

Plans for Major Applications Planning Committee

Tuesday 20th June
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address 22 NEW ROAD HILLINGDON

Development: Erection of 9 dwellings with associated parking, amenity space and access involving demolition of existing industrial units. REVISED TO 8 DWELLINGS

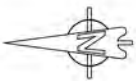
LBH Ref Nos: 4519/APP/2016/3619

Date Plans Received: 03/10/2016

Date(s) of Amendment(s): 06/10/2016

Date Application Valid: 07/10/2016

03/10/2016



Legend

	SINGLE STOREY BUILDINGS
	TWO STOREY BUILDINGS Max. Ridge 9.7m
	TWO & HALF STOREY BUILDINGS Max. Ridge 10.8m
	THREE STOREY BUILDINGS Max. Ridge 12.0m

SITE LAYOUT 1:500



Rev.	Date	Description
F	26-05-17	Amended in line with revised planning layout.
E	21-04-17	Apartments amended and plots renumbered accordingly.
D	16-01-17	Layout amended to suit revised planning layout.

DGP DGP
DGP DGP
DGP JS
Drawn Checked

Client AQUINNA HOMES

Project New Road, Hillingdon

Drawing Title Heights layout

Scale 1:500 / 1:1250 @ A3

Date July 2015

Drg.No. P1327/03

Drawn BAS

Checked DGP

File

Rev. F





















Drawing Status PLANNING



AAP Architecture Ltd, Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LY. Tel: 01483 727345 Fax: 01483 727375
Web: www.aap-arc.co.uk E-mail: projects@aap-arc.co.uk

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KEY

-  SITE BOUNDARY
-  1.8m LARCH LAP FENCE
-  1.8m CLOSE BOARD FENCE
-  EXISTING BRICK WALL TO BE RETAINED
-  TURF TO GARDENS
-  BLOCK PAVED SURFACE
-  BOLLARDS
-  INDICATIVE TREE PLANTING
-  EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE REMOVED
-  EXISTING SHRUB PLANTING
-  GATE
-  DOOR AND PATIO TO REAR ACCESS
-  DOOR/LEVEL THRESHOLD AND PATH IN CONCRETE SLABS
-  BUILDING TO BE REMOVED
-  EXISTING YELLOW LINES TO BE RETAINED
-  SHED FOR CYCLE STORAGE
-  ELECTRIC VEHICLE CHARGING POINT
-  EXISTING TREE ROOT PROTECTION AREA (RPA)
-  SEWER CONNECTION



LOCATION PLAN 1:1250



DGP DGP
DGP DGP
DGP JS
Drawn Checked



Client	AQUINNA HOMIES	Scale	1:500 / 1:1250 @ A3	Drawn	BAS	Checked	DGP
Project	New Road, Hillingdon	Date	July 2015	File			
Drawing Title	Planning Layout	Dwg.No.	P1327/01	Rev.	F	Drawing Status	PLANNING

- F 26-05-17 Plots 7-8 and parking amended.
- E 21-04-17 Apartments amended and plots renumbered accordingly.
- D 16-01-17 Balcony added to plot 7. Bollard notes added & schedule updated.

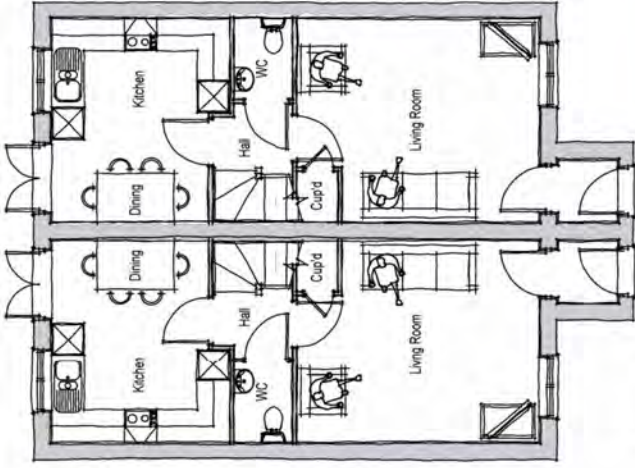
Rev. Date Description



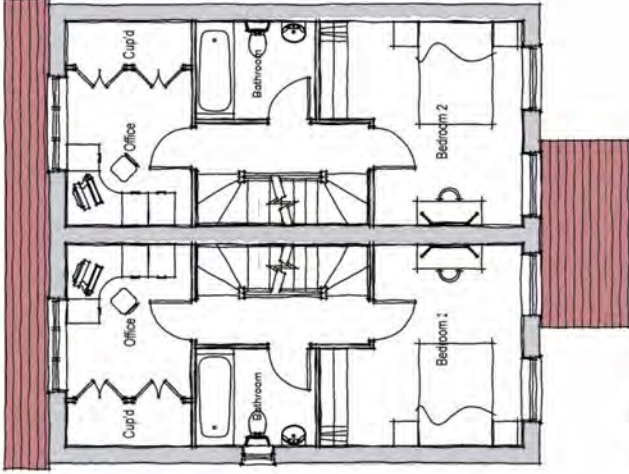
SITE LAYOUT 1:500



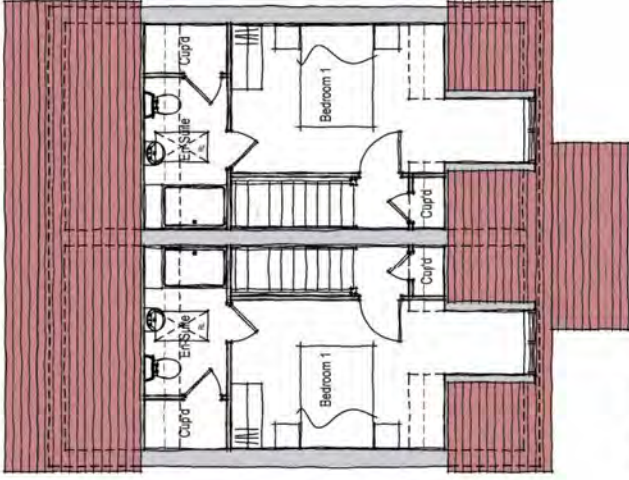
Schedule of Accommodation.		
Type	Bedrooms	No.
Plot 1	2 Bed Townhouse @ 1001 R ²	93.0 m ²
Plot 2	2 Bed Townhouse @ 1001 R ²	93.0 m ²
Plot 3	1 Bed Apartment @ 546 R ²	50.7 m ²
Plot 4	1 Bed Apartment @ 603 R ²	56.0 m ²
Plot 5	2 Bed Townhouse @ 1001 R ²	93.0 m ²
Plot 6	2 Bed Townhouse @ 1001 R ²	93.0 m ²
Plot 7	2 Bed Apartment @ 859 R ²	79.9 m ²
Plot 8	2 Bed Apartment @ 778 R ²	72.3 m ²
TOTAL		6790 R²



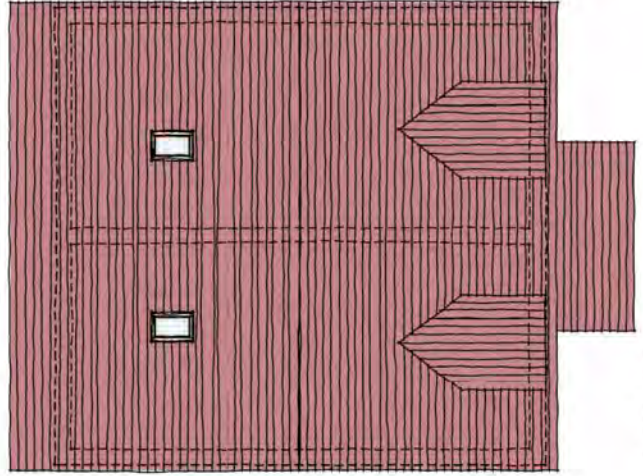
GROUND FLOOR PLAN
PLOT 1 PLOT 2



FIRST FLOOR PLAN
PLOT 1 PLOT 2



SECOND FLOOR PLAN
PLOT 1 PLOT 2



ROOF PLAN
PLOT 1 PLOT 2

PLOTS 1 & 2



SCALE BAR

A 31-05-17 Plo: 2 side window removed.

DGP Drawn Checked

Rev. Date Description



Client AQUINNA HOMES

Project New Road, Hillingdon, UB8 3DX.
Drawing Title Plots 1 & 2
Floor & Roof Plans

Scale 1:100 @ A3

Drawn MCN Checked DGP

Date Aug 2016

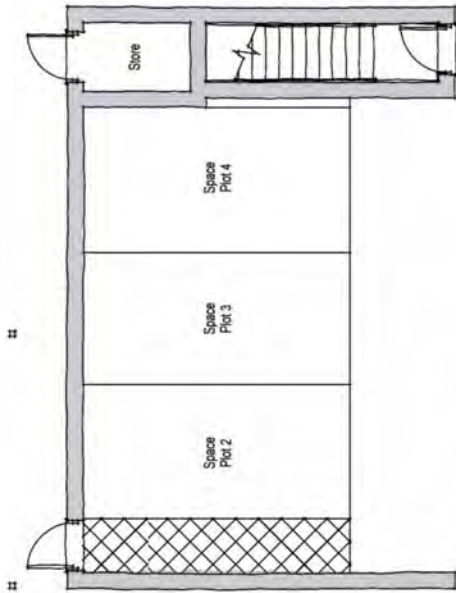
File Plots 1 & 2

Drg No. P1327/P1&2.01

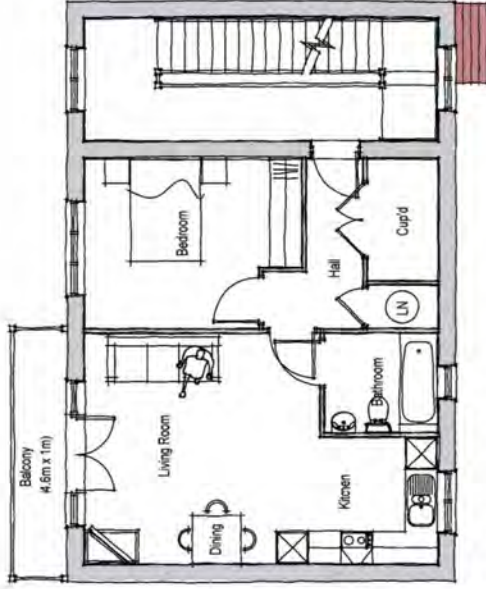
Rev. A

Drawing Status PLANNING

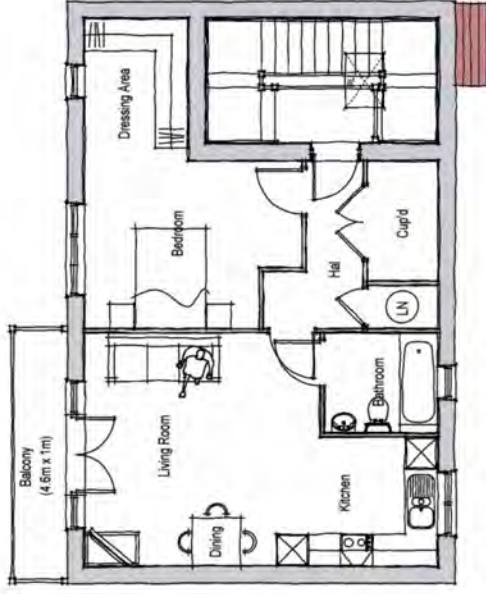




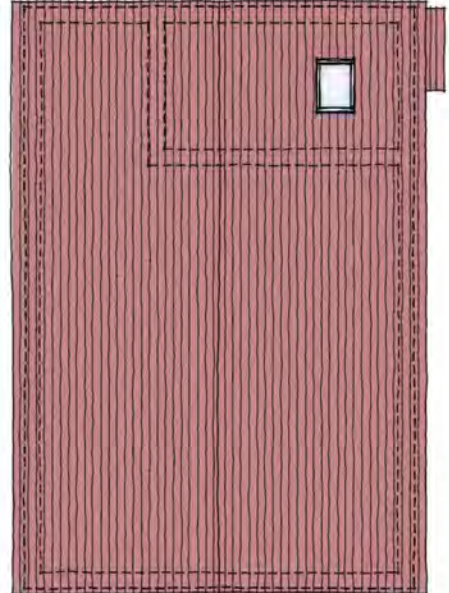
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

PLOTS 3 & 4

- | Rev. | Date | Description |
|------|----------|--|
| E | 20-04-17 | Second floor added. |
| D | 04-01-17 | Balcony added to bedroom 2. |
| C | 16-12-16 | Balcony amended. |
| B | 15-12-16 | Paving (ground floor) redefined, gates added, Plot 3/1st floor plan redefined, Plot 4/2nd floor removed. |
| A | 11-11-16 | Cycle storage amended and reference added. |

- | Drawn | Checked |
|-------|---------|
| ACG | DGP |
| BAS | DGP |
| ACG | DGP |
| BAS | DGP |

Client: AQUINNA HOMES

Project: New Road, Hillingdon, UB8 3DX.
Drawing Title: Plots 3 & 4
Floor & Roof Plans

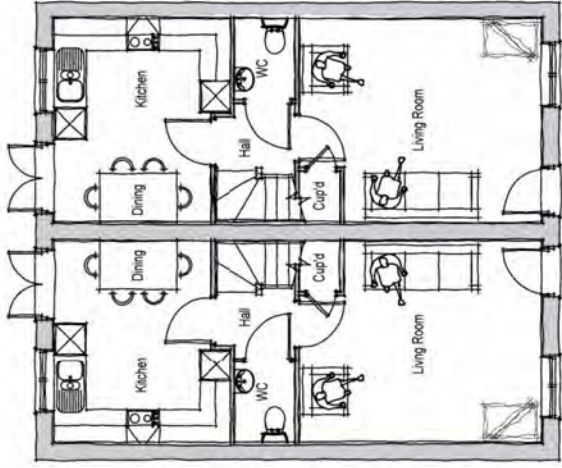
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Checked: DGP

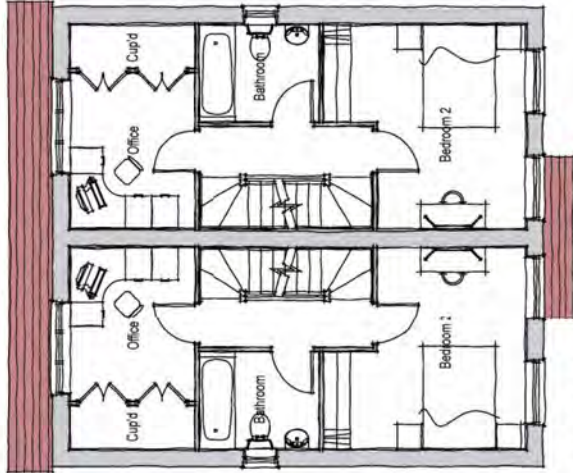
Date: Aug 2016
File: Plots 3 & 4

Drg.No.: P1327 P3&4 01
Rev.: E
Drawing Status: PRELIMINARY

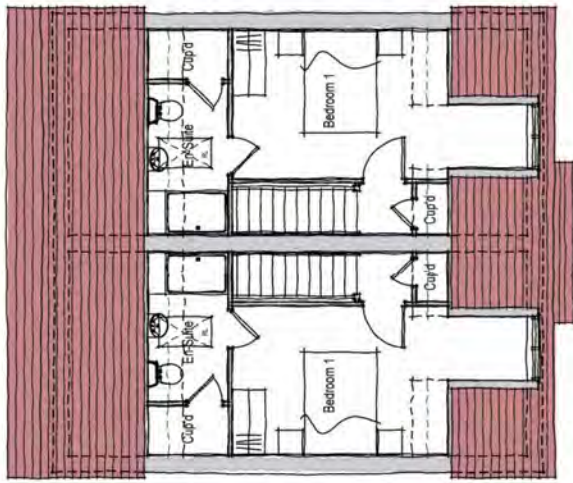




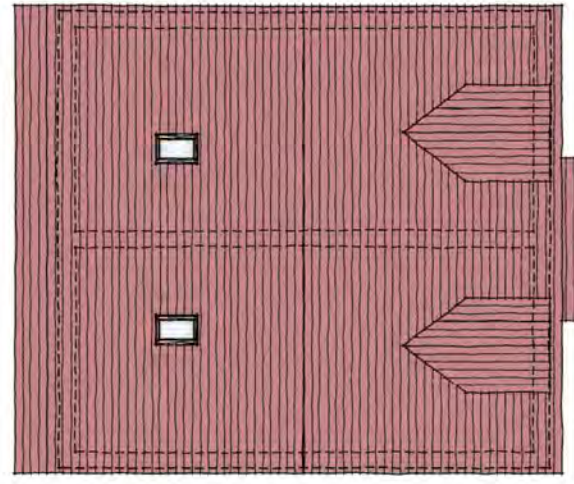
GROUND FLOOR PLAN
PLOT 4 PLOT 5



FIRST FLOOR PLAN
PLOT 4 PLOT 5



SECOND FLOOR PLAN
PLOT 4 PLOT 5



ROOF PLAN
PLOT 4 PLOT 5

PLOTS 5 & 6

B 31-05-17 Plot numbers updated.
 A 16-12-16 Plot numbers updated.
 Rev. Date Description

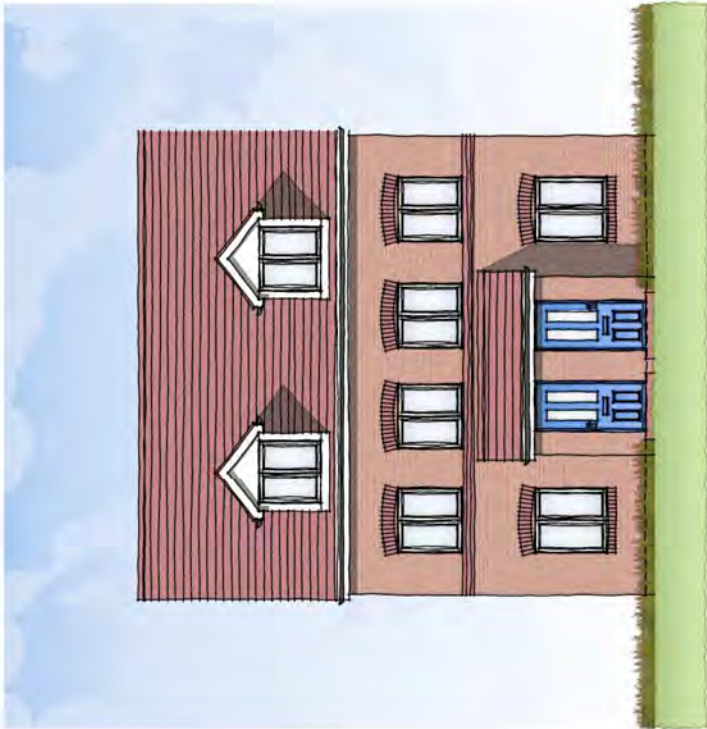
Client: AQUINNA HOKIES
 Project: New Road, Hillingdon, UB8 3DX.
 Drawing Title: Plots 5 & 6 Floor & Roof Plans
 Drg.No.: P1327.P5&6.01
 Rev. B
 Drawing Status: PLANNING



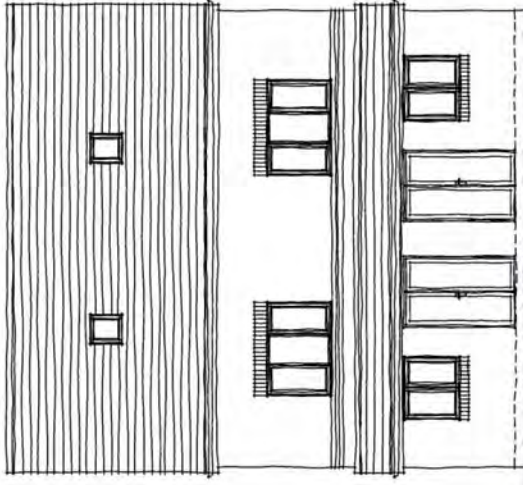
Scale: 1:100 @ A3
 Date: Aug 2016
 File: Plots 5 & 6
 Drawn: MCN
 Checked: DGP



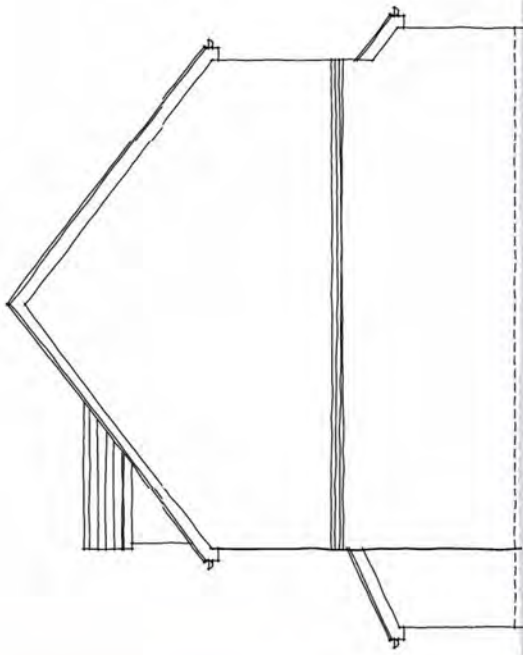
SCALE BAR



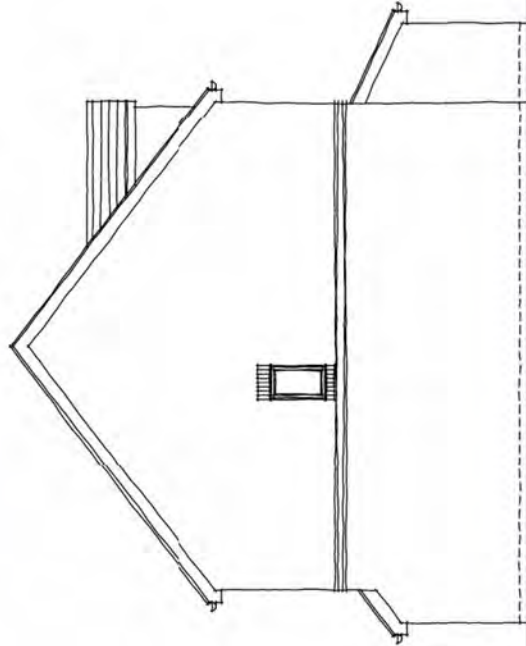
FRONT ELEVATION
PLOT 1



REAR ELEVATION
PLOT 2



SIDE ELEVATION
PLOT 2



SIDE ELEVATION
PLOT 1

PLOTS 1 & 2

Rev.	Date	Description
B	31-05-17	Plot 2 side window removed.
A	06-10-16	Side elevation amended.

DGP DGP
DGP DGP
Drawn Checked

Client: AQUINNA HOMES

Project: New Road, Hillingdon, UB8 3DX.

