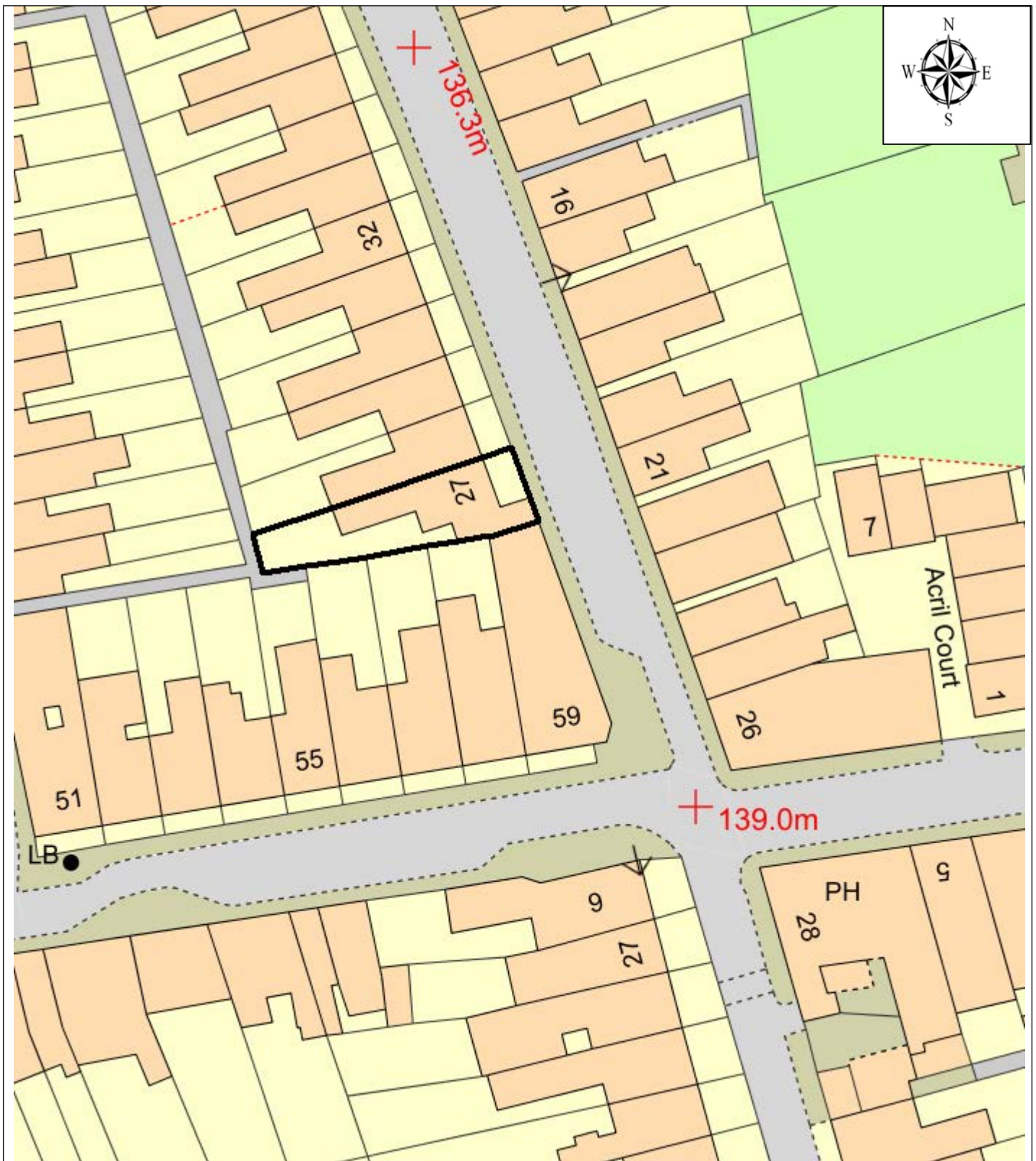


Application Number S/19/1505

Proposal Erection of a first floor rear extension to an existing 6 person House in Multiple Occupation (use class C4) to create an 8 person HMO (sui generis).

Location: 27 Prospect Hill Old Town Swindon SN1 3JS



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.

In all cases reference should be made to the submitted plans.

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Application Number S/19/1505

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Location: 27 Prospect Hill Old Town Swindon SN1 3JS



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In all cases reference should be made to the submitted plans.

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Rev	Date	Reason for issue	Checked

0m 10 20 30 40 50 60



S/19/1505.  
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Email: [hello@benwill.co.uk](mailto:hello@benwill.co.uk)

Client:

Mr Brett

Project:

27 Prospect Hill  
Swindon

Title:

Site Location  
Plan

Scale @ A4:	Date:	Drawn/Checked:
1:1250	Oct '19	BW
Drawing No:	Rev:	
460/001	-	





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Rev	Date	Reason for Issue	Checked

0m 2 4 6 8 10



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Email: [hello@benwill.co.uk](mailto:hello@benwill.co.uk)

Client:

Mr Brett

Project:

