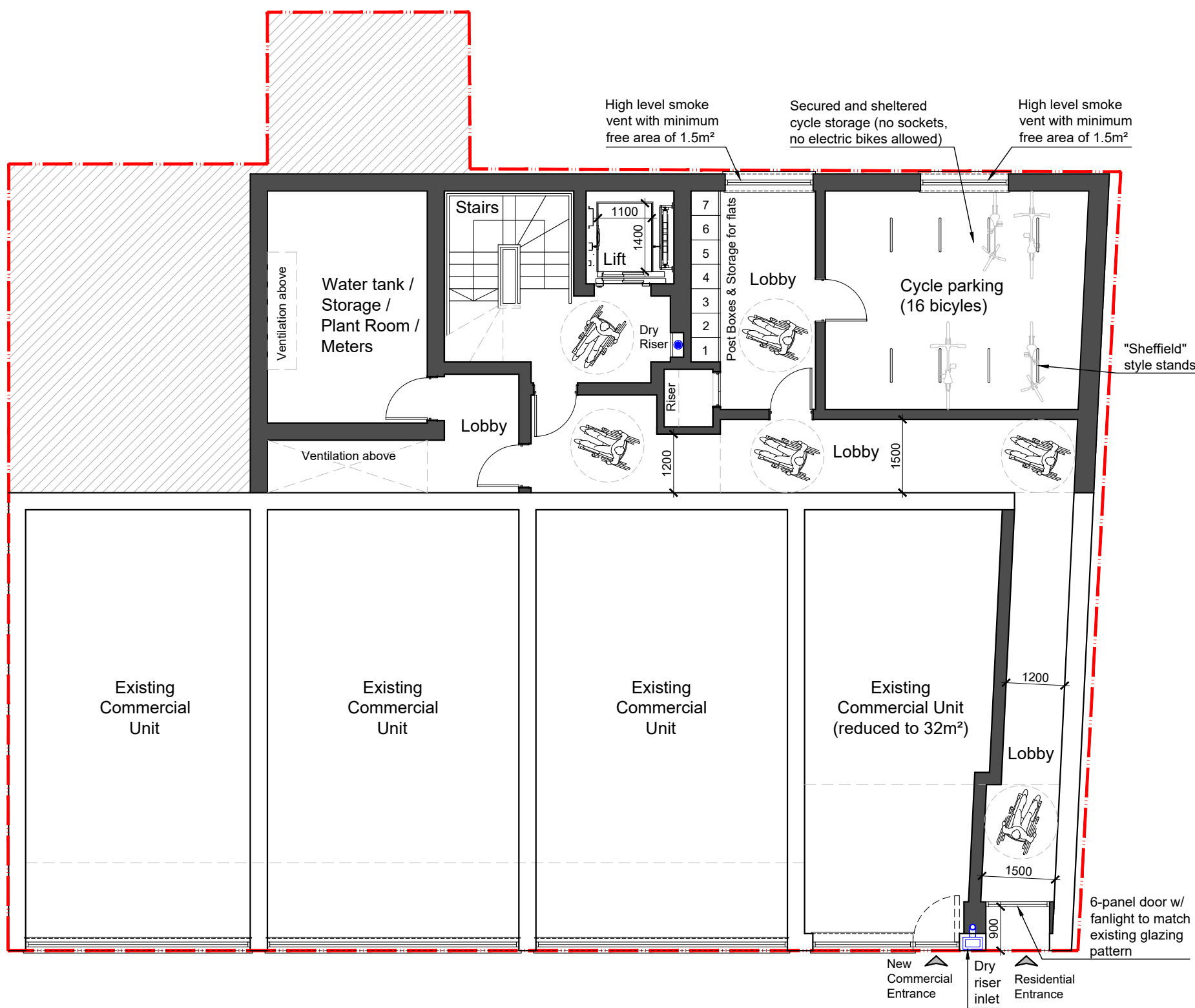
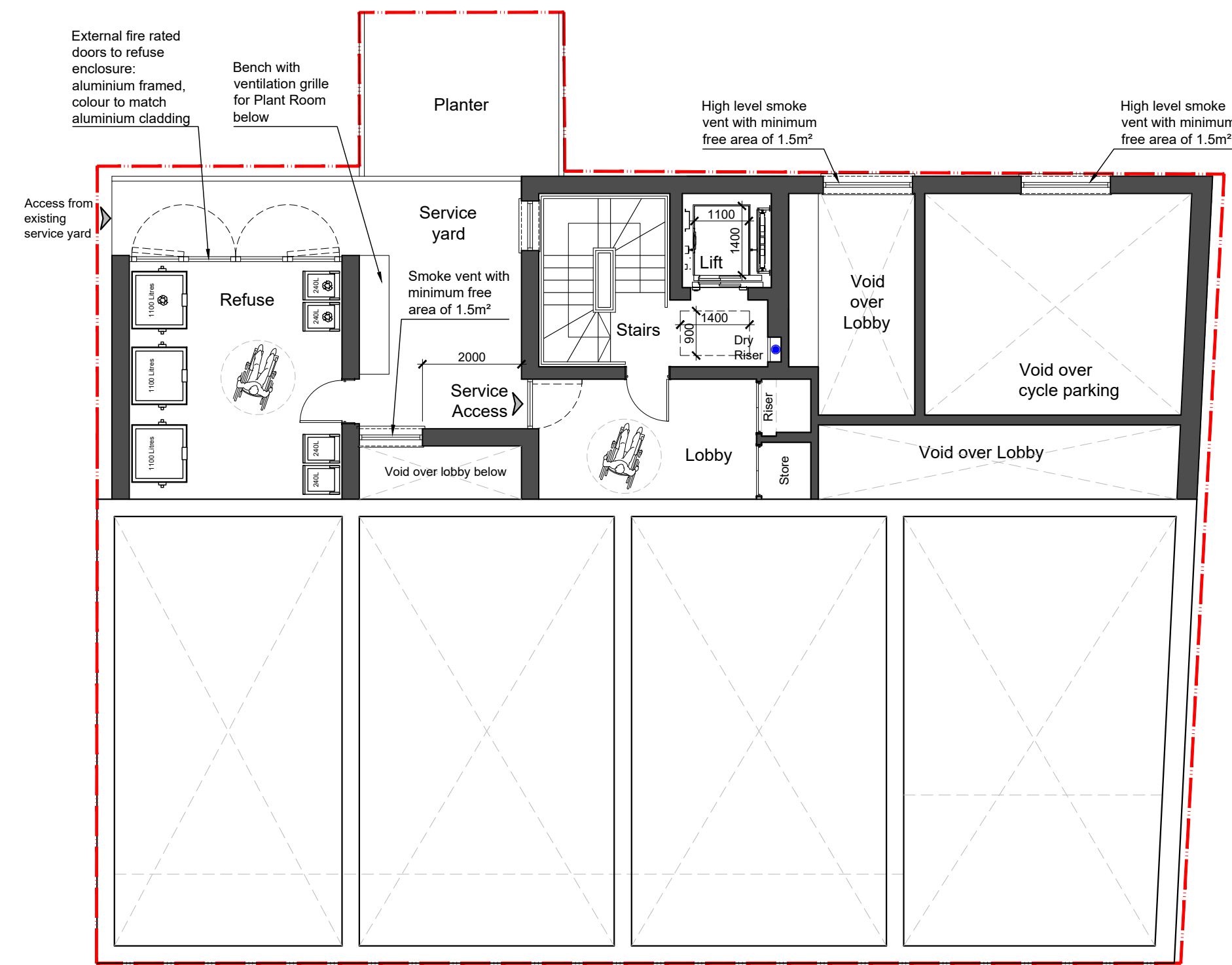




