

# Hillingdon Planning Committee

Tuesday 21th April 2026



**HILLINGDON**  
LONDON

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## **Report of the Head of Development Management and Building Control**

**Address:**

BROADWATER LAKE MOORHALL ROAD HAREFIELD

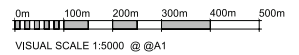
**Development:**

Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Lake Sailing Club (BSC) clubhouse at the north of the lake and erection of a building including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and slipways; boat shed; equipment storage huts; boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; new pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating reedbeds within the lake; coach drop off and turning area; vehicle parking; cycle parking; and associated works.

**LBH Ref Nos:**

2382/APP/2023/2906

Rev	Date	By	Chk	Appr	Description
01	05/10/2010	GS	GS	CB	Marked for Planning
02	04/12/2010	GS	GS	CB	Marked for Planning with amendments



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 Studio 10, Cliff Road Studios info@haverstock.com  
 Cliff Road, London NW1 5AN www.haverstock.com

**Client:**  
 Hillingdon Council

**Job Title:**  
 Hillingdon Water Sports Facility and  
 Activity Centre

**Drawing Title:**  
 Site Location Plan

**Job/ Dwg No/ Rev:**  
 1329 -HAV -ZZ -XX -DR -A - 1000 P01

Drawn:	Checked:	Appr:	Date:
SM	GS	CB	08/10/25

**Drawing Status** S2 **Scale(s):**  
 Do not scale from this drawing. 1:5000 @ A1  
 Check all dimensions on site before ordering. @ A1





The use of design to the Customer site is an agreement to the following: The Customer agrees to the design of the site as shown on the plan. The design is based on the information provided by the Customer and is subject to change. The Customer agrees to provide any necessary information and to ensure that the design is implemented in accordance with the plan. The Customer agrees to ensure that the design is implemented in accordance with the plan. The Customer agrees to ensure that the design is implemented in accordance with the plan.



- 127
1. Native tree planting within the existing car park
2. Shallow scrapes to allow ruderal spherulic vegetation to colonise
3. Earth mounds to create south facing banks as refuge/ invertebrates basking and egg laying habitat
4. Generalist bird boxes and bat boxes to existing trees
5. Retain existing gullyway
6. Shallow ditch connected to lake to create feeding habitat for water vides
7. Refurbish existing ponds
8. Earth mounds to create a 90 degree embankment with integrated artificial kingfisher sunbed
9. Bee bricks and posts for a range of solitary bees
10. Retain existing marginal vegetation along lake/pond
11. Tern rills
12. Drain compost and log piles
13. Riparian/ invertebrates habitat
14. Riparian meadows
15. Boops
16. Existing island
17. Removed part of island
18. Willow planting in submerged planters
19. Denison
20. Removed island (H07)
21. Trap shaker #18
22. Native shrub buffer planting
23. NCI for noise
24. Trail
25. Trap shaker #9
26. Skewer
27. Clipping
28. Rippling nets
29. Beach
30. Chalk
31. Nested dryllys
32. Emergency vehicular access to foreshore
33. Woodland planting
34. Boatbridge
35. Trap shaker #8
36. Rills for small dryllys
37. Multifunctional grassed activity area
38. Storage garden
39. Main building observation and operations
40. Kayak racks & paddle board rack
41. Dugout storage
42. Safety equipment store
43. Baiting banks
44. Pits bus drop-off with 360° access
45. Energy centre
46. Spawning ground submerged gravel installation
47. Existing bank/wood deciduous woodland (boggy woodland)
48. Big poles
49. Workshop
50. 4 DDA parking bays
51. Live screen willow barrier
52. 2m High Greened acoustic barrier
53. Existing concrete structure to be made safe
54. Gateway
55. Existing bank to be retained
56. Orchard
57. Controlled vehicle access on existing hardstanding
58. Road dipping
59. 19 car parking spaces on existing hardstanding
60. Lagoon
61. Camping & activities on grass
62. Woodland activities
63. Camp
64. Main activity shelter #1 100m²
65. Wildlife store
66. Shelter 50m²
67. NCI Clipping
68. Bird hide #6
69. Bridge
70. 8 Category woodland
71. Bicycle shelter 12x2m
72. Boom barrier
73. Coach reversing bay
74. Coach drop-off
75. 27 car parking spaces on existing hardstanding
76. Boatshed
77. Buffer planting to bungalow and lagoon
78. Private residence
79. Ailger's store & WC
80. Existing weighbridge
81. Clipping bins
82. 3.0m wide gate
83. Entrance boat wash
84. 5.0m wide site entrance gate
85. M&S
86. Car drop-off
87. Invertebrates habitat
88. Proposed site access road
89. Existing pedestrian crossing
90. Entry to property

NO	Description	Quantity	Unit	Cost
63	2.0m x 2.0m concrete	100	m²	100
64	3.0m x 3.0m concrete	100	m²	100
65	4.0m x 4.0m concrete	100	m²	100
66	5.0m x 5.0m concrete	100	m²	100
67	6.0m x 6.0m concrete	100	m²	100
68	7.0m x 7.0m concrete	100	m²	100
69	8.0m x 8.0m concrete	100	m²	100
70	9.0m x 9.0m concrete	100	m²	100
71	10.0m x 10.0m concrete	100	m²	100
72	11.0m x 11.0m concrete	100	m²	100
73	12.0m x 12.0m concrete	100	m²	100
74	13.0m x 13.0m concrete	100	m²	100
75	14.0m x 14.0m concrete	100	m²	100
76	15.0m x 15.0m concrete	100	m²	100
77	16.0m x 16.0m concrete	100	m²	100
78	17.0m x 17.0m concrete	100	m²	100
79	18.0m x 18.0m concrete	100	m²	100
80	19.0m x 19.0m concrete	100	m²	100
81	20.0m x 20.0m concrete	100	m²	100
82	21.0m x 21.0m concrete	100	m²	100
83	22.0m x 22.0m concrete	100	m²	100
84	23.0m x 23.0m concrete	100	m²	100
85	24.0m x 24.0m concrete	100	m²	100
86	25.0m x 25.0m concrete	100	m²	100
87	26.0m x 26.0m concrete	100	m²	100
88	27.0m x 27.0m concrete	100	m²	100
89	28.0m x 28.0m concrete	100	m²	100
90	29.0m x 29.0m concrete	100	m²	100



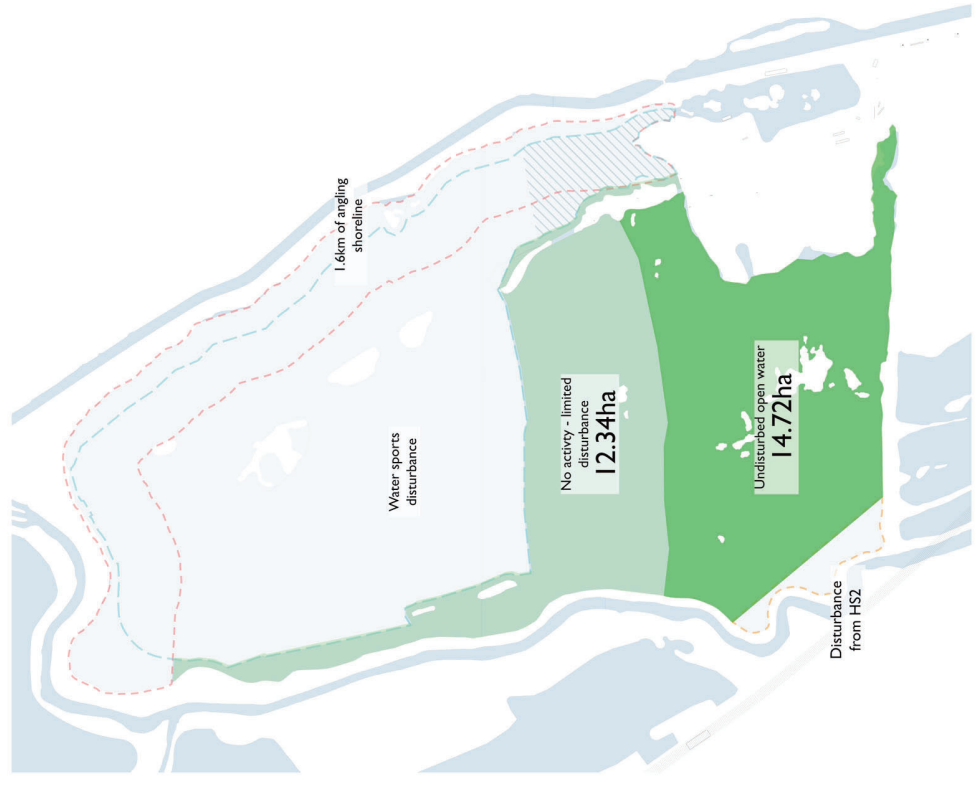




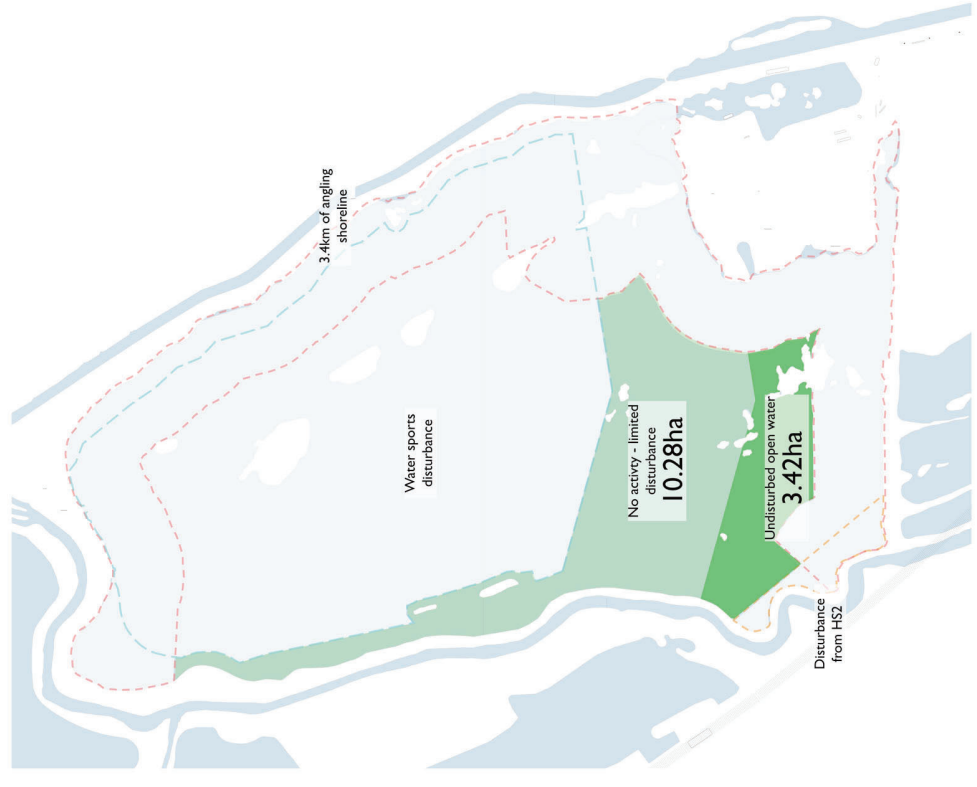


The use of drawings by the Customer sets an agreement to the following conditions. The Customer agrees that it does not agree with any of the following statements:  
 All drawings are based upon site information supplied by third parties and as such their accuracy cannot be guaranteed. All features are approximate and subject to change. No warranty is given that the drawings are accurate or that they conform to the legal boundaries. Do not scale the drawings. Figured dimensions must be used in all cases. All dimensions must be checked on site. Any discrepancies must be reported in writing immediately. The drawings are copyright protected. Refer to full Terms & Conditions at [www.colour-udi.com](http://www.colour-udi.com)

### Undisturbed lake - proposed scheme



### Undisturbed lake - today



Rev	Amendments	Date	Dwn	Chkd
06	Updated to latest scheme	14/07/25	DB	PO
05	Updated to latest scheme	13/12/24	TK	TK
04	Added eastern channel measure	28/08/24	TK	PO
03	Updated following comment	20/08/24	DB	PO
02	Updated following comment	17/08/24	DB	PO
01	Initial scheme	21/07/24	DB	PO

Project: HMSFAC  
 Drawing Title: Water Disturbance Plan

Project No.: Scale @: A2  
 2121 NTS  
 Drawing No.: HMSFAC-COJ-XX-DR-L4189  
 Project Status: RIBA Stage 3  
 Revision: 06



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 York 01904 925 888  
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Acoustic fence example: Gramm Eco SoundBlok

Rev	Amendments	Date	Drwn	Chkd
11	Updated layout	11.03.26	KH	PO
10	Buildings layout amended	17.11.25	JR	PO
09	Updated to latest layout	14.11.25	JR	PO
08	Zip line omitted	14.08.25	JR	DB
07	Updated to latest layout	12.08.25	DB	PO
06	Updated layout	25.06.25	DB	PO
05	Updated layout	27.09.24	TK	PO
04	Acoustic and security fencing added	21.08.24	DB	PO
03	Updated following comment	20.08.24	DB	PO
02	Updated to latest layout	14.08.24	DB	PO
01	First Issue	12.08.24	DB	PO

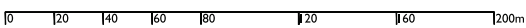
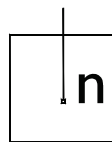
Project

Drawing Title  
 Land Activity Heat Map

Project No. 2121      Scale @ A3 1:2000      Project Status For Planning  
 Drawing No. HWSFAC-COL-XX-XX-DR-L-6190      Revision 11

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 Newcastle 0191 24 24 224  
 York 01904 925 888  
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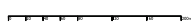
**Total site area (only include all land within the red line boundary)**

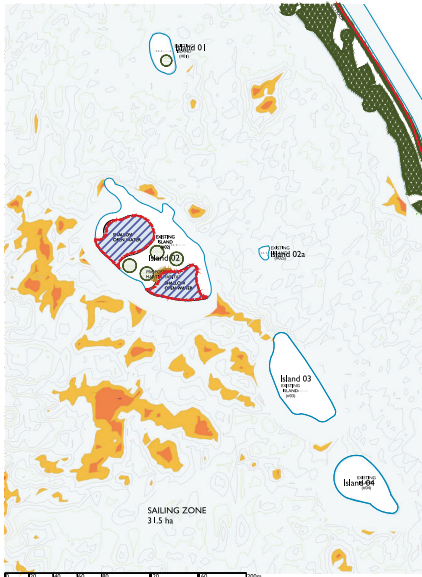
Surface Area Type	Factor	Area (sq ft)	Percentage	Notes
Unimproved open space	1	100000	100.00%	
Unimproved open space (with tree canopy)	1	100000	100.00%	
Unimproved open space (with tree canopy)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	
Water (including lakes and ponds)	1	100000	100.00%	

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- LEGEND**
- Red Line Boundary
  - Water (including lakes and ponds)
  - Water (including lakes and ponds)
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  - Water (including lakes and ponds)
  - Water (including lakes and ponds)
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 31 01/24





**Summary of Open Water Area and Volumes**

CUT/DREDGING	Cut Material Volume (m <sup>3</sup> )	Open Water Area (m <sup>2</sup> Increase)
Island 02	2,359m <sup>3</sup>	2,174m <sup>2</sup>
Island 06	2644m <sup>3</sup>	1,141m <sup>2</sup>
Island 07	649m <sup>3</sup>	296m <sup>2</sup>
Transit Channel	7,094m <sup>3</sup>	0m <sup>2</sup>
<b>Total Cut</b>	<b>12,746m<sup>3</sup></b>	<b>3,608m<sup>2</sup></b>

FILL	Fill Material Volume (m <sup>3</sup> )	Open Water Area (m <sup>2</sup> loss)
Beach, Shelf & Buffer	7,965m <sup>3</sup>	2,892m <sup>2</sup>
Island 08 link buffer	325m <sup>3</sup>	0m <sup>2</sup>
<b>Total Fill</b>	<b>8,290m<sup>3</sup></b>	<b>2,892m<sup>2</sup></b>

Existing Open Water Area	639,654m <sup>2</sup>
Land Added	2,892m <sup>2</sup>
Land Removed	3,608m <sup>2</sup>
<b>Proposed Open Water Area</b>	<b>640,370m<sup>2</sup></b>

<b>Net Increase of Open Water</b>	<b>716m<sup>2</sup></b>
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Lake bed level	Winter water depth	Summer water depth
36.5m	0.96m	0.64m
36.0m	1.46m	1.14m
35.5m	1.96m	1.64m
<35m	>2.46m	>2.14m

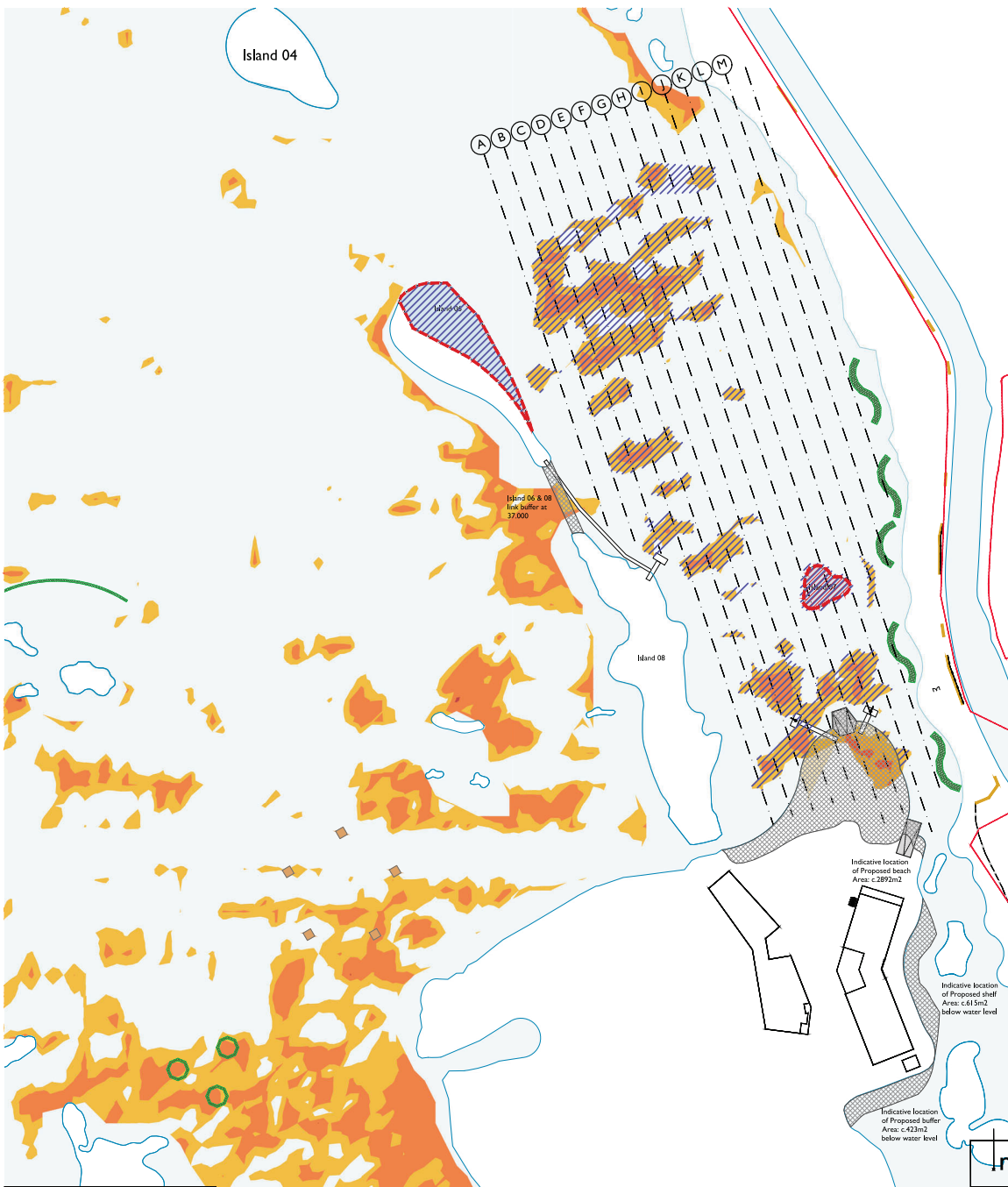
- Notes:**
- Calculations are based on an average winter/summer water level provided by the surveyor (refer dwg 32578BVLS-01-05)
  - Minimum 1.5m water depth is referable for sailing and water activities to minimise algal blooms in summer
  - It was not possible to carry out a depth survey around the islands, but it is assumed that the water level is less than half a meter
  - Island 06 cut material identified as Giant Knotweed. Cut material to be disposed of safely using a suitably licensed landfill site or incineration facility.

Extent of dredging

Existing land mass to be removed

Note: Cut and fill exercise has been carried out using 3rd party data and calculations given are an approximate total.

Further detailed analysis for costing or construction should be carried out by a Qualified Civil Engineer.

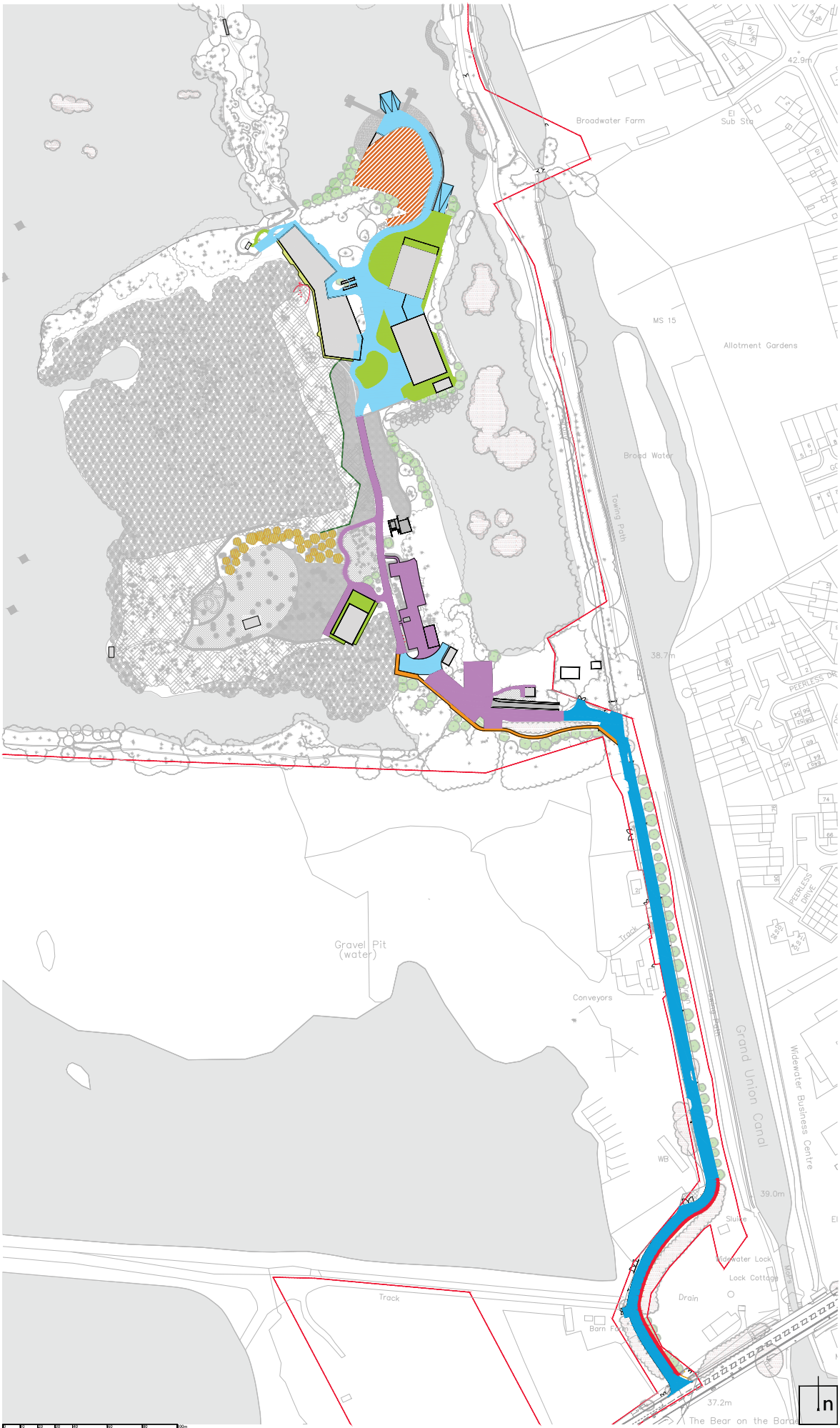


PO8	Subsidence report	01/11/20	JR	PO	
PO7	Amendment to Cut & Fill	21/01/24	BF	PO	
PO6	Amendment to Cut & Fill	21/01/24	BF	PO	
PO5	Proposed dredging area removed	16/07/24	BF	PO	
PO4	Amendment to beach extension below water level	21/01/24	BF	PO	
PO3	Proposed beach extension below water level	18/01/24	BF	PO	
PO2	Proposed beach extension	11/01/24	BF	PO	
PO1	Free base	11/01/24	BF	PO	
Rev	Amendments		Date	Drawn	Checked

Project:  
HWSAC  
Drawing Title:  
Extent of Dredging Proposal and Cut

Project No. 2121  
Scale @ A1 1:1000  
Drawing No. HWSAC-COL-ZZ-XX-DR-L-4362

Project Status: For Comment  
Revision: PO8  
London 0203 924 9888  
Newcastle 0191 24 24 224  
York 01904 925 888  
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- KEY**
- Hard Surfaces
    - Outline of existing hardstanding
    - Proposed building footprints
    - Existing tarmac surface made good where required
    - Pedestrian Tarmac Block
    - Pedestrian Coloured Tarmac Butt
    - Vehicle Coloured Tarmac Butt
    - Existing Concrete hardstanding to be retained and to be made good for vehicle and pedestrian use
    - 1.2m wide elevated metal grate foot fence walkway
    - Grass/Concrete Pavers
    - Compacted Gravel Surface with 150mm existing

J1	Revised/Issue	13.03.20	EH	DB
J0	Revised/Issue	17.11.25	JR	PO
J0	Building and layout amended	14.11.25	JR	PO
J0	Site plan amended	14.08.25	JR	DB
J0	Revised/Issue	12.08.25	DB	PO
J0	Revised/Issue	01.02.25	JR	PO
J5	Revised	20.11.24	TK	PO
J4	Revised	20.09.24	TK	PO
J1	Revised	05.09.24	TK	PO
J2	Revised	28.08.24	TK	PO
J0	First Issue	15.08.24	TK	PO
Rev	Amendments	Date	Drawn	Checked

Project: HWSFAC - Broadwater Lake  
 Drawing Title: General Arrangement Plan  
 Hard Surface Materials Strategy

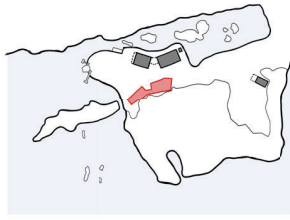
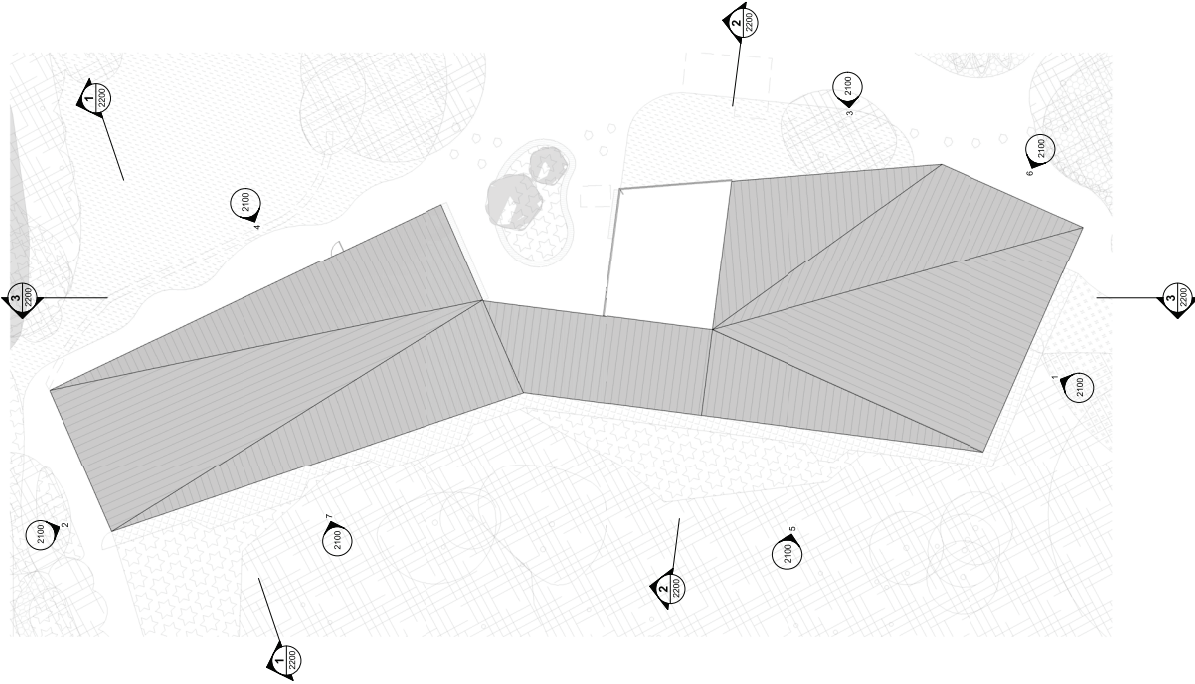
Project No: 2121      Scale @ A1: 1:1000      Project Status: RIBA Stage 3  
 Drawing No: HWSFAC-COL-XXXX-DRL-6430      Revision: 11

