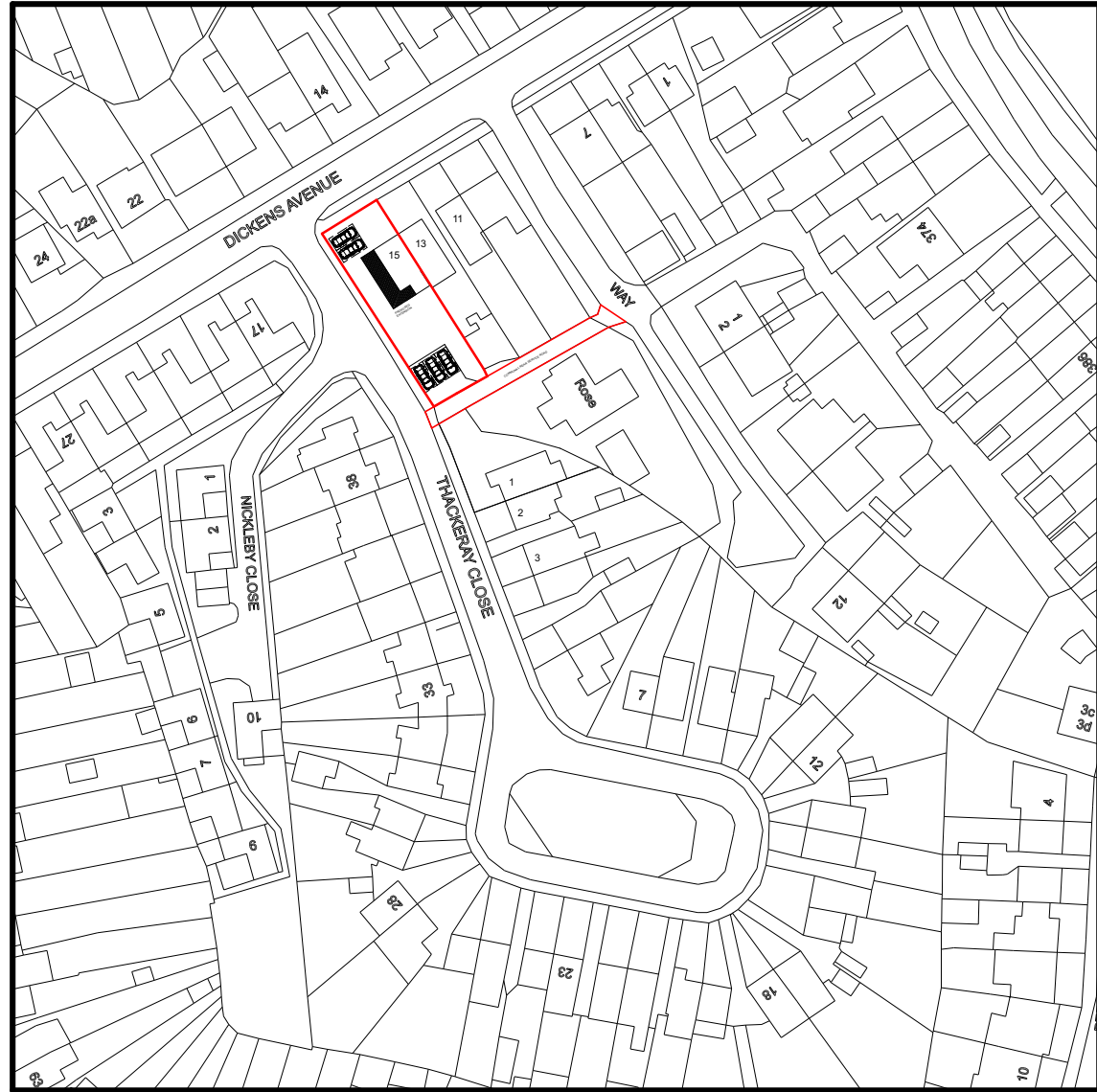
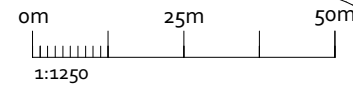
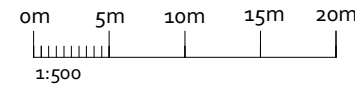
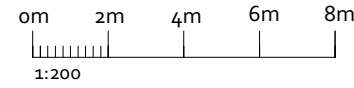
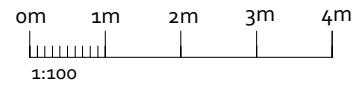
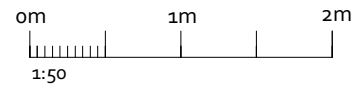
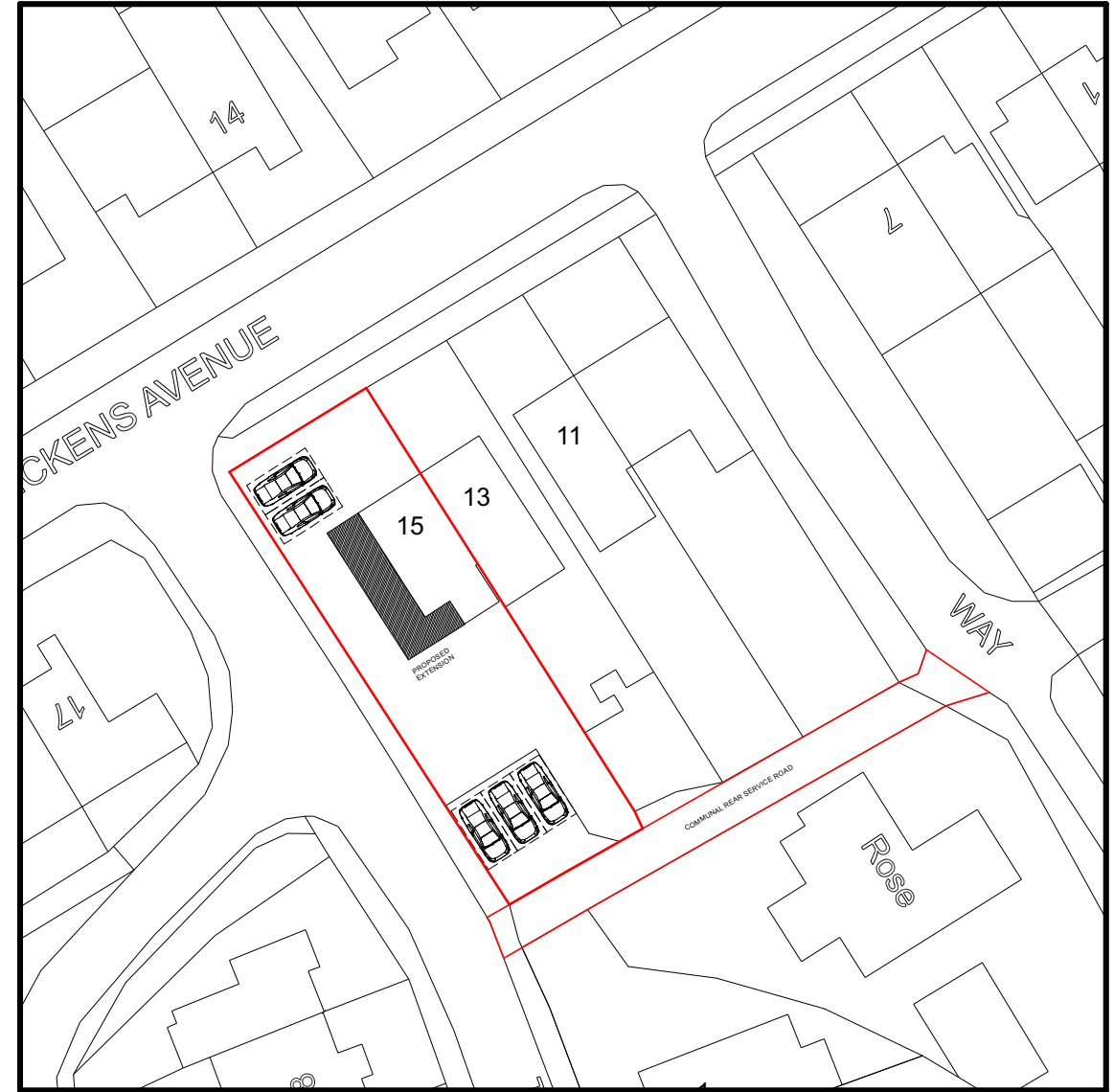




