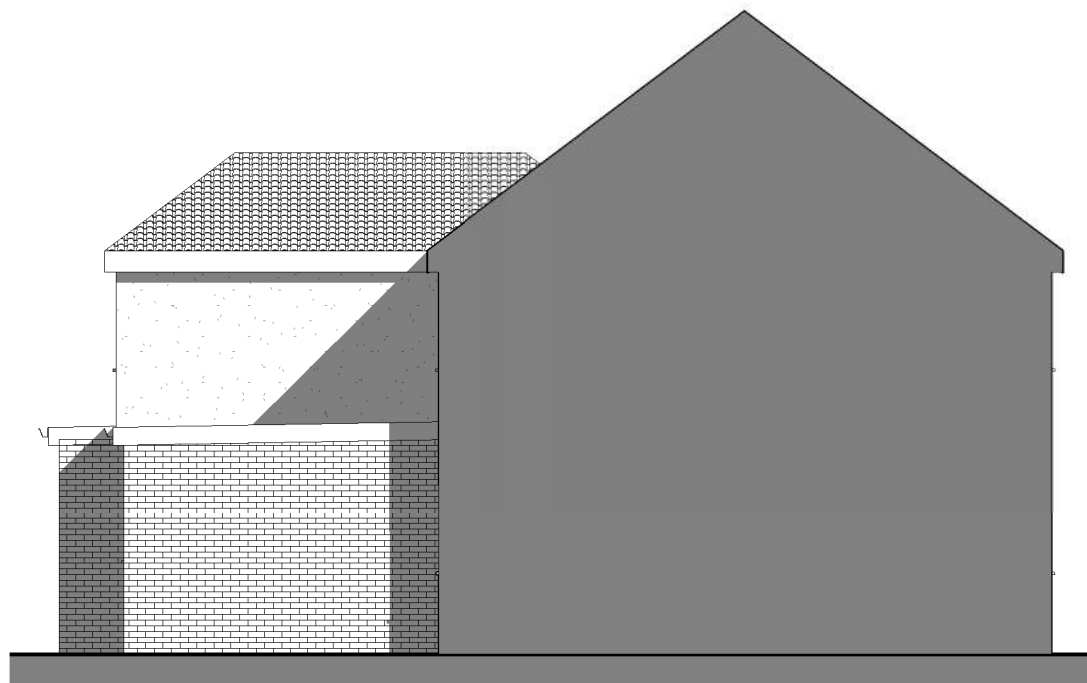


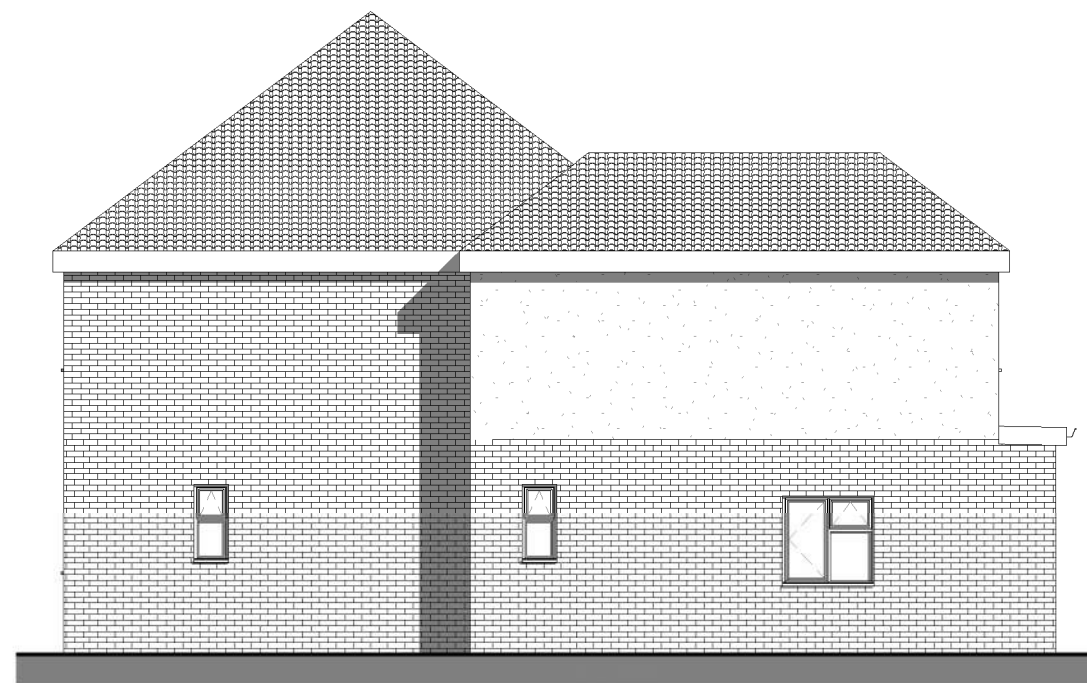
Line of Party Wall



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



