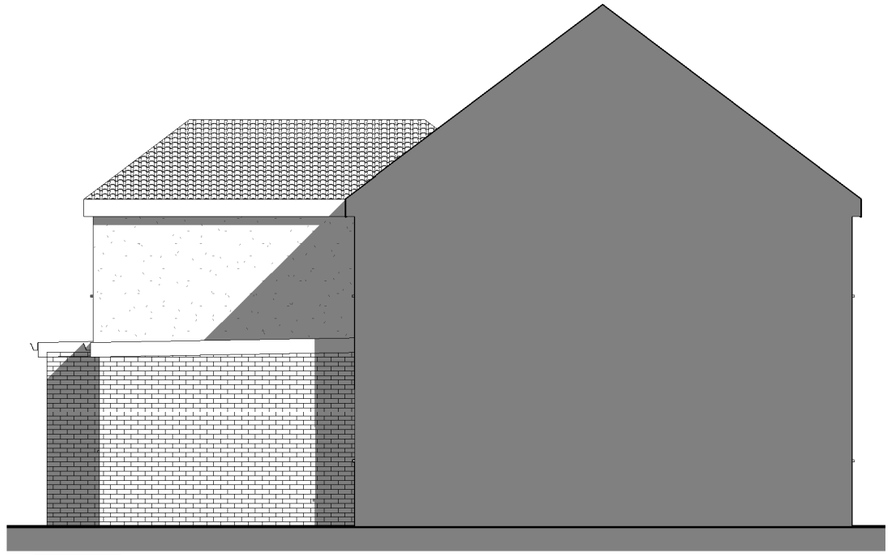
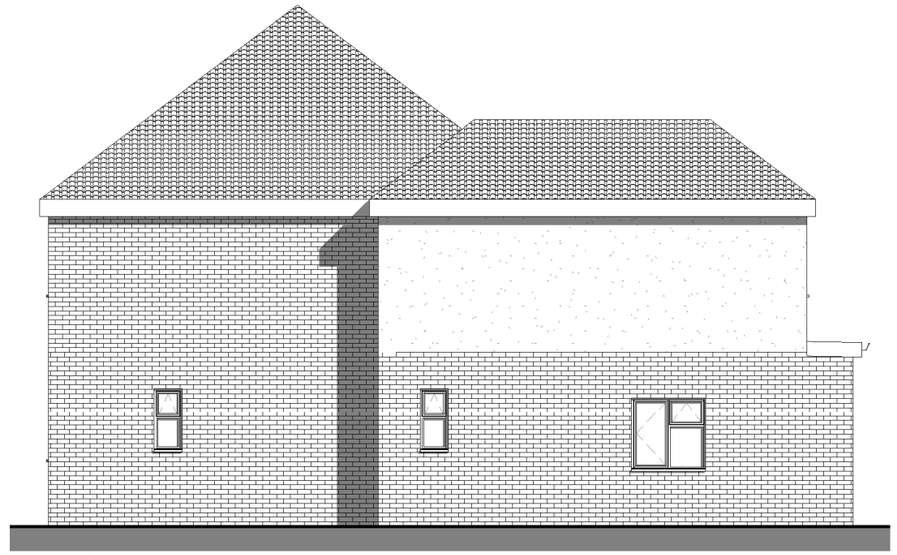
5	Proposed Rear Elevation
2549-A-101	1 : 100



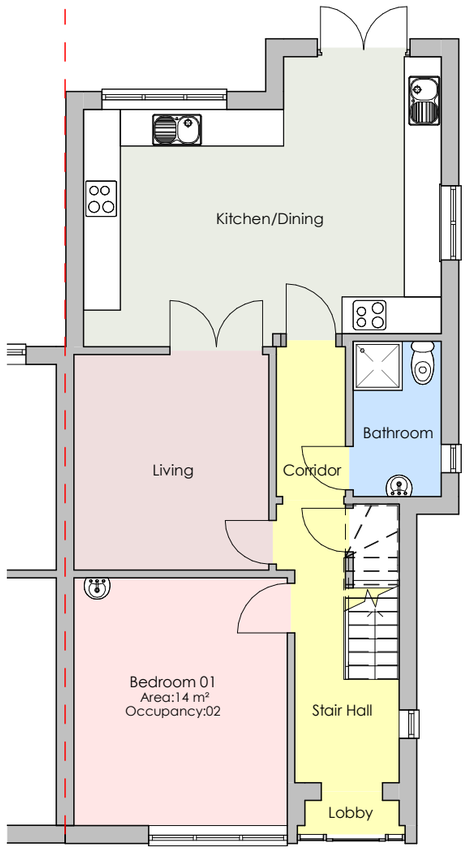
6	Proposed Side Elevation 01
2549-A-101	1 : 100