LOCATION PLAN (1:1250)



SITE PLAN (1:500)



OPS Chartered Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 15 Dickens Avenue, Uxbridge, UB8 3DH

Drawing Ref.: 2022-15DA-HMO-1

Applicant: Mr Om Parkash SEHDEV

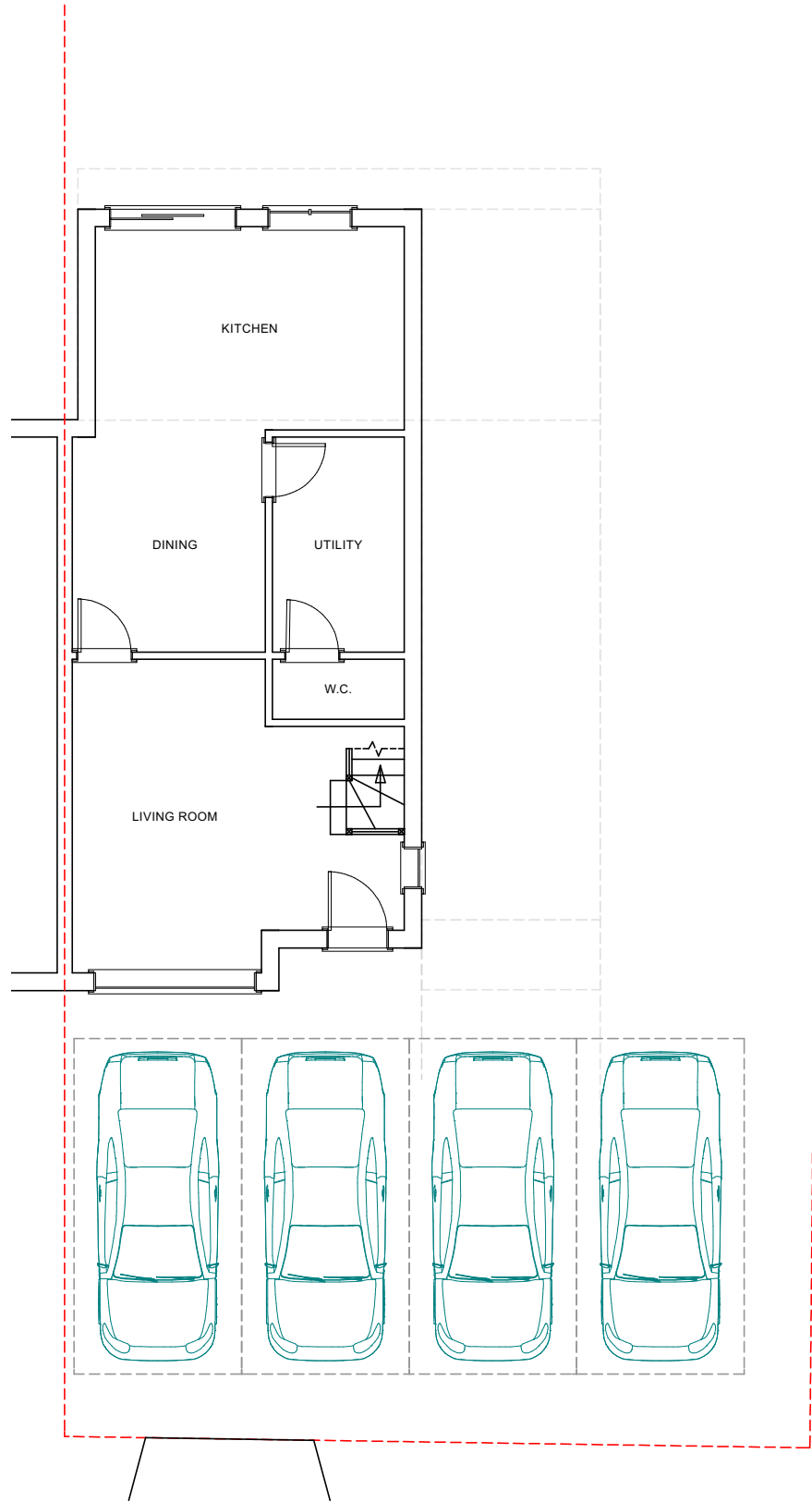
Project: Conversion of C3 Dwellinghouse into SG HMO with side to rear extensions.