Drawing Title: Plots 1 & 2 Elevations

Scale: 1:100 @ A3

Date: Aug 2016

Drg No.: P1327/P1&2.02

Rev. B

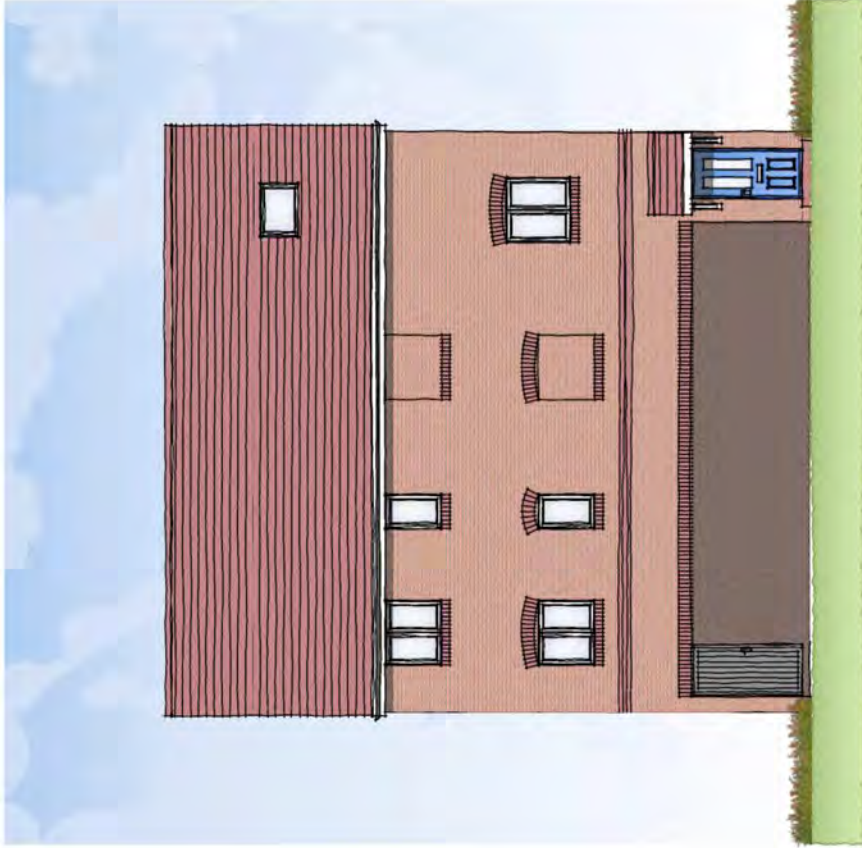
File: Plots 1 & 2

Checked: DGP

Drawing Status: PLANNING

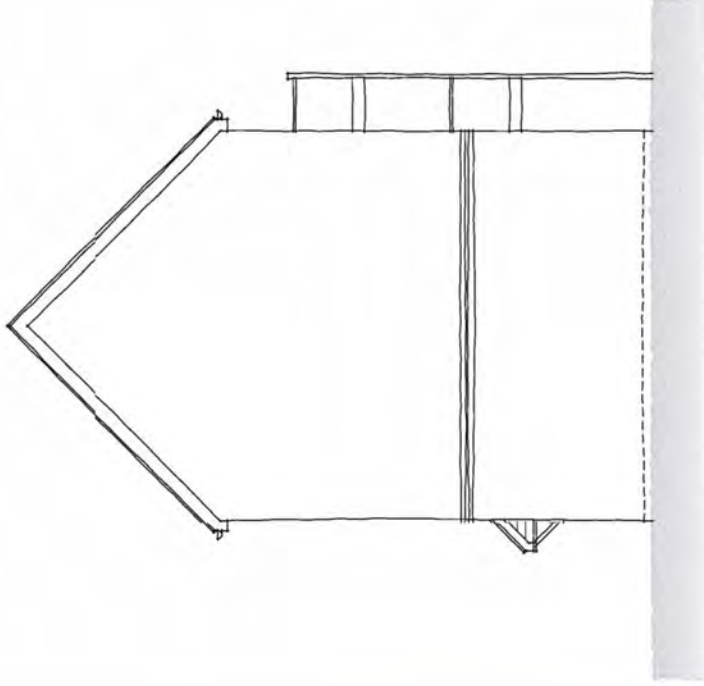


SCALE BAR



FRONT ELEVATION

PLOTS 3 & 4



SIDE ELEVATION

20-04-17	Second floor added.	ACG	DGP
04-01-17	Balcony added to front and side elevation.	BAS	DGP
16-12-16	Windows heights and position amended. Balcony amended. Eaves lower.	ACG	DGP
15-12-16	Parking (ground floor) redefined, gates added. Plot 3/1st floor plan redefined. Plot 4/2nd floor removed.	ACG	DGP
Rev.	Date	Drawn	Checked

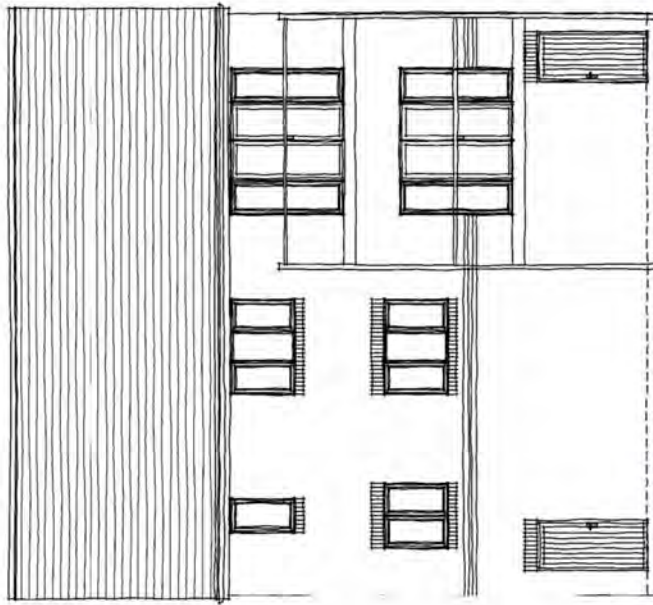
Client: AQUINNA HOMES

Project: New Road, Hillingdon, UB8 3DX.
 Drawing Title: Plots 3 & 4
 Front & Side Elevations

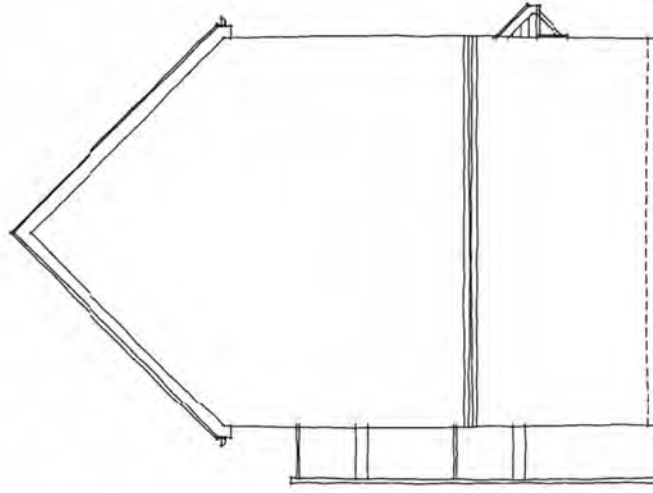
Scale: 1:100 @ A3
 Date: Aug 2016
 Drg.No: P1327 P3&4 02
 Rev: D

Drawn: MCN
 Checked: DGP
 File: Plots 3 & 4
 Drawing Status: PLANNING





REAR ELEVATION



SIDE ELEVATION

Rev.	Date	Description	Scale	1:100 @ A3	Drawn	MCN	Checked	DGP
D	20-04-17	Second floor added.						ACG
C	04-01-17	Balcony added to side elevation.						DGP
B	16-12-16	Windows heights and position amended, Balcony amended, Eaves lower.						BAS
A	15-12-16	Paving (ground floor) redefined, gates added, Plot 3/1st floor plan redefined, Plot 4/2nd floor removed.						ACG
								DGP
								Drawn
								Checked

Client: AQUINNA HOMES

Project: New Road, Hillingdon,
UB8 3DX,
Drawing Title
Plots 3 & 4
Rear & Side Elevations

Date: Aug 2016

File: Plots 3 & 4

Drg.No: P1327 P3&4 03

Rev. D

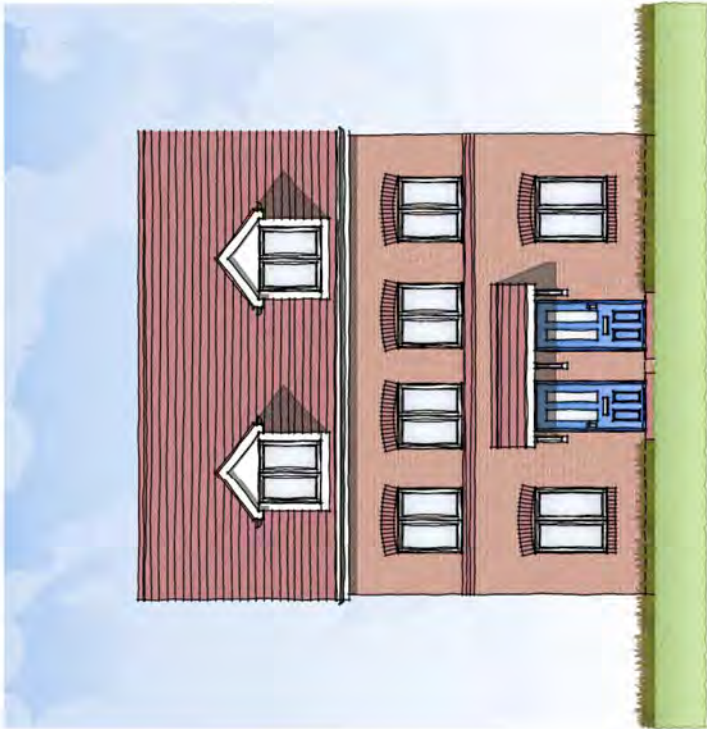
Drawing Status
PRELIMINARY



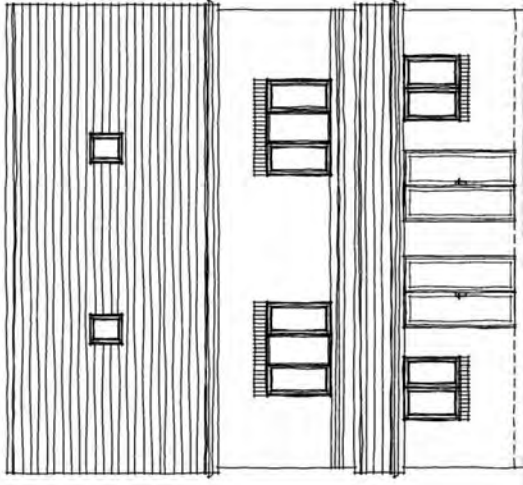
AAP Architecture Ltd, Unit A, Monument Business Centre, Monument Way East, Woking,
Surrey GU21 5LY. Tel: 01483 727345 Fax: 01483 727375
Web: www.aap-arc.co.uk E-mail: projects@aap-arc.co.uk

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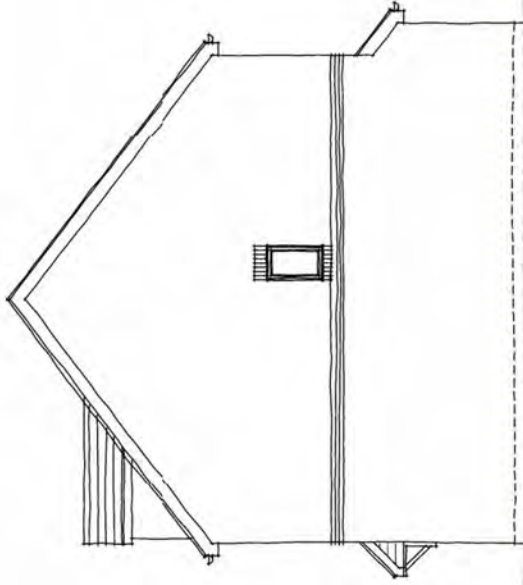
PLOTS 3 & 4



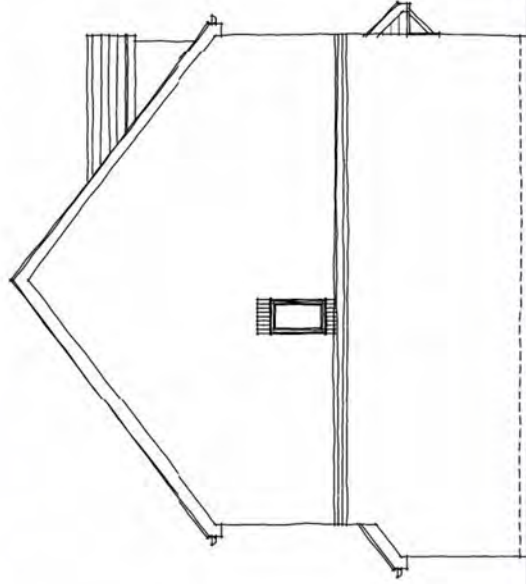
FRONT ELEVATION
PLOT 4



REAR ELEVATION
PLOT 5



SIDE ELEVATION
PLOT 5



SIDE ELEVATION
PLOT 4

PLOTS 5 & 6

B	31-05-17	Plc: numbers updated.
A	16-12-16	Plc: numbers updated.
Rev.	Date	Description

DGP -
BAS -
Drawn -
Checked

Client
AQUINNA HOMES

Drawn MCN
Checked DGP



Project
**New Road, Hillingdon,
UB8 3DX.**

Scale 1:100 @ A3

File Plots 5 & 6

Date Aug 2016

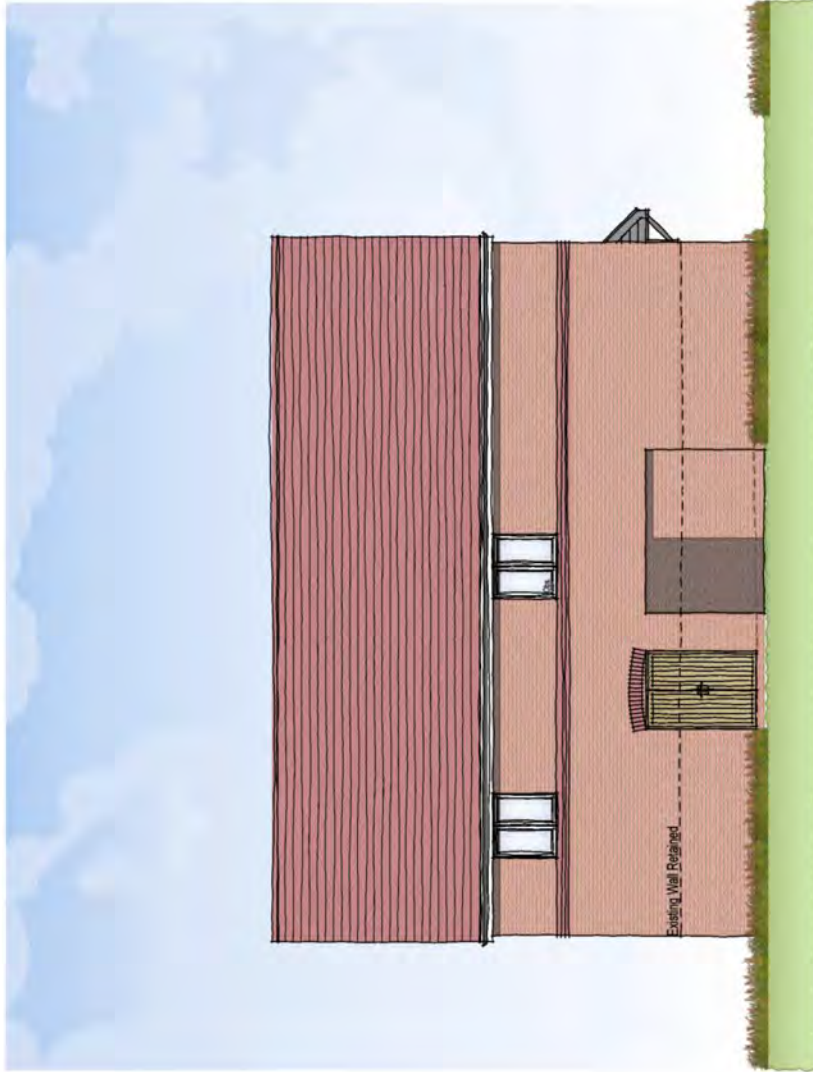
Drawing Status
PLANNING

Drg.No. P1327.P5&6.02

Rev. B



SCALE BAR



FRONT ELEVATION



SIDE ELEVATION

- | | | |
|------|----------|--|
| G | 25-05-17 | Windows repositioned. |
| F | 24-05-17 | New elevations to match with the new plans. |
| E | 22-05-17 | Cycle store amended. |
| D | 20-04-17 | Second floor removed. |
| C | 13-01-17 | Balcony removed. Window added in lieu of double doors. |
| B | 04-01-17 | Cycle store enlarged. |
| A | 16-12-16 | Plc. numbers updated. |
| Rev. | Date | Description |

- | | |
|-------|---------|
| ACG | DGP |
| ACG | DGP |
| ACG | DGP |
| ACG | DGP |
| BAS | - |
| BAS | - |
| BAS | - |
| Drawn | Checked |

Client
AQUINNA HOMES

Project
New Road, Hillingdon,
UB8 3DX.
Drawing Title
Plots 7 & 8
Front & Side Elevations

Scale 1:100 @ A3

Date Aug 2016

Drg.No. P1327.P7-9.02

Drawn MCN

File Plots 7-9

Rev. G

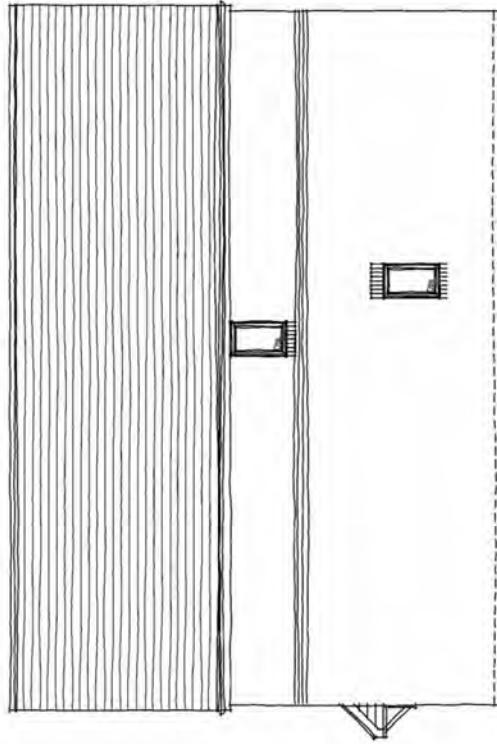
Checked DGP

Drawing Status

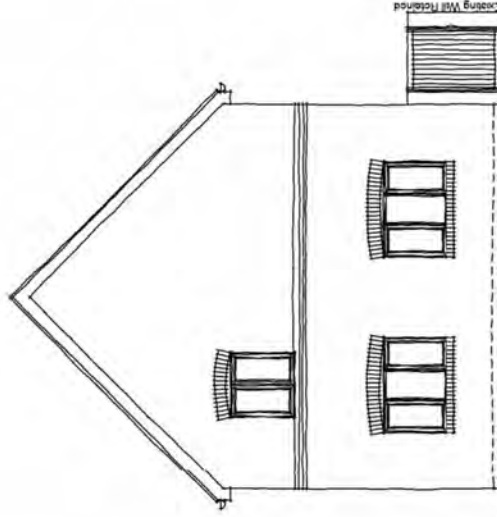
PLANNING



PLOTS 7 & 8



REAR ELEVATION



SIDE ELEVATION

Rev.	Date	Description
G	25-05-17	Windows repositioned.
F	24-05-17	New elevations to match with the new plans.
E	22-05-17	Cycle store amended.
D	20-04-17	Second floor removed.
C	13-01-17	Balcony removed.
B	04-01-17	Cycle store enlarged.
A	16-12-16	Plc. numbers updated.

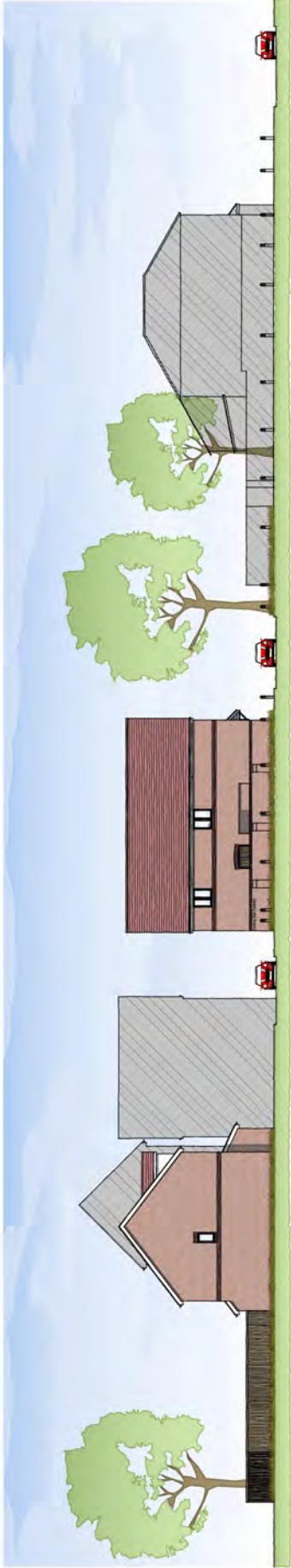
ACG DGP
ACG DGP
ACG DGP
ACG DGP
BAS -
BAS -
BAS -
Drawn Checked

Client: AQUINNA HOMES
Project: New Road, Hillingdon, UB8 3DX.
Drawing Title: PLOTS 7 & 8 Rear & Side Elevations

Scale: 1:100 @ A3
Date: Aug 2016
Drg.No.: P1327.P7-9.03
File: Plots 7-9
Rev.: G
Checked: DGP
Drawing Status: PLANNING



PLOTS 7 & 8



NEW 1008

EXISTING PLOT 22 ON NEW 1008

PLOT 1.4

PLOT 1



PLOT 5



PLOT 3.4

PLOT 2

PLOT 1

EXISTING PLOTS 3.4-8 ON CORNER/ST CLOSE



PLOT 3.4

CORNER/ST CLOSE



PLOT 3.4

EXISTING BUILDING

CORNER/ST CLOSE

Rev.	Date	Description	Drawn	Checked
D	31-05-17	Plot 3 & 4 flank shown.	DGP	DGP
C	25-05-17	Plot 7-8 amended.	ACG	DGP
B	21-04-17	Building heights amended.	ACG	DGP
A	16-01-17	Balcony removed from plots 6-8.	BAS	DGP

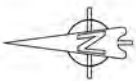


Client
 AQUINNA HOMES
 Project
 New Road, Hillingdon,
 UB8 3DX.
 Drawing Title
 Street Scenes

Scale 1:200 @ A2
 Date August 2016
 Cg.No P1327.SS.01
 Drawn ACG
 File P11327.SS
 Rev. D
 Checked DGP
 Drawing Status
 PLANNING

AAP Architecture Ltd, Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LY, Tel: 01483727345 Fax: 01483 727375
 Web: www.aap-arc.co.uk E-mail: projects@aap-arc.co.uk

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REFUSE STRATEGY:

Private Refuse Storage for houses is located in rear gardens and moved by residents on collection day, to kerbside (on curtilage) or collection points.

Private Refuse Collection is from kerbside, adjacent to the dwelling boundary or from collection points.

Communal Refuse Storage is provided for apartments.

Private refuse storage locations, generally in rear gardens. Moved on collection day by resident.

Kerbside refuse collection points for individual houses. To be placed on BCP on collection day only

Travel Distances

- Operatives - Generally 15m (25m max.)
- Residents - Generally <30m

Refuse Provision for Houses

- One 240 ltr. Wheeled Bin (Refuse)
- One 240 ltr. Wheeled Bin (Recycling)
- One 25 ltr. Kitchen Bin (Not Shown)

SITE LAYOUT 1:500

- F 26-05-17 Amended in line with revised planning layout.
- E 21-04-17 Apartments amended and plots renumbered accordingly.
- D 16-01-17 Layout amended to suit revised planning layout.

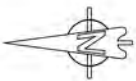
- DGP DGP
- DGP DGP
- DGP JS
- Drawn Checked

Client: AQUINNA HOMES

Project: New Road, Hillingdon
Drawing Title: Refuse Layout

Scale: 1:500 / 1:1250 @ A3
Date: July 2015
Dwg.No: P1327/05
Rev: F
Drawing Status: PLANNING





Materials

Brick - Red stock brick

Tile - Red concrete plain tile

SITE LAYOUT 1:500



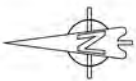
- F 26-05-17 Amended in line with revised planning layout.
- E 21-04-17 Apartments amended and plots renumbered accordingly.
- D 16-01-17 Layout amended to suit revised planning layout.