York: 0190 49 25 888  
 London: 0203 92 49 888  
 Newcastle: 0191 24 24 224

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Author	AM	Checked	AM
Designer	AM	Drawn	AM
Project	1329 HAV Z1 RF-DR-A-S2 1101	Client	Hillingdon Council
Date	15/08/25	Job Title	Hillingdon Water Sports Facility and Activity Centre
		Drawing Title	Operation Zone - Proposed Roof Plan
		Scale	1:200
		Drawn	SM
		Checked	SM
		Date	15/08/25
		Drawn Status	S2
		Scale	1:200
		Sheet	1 of 2



0m 4m 8m 12m 16m 20m  
 VISUAL SCALE 1:200 @A1



Hillingdon Council  
 144-152, The Square  
 Hillingdon, London UB8 3NH  
 Tel: 01895 257 7676  
 Email: [info@hillingdoncouncil.gov.uk](mailto:info@hillingdoncouncil.gov.uk)  
 Website: [www.hillingdoncouncil.gov.uk](http://www.hillingdoncouncil.gov.uk)

**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Operation Zone - Proposed Roof Plan  
**Scale:** 1:200  
**Date:** 15/08/25  
**Drawn:** SM  
**Checked:** SM  
**Drawn Status:** S2  
**Sheet:** 1 of 2

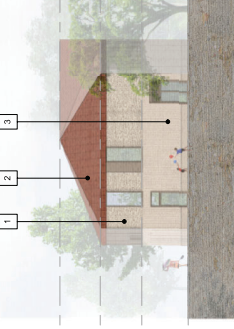


Code	Description
1	Fin stone
2	Exposed concrete
3	Exposed brickwork
4	Exposed structure and signage
5	Wood cladding / panels
6	Wood cladding / panels
7	PV Panels

**KEY**

1. Fin stone
2. Exposed concrete
3. Exposed brickwork
4. Exposed structure and signage
5. Wood cladding / panels
6. Wood cladding / panels
7. PV Panels

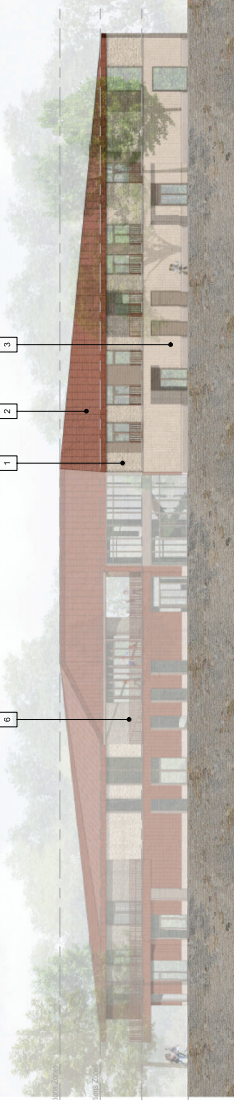
**1 Operation Zone - South**  
1:200



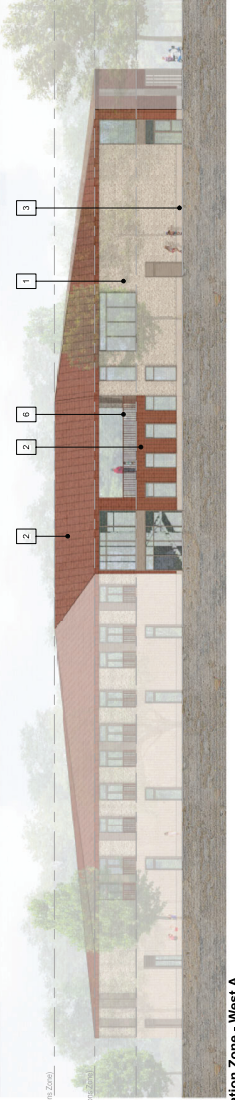
**2 Operation Zone - North**  
1:200



**3 Operation Zone - East A**  
1:200



**4 Operation Zone - East B**  
1:200



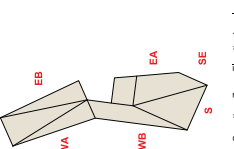
**5 Operation Zone - West A**  
1:200



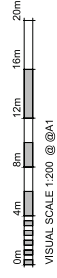
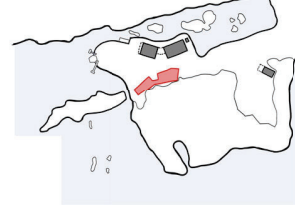
**6 Operations Elevation South East**  
1:200



**7 Operations zone - West Elevation B**  
1:200



Operations Zone - Elevation key plan

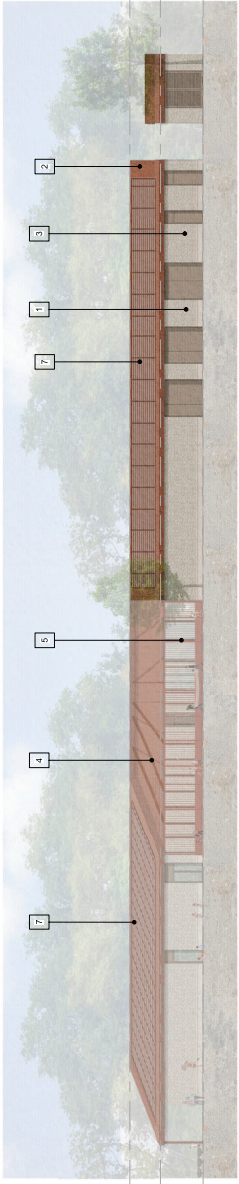


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 Cliff Road, London NW1 9AQ | www.hillingdon.gov.uk

**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Operation Zone - Proposed Elevations  
**Issue:** 1329-HAV-Z1-ZZ-DR-A - S2 2100 P01  
**Date:** 15.08.25  
**Drawn:** SM  
**Checked:** GS  
**Scale(s):** S2  
 Check all dimensions on this before printing.  
 1 of 2

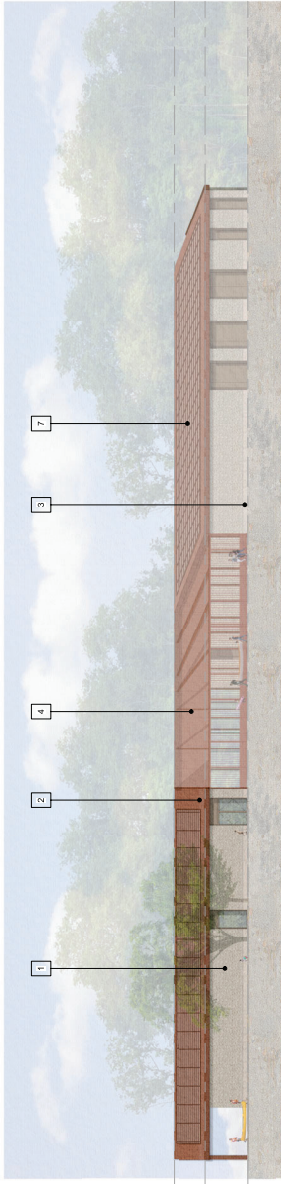






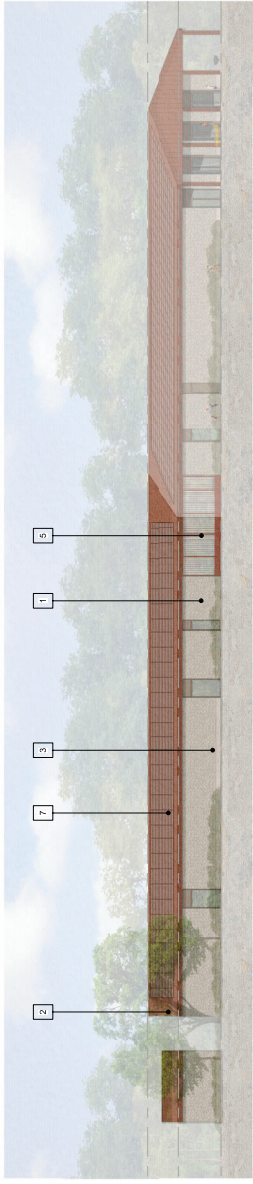
FEL 6,000 m  
 FFL 6,000 m (Safety Zone)  
 FFL 4,500 m  
 FFL 4,300 m  
 FFL 0,000 m  
 Level 00

**1 Elevation : Safety zone - West elevation A**  
 1: 200



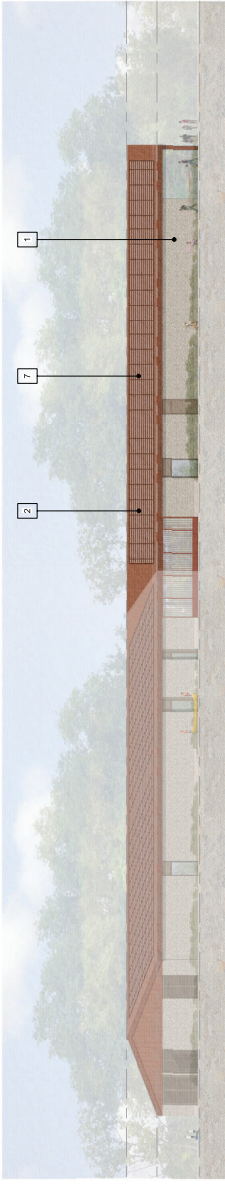
FEL 6,000 m  
 FFL 6,000 m (Safety Zone)  
 FFL 4,300 m  
 FFL 4,100 m  
 FFL 0,000 m  
 Level 00

**2 Safety zone - West elevation B**  
 1: 200



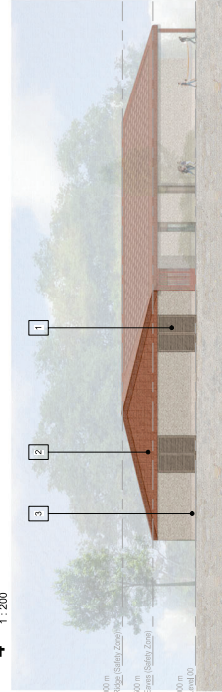
FEL 6,000 m  
 FFL 6,000 m (Safety Zone)  
 FFL 5,500 m  
 FFL 4,500 m  
 FFL 0,000 m  
 Level 00

**3 Elevation : Safety zone - East elevation A**  
 1: 200



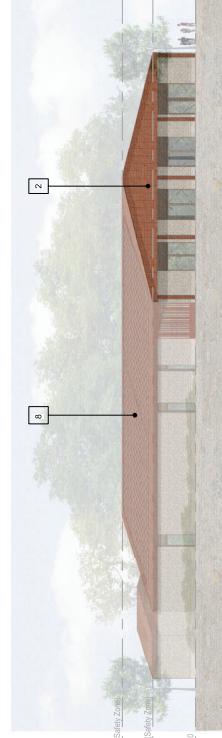
FEL 6,000 m  
 FFL 6,000 m (Safety Zone)  
 FFL 4,500 m  
 FFL 4,300 m  
 FFL 0,000 m  
 Level 00

**4 Elevation : Safety zone - East elevation B**  
 1: 200



FEL 6,000 m  
 FFL 6,000 m (Safety Zone)  
 FFL 4,500 m  
 FFL 4,300 m  
 FFL 0,000 m  
 Level 00

**5 Elevation : Safety zone - South elevation**  
 1: 200

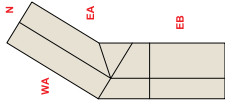


FEL 6,000 m  
 FFL 6,000 m (Safety Zone)  
 FFL 4,500 m  
 FFL 4,300 m  
 FFL 0,000 m  
 Level 00

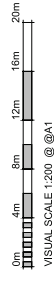
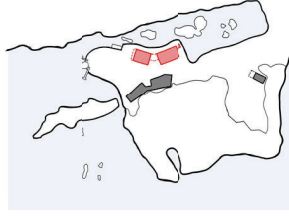
**6 Elevation : Safety zone - North elevation**  
 1: 200

Code	Area	Material	Notes
1	Roof	Red Tiles	See Section 1.1
2	Roof	Timber Slating	See Section 1.1
3	Roof	Exposed concrete	See Section 1.1
4	Roof	Decorative metalwork and signage	See Section 1.1
5	Roof	Decorative metalwork and signage	See Section 1.1
6	Roof	Decorative metalwork and signage	See Section 1.1
7	Roof	Decorative metalwork and signage	See Section 1.1
8	Roof	Decorative metalwork and signage	See Section 1.1
9	Roof	Decorative metalwork and signage	See Section 1.1

- KEY**
- The stone
  - The stone
  - Exposed concrete
  - Decorative metalwork and signage
  - Decorative metalwork and signage
  - Decorative metalwork and signage
  - Decorative metalwork and signage
  - Decorative metalwork and signage
  - Decorative metalwork and signage
  - Decorative metalwork and signage



Safety Zone - Elevation key plan



HILLINGDON COUNCIL  
 Hillingdon Water Sports Facility and Activity Centre  
 Hillingdon, Uxbridge, Middlesex, U.K.  
 Hillingdon, Uxbridge, Middlesex, U.K.

**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Safety Zone - Proposed Elevations

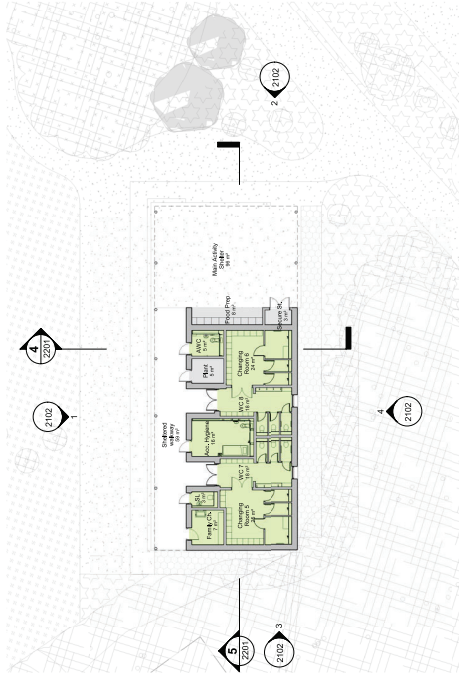
**JWS Date:** 15/08/25  
**1329\_HAV\_ZZ\_ZZ\_DR\_A\_S2\_2101\_P01**  
**Date:** 15/08/25  
**Drawn:** SM  
**Checked:** GS  
**Scale:** 1:200  
**Drawn Status:** S2  
**Scale:** 1:200

Check all dimensions on this drawing.

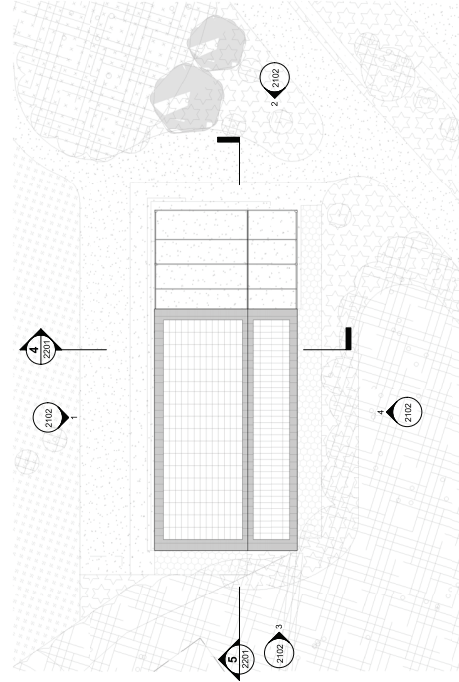


Code	Description	Code	Description
100	Multi-Purpose	201	Administration
101	Administration	202	Changing/Kitchen/WC
102	Changing/Kitchen/WC	203	Accommodation
103	Accommodation	204	General Store/Plant
104	General Store/Plant	205	Circulation
105	Circulation	206	PV Panels

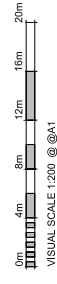
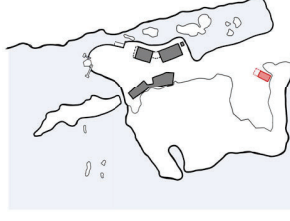
- KEY**
- Multi-Purpose
  - Administration
  - Changing/Kitchen/WC
  - Accommodation
  - General Store/Plant
  - Circulation
  - PV Panels



**1** 00 - Camp Zone  
1:200



**2** RF - Camp Zone  
1:200



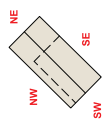
HILLINGDON COUNCIL  
 Strategic Planning  
 Studio 10, Cliff Road Studios  
 Cliff Road, London NW11 9AQ | www.hillingdon.gov.uk

**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Camp Zone - Proposed Ground and Roof Plans  
**JWS Draw No./Rev:** 1329-HAV-Z3-ZZ-DR-A - S2 1103 - P01  
**Date:** 15/08/25  
**Drawn:** SM  
**Checked:** GS  
**Scale:** GS  
**Drawing Status:** SZ  
**Scale(s):** 1:100, 1:200  
 Check all dimensions on this drawing.

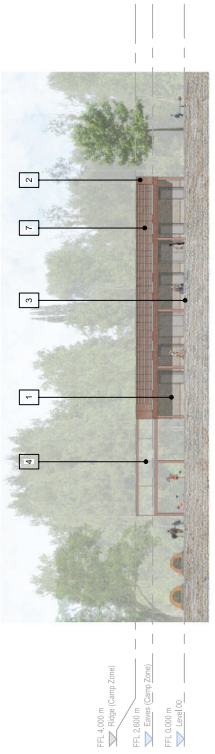


Code	Material	Notes
1	Brick	
2	Concrete	
3	Timber	
4	Aluminium	
5	Steel	
6	Glass	
7	Plastic	
8	Other	
9		
10		
11		
12		
13		
14		
15		
16		
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50		

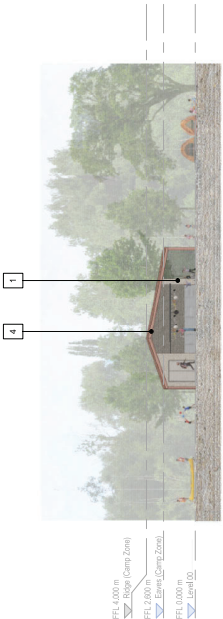
- KEY**
- 1. Pitch stone
  - 2. Concrete
  - 3. Timber
  - 4. Aluminium
  - 5. Steel
  - 6. Glass
  - 7. Plastic



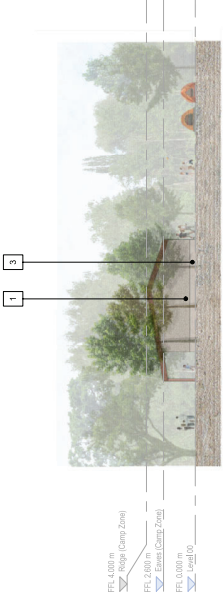
Camp Zone - Elevation key plan



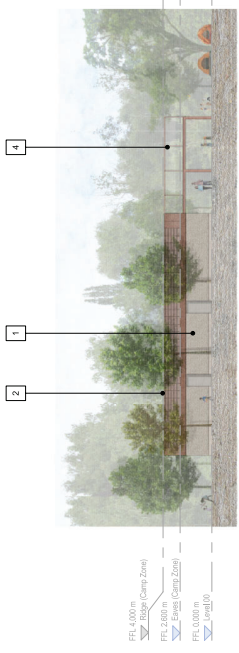
**1** Camp zone - North West elevation  
1:200



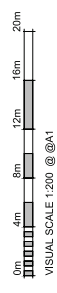
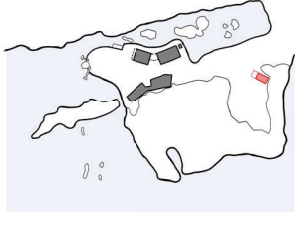
**2** Camp zone - North East elevation  
1:200



**3** Camp zone - South West elevation  
1:200



**4** Camp zone - South East elevation  
1:200

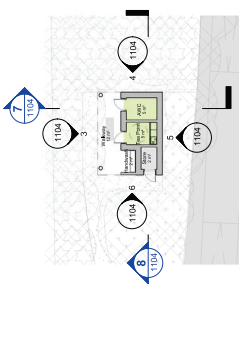


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 15th Floor, Hillingdon Water Sports Centre  
 Station 15, Hillingdon Water Sports Centre  
 Hillingdon, Uxbridge, Middlesex, Uxbridge, London W5 1 9AH  
 www.hillingdon.gov.uk

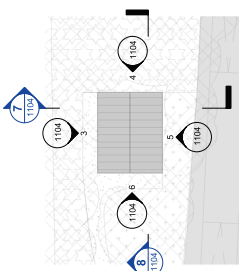
**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Camp Zone - Proposed Elevations

Job Name (Not Draw)	1329-HAV-Z3-ZZ-DR-A-S2-2102	P01
Date	11.07.25	Date
Drawn	SM	Drawn
Checked	SM	Checked
SFA	GS	SFA
Drawn Status	S2	Scale(s)
Check all dimensions on this drawing.		
1: 400 2: 200		

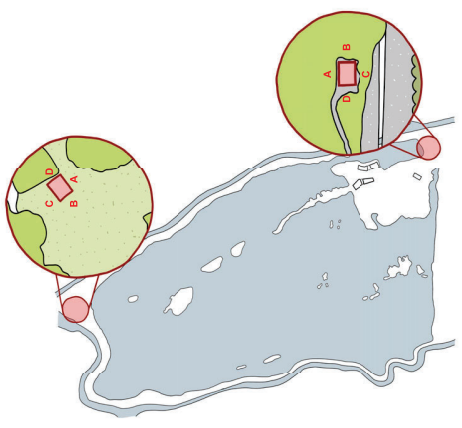
Rev	Date	By	Check	Description



**1** **00 - Typical Anglers' Shelter**  
1:200



**2** **RF - Typical Anglers' Shelter**  
1:200



**3** **Typical Anglers' Shelter - Elevation A**  
1:200



**4** **Typical Anglers' Shelter - Elevation B**  
1:200



**6** **Typical Anglers' Shelter - Elevation C**  
1:200



**5** **Typical Anglers' Shelter - Elevation D**  
1:200



**7** **Typical Anglers' Shelter - Section AA**  
1:200



**8** **Typical Anglers' Facility - Section BB**  
1:200



VISUAL SCALE 1:200 @A1

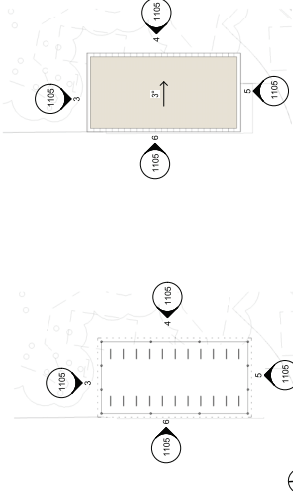


**HILLINGDON COUNCIL**  
 Planning & Development  
 15, Cliff Road, Slough, Slough, Berkshire, SL1 1EX  
 T: 01753 603100  
 E: planning@hillingdon.gov.uk  
 www.hillingdon.gov.uk

**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Typical Anglers' Shelter Plans, Elevations and Sections  
**Issue Number:** 1329-HAV-ZZ-DR-A - S2 1104\_P01  
**Date:** 15.08.25  
**Drawn:** SM  
**Checked:** SM  
**Scale:** GS  
**Drawing Status:** SZ  
 Check all dimensions on this notice wording.  
 1 of 1  
 2 of 2



0m	4m	8m	12m	16m	20m
----	----	----	-----	-----	-----



**1 Bike Shelter - Floor Plan**  
1:200

**2 Bike Shelter - Roof Plan**  
1:200



**3 Bike Shelter - North Elevation**  
1:200



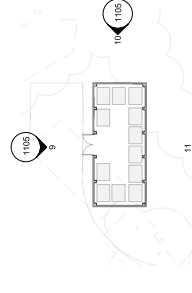
**4 Bike Shelter - East Elevation**  
1:200



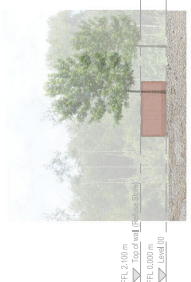
**5 Bike Shelter - South Elevation**  
1:200



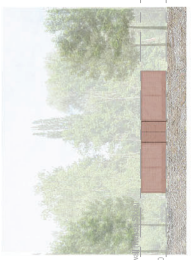
**6 Bike Shelter - West Elevation**  
1:200



**7 Refuse Store - Floor Plan**  
1:200



**8 Refuse Store - South West Elevation**  
1:200



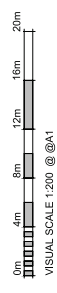
**9 Refuse Store - North West Elevation**  
1:200



**10 Refuse Store - North East Elevation**  
1:200



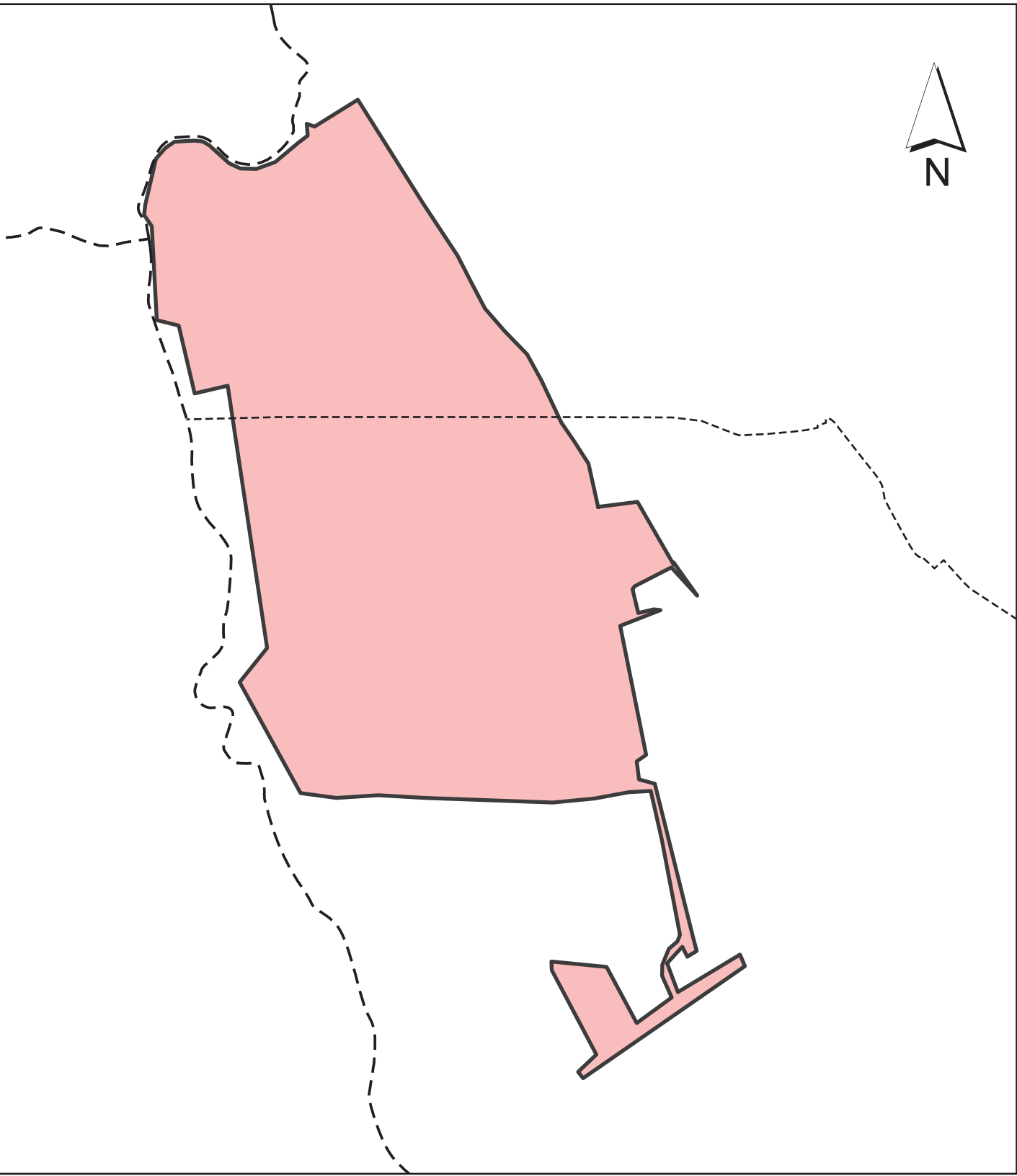
**11 Refuse Store - South East Elevation**  
1:200





Hillingdon Council  
15th Floor, Hillingdon Water Sports Facility  
Sharncliffe Road, Hillingdon, London, W5 1AA  
www.hillingdon.gov.uk

**Client:** Hillingdon Council  
**Job Title:** Hillingdon Water Sports Facility and Activity Centre  
**Drawing Title:** Bike Shelter and Refuse Store Plans, Elevations and Sections  
**Task Order Ref:** 1329 HAV-ZZ-DR-A - S2 1105  
**Date:** 14/08/25  
**SFA:** SM  
**Checked:** SM  
**Drawn:** GS  
**Drawing Status:** SZ  
**Scale(s):** 1:200 @ A1

Check all dimensions on this drawing carefully.