Date: 23/01/2023

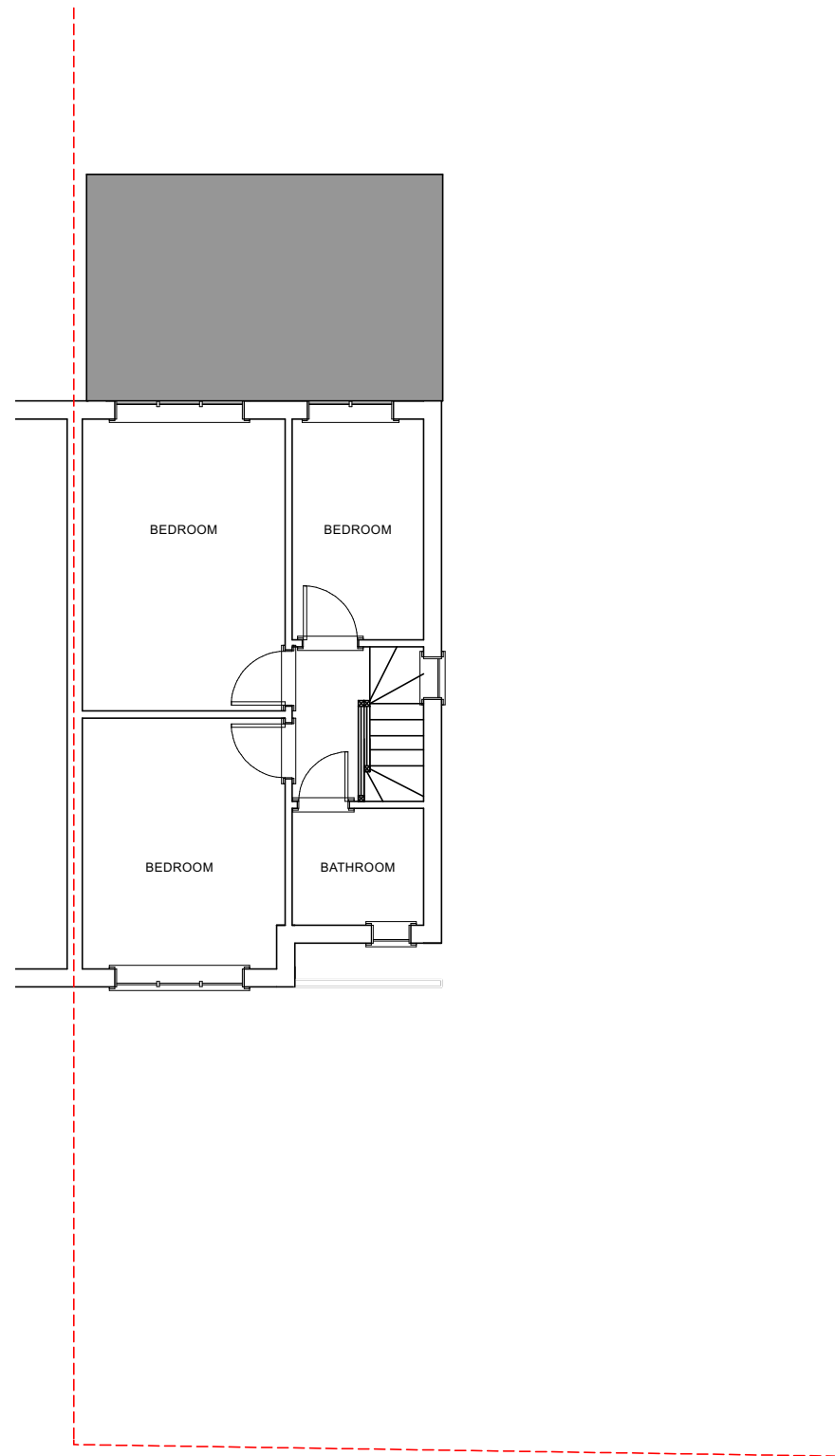
Revision: 1.0

Scales: 1:50,
1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

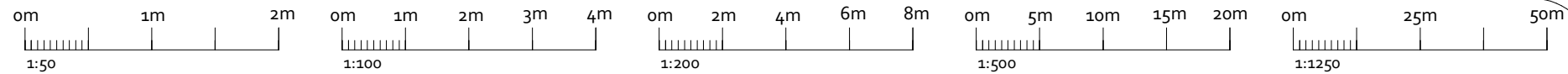
Sheet # 1 / 6



EXISTING G/F (1:100)