Proposed Ground Floor Plan
Scale 1:100



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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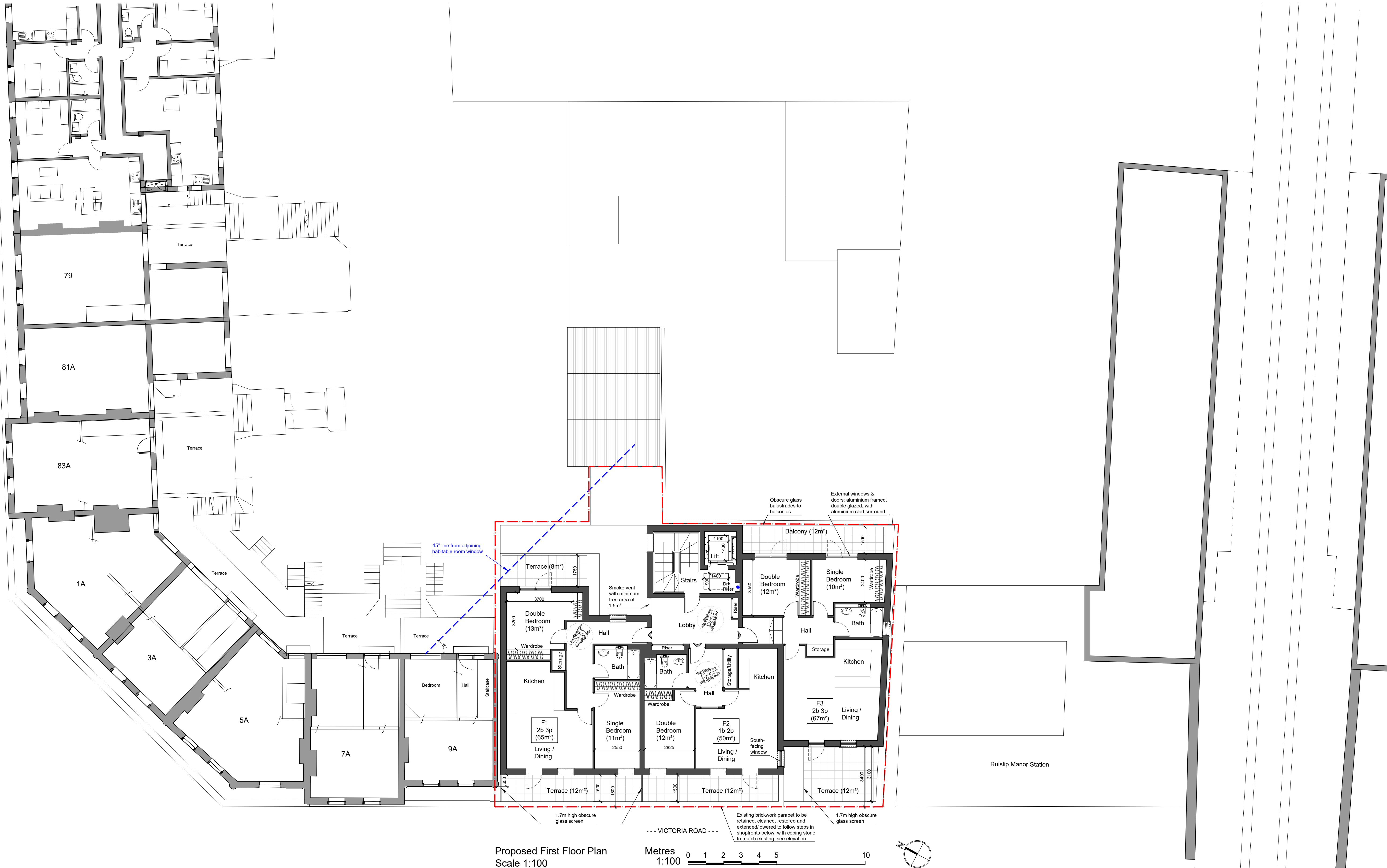
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CLIENT PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER 1117VR-PP2-03	REVISION A
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Ground Floor Plans (Entrance levels)	
SCALE 1:100	DATE 28/05/2026
DRAWN MS	CHECKED MSS

