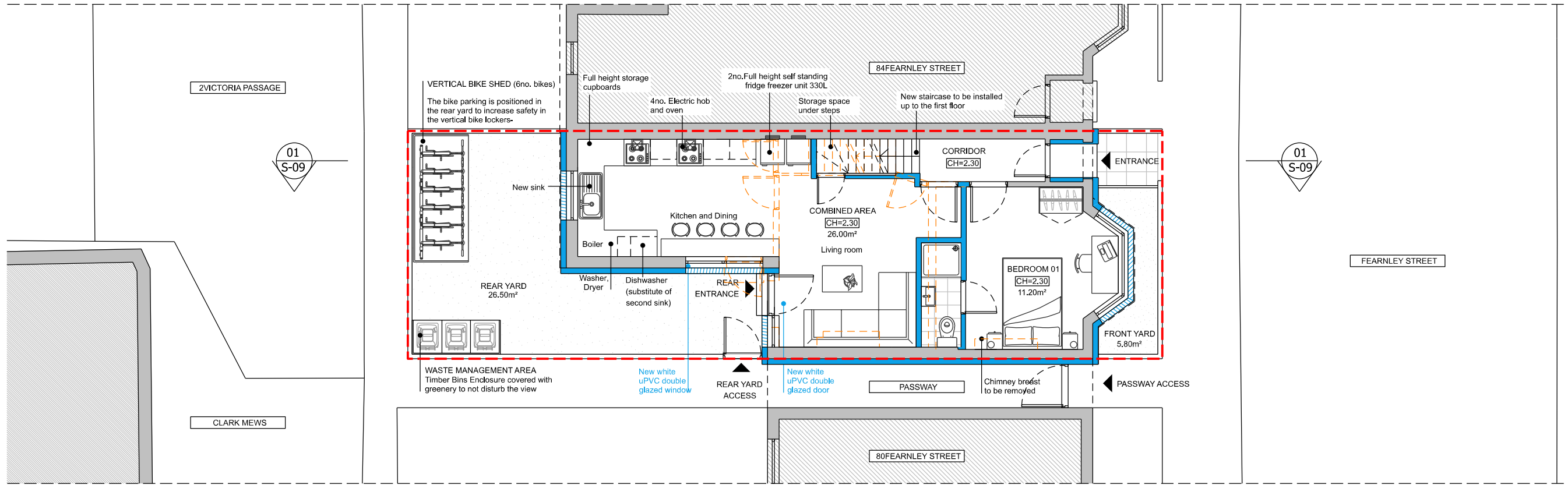


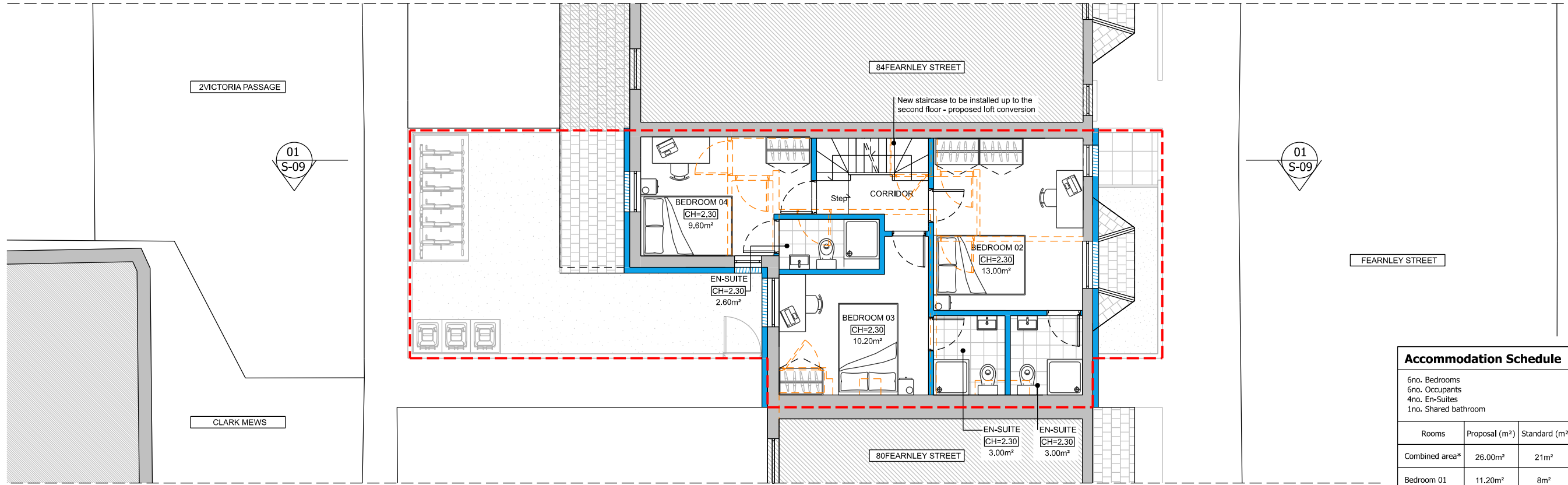
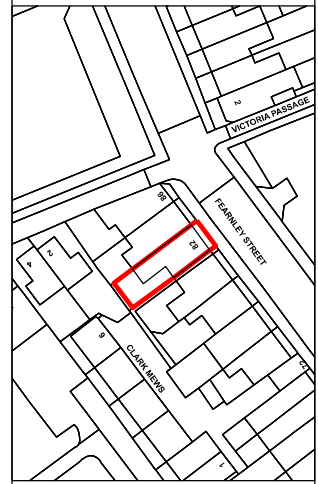
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- Print out to actual scale. Do not scale drawing using figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.
- Any discrepancies between site and drawings to be reported to the Windsor & Patania Architects immediately.
- Read in conjunction with all relevant drawings and documentation produced by other consultants.
- All structural elements to be agreed with local authority Building Control prior to commencement of works.
- Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.
- All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.
- All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.
- Windsor & Patania Architects accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.
- Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, showing, tying, etc) and the security, stability, and safety of the building works.

--- Proposed Demolitions
 - - - Boundary line - indicative only
 ■ New build
 ■ Existing



01 PROPOSED GROUND FLOOR PLAN
1:100@A3

DESIGN UNDER DEVELOPMENT



02 PROPOSED FIRST FLOOR PLAN
1:100@A3

Accommodation Schedule

6no. Bedrooms
6no. Occupants
4no. En-Suites
1no. Shared bathroom

Rooms	Proposal (m ²)	Standard (m ²)
Combined area*	26.00m ²	21m ²
Bedroom 01	11.20m ²	8m ²
Bedroom 02	13.00m ²	8m ²
Bedroom 03	10.20m ²	8m ²
Bedroom 04	9.60m ²	8m ²
Bedroom 05	11.50m ²	8m ²
Bedroom 06	10.10m ²	8m ²

*Kitchen-Dining-Living

NOTE:
A Gross Internal Area of at least 130 sqm is required for the conversion of a property to Sui Generis (7no. + occupants).

HMO Standards

Single bedroom (without kitchen facilities)
min 8 m²

Kitchen (up to 6no. occupants)
min 10 m²

Living and Dining rooms (up to 6no. occupants)
min 11 m²

DRAFT-03

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Drawing title: PROPOSED FLOOR PLANS

date: SEPTEMBER 2023
 scale: 1:100@A3

drawing number: S-06
 sheet no.: 6 OF 13