27 Prospect Hill  
Swindon

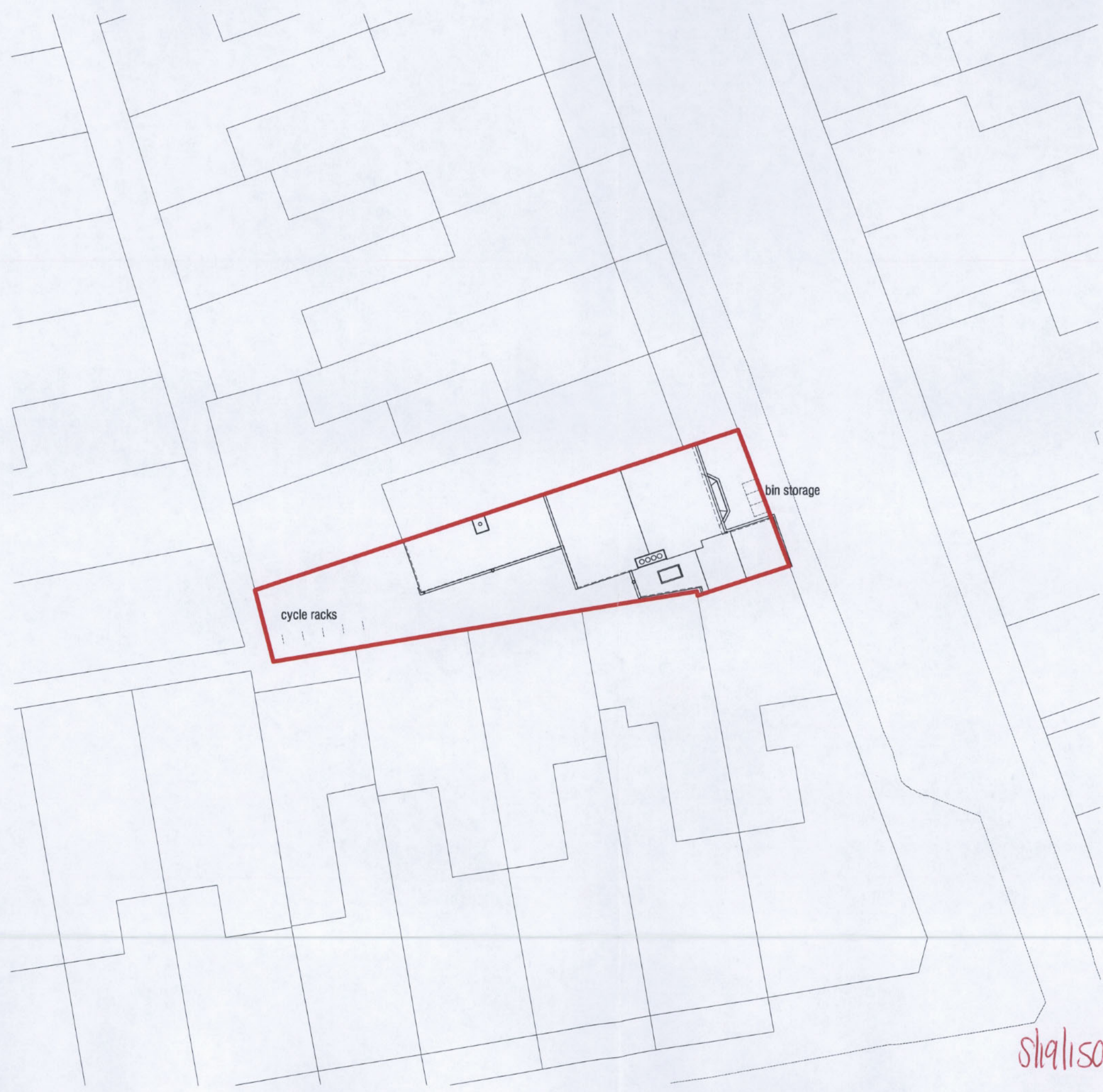
s/19/1505

Title:

Existing  
Site Plan

Scale @ A3:	Date:	Drawn/Checked:
1:200	Oct '19	BW
Drawing No:	Rev:	
460/005	-	





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Rev	Date	Reason for Issue	Checked

0m 2 4 6 8 10

SWINDON BOROUGH COUNCIL  
10 OCT 2019  
PLANNING DEPARTMENT

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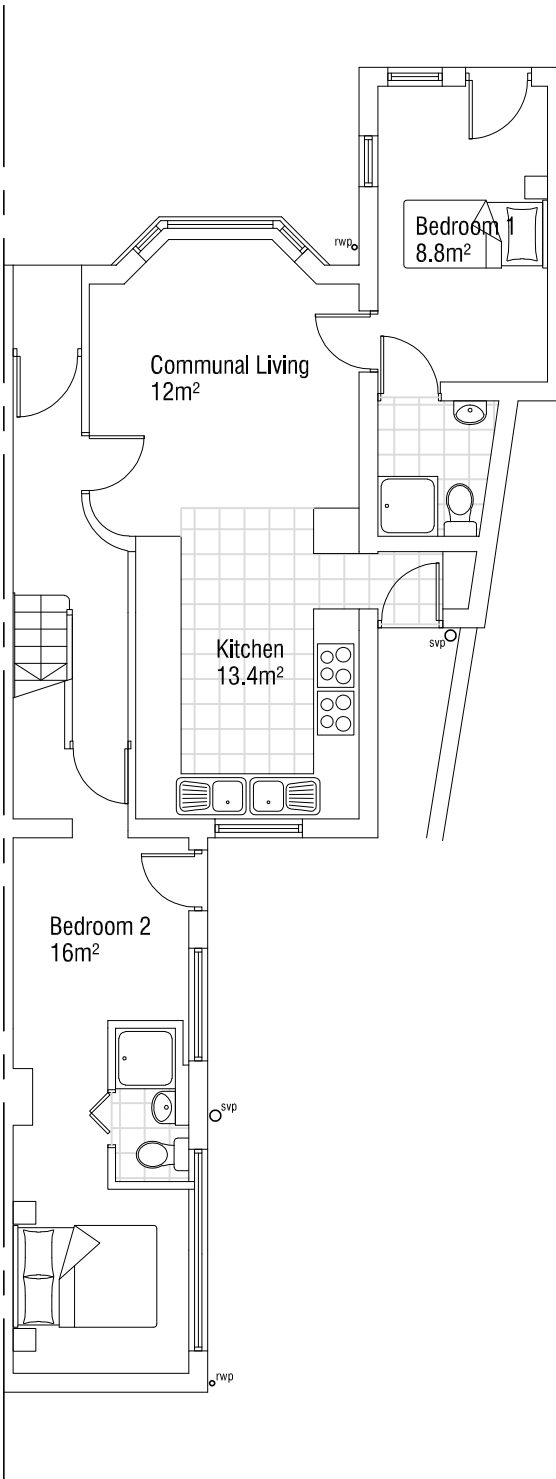
Client:  
**Mr Brett**