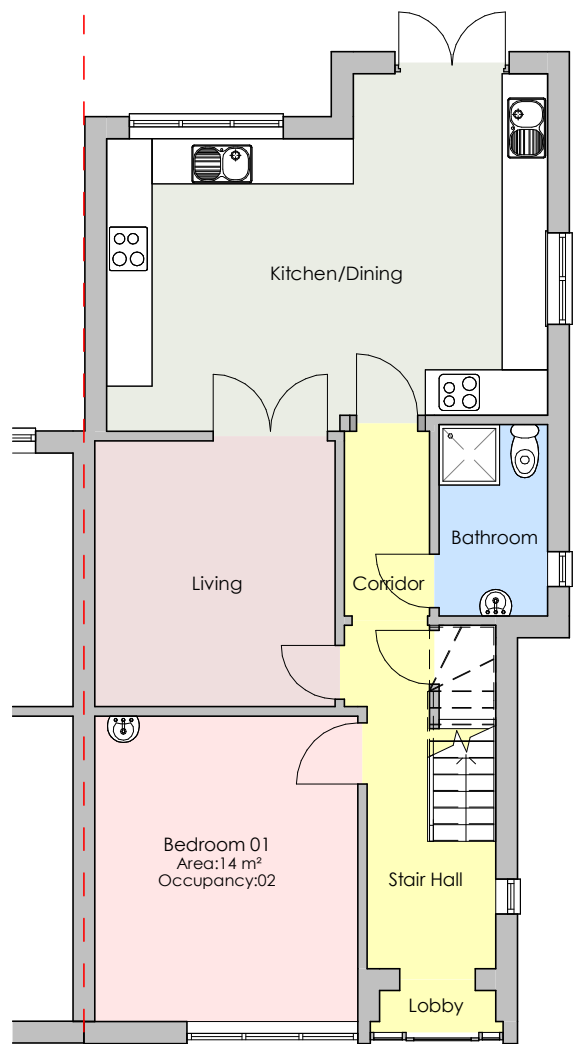
6 Proposed Side Elevation 01
2549-A-101 1 : 100



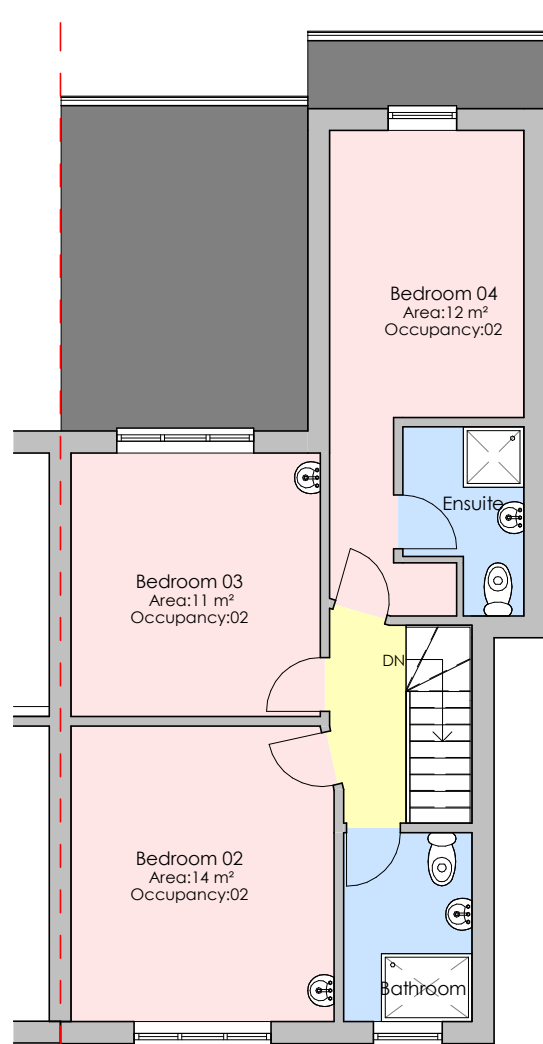
7 Proposed Side Elevation 02
2549-A-101 1 : 100

