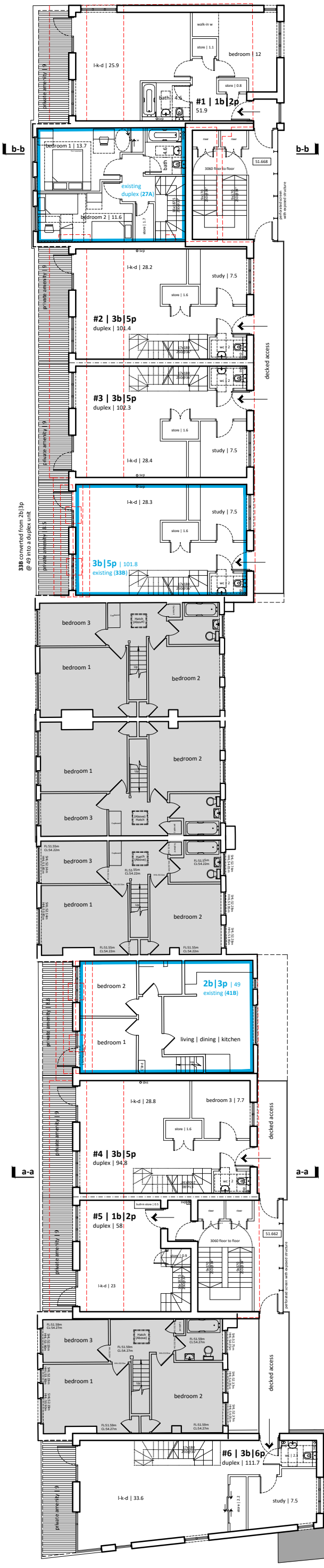
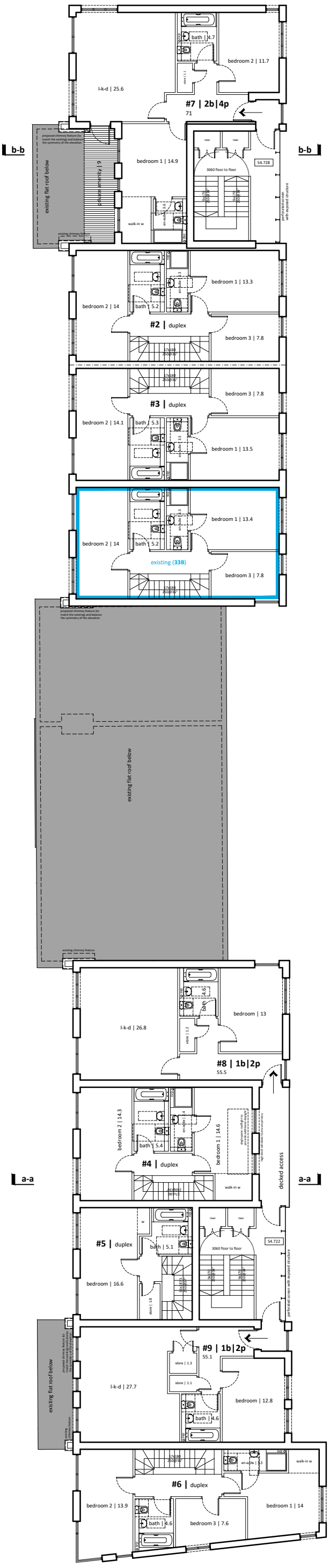
second floor



third floor



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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

notes:

Layouts based on topographical survey produced by others

0 2 4 6 8 10 12

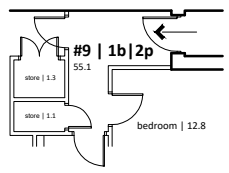
scale 1:200 metres

3b|5p | 99
existing duplex (**39A**)

existing dwellings | no changes to the external building envelope and no internal remodelling

2b|3p | 49
existing (**41B**)

existing dwellings | no changes to the external building envelope; internal remodelling required



proposed dwellings

Schedule of accommodation

Existing accommodation | 14no
1no 1b | 8no 2b | 5no 3b
- 25A | 2b|3p @ 59
- 27A | 2b|4p duplex @ 79.1 (remodelled)
- 29A | 2b|3p @ 58
- 31A | 2b|3p @ 59
- 33A | 2b|3p @ 55 (remodelled)
- 35A | 3b|5p duplex @ 99
- 37A | 3b|5p duplex @ 99
- 39A | 3b|5p duplex @ 99
- 41A | 2b|3p @ 57
- 43A | 2b|3p @ 58
- 45A | 1b|1p @ 37 (remodelled)
- 47A | 3b|5p duplex @ 99
- 33B | 3b|5p @ 101.8 (remodelled into a duplex)
- 41B | 2b|3p @ 49

Proposed accommodation | 9no
4no 1b | 1no 2b | 4no 3b
- #1 | 1b|2p @ 51.9
- #2 | 3b|5p duplex @ 101.4
- #3 | 3b|5p duplex @ 102.3
- #4 | 3b|5p duplex @ 94.8
- #5 | 1b|2p duplex @ 58
- #6 | 3b|6p duplex @ 111.7
- #7 | 2b|4p @ 71
- #8 | 1b|2p @ 55.5
- #9 | 1b|2p @ 55.1

A 09.06.2023 | Layouts and elevations updated to incorporate design team's comments - as per feedback received via emails on 2nd Jun 23 (fF)

rev:	date:	comment(s):	name:	check:

ARCHITECTS.
URBAN DESIGNERS.
PLANNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **PLANNING** 3

client: Urbanhold Ltd

job: 25-49 Victoria Road, Ruislip Manor

title: **layouts** | proposed second & third floor

drawn: fF date: May 23

checked: fF scale @ a3: 1:200

job no: **C4163** drg no: **012A**

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