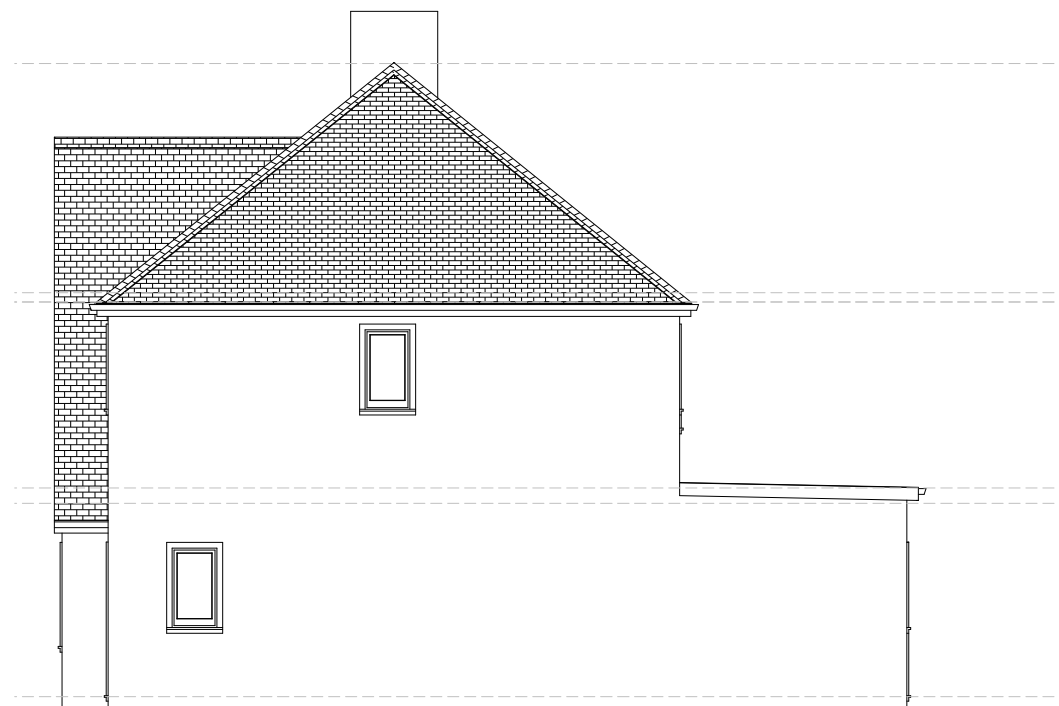
EXISTING 1/F (1:100)



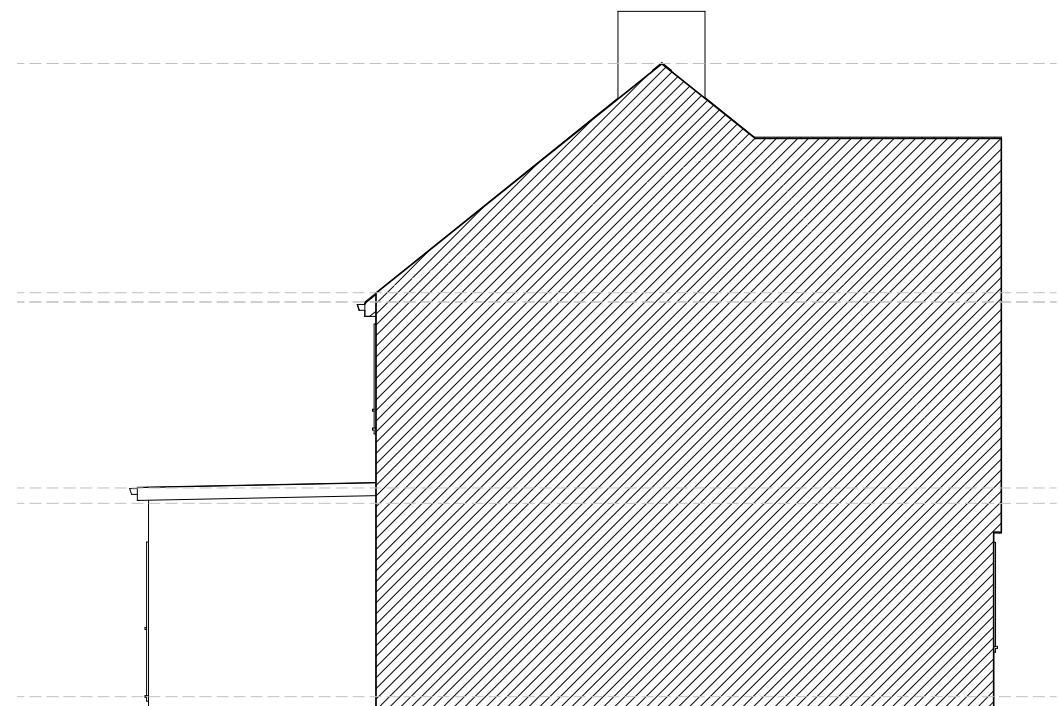
EXISTING FRONT (1:100)



EXISTING REAR (1:100)



EXISTING SIDE (1:100)



EXISTING SIDE (1:100)



17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 15 Dickens Avenue, Uxbridge, UB8 3DH

Drawing Ref.: 2022-15DA-HMO-3

Applicant: Mr Om Parkash SEHDEV

Project: Conversion of C3 Dwellinghouse into SG HMO with side to rear extensions.