Project:  
**27 Prospect Hill  
Swindon**

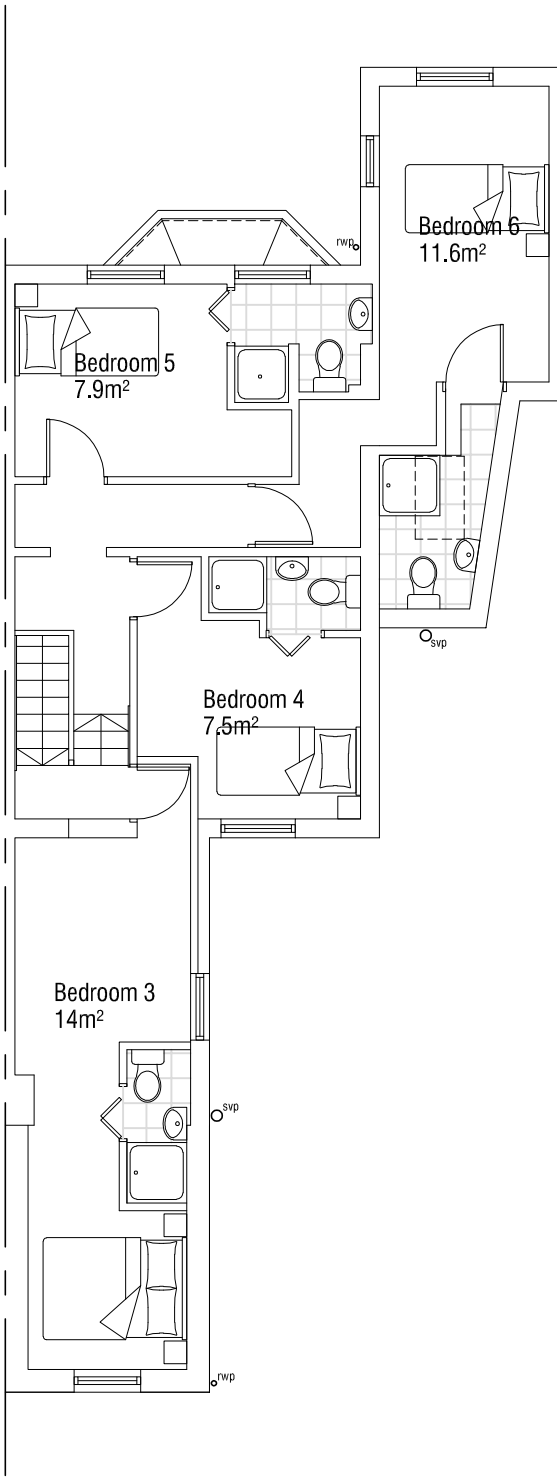
Title:  
**Proposed  
Site Plan**

Scale @ A3:	Date:	Drawn/Checked:
1:200	Oct '19	BW
Drawing No:	Rev:	
460/050	-	

shq/sos.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCHEDULE OF AREAS USING SWINDON BOROUGH COUNCIL HOUSING STANDARDS GUIDE

SHARED OR COMMUNAL KITCHEN USED BY 1-5 PERSONS = 7.5M²  
FOR EACH ADDITIONAL PERSON ADD 1.5M²  
FOR 8 PERSONS = 7.5M² + (3 X 1.5M²) = 12M² (PROPOSED SCHEME ILLUSTRATES 13.4M²)

ONE BEDROOM ONE PERSON MINIMAL STANDARDS

NO. OF ROOMS BETWEEN 7.5M² - 10M² WHERE A SHARED LIVING ROOM OF ADEQUATE SIZE IS REQUIRED\* = 4 (INC. BEDROOM 6 CIRCULATION)  
NO. OF ROOMS OVER 10M² WHERE NO SHARED LIVING ROOM IS REQUIRED = 0

ONE BEDROOM TWO PERSON MINIMAL STANDARDS

NO. OF ROOMS BETWEEN 10M² - 14M² WHERE A SHARED LIVING ROOM OF ADEQUATE SIZE IS REQUIRED\* = 0  
NO. OF ROOMS OVER 14M² WHERE NO SHARED LIVING ROOM IS REQUIRED = 2  
NO. OF ROOMS OVER 16M² WHERE COOKING FACILITIES CAN BE PROVIDED IN THE ROOM = 1

\* COMMON LIVING ROOM REQUIREMENTS FOR 1-5 PERSONS = 10M² (PROPOSED SCHEME ILLUSTRATES 12M²)

NOTES FOR COMMITTEE MEMBERS

- VENTILATION IN ALL EN-SUITES BY INSTALLING EXTRACTOR FANS DUCTED THROUGH EXISTING CEILING JOISTS TO OUTSIDE WALL (NEW SUSPENDED CEILING MAYBE FORMED BELOW EXISTING CEILING TO ACCOMMODATE NEW DUCTING AND PIPEWORK) AS PER BUILDING REGULATION REQUIREMENTS - PLEASE NOTE, VENTILATION CAN ALSO APPLY WITHOUT EXTRACTION WITH GAP UNDERNEATH EN-SUITE DOOR AND IF BEDROOM WINDOW IS OPEN
- INDICATIVE KITCHEN LAYOUT WITH ADDITIONAL HOB AND SINK, EXACT REQUIREMENTS ARE SUBJECT TO HMO LICENCE REQUIREMENTS
- INDICATIVE LOCATION OF FIRE DOORS (FROM DISCUSSION WITH SBC BUILDING CONTROL), SENSITIVE SMOKE DETECTORS WILL BE INSTALLED IN EACH BEDROOM AND COMMUNAL AREAS (INC. KITCHEN AND DINING) AS PER BUILDING REGULATION REQUIREMENTS

- NO PARKING IS REQUIRED FOR OCCUPANTS IF PROPERTY IS LOCATED IN ZONE 1/SECTOR 1 OF SWINDON PARKING STANDARDS 2007
- LOCAL CLEANING SERVICES ARE EMPLOYED TO CLEAN THE COMMUNAL AREAS AND KITCHEN AND TAKE OUT RUBBISH ONLY ON BIN COLLECTION DAYS

General Notes:

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Rev	Date	Reason for issue	Checked
A	Nov '19	Additional notes regarding parking and bin collection	

0m 1 2 3 4 5

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Email: [hello@benwill.co.uk](mailto:hello@benwill.co.uk)