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b> BROADWATER LAKE		<b>LONDON BOROUGH OF HILLINGDON</b> <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
<b>DISCLAIMER :</b> For identification purposes only. This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.  © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b> 2382/APP/2023/2906	<b>SCALE :</b> 1:1,250	<b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b>
	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b> APRIL 2026	 <b>HILLINGDON</b> LONDON

**Report of the Head of Development Management and Building Control**

**Address:**

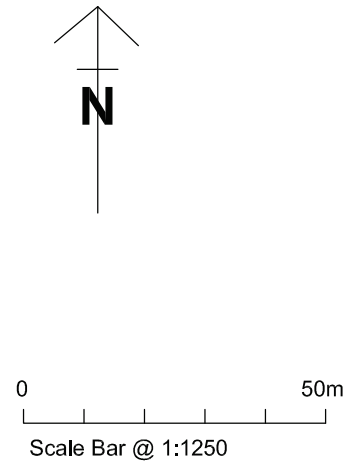
29 CLAMMAS WAY

**Development:**

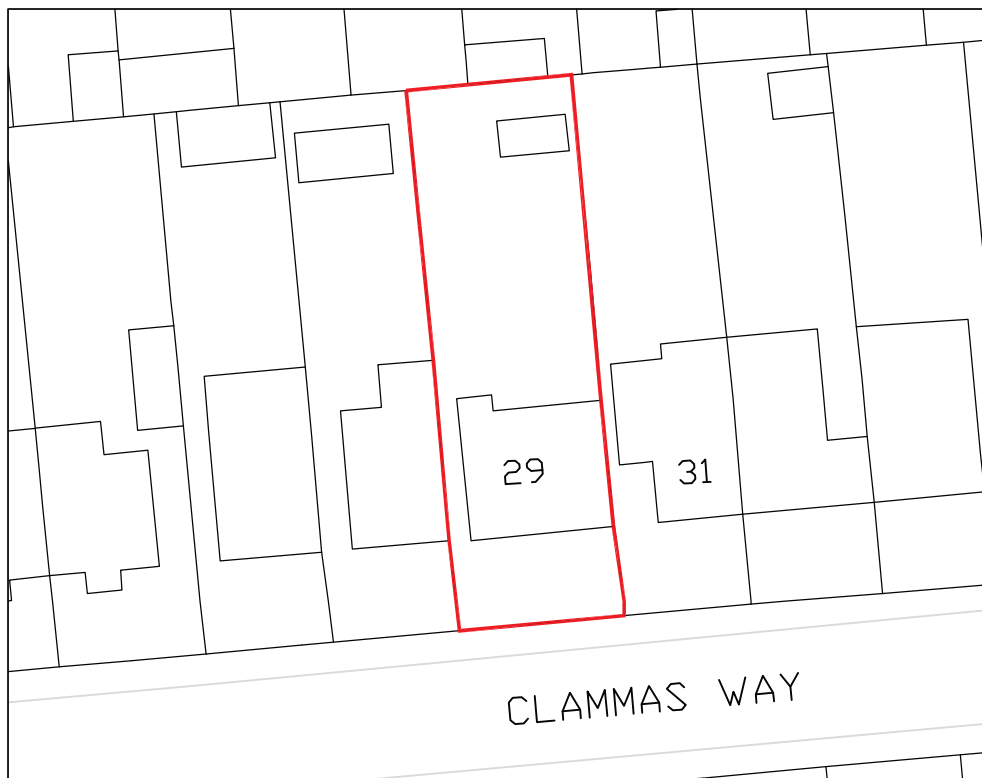
Erection of 2x two storey, 3 bed dwelling with associated parking, amenity space, cycle and refuse stores, following the demolition of existing bungalow

**LBH Ref Nos:**

77795/APP/2025/2979



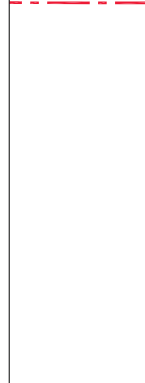
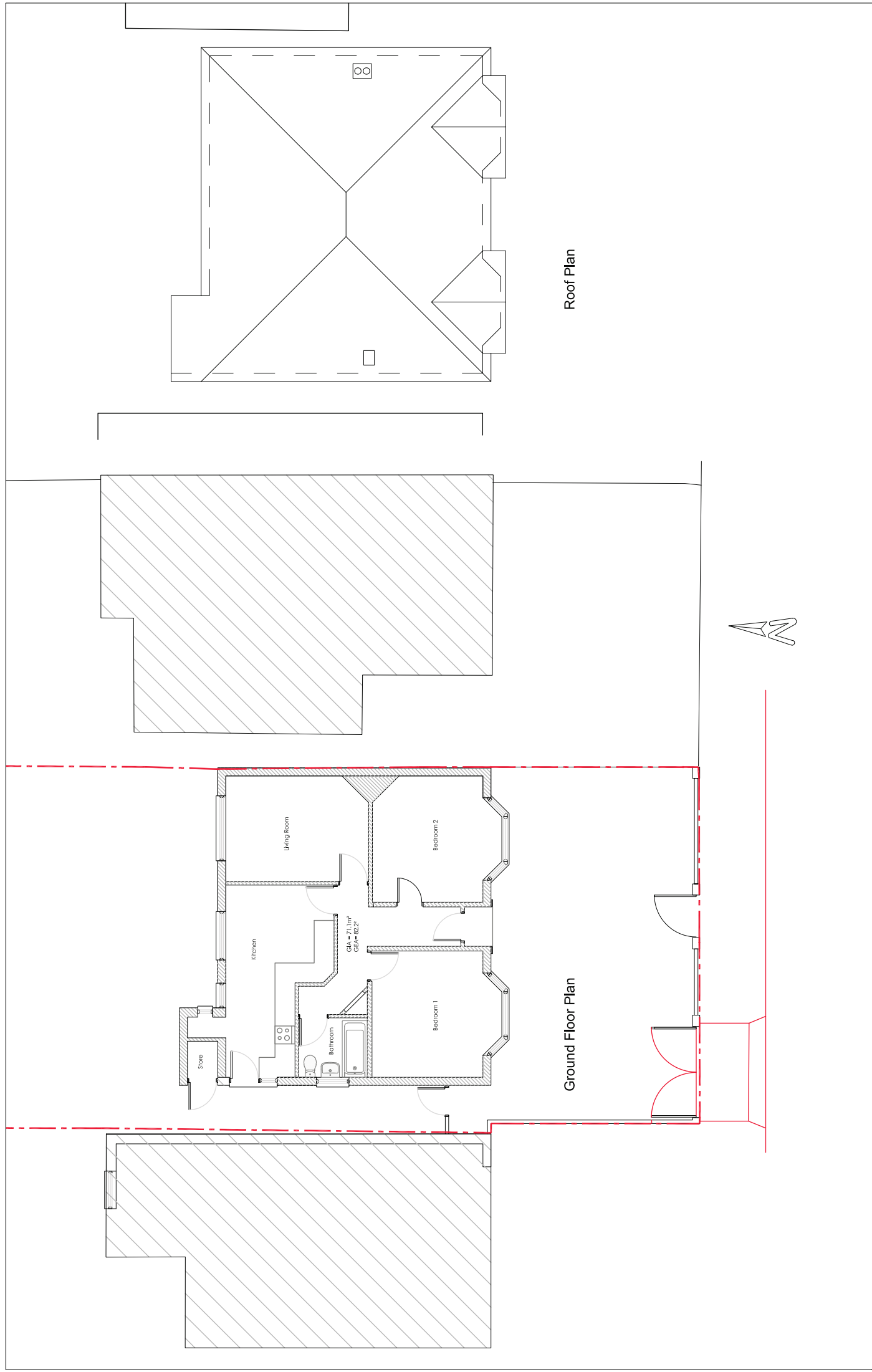
Location Plan 1:1250



Existing Block Plan 1:500



<p>Sheet Title</p> <p><b>LOCATION &amp; EXISTING BLOCK PLAN</b></p> <p>Scale 1:1250 @ A4    Drawn RP    Date Nov 2025</p>	<p>Project Title</p> <p><b>29 Clammas Way, Cowley, UB8 3AN</b></p>	<p>Dwg No.</p> <p><b>PL/29CW/01</b></p>	<p>Revisions</p>
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**R P Designs**  
 Tel: 07946 206924  
 7 Elmhurst Close Bushey WD23 2QB

**Inspired Design & Build Ltd**

**29 Clammas Way, Cowley, UB8 3AN**

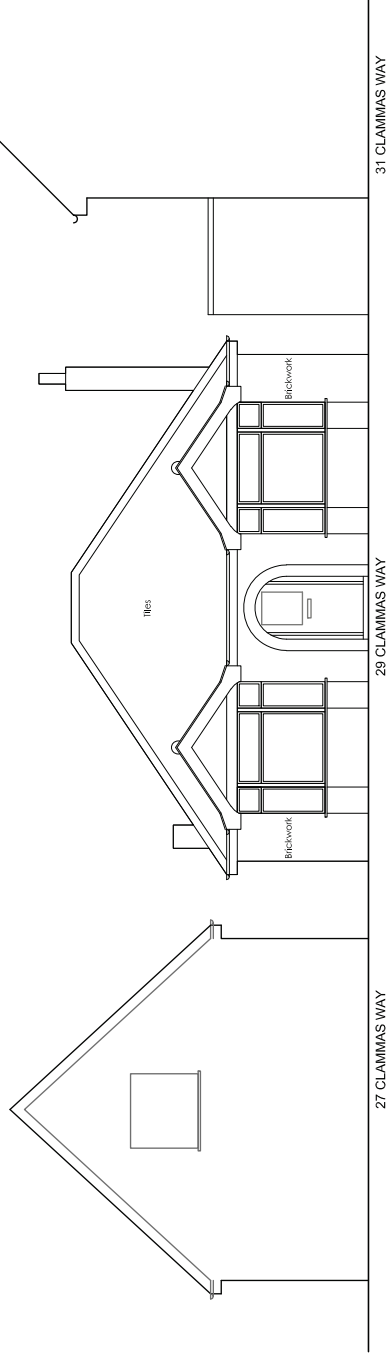
**Existing Plans**  
 Date: Nov 2025  
 Drawn No: **PL/29CW/03**  
 Rev: -

Ground Floor Plan

Roof Plan

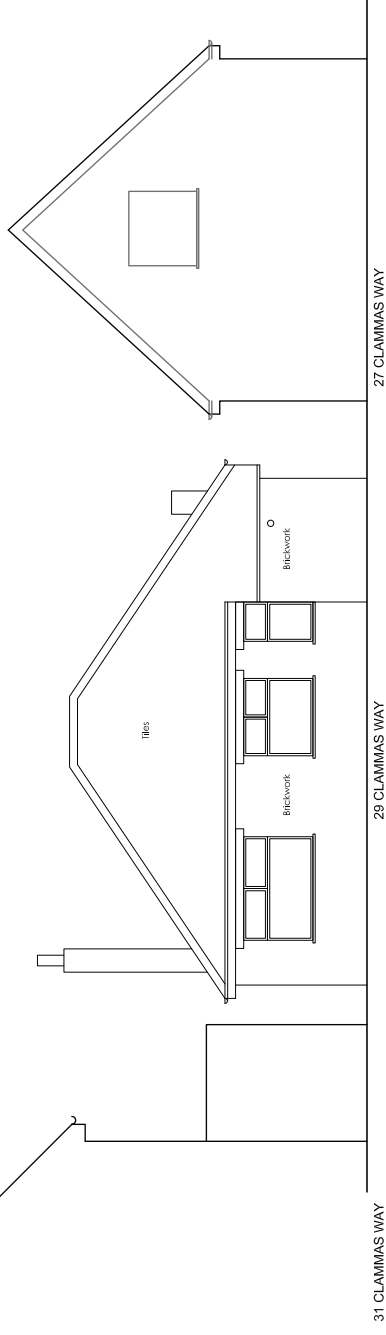


Approx Level 8.0m



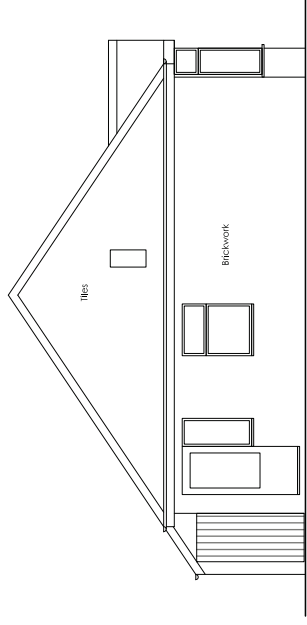
Front Elevation

Approx Level 8.0m

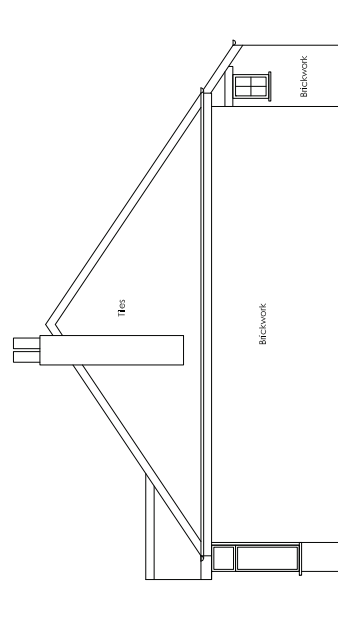


Rear Elevation

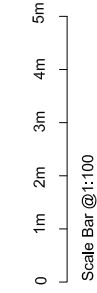
Existing Elevations



Side Elevation A



Side Elevation B



Scale Bar @1:100

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7 Elmhurst Close Bushey WD23 2QB

Client  
**Inspired Design & Build Ltd**

Project  
**29 Clammas Way, Cowley, UB8 3AN**

Title  
**Existing Elevations**

Scale/Drawn

1:100 @ A3

Date

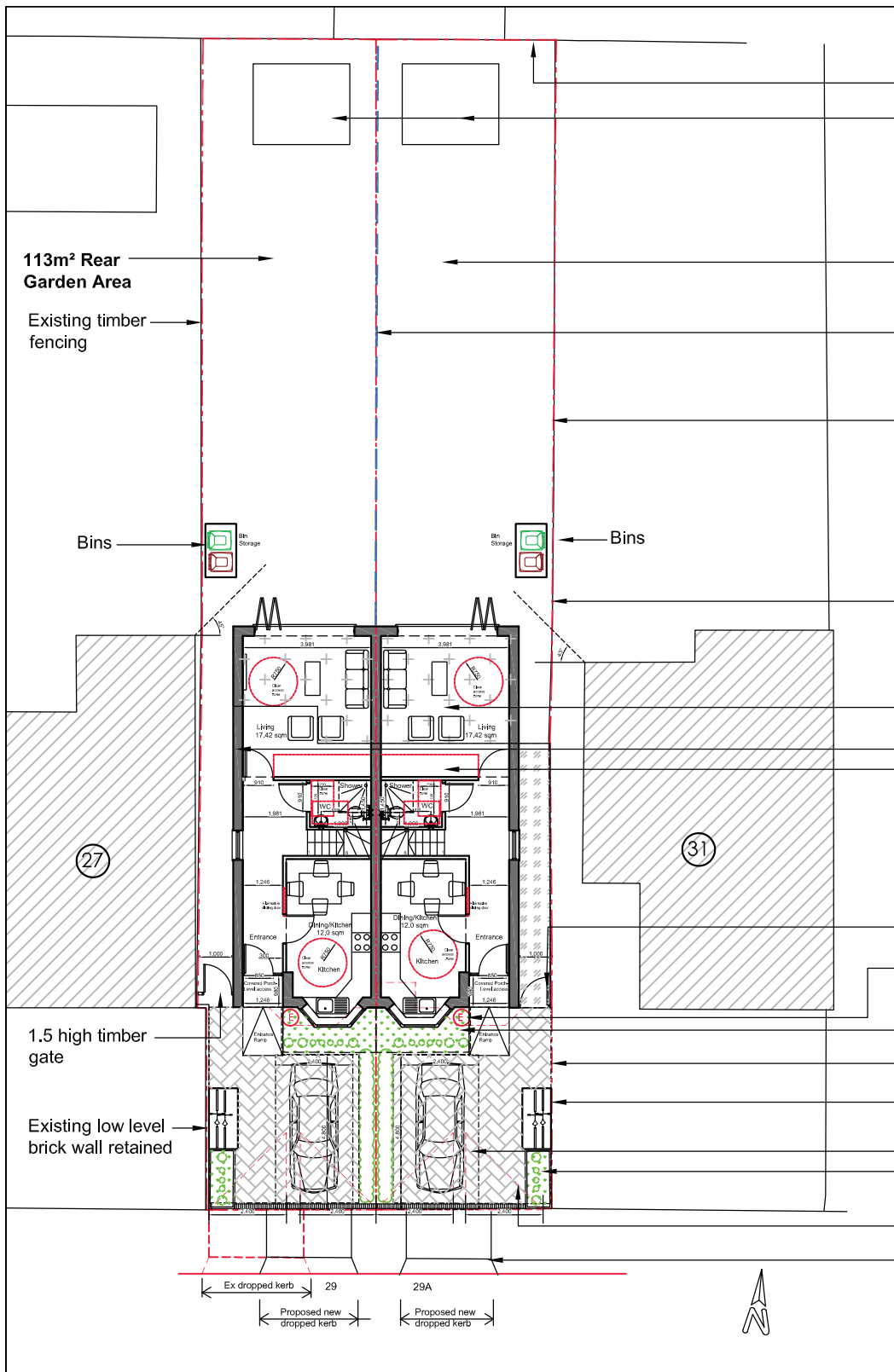
Nov 2025

Drawing No

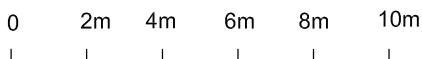
PL/29CW/02

Rev

-



Block Plan 1:200

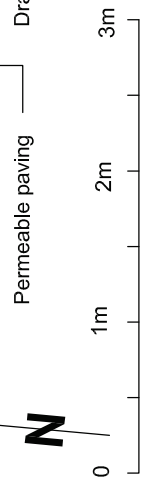
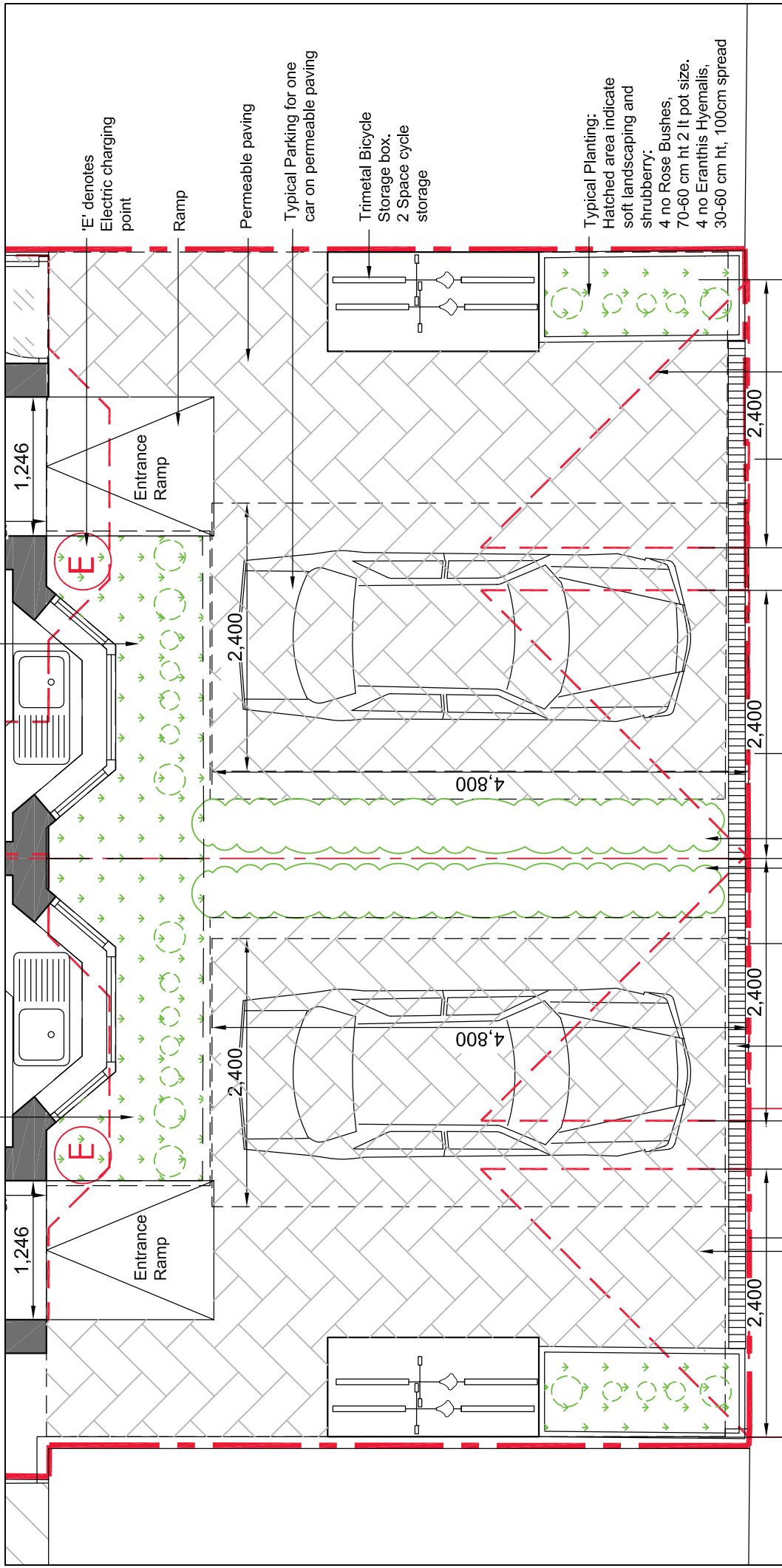


Scale Bar @1:200

Rev B 09-03-2026 Development area updated  
 Rev A 23-02-2026 Floor plans & front garden updated

<p>Sheet Title</p> <p><b>BLOCK PLAN-PROPOSED BOUNDARY TREATMENTS</b></p> <p>Scale 1 : 200 e A4 Drawn RP Date NOV 2025</p>	<p>Project Title</p> <p><b>29 Clammas Way, Cowley, UB8 3AN</b></p>	<p>Dwg No.</p> <p><b>PL/29CW/06</b></p>	<p>Revisions</p> <p><b>B</b></p>
---	--	---	----------------------------------

Hatched area indicate soft landscaping and shrubbery:  
 6 no Rose Bushes, 70-100 cm ht 2 lt pot size.  
 5 no Eranthis Hyemalis, 30-60 cm ht, 100cm spread



Permeable paving

Drainage channel

600mm high Buxus hedge row between each property

2.4x2.4m visibility splays

'E' denotes Electric charging point

Ramp

Permeable paving

Typical Parking for one car on permeable paving

Trimetal Bicycle Storage box.  
2 Space cycle storage

Typical Planting:  
Hatched area indicate soft landscaping and shrubbery:  
4 no Rose Bushes, 70-60 cm ht 2 lt pot size.  
4 no Eranthis Hyemalis, 30-60 cm ht, 100cm spread

Scale Bar @1:50

Sheet Title  
**PROPOSED FRONT GARDEN LANDSCAPE SCHEME**  
 Scale 1 : 50 | e A4 | Drawn RP

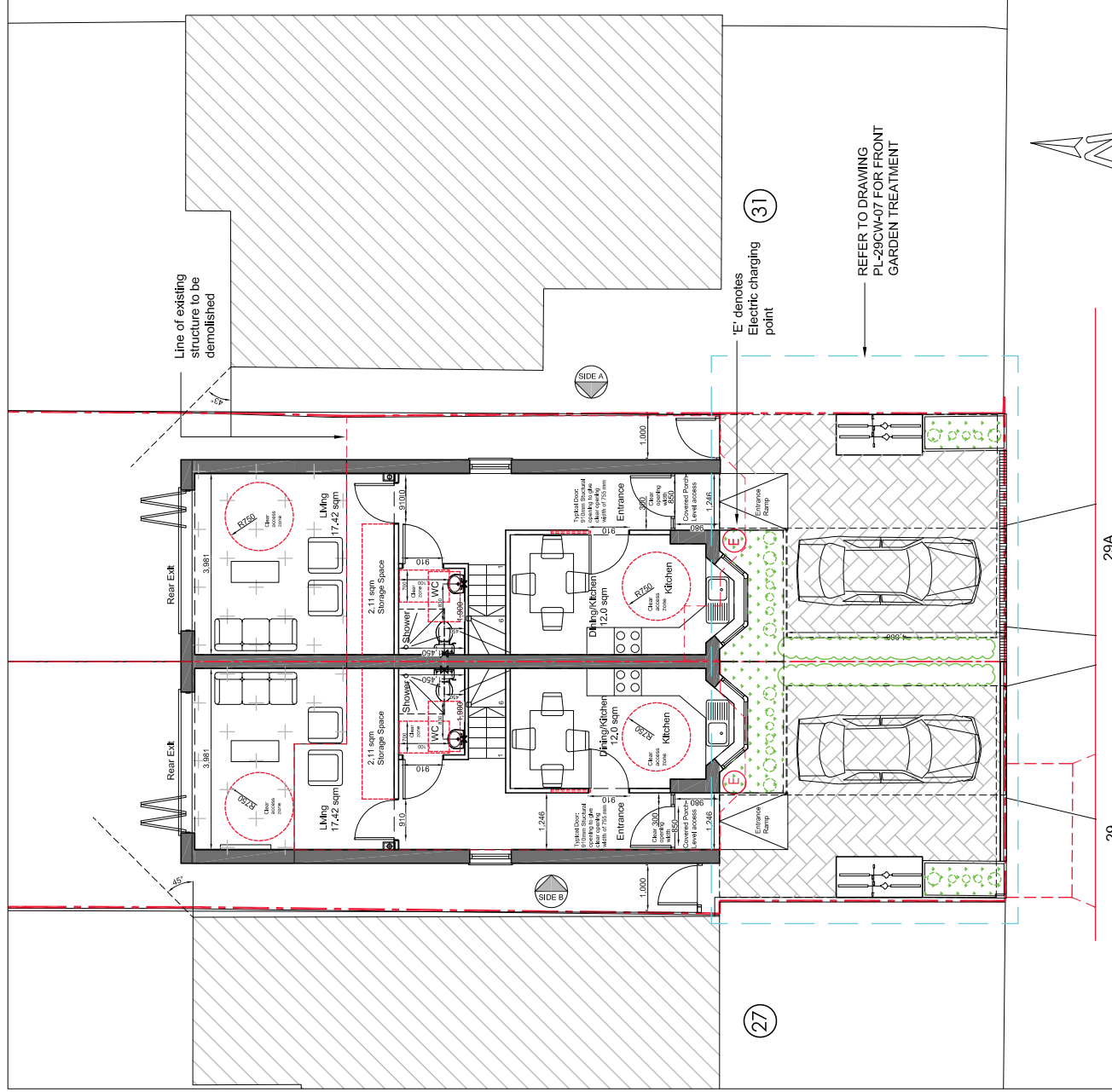
Date Nov 2025

Project Title  
**29 Clammas Way,  
 Cowley,  
 UB8 3AN**

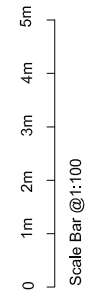
Rev No.  
**PL/29CW/07**

Revisions  
**A**

Rev A 23-02-2012 Front garden updated



**TYPICAL FLOOR PLAN**  
**PROPOSED GROUND FLOOR PLAN 42.45 sqm**  
**3 BED 4 PERSON: TOTAL AREA 84.00 sqm**  
 London Plan Space requirements for 3 bed 4 Person = 84.00 (sqm)