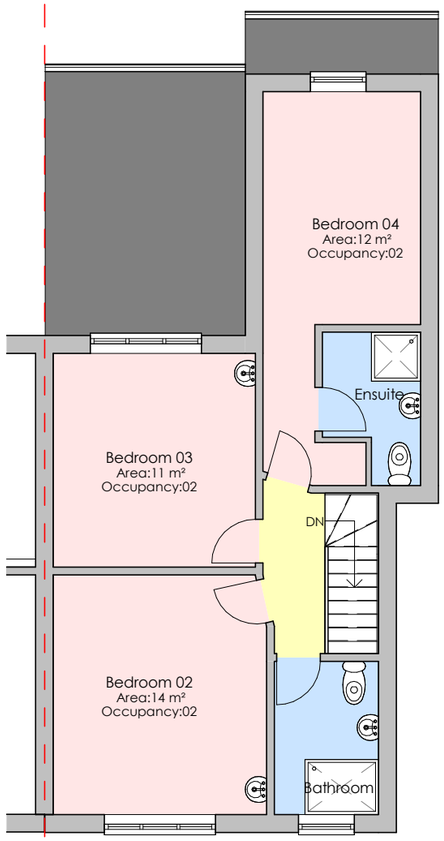
7	Proposed Side Elevation 02
2549-A-101	1 : 100

Maximum Number of Occupants Per Room Based on Usable Floor Space	
4.64m² - 6.5m² (Approx 50 - 69 sq ft)	1 Occupant under 10 years old
6.51m² - 10.2m² (Approx 70 - 110 sq ft)	1 Occupant (1 Household)
More than 10.2m² (Approx 111 sq ft or more)	2 Occupants (1 Household)

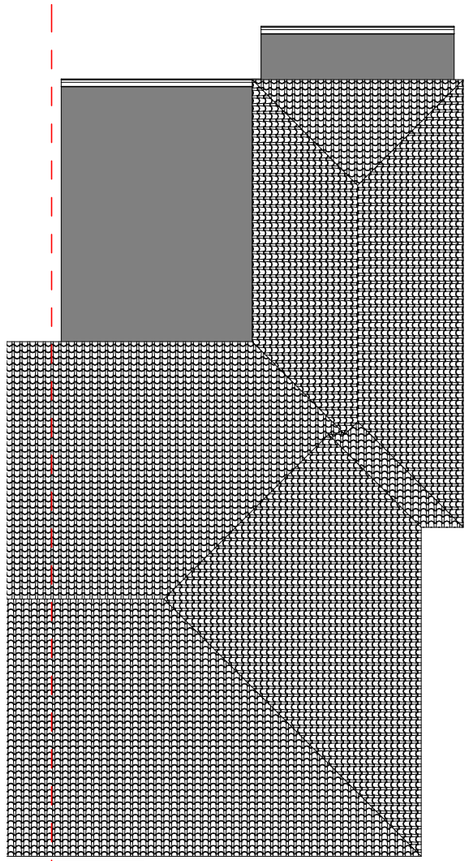
Note: The total maximum occupancy of the property will also depend on the level of kitchen and bathroom facilities provided being sufficient to support the maximum number of occupants.



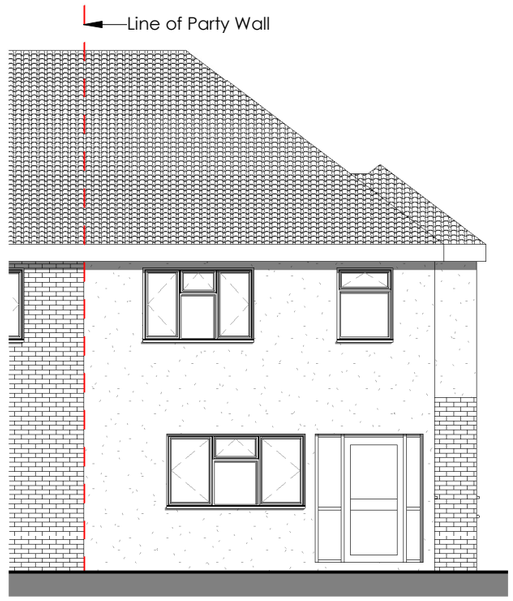
1	Proposed Ground Floor
2549-A-101	1 : 100



2	Proposed First Floor
2549-A-101	1 : 100



3	Proposed Roof Plan
2549-A-101	1 : 100



4	Proposed Front Elevation
2549-A-101	1 : 100

0 1 2 3 4 5 10

Rev. No.	Description	Date

- **Project** Proposed Change of Use from Dwelling (C3) to HMO (C4)
- **Address:** 31 Spencer Avenue, Hayes, UB4 0QX
- **Client** Amarjit Singh
- **Title** Proposed Plans and Elevations
- **Project** 25P0511-049 • **Drg** 2549-A-101 • **Rev**
- **Scale** 1 : 100 @A3 • **Date** 04/2026

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