Client:  
**Mr Brett**

Project:  
**27 Prospect Hill  
Swindon**

Title:  
**Proposed  
Floor Plans**

Scale @ A3: <b>1:100</b>	Date: <b>Oct '19</b>	Drawn/Checked: <b>BW</b>
Drawing No: <b>460/100</b>	Rev: <b>A</b>	

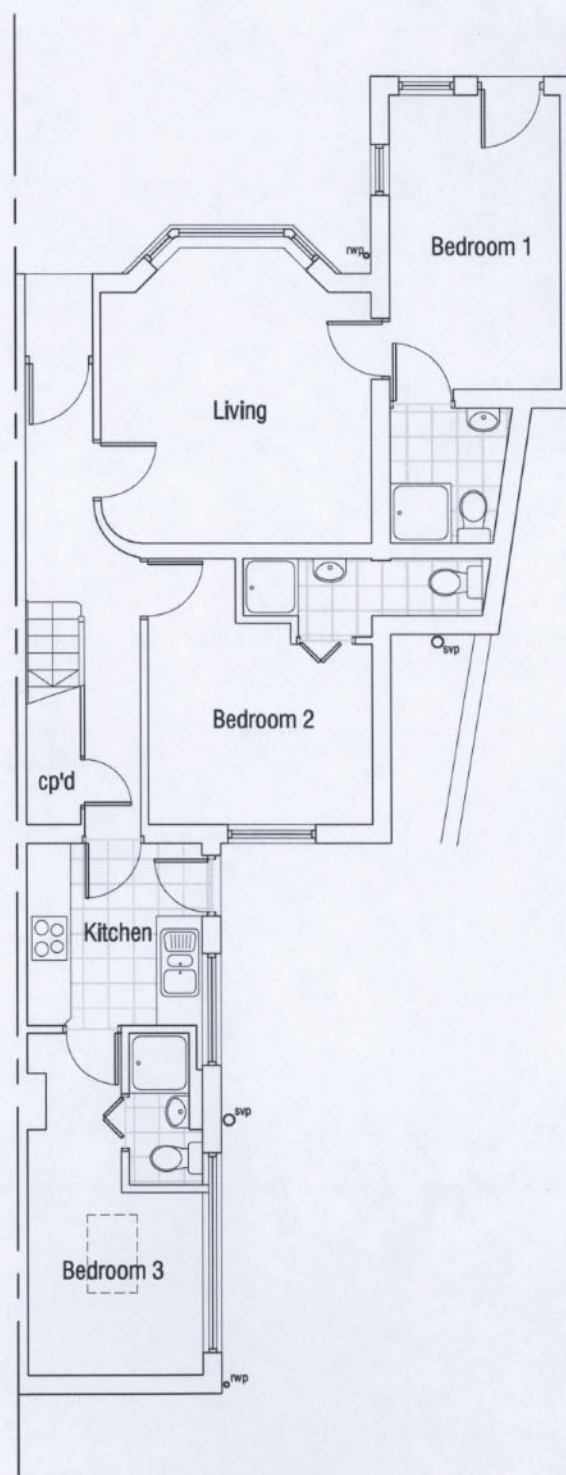


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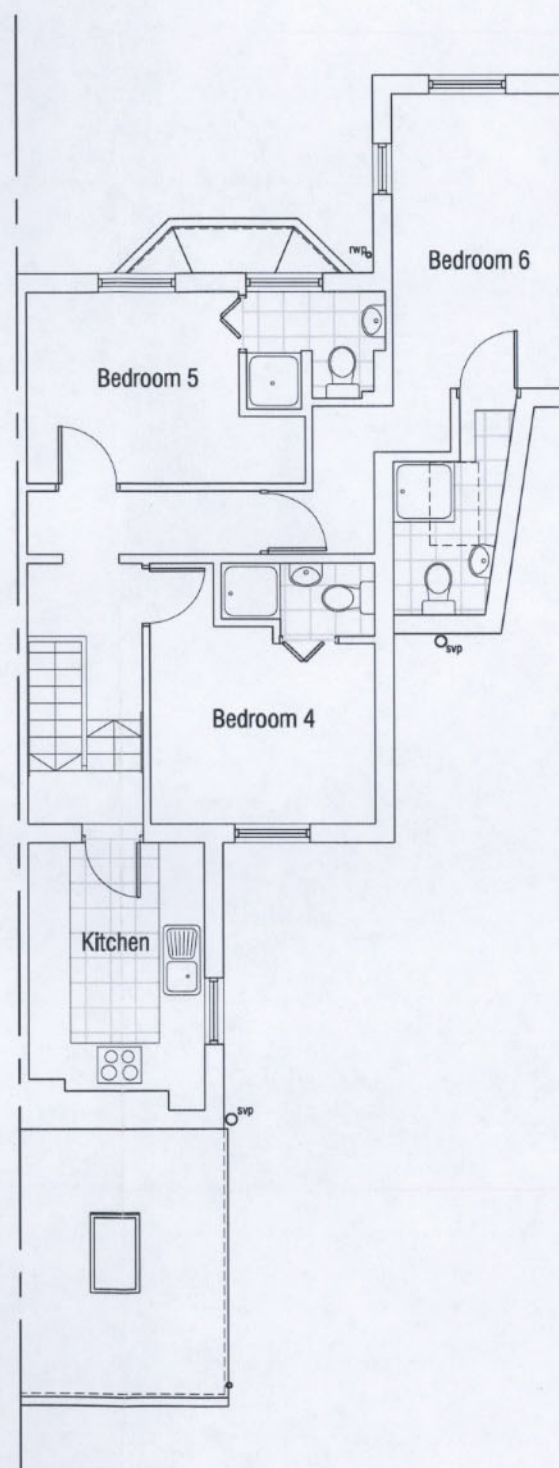
1. This drawing is for design purposes only, scaling from this drawing is not to be used for construction or costings as further drawings may be required, refer to [www.benwill.co.uk/help-and-advice](http://www.benwill.co.uk/help-and-advice)
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Rev	Date	Reason for issue	Checked

0m 1 2 3 4 5



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

sl/19/1505

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Email: [hello@benwill.co.uk](mailto:hello@benwill.co.uk)