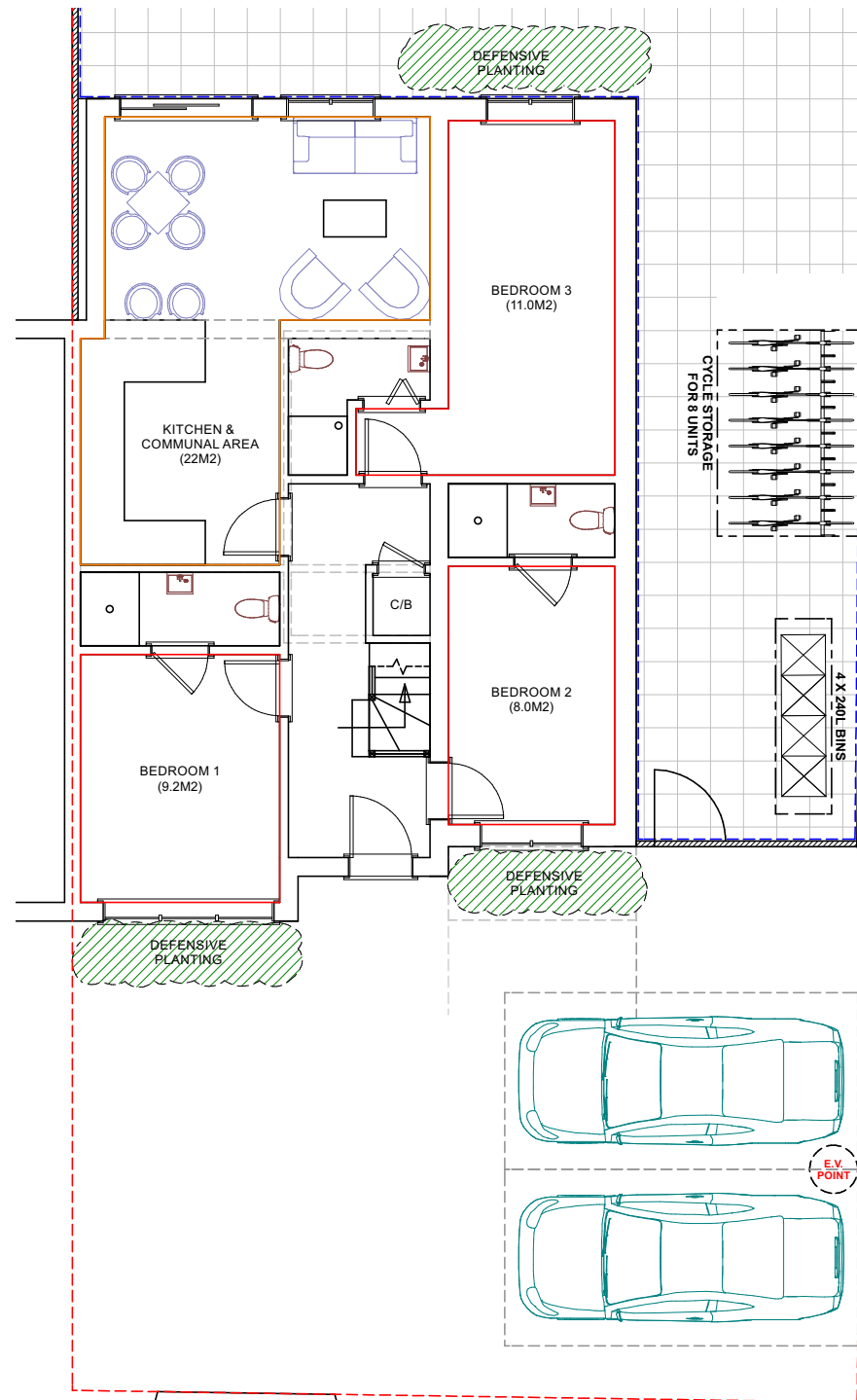
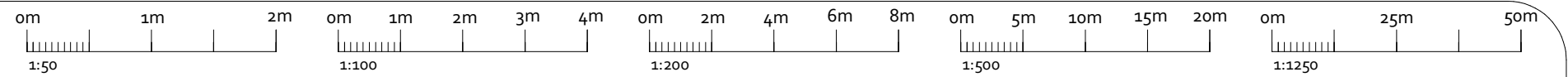
Date: 23/01/2023

Revision: 1.0

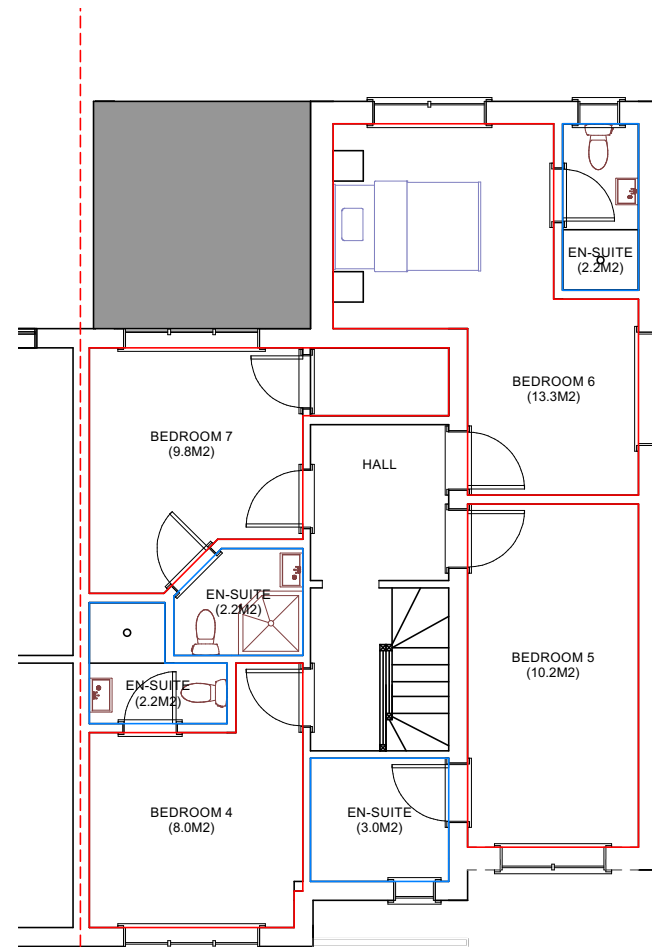
Scales: 1:50,
1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