DGP DGP
DGP DGP
DGP JS
Drawn Checked

Client	AQUINNA HOMES	Scale	1:500 / 1:1250 @ A3	Drawn	BAS	Checked	DGP
Project	New Road, Hillingdon	Date	July 2015	File		Drawing Status	PLANNING
Drawing Title	Materials layout	Dwg.No.	P1327/02	Rev.	F		



AAP Architecture Ltd, Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LY. Tel: 01483 727345 Fax: 01483 727375
 Web: www.aap-arc.co.uk E-mail: projects@aap-arc.co.uk



Legend

	5	ALLOCATED PARKING SPACE
	3	ALLOCATED CARPORT PARKING SPACE
	4	UNALLOCATED PARKING SPACE
12 Spaces Total		
	10	SECURE CYCLE STORAGE
10 Spaces Total		

SITE LAYOUT 1:500

- F 26-05-17 Amended in line with revised planning layout.
 - E 21-04-17 Apartments amended and plots renumbered accordingly.
 - D 16-01-17 Layout amended to suit revised planning layout.
- | Rev. | Date | Description |
|------|------|-------------|
| | | |

DGP DGP
DGP DGP
DGP JS
Drawn Checked

Client **AQUINNA HOMES**

Project
New Road,
Hillingdon
Drawing Title
Parking Layout

Date July 2015
Drg.No. P1327/04
Rev. F

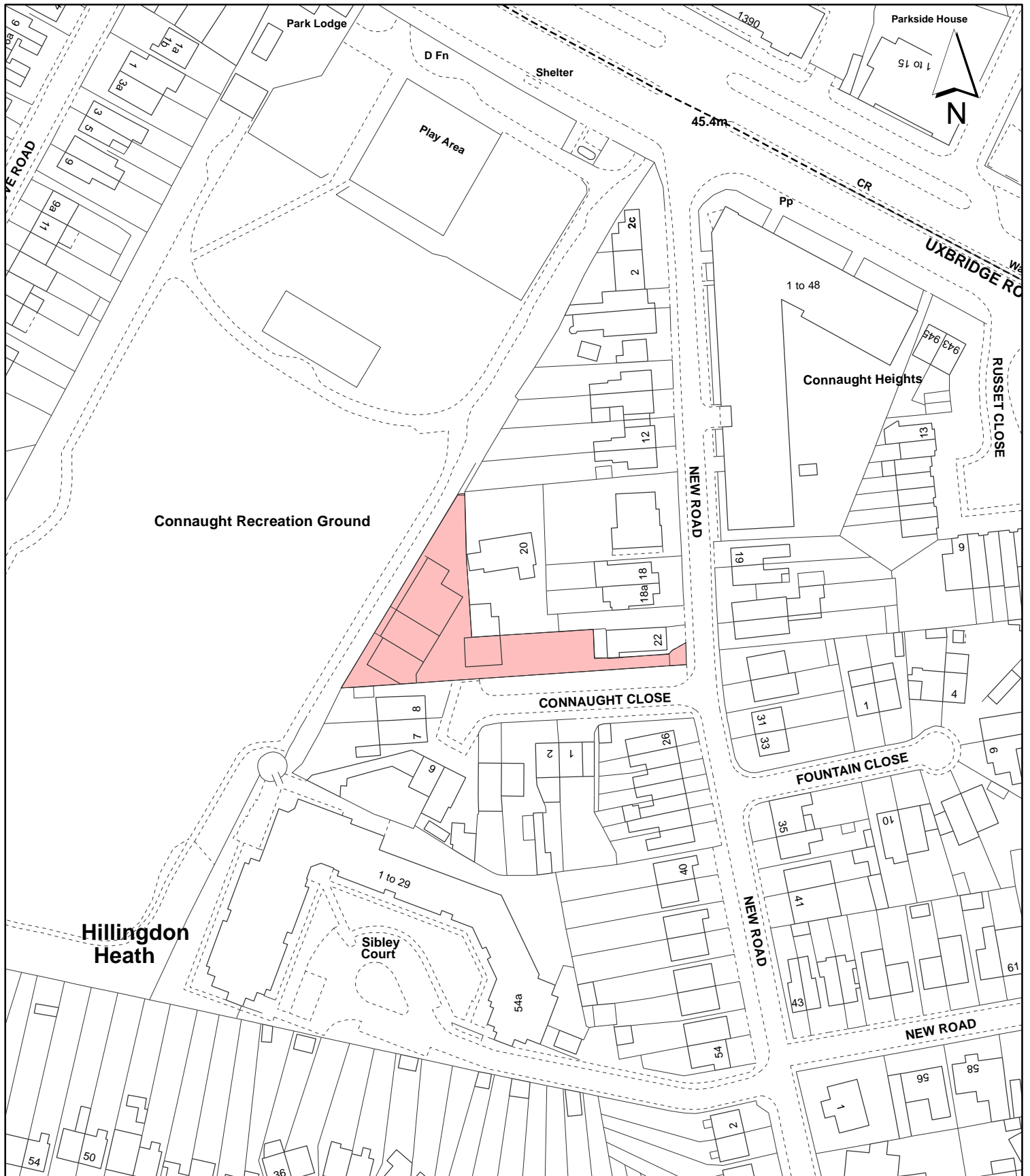
Checked DGP
Drawing Status
PLANNING



AAP Architecture Ltd, Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LY. Tel: 01483 727345 Fax: 01483 727375
Web: www.aap-arcco.co.uk E-mail: projects@aap-arcco.co.uk

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Notes:

 Site boundary

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Site Address:

22 New Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
4519/APP/2016/3619

Scale:
1:1,250

Planning Committee:
Major

Date:
June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FORMER ROYAL BRITISH LEGION CLUB SIPSON ROAD WEST
DRAYTON

Development: Redevelopment of the site to accommodate a 7 storey 108 room hotel incorporating breakfast area and working/living zone at ground floor level; a basement level with associated parking; and external landscaping works including provision of parking, servicing areas, and planting.

LBH Ref Nos: 829/APP/2016/3167

Date Plans Received: 19/08/2016

Date(s) of Amendment(s):

Date Application Valid: 01/09/2016

NOTES

1. All dimensions and levels to be checked on site. Client to be notified of any discrepancies.
2. All structural details to be checked against the structural engineers drawings.
3. This drawing to be read in conjunction with the other relevant project drawings and in addition, with structural, M & E engineers, approved sub-contractors drawings and current instructions.
4. All work to be undertaken with the requirements of the current Building and Water Regulations.



Block Plan 1/500



Location Plan 1/1250

No.	Description	Date

<p>GA & A DESIGN LTD</p> <p>Mountbatten House, Fairacres, Dedworth Rd, Windsor, Berkshire, SL4 4LE 01753 754 817 07595069413 sundeeep@gaadesign.co.uk</p>		<p>Block and location plan</p>	
		<p>Project number 408</p>	<p>Date Oct 2014</p>
<p>560 SIPSON ROAD WEST DRAYTON UB7 0JD</p>		<p>Drawn by KB</p>	<p>Checked by SSB</p>
<p>Scale 1/500 1/1250</p>		<p>408-A3-1000</p>	



1 Proposed Basement Plan
1 : 100

LEGEND	
	300x600 COLUMN
	300 DIA COLUMN

PARKING BAY SIZES	
SIZES	BAY NUMBERS
2.4x4.6m	2 TO 10, 20 & 21
2.7x4.8m	1 & 22
2.4x6.0m	12 TO 14



PROJECT NAME: 590 SIPSON ROAD
 Proposed Basement Plan
 DRAWN BY: XS
 CHECKED BY: D
 DATE: 24-01-2017
 PROJECT NO: 408-100-A1
 SHEET NO: D

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 www.grain.co.uk
GRAIN **ARB** **fsb**

SCALE:
 0m 2m 4m 6m 8m 10m
 SCALE 1:100 @ A1
 0m 1m 2m 3m 4m 5m
 SCALE 1:50 @ A1

Revision	Date	Description	Revision	Date	Description

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1 Proposed Ground Floor Plan
1 : 100

PROJECT NAME: 360 SIPSON ROAD
PROPOSED: Proposed Ground Floor Plan
DATE: 24-01-2017
PROJECT NO: 408

DESIGNED BY: SAKE BHANU
CHECKED BY: XS
DATE: 18/01/17
SCALE: 1:100

Client: fsb
Architect: GR&A
Structural Engineer: arcb
Quantity Surveyor: fcb

SCALE:
 0m 2m 4m 6m 8m 10m
SCALE 1:100 @ A1
 0m 1m 2m 3m 4m 5m
SCALE 1:50 @ A1

Revision	Date	Description	Revision	Date	Description
1	18/01/17	Issue for approval of structural plan, being used to inform other team work			
2	27/02/17	As per comments from client			
3	14/03/17	Final design			
4	17/03/17	Final design			
5	20/03/17	Final design			
6	23/03/17	Final design			
7	26/03/17	Final design			
8	29/03/17	Final design			
9	31/03/17	Final design			
10	03/04/17	Final design			

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1 Proposed First Floor Plan

1 : 100

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NO.	DATE	DESCRIPTION
1	27/03/2018	Issue for approval
2	17/05/2018	Issue for approval
3	18/05/2018	Issue for approval

NO.	DATE	DESCRIPTION
1	27/03/2018	Issue for approval
2	17/05/2018	Issue for approval
3	18/05/2018	Issue for approval

NO.	DATE	DESCRIPTION
1	27/03/2018	Issue for approval
2	17/05/2018	Issue for approval
3	18/05/2018	Issue for approval

PROJECT NAME: 590 SIPSOM ROAD
PROPOSED FIRST FLOOR PLAN
DATE: 24-01-2017
PROJECT NO: 100/102/1
JOB NO: 100/102/1

ARCHITECT: G & R
ARCHITECTS: G & R
ARCHITECTS: G & R
ARCHITECTS: G & R

SCALE: 1:100 @ A1
SCALE: 1:50 @ A1

SCALE: 0m 2m 4m 6m 8m 10m
SCALE: 0m 1m 2m 3m 4m 5m

SCALE: 1:100 @ A1
SCALE: 1:50 @ A1



PROJECT NAME: 590 SIPSOM ROAD
PROPOSED FIRST FLOOR PLAN
DATE: 24-01-2017
PROJECT NO: 100/102/1
JOB NO: 100/102/1

ARCHITECT: G & R
ARCHITECTS: G & R
ARCHITECTS: G & R
ARCHITECTS: G & R

SCALE: 1:100 @ A1
SCALE: 1:50 @ A1

SCALE: 0m 2m 4m 6m 8m 10m
SCALE: 0m 1m 2m 3m 4m 5m

SCALE: 1:100 @ A1
SCALE: 1:50 @ A1



1 Proposed Typical Floor Plan 2nd - 5th
1 : 100

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Revision	Date	Description
A	20/11/2017	As per architect's approval
B	20/11/2017	As per architect's approval
C	20/11/2017	As per architect's approval

Revision	Date	Description

SCALE:
0m 2m 4m 6m 8m 10m
SCALE 1:100 @ A1
0m 1m 2m 3m 4m 5m
SCALE 1:50 @ A1

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E: info@girard.co.uk
www.girard.co.uk

PROJECT NAME: 590 SIPSON ROAD
Proposed Typical Floor Plan 2nd - 5th
DATE: 24-01-2017
PROJECT NO: 108-13-A1
JOB: C

DRAWN BY: XS
CHECKED BY: CL
REV: 01
SCALE: 1:100 @ A1

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Key plan

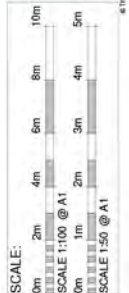


North Elevation
1 : 100

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Revision	Date	Description
1	20/01/2017	Issue for construction
2	20/01/2017	As per drawings to permit
3	14/01/2015	Revised drawings
4	12/02/2014	Final for construction
5	20/01/2017	Final for construction

Revision	Date	Description
1	20/01/2017	Issue for construction
2	20/01/2017	As per drawings to permit
3	14/01/2015	Revised drawings
4	12/02/2014	Final for construction
5	20/01/2017	Final for construction



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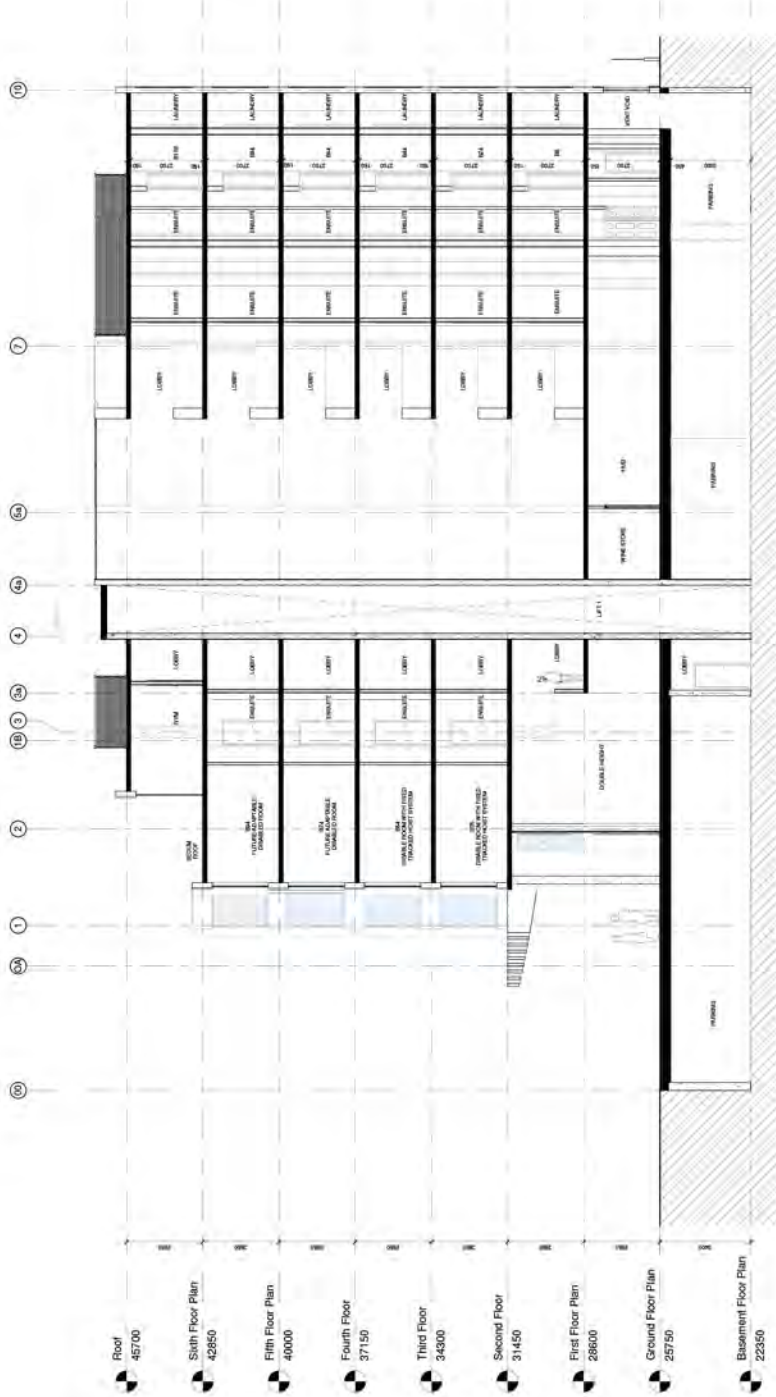
GRAIN RIBA # arb fsb

PROJECT NAME: 590 SIFSON ROAD
Proposed North Elevation
STATUS: Planning
PROJECT NO: 408
DATE: 24-01-2017
DRAWN BY: XG
CHECKED BY: CL
REV: 1
SCALE: 1:100 @ A1





Key plan



Section 1-1
1 : 1:100

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Revision	Date	Description
1		

Revision	Date	Description	Revision	Date	Description

SCALE:

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

0m 1m 2m 3m 4m 5m

SCALE 1:50 @ A1

G R A I RIBA # **arb** **fsb**

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E: info@grai.co.uk
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PROJECT NAME:
590 SIPSON ROAD
Proposed Section 1-1

DATE:
24-01-2017

PROJECT NO:
408

DRAWN BY:
XS

CHECKED BY:
CL

DATE:
24-01-2017

SCALE:
1:50 @ A1

PROJECT NO:
408

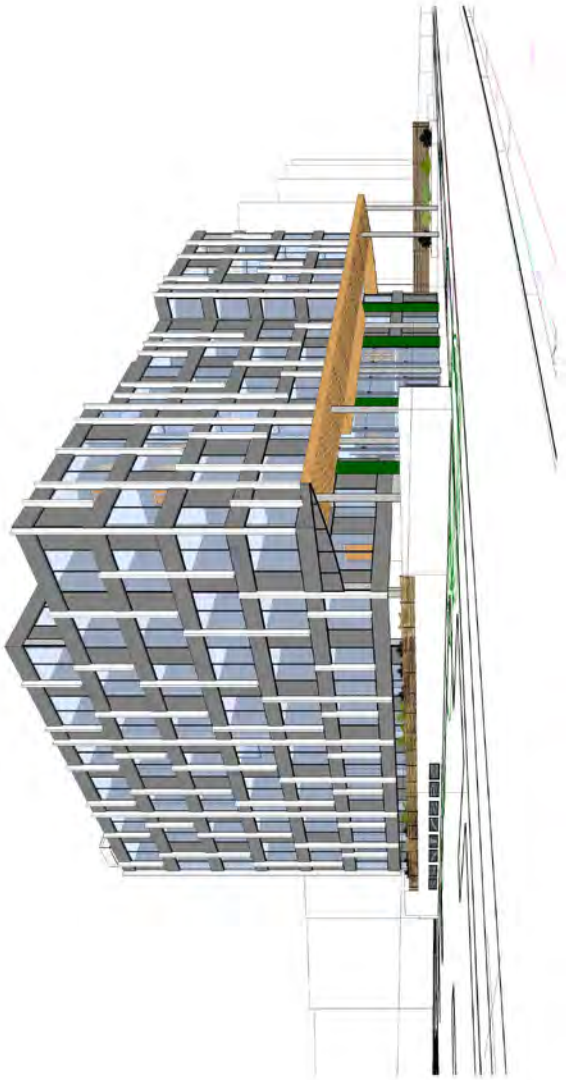
DATE:
24-01-2017

DRAWN BY:
XS

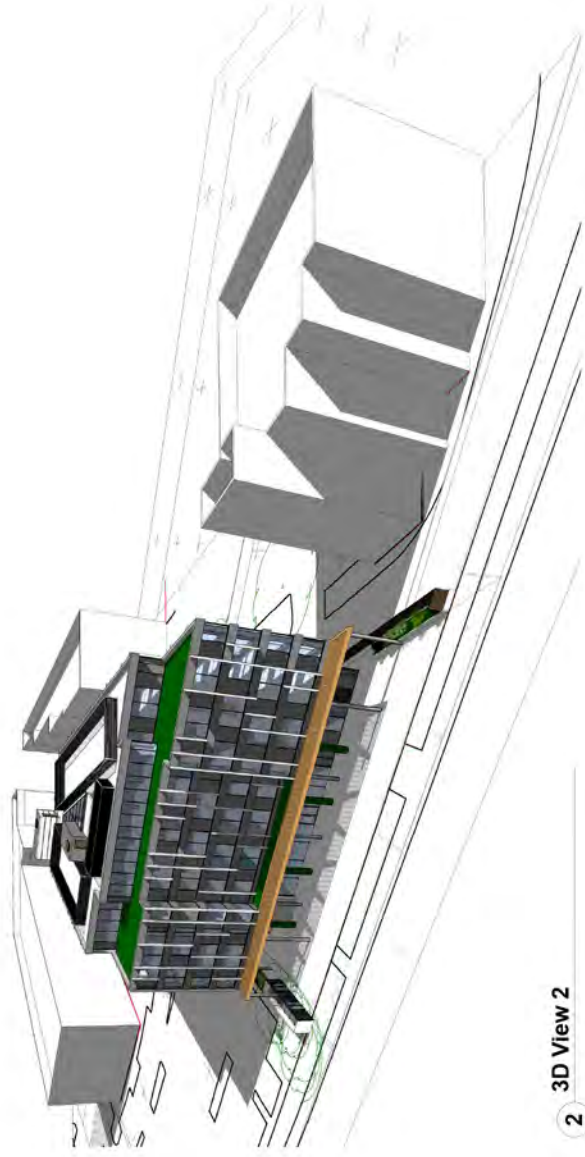
CHECKED BY:
CL

SCALE:
1:50 @ A1

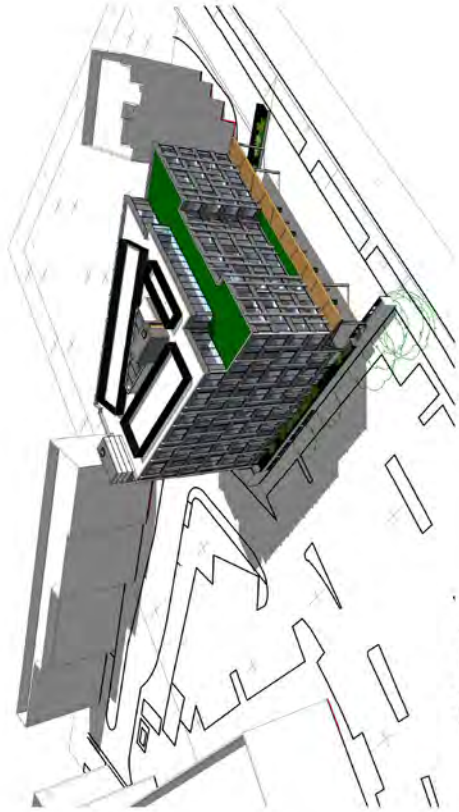




1 3D View 1



2 3D View 2



3 3D View 3

NOTES

1. All dimensions are in meters unless otherwise stated.
 2. All dimensions are in meters unless otherwise stated.
 3. All dimensions are in meters unless otherwise stated.
 4. All dimensions are in meters unless otherwise stated.

SCALE 1:200
 SCALE 1:200
 SCALE 1:100
 SCALE 1:100

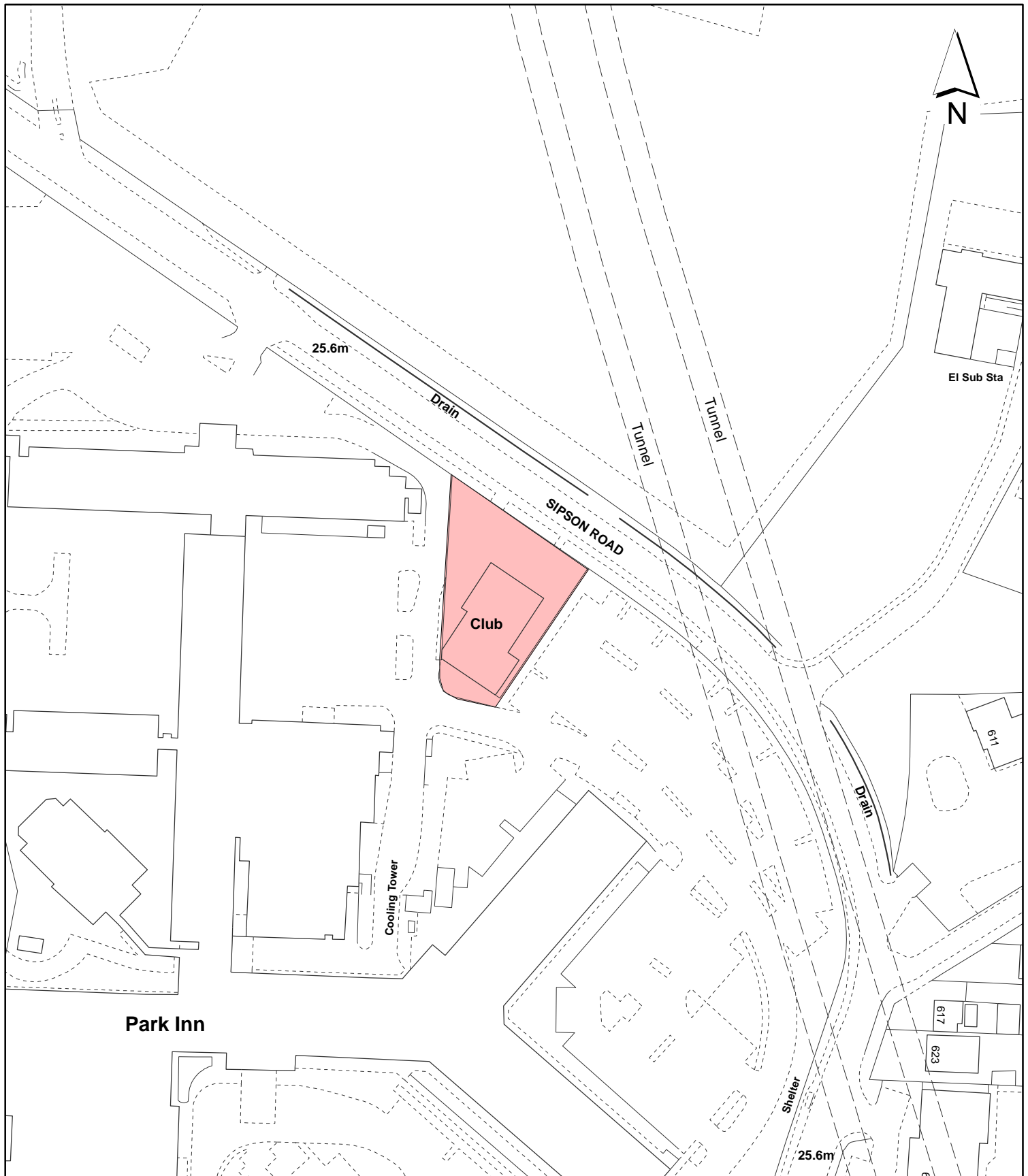
DATE: 04/07/2016
 DRAWING NO: 408-114-A1
 PROJECT NO: 408

GA&A DESIGN LTD

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 Phone: +61 (0)2 9439 4411
 Fax: +61 (0)2 9439 4412
 Email: info@gaandesign.com.au

CLIENT NAME: Hayco Investments
 PROJECT NAME: 500 SPURSON ROAD
 DRAWING TITLE: Proposed 3D Views

DATE: 04/07/2016
 DRAWN BY: F
 CHECKED BY: [Blank]
 STATUS: Planning
 SCALE: [Blank]



Notes:

 Site boundary

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Site Address:
**Former Royal British Legion Club
 Sipson Road**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
829/APP/2016/3167

Scale:
1:1,250

Planning Committee:
Major

Date:
May 2017



Report of the Head of Planning, Sport and Green Spaces

Address ST ANDREW'S PARK HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phase 3C the 'Parade Ground' of outline planning permission ref: 585/APP/2015/848 (Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development).

