



- KEY**
- Ref. Description**
- A Station Road 2 Storey Retail Unit (Existing facade retained)
 - B Crown Close 3 Storey Apartment Block
 - C Existing Landmark chimney stack retained
 - D Undercroft driveway leading to Communal Courtyard (EV Charging bays and Secure Cycle Storage)
 - E Level threshold to both private apartment entrance doors and communal entrance doors, achieved through formation of compliant slope up to apartments utilising the 2.3m buffer zone pavement depth + private defensible front patio garden depth to achieve necessary gradient
 - F Private defensible front patio gardens enclosed with 800mm dwarf brick wall and 400mm PPC railings above (as agreed with SBD Officer)
 - G Secure cycle store enclosure to be formed within rear courtyard (as agreed with SBD Officer)
 - H Apartment GF1 has been designated as the M4(3) (2)(a) Wheelchair Adaptable unit and is provided with 2 bedrooms
 - I Existing provision of on street parking bays to be amended to include 2x disabled parking bays, 1 of which is located outside Apartment GF1 (prescribed minimum dimensions for on-street bays as suggested by The Disabled Persons Transport Advisory Committee are 6.6m long and 2.7/3m wide)
 - J Existing driveway access used to serve Station Road retail via a new secondary entrance door for staff and deliveries, secured with an automated roller shutter
 - K Buffer zone to be designed as a "green" space that provides visual relief together with additional security between apartments proposed with ground floor windows facing onto Crown Close and the pavement
 - L Proposed location of trees to be planted on Crown Close and within rear courtyard (subject to detailed design by Landscape Consultant for approval by Hillingdon Council)

P09	Revised Issue	31.10.23
P08	Minor amendments (balconies)	24.10.23
P07	Travel distance revisions (LWF)	20.10.23
P06	Consultant Issue	04.10.23
P05	Submission to Hillingdon Council	26.04.23
P04	Post PAA Meeting v3.0	02.02.23
P03	Post PAA Meeting v2.0	04.01.23
P02	PAA Submission	30.09.22

Client:
Rubato Ltd

Project:
Station Road/Crown Close
Hayes
UB3 4BE

Date:
01.01.23

Scale:
1:100@A1 / 1:200 @ A3

Drawing title:
Proposed GF Plan (4 Apartments)

Drawing number: Revision:

169/100 **P09**

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