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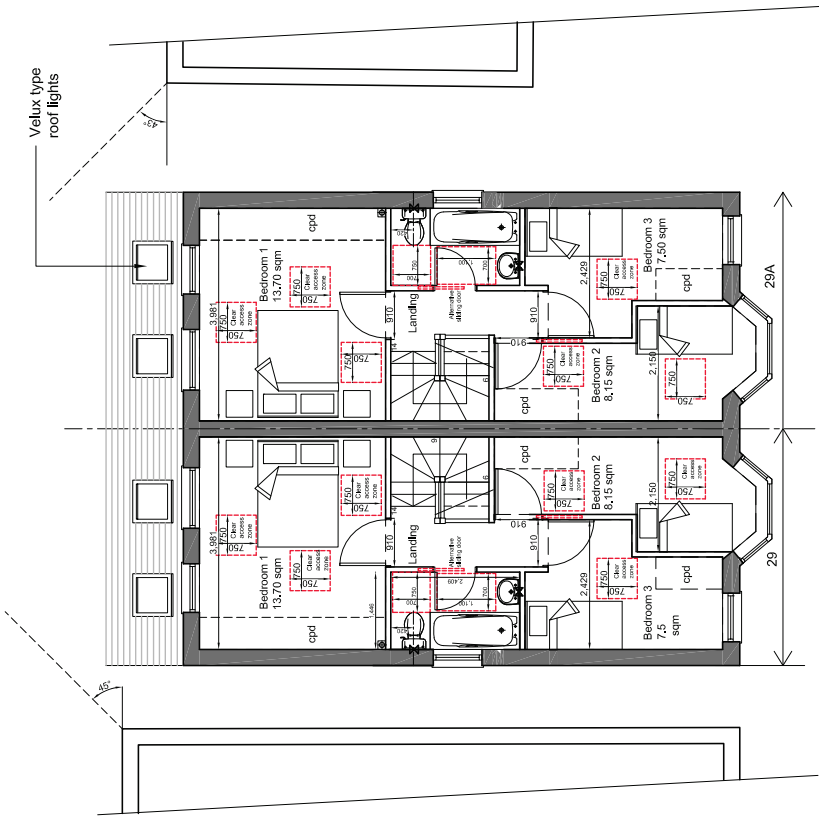
**R P Designs**  
 Tel: 07946 206924  
 7 Elmhurst Close Bushey WD23 2QB

**Inspired Design & Build Ltd**

**29 Clammas Way, Cowley, UB8 3AN**

Client	Proposed Plans		
Project	Scale/Drawn	Date	Drawn No
	1:100 @ A3	Nov 2025	PL/29CW/05
			Rev
			A

Rev A. 23-02-2012 Floor plans & front garden updated

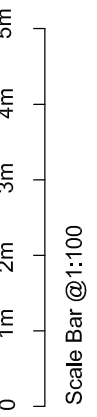
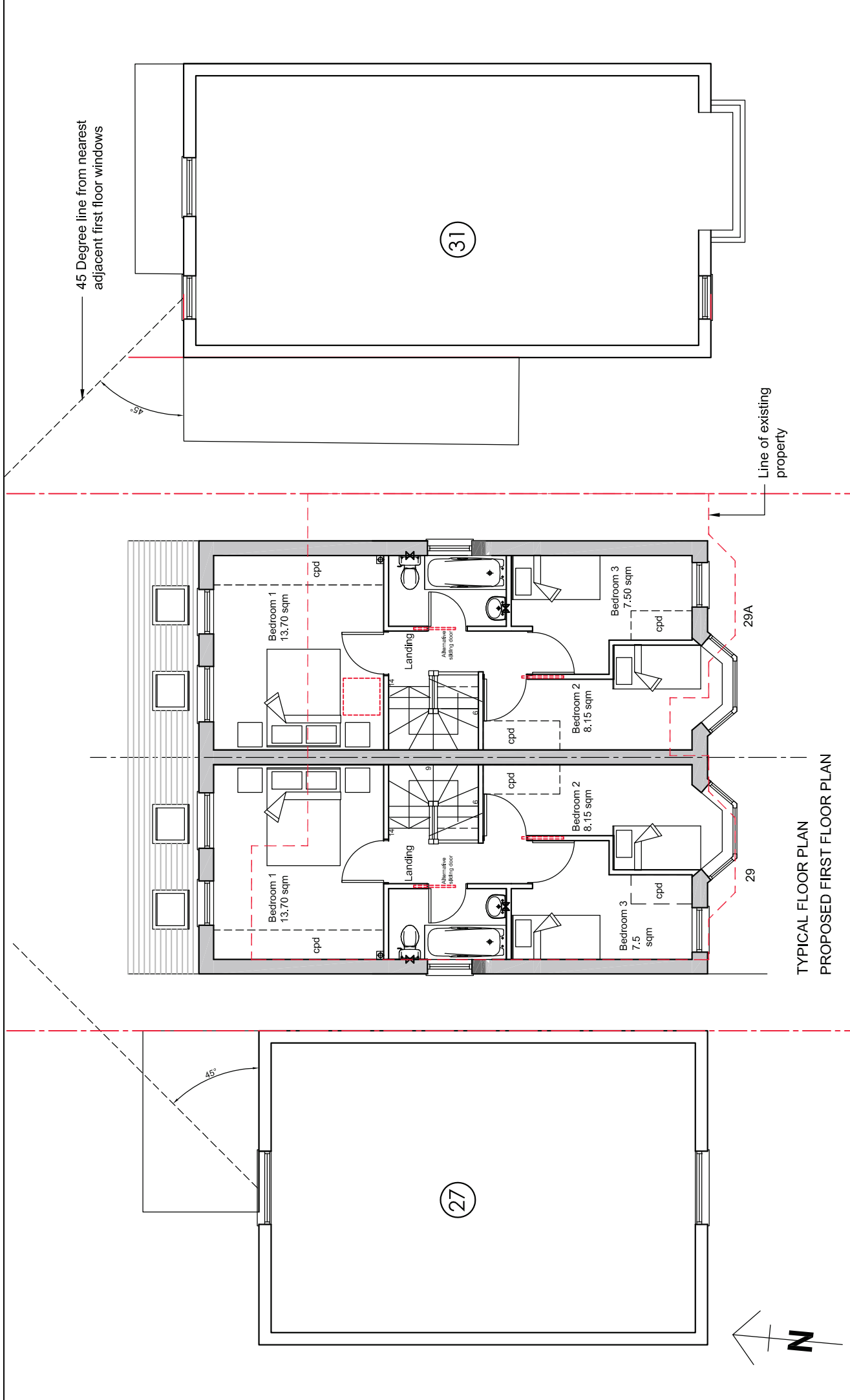


**TYPICAL FLOOR PLAN**  
**PROPOSED FIRST FLOOR PLAN**  
**39.71 sqm**

	House 29 (sqm)	House 29a (sqm)	Original House (sqm)
Dining/Kitchen	12.00	12.00	
Living	17.42	17.42	
Bedroom 1	13.70	13.70	
Bedroom 2	8.15	8.15	
Bedroom 3	7.50	7.50	73.25
Total floor space	58.77	58.77	
Rear Garden Space	113.00	114.00	

**Site Area 394.00 (sqm)**

Rev A. 23-02-2012 Floor plans & front garden updated



Scale 1 : 100 @ A4  
 Drawn RP

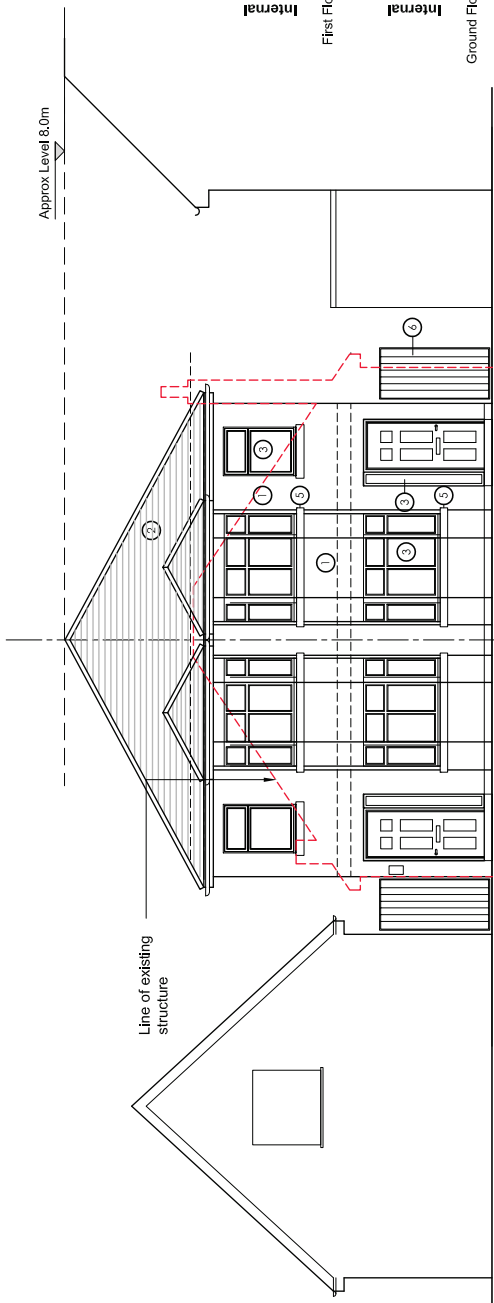
Sheet Title  
**PROPOSED FIRST FLOOR PLAN REAR PROJECTION SHOWING 45° LINES FROM ADJACENT WINDOWS**

Date: Mar 2026

Project Title  
**29 Clammas Way,  
 Cowley,  
 UB8 3AN**

Dwg No.  
**PL/29CW/09**

Revisions  
 -

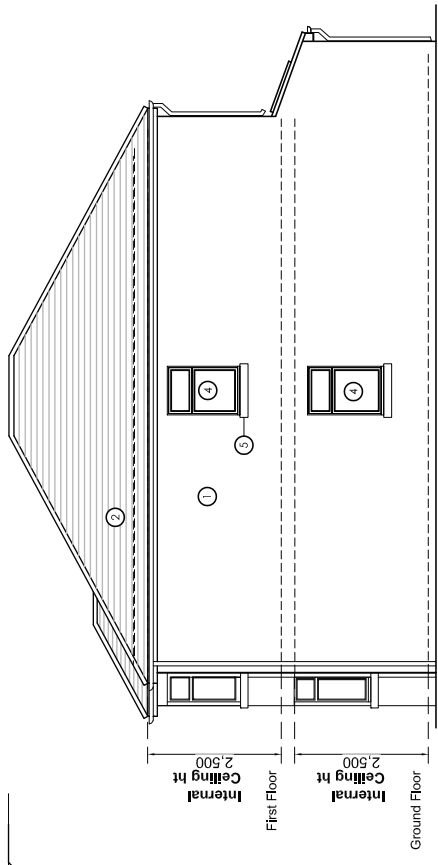


Front Elevation

29 CLAMMAS WAY

27 CLAMMAS WAY

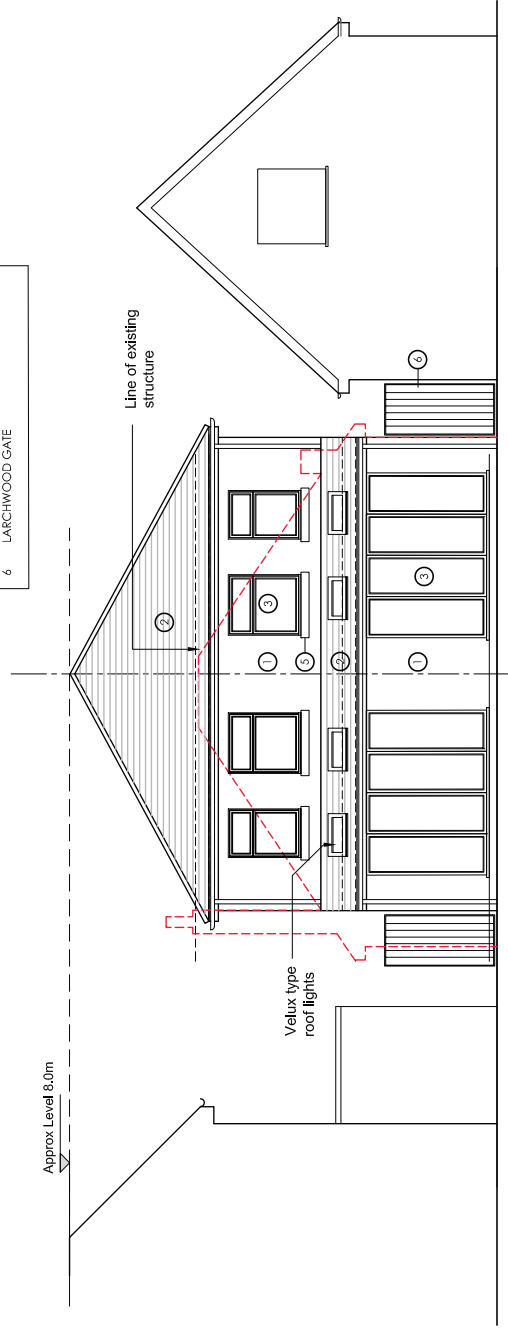
Side Elevation A



31 CLAMMAS WAY

REFER TO SCHEDULE OF MATERIALS

- MATERIALS KEY:
- 1 FAIRFACED BRICKWORK
  - 2 PLAIN TILES - BROWN
  - 3 WHITE UPVC WINDOWS/DOORS
  - 4 FROSTED GLAZING
  - 5 BATH STONE CILL
  - 6 LARCHWOOD GATE

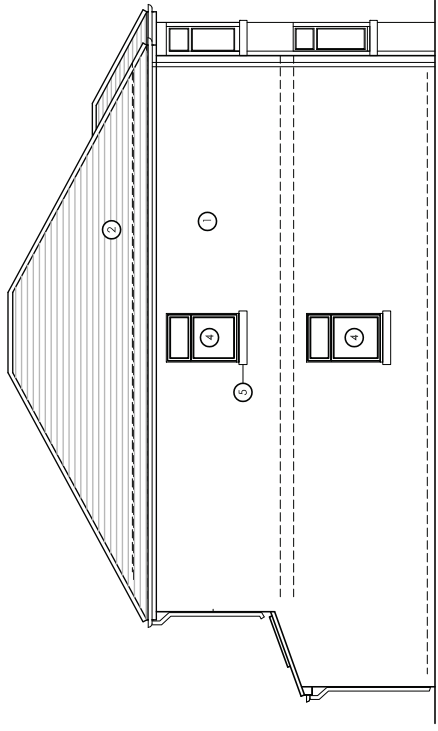


Rear Elevation

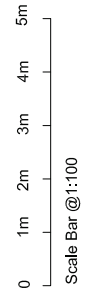
29 CLAMMAS WAY

27 CLAMMAS WAY

Side Elevation B



27 CLAMMAS WAY



Scale Bar @1:100

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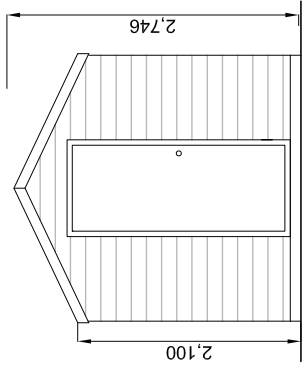
**R P Designs**  
Tel: 07946 206924  
7 Elmhurst Close Bushey WD23 2QB

**Inspired Design & Build Ltd**

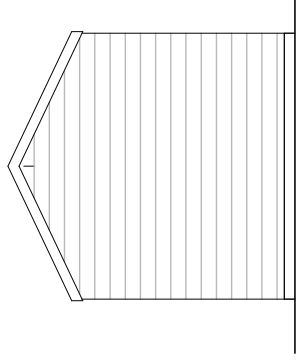
**29 Clammas Way,  
Cowley,  
UB8 3AN**

Title	Proposed Elevations		
	Scale/Drawn	Date	Drawn/No
Rev	1:100 @ A3	Nov 2025	PL/29CW/04
			A

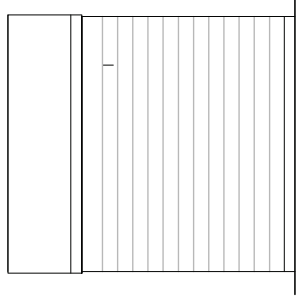
Rev A 23-02-2012 Front and side elevations revised



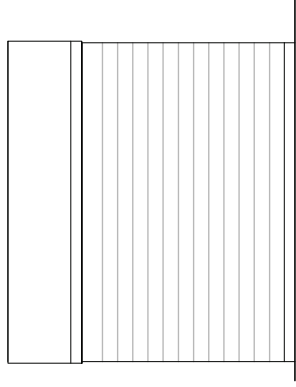
Front



Rear

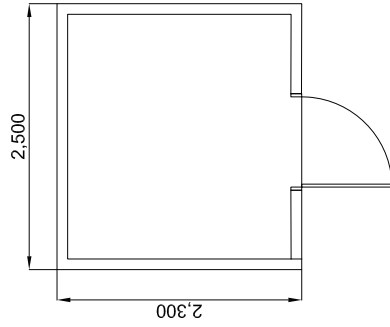


Side



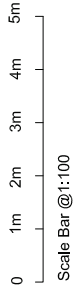
Side

Typical Storage Elevations



Typical Storage Plan  
Ground Floor Flat

1:50



Scale Bar @1:100

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Tel: 07946 206924  
7 Elmhurst Close Bushy WD23 2QB

**Inspired Design & Build Ltd**

**29 Clammas Way,  
Cowley,  
UB8 3AN**

Title

**Proposed Shed Elevations**

Scale/Drawn

1:50 @ A3

Date

Nov 2025



Drawing No

**PL/29CW/08**

Rev

-



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  29 CLAMMAS WAY		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
<b>DISCLAIMER :</b> For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright  © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b>  77795/APP/2025/2979	<b>SCALE :</b>  1:1,250	<b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b>  
	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  APRIL 2026	

## Report of the Head of Development Management and Building Control

**Address:**

38 FRAYS AVENUE

**Development:**

Conversion of loft space to habitable use to include raising ridge height, roof lights to front, rear and side, rear half-hipped loft window, and amendments to fenestration.

**LBH Ref Nos:**

58891/APP/2026/107

Date Produced: 13-Jan-2026

Scale: 1:1250 @A4



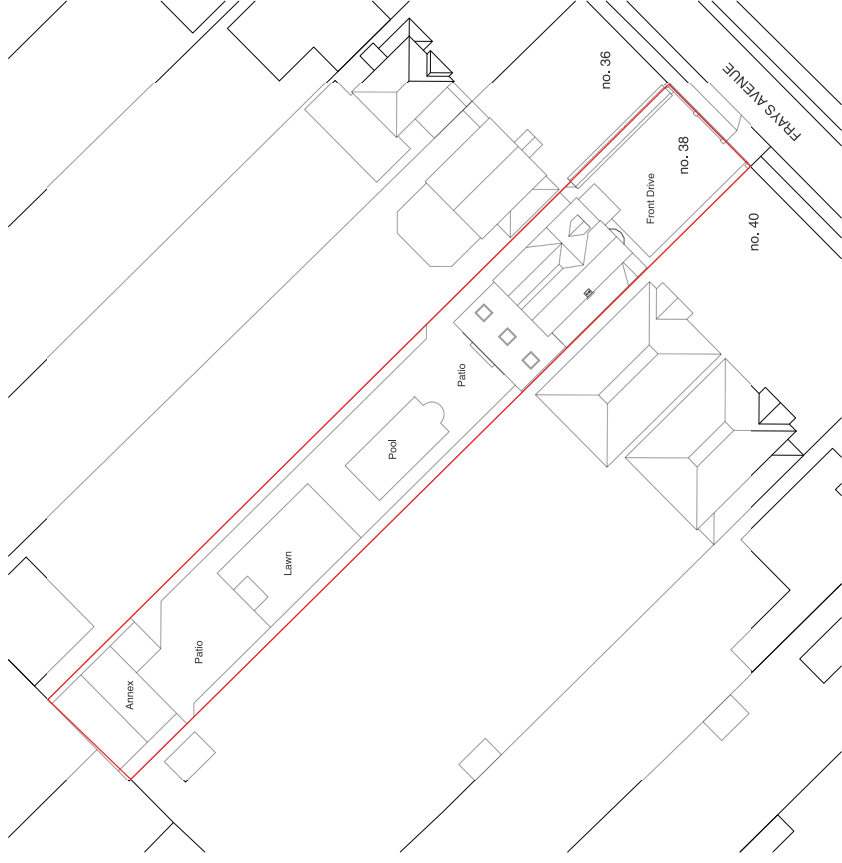
Planning Portal Reference: PP-14571240v1

**MICHAEL OAKES ARCHITECTS LTD.**

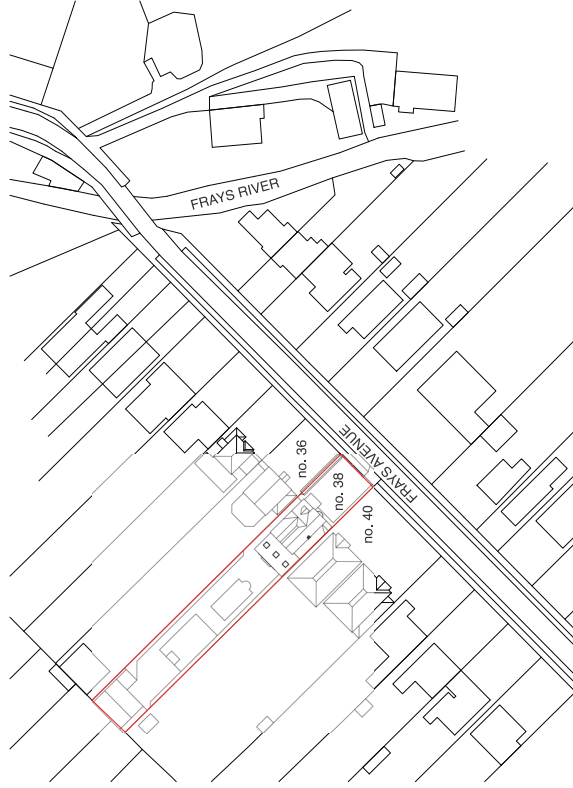
Michael Oakes (Director) B.A., Hons. Arch., Dip. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

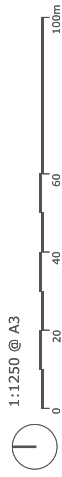
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Block Plan



Site Location Plan



Project no./ Stage/ Drawing no./ Revision

0161- PLA-01 01\_A

Revision notes: Drawn by: RA

A - First Issue

Drawing Title

**Location + Block Plan**

Address Client Date

No.38 Frays Avenue, Mr Reza December

West Drayton, UB7 7AG 2025

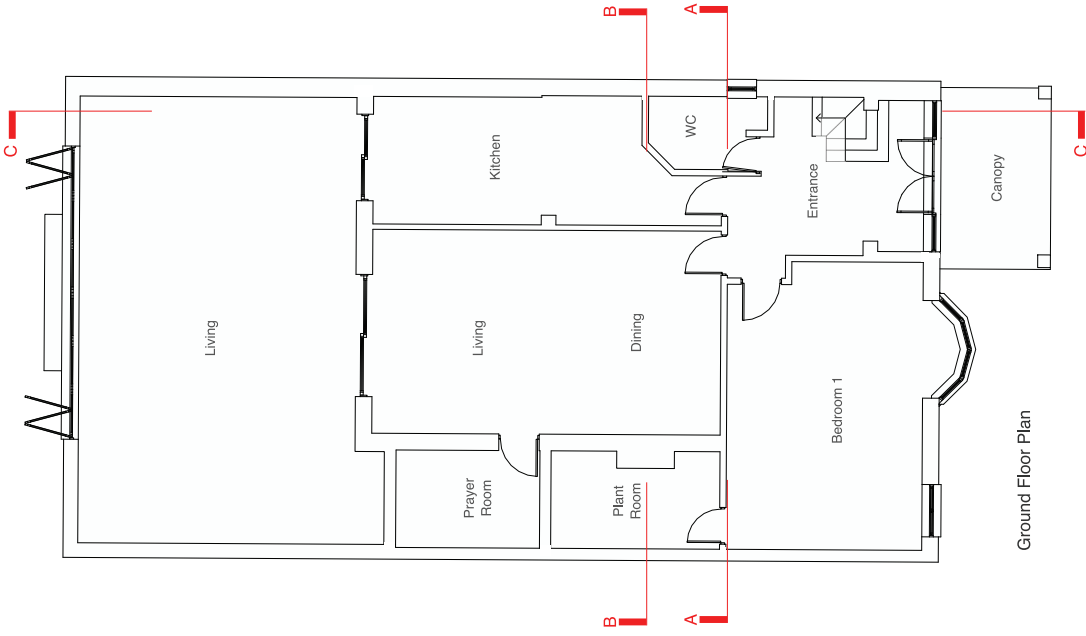
10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

**MICHAEL OAKES ARCHITECTS LTD.**

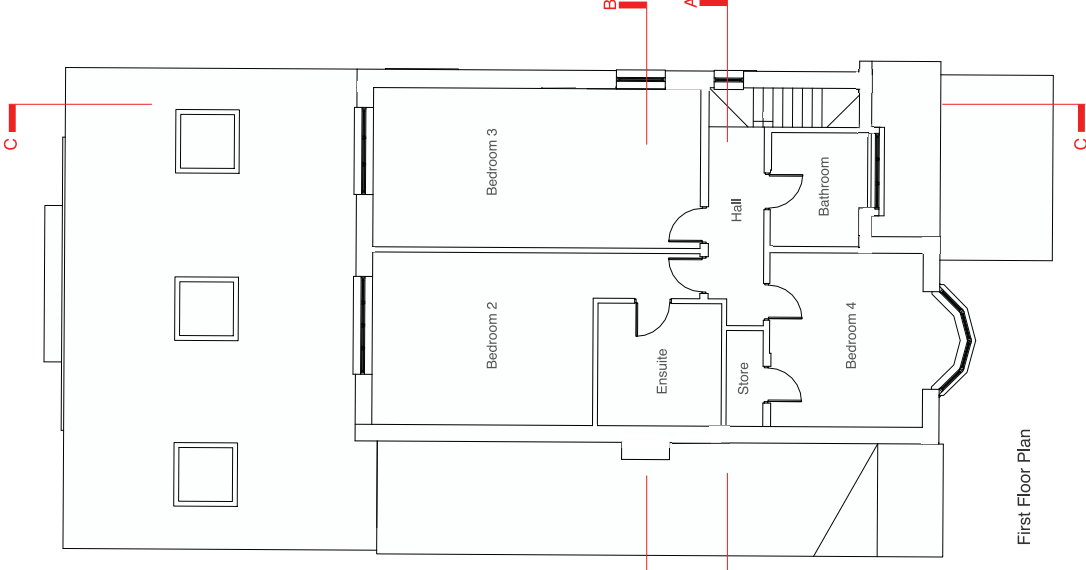
Michael Oakes (Director) B.A., Hons Arch., Dip. Arch., Registered Architect

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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Ground Floor Plan



First Floor Plan

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Scale

1:100 @ A3



Scale

10m



Drawing Title

**As Existing**  
Floor Plans

Project no./ Stage/

0161- PLA-02

Drawing no./ Revision

XX\_A

Revision notes:

A - First Issue

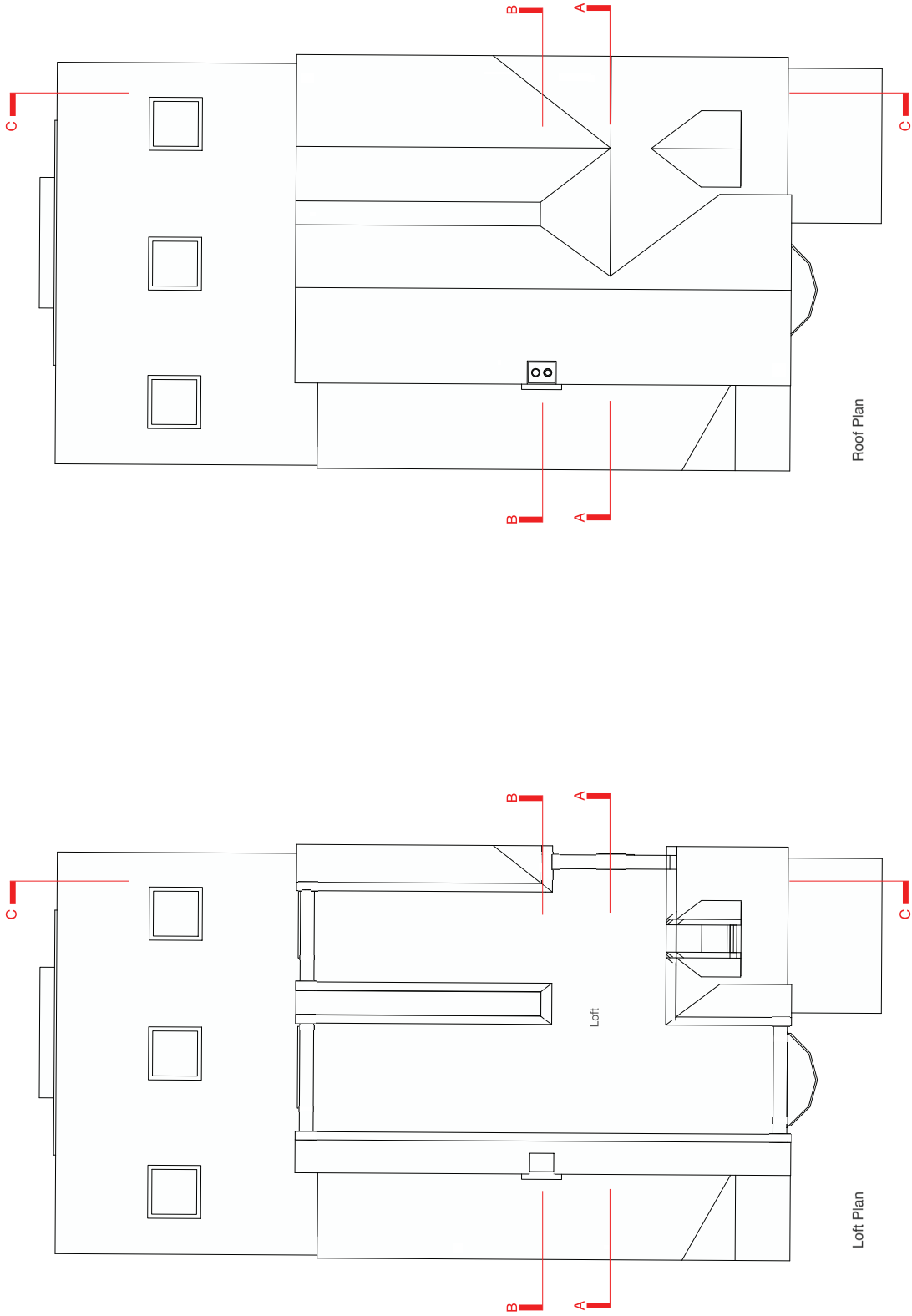
Drawn by: RA

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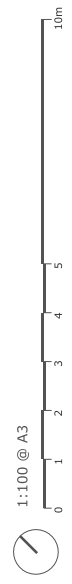
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Loft Plan

Roof Plan

Address: **No.38 Frays Avenue, West Drayton, UB7 7AG** Client: **Mr Reza** Date: **December 2025** Drawing Title: **As Existing Floor Plans** Project no./ Stage/ Drawing no./ Revision: **0161- PLA-03 XX\_A** Revision notes: **A - First Issue** Drawn by: **BA**

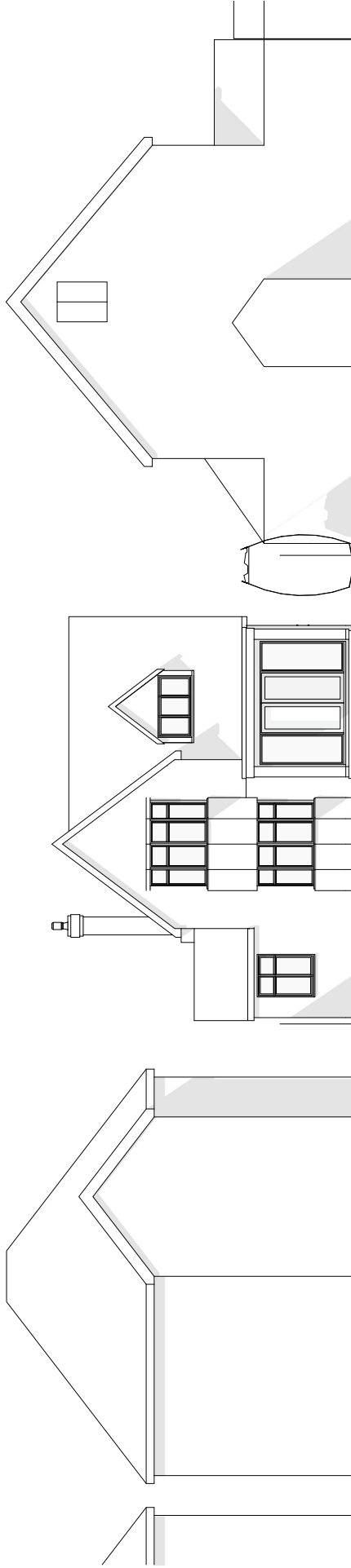


**MICHAEL OAKES ARCHITECTS LTD.**

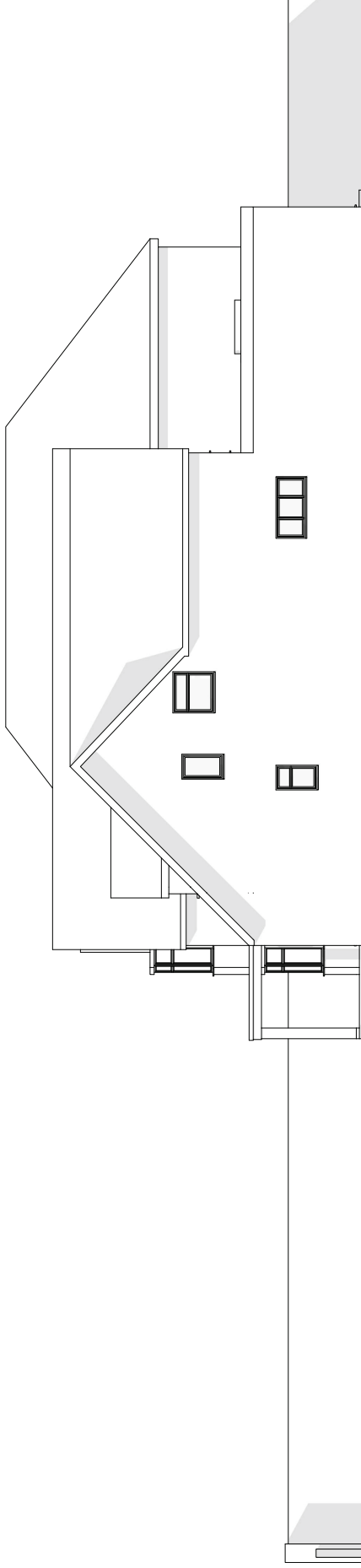
Michael Oakes (Director) B.A., Hons. Arch., Dip. Arch., Registered Architect

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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



South East (Street) Elevation



North East Elevation

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Existing**  
Elevations

Project no./ Stage/

0161- PLA-04

Drawing no./ Revision

XX\_A

Revision notes:

A - First Issue

10m

1:100 @ A3

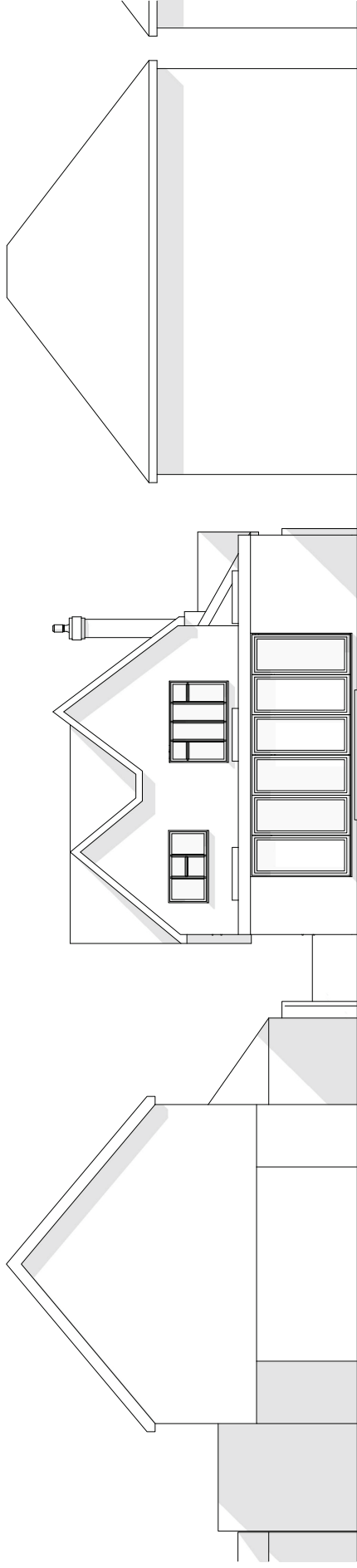


**MICHAEL OAKES ARCHITECTS LTD.**

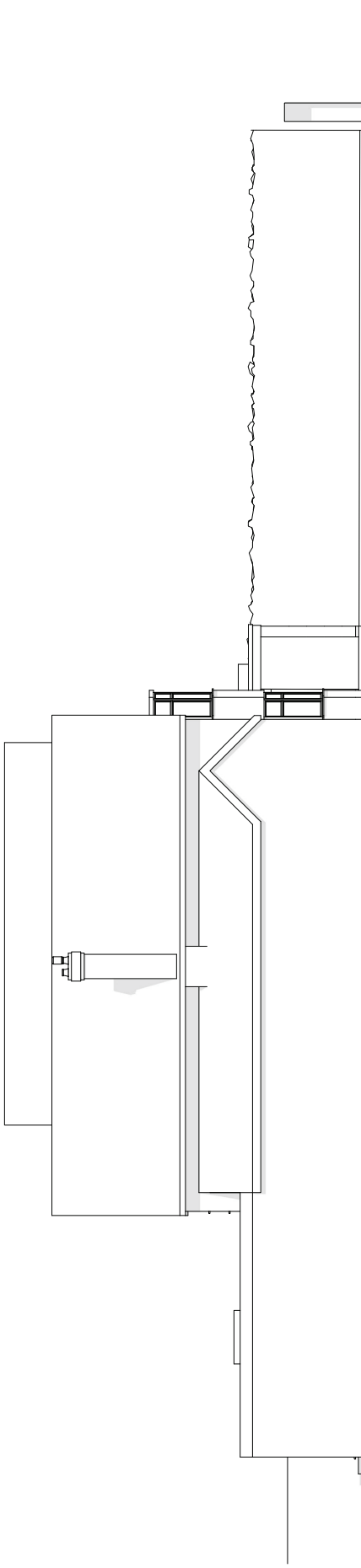
Michael Oakes (Director) B.A., Hons Arch., Dip. Arch., Registered Architect

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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



North West Elevation



South West Elevation

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Existing**  
Elevations

Project no./ Stage/

0161- PLA-05

Drawing no./ Revision

XX\_A

Revision notes:

A - First Issue

10m

1:100 @ A3

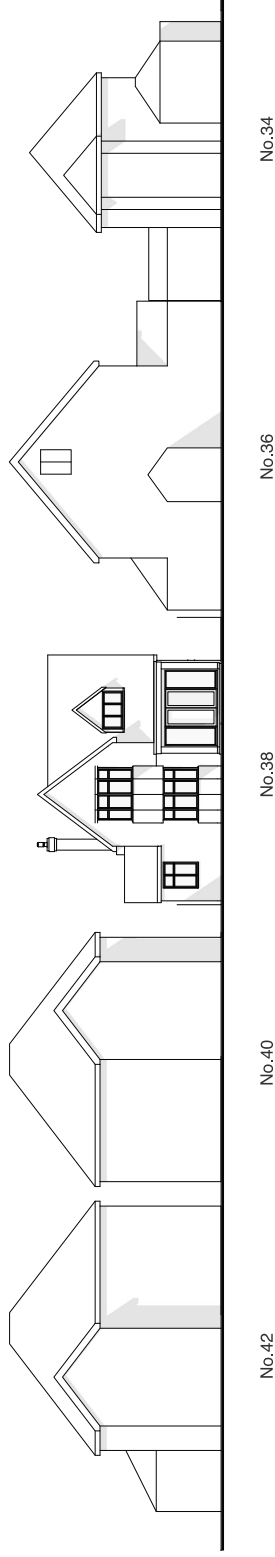


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Michael Oakes (Director) B.A., Hons. Arch., Dip. Arch., Registered Architect

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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Existing Street Elevation

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Existing**  
Street Elevations

1:200 @ A3



Project no./ Stage/ Drawing no./ Revision

0161- PLA-06

XX\_A

Revision notes:

A - First Issue

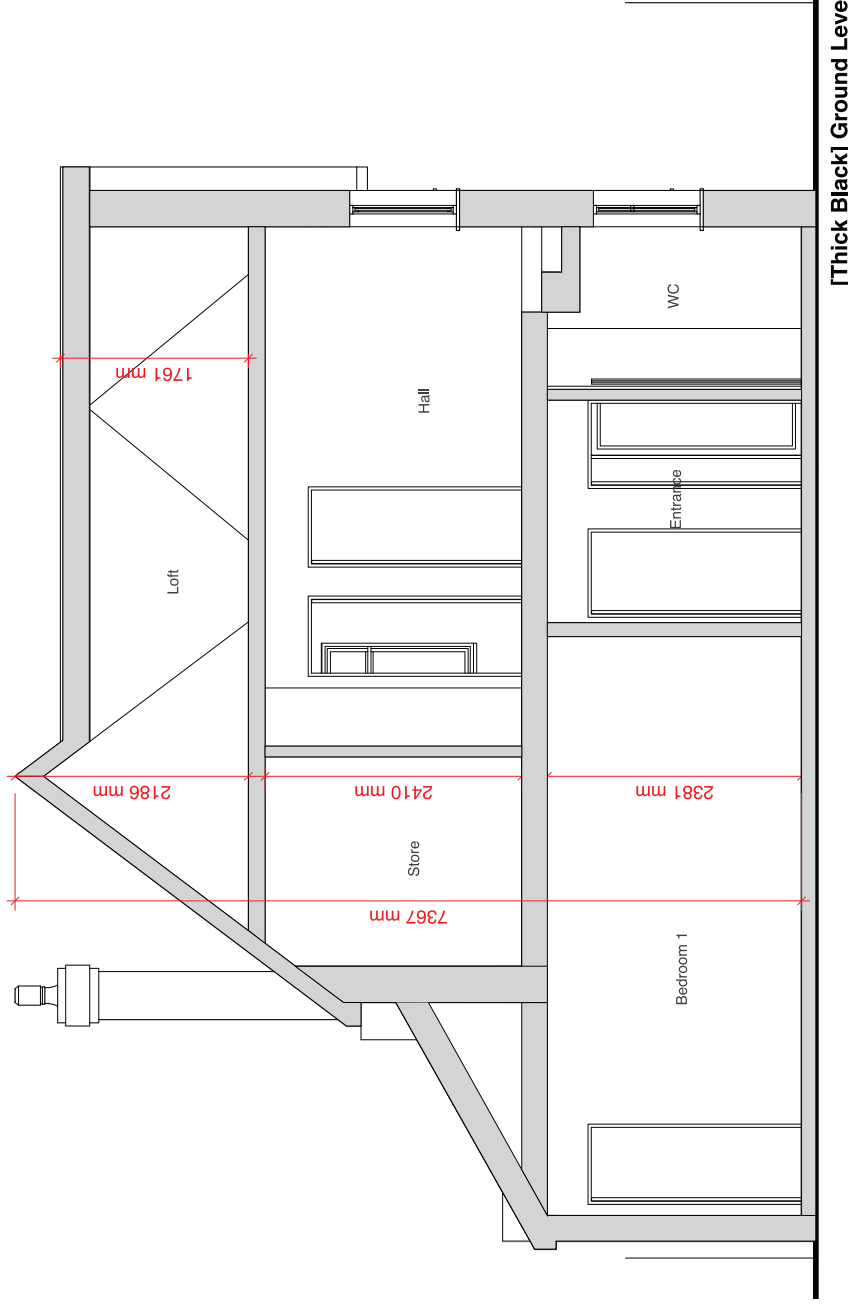
**MICHAEL OAKES ARCHITECTS LTD.**

Michael Oakes (Director) B.A., Hons Arch., Dipl. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**Note: all measurements taken from ground floor (finish floor level)**



Section AA

[Thick Black] Ground Level

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

1:50 @ A3



Drawing Title

**As Existing**  
Section AA

Project no./ Stage/ Drawing no./ Revision

0161- PLA-07

07\_A

Revision notes:

A - First Issue

Drawn by: RA

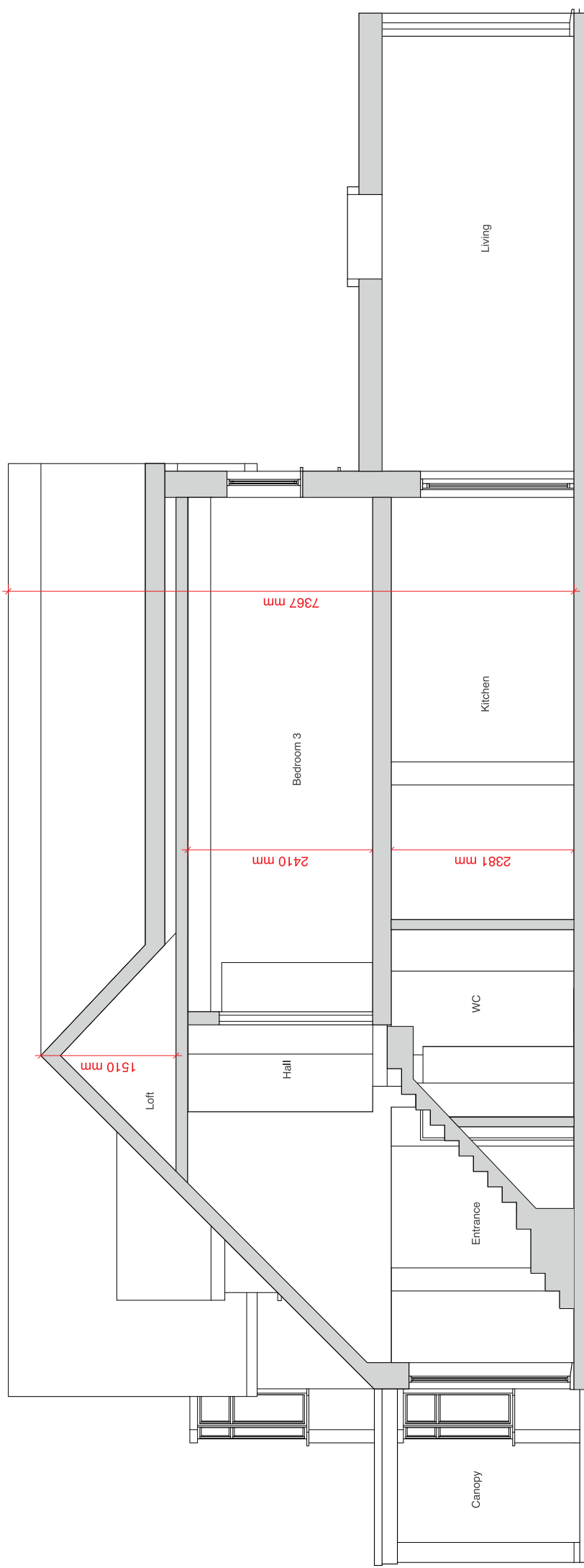
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Michael Oakes (Director) B.A., Hons Arch., Dipl. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**Note: all measurements taken from ground floor (finish floor level)**



**[Thick Black] Ground Level**

Section CC

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Existing**  
Section CC

1:50 @ A3



Project no./ Stage/ Drawing no./ Revision

0161- PLA-09 08\_A

Revision notes: Drawn by: RA

A - First Issue

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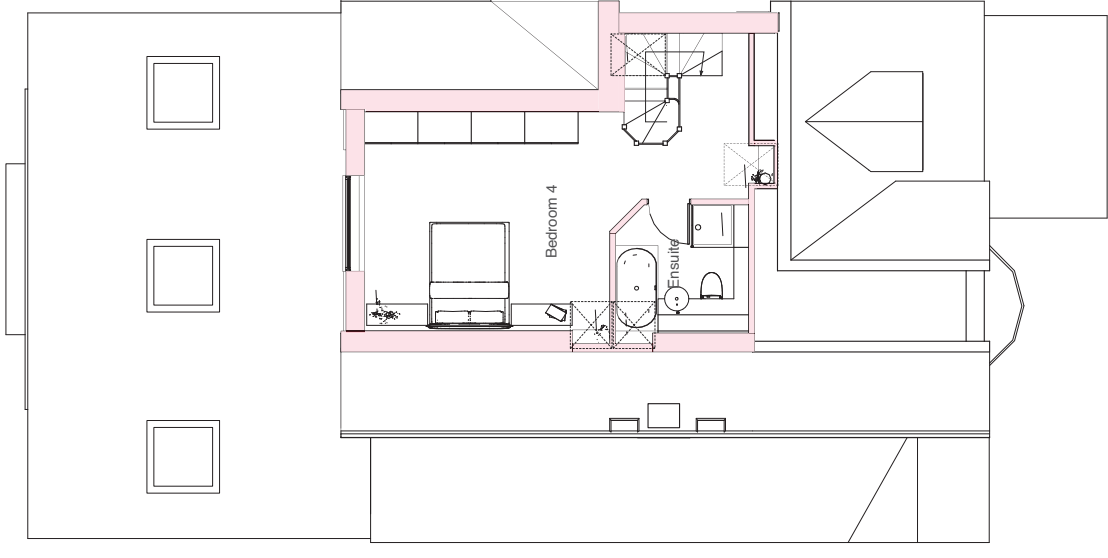
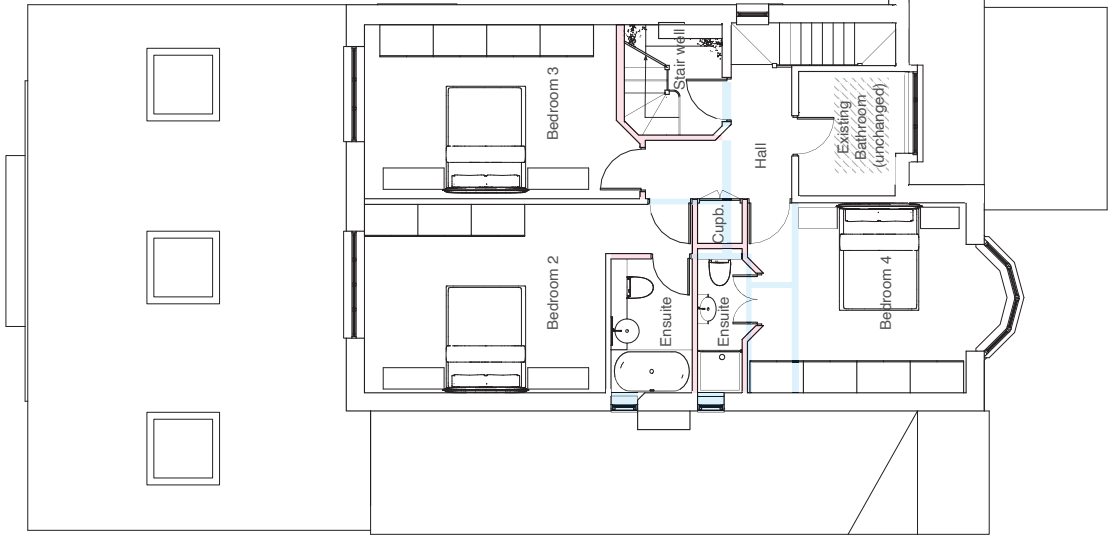
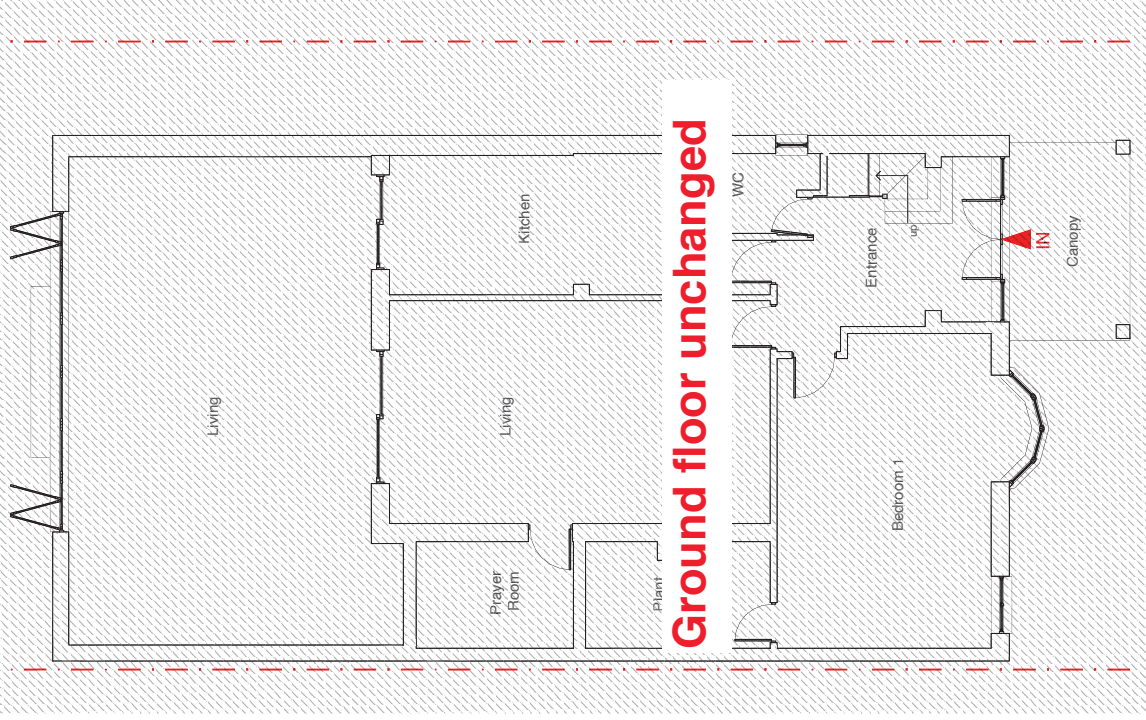
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**KEY**

= Skylight above

= Proposed structure

= Existing structure to be removed



Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

1:100 @ A3



Drawing Title

**As Proposed**  
Floor Plans

Loft Floor Plan

Project no./ Stage/

0463- PLA-

Drawing no./ Revision

50\_A

Revision notes:

A - First Issue

Drawn by: RA


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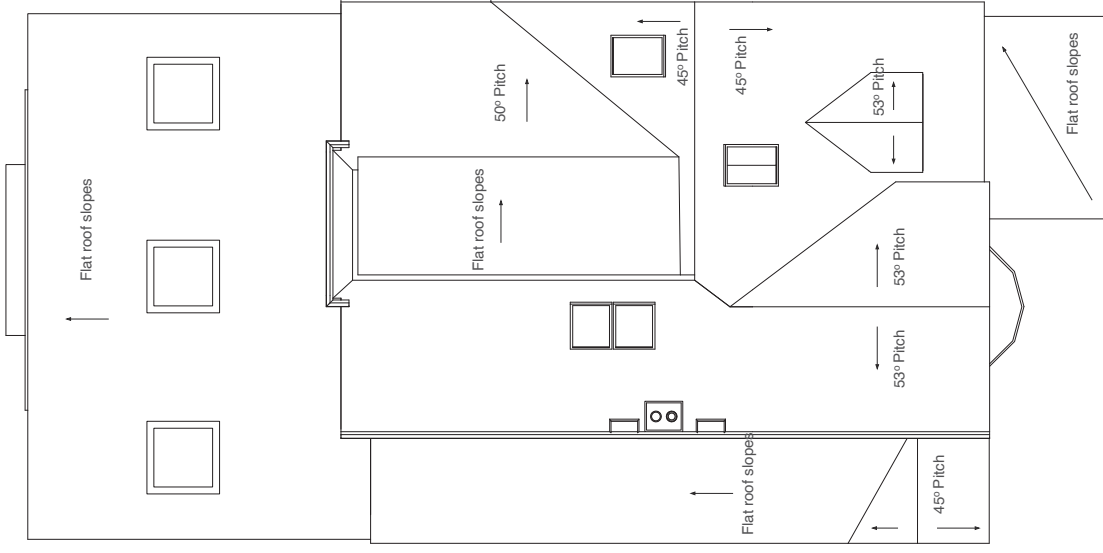
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