LBH Ref Nos: 585/APP/2016/3776

NOTES

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REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Status amended to planning	06.09.16	JA	



LEGEND
 SITE BOUNDARY LINE

scale 1:1250

ST ANDREW'S PARK
 2016 2017 2018

Bormsey Office
 Building 200, The Grange, Romney Road,
 Michelmersal, SO51 0AE
 t: 01794 367703 f: 01794 367726
 www.bormseyoffice.co.uk

THRIVE

PERSIMMON
 Building Britain's homes for 40 years

PROJECT
 St Andrew's Park, Uxbridge
 Phase 3C
 Persimmon Homes (Thames Valley)

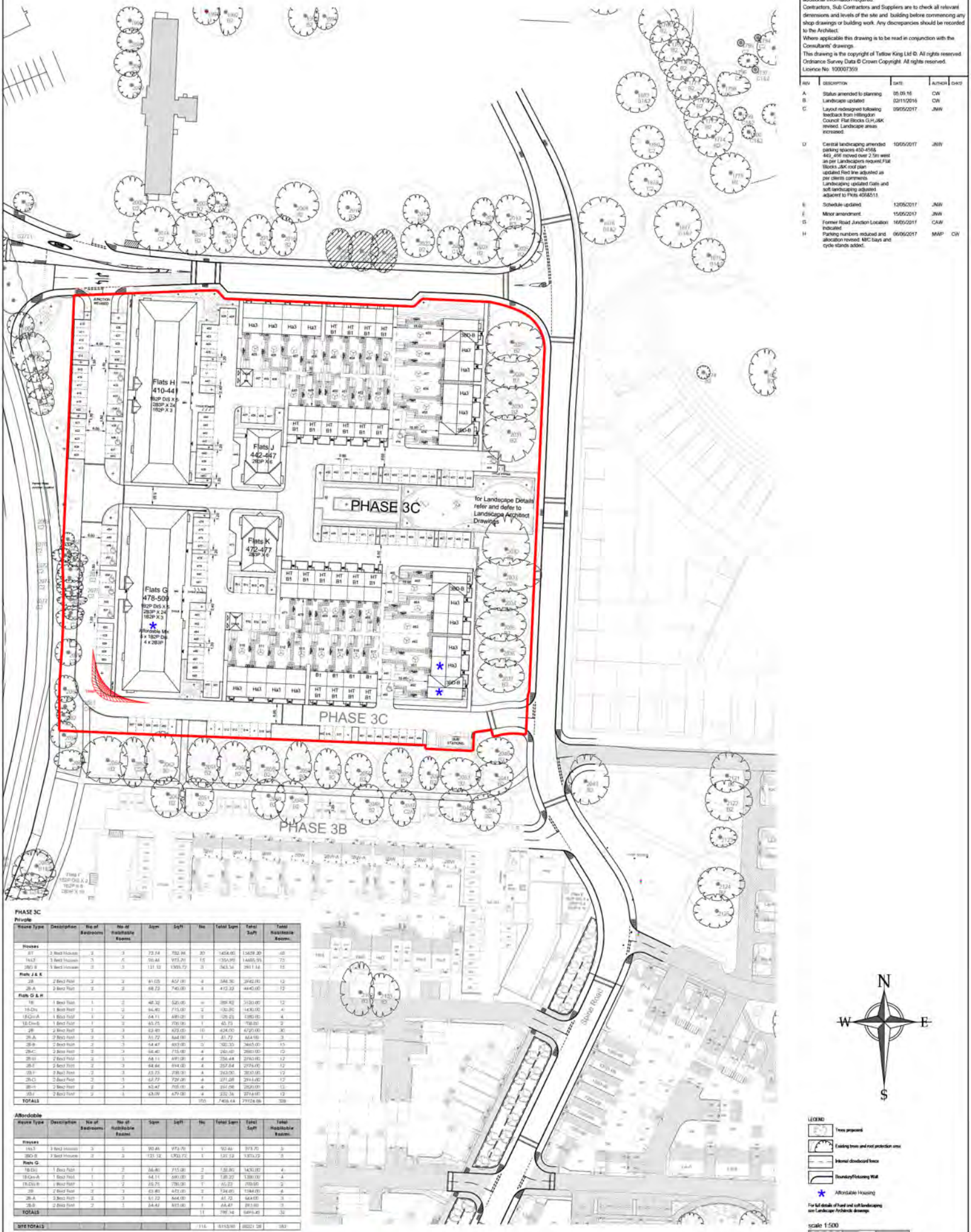
SCALE 1:1250 @ A1
DATE Sept 2016
AUTHOR JA
CHKD DPT

DRAWING
 Location Plan

JOB NO. PERS130438
DRAWING NO. LP01
REV A

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REV	DESCRIPTION	DATE	AUTHOR	CHECK
A	Status amended to planning	05.05.16	CW	
B	Landscaping updated	02/11/2016	CW	
C	Layout redesign following feedback from Hillingdon Council Flat Blocks C,H,I,KK revised. Landscaping areas increased.	09/05/2017	JWW	
D	Central landscaping amended parking spaces 402-408, 440, 456 revised over 2.5m wide as per Landscapers request. Flat Blocks J,K and plan updated. Road line adjusted as per others comments. Landscaping updated. Cais and soft landscaping adjusted adjacent to Phas 405&451.	10/05/2017	JWW	
E	Schedule updated	12/05/2017	JWW	
F	Minor amendment	15/05/2017	JWW	
G	Former Road Junction Location indicated	16/05/2017	CAW	
H	Parking numbers reduced and allocation revised. M/C bays and cycle stands added.	09/06/2017	MAP	CW



PHASE 3C

Private

Appt Type	Description	No of Bedrooms	No of Habitable Rooms	Spn	Lght	No	Total Spn	Total Lght	Total Habitable Rooms
Flats	3 Bed House	3	3	73.54	752.94	30	1458.05	13629.30	48
Flats	3 Bed House	3	3	76.44	973.21	15	1146.61	14895.93	75
Flats	3 Bed House	3	3	121.12	1305.22	3	363.36	2911.14	12
Flats J & K	2 Bed Flat	2	2	61.05	457.81	8	368.36	3942.12	12
Flats	2 Bed Flat	2	2	58.73	740.00	9	412.32	4640.00	12
Flats G & H	1 Bed Flat	1	2	48.32	520.00	8	386.42	3131.00	12
Flats	1 Bed Flat	1	2	42.80	715.81	2	145.26	1435.90	4
Flats	1 Bed Flat	1	2	44.11	493.01	3	209.23	2382.10	4
Flats	1 Bed Flat	1	2	45.75	756.01	1	45.75	756.01	2
Flats	2 Bed Flat	2	3	63.49	522.01	11	424.00	4721.00	36
Flats	2 Bed Flat	2	3	55.72	644.01	1	61.72	644.01	3
Flats	2 Bed Flat	2	3	44.47	493.01	2	102.31	1045.00	15
Flats	2 Bed Flat	2	3	66.40	715.81	4	260.40	2981.00	12
Flats	2 Bed Flat	2	3	54.11	493.01	4	216.44	2762.00	12
Flats	2 Bed Flat	2	3	64.46	694.01	4	252.64	2974.00	12
Flats	2 Bed Flat	2	3	43.25	493.01	4	180.20	2033.00	12
Flats	2 Bed Flat	2	3	43.97	720.01	4	216.08	2914.00	12
Flats	2 Bed Flat	2	3	43.47	705.01	4	216.08	2905.00	12
Flats	2 Bed Flat	2	3	43.09	479.01	4	170.34	2214.00	12
TOTALS						116	7405.44	79724.06	328

Private

Appt Type	Description	No of Bedrooms	No of Habitable Rooms	Spn	Lght	No	Total Spn	Total Lght	Total Habitable Rooms
Flats	1 Bed House	1	2	90.46	973.20	1	90.46	973.20	3
Flats	1 Bed House	1	2	121.12	1305.22	1	121.12	1305.22	3
Flats G	1 Bed Flat	1	2	34.80	715.81	2	134.80	1430.00	4
Flats	1 Bed Flat	1	2	44.11	493.01	2	130.22	1390.00	4
Flats	1 Bed Flat	1	2	45.75	756.01	1	45.75	756.01	2
Flats	1 Bed Flat	1	2	42.80	479.01	3	128.40	1344.00	6
Flats	1 Bed Flat	1	2	41.72	664.01	1	41.72	664.01	3
Flats	2 Bed Flat	2	3	44.47	613.00	1	44.47	613.00	3
Flats	2 Bed Flat	2	3	44.47	613.00	1	44.47	613.00	3
TOTALS						11	613.00	6641.00	38



LEGEND

- Tree proposed
- Existing tree and protection zone
- Internal driveway fence
- Boundary/Retaining Wall
- ★ Affordable Housing

For full details of hard and soft landscaping see Landscape Architects drawings.

scale 1:500

ST ANDREW'S PARK

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 Wichamptown, South East
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 www.bormseyoffice.co.uk

PERSIMMON
 Building Smarter Homes for 40 years

PROJECT
 St Andrews Park, Uxbridge
 Phase 3C

PERMITS
 Persimmon Homes (Thames Valley)

SCALE: 1/500 DATE: 27/06/2016 AUTHOR: MWP

DRAWING
 Site Layout

JOB NO: PERS130438 DRAWING NO: SLD1 REV: H

NOTES

1. This drawing is a site plan showing the proposed development of the site. It is intended to provide a general overview of the site and is not intended to be used for construction purposes.
2. The site is located at the intersection of [Street Name] and [Street Name].
3. The site is bounded by [Street Name] to the north, [Street Name] to the south, [Street Name] to the east, and [Street Name] to the west.
4. The site is divided into several blocks, each containing a number of flats.
5. The site is shown with a grid of streets and a network of footpaths.
6. The site is shown with a network of utility lines, including water, gas, and electricity.
7. The site is shown with a network of drainage lines.
8. The site is shown with a network of landscaping, including trees and shrubs.
9. The site is shown with a network of parking spaces.
10. The site is shown with a network of cycle paths.

Item	Description	Quantity	Unit
1	Flats	1000	Units
2	Car Spaces	100	Spaces
3	Cycle Spaces	100	Spaces
4	Green Spaces	100	Sq. Meters
5	Landscaping	100	Sq. Meters
6	Drainage	100	Sq. Meters
7	Utility Lines	100	Meters
8	Footpaths	100	Meters
9	Cycle Paths	100	Meters
10	Other	100	Sq. Meters



Symbol	Description
(Red dot)	Proposed Flats
(Green dot)	Proposed Cycle Spaces
(Blue dot)	Proposed Car Spaces
(Yellow dot)	Proposed Green Spaces
(Black dot)	Proposed Landscaping
(Grey dot)	Proposed Drainage
(Red line)	Proposed Utility Lines
(Black line)	Proposed Footpaths
(Blue line)	Proposed Cycle Paths
(Dashed line)	Proposed Other

Scale: 1:200
 Date: August 2016
 Project: St Andrew's Park, Uxbridge
 Phase: 3C
 Drawing: 1200 @ AD

St Andrew's Park, Uxbridge
 Persimmon Homes (Charnes Valley)
 1200 @ AD August 2016 JA
 PERS1300338 PPO1 F

PERSIMMON
 Building a better way to live

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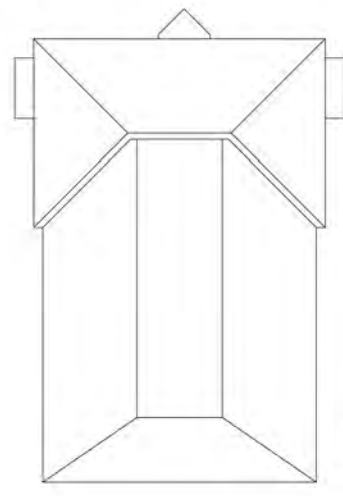
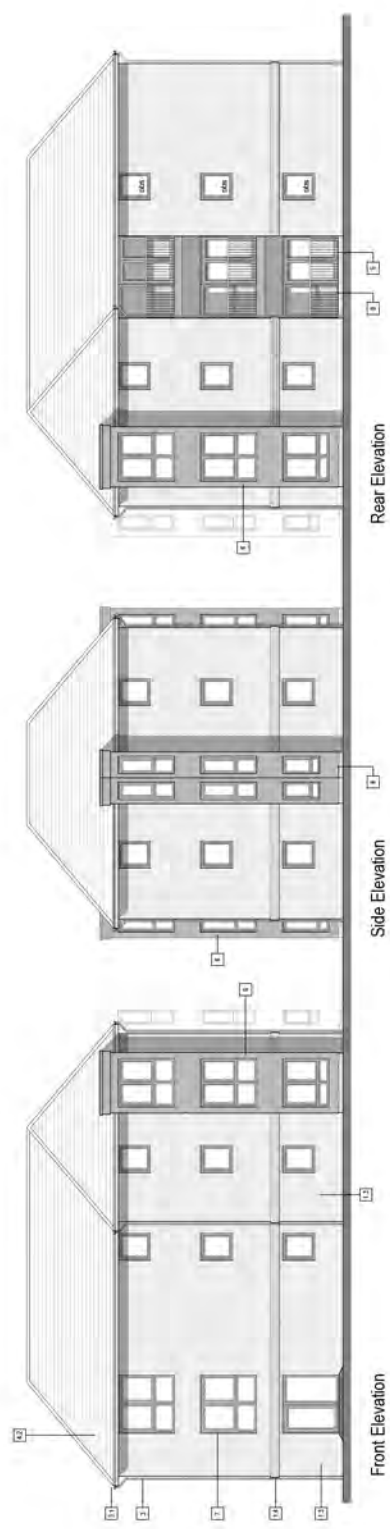
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REV	DESCRIPTION	DATE	BY	APP'D
A	Issue for planning	11.08.19	JA	
B	Issue for building control	09.09.19	OW	
C	Final set for construction	10.01.20	JMW	
D	Issue for construction	12.05.17	JMW	
E	Issue for construction	13.05.17	HG	



Roof Plan



First Floor Plan



Second Floor Plan



Ground Floor Plan

- MATERIALS LEGEND**
For detailed specification of materials please refer to the following schedule of materials.
- 1 Red Brick Type 2 - Fortima Dumber Red Mattar.
 - 2 Blue Brick Type 3
 - 3 Rawwater goods - Black sPVC
 - 4 Facade and bargeboard in South (or similar) set coloured in grey (exterior)
 - 5 Entrance glazing sliding panels in sPVC, (R10) dark grey or similar
 - 6 Entrance glazing sliding panels in sPVC, (R10) dark grey or similar
 - 7 Windows sPVC Dark Grey (RAL 7016)
 - 8 sPVC doors with glass inset finished in sPVC (RAL 7016) dark grey or similar

Scale 1:100

PROJECT: Plots 442-447
Flats Block J
Floor Plans & Elevations

PERMITS: PER/S130438 P.442-447.pe E

PROJECT: St Andrews Park, Uxbridge
Phase 3C
Persimmon Homes (Thames Valley)

SCALE: 1:100 @ A1

DATE: July 2016

DESIGNER: JA



FLAT NO.	NO. OF BEDS	NO. OF BATHS	NO. OF TOILETS	NO. OF STORES	NO. OF BALCONIES	NO. OF TERRACES	NO. OF GARAGES	NO. OF DRIVEWAYS	NO. OF PARKING SPACES
2B	2	1	1	1	1	0	0	0	0
3	2	1	1	1	1	0	0	0	0
657	2	1	1	1	1	0	0	0	0
61.05	2	1	1	1	1	0	0	0	0
2B	2	1	1	1	1	0	0	0	0
740	2	1	1	1	1	0	0	0	0
68.72	2	1	1	1	1	0	0	0	0

NOTES

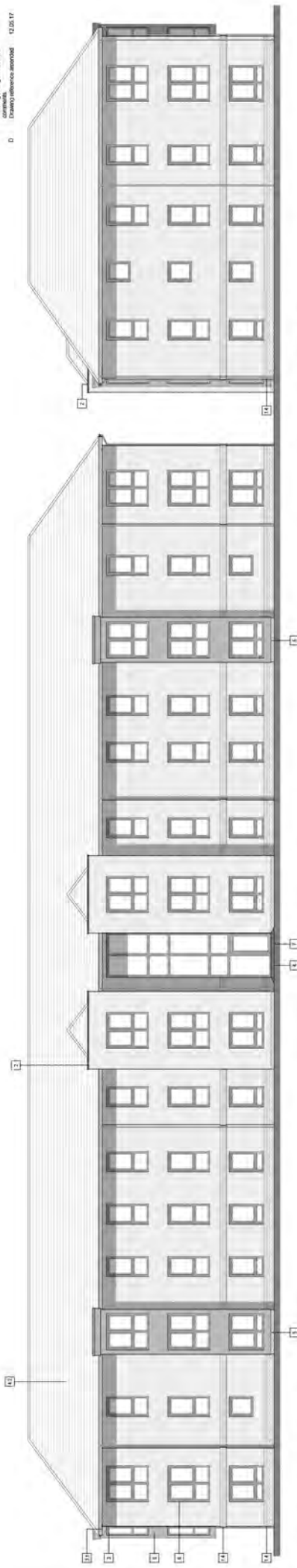
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REV	DESCRIPTION	DATE	AUTHOR	CHECKED
A	Status amended to planning	11.08.19	JJA	
B	Permitted development	05.09.19	CV	
C	Full block the-ologized	10.05.17	JHW	
D	Drawing reference amended	12.05.17	JHW	



Front Elevation (to Hillingdon Road)

Side Elevation



Side Elevation

Rear Elevation (to courtyard)

MATERIALS LEGEND

- 1 Red Brick Type 2 - Fiferim Quarter Red Mature
- 2 Blue Brick Type 3
- 3 Painted Copping detail in dark grey
- 4 UPVC finish
- 5 Rainwater goods - Black UPVC
- 6 Facade and parapets in Stone (or similar) self-coloured in grey (if needed)
- 7 Entrance doors in dark grey/black
- 8 Entrance doors in dark grey/black
- 9 Entrance doors in dark grey/black
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- 98 Entrance doors in dark grey/black
- 99 Entrance doors in dark grey/black
- 100 Entrance doors in dark grey/black

- 1 Windows UPVC Dark Grey (RAL 7016)
- 2 UPVC doors with glass infill - finished in (RAL 7016) dark grey or similar

- 1 Windows UPVC Dark Grey (RAL 7016)
- 2 UPVC doors with glass infill - finished in (RAL 7016) dark grey or similar

Scale 1:100

ST ANDREW'S PARK

PERSIMMON
Building & Services for the 21st Century

PROJECT: St Andrews Park, Uxbridge
Phase 3C
Persimmon Homes (Thames Valley)

Plots 410-441
Flats Block H
Elevations

DATE: July 2016
DRAWN BY: MNP
PROJECT NO: PER/S130438
P.410-441.e
REV: D

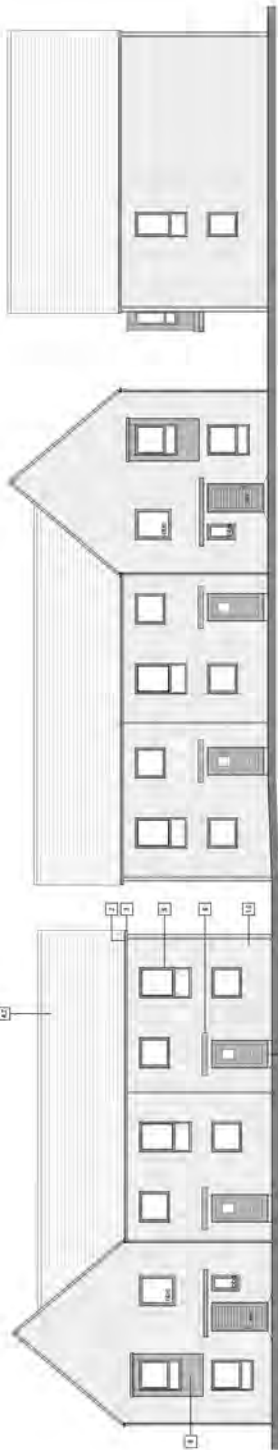
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Dimensions are to be taken to the face of the work unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated. Dimensions and levels of the site and building fabric commencing any deep drainage or building work. Any discrepancies should be recorded to the Architect.