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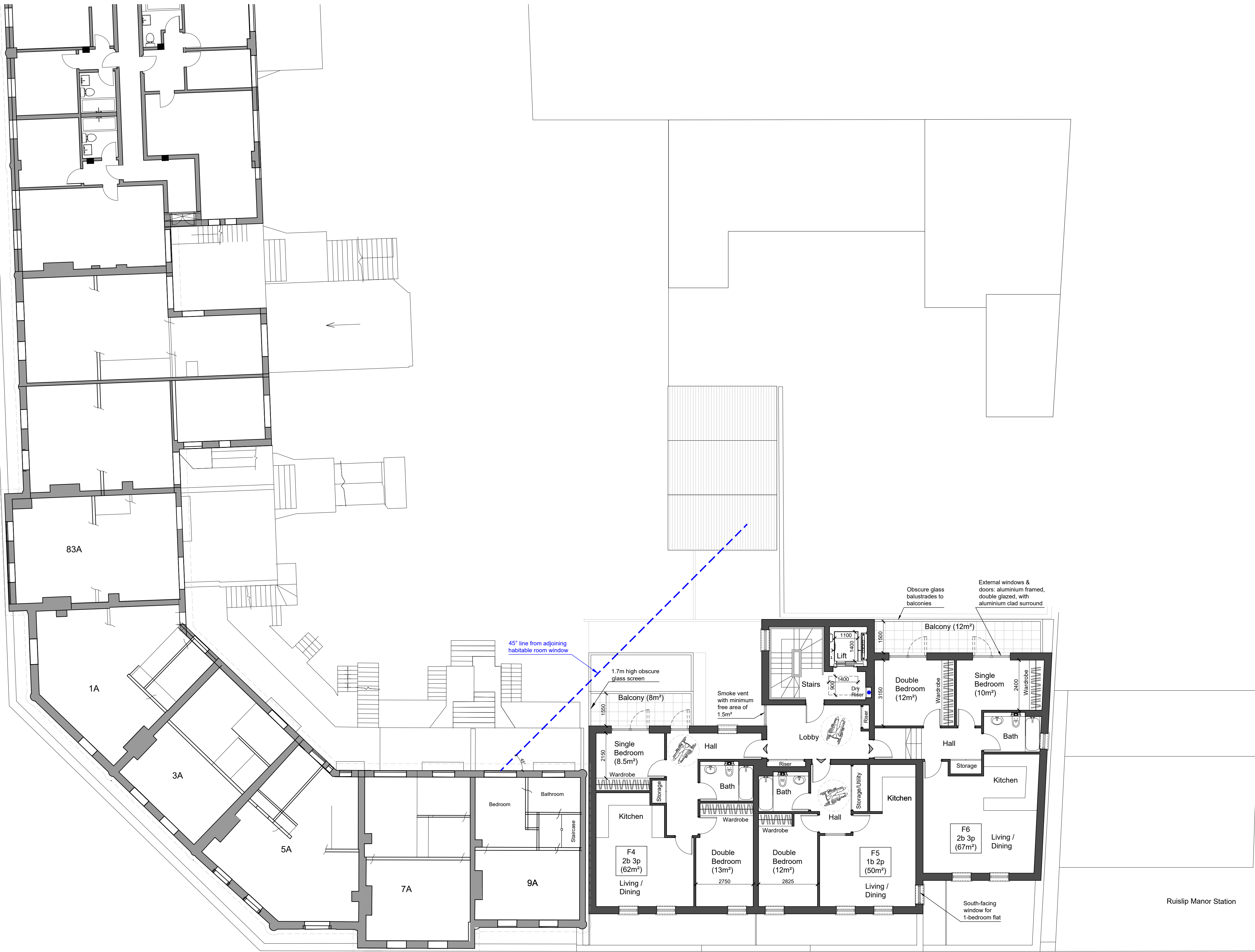
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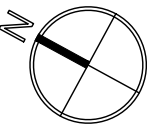
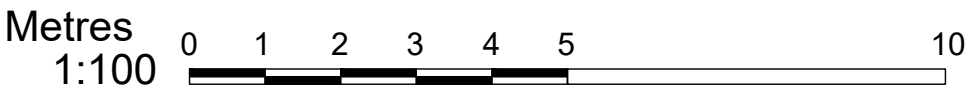
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CLIENT PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER 1117VR-PP2-04	REVISION A
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed First Floor Plan	
SCALE 1:100	DATE 28/05/2026
DRAWN MS	CHECKED MSS