## KEY

 = Skylight above

 = Proposed structure

 = Existing structure to be removed



Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Proposed**  
Floor Plans

Project no./ Stage/

0463- PLA-

Drawing no./ Revision

51\_A

Revision notes:

A - First Issue

Drawn by: RA

1:100 @ A3



MATERIALS KEY:

- ① Tiles to match existing in material, colour and texture
- ② Soffit and fascia to match existing
- ③ Windows to match existing in colour and material
- ④ White render proprietary 2 coat waterproof render system to match the existing in colour and texture
- ⑤ Velux skylight 780mm x 1400mm, not to project more than 150mm above roof slope
- ⑥ Dpc - Brickwork below dpc to be frost resisting engineering brick

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Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

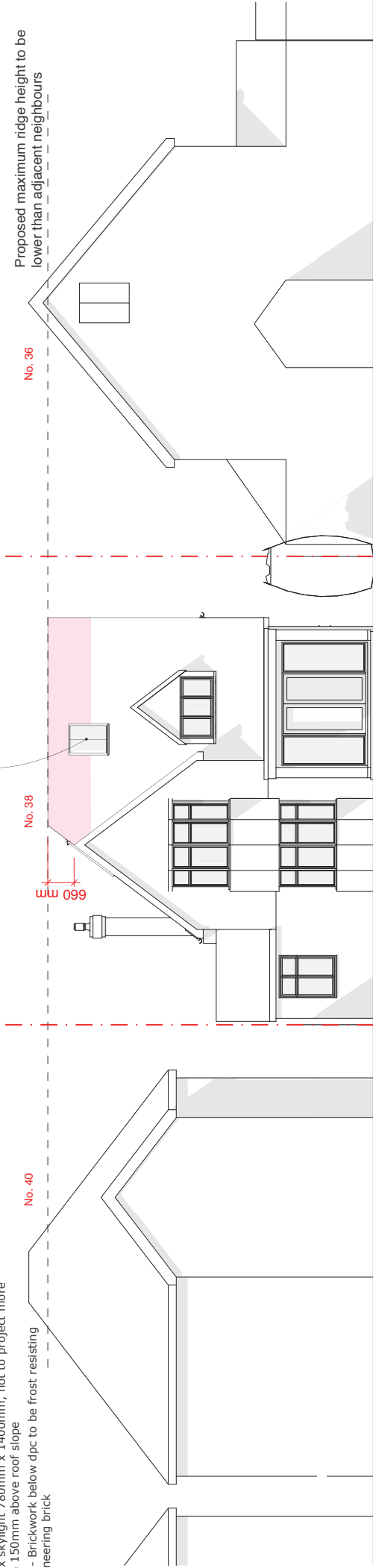
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

KEY

- = Obscured glazing to windows (minimum Pilkington scale 4)
- = Proposed structure
- = Existing structure to be removed

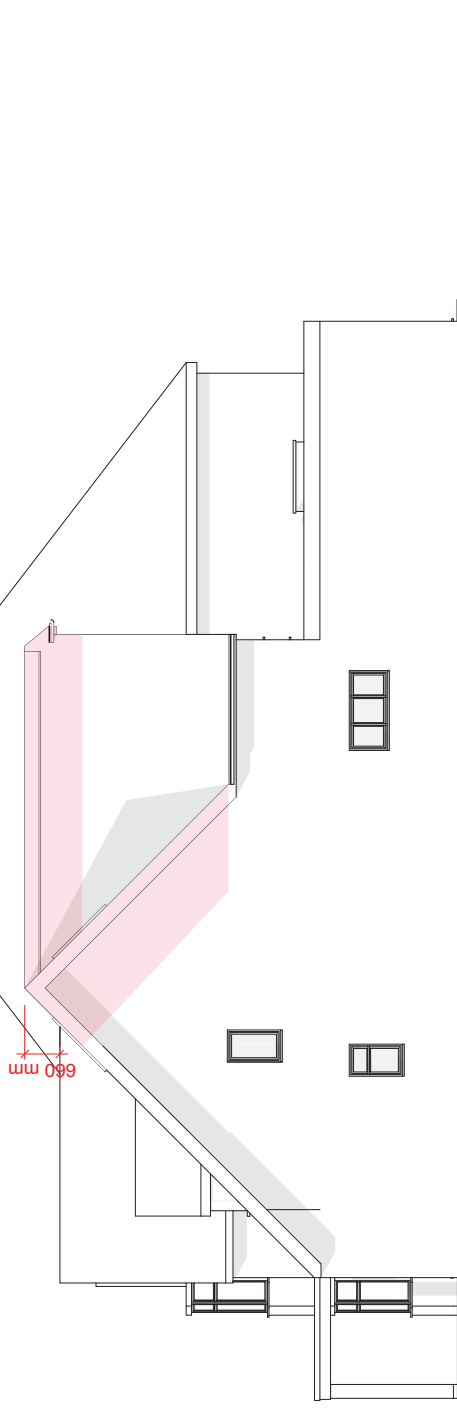
Note: 660mm raised ridge taken from highest point of existing ridge.

Fakro pitched roof skylight (780x1400mm)



Front Elevation (South East)

Neighbouring ridge in background (is higher than proposed ridge heights here)



Side Elevation (North East)

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

As Proposed  
Elevations

1:100 @ A3



Project no./ Stage/ Drawing no./ Revision

0463- PLA-

52\_A

Revision notes:

A - First Issue

Drawn by: RA

MATERIALS KEY:

- ① Tiles to match existing in material, colour and texture
- ② Soffit and fascia to match existing
- ③ Windows to match existing in colour and material
- ④ White render proprietary 2 coat waterproof render system to match the existing in colour and texture
- ⑤ Velux skylight 780mm x 1400mm, not to project more than 150mm above roof slope
- ⑥ Dpc - Brickwork below dpc to be frost resisting engineering brick

MICHAEL OAKES ARCHITECTS LTD.

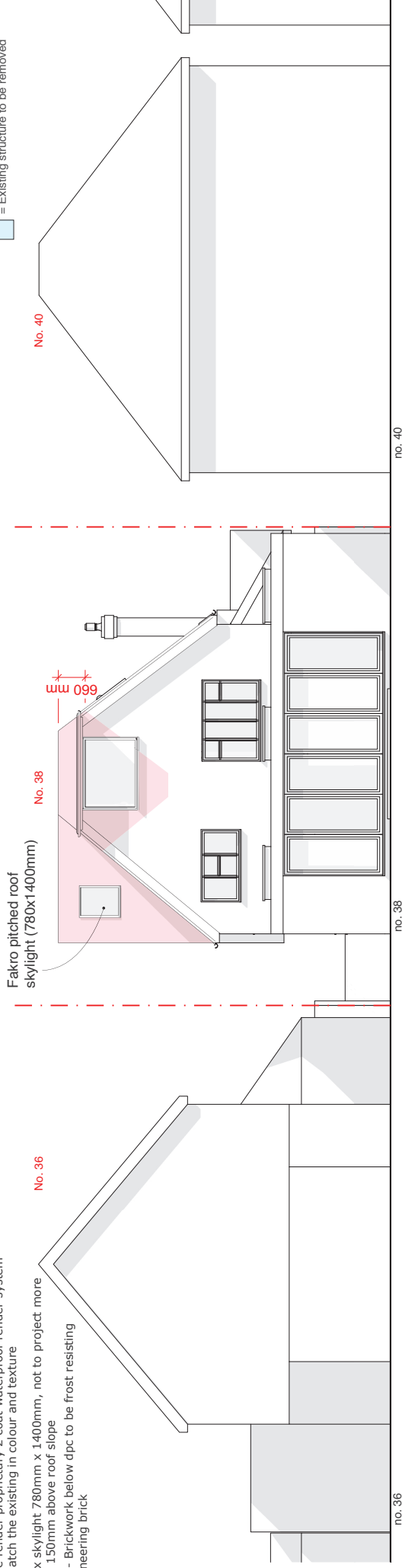
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

KEY

- = Obscured glazing to windows, and fixed non-opening where cill level is below 1.7m from finished floor level (minimum Pilkington scale 4)
- = Proposed structure
- = Existing structure to be removed

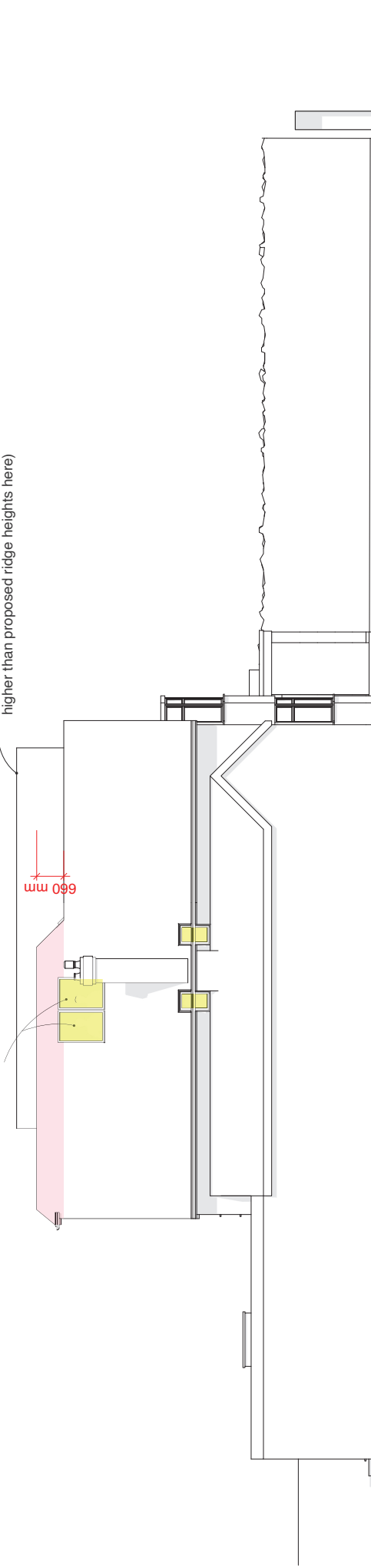


Rear Elevation (North West)

Fakro pitched roof skylight (780x1400mm)

Neighbouring ridge in background (is higher than proposed ridge heights here)

Side Elevation (South West)



Address

Client

Date

1:100 @ A3



As Proposed Elevations

Project no./ Stage/ Drawing no./ Revision  
 0463- PLA- 53\_A  
 Revision notes:  
 A - First Issue  
 Drawn by: BA

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Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Proposed Street Elevation

Address

No. 38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Proposed**  
Elevations

1:100 @ A3



Project no./ Stage/ Drawing no./ Revision

0463- PLA-

54\_A

Revision notes:

Drawn by: RA

A - First Issue

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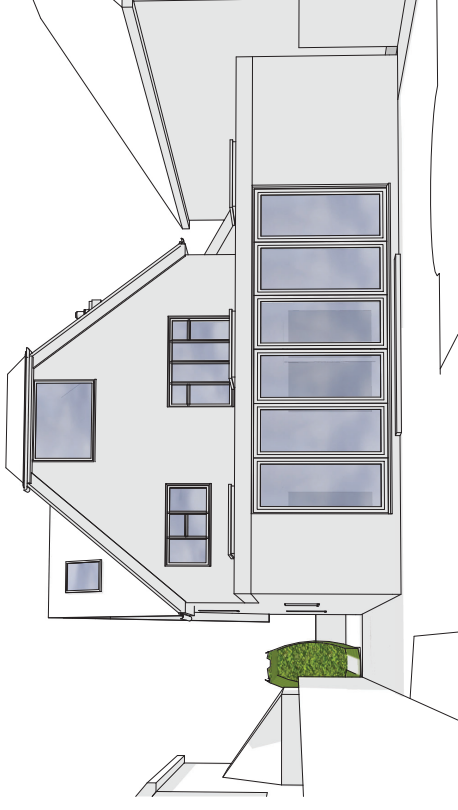
Michael Oakes (Director) B.A. Hons Arch., Dipl. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

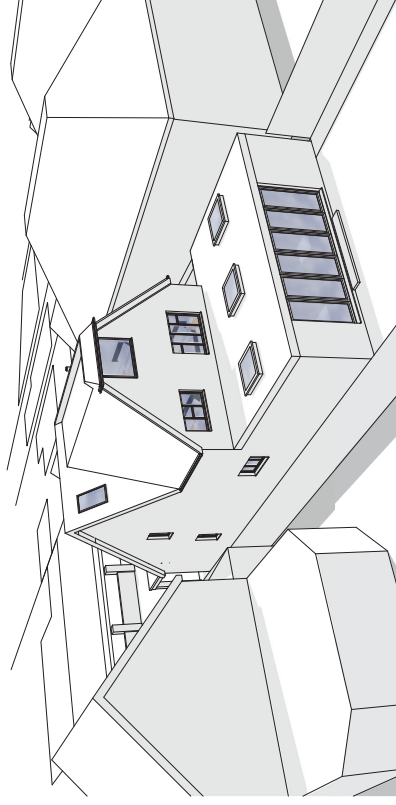
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



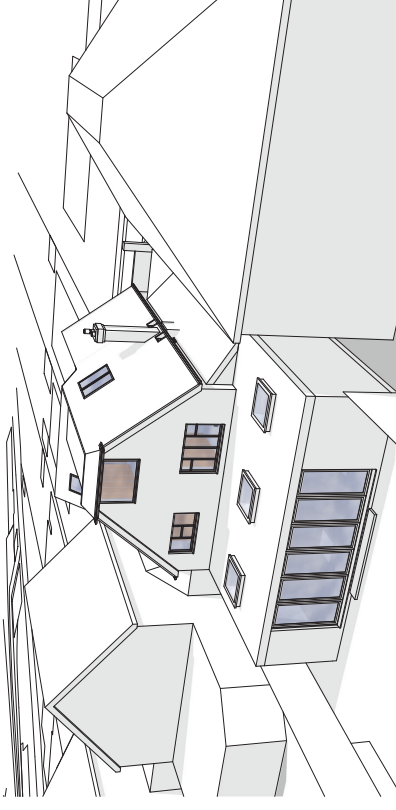
Front view



Rear view



Aerial rear view



Aerial rear view

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Proposed**  
3D Views  
Exterior views

Project no./ Stage/ Drawing no./ Revision

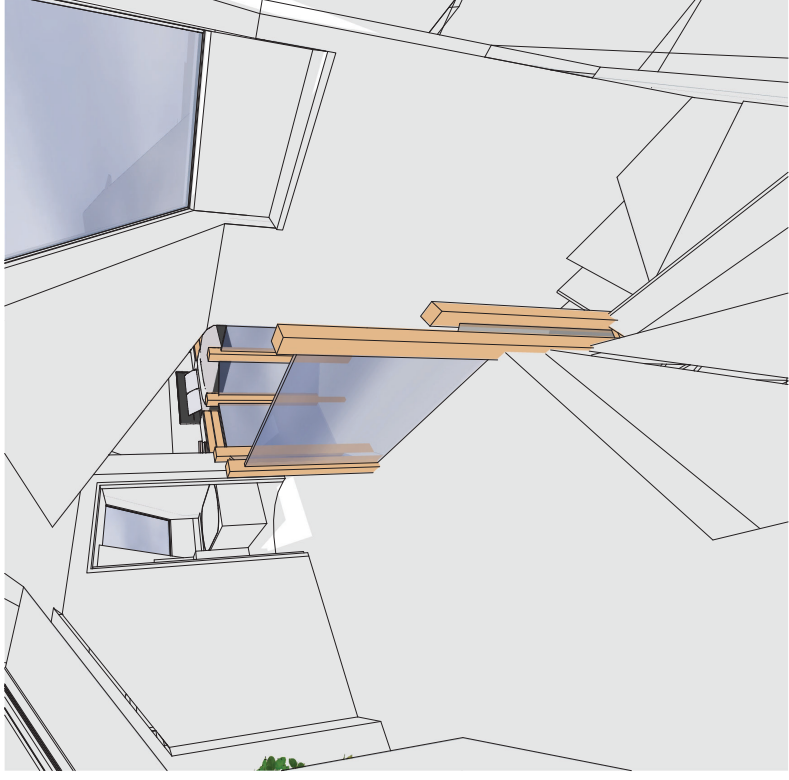
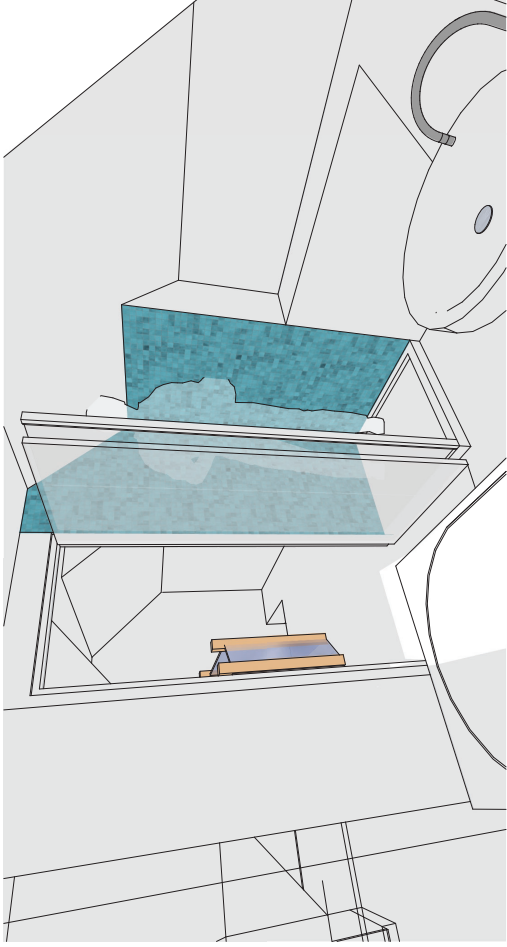
0463- PLA-

55\_A

Revision notes:

A - First Issue

Drawn by: RA



Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Proposed**  
3D Views  
Interior loft views

Project no./ Stage/

0463- PLA-

Drawing no./ Revision

55\_A

Revision notes:

A - First Issue

Drawn by: BA

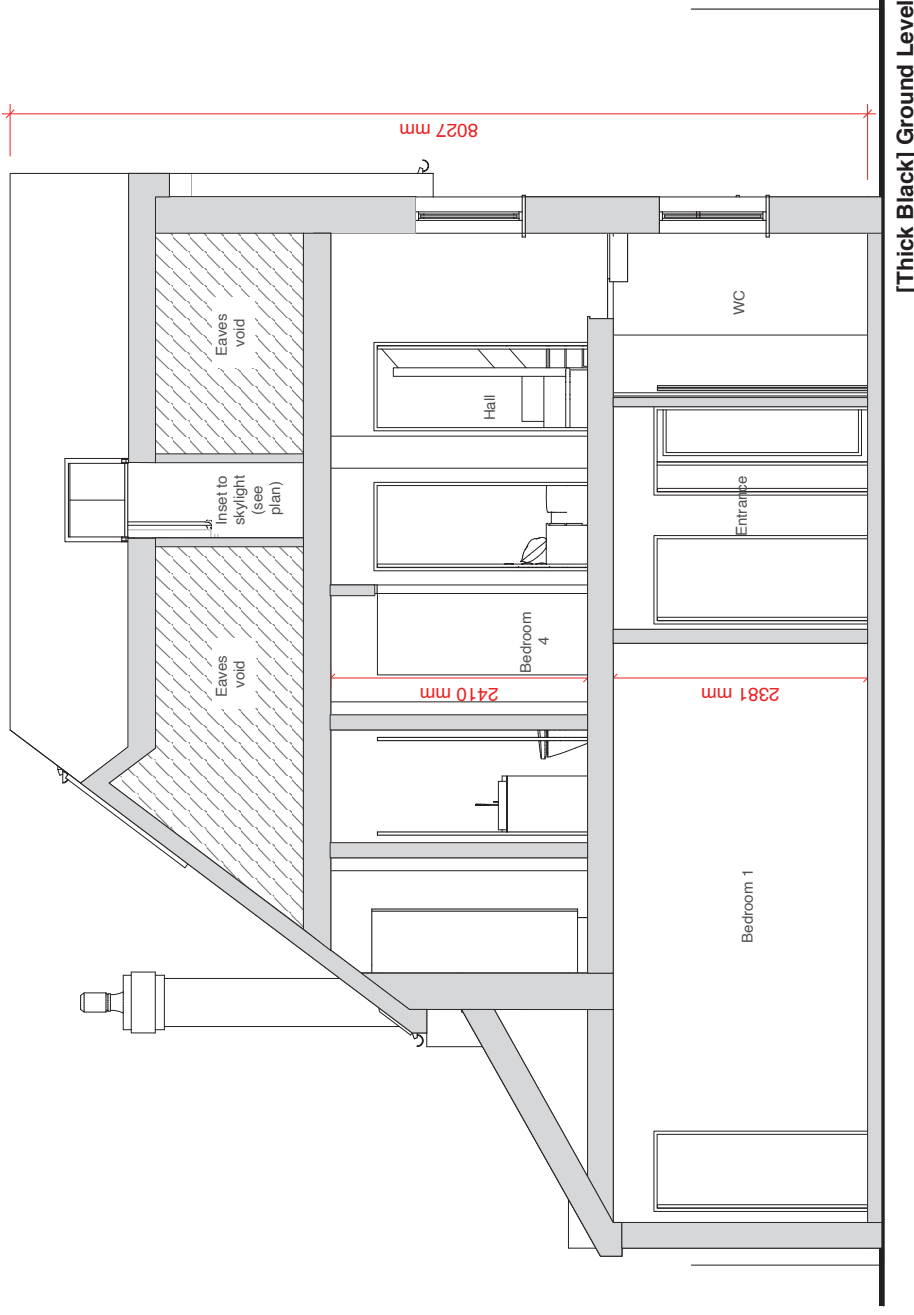
# MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch., Dipl. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**Note: all measurements taken from existing ground floor (finish floor level) - unchanged**



Section AA

[Thick Black] Ground Level

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

As Proposed  
Section AA

1:50 @ A3



Project no./ Stage/ Drawing no./ Revision

0463- PLA- 60\_A

Revision notes: Drawn by: BA

A - First Issue

**MICHAEL OAKES ARCHITECTS LTD.**

Michael Oakes (Director) B.A. Hons Arch., Dipl. Arch., Registered Architect

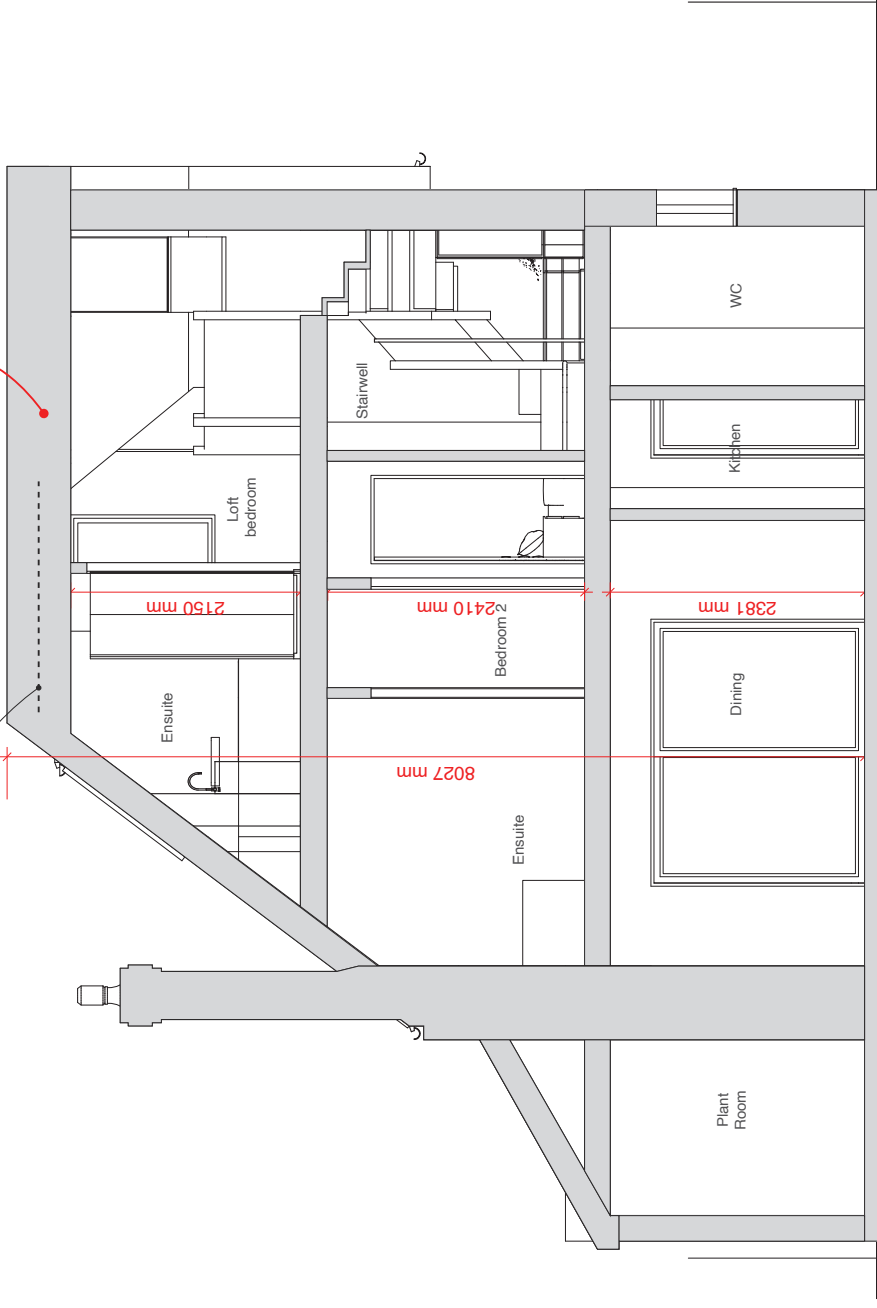
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**Note: all measurements taken from existing ground floor (finish floor level) - unchanged**

**IMPORTANT NOTE: Ridge height larger than roof thickness due to section being taken through the ridge**

[Dash] = flat roof height extent (behind section plane)



**[Thick Black] Ground Level**

Section BB

Address

Client

Date

Drawing Title

Project no./ Stage/ Revision

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Mr Reza

December  
2025

1:50 @ A3

**As Proposed**  
Section BB

0463- PLA-

61\_A

Revision notes:  
A - First Issue

Drawn by: BA

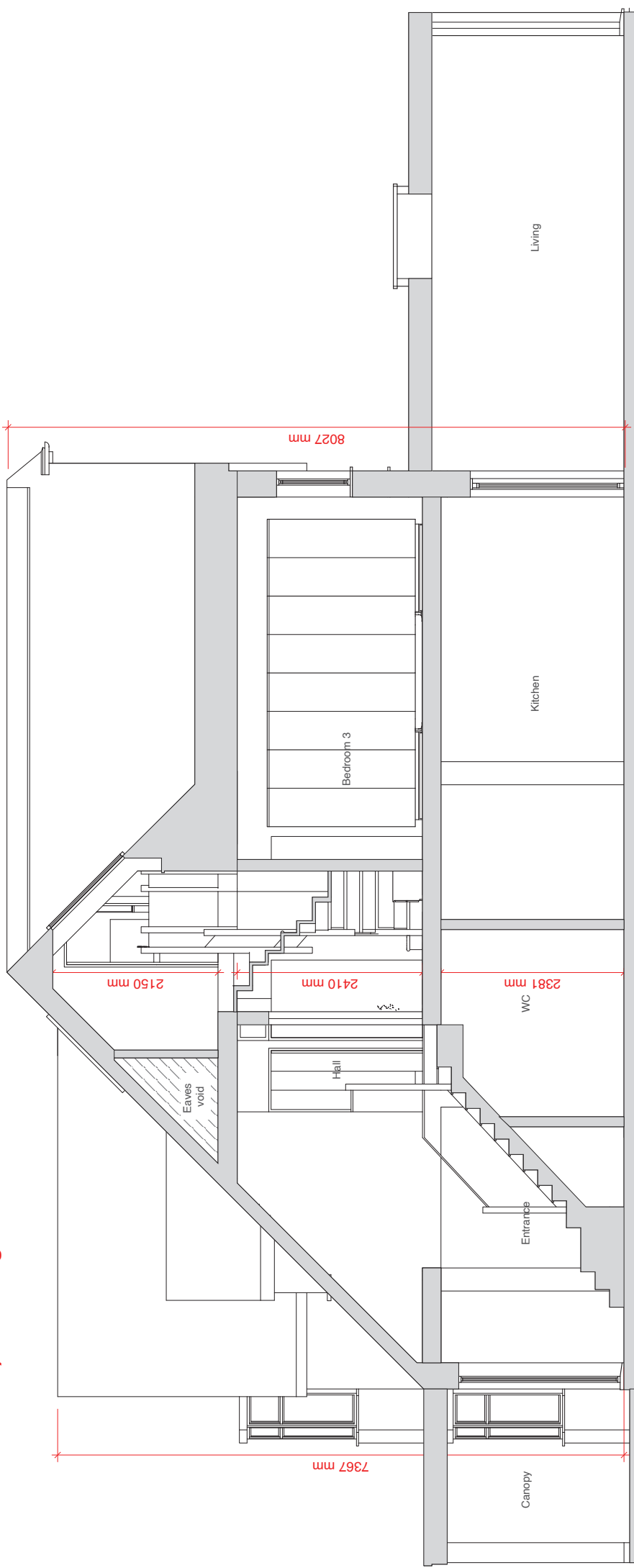
**MICHAEL OAKES ARCHITECTS LTD.**

Michael Oakes (Director) B.A. Hons Arch., Dipl. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**Note: all measurements taken from existing ground floor (finish floor level) - unchanged**