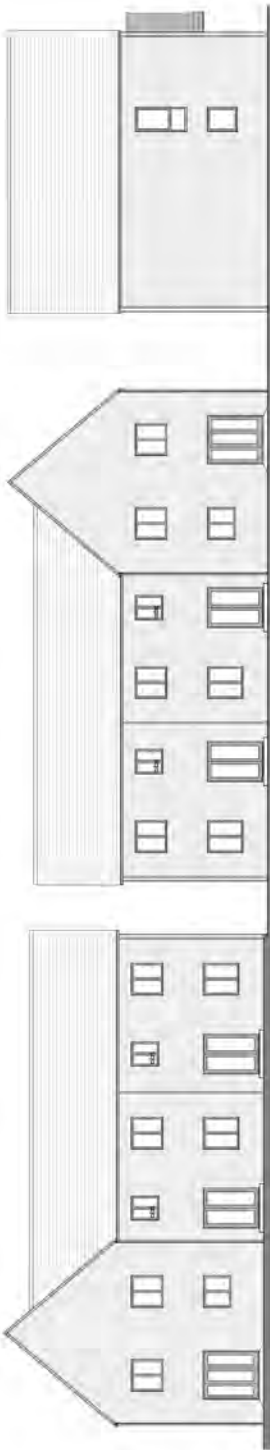
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REV	DESCRIPTION	DATE	BY	CHECKED
A	Issue for planning	11.06.16	JA	JA
B	Issue for construction	23.06.16	JA	JA



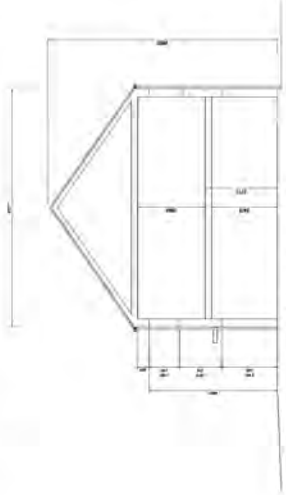
Front Elevation
 Plot 460 HouseType - 3BD-B
 Plot 461 HouseType - Ha3
 Plot 462 HouseType - Ha3
 Plot 463 HouseType - Ha3
 Plot 464 HouseType - Ha3
 Plot 465 HouseType - 3BD-B
 Plot 465 HouseType - 3BD-B



Rear Elevation
 Plot 460 HouseType - 3BD-B
 Plot 461 HouseType - Ha3
 Plot 462 HouseType - Ha3
 Plot 463 HouseType - Ha3
 Plot 464 HouseType - Ha3
 Plot 465 HouseType - 3BD-B
 Plot 465 HouseType - 3BD-B



Ha3 Cross Section A-A



3BD-B Section B-B

- MATERIALS LEGEND**
 For detailed (and over depth) specifications of materials please refer to:
- 1 Red Brick Type 1 - Common Chamber (H)
 - 2 Concrete Block - 600mm x 450mm x 225mm
 - 3 Concrete Block - 600mm x 450mm x 225mm
 - 4 Concrete Block - 600mm x 450mm x 225mm
 - 5 Concrete Block - 600mm x 450mm x 225mm
 - 6 Concrete Block - 600mm x 450mm x 225mm
 - 7 Concrete Block - 600mm x 450mm x 225mm
 - 8 Concrete Block - 600mm x 450mm x 225mm
 - 9 Concrete Block - 600mm x 450mm x 225mm

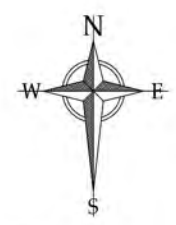
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REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Status amended to planning	05/09/16	JACW	
	Three updates			
B	Base layout updated	03/11/16	OW	
C	Revised in line with Site layout	11/05/17	JNW	
D	Revised in line with Site layout	15/05/17	JNW	
E	Base Site Layout updated	16/05/17	CAN	
F	Base Site Layout updated	07/09/17	MMP	



Affordable

House Type	Description	No of Bedrooms	No of Habitable Rooms	SqM	SqFT	No	Total SqM	Total SqFT	Total Habitable Rooms
Houses									
Hd3	3 Bed House	3	5	90.46	973.70	1	90.46	973.70	5
3BD-B	3 Bed House	3	5	121.12	1303.72	1	121.12	1303.72	5
Flat G									
1B-Dls	1 Bed Flat	1	2	66.40	715.00	2	132.80	1430.00	4
1B-Dls-A	1 Bed Flat	1	2	64.11	690.00	2	128.22	1380.00	4
1B-Dls-B	1 Bed Flat	1	2	65.75	708.00	1	65.75	708.00	2
2B	2 Bed Flat	2	3	62.40	672.00	2	124.80	1344.00	6
2B-A	2 Bed Flat	2	3	61.72	664.00	1	61.72	664.00	3
2B-B	2 Bed Flat	2	3	64.47	693.00	1	64.47	693.00	3
TOTALS						11	789.34	8494.42	32
SITE TOTALS						11.6	8195.98	88221.28	360



ST ANDREW'S PARK

Ramsay Office
 Building 200, The Grange, Ramsay Road,
 Micklethorp, SO5 0AE
 t: 01794 36763 f: 01794 34726
 www.ramsayoffice.co.uk

PERSIMMON
 Building Britain's homes for 40 years

PROJECT
 St Andrew's Park, Uxbridge
 Phase 3C

Persimmon Homes (Thames Valley)

SCALE 1/500
DATE August 2016
AUTHOR JA

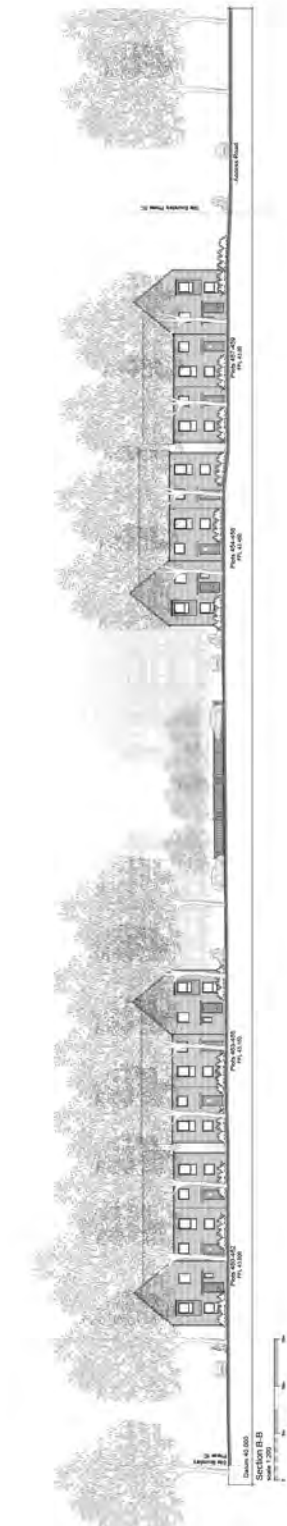
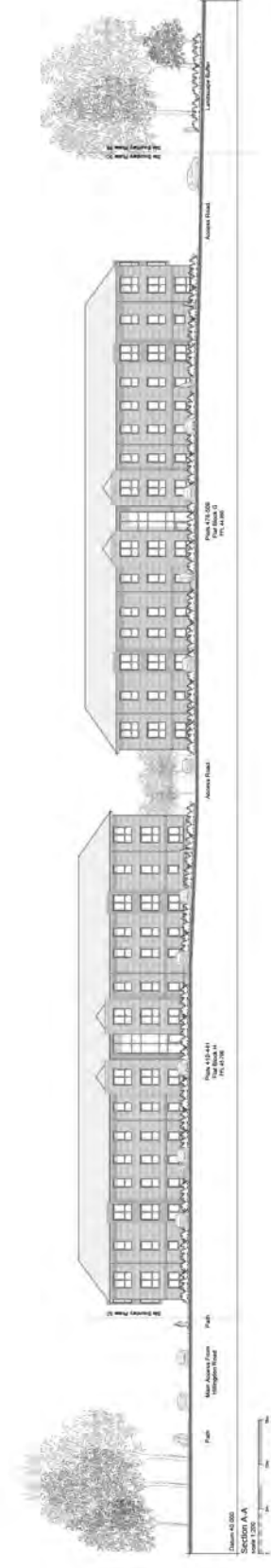
CONTRACT
 Affordable Housing Layout

DRAWING NO. PERS130438
REVISION AHL01
REV F

NOTES

1. This drawing is to be used in conjunction with the following documents:
 - a. Planning Statement
 - b. Environmental Statement
 - c. Design Statement
 - d. Access Statement
 - e. Arboricultural Statement
 - f. Flood Risk Assessment
 - g. Ecological Statement
 - h. Heritage Statement
 - i. Landscape Statement
 - j. Noise and Vibration Assessment
 - k. Air Quality Assessment
 - l. Other relevant documents.
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9. The architect is not responsible for any errors or omissions on this drawing or for any consequences arising therefrom.
10. The architect is not responsible for any errors or omissions on this drawing or for any consequences arising therefrom.

Rev	Description	Date	By	Checked
1	Issue for planning	05/10/16	AS	AS
2	Issue for construction	08/01/17	AS	AS
3	Issue for completion	15/01/17	AS	AS
4	Issue for handover	15/01/17	AS	AS



Section Location Key

St Andrews Park, Uxbridge
 Phase 3C
 Residential Homes (Thames Valley)

1200 @ A0 August 2016 JA

PERSIMMON

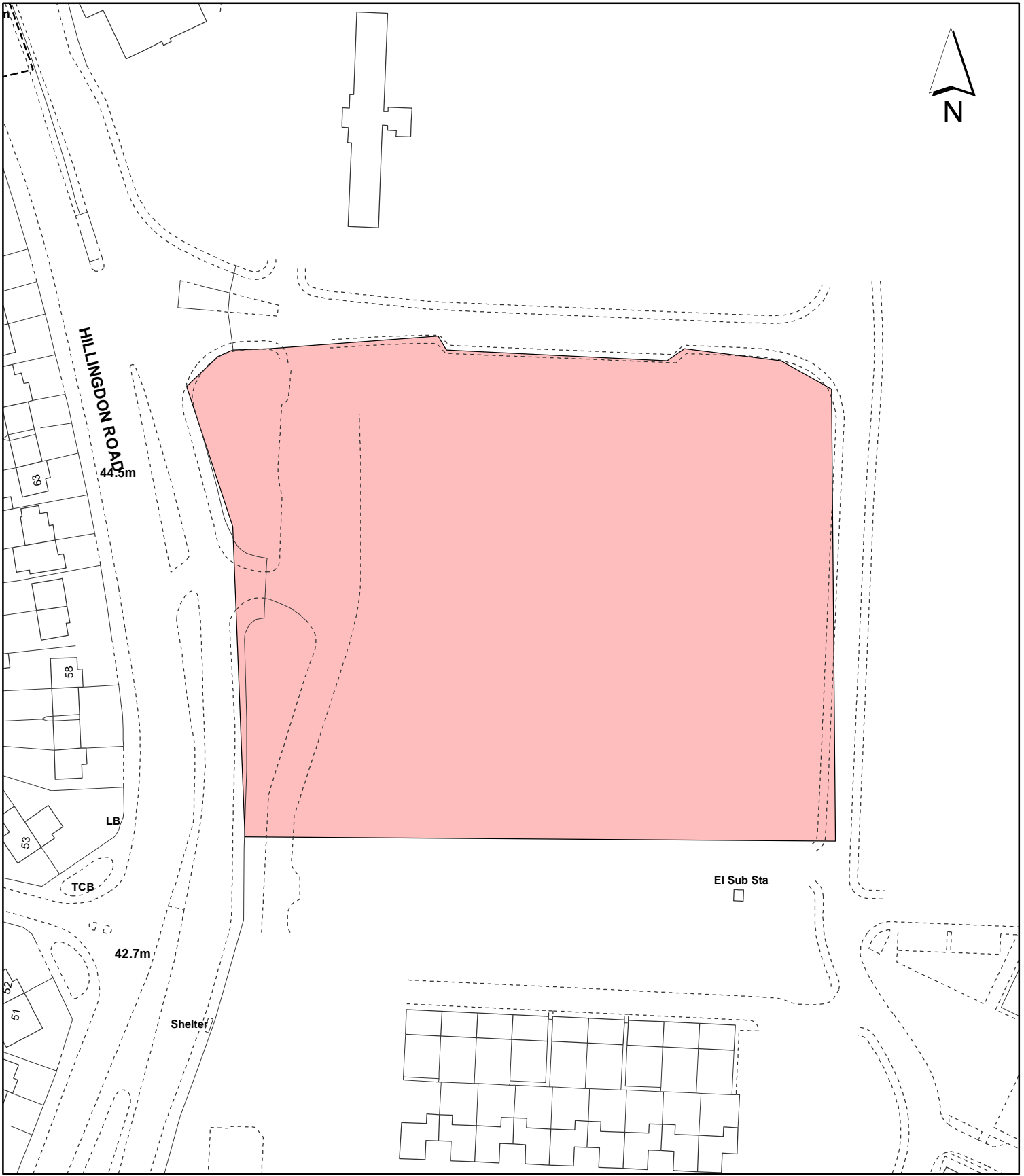
Street Scenes

1200 @ A0 August 2016 JA

PERSIMMON

1200 @ A0 August 2016 JA

PERSIMMON



Notes:

 Site boundary

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Site Address:

**St Andrews
Park Phase 3C**

**LONDON BOROUGH
OF HILLINGDON**
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

585/APP/2016/3776

Scale:

1:1,250

Planning Committee:

Major

Date:

June 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (layout, scale, appearance and landscaping) for the erection of 58 dwellings together with associated parking and landscaping, in compliance with conditions 2 and 3 for Phase 6 of planning permission ref: 585/APP/2015/848 (Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development).

LBH Ref Nos: 585/APP/2016/3733

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 Consultants' drawings.

REV	DESCRIPTION	DATE	AUTH	CHKD
A.	Status updated to planning	09/10/16	MP	CW



KEY:



scale 1:1250



PLANNING



architects

Romsey Office

Building 300, The Grange, Romsey Road, Michelmersh, SO51 0AE
 t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT

St Andrews Park, Uxbridge

Phase 6

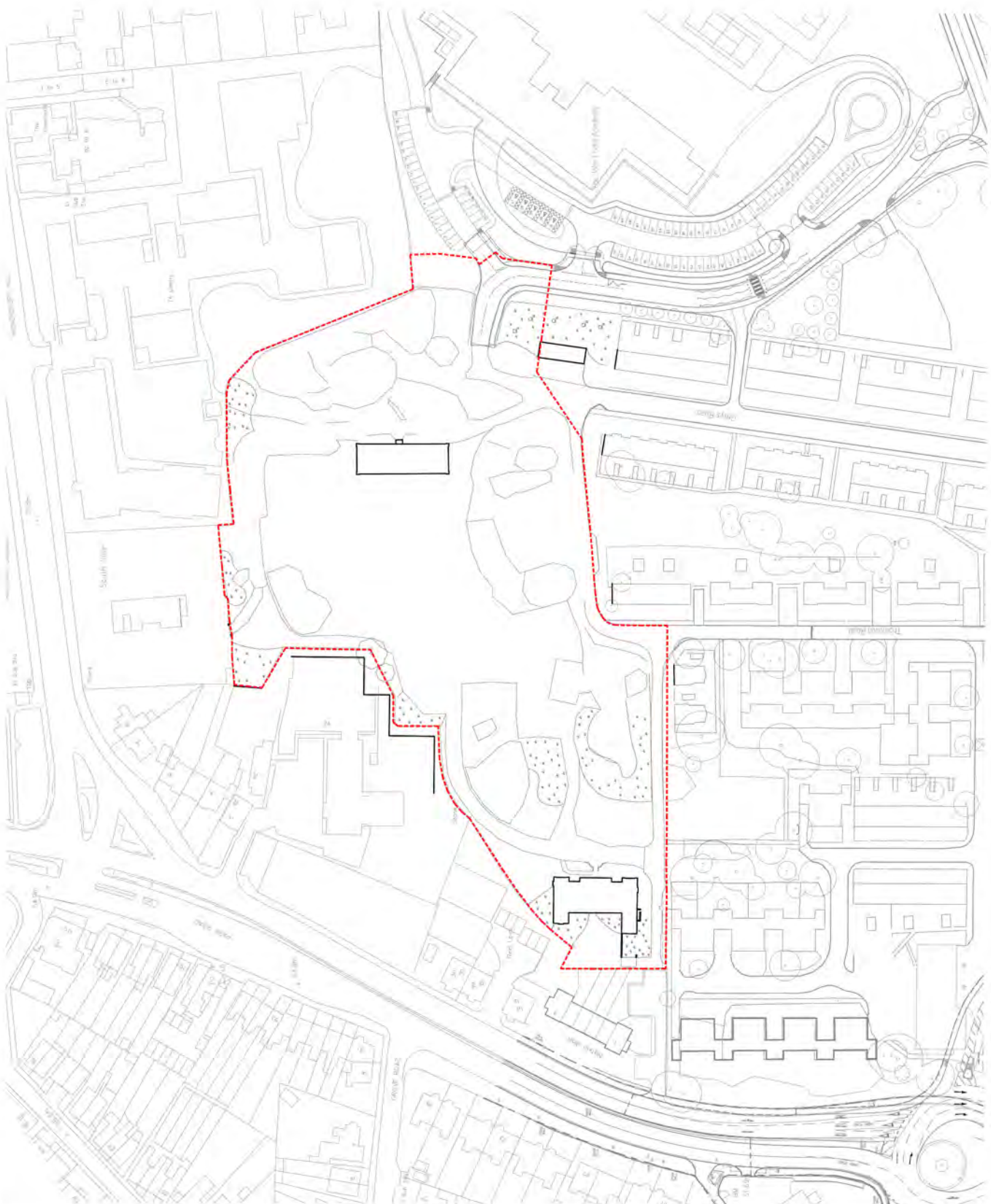
For: St Modwen

DRAWING

Location Plan

SCALE	DATE	AUTHOR	CHKD
1:1250 @ A3	Sep 2016	MP	CW
JOB NO.	DRAWING NO.	REV	
STM0160432	LP.01	A	

CLIENT REF.

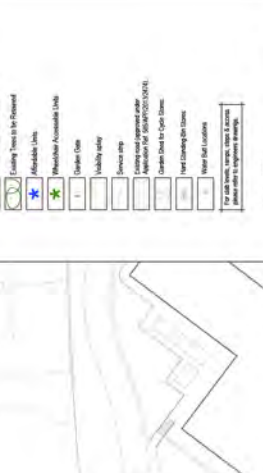


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REV	Description	DATE	BY	CHKD
A	Final design submission for planning	10/12/16	MP	
B	Planning layout submitted for planning	10/12/16	CW	
C	Final design submission for planning	10/12/16	CW	
D	Final design submission for planning	10/12/16	CW	
E	Final design submission for planning	10/12/16	CW	

- KEY:**
- Application Boundary
 - Private (Unadopted) Lane, Full Boundary Maintenance
 - Boundary Maintenance (Full Boundary Maintenance)
 - Water Full Position Address
 - Utility Trench to be Proposed
 - Accessible Joints
 - Private (Adoptable) Lane
 - Disabled Car
 - Driveway
 - Driveway
 - Driveway
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 - Driveway
 - Driveway
 - Driveway
 - Driveway
 - Driveway



PLANNING

thrive.
 architects
 Bromley Office
 Bromley Office
 Building 300, The Gateway, Avenue Road, Beckenham, Kent SE6 2DQ
 E 01894 547670 F 01894 547670 www.thrivearchitects.co.uk

PROJECT
 St Andrews Park, Uxbridge
 Phase 6
 For: St. Modwen

DRAWING
 Site Layout

SCALE	DATE	AUTHOR/CHD
1:500 @ A1	Sep 2016	MP CW
JOB NO.	DRAWING NO.	REV
STMO160432	SL.01	E
CLIENT REF.		



PRIVATE

Home Type	No of Bedrooms	Sqft	No	Total Sqft
H08 A08 625-V	2	613	1	613
H08 791-V	3	762	7	5334
H08 809-V	3	1052	3	3156
H08 820 WU	3	1218	6	7308
H08 830A-V1	3	1019	2	2038
H08 830B-V2	3	1019	1	1019
TH D	3	1044	1	1044
TH C	3	1195	1	1195
TH B	3	1307	1	1307
TH G	3	1581	1	1581
TH A	3	1765	1	1765
H48 1023-V	4	1317	16	21072
H48 1348-V	4	1426	4	5704
H48 1381-V	4	1400	1	1400
H48 1381WU	4	1560	1	1560
H48 1475-V	4	1530	2	3060
TH E	4	1410	1	1410
TH F	4	1624	1	1624
TOTALS			56	69573

Private housing plot areas (sqft) 69570
 Net developable area (acres) 3.42
 Coverage ratio/25% 19301

AFORDABLE

Home Type	No of Bedrooms	Sqft	No	Total Sqft
H36 791-V	3	762	3	2286
H36 809-V	3	1070	2	2140
H36 830A-V1	3	1019	1	1019
H48 1023-V	4	1317	4	5268
TOTALS			10	11372

Private housing plot areas (sqft) 11373
 Net developable area (acres) 0.53
 Coverage ratio/25% 2166

RFT TOTALS
 66 81245

Total housing plot areas (sqft) 81243
 Total Net developable area (acres) 4.15
 Total Coverage ratio/25% 19277

NOTES

- 1. All dimensions are in millimeters (mm) unless otherwise stated.
- 2. All dimensions are to the centerline of walls unless otherwise stated.
- 3. All dimensions are to the centerline of columns unless otherwise stated.
- 4. All dimensions are to the centerline of beams unless otherwise stated.
- 5. All dimensions are to the centerline of slabs unless otherwise stated.
- 6. All dimensions are to the centerline of stairs unless otherwise stated.
- 7. All dimensions are to the centerline of ramps unless otherwise stated.
- 8. All dimensions are to the centerline of lifts unless otherwise stated.
- 9. All dimensions are to the centerline of escalators unless otherwise stated.
- 10. All dimensions are to the centerline of lifts unless otherwise stated.
- 11. All dimensions are to the centerline of lifts unless otherwise stated.
- 12. All dimensions are to the centerline of lifts unless otherwise stated.
- 13. All dimensions are to the centerline of lifts unless otherwise stated.
- 14. All dimensions are to the centerline of lifts unless otherwise stated.
- 15. All dimensions are to the centerline of lifts unless otherwise stated.
- 16. All dimensions are to the centerline of lifts unless otherwise stated.
- 17. All dimensions are to the centerline of lifts unless otherwise stated.
- 18. All dimensions are to the centerline of lifts unless otherwise stated.
- 19. All dimensions are to the centerline of lifts unless otherwise stated.
- 20. All dimensions are to the centerline of lifts unless otherwise stated.



PLANNING

thrive.
ARCHITECTS

10000 10th Ave, Suite 100, St Andrews Park, Unbridge
Tel: 011 877 1111 | Fax: 011 877 1112 | www.thrivearchitects.co.za

PROJECT: ST ANDREWS PARK, UNBRIDGE
PHASE: 6
FOR: ST MOHREN

Parameters Plan

DATE: 1:200 @ A0
SEP 2016
MP: CAW
DRAWING NO: STAD1604932
PP:01
SCALE: 1:200

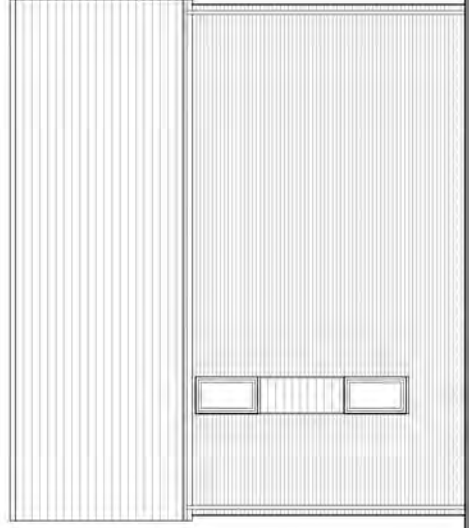
- KEY:**
- ALLOCATED PARKING
 - UNALLOCATED SPACES
 - PRIVATE GARDENS & PRIVATE AMENITY SPACE
 - OPEN SPACE PROVISION
 - CYCLE STORAGE AREA
 - 1.2m ACCESSIBLE ROUTE (FOR FULL ACCESSIBLE DWELLINGS)
 - WHEELCHAIR ACCESSIBLE DWELLINGS
 - BM COLLECTION
 - ACTIVE CHARGING POINT FOR ELECTRIC VEHICLES
 - PARKING CHARGING POINT FOR FUTURE ELECTRIC VEHICLE DEMAND
- Paths & paths to be constructed of 400x400mm white. These paths should line up with the main path leading up to the main entrance of the podium. All paths widths to be the same as the entrance of the podium. All paths widths to be 800mm wide.
- Bin Storage Location
- 200L water but with shutoff lid, connected to the rainwater downpipe with an automatic overflow into the rainwater downpipe system. Water butts to be installed in the vicinity of the exterior and have a tap for drawing off water.
- House to have En. 3 arm rotary clothes dryer and storage. It is to have a 2m x 2m drying line to be installed in the vicinity of the exterior and have a tap for drawing off water. Must be capable of being locked.
- Indicates position of TV panels.
- Exact size & quantity to be determined.