Client:

**Mr Brett**

Project:

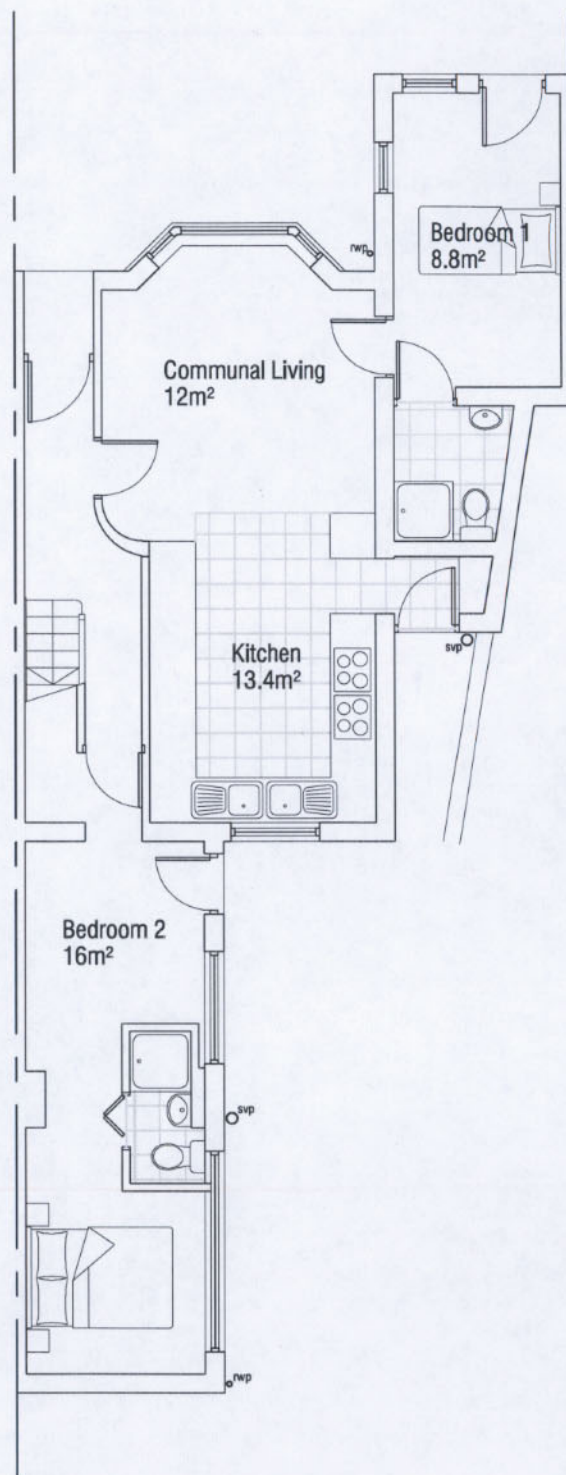
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Swindon**

Title:

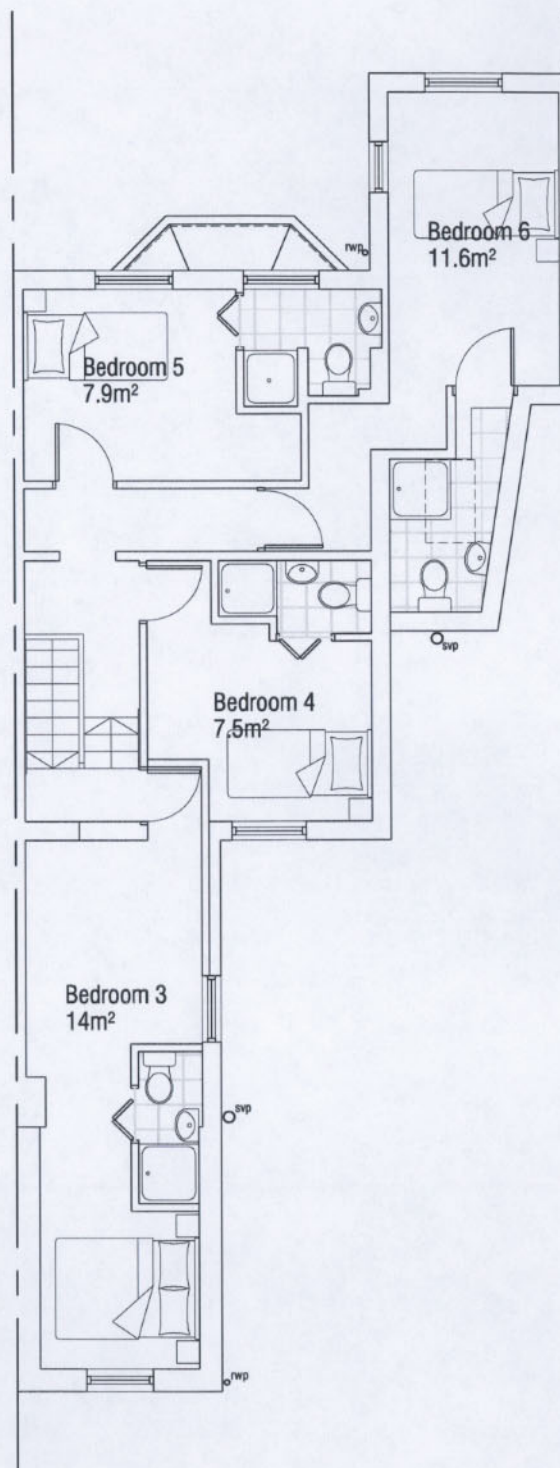
**Existing  
Floor Plans**

Scale @ A3: <b>1:100</b>	Date: <b>Oct '19</b>	Drawn/Checked: <b>BW</b>
Drawing No: <b>460/010</b>	Rev: <b>-</b>	





**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

## SCHEDULE OF AREAS USING SWINDON BOROUGH COUNCIL HOUSING STANDARDS GUIDE

SHARED OR COMMUNAL KITCHEN USED BY 1-5 PERSONS = 7.5M<sup>2</sup>  
 FOR EACH ADDITIONAL PERSON ADD 1.5M<sup>2</sup>  
 FOR 8 PERSONS = 7.5M<sup>2</sup> + (3 X 1.5M<sup>2</sup>) = 12M<sup>2</sup> (PROPOSED SCHEME ILLUSTRATES 13.4M<sup>2</sup>)