**[Thick Black] Ground Level**

Section CC

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

Drawing Title

**As Proposed**  
Section CC

1:50 @ A3



Project no./ Stage/ Drawing no./ Revision

0463- PLA- 62\_A

Revision notes: Drawn by: BA

A - First Issue

**MICHAEL OAKES ARCHITECTS LTD.**

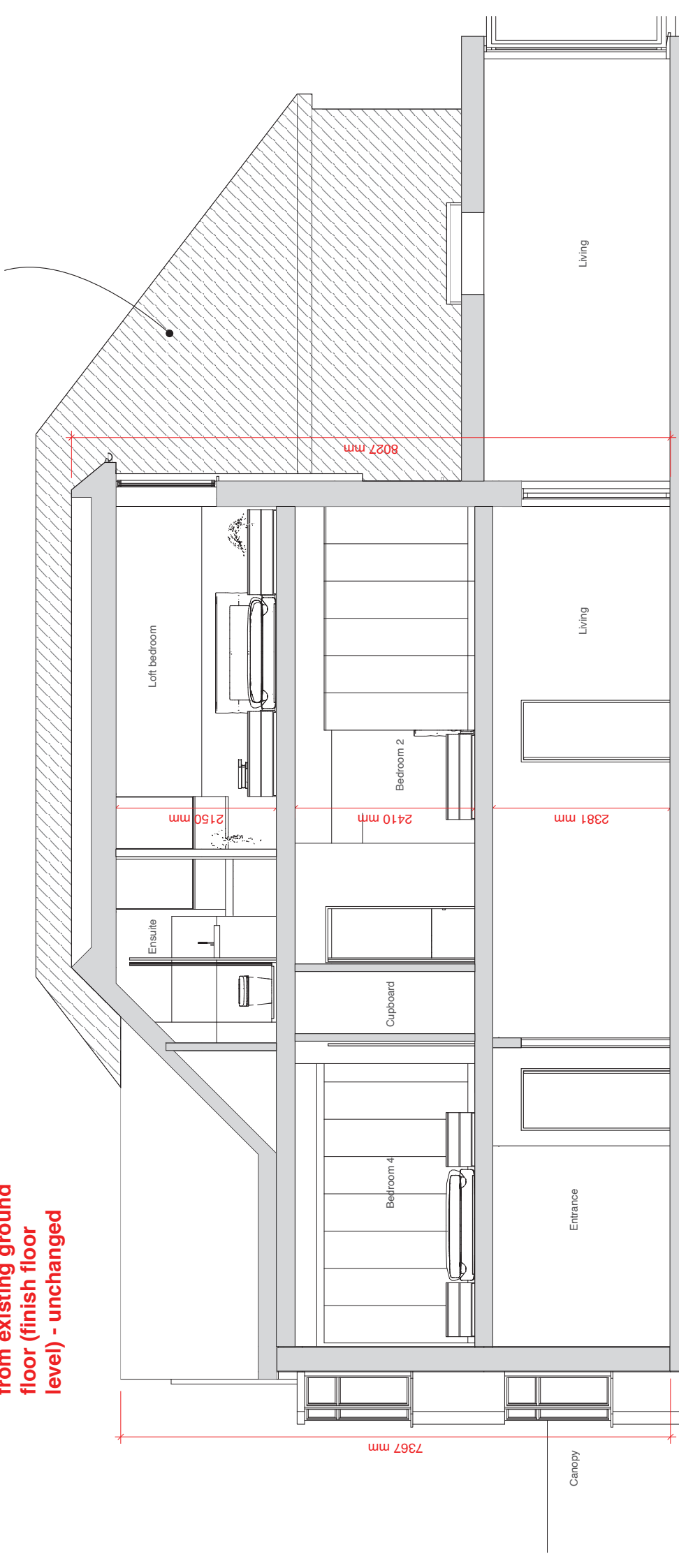
Michael Oakes (Director) B.A. Hons Arch., Dipl. Arch., Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

**Note: all measurements taken from existing ground floor (finish floor level) - unchanged**

**[Hatch] No. 40 in background**



**[Thick Black] Ground Level**

Section CC

Address

No.38 Frays Avenue,  
West Drayton, UB7 7AG

Client

Mr Reza

Date

December  
2025

1:50 @ A3



Drawing Title

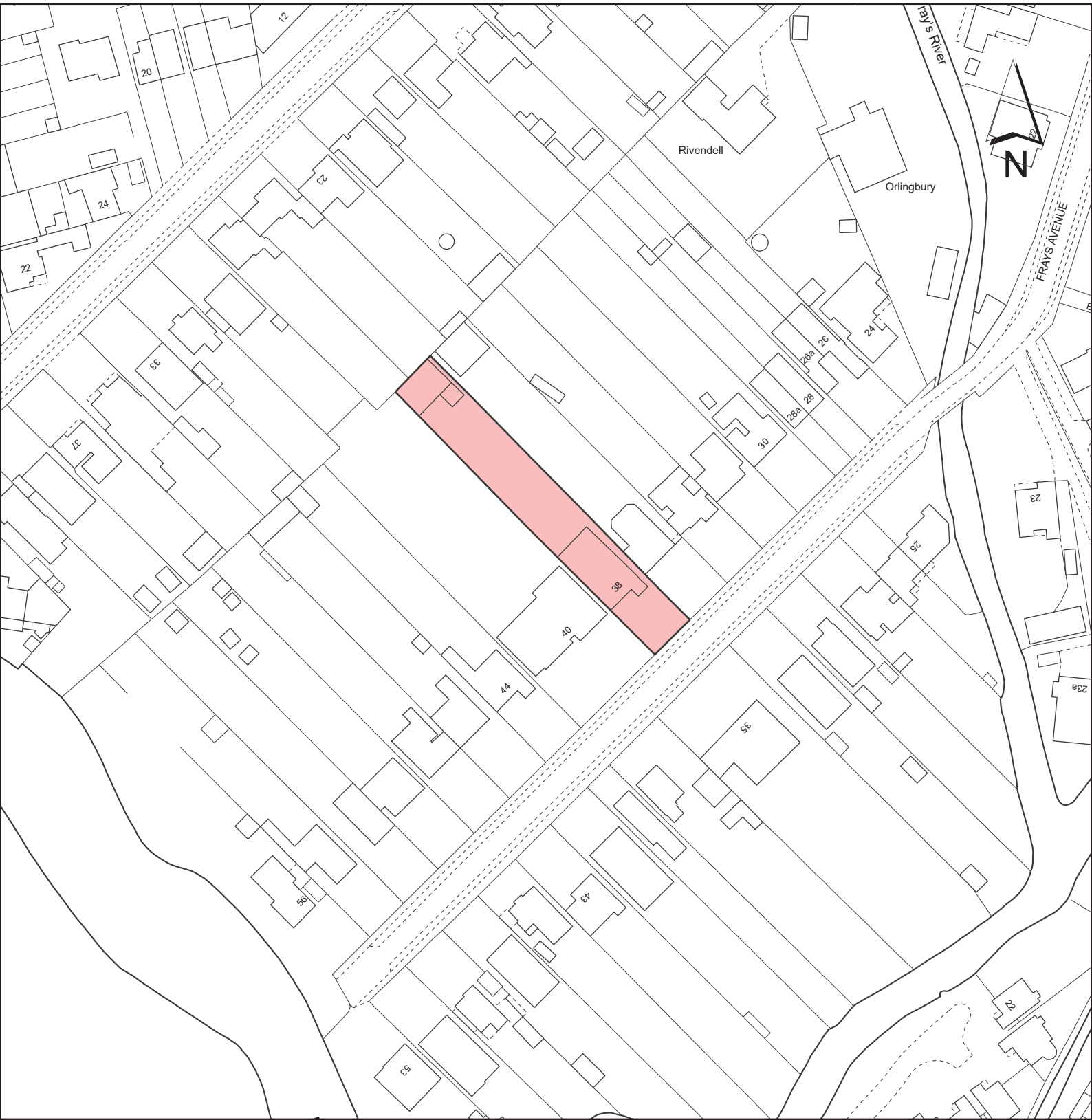
**As Proposed**  
Section DD



Project no./ Stage/ Drawing no./ Revision

0463- PLA- 63\_A

Revision notes: Drawn by: RA

A - First Issue



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  38 FRAYS AVENUE		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
<b>DISCLAIMER :</b> For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright  © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b>  58891/APP/2026/107	<b>SCALE :</b>  1:1,250	<b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b>  
	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  APRIL 2026	

## Report of the Head of Development Management and Building Control

**Address:**

RAINBOW AND KIRBY, YIEWSLEY

**Development:**

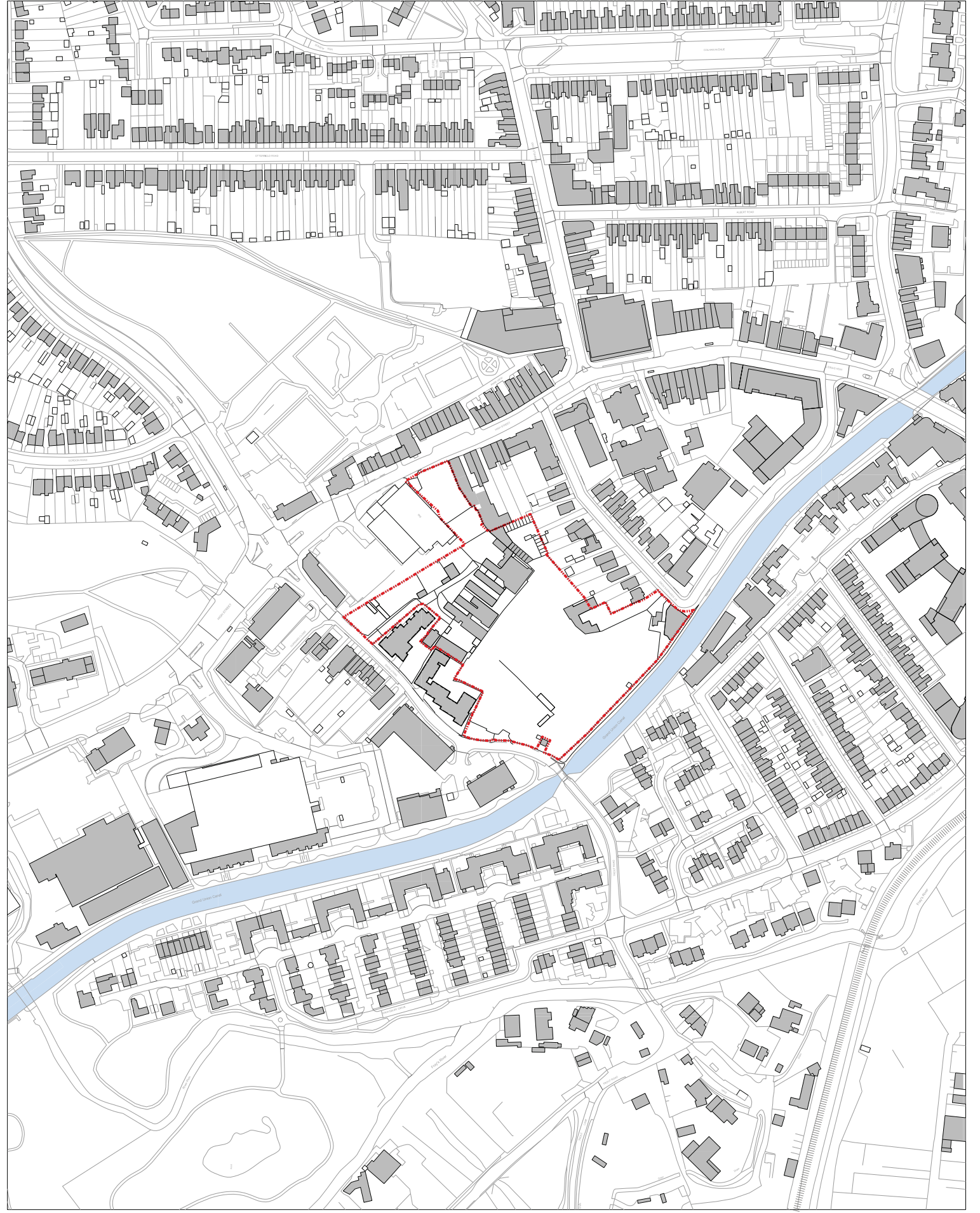
Demolition of existing structures and phased re-development of the site to provide nine plots ranging between three and 11 storeys in height (including ground level) to include residential uses (Use Class C3), flexible retail/cafe/restaurant floorspace (Class E (a,b,c)), light industrial floorspace (Class E (g)(iii)), associated hard and soft landscaping, car parking, cycling parking, servicing, refuse and plant areas, public realm improvements, highways works and other works associated with the development.

**LBH Ref Nos:**

38058/APP/2025/2613

**General Notes**  
 DON'T SCALE. All Elements must be checked on this sheet.  
 All work must be done in accordance with the relevant standards and codes of practice. All dimensions are subject to the accuracy of the survey and the accuracy of the drawing. The drawing is not to be used for construction purposes. Any work to be done must be done in accordance with the relevant standards and codes of practice. Any work to be done must be done in accordance with the relevant standards and codes of practice. Any work to be done must be done in accordance with the relevant standards and codes of practice.

**Colour Code**  
 Site Boundary  
 Railway



Issue Record  
 By: Chk. Date:

Scale  
 1:1250 @ A1 L

Title  
 Existing site location plan

Project  
 Trout Road

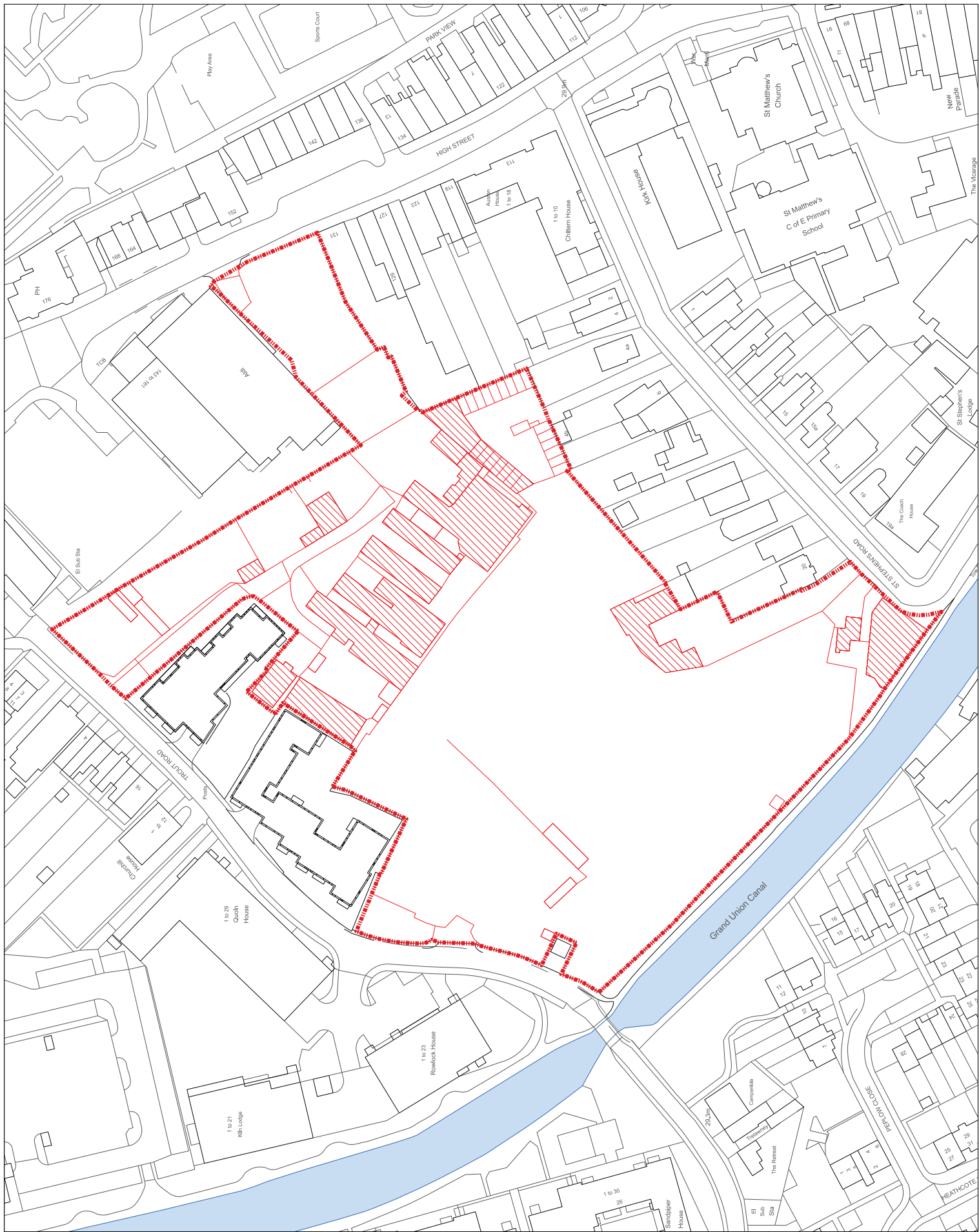
Status  
 S4 - For Planning

Drawing Number  
 455-PTA-ZZ-06-DR-A-1000 PL2

Patel Taylor  
 48 Rawson Street  
 London EC1A 3BB  
 T: 020 7429 2323  
 www.patel-taylor.co.uk

**General Notes**  
 DON'T SCALE. All dimensions must be checked on site.  
 All work must be done in accordance with the Building Regulations and the relevant codes of practice.  
 The drawings are for the proposed demolition and are not to be used for any other purpose.  
 The drawings are not to be used for any other purpose.  
 The drawings are not to be used for any other purpose.  
 The drawings are not to be used for any other purpose.

**Key**  
 Planning application boundary  
 Existing structures to be demolished



Scale 1:500 @ A1  
 0 5m 10m 20m 30m 40m

Issue Record By Chk Date

PL1 10/04/13  
 PL2 06/05/13  
 PL3 06/05/13

**Title**  
 Existing site layout and demolition plan

**Project**  
 Trout Road

**Scale**  
 1:500 @ A1 1:1000 @ A3

**Status**  
 S4 - For Planning

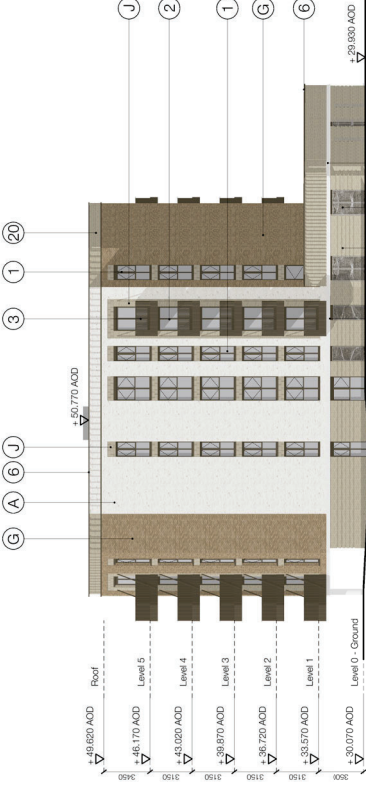
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 485-PTA-ZZ-00-DR-A-1001

**Revision**  
 PL2

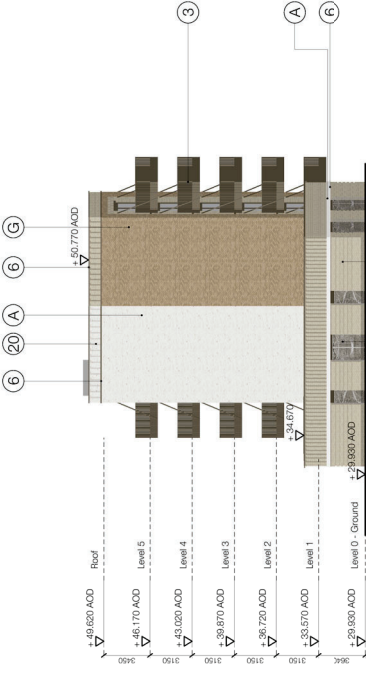
Patel Taylor  
 48 Rawstone Street  
 London, CO 17 9 2  
 T: 0203 2728 2923  
 www.patel-taylor.co.uk

Patel Taylor

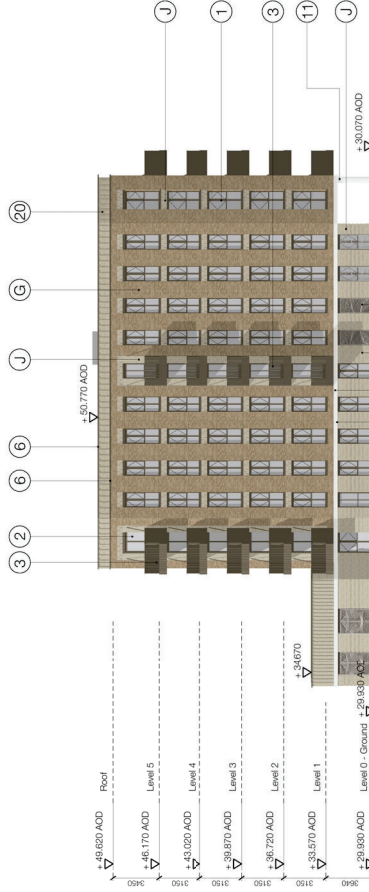




02 East Elevation  
1:200



01 North Elevation  
1:200



04 West Elevation  
Scale



03 South Elevation  
1:200

Drawing Number  
488-PA-A-ZZ-DR-A-1300

Revision  
PL2

Status  
S4 For Planning

Project  
Troft Road

Scale  
1:200 @ A1

Issue Record  
By: CHK Date:

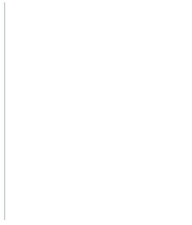
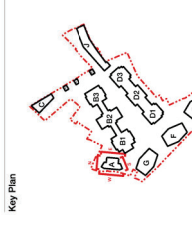
Patel Taylor  
48 Rawstons Street  
London EC1A 3DF  
Tel: 020 7718 2323  
www.patelaylor.co.uk

Title  
Building A Elevations

Project  
Troft Road

Scale  
1:200 @ A1

Issue Record  
By: CHK Date:



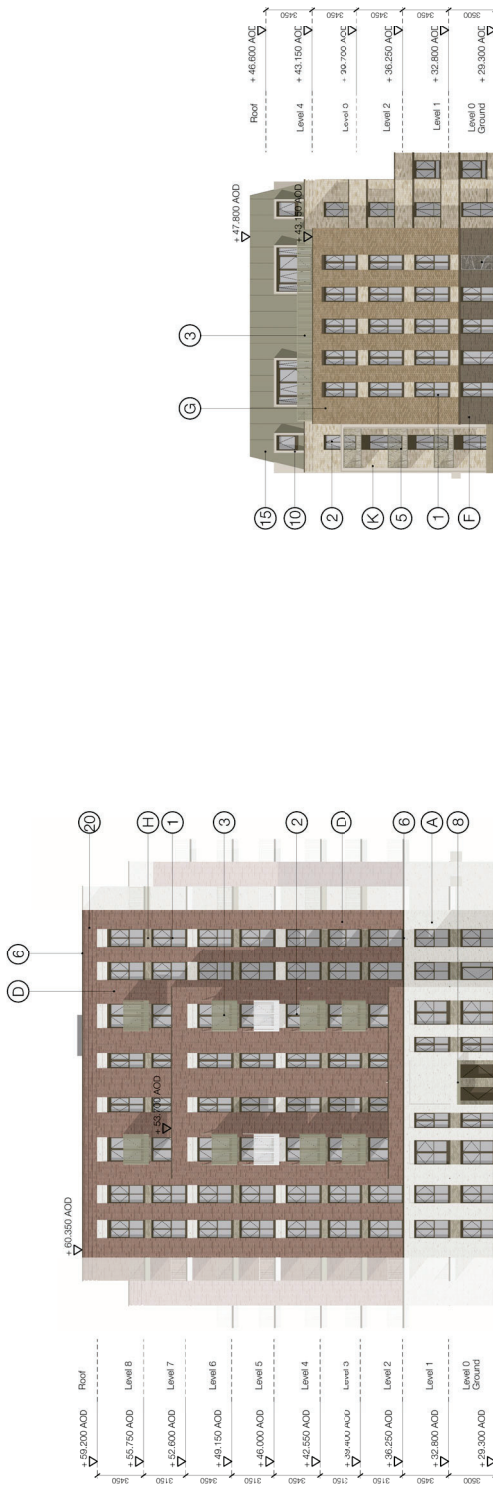
- Material Legend
- A. White Brick, Type 01
  - B. Red Brick, Type 02
  - C. Red Brick, Type 03
  - D. Red Brick, Type 04
  - E. Blue Brick, Type 05
  - F. Blue Brick, Type 06
  - G. Blue Brick, Type 07
  - H. Blue Brick, Type 08
  - I. Blue Brick, Type 09
  - J. Blue Brick, Type 10
  - K. Red Glazed Brick, Type 01
  - L. Red Glazed Brick, Type 02
  - M. Red Glazed Brick, Type 03
  - N. Red Glazed Brick, Type 04
  - O. Red Glazed Brick, Type 05
  - P. Red Glazed Brick, Type 06
  - Q. Red Glazed Brick, Type 07
  - R. Red Glazed Brick, Type 08

- 1. Metal framed glazing
- 2. Metal framed glazing
- 3. Metal framed glazing
- 4. Metal framed glazing
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- 22. Metal framed glazing
- 23. Metal framed glazing
- 24. Metal framed glazing

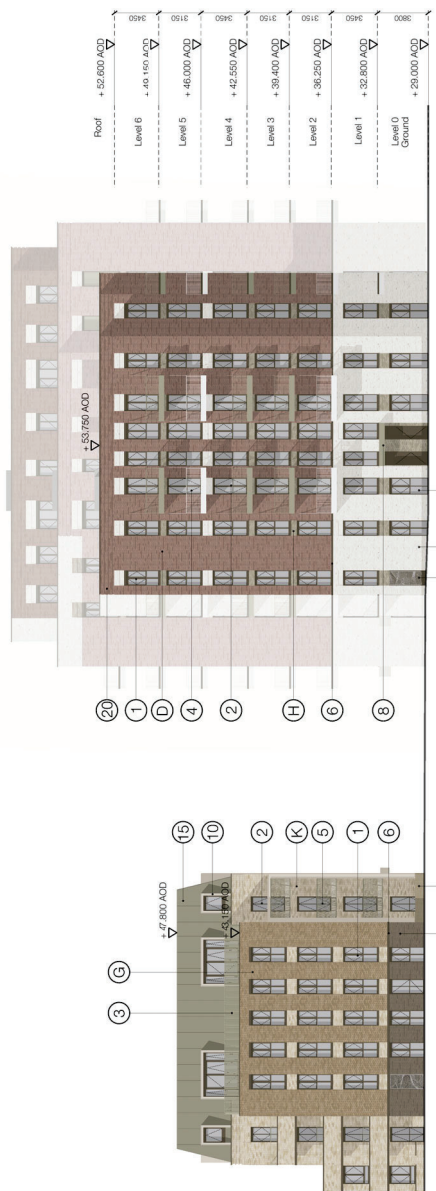
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**Contractor must ensure that cross referenced drawings and specifications are used on a regular basis to ensure that the latest revisions are used.**