Front Elevation



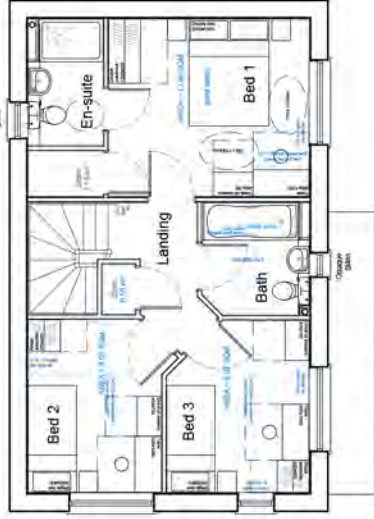
Side Elevation



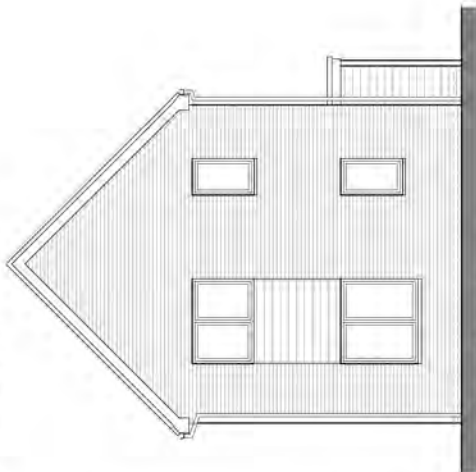
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

NOTES

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REV	DESCRIPTION	DATE	AUTH	CHKD
A	Planning Issue	05/09/16	GMV	

scale 1:100



PLANNING



Romsley Office
 Building 300, The Grange, Romsley Road, Nethermarsh, S425 0AE
 T: 01794 367703 F: 01794 367776 www.thrivearchitects.co.uk

PROJECT
St Andrews Park, Uxbridge
 Phase 6
 For: St. Modwen Homes

DRAWING
House Type H3B938-V1
Variation 1
Plans & Elevations

SCALE	DATE	AUTHOR	CHKD
1:100 @ A3	Aug 2016	ND	

JOB NO.	DRAWING NO.	REV
STM0160432	HT-H3B938-V1.pe	A

CLIENT REF.

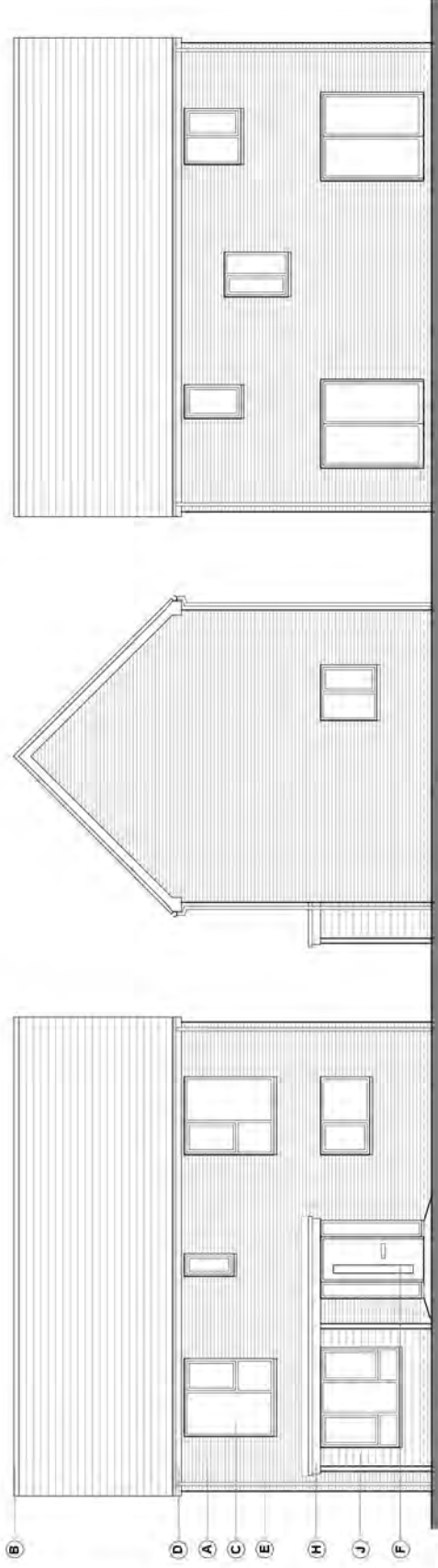
PLOT No.
 As Drawn -
 Handed - 3

Areas measured to the actual finish.

House No.	Variation	Option
H3B938-V		
Bedrooms	3	5
Size ft	1019	94.74

- Materials
- A - Buff or Brown brick (refer to materials layout)
 - B - Roof Tiles (Refer to materials layout)
 - C - White casement windows and doors
 - D - White Fascia and barge boards
 - E - Rainwater goods half round gutters and circular downpipes (black)
 - F - Front doors GRP Timber effect with glazed panels Colour grey
 - G - Garage doors metal colour grey
 - H - Door canopies dark grey roofing material with white fascia
 - J - Horizontal boarded cladding colour grey
 - K - Cement render banding colour white
 - L - Balustrades - Metal handrail and glass balustrade

A3

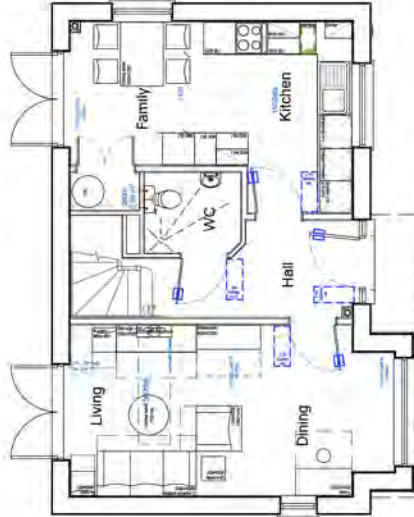


Front Elevation

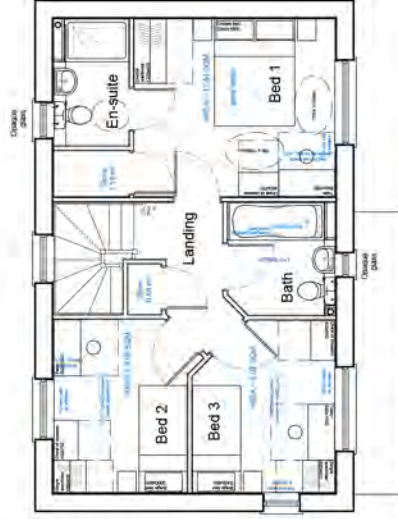
Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

PLOT No.
As Drawn -
Handed - 58

Areas measured to the actual finish.

House No.	H3B938-V	Option	B
Bedrooms	3	Permits	5
Site ft	1019	Site m	94.74

- Materials**
- A - Buff or Brown brick (refer to materials layout)
 - B - Roof Tiles (Refer to materials layout)
 - C - White casement windows and doors
 - D - White Fascia and barge boards
 - E - Rainwater goods half round gutters and circular downpipes (black)
 - F - Front doors GRP timber effect with glazed panels Colour grey
 - G - Garage doors metal colour grey
 - H - Door canopies dark grey roofing material with white fascia
 - J - Horizontal boarded cladding colour grey
 - K - Cement render banding colour white
 - L - Balustrades - Metal handrail and glass balustrade

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REV	DESCRIPTION	DATE	AUTH	CHKD
A	Planning Issue	06/10/16		DM

scale 1:100



PLANNING



Romsley Office
Building 300, The Grange, Romsley Road, Nethermarsh, S43 5AE
T: 01794 367703 F: 01794 367776 www.thrivearchitects.co.uk

PROJECT
St Andrews Park, Uxbridge
Phase 6
For: St. Modwen Homes

DRAWING
House Type H3B938-V2
Variation 2
Plans & Elevations

SCALE	DATE	AUTHOR	CHKD
1:100 @ A3	Aug 2016	ND	
JOB NO.	DRAWING NO.	REV	
STM0160432	HT-H3B938-V2.pe	A	
CLIENT REF.			

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 Consultant's drawings.

REV	DESCRIPTION	DATE	AUTH	CHKD
A	Planning Issue	05/10/16	LAW	



PLANNING

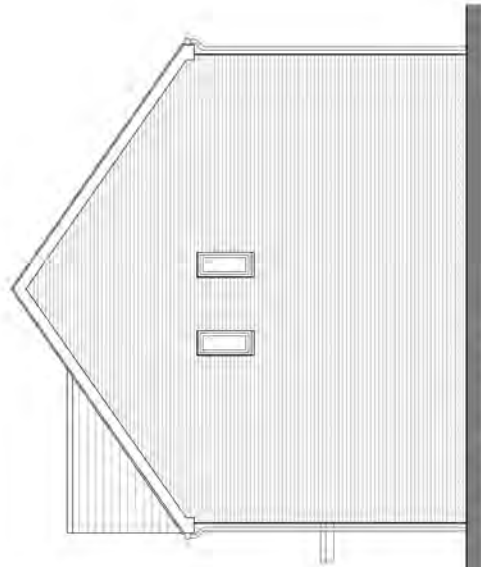


PROJECT
 St Andrews Park, Uxbridge
 Phase 6
 For: St. Modwen Homes

DRAWING
 House Type H4B1381-V
 Elevations

SCALE	DATE	AUTHOR	CHKD
1:100 @ A3	Aug 2016	ND	

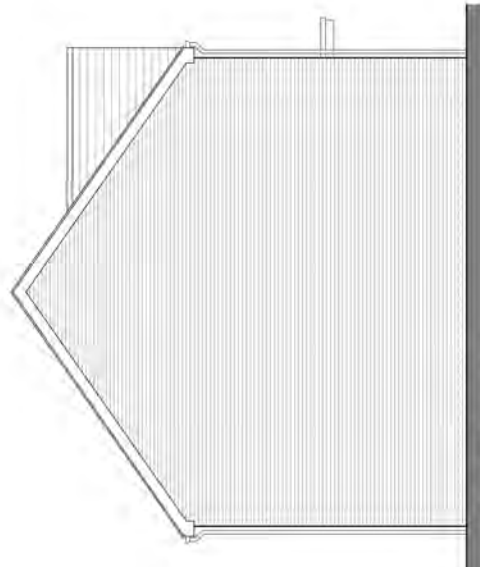
REV	DESCRIPTION
A	HT.H4B1381-V.e



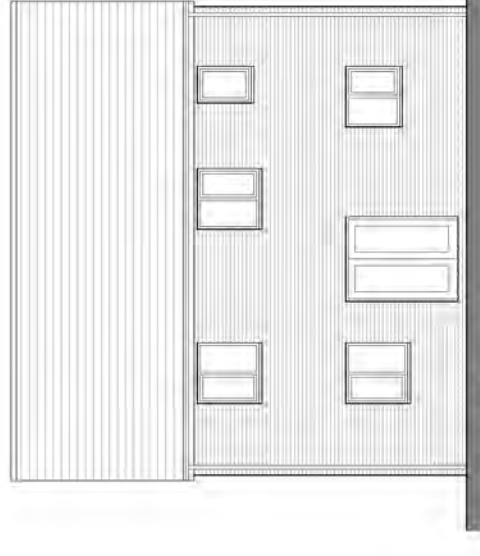
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- Materials**
- A - Buff or Brown brick (refer to materials layout)
 - B - Roof Tiles (Refer to materials layout)
 - C - White casement windows and doors
 - D - White Fascia and barge boards
 - E - Rainwater goods half round gutters and circular downpipes (black)
 - F - Front doors GRP Timber effect with glazed panels Colour grey
 - G - Garage doors metal colour grey
 - H - Door canopies dark grey roofing material with white fascia
 - J - Horizontal boarded cladding colour grey
 - K - Cement render banding colour white
 - L - Balustrades - Metal handrail and glass balustrade

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 any shop drawings or building work. Any discrepancies should be
 recorded to the Architect.
 Where applicable this drawing is to be read in conjunction with the
 Consultant's drawings.

REV	DESCRIPTION	DATE	AUTH	CHKD
A	Front Elevation updated drawing changed to Planning Issue status	02/10/16	CAW	

scale 1:100



PLANNING

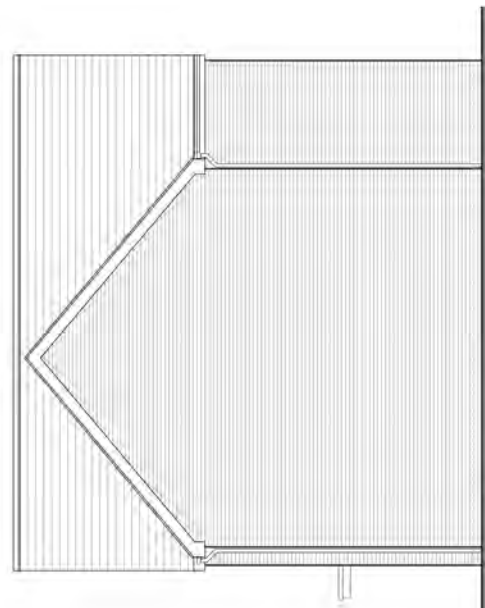


PROJECT
 St Andrews Park, Uxbridge
 Phase 6
 For: St. Modwen Homes

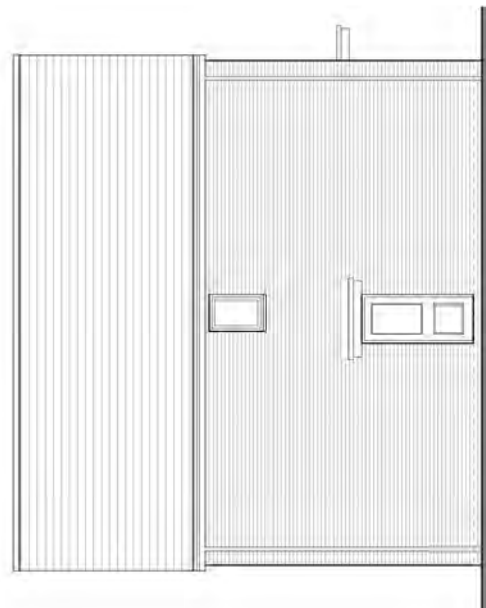
DRAWING
 House Type H4B1475-V
 Elevations

SCALE	DATE	AUTHOR	CHKD
1:100 @ A3	Aug 2016	ND	

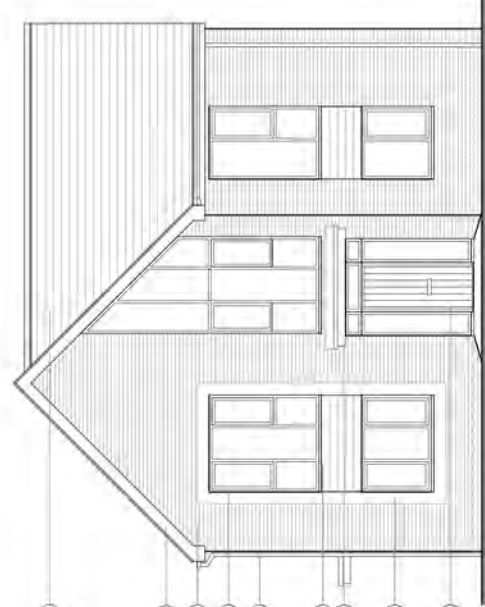
REV	DRAWING NO.	CLIENT REF.
A	HT-H4B1475-V.e	



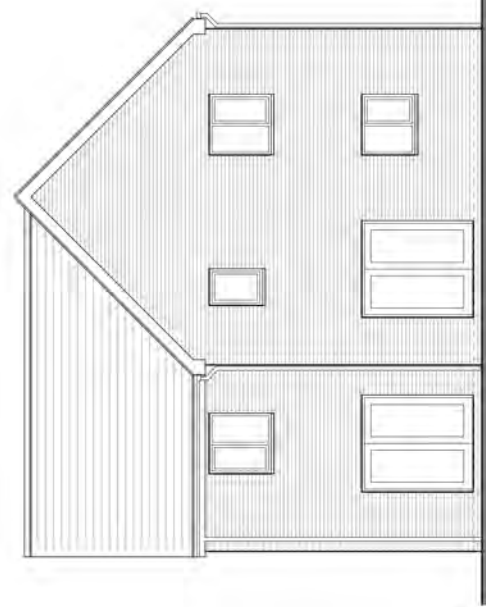
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- Materials**
- A - Buff or Brown brick (refer to materials layout)
 - B - Roof Tiles (Refer to materials layout)
 - C - White casement windows and doors
 - D - White Fascia and barge boards
 - E - Rainwater goods half round gutters and circular downpipes (black)
 - F - Front doors GRP Timber effect with glazed panels Colour grey
 - G - Garage doors metal colour grey
 - H - Door canopies dark grey roofing material with white fascia
 - J - Horizontal boarded cladding colour grey
 - K - Cement render banding colour white
 - L - Balustrades - Metal handrail and glass balustrade

PLOT No.
 As Drawn - 8, 62
 Handed -

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REV	Description	Date	Author	Check
A	Final layout, approved. Status changed to planning	05/12/16	MP	CW
B	Base layout updated	22/11/16	CW	CW
C	Base layout updated	19/12/16	CW	CW



KEY:

- ★ Accessible Unit
- ★ Wheelchair Accessible Unit

Scale: 1:500

PLANNING



thrive.
 architects
 Romney Office
 Building 300, The Grange, Romney Road, Holeshams, SO4 0AE
 01794 367323 | 01794 207276 | www.thrivearchitects.co.uk

PROJECT
 St Andrews Park, Uxbridge
 Phase 6
 For: St Modwen

DRAWING
 Affordable Housing &
 Wheelchair Unit Layout

SCALE	DATE	AUTHOR	CHECK
1:500 @ A1	Sep 2016	CW	CW
DRAWING NO.	REV	CLIENT REF.	
STM0160432	AHWL.01	C	

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NO.	DESCRIPTION	DATE	BY	CHECKED	SCALE
A	Revised to coordinate with IFL, 05/09/16				As per



Section A-A
 scale 1:200
 Datum 45.00

Point 37	51.45
Point 38	50.95
Point 39	50.95
Point 40	51.00
Point 41	51.05
Point 42	50.90
Point 43	50.90
Point 44	50.55
Point 45	50.30
Point 46	50.10
Point 47	49.87
Point 48	49.71
Point 49	49.50
Point 50	49.20
Point 51	48.9
Point 52	48.70
Point 53	48.55
Point 54	48.30
Point 55	48.10
Point 56	47.90
Point 57	47.70
Point 58	47.50
Point 59	47.30
Point 60	47.10
Point 61	46.90
Point 62	46.70
Point 63	46.50
Point 64	46.30
Point 65	46.10
Point 66	45.90



Section B-B
 scale 1:200
 Datum 45.00

Point 67	45.77
Point 68	45.57
Point 69	45.37
Point 70	45.17
Point 71	44.97
Point 72	44.77
Point 73	44.57
Point 74	44.37
Point 75	44.17
Point 76	43.97
Point 77	43.77
Point 78	43.57
Point 79	43.37
Point 80	43.17
Point 81	42.97
Point 82	42.77
Point 83	42.57
Point 84	42.37
Point 85	42.17
Point 86	41.97
Point 87	41.77
Point 88	41.57
Point 89	41.37
Point 90	41.17
Point 91	40.97
Point 92	40.77
Point 93	40.57
Point 94	40.37
Point 95	40.17
Point 96	39.97
Point 97	39.77
Point 98	39.57
Point 99	39.37
Point 100	39.17

PLANNING



thrive.
 architects
 Ramsey Office
 Building 300, The Grange, Ramsey Road, Kettlewell, 5051 5AE
 T: 01794 367703 F: 01794 367276 www.thrivearchitects.co.uk

PROJECT
 St Andrews Park, Uxbridge
 Phase 6
 For: St Modwen

DRAWING
 Street Elevations

SCALE	DATE	AUTHOR	CHECKED
1:200 @ A1	Sep 2016	MP	CW
DRAWING NO.	REV		
STM0160432	SE.01		A
CLIENT REF.			



KEY

Notes
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Based on drawing by
Drawing number

LEGEND



Phase 6 Reserved Matters Application Boundary

Existing Tree to be retained

Existing Tree to be removed

Root protection area

Line of protective fencing installed prior to construction (must comply with BS5837:2012, section 6.2.)

Indicative area of canopy or RPA (for tree survey 2380-Ph3B-TS-02) within area of construction operations. No on-site construction methods to be used within this area. BS5837:2012 in RPA. No damage to be caused to canopy by movement of equipment etc. where canopies opening, roadway and areas of hardstanding. Construction to provide Method Statement.



PLANNING

Approved in line with Section 106
15/10/16

Approved in line with Section 106
10/23/16

Approved in line with Section 106
23/11/16

Approved in line with Section 106
01/04/16

Cost

Drawn

Checked

Allen Pyke Associates
Landscape Architecture Urban Design Environmental Planning
The Factory, 7 Race Road,
Kingsley, Epsom,
Surrey KT8 4EP
T 020 8549 3424 F 020 8547 1075
www.allenpyke.co.uk
info@allenpyke.co.uk

Project
Phase 6 Reserved Matters Application

Site
22/09/16

Revision
P5

PROTECTIVE MEASURES

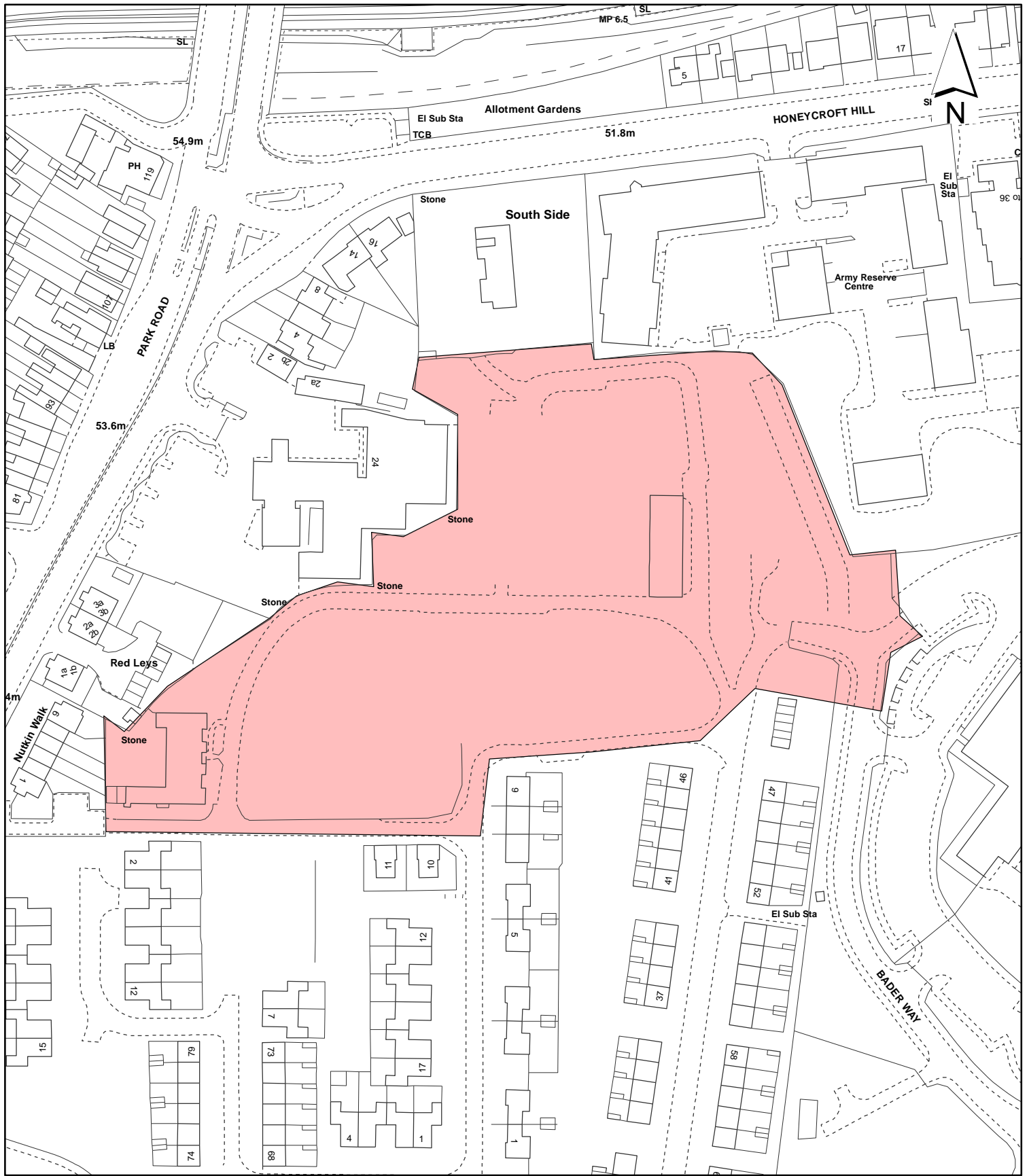
- Prior to the commencement of any work whatsoever, or any materials being brought on site, existing trees and vegetation to be retained are to be protected from damage by fencing similar to that shown. This shall be maintained in good and effective condition until the work is completed.
- The protective fencing is to follow the alignment shown on the adjacent plan. Any new alignments are to be agreed with the landscape architect or arboriculturalist.
- The following measures are particularly important:
 - Materials are never to be stacked within the root spread of the tree.
 - No oil, tar, bitumen, cement or other material is to be allowed to contaminate the ground beneath the root spread of the tree.
 - No fires shall be lit beneath or in close proximity to the canopy.
 - Trees to be retained should not be used as anchorages for equipment used for removing stumps, roots or other trees or for other purposes.
 - No notice boards, telephone cables, or other services should be attached to any part of the tree.
 - Cement mixing should not be carried out within the canopy/protected area of the tree.