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Proposed Second Floor Plan
Scale 1:100



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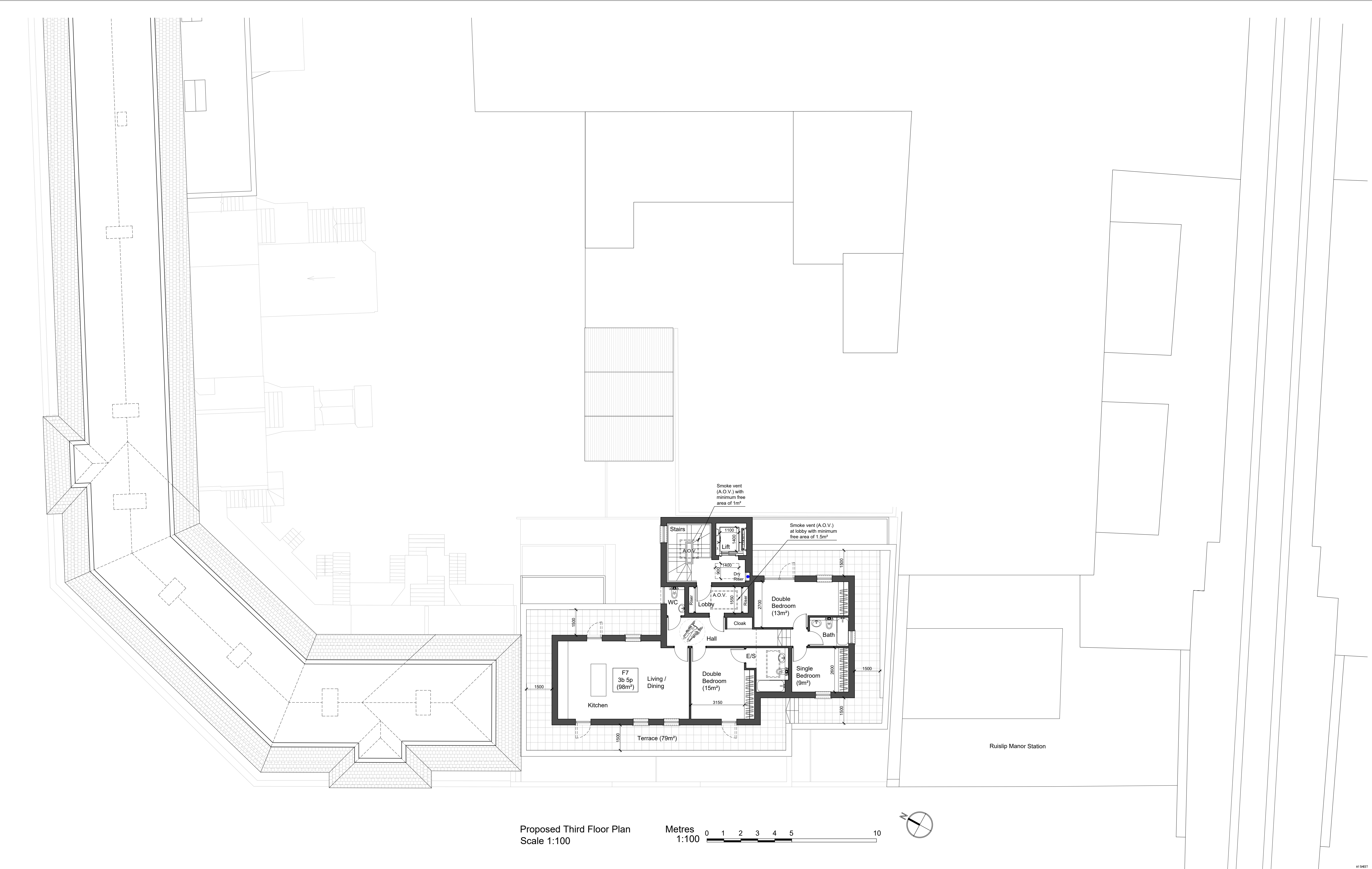
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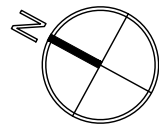
DRAWING NUMBER 1117VR-PP2-05	REVISION A
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Second Floor Plan	
SCALE 1:100	DATE 28/05/2026
DRAWN MS	CHECKED MSS