### ONE BEDROOM ONE PERSON MINIMAL STANDARDS

NO. OF ROOMS BETWEEN 7.5M<sup>2</sup> - 10M<sup>2</sup> WHERE A SHARED LIVING ROOM OF ADEQUATE SIZE IS REQUIRED\* = 4 (INC. BEDROOM 6 CIRCULATION)  
 NO. OF ROOMS OVER 10M<sup>2</sup> WHERE NO SHARED LIVING ROOM IS REQUIRED = 0

### ONE BEDROOM TWO PERSON MINIMAL STANDARDS

NO. OF ROOMS BETWEEN 10M<sup>2</sup> - 14M<sup>2</sup> WHERE A SHARED LIVING ROOM OF ADEQUATE SIZE IS REQUIRED\* = 0  
 NO. OF ROOMS OVER 14M<sup>2</sup> WHERE NO SHARED LIVING ROOM IS REQUIRED = 2  
 NO. OF ROOMS OVER 16M<sup>2</sup> WHERE COOKING FACILITIES CAN BE PROVIDED IN THE ROOM = 1

\* COMMON LIVING ROOM REQUIREMENTS FOR 1-5 PERSONS = 10M<sup>2</sup> (PROPOSED SCHEME ILLUSTRATES 12M<sup>2</sup>)

### NOTES FOR COMMITTEE MEMBERS

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 Email: [hello@benwill.co.uk](mailto:hello@benwill.co.uk)

Client:  
 Mr Brett

Project:  
 27 Prospect Hill  
 Swindon

19/10/19

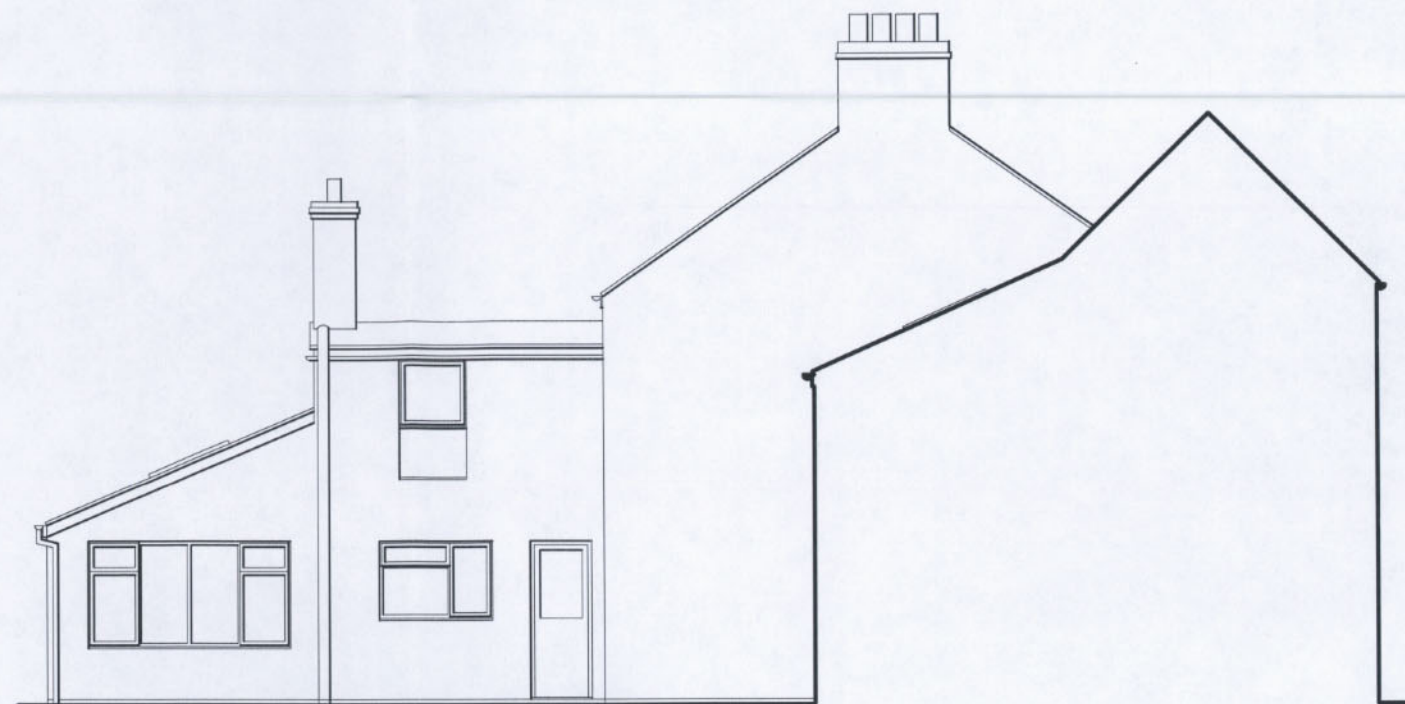
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Scale @ A3:	Date:	Drawn/Checked:
1:100	Oct '19	BW
Drawing No:	Rev:	
460/100	-	

