

All dimensions verified on site.
All work to comply with British Standards,
Code of practice.
All internal works to be in accordance with client
instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local
authority-building surveyor.
Builder to serve building notice and comply fully
in all respects.
Owner responsible for compliance with 1. Party Wall
etc Act 1996. 2. Thames water Build Over Agreement.
Builder to ensure all work in compliance
with Build Over agreement as approved by

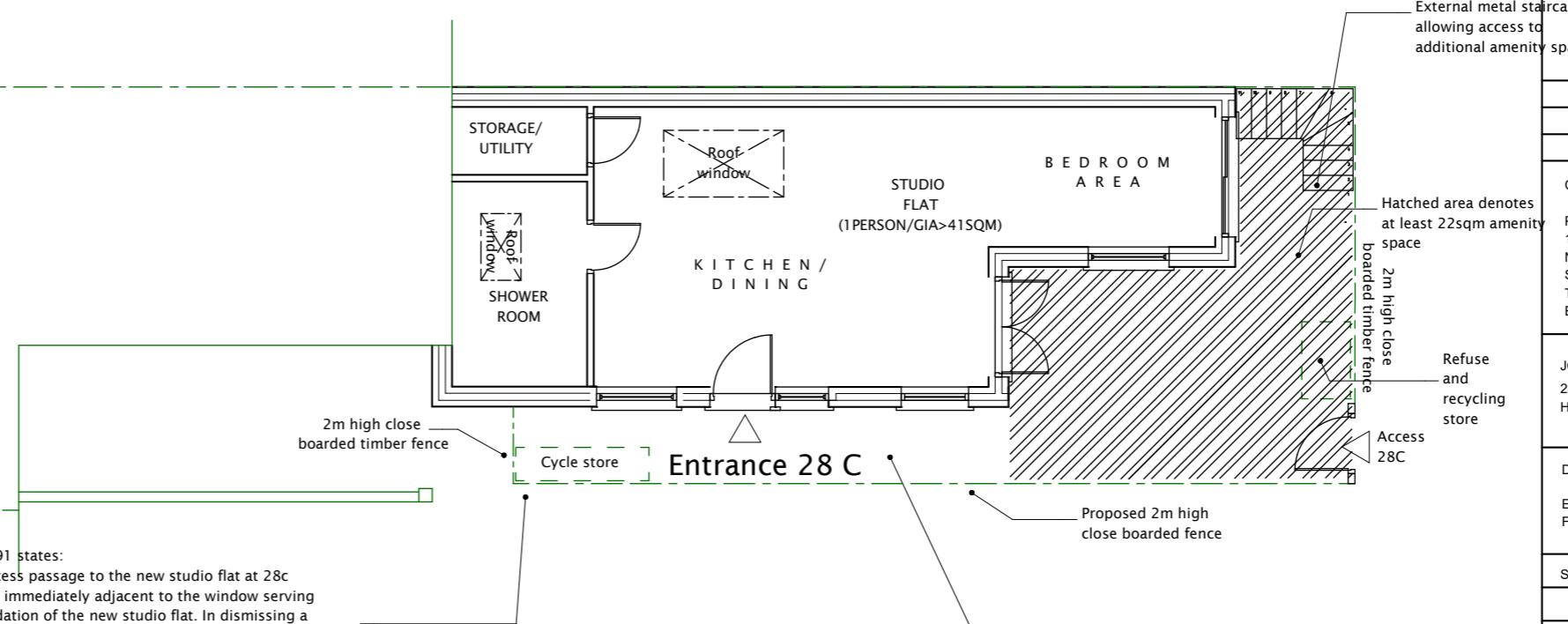
Thames Water
All proprietary materials to
manufacturers recommendations
Works to boiler/Gas to be carried
out by Gas Safe registered installer
and to Gas Safe recommendations

All wiring and electrical work will be designed,
installed, inspected and tested in accordance
with the requirements of BS 7671:2001 (2004),
the 17th edition Wiring Guidance and Building
Regulation Part P (Electrical Safety) by a
competent person registered with an electrical
self-certification scheme, (BRE, BSI, ELECSA,
NAPIT, or NICEIC), authorised by the Secretary
of State

The competent person is to send a self-
certification certificate to the Local Authority
Building Control Department within 30 days of
completion of the electrical works. The client
must receive both a copy of the self-certification
certificate and a BS 7671:2001 (2004) Electrical
Installation Test Certificate and forward copies
to the Local Authority Building Control Dept.

EXISTING GROUND FLOOR PLAN

PLANNING OFFICER TO NOTE:
Application reference 27047/APP/2019/3063 at 30 New Broadway
is of relevance, with Appeal APP/R5510/W/19/3222706 to be
noted. Amenity of occupants of proposed unit, especially
in regard to outlook, levels of daylight etc are greater
with the application proposal, than those allowed on Appeal
at 30 New Broadway. Furthermore, amenity space provision
of some 17.5sqm was considered acceptable for the proposed
unit at 30 New Broadway; for a 1 bedroom, 2 person unit.
The application proposal is for 1 person studio unit. Some
22sqm amenity space is proposed towards the rear area, shown
hatched, with further space to the side. A roof balcony is
also proposed with additional amenity space provision, with
an additional 18sqm area



Officer report for 75191/APP/2021/3891 states:
The proposal would create a fenced access passage to the new studio flat at 28c
New Broadway, which would be located immediately adjacent to the window serving
the main living and sleeping accommodation of the new studio flat. In dismissing a
previous appeal of refusal of planning permission, the inspector noted the proximity of
this access would inevitably lead to some level of disturbance as a result of visitors
passing very close to this window, which would be exacerbated by the fact that the
room is also used as sleeping accommodation. The current scheme mitigates this concern
by way of having the bathroom closest to the area referenced, with the bedroom area
moved to the rear end of the building. The closest proposed window to this area has also
been moved further away.

PROPOSED GROUND FLOOR PLAN

The distance from the habitable room windows to the side
boundary is significantly greater than that as approved
at 30 New Broadway under reference 27047/APP/2019/3063
and Appeal APP/R5510/W/19/3222706

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JOB TITLE:
28C NEW BROADWAY
HILLINGDON

DRAWING TITLE:
EXISTING AND PROPOSED
FLOOR PLANS

SCALE : 1:100

DATE: 03032023 DRAWN BY:

DRG. NO. REV.
2023/28C/NBH/1001