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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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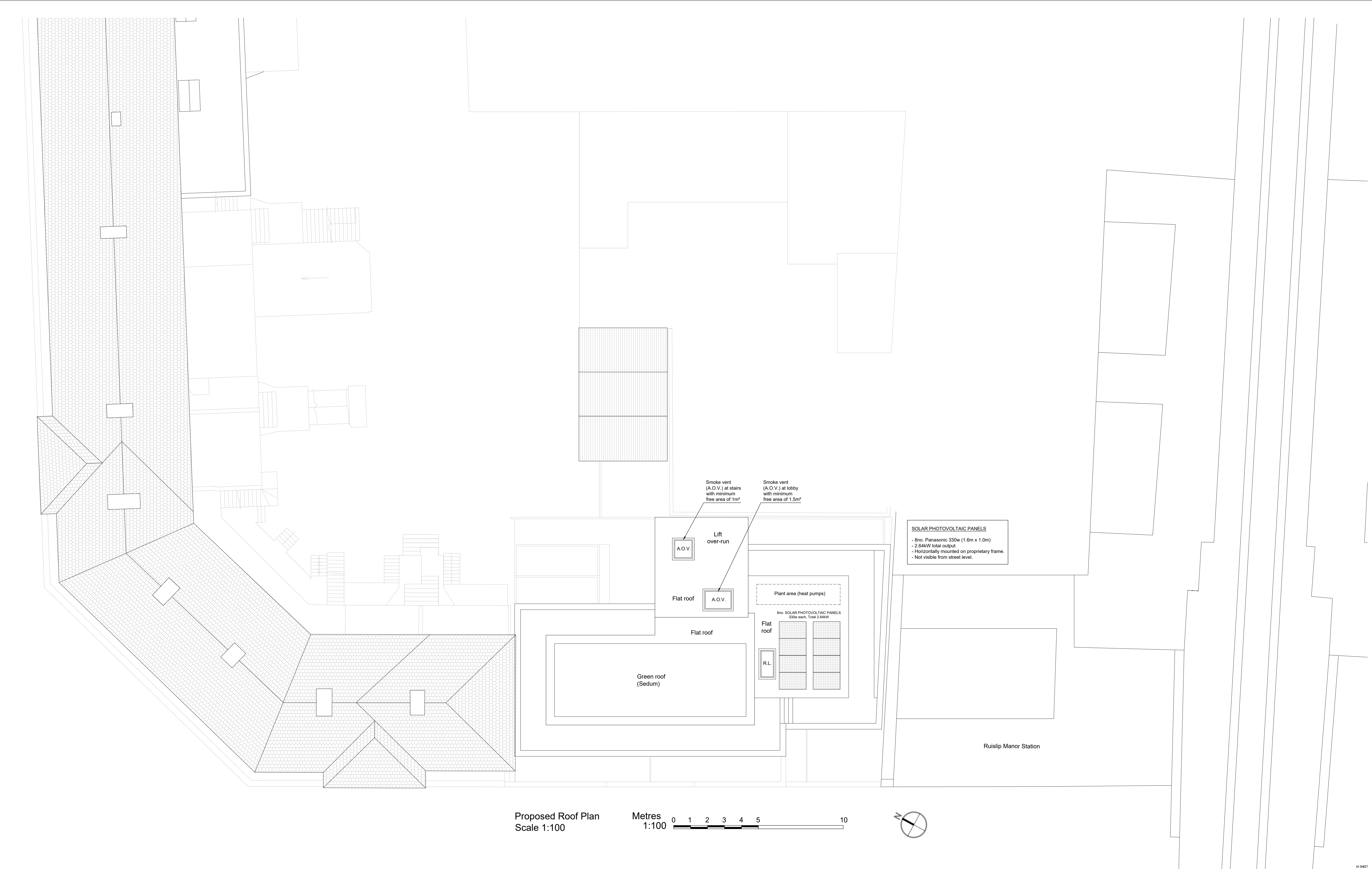
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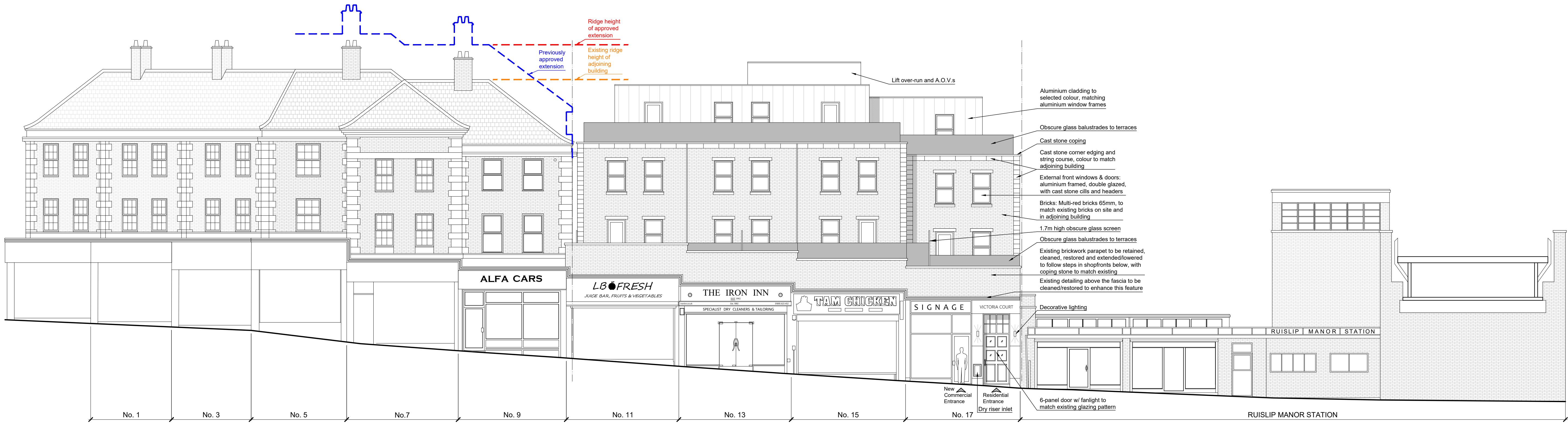
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CLIENT PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER 1117VR-PP2-06	REVISION A
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Third Floor Plan	
SCALE 1:100	DATE 28/05/2026
DRAWN MS	CHECKED MSS

