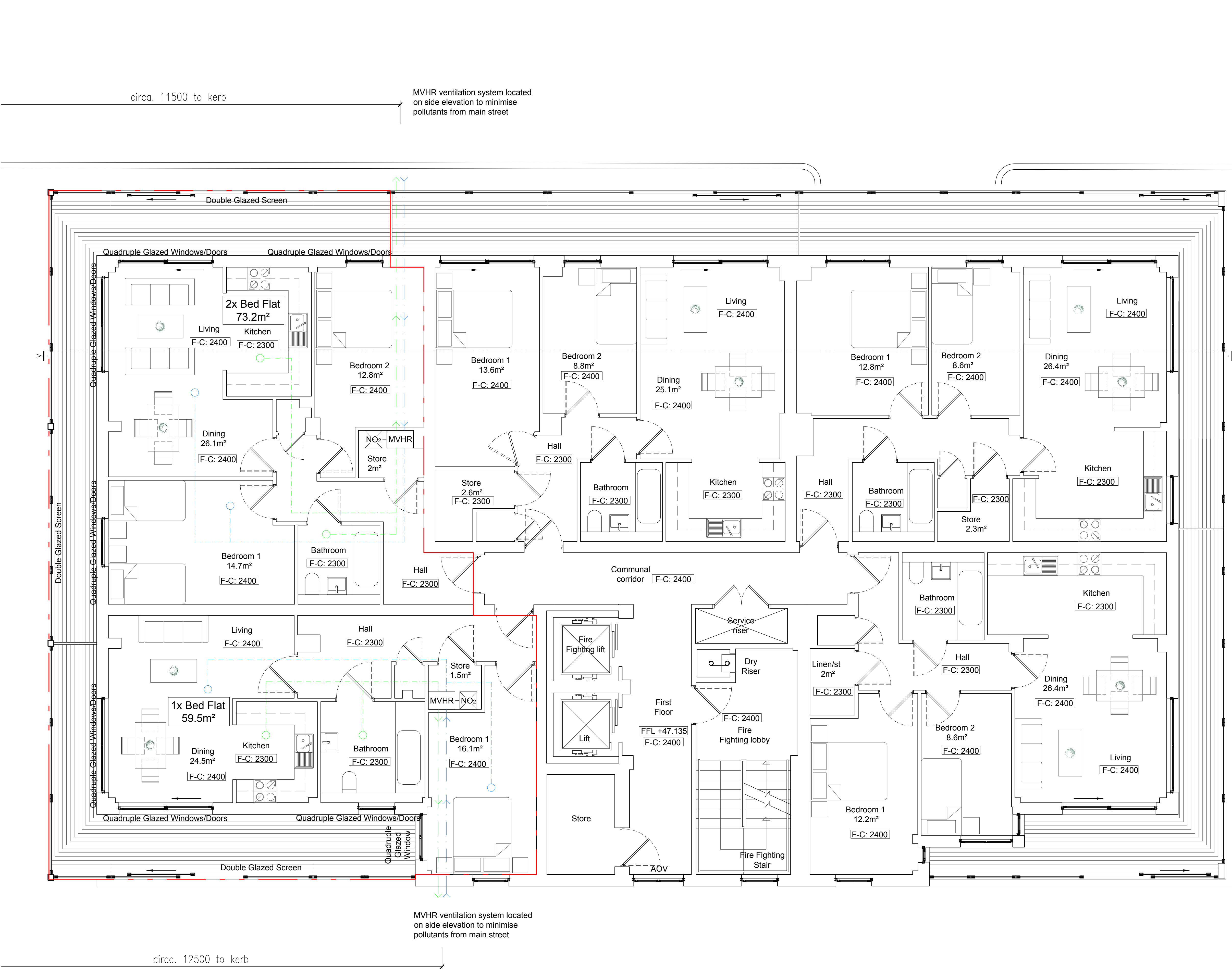




First Floor Plan
Scale 1:100 @ A3 | 1:50 @ A1

012345

AREAS

Existing Gym GIA: 135.5 sqm

Proposed 2 Bed Flat GIA: 073.2 sqm

Proposed 1 Bed Flat GIA: 059.5 sqm

Existing Gym Amenity: 045.5 sqm

Proposed 2 Bed Flat Amenity: 025.1 sqm

Proposed 1 Bed Flat Amenity: 020.0 sqm

REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located at Ground Floor.

TRANSPORT

CYCLING

Proposed flats to use shared Cycle Store located at Ground Floor. Future residents will be allocated access keys.

PARKING

The proposed flats would be designated as parking permit free, via S106 agreement. This would be in line with other residential units in the same building.

PUBLIC TRANSPORT

The site has a 6a PTAL rating. It is located adjacent to Uxbridge Underground Station, and is well serviced by numerous bus routes.

MVHR LEGEND

NO₂

NO₂ Filtration Unit

MVHR

MVHR Fresh Tempered Air System Unit

MVHR Intake

MVHR Extract

REV DATE DESCRIPTION BY

CREATIVE WORKS

7 BLACKHORSE LANE

LONDON E17 6DS

079 4718 0681

info@midesignstudios.com

www.midesignstudios.com

mulhern

remonger

designstudios

ISSUED FOR INFORMATION

NOT FOR CONSTRUCTION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH ANY WORK. ALL WORKS MUST COMPLY WITH BUILDING REGULATIONS. THIS DRAWING IS PROTECTED BY COPYRIGHT.

client: Reflect Construction Ltd.

address: 1-3 Bakers Road UB8 1RG

project: Change of Use | D2 to C3 (Flats x2)

drawings: Proposed

drawn by: CM scale: 1:100@A3 1:50@A1

checked by: NI date: 13/04/2021

dwg no. 1612.3/A002 rev: -