Sheet # 3 / 6

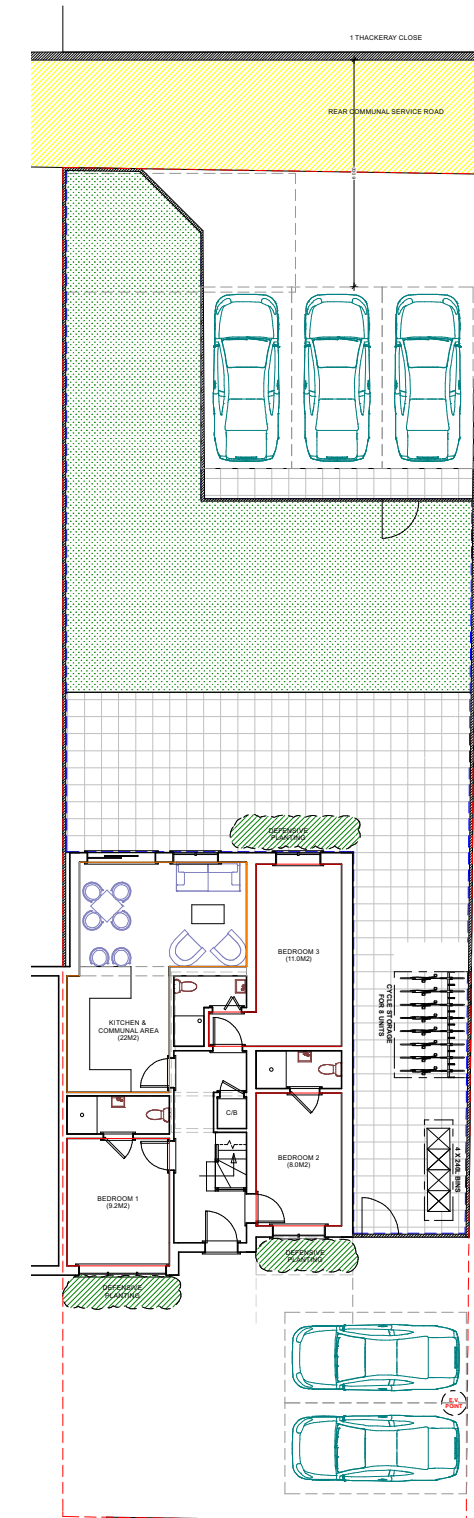
PROPOSED EXTENSIONS APPROVED UNDER
75428/APP/2021/2136



PROPOSED G/F (1:100)



PROPOSED 1/F (1:100)



PROPOSED SITE PLAN (1:200)

HMO ROOM SCHEDULE

BEDROOM 1: 9.20M2 (LIMIT TO 1P)	BEDROOM 7 : 9.8M2 (LIMIT TO 1P)
BEDROOM 2: 8.0M2 (LIMIT TO 1P)	G/F K/D/L : 22.0 M2 (UP TO 8P)
BEDROOM 3: 11.0M2 (LIMIT TO 1P)	
BEDROOM 4: 8.0M2 (LIMIT TO 1P)	
BEDROOM 5: 10.2M2 (LIMIT TO 1P)	
BEDROOM 6: 13.3M2 (LIMIT TO 1P)	

Copyright Notice: This drawing is the intellectual property of OPS Chartered Surveyors and must not be copied, reproduced, modified or distributed without the author's consent.



OPS Chartered
Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 15 Dickens Avenue, Uxbridge, UB8 3DH

Drawing Ref.: 2022-15DA-HMO-4

Applicant: Mr Om Parkash SEHDEV

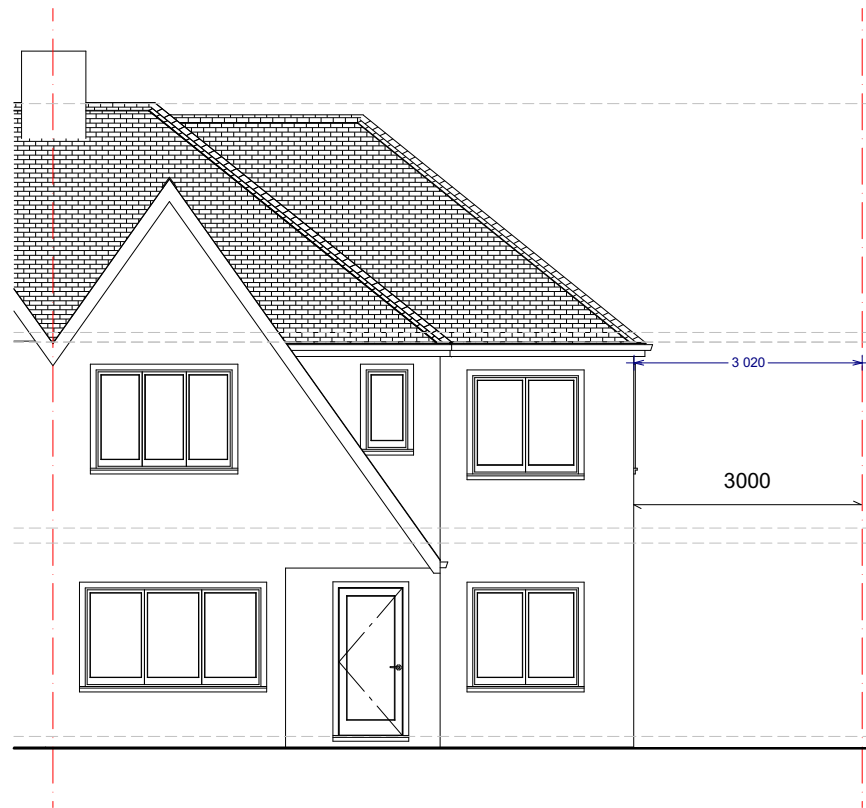
Project: Conversion of C3 Dwellinghouse into SG HMO with side to rear extensions.