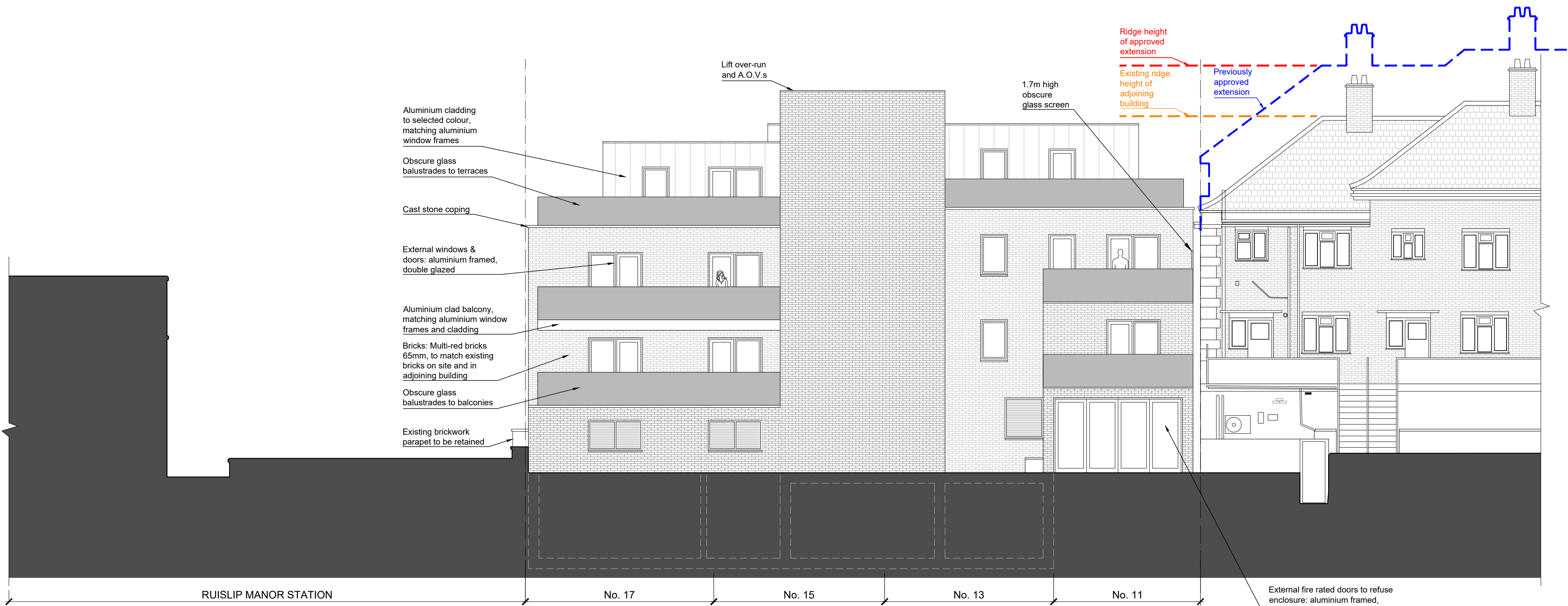
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PROJECT TITLE 11-17 Victoria Road, London HA4 9AA	A1 SHEET



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Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