01 Block B1 and D1 West Elevation  
1:200



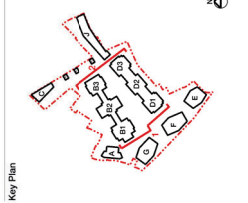
02 Block B3 and D3 East Elevation  
1:200

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**Contractor must ensure that cross referenced drawings and specifications are on a regular basis to ensure that the latest revisions are used.**

**Material Legend**

A.	White Brick
B.	Red Brick Type 01
C.	Red Brick Type 02
D.	Red Brick Type 03
E.	Red Brick Type 04
F.	Red Brick Type 05
G.	Red Brick Type 06
H.	Red Brick Type 07
I.	Red Brick Type 08
J.	Red Brick Type 09
K.	Red Brick Type 10
L.	Red Brick Type 11
M.	Red Brick Type 12
N.	Red Brick Type 13
O.	Red Brick Type 14
P.	Red Brick Type 15
Q.	Red Brick Type 16
R.	Red Brick Type 17

1. Metal framed glazing
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20. Metal framed glazing
21. Metal framed glazing
22. Metal framed glazing
23. Metal framed glazing
24. Metal framed glazing



**Title**  
Building B1, D1, B3, D3  
East and West Elevations

**Project**  
Touff Road

**Scale**  
1:200 @ A1 L

**Issue Record**  
By: [Name] Date: [Date]

**Drawing Number**  
488-PA-BD-ZZ-DR-A-1300-PL2

**Revision**  
PL2

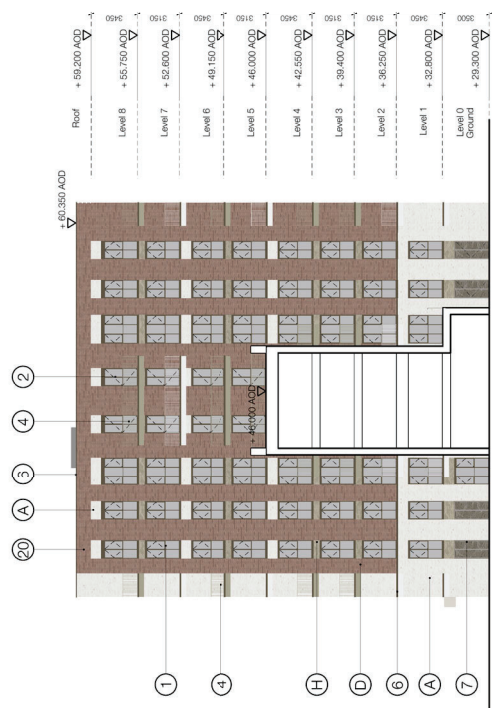
**Status**  
S4 For Planning

**Patel Taylor**  
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London EC1A 3DF  
Tel: 020 778 2323  
www.patel-taylor.co.uk



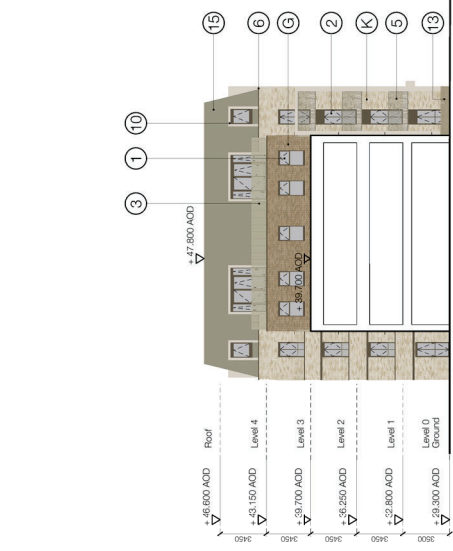
Building B2

01 Block B2 and D2 West Elevation  
1:200

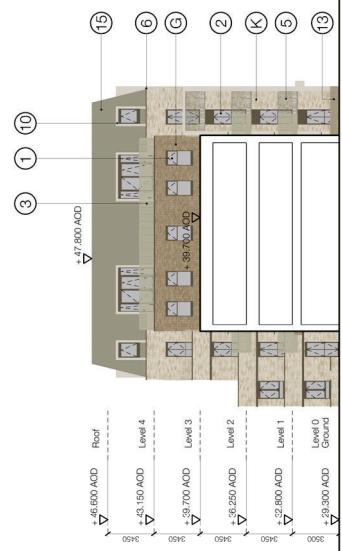


Building B1

02 Block B1 and D1 West elevation  
1:200



Building D2



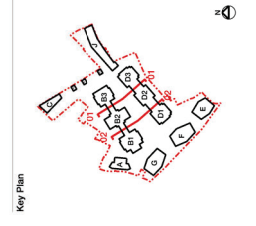
Building D1

**General Notes:** All dimensions must be checked on site, errors are to be reported.  
Contractor must ensure that cross referenced drawings and specifications on a regular basis to ensure that the latest revisions are used.

**Material legend**

A	White Brick
B	Red Brick Type 01
C	Red Brick Type 02
D	Red Brick Type 03
E	Red Brick Type 04
F	Red Brick Type 05
G	Red Brick Type 06
H	Red Brick Type 07
I	Red Brick Type 08
J	Red Brick Type 09
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P	Red Brick Type 15
Q	Red Brick Type 16
R	Red Brick Type 17
S	Red Brick Type 18
T	Red Brick Type 19
U	Red Brick Type 20
V	Red Brick Type 21
W	Red Brick Type 22
X	Red Brick Type 23
Y	Red Brick Type 24
Z	Red Brick Type 25
AA	Red Brick Type 26
AB	Red Brick Type 27
AC	Red Brick Type 28
AD	Red Brick Type 29
AE	Red Brick Type 30
AF	Red Brick Type 31
AG	Red Brick Type 32
AH	Red Brick Type 33
AI	Red Brick Type 34
AJ	Red Brick Type 35
AK	Red Brick Type 36
AL	Red Brick Type 37
AM	Red Brick Type 38
AN	Red Brick Type 39
AO	Red Brick Type 40
AP	Red Brick Type 41
AQ	Red Brick Type 42
AR	Red Brick Type 43
AS	Red Brick Type 44
AT	Red Brick Type 45
AU	Red Brick Type 46
AV	Red Brick Type 47
AW	Red Brick Type 48
AX	Red Brick Type 49
AY	Red Brick Type 50
AZ	Red Brick Type 51
BA	Red Brick Type 52
BB	Red Brick Type 53
BC	Red Brick Type 54
BD	Red Brick Type 55
BE	Red Brick Type 56
BF	Red Brick Type 57
BG	Red Brick Type 58
BH	Red Brick Type 59
BI	Red Brick Type 60
BJ	Red Brick Type 61
BK	Red Brick Type 62
BL	Red Brick Type 63
BM	Red Brick Type 64
BN	Red Brick Type 65
BO	Red Brick Type 66
BP	Red Brick Type 67
BQ	Red Brick Type 68
BR	Red Brick Type 69
BS	Red Brick Type 70
BT	Red Brick Type 71
BU	Red Brick Type 72
BV	Red Brick Type 73
BW	Red Brick Type 74
BX	Red Brick Type 75
BY	Red Brick Type 76
BZ	Red Brick Type 77
CA	Red Brick Type 78
CB	Red Brick Type 79
CC	Red Brick Type 80
CD	Red Brick Type 81
CE	Red Brick Type 82
CF	Red Brick Type 83
CG	Red Brick Type 84
CH	Red Brick Type 85
CI	Red Brick Type 86
CJ	Red Brick Type 87
CK	Red Brick Type 88
CL	Red Brick Type 89
CM	Red Brick Type 90
CN	Red Brick Type 91
CO	Red Brick Type 92
CP	Red Brick Type 93
CQ	Red Brick Type 94
CR	Red Brick Type 95
CS	Red Brick Type 96
CT	Red Brick Type 97
CU	Red Brick Type 98
CV	Red Brick Type 99
CA	Red Brick Type 100

1. Metal framed glazing
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22. Metal framed boarding
23. Metal framed boarding
24. Metal framed boarding



**Title**  
Buildings B1, D1, B2, D2  
West Elevations

**Project**  
Troaf Road

**Scale**  
1:200 @ A1

**Issue Record**  
By: [Name] Date: [Date]

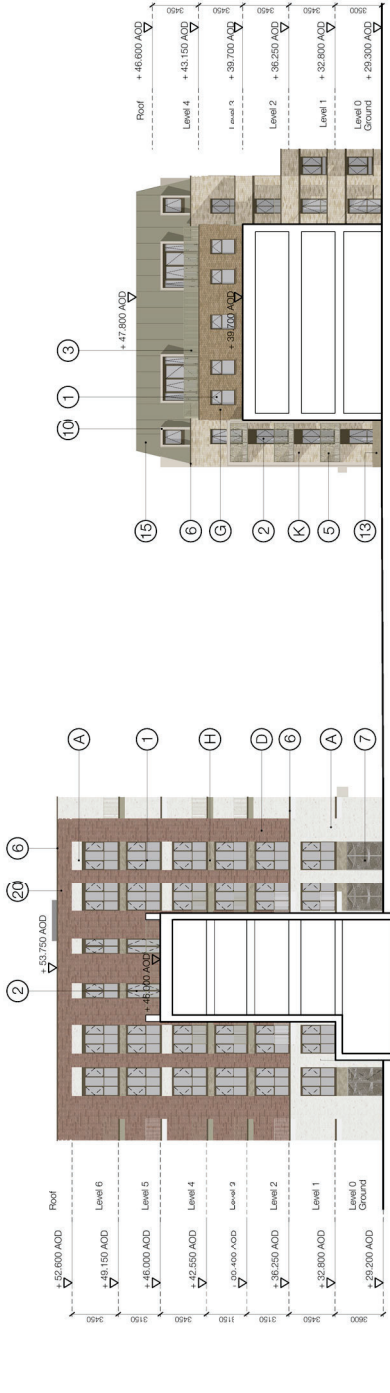
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488-PA-BD-ZZ-DR-A-1301

**Revision**  
PL2

**Status**  
S4 For Planning

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Tel: 020 778 2323  
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**Patel Taylor**



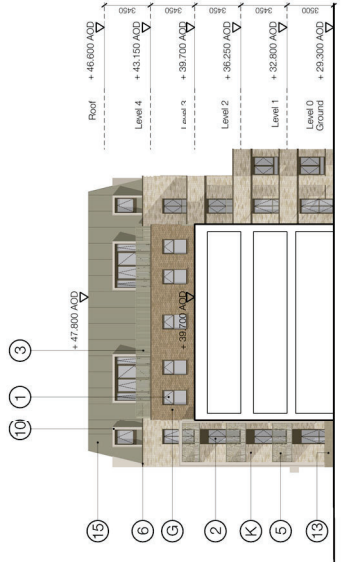
01 Block B3 and D3 East Elevation  
1:200

Building D3



02 Block B2 and D2 East Elevation  
1:200

Building D2

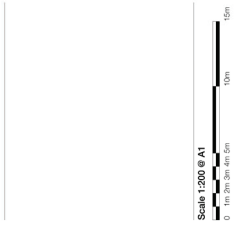


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**Material Legend**

A	White Brick
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AT	Red Brick Type 45
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BK	Red Brick Type 62
BL	Red Brick Type 63
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BP	Red Brick Type 67
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BR	Red Brick Type 69
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CQ	Red Brick Type 94
CR	Red Brick Type 95
CS	Red Brick Type 96
CT	Red Brick Type 97
CU	Red Brick Type 98
CV	Red Brick Type 99
CA	Red Brick Type 100

1. Metal framed glazing
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20. Metal framed glazing
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22. Metal framed glazing
23. Metal framed glazing
24. Metal framed glazing



**Title:** Building B2, D2, B3, D3 East elevations  
**Project:** Trout Road  
**Scale:** 1:200 @ A1  
**Issue Record:** By: [Name] Date: [Date]

**Drawing Number:** 458-PA-BD-ZZ-DR-A-1302  
**Revision:** PL2  
**Status:** S4 For Planning  
**Patel Taylor:** 48 Rawstons Street, London W1C 2QJ, Tel: 020 778 2323, www.patel-taylor.co.uk

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 The information contained in this document is not to be used for any other purpose.  
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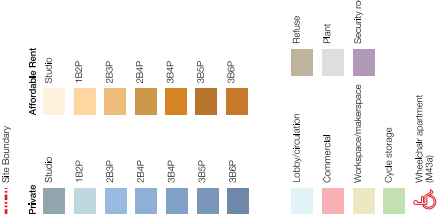
**Legend**

**Private** (1B2P, 1B3P, 2B3P, 2B4P, 3B4P, 3B5P, 3B6P)

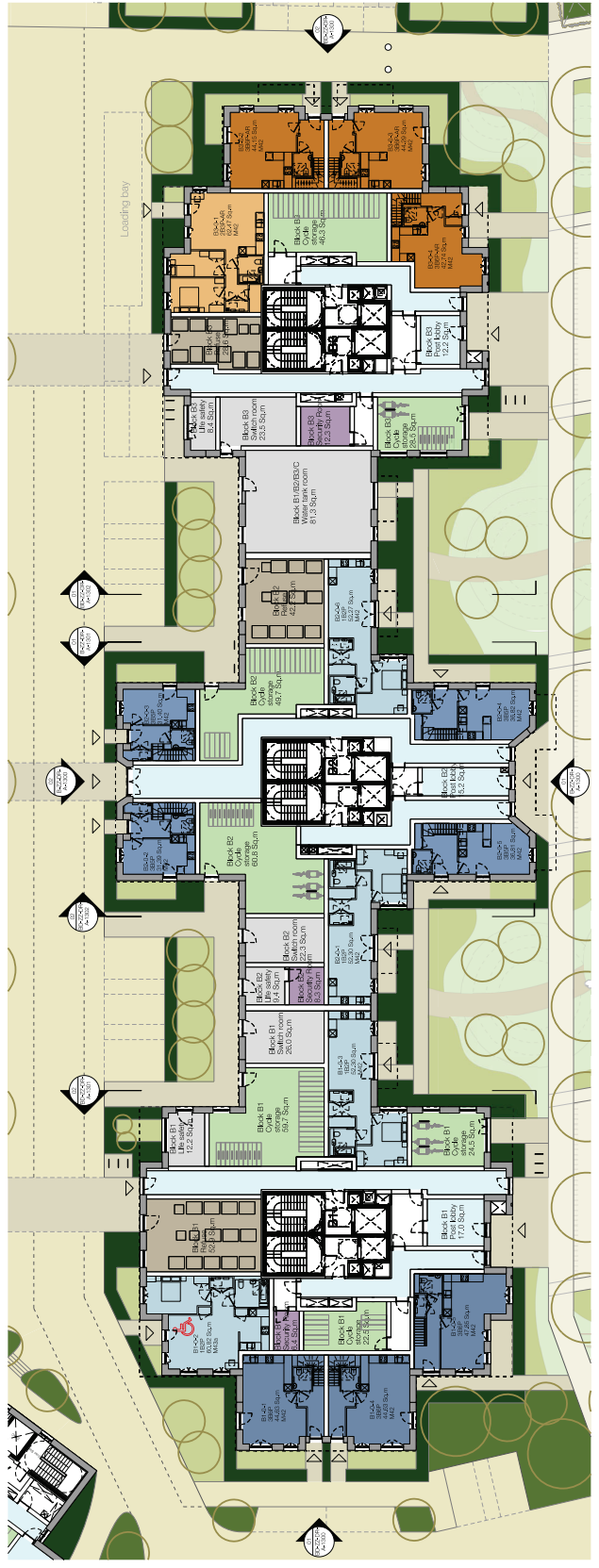
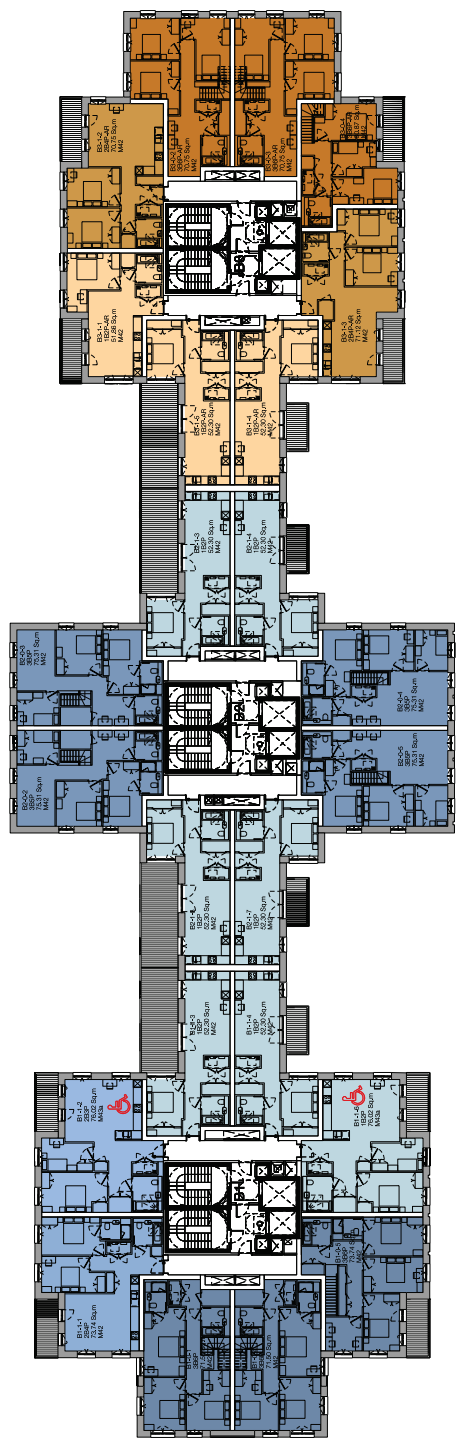
**Affordable Rent** (Studio, 1B2P, 2B3P, 2B4P, 3B4P, 3B5P, 3B6P)

**Room Types** (Lobby/hydration, Commercial, Workspaces/meetingspace, Cycle storage, Wheelchair apartment (M43)), (Release, Plant, Security room)

**Other** (S4 For Planning)



02 First Floor Plan  
 1:200



01 Ground Floor Plan  
 1:200

General Notes

DO NOT SCALE. All dimensions must be checked on site, errors and omissions are not intended.

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Sound insulation levels are based on a 10dB(A) correction factor. Sound insulation levels are based on a 10dB(A) correction factor. Sound insulation levels are based on a 10dB(A) correction factor.

Site Boundary

Private		Affordable Rent	
1B2P	1B2P	Studio	Studio
2B3P	2B3P	1B2P	1B2P
2B4P	2B4P	2B3P	2B3P
3B4P	3B4P	2B4P	2B4P
3B5P	3B5P	3B4P	3B4P
3B6P	3B6P	3B5P	3B5P
3B7P	3B7P	3B6P	3B6P
3B8P	3B8P	3B7P	3B7P
3B9P	3B9P	3B8P	3B8P
3B10P	3B10P	3B9P	3B9P
3B11P	3B11P	3B10P	3B10P
3B12P	3B12P	3B11P	3B11P
3B13P	3B13P	3B12P	3B12P
3B14P	3B14P	3B13P	3B13P
3B15P	3B15P	3B14P	3B14P
3B16P	3B16P	3B15P	3B15P
3B17P	3B17P	3B16P	3B16P
3B18P	3B18P	3B17P	3B17P
3B19P	3B19P	3B18P	3B18P
3B20P	3B20P	3B19P	3B19P
3B21P	3B21P	3B20P	3B20P
3B22P	3B22P	3B21P	3B21P
3B23P	3B23P	3B22P	3B22P
3B24P	3B24P	3B23P	3B23P
3B25P	3B25P	3B24P	3B24P
3B26P	3B26P	3B25P	3B25P
3B27P	3B27P	3B26P	3B26P
3B28P	3B28P	3B27P	3B27P
3B29P	3B29P	3B28P	3B28P
3B30P	3B30P	3B29P	3B29P
3B31P	3B31P	3B30P	3B30P
3B32P	3B32P	3B31P	3B31P
3B33P	3B33P	3B32P	3B32P
3B34P	3B34P	3B33P	3B33P
3B35P	3B35P	3B34P	3B34P
3B36P	3B36P	3B35P	3B35P
3B37P	3B37P	3B36P	3B36P
3B38P	3B38P	3B37P	3B37P
3B39P	3B39P	3B38P	3B38P
3B40P	3B40P	3B39P	3B39P
3B41P	3B41P	3B40P	3B40P
3B42P	3B42P	3B41P	3B41P
3B43P	3B43P	3B42P	3B42P
3B44P	3B44P	3B43P	3B43P
3B45P	3B45P	3B44P	3B44P
3B46P	3B46P	3B45P	3B45P
3B47P	3B47P	3B46P	3B46P
3B48P	3B48P	3B47P	3B47P
3B49P	3B49P	3B48P	3B48P
3B50P	3B50P	3B49P	3B49P
3B51P	3B51P	3B50P	3B50P
3B52P	3B52P	3B51P	3B51P
3B53P	3B53P	3B52P	3B52P
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3B69P	3B69P	3B68P	3B68P
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3B98P	3B98P	3B97P	3B97P
3B99P	3B99P	3B98P	3B98P
3B100P	3B100P	3B99P	3B99P

3 Bedders roof  
2 Bedders roof  
1 Bedders roof  
Wheelchair apt. apartment (M4S3)  
Washroom

10m  
5m  
0 1m 2m 3m 4m 5m

Scale 1:200 @ A1

Issue Record

By Chk Date

PL1 10/11/18  
PL2 10/11/18  
PL3 10/11/18  
PL4 10/11/18  
PL5 10/11/18

Title  
Block B1, B2, B3  
General arrangement plans  
Plan 2 of 5

Project  
Trot Road

Scale  
1:200 @ A1, L1

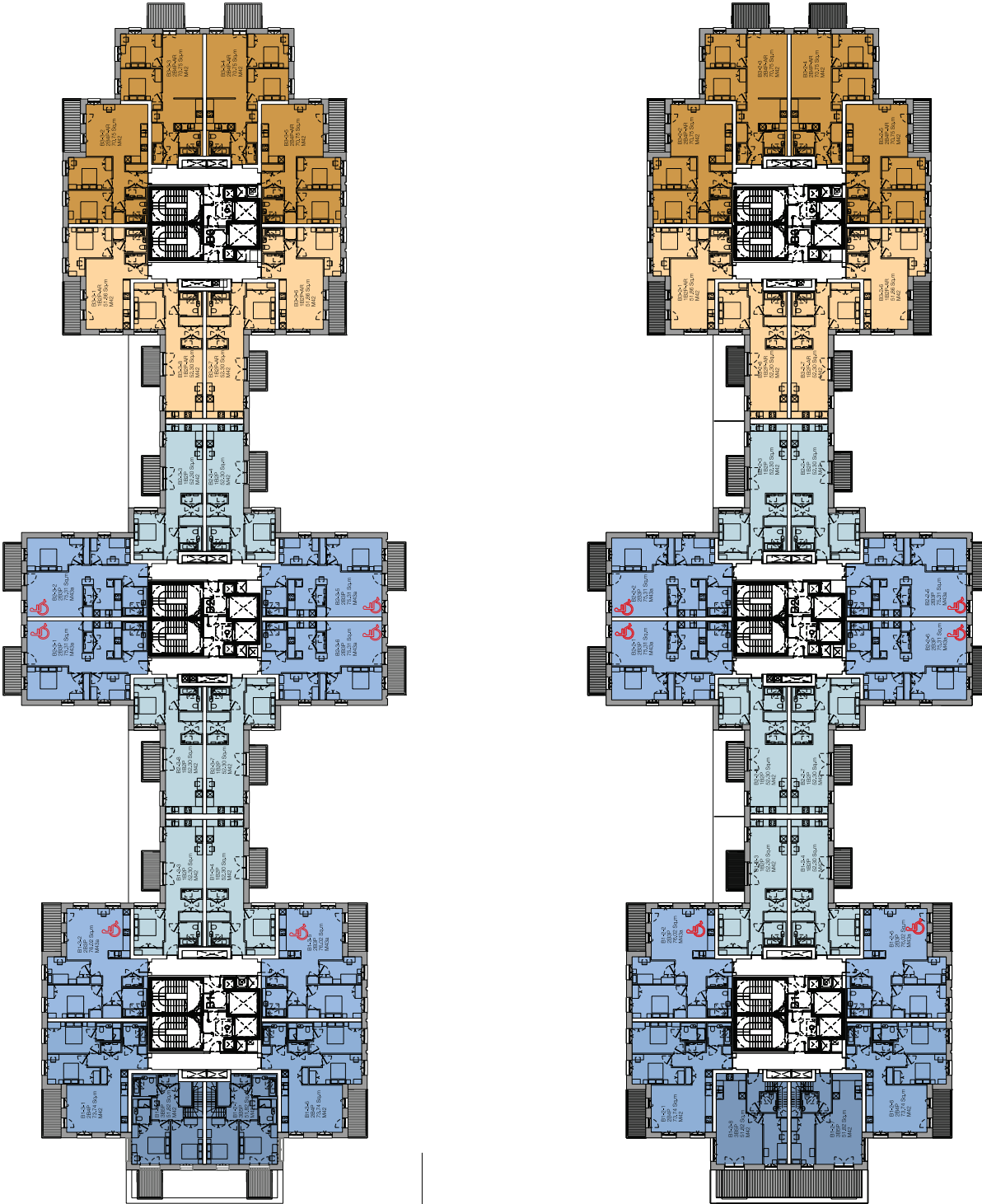
Status  
S4 For Planning

Drawing Number  
465-PTA-B-ZZ-DR-A-1201

Revision  
PL2

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48 Rawstons Street  
London E1 2NF  
Tel: 020 7728 2823  
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Patel Taylor



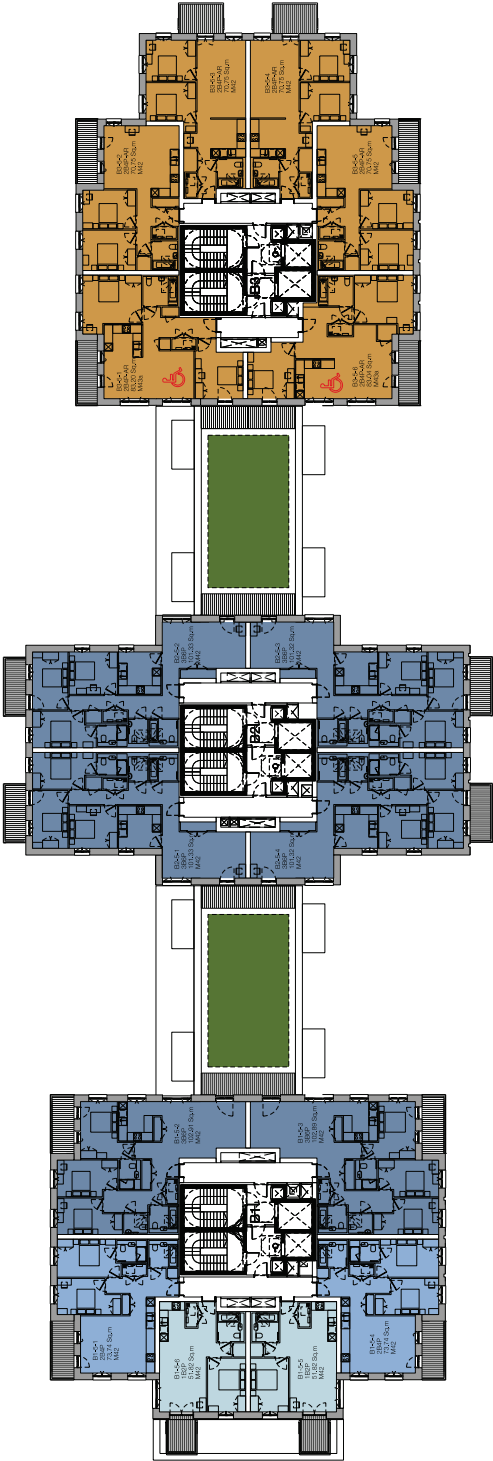
02 Third Floor Plan  
1:200

01 Second Floor Plan  
1:200

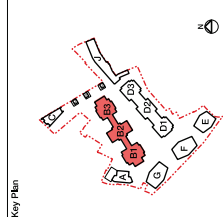
**General Notes**  
 DO NOT SCALE. All dimensions must be checked on site.  
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 The drawings are for information only and do not constitute a contract. Any work to be carried out must be in accordance with the Building Regulations and all relevant codes of practice.

--- Site Boundary

Affordable Rent	
Shuldo	Shuldo
1B2P	1B2P
2B3P	2B3P
2B4P	2B4P
3B4P	3B4P
3B5P	3B5P
3B6P	3B6P
Blindness roof	Blindness roof
Wheelchair apartment (M430)	