Date: 23/01/2023

Revision: 1.0

Scales: 1:50,
1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

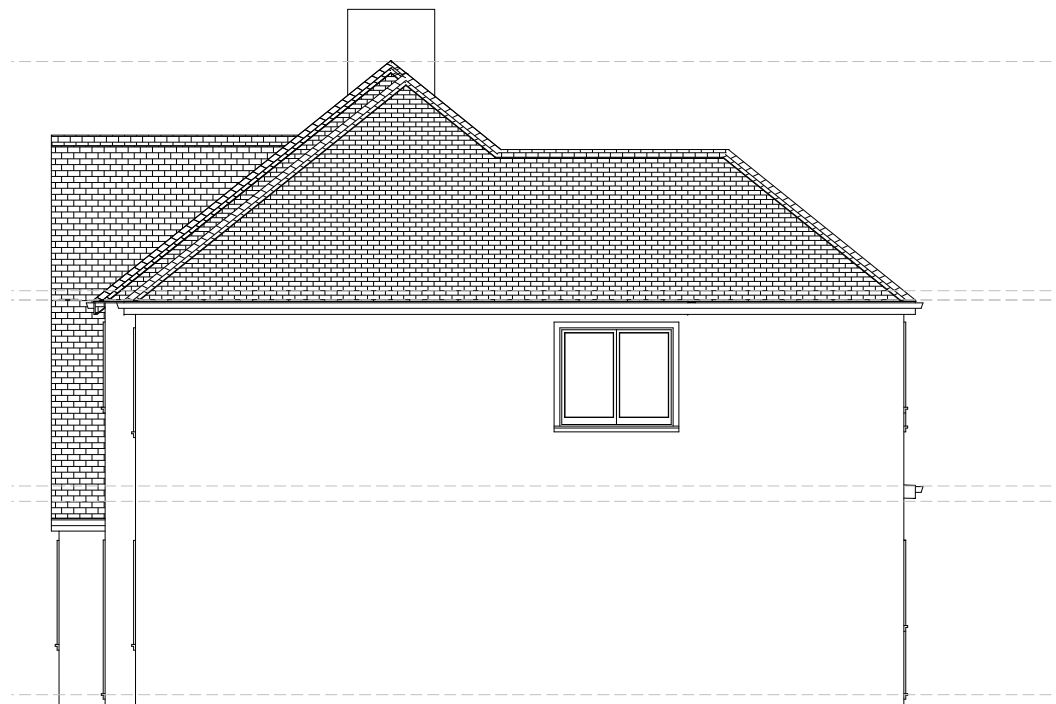
Sheet # 4 / 6



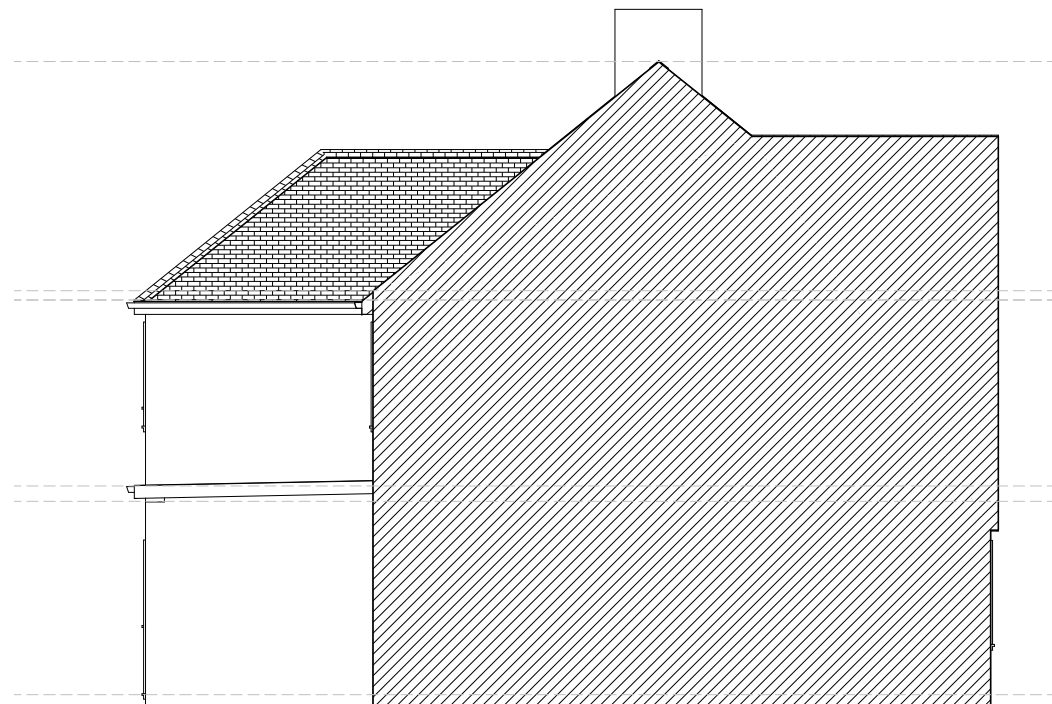
PROPOSED FRONT (1:100)



PROPOSED REAR (1:100)



PROPOSED SIDE (1:100)



PROPOSED SIDE (1:100)



OPS

Chartered Surveyors

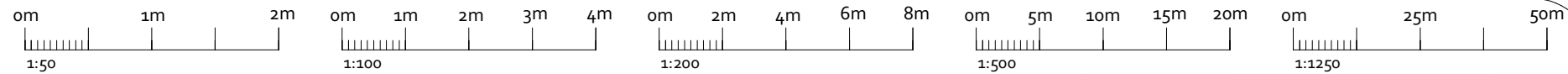
17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 15 Dickens Avenue, Uxbridge, UB8 3DH
Drawing Ref.: 2022-15DA-HMO-5
Applicant: Mr Om Parkash SEHDEV
Project: Conversion of C3 Dwellinghouse into SG HMO with side to rear extensions.
Date: 23/01/2023

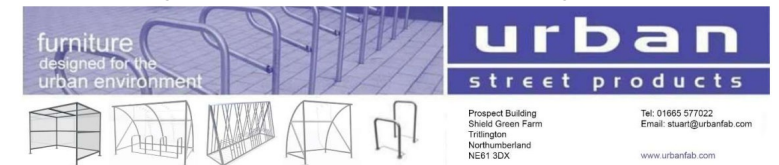
Revision: 1.0

Scales: 1:50,
1:100,1:200,1:500,1:1250
@ISO A3 (297 x 420)