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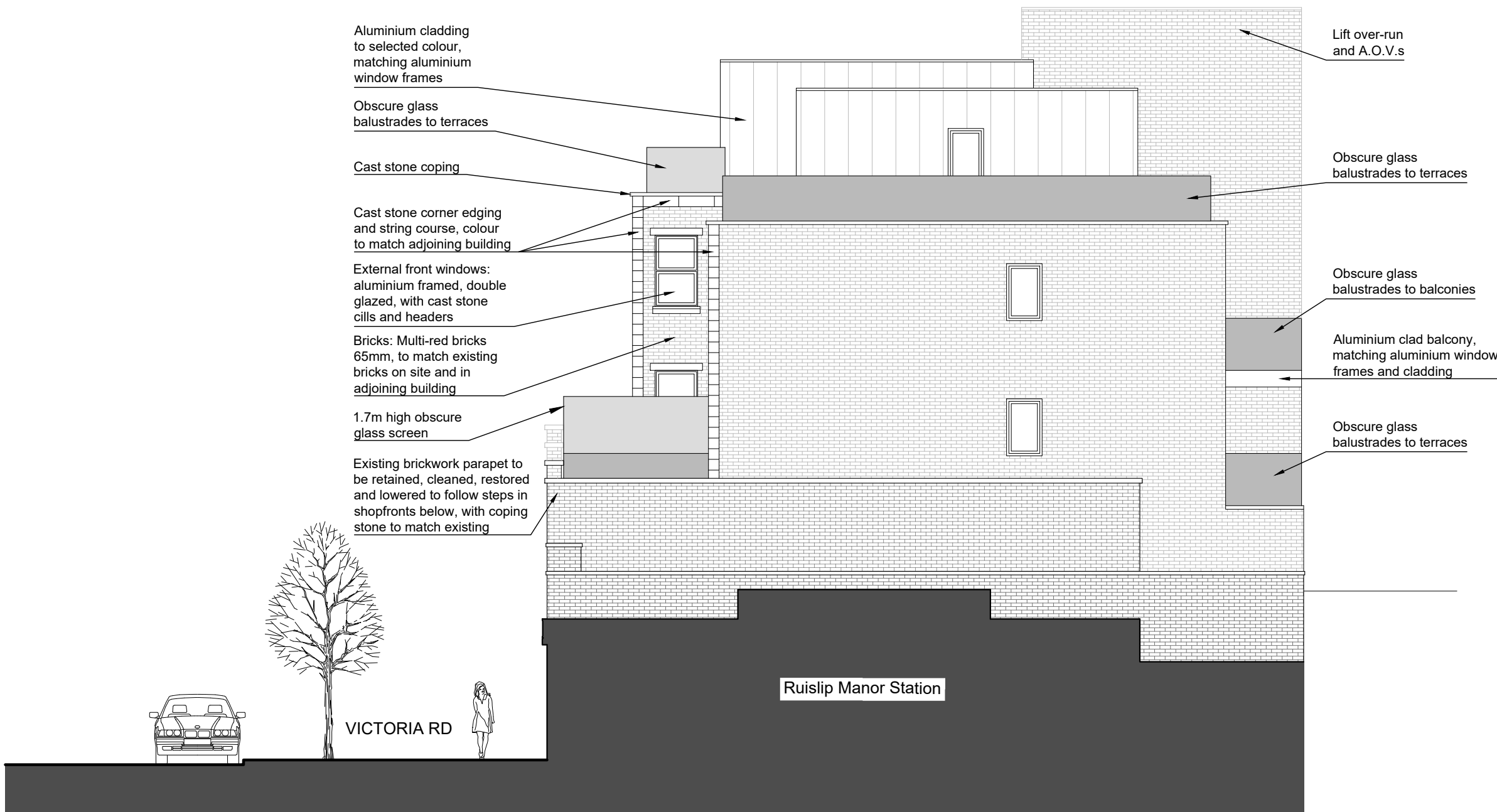
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PROJECT 11-17 Victoria Road London, HA4 9AA
CLIENT PERL EQUITY (RUISLIP) 4 LIMITED

DRAWING NUMBER 1117VR-PP2-08	REVISION A
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Elevations	
SCALE 1:100	DATE 28/05/2026
DRAWN MS	CHECKED MSS

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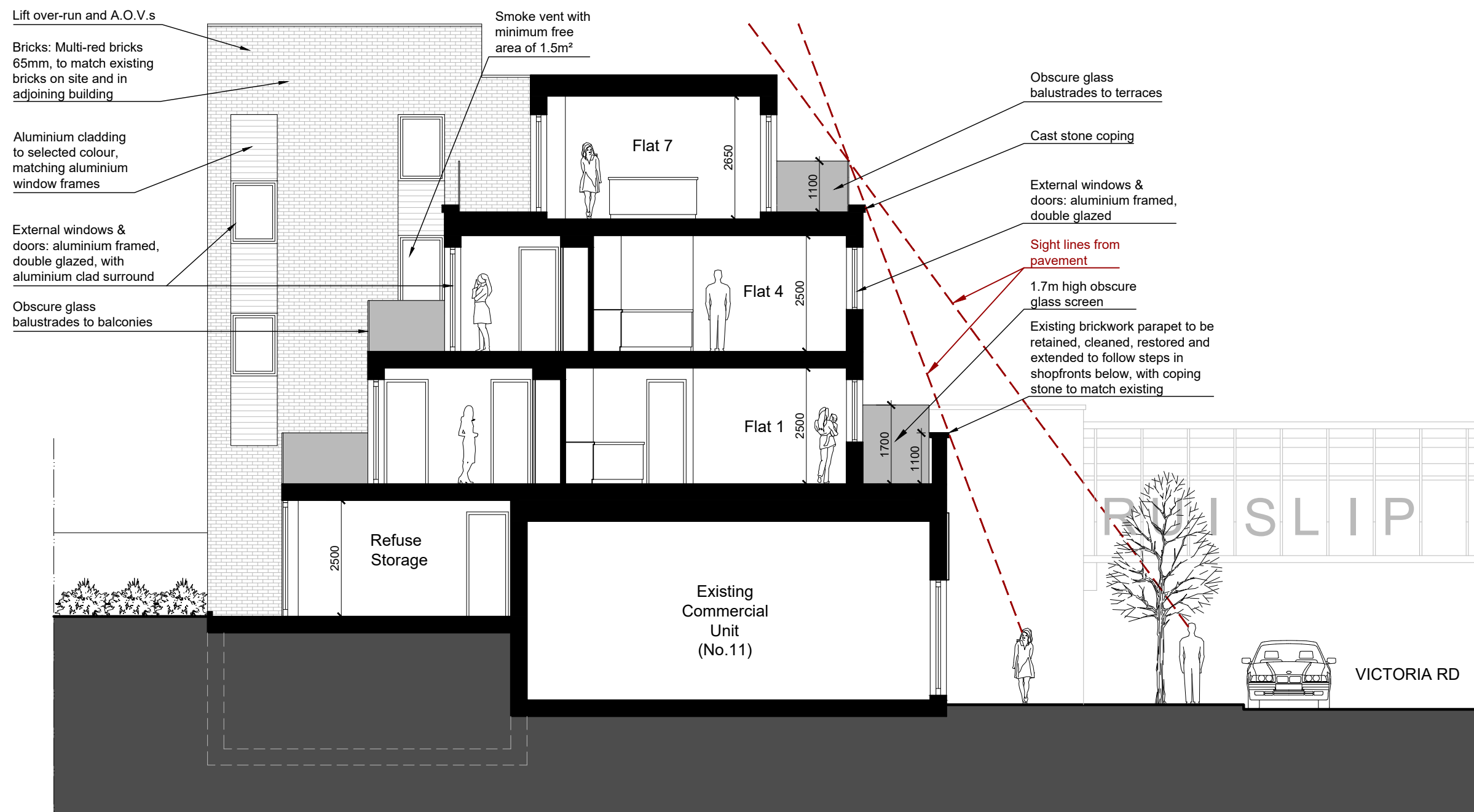
A1 SHEET