SOIL LEVELS

- Soil levels are to be maintained as existing within the root spread of the tree. Any alteration to soil levels in an area up to one and a half times the diameter of the tree canopy must be agreed with the landscape architect/arboriculturalist.
- Erection of fencing is to be carried out in accordance with BS 5837:2012.
- Any unavoidable and essential excavation within the fenced area should be undertaken by hand.
 - Within any hand excavation all roots are to be neatly cut back to the excavation face nearest the vegetation using secateurs or loppers to minimise wound area and drying out.
 - Hand excavations should comply with the recommendations contained within Section 7.2 "Principles for Avoiding Tree Root Damage during Construction" of BS5837:2012 "Trees in Relation to Construction - Recommendations".
 - Protective fencing should remain installed around the unaffected portions of the RPA during such works and until the completion of construction.



TYPICAL DETAIL OF PROTECTIVE FENCING (Not to scale)



Notes:

 Site boundary

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Site Address:

**St Andrews
 Park Phase 6**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
585/APP/2016/3733

Scale:
1:1,500

Planning Committee:
Major

Date:
June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WOODBRIDGE HOUSE NEW WINDSOR STREET UXBRIDGE

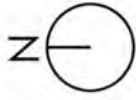
Development: Application for the demolition of an existing Almshouse complex and the erection of 30 no. residential units (Use Class C3) (comprising 20 no. 1 bed replacement almshouse units, 2 no. 2 bed staff units and 8 no. 1 bed sheltered units), with office/meeting room, residents' cafe/social room, ancillary buildings and associated parking and landscaping.

LBH Ref Nos: 20590/APP/2016/1383

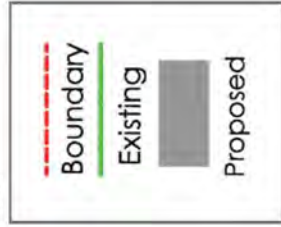
Date Plans Received: 07/04/2016

Date(s) of Amendment(s):

Date Application Valid: 20/04/2016



KEY



Town Planning

Prepared	Author	Date

AA+D

Aleiler Architecture + Design Ltd
 Akeman Business Park, B1 - 82 Akeman Street
 Tring, Herts, HP20 6AF
 T: 01442 828201 | E: info@aleiler-architects.co.uk
 www.aleiler-architects.co.uk

As Proposed

Project:
 New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY

Location Plan

Scale: 1:1250 @A4

Date: 04.04.2016

Location Plan Scale 1:1250 @A4



447 / TP / 000

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NOTES

1. ALL DIMENSIONS TO UNFINISHED SURFACES UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS TO EXTERIOR FINISH UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS TO INTERIOR FINISH UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS TO EXTERIOR FINISH UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS TO EXTERIOR FINISH UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS TO EXTERIOR FINISH UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS TO EXTERIOR FINISH UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS TO EXTERIOR FINISH UNLESS OTHERWISE SPECIFIED.

ABBREVIATION KEY

ARCHITECTURAL SYMBOLS FOR INTERIORS

ARCHITECTURAL SYMBOLS FOR EXTERIORS

ARCHITECTURAL SYMBOLS FOR MECHANICAL

ARCHITECTURAL SYMBOLS FOR ELECTRICAL

ARCHITECTURAL SYMBOLS FOR PLUMBING

ARCHITECTURAL SYMBOLS FOR FINISHES

ARCHITECTURAL SYMBOLS FOR FURNITURE

ARCHITECTURAL SYMBOLS FOR EQUIPMENT

ARCHITECTURAL SYMBOLS FOR STRUCTURE

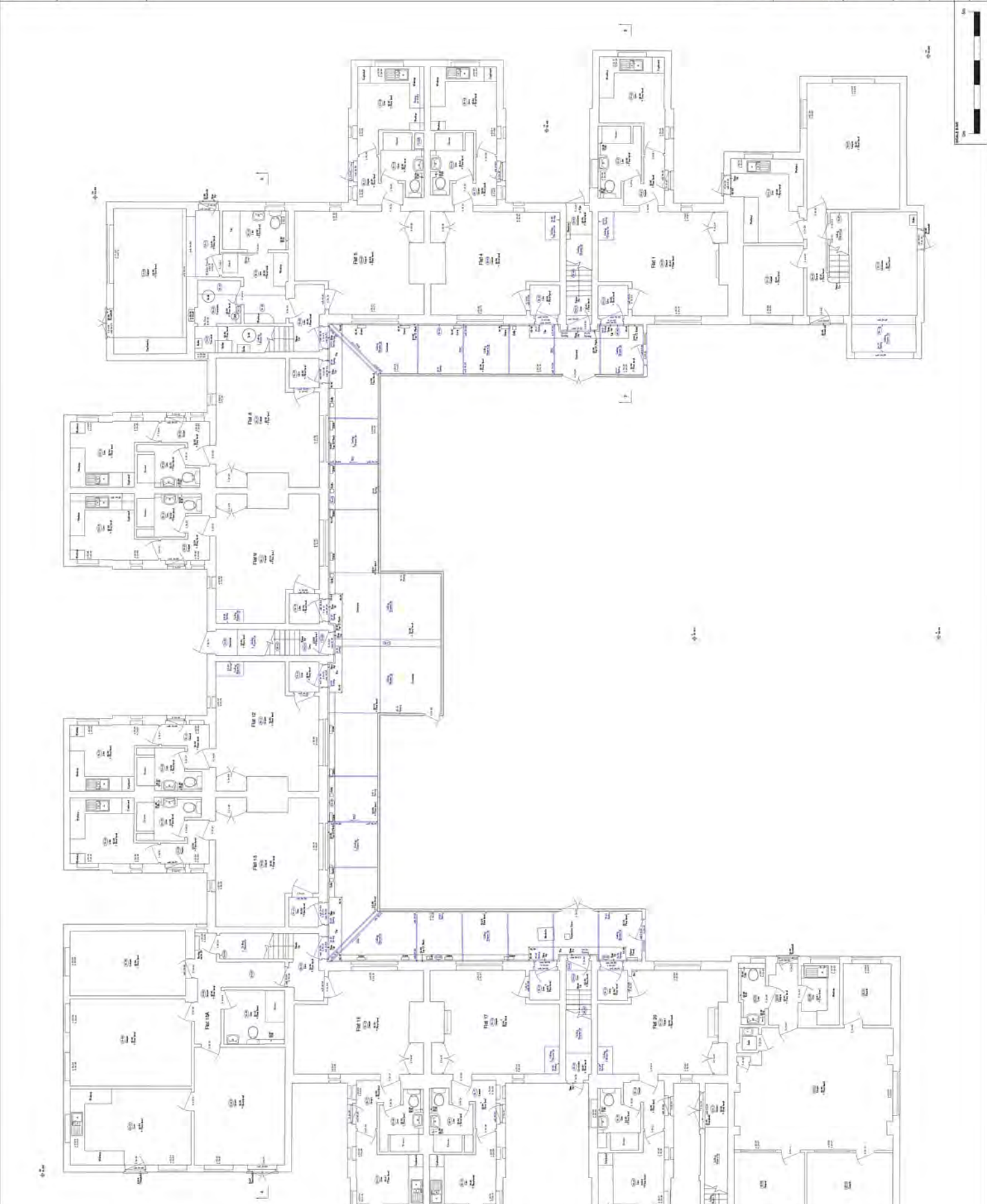
ARCHITECTURAL SYMBOLS FOR LANDSCAPE

ARCHITECTURAL SYMBOLS FOR SITEWORK

ARCHITECTURAL SYMBOLS FOR UTILITIES

ARCHITECTURAL SYMBOLS FOR SPECIALTIES

ARCHITECTURAL SYMBOLS FOR OTHER



NO.	DATE	REVISION



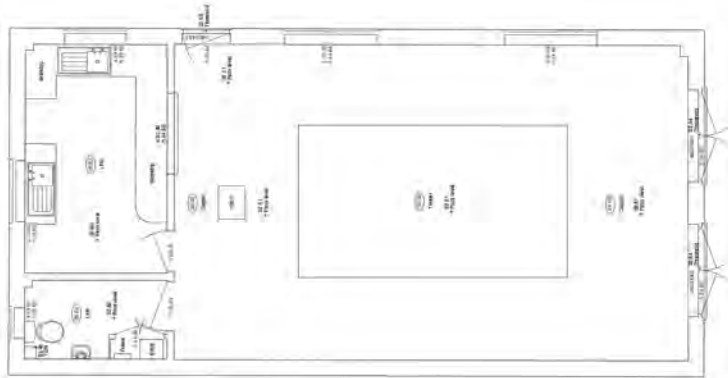
THE WOODS LANE ARCHITECTS
 ARCHITECTS
 100 WOODS LANE
 WOODBRIDGE HOUSE
 100 WOODS LANE
 WOODBRIDGE, MIDDLESEX, ONTARIO
 L4L 1W7
 TEL: (905) 709-1111
 FAX: (905) 709-1112
 WWW: WWW.THEWOODSLANEARCHITECTS.COM

UNIVERSITY OF ALABAMA
 ARCHITECTURAL DEPARTMENT
 100 UNIVERSITY AVENUE
 TUSCALOOSA, ALABAMA 35709-0001
 TEL: (205) 886-4200
 FAX: (205) 886-4201
 WWW: WWW.AAUP.AU.EDU

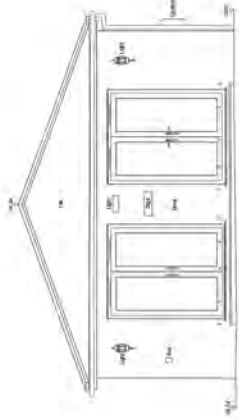
FOR FILE
 UNIVERSITY OF ALABAMA
 WOODBRIDGE HOUSE
 100 WOODS LANE
 WOODBRIDGE, ONTARIO

ISSUED FOR PERMIT
 DATE: 10/10/2018
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH
 SCALE: 1:50

Dining Room Floor Plan

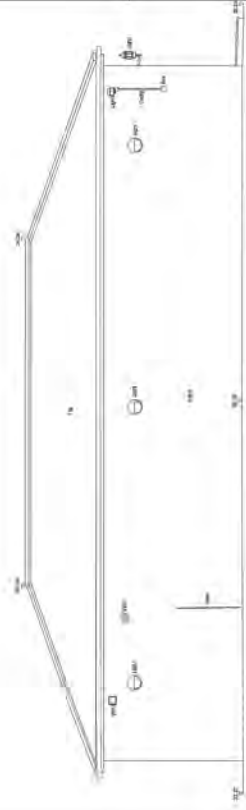


Dining Room Elevation 1



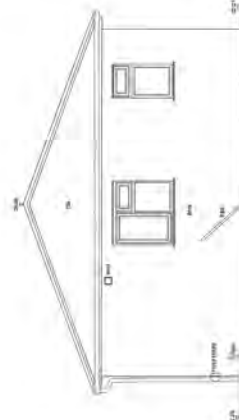
30.00 Metres A.O.D.

Dining Room Elevation 2



30.00 Metres A.O.D.

Dining Room Elevation 3



30.00 Metres A.O.D.

Dining Room Elevation 4



30.00 Metres A.O.D.

NOTES

- 1 LEVELS ARE RELATED TO DRAIN LOCATED ON PROPOSED DRIVEWAY
- 2 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
- 3 DIMENSIONS HAVE BEEN CHECKED OUT TO AN ACCURACY COMPATIBLE WITH A 1:50 SCALE DRAWING

ELEVATION PLAN



NO.	DATE	DETAILS

REVISIONS

74 WATCHEL LANE
HOLMES GREEN
BUCKINGHAMSHIRE
HP15 8JG
E-mail: enquiry@ksnd.co.uk
Tel: 01494 717570
Fax: 01494 717570

CLIENT

WELFARE TRUST ALMOHOUSES
WOODBRIDGE HOUSE
NEW WINDSOR STREET
WINDSOR

JOB TITLE

WELFARE TRUST ALMOHOUSES
WOODBRIDGE HOUSE
NEW WINDSOR STREET
WINDSOR

DRAWING TITLE

DINING ROOM FLOORPLANS AND ELEVATIONS

DESIGNED BY	CD/LS/D	DRAWN BY	AMP/MS	CHECKED BY	AMP/MS	DATE	18 MAR 2014
SUBMITTED BY	AMP/MS	SCALE	1:50				



1:100 @ AO
 0 1 2 3 4 5M
 1:100 @ AO



EAST ELEVATION WEST WING

1:100 @ AO
 0 1 2 3 4 5M
 1:100 @ AO



EAST ELEVATION

New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - East Elevations - 1:100 @ AO



Town Planning

AA+D

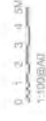
Aisler Architecture + Design Ltd
 Akemlin Business Park, 81-83 Akemlin Street
 Ilford, Essex, IP2 3JF
 T: 01442 02920 | E: info@aislerarchitect.co.uk
 www.aislerarchitect.co.uk

New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY

Thomas Stone
 East Elevations

Scale: 1:100 @ AO

Date: 04.04.2016



Drawing: 447 / TP / 007

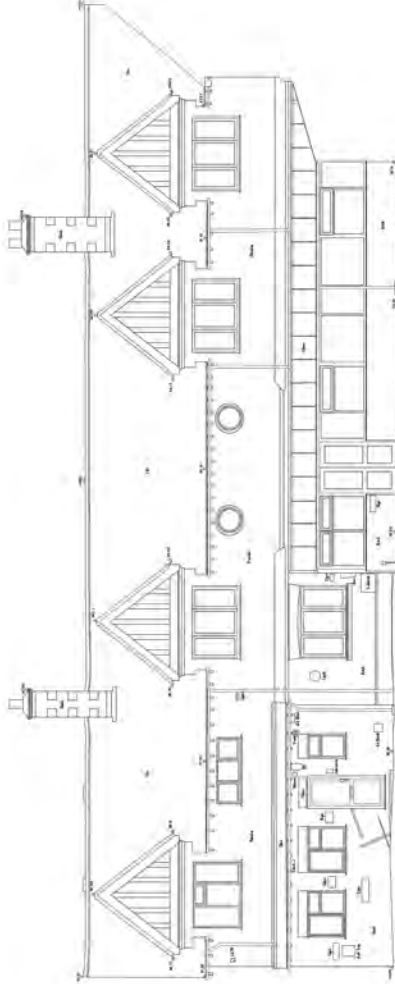
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As Proposed

Elevation 1

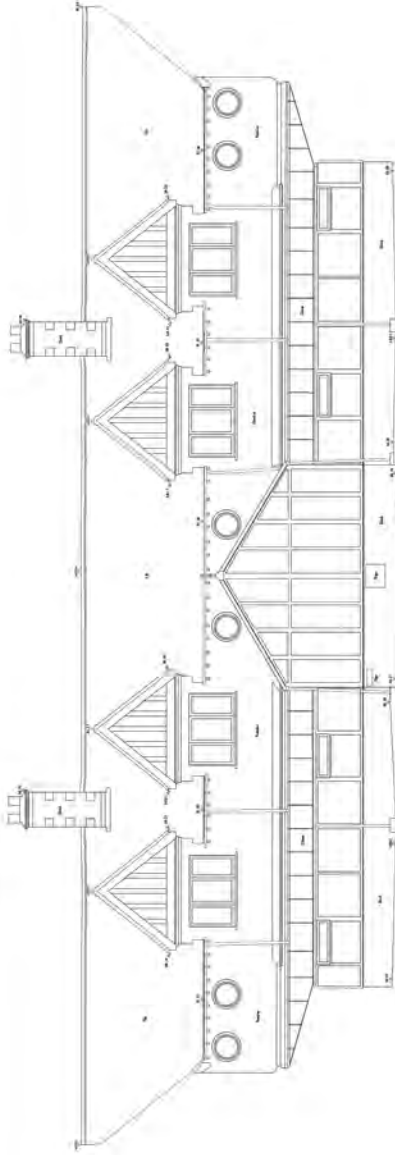


Elevation 2



30.00 Meter A.O.D.

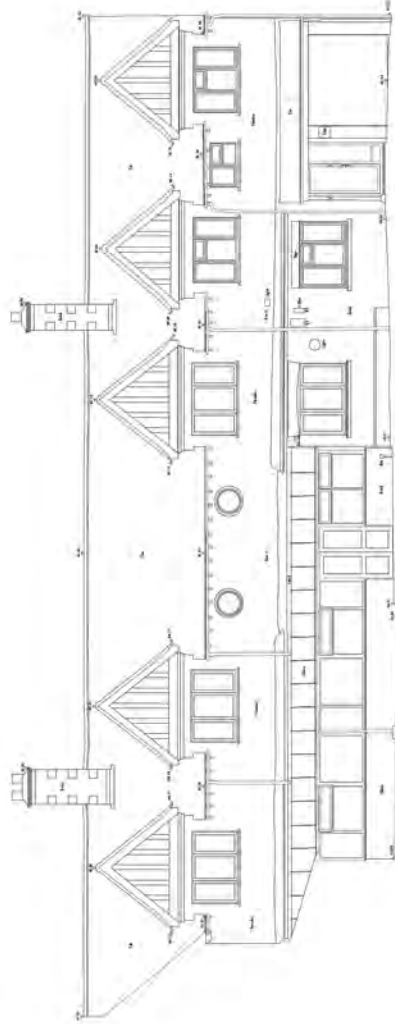
Elevation 3



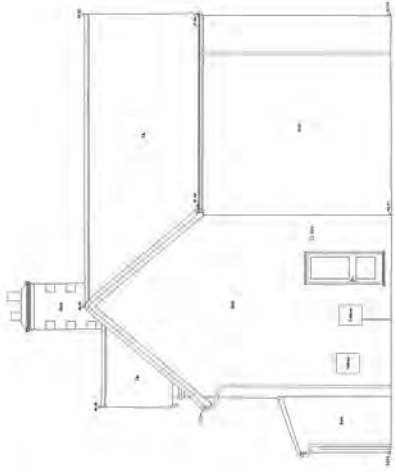
30.00 Meter A.O.D.

30.00 Meter A.O.D.

Elevation 4



Elevation 5



30.00 Meter A.O.D.

NOTES

1. ALL DRAWINGS ARE TO BE MAINTAINED AS PER THE CONTRACT DOCUMENTS.
2. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

CLIENT AND DESIGN TEAM

CLIENT: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

LANDSCAPE ARCHITECT: [Name]

INTERIOR DESIGNER: [Name]

CONTRACTOR: [Name]



NO.	DATE	DESCRIPTION



SCALE: 1:50

DATE: [Date]

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

LANDSCAPE ARCHITECT: [Landscape Architect Name]

INTERIOR DESIGNER: [Interior Designer Name]

CONTRACTOR: [Contractor Name]

PROJECT NO: [Project Number]

DATE: [Date]

SCALE: 1:50

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

LANDSCAPE ARCHITECT: [Landscape Architect Name]

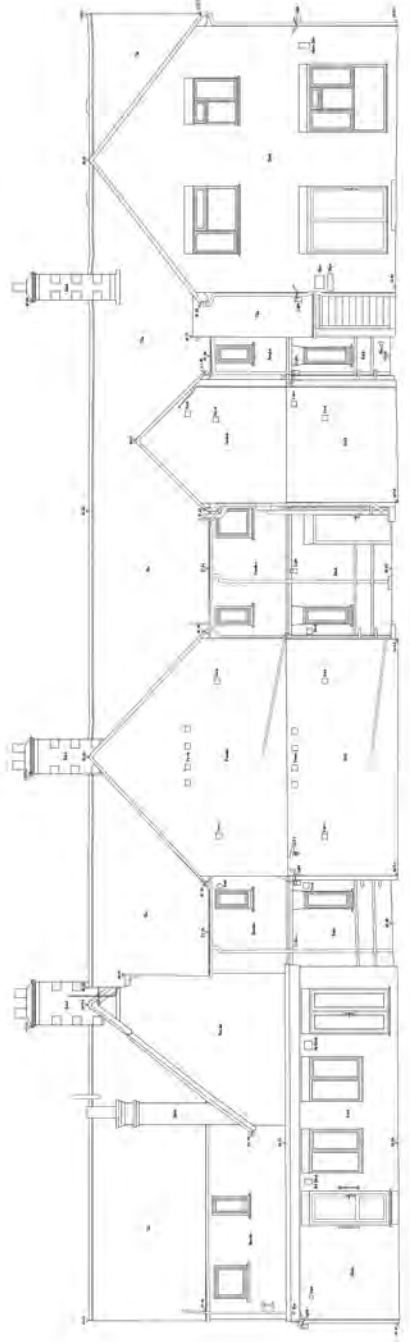
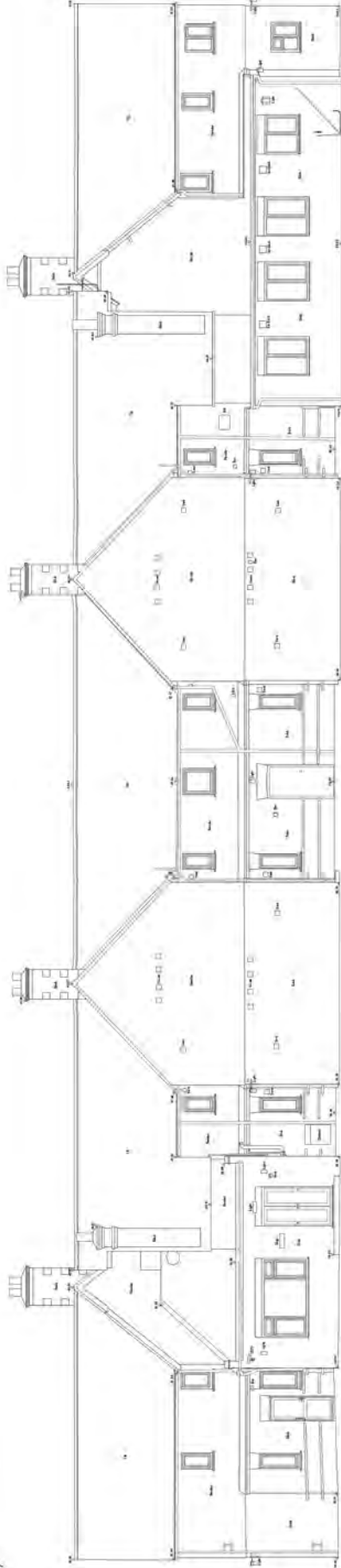
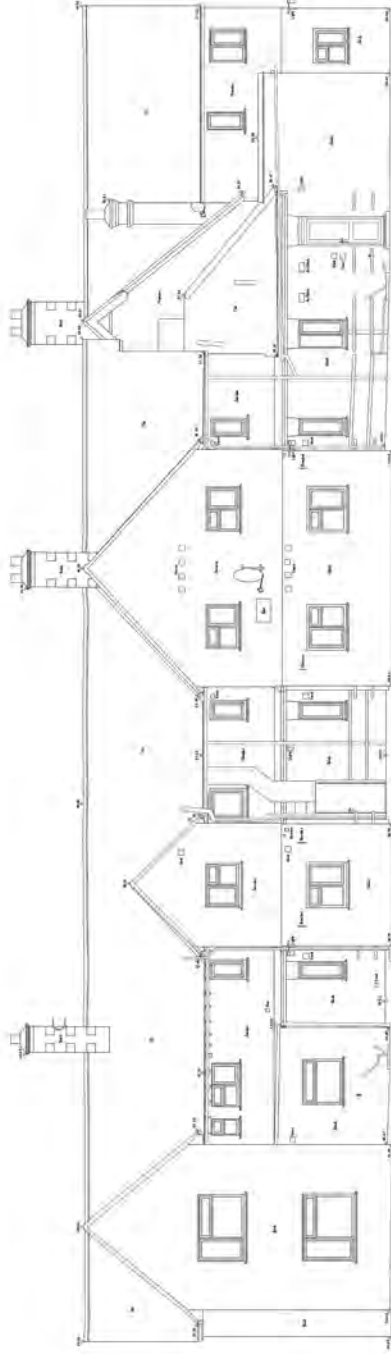
INTERIOR DESIGNER: [Interior Designer Name]

