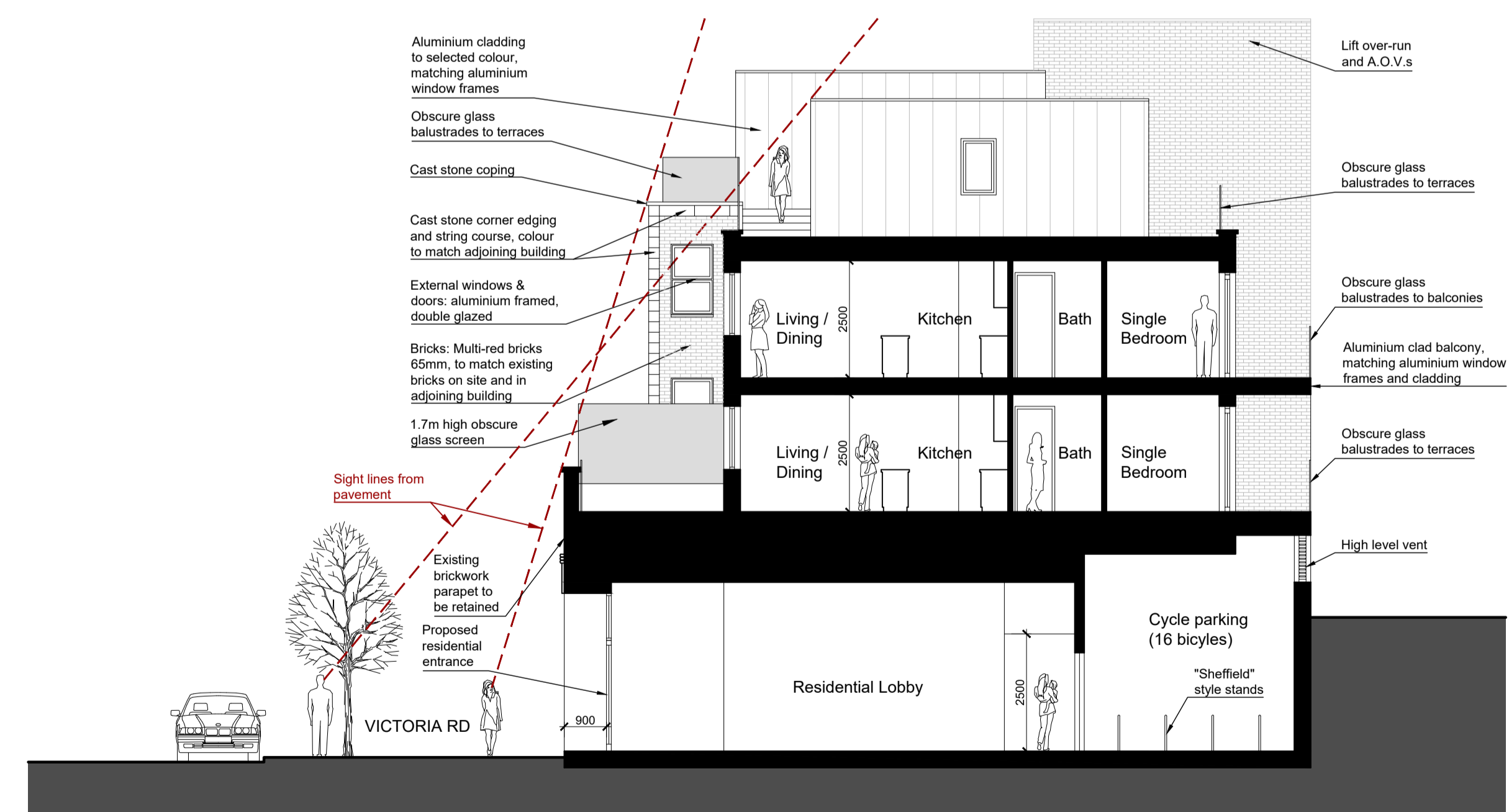
3-Bed units: 1 (14%)
2-Bed units: 4 (57%)
1-Bed units: 2 (29%)

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



Proposed Section through No.11
Scale 1:100

Metres
1:100



Proposed Section through No.17
Scale 1:100

Metres
1:100

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PROJECT
11-17 Victoria Road
London, HA4 9AA

CLIENT
PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER
1117VR-PP2-09

STATUS
PLANNING

DRAWING TITLE
Proposed Side Elevation
Proposed Sections

SCALE
1:100

DATE
19/01/2026

DRAWN
MS

CHECKED
MSS

REVISION

PAPER SIZE
A1 SHEET

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EXISTING



PROPOSED



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DRAWING NUMBER 1117VR-PP2-10	REVISION
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Existing Photographs Proposed CGI Photomontages	
SCALE N.T.S.	DATE 19/01/2026
DRAWN MS	CHECKED MSS

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