Proposed Side (South) Elevation

Scale 1:100

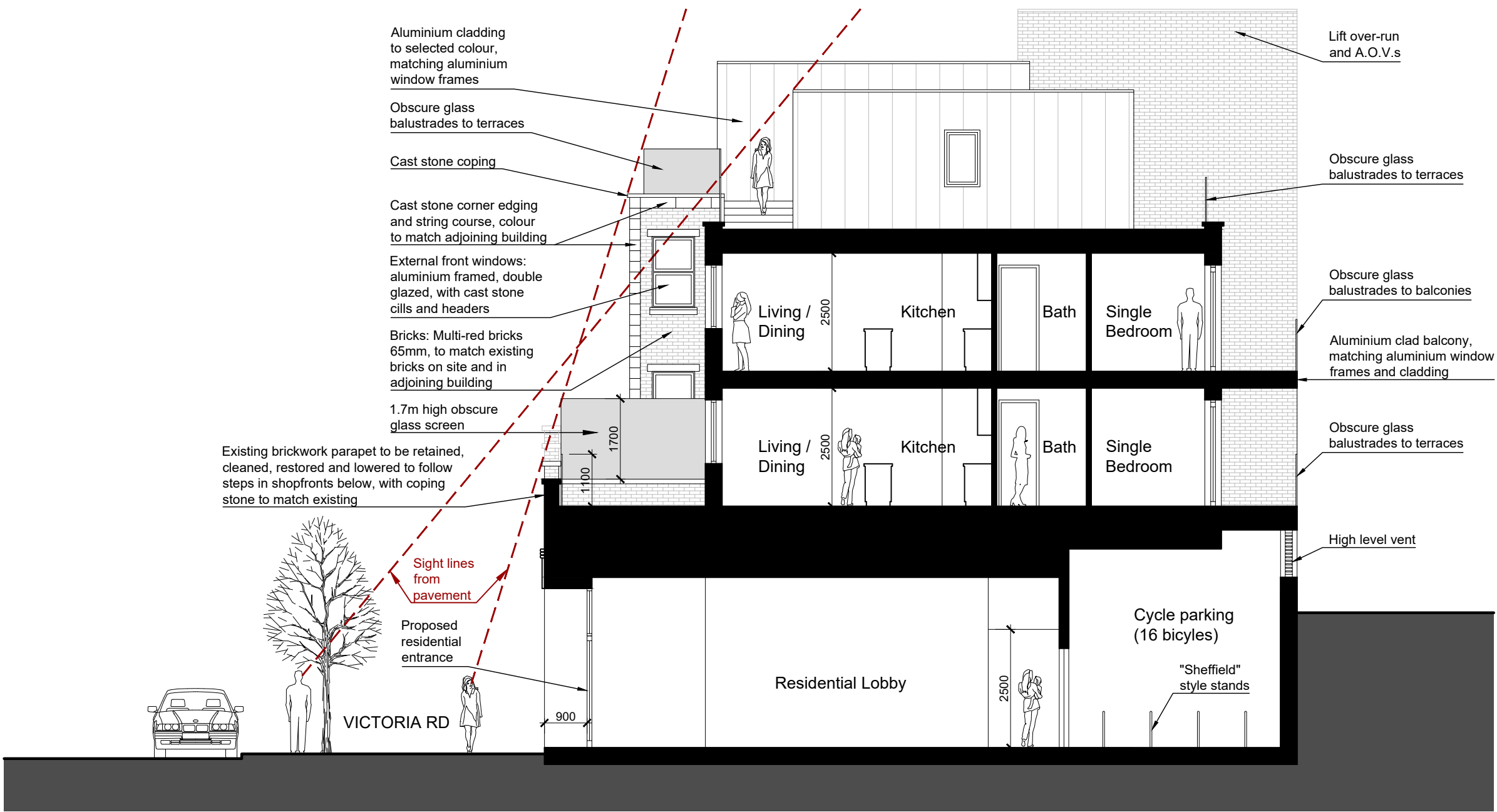
Metres
1:100 0 1 2 3 4 5 10



Proposed Section through No.11

Scale 1:100

Metres
1:100 0 1 2 3 4 5 10



Proposed Section through No.17

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				29m ² over min. combined area req.
Total private amenity area (patios, balconies, terraces):				155m ²			

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%

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DRAWING NUMBER 1117VR-PP2-09	REVISION A
STATUS PLANNING	PAPER SIZE A1 SHEET
DRAWING TITLE Proposed Side Elevation Proposed Sections	CHECKED MSS
SCALE 1:100	DATE 28/05/2026
DRAWN MS	

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