CONTRACTOR: [Contractor Name]

PROJECT NO: [Project Number]

DATE: [Date]

SCALE: 1:50



NOTES
 1. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE
 2. ALL WORK TO BE ACCORDING TO THE S.P. AND B.M. DRAWING OF THE PROJECT
 3. ALL WORK TO BE ACCORDING TO THE S.P. AND B.M. DRAWING OF THE PROJECT



NO.	DATE	REVISION



SHRI RAMA ENGINEERING WORKS
 10, BANGALORE ROAD, CHENNAI
 TAMIL NADU, INDIA
 TEL: 044-2610-1111
 FAX: 044-2610-1112
 WWW.SRAMAENGINEERING.COM

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 CLIENT'S USE ONLY
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SCALE
 1:50
 DATE
 2024





CROSS ROAD

ALTERNATE ENTRY
(EMERGENCY SERVICES)

ADMIN
ENTRANCE

STREET LIGHTS
PARKING

GATE HOUSE
ENTRANCE

DROPOFF/DELIVERIES
REFUSE TURING

NEWLAND
HOUSE

NEW GATE

RUBBISH
REFUSE STORE
RECYCLE

PLANT
STORE

STORE

BIKE STORE

KITCHEN

WC

WC

MEETING

OFFICE

CLUSTER

COURTYARD

SHeltered CIRCULATION

PRIVATE
RESIDENT
GARDENS

FOOTPATH OF EXISTING WOODSMAN'S HOUSE

PROPOSED FOOT DRAINAGE
TO CONNECT THE EXISTING
SEWER

SHED

CLUSTER

CLUSTER

CLUSTER

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CLUSTER

- Site Boundary
- Existing Footprint
- Proposed Building
- Existing Foot Drainage
- Proposed Foot Drainage

Town Planning

AA+D
 Aaker Architecture - Design Ltd
 Agency: Suite 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

As Proposed



0 1 2 3 4 5M
1:100 (S/N)

New Almshouses - Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY
 Ground Floor and Site Plan
 Model: 1:100 @ AO
 Date: 04.04.2016

447 / TP / 001
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GROUND FLOOR AND SITE PLAN
 New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - Ground Floor and Site Plan - 1:100 @ AO



FIRST FLOOR PLAN
 New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - First Floor Plan - 1:100 @ AO

K2:
 Site Boundary
 Existing Footprint
 Proposed Building

Town Planning

Version	Amendments	Date

AA+D

Alder Architecture + Design Ltd
 Almonon Business Park, 81 - 82 Almonon Street
 King's Langley, Herts. HP23 6AF
 T: 01462 83201 E: info@alder-architects.co.uk
 www.alder-architects.co.uk

Project:
 New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY
 Drawing Title:
 First Floor Plan

Scale: 1:100 @ AO

Date: 04.04.2016

Drawing No:	447 / TP / 002
Rev:	

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As Proposed



SECOND FLOOR PLAN
 New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - Second Floor Plan - 1:100 @ AO

0 1 2 3 4 5M
 1:100@AO



KC01
 338 Boundary
 Existing Footprint
 Proposed Building

Town Planning

Revision / Amendment	Date

AA+D

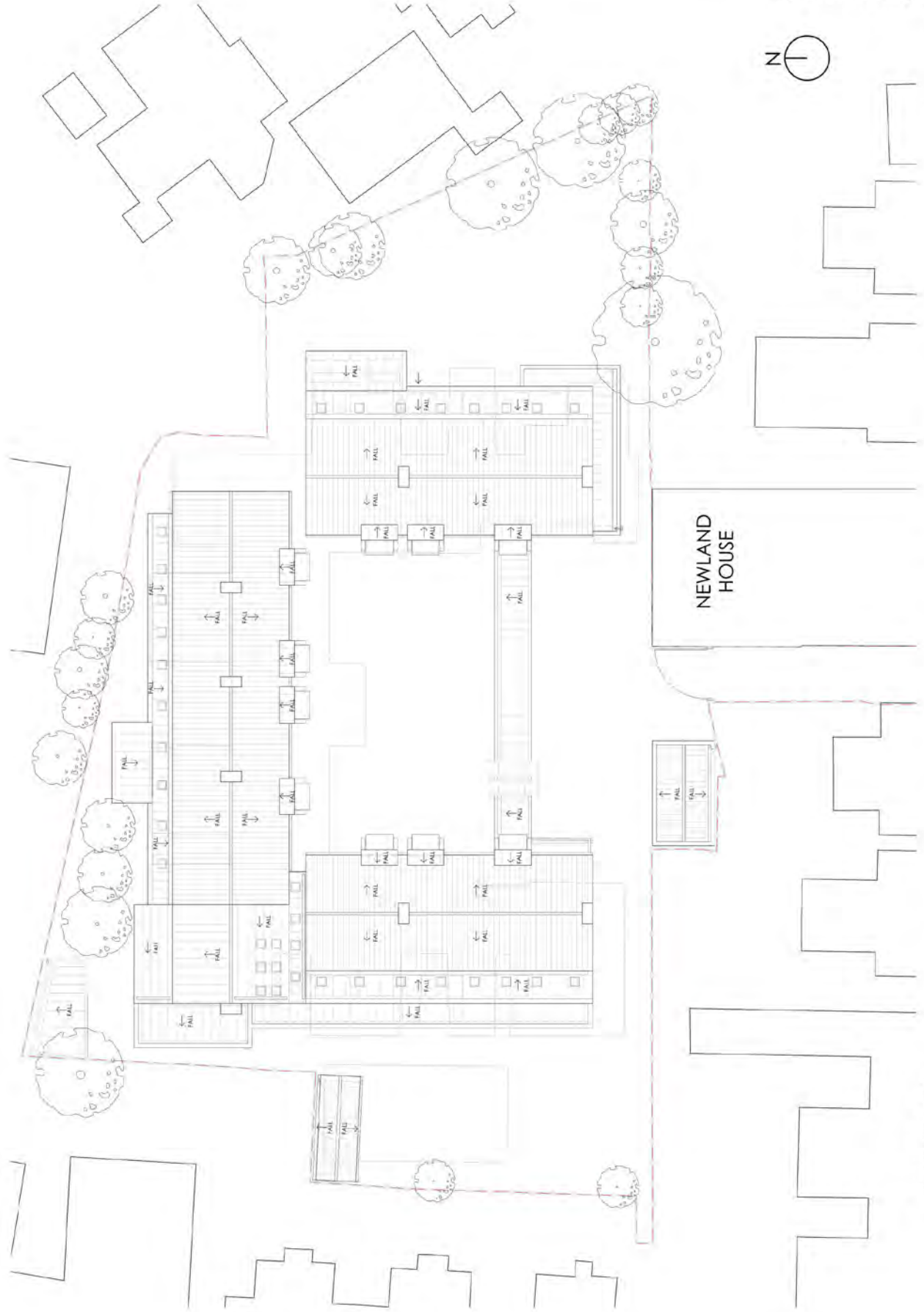
AA+D Architecture + Design Ltd
 Alencon Business Park, 81 - 82 Alencon Street
 King's Cross, London, EC1A 3DF
 T: 01442 83201 E: info@aa+d-architects.co.uk
 www.aa+d-architects.co.uk

Project:
 New Almshouses - Uxbridge United Welfare Trust
 Woodbridge House - New Windsor Street, Uxbridge
 Greater London, UB8 2TY
 Drawing Title:
 Second Floor Plan

Scale: 1:100 @ AO
 Date: 04-04-2016

Drawing No: **447 / TP / 003**
 Rev:
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As Proposed



ROOF PLAN
 New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - Roof Plan - 1:100 @ AO

KEY:
 Site Boundary
 Existing Footprint
 Proposed Building

Town Planning

Version / Amendment	Date

AA+D

Alder Architecture + Design Ltd
 Almonon Business Park, 81 - 87 Almonon Street
 King's Langley, Herts. HP23 6AF
 T: 01442 83201 E: info@alder-architects.co.uk
 www.alder-architects.co.uk

Project:
 New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY

Drawing Title:
 Roof Plan

Scale: 1:100 @ AO

Date: 04.04.2016

Drawing No:	447 / TP / 004
Rev:	

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As Proposed

0 1 2 3 4 5M
 1:100@AO

1:100 @ AO
 0 1 2 3 4 5 6 7 8 9 10
 1:100 @ AO



SOUTH ELEVATION SOUTH WING

- MATERIAL SCHEDULE**
- Walls:** light grey/brown brick, red brick
 - Barners:** red/brown and grey standing seam zinc
 - Pitched roofs:** grey slate, grey standing seam zinc
 - Mansard and flat roof:** grey standing seam zinc
 - Door and windows:** grey powder coated aluminium with red/brown zinc coping
 - Chimneys:** light grey/brown brick with red/brown zinc coping
 - Rainwater:** grey powder coated steel
 - Rainwater goods:** grey powder coated aluminium
 - Cloister wall (low):** grey/brown brick
 - Cloister post:** red/brown zinc
 - Cloister roof:** red/brown standing seam zinc
 - Drive surface:** tarmac
 - Car park surface:** red brick paving
 - External landscape:** see Landscape Architect's plans
 - Gates:** timber edged and boxed with metal frame fence to match existing
 - Boundary fence:** new timber close boarded fence to match existing
 - PV frame:** grey anodised aluminium
 - PV rail:** grey powder coated aluminium
 - PV Panel:** high transmission, low iron, tempered glass with mono-crystalline cells



Town Planning

1:100 @ AO	0 1 2 3 4 5 6 7 8 9 10	1:100 @ AO
------------	------------------------	------------

AA+D
 Adler Architecture + Design Ltd
 Alchemon Business Park, 81 - 82 Alchemon Street
 Telford, Shropshire, TF23 5AF
 T: 01827 829291 E: info@adlerarchitects.co.uk
 www.adlerarchitects.co.uk

As Proposed
 New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY
 Drawing Title: South Elevations
 Scale: 1:100 @ AO
 Date: 04.04.2016

0 1 2 3 4 5 6 7 8 9 10
 1:100 @ AO

1:100 @ AO
 0 1 2 3 4 5 6 7 8 9 10
 1:100 @ AO



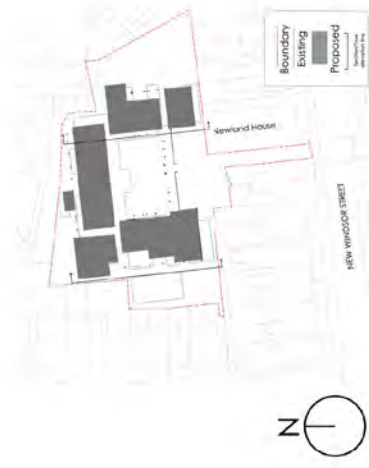
SOUTH ELEVATION FRONT

New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - South Elevations - 1:100 @ AO

Drawing No: 447 / TP / 005
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WEST ELEVATION EAST WING



WEST ELEVATION WEST WING

Town Planning

AA+D

Atelier Architecture + Design Ltd
 ANTHONY HUNTER FORD, 81 - 87 ALPHONSO STREET
 TRIPS, HEAT, HQ3 2AA
 T: 01472 626201 E: info@atelierarch.co.uk
 www.atelierarch.co.uk

Developed by:
 New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY

West Elevations

Scale: 1:100 @ A0

Date: 04.04.2016

0 1 2 3 4 M
 1:100@A0

Drawing No: 447 / TP / 008

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North

South

East

West



North

South

East

West



North

South

East

West



MATERIAL SCHEDULE
Walls: light grey/brown brick
Pitched roofs: grey slate
Flat roof: grey standing seam/tic
Doors: timber caged and braced with metal frame
Rainwater goods: grey powder coated aluminium

Town Planning



AA+D
 A+D Architecture + Design Ltd
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 1000 North, W19 2JF, UK
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 www.aa+d.com

New Almshouses, Uxbridge United Welfare Trust
 Woodbridge House, New Windsor Street, Uxbridge
 Greater London, UB8 2TY

Ancillary Elevations

Scale: 1:100 @ AO Date: 04.04.2016

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ANCILLARY BUILDINGS

New Almshouses - Uxbridge United Welfare Trust - New Windsor Street - UB8 2TY - Ancillary Buildings - 1:100 @ AO

As Proposed

- NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

ABBREVIATIONS LIST

AC	Asph/Flt Concrete
AD	Asph/Flt Deck
AG	Asph/Flt Gravel
AL	Asph/Flt Lvl
AM	Asph/Flt Membrane
AN	Asph/Flt Nails
AO	Asph/Flt Overlay
AP	Asph/Flt Paving
AR	Asph/Flt Reinforcement
AS	Asph/Flt Sealant
AT	Asph/Flt Tack Coat
AV	Asph/Flt Veneer
AW	Asph/Flt Waterproofing
AX	Asph/Flt XPS
AY	Asph/Flt Yarn
AZ	Asph/Flt Zirconium Oxide
BA	Asph/Flt Base
BB	Asph/Flt Bedding
BC	Asph/Flt Backfill
BD	Asph/Flt Baffle
BE	Asph/Flt Barrier
BF	Asph/Flt Bitumen
BG	Asph/Flt Bituminous
BH	Asph/Flt Bituminous Gravel
BI	Asph/Flt Bituminous Gravel Concrete
BJ	Asph/Flt Bituminous Gravel Fines
BK	Asph/Flt Bituminous Gravel Sand
BL	Asph/Flt Bituminous Gravel Stone
BM	Asph/Flt Bituminous Gravel Shell
BN	Asph/Flt Bituminous Gravel Shell Sand
BO	Asph/Flt Bituminous Gravel Shell Stone
BP	Asph/Flt Bituminous Gravel Shell Shell
BQ	Asph/Flt Bituminous Gravel Shell Shell Sand
BR	Asph/Flt Bituminous Gravel Shell Shell Stone
BS	Asph/Flt Bituminous Gravel Shell Shell Shell
BT	Asph/Flt Bituminous Gravel Shell Shell Shell Sand
BU	Asph/Flt Bituminous Gravel Shell Shell Shell Stone
BV	Asph/Flt Bituminous Gravel Shell Shell Shell Shell
BW	Asph/Flt Bituminous Gravel Shell Shell Shell Shell Sand
BX	Asph/Flt Bituminous Gravel Shell Shell Shell Shell Stone
BY	Asph/Flt Bituminous Gravel Shell Shell Shell Shell Shell
BZ	Asph/Flt Bituminous Gravel Shell Shell Shell Shell Shell Sand
CA	Asph/Flt Concrete
CB	Asph/Flt Concrete Block
CC	Asph/Flt Concrete Block Masonry
CD	Asph/Flt Concrete Block Masonry Mortar
CE	Asph/Flt Concrete Block Masonry Mortar Joint
CF	Asph/Flt Concrete Block Masonry Mortar Joint Sand
CG	Asph/Flt Concrete Block Masonry Mortar Joint Shell
CH	Asph/Flt Concrete Block Masonry Mortar Joint Shell Sand
CI	Asph/Flt Concrete Block Masonry Mortar Joint Shell Stone
CJ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell
CK	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Sand
CL	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Stone
CM	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell
CN	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Sand
CO	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Stone
CP	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell
CQ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Sand
CR	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Stone
CS	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell
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CZ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Sand
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DJ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
DK	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
DL	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
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DO	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
DP	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
DQ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
DR	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
DS	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
DT	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
DU	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
DV	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
DW	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
DX	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
DY	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
DZ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
EA	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
EB	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
EC	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
ED	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
EE	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
EF	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
EG	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
EH	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
EI	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell
EJ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Sand
EK	Asph/Flt Concrete Block Masonry Mortar Joint Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Shell Stone
EL	Asph/Flt Concrete Block Masonry Mortar Joint Shell
EM	Asph/Flt Concrete Block Masonry Mortar Joint Shell Sand
EN	Asph/Flt Concrete Block Masonry Mortar Joint Shell Stone
EO	Asph/Flt Concrete Block Masonry Mortar Joint Shell
EP	Asph/Flt Concrete Block Masonry Mortar Joint Shell Sand
EQ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Stone
ER	Asph/Flt Concrete Block Masonry Mortar Joint Shell
ES	Asph/Flt Concrete Block Masonry Mortar Joint Shell Sand
ET	Asph/Flt Concrete Block Masonry Mortar Joint Shell Stone
EU	Asph/Flt Concrete Block Masonry Mortar Joint Shell
EV	Asph/Flt Concrete Block Masonry Mortar Joint Shell Sand
EW	Asph/Flt Concrete Block Masonry Mortar Joint Shell Stone
EX	Asph/Flt Concrete Block Masonry Mortar Joint Shell
EY	Asph/Flt Concrete Block Masonry Mortar Joint Shell Sand
EZ	Asph/Flt Concrete Block Masonry Mortar Joint Shell Stone

STATION CO-ORDINATES

STATION	Easting	Northing
1+00	100000.00	100000.00
1+05	100005.00	100005.00
1+10	100010.00	100010.00
1+15	100015.00	100015.00
1+20	100020.00	100020.00
1+25	100025.00	100025.00
1+30	100030.00	100030.00
1+35	100035.00	100035.00
1+40	100040.00	100040.00
1+45	100045.00	100045.00
1+50	100050.00	100050.00
1+55	100055.00	100055.00
1+60	100060.00	100060.00
1+65	100065.00	100065.00
1+70	100070.00	100070.00
1+75	100075.00	100075.00
1+80	100080.00	100080.00
1+85	100085.00	100085.00
1+90	100090.00	100090.00
1+95	100095.00	100095.00
2+00	100100.00	100100.00

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.

2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

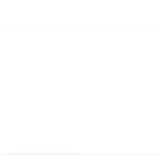
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

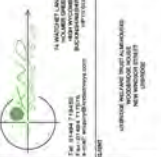
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.



PROFILES

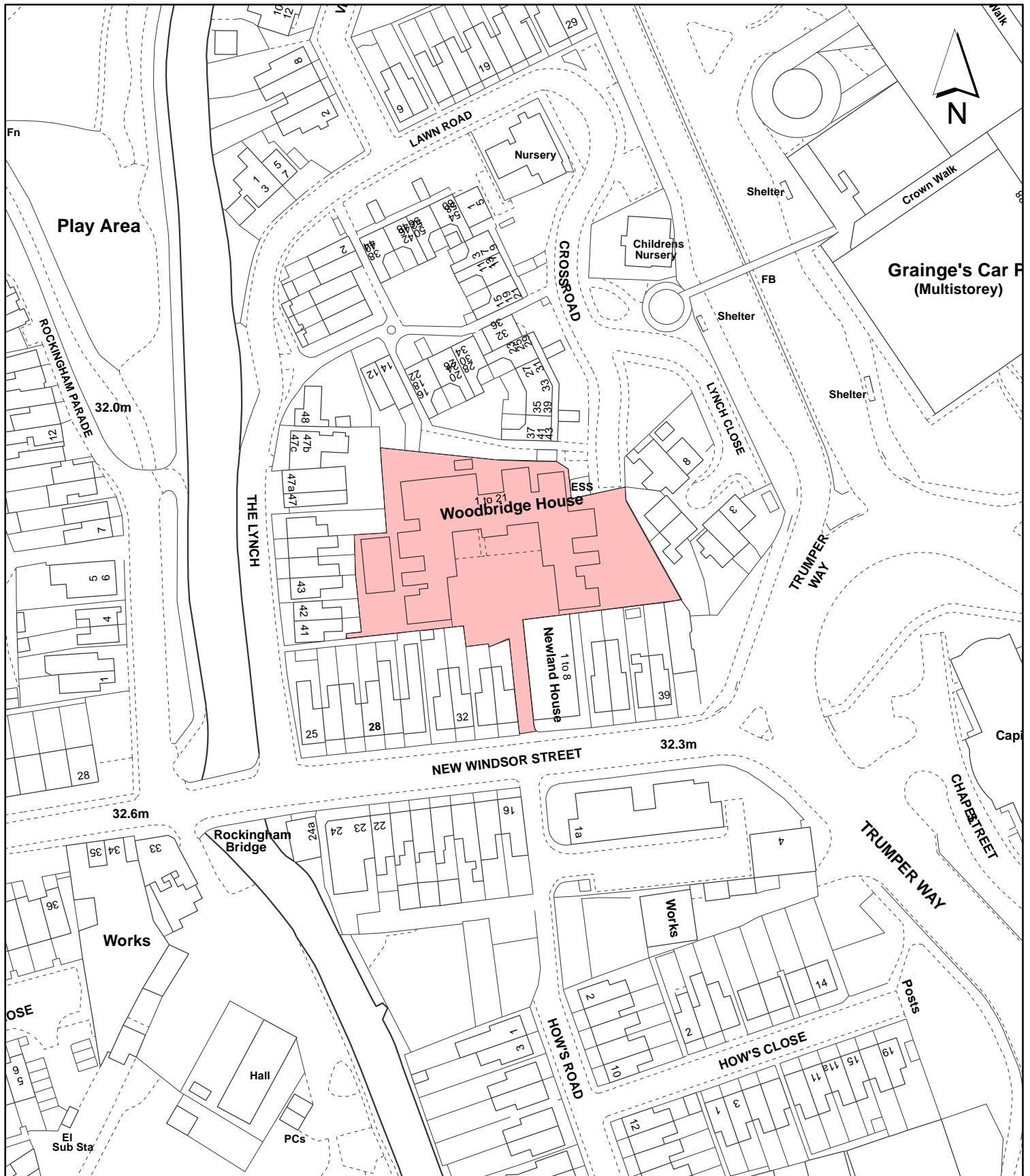
Profile	Station	Height
1	1+00	100.00
1	1+05	100.05
1	1+10	100.10
1	1+15	100.15
1	1+20	100.20
1	1+25	100.25
1	1+30	100.30
1	1+35	100.35
1	1+40	100.40
1	1+45	100.45
1	1+50	100.50
1	1+55	100.55
1	1+60	100.60
1	1+65	100.65
1	1+70	100.70
1	1+75	100.75
1	1+80	100.80
1	1+85	100.85
1	1+90	100.90
1	1+95	100.95
2	2+00	101.00



PROFILES

Profile	Station	Height
1	1+00	100.00
1	1+05	100.05
1	1+10	100.10
1	1+15	100.15
1	1+20	100.20
1	1+25	100.25
1	1+30	100.30
1	1+35	100.35
1	1+40	100.40
1	1+45	100.45
1	1+50	100.50
1	1+55	100.55
1	1+60	100.60
1	1+65	100.65
1	1+70	100.70
1	1+75	100.75
1	1+80	100.80
1	1+85	100.85
1	1+90	100.90
1	1+95	100.95
2	2+00	101.00





Notes:

 Site boundary

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Site Address:

Woodbridge House

Planning Application Ref:

20590/APP/2016/1383

Planning Committee:

Major

Scale:

1:1,250

Date:

June 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
LONDON