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

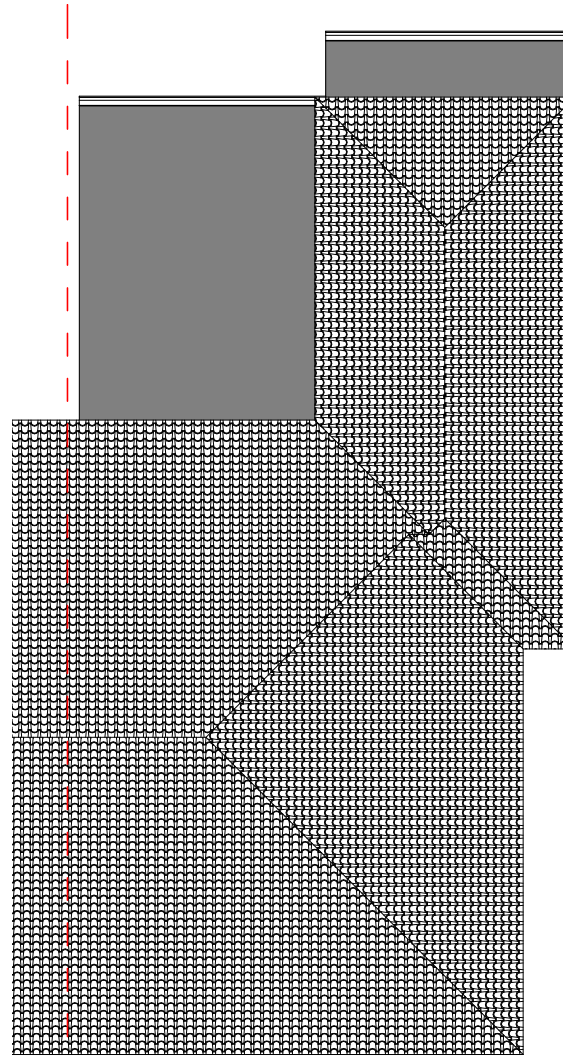
Note: The total maximum occupancy of the property will also depend on the level of kitchen and bathroom facilities provided being sufficient to support the maximum number of occupants.



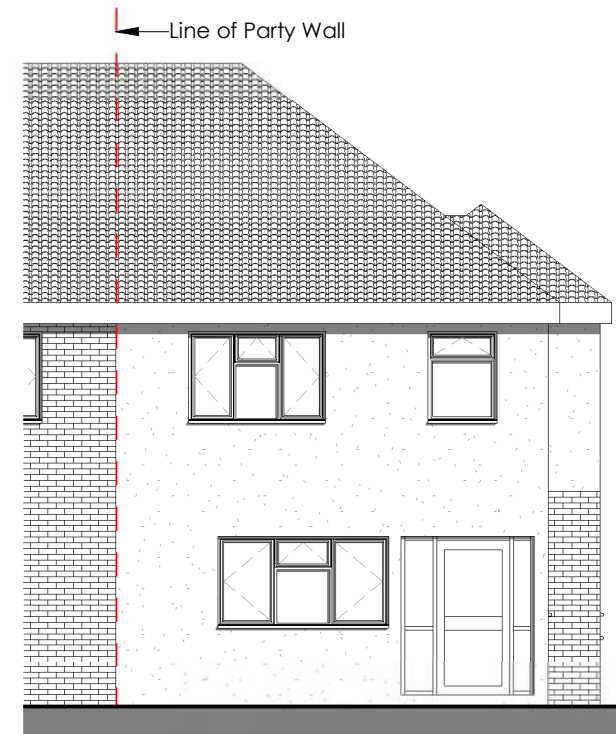
1 Proposed Ground Floor
2549-A-101 1 : 100



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



Rev. No. Description
A Description amended

Date
09.07.26

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