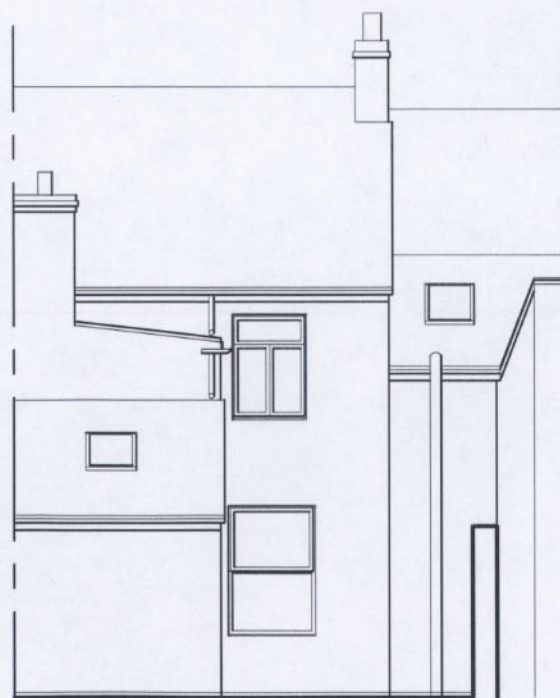




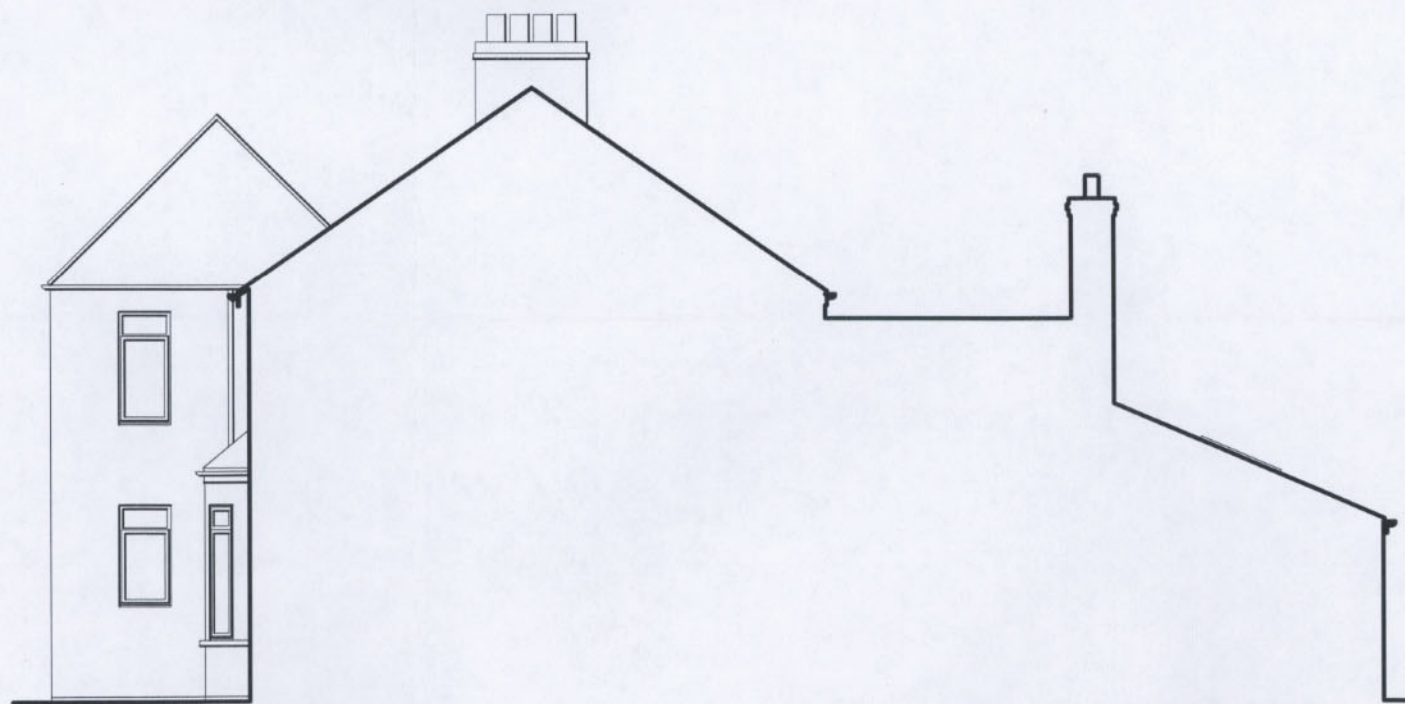
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

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0m 1 2 3 4 5



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Client:

**Mr Brett**

Project:

**27 Prospect Hill  
Swindon**

Title:

**Existing  
Elevations**

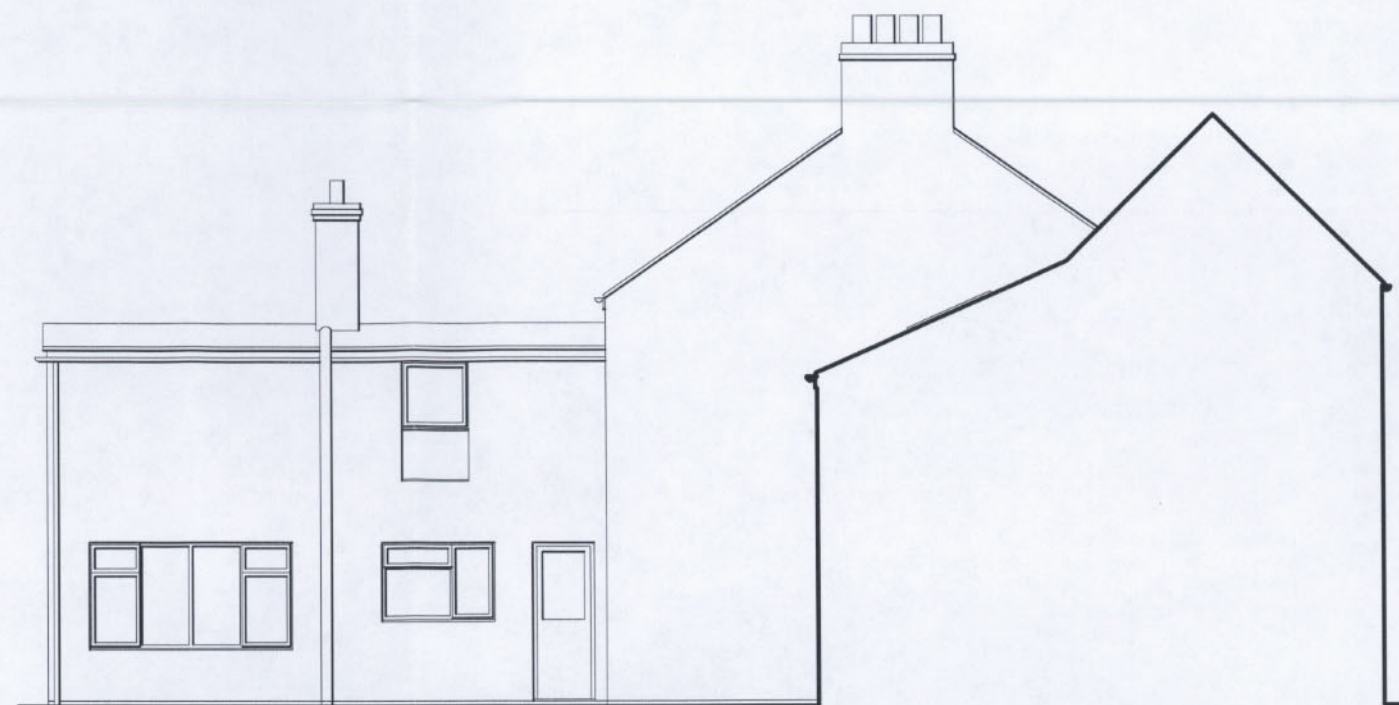
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1:100	Oct '19	BW
Drawing No:	Rev:	
460/020	-	