Sheet # 5 / 6



REFUSE STORAGE FOR X 4 BINS



ECO CYCLE SHELTER RANGE



Product Name: Eco Cycle Shelter and Rack

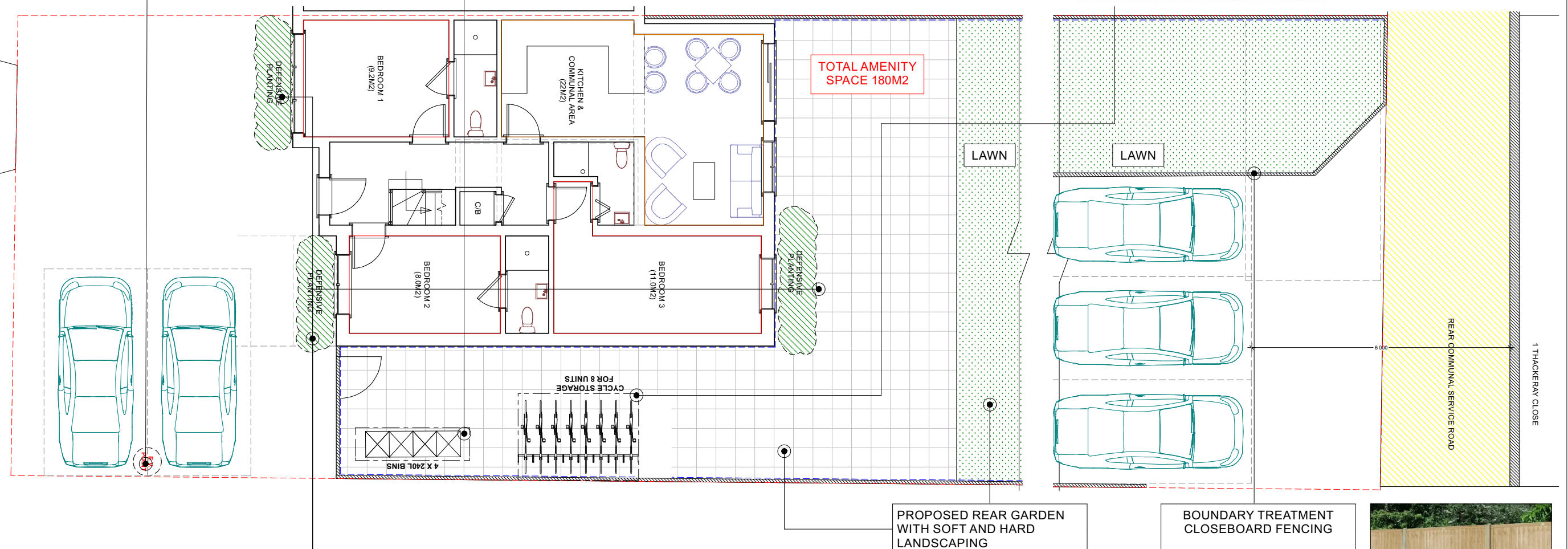
Product Code: USP/ES8/4HR

Size: 3050(W)X2040(D)X2100(H)

Description: 8 CYCLE SHELTER WITH RACK

Sheffield toast rack and lockable gates and all panels

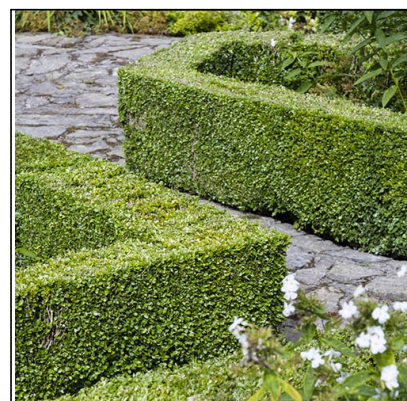
2XEV CHARGING POINTS



PLANTING SPECIFICAITONS

EXCAVATE NOT MORE THAN 1-2 DAYS BEFORE PLANTING AND RETAIN TOPSOIL FOR RE-SUE WHERE NECESSARY.
SIZE: 75MM DEEPER THAN ROOT SYSTEM AND WIDE ENOUGH TO ACCOMMODATE ROOTS WHEN FULLY SPREAD. BREAK UP BOTTOMS OF PITS TO A DEPTH OF 150MM. BACKFILL WITH PREVIOUSLY PREPARED MIXTURE OF TOPSOIL EXCAVATED FROM THE PIT AND ADDITIONAL TOPSOIL AS REQUIRED TOGETHER WITH COMPOST/SOIL CONDITIONER/AMELIORANT AT 1M3/10M3. WATER PLANTS THOROUGHLY IMMEDIATE AFTER PLANNING. LIGHT FIRM SOIL AROUND PLANTS. PLANT PROTECTION SHOULD BE PROVIDED TO PROTECT VULNERABLE BEDS TO ENSURE SUCCESSFUL ESTABLISHMENT OF PLANTS.

ALL HEDGES TO BE MAINTAINED AS PER SUPPLIER'S INSTRUCTIONS AND AT A MAX. HEIGHT BETWEEN 1M TO 1.5M TO PROVIDE ADEQUATE PRIVACY TO THE OCCUPIERS OF THE BEDROOMS.



BOUNDARY TREATMENT
CLOSEBOARD FENCING



PROPOSED PARKING, REFUSE & CYCLE
STORAGE AND AMENITY PLAN (1:100)



OPS Chartered
Surveyors

17 Garvin Avenue | Beaconsfield | Bucks | HP9 1RD
info@ops-surveyors.co.uk
www.ops-surveyors.co.uk
Tel: 07881457903

Address: 15 Dickens Avenue, Uxbridge, UB8 3DH

Drawing Ref.: 2022-15DA-HMO-6

Applicant: Mr Om Parkash SEHDEV

Project: Conversion of C3 Dwellinghouse into SG HMO with side to rear extensions.

Date: 23/01/2023

Revision: 1.0

Scales: 1:50,
1:100, 1:200, 1:500, 1:1250
@ISO A3 (297 x 420)

Sheet # 6 / 6