*sl/19/1505*

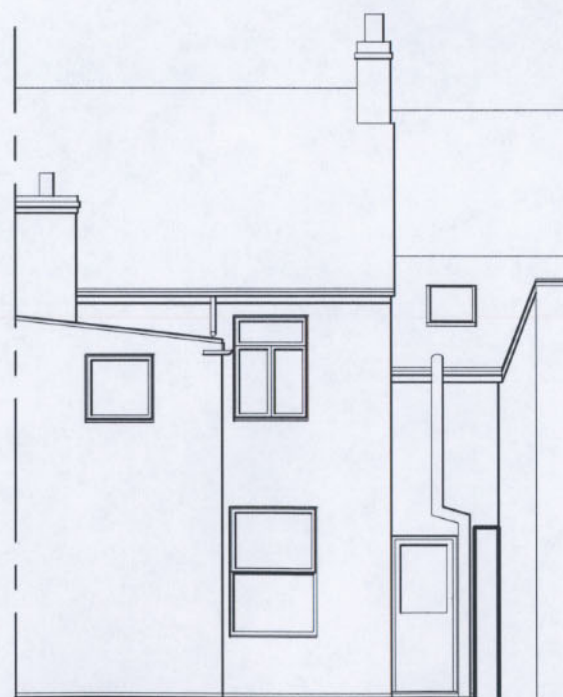




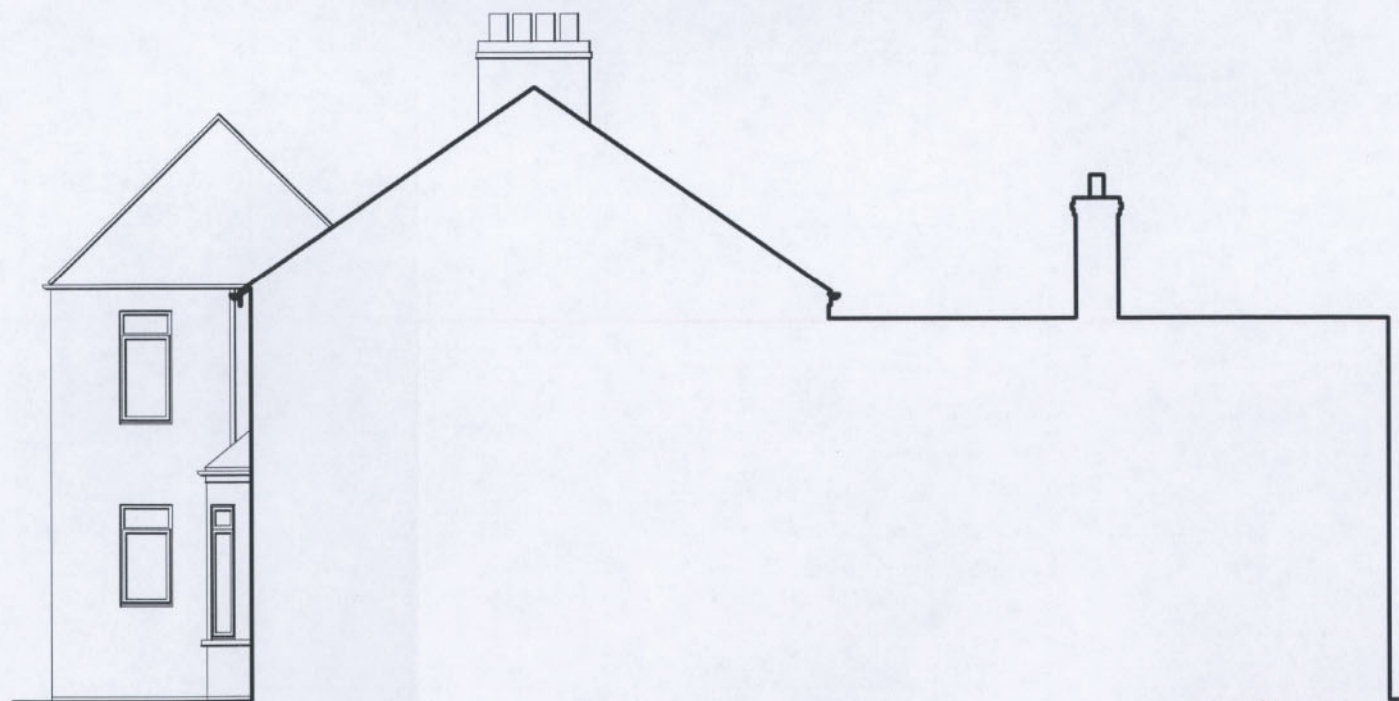
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

SWINDON BOROUGH COUNCIL  
10 OCT 2013  
PLANNING DEPARTMENT

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0m 1 2 3 4 5

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Email: [hello@benwill.co.uk](mailto:hello@benwill.co.uk)

Client:

Mr Brett

Project:

27 Prospect Hill  
Swindon

Title:

Proposed  
Elevations

Scale @ A3: 1:100 Date: Oct '19 Drawn/Checked: BW  
Drawing No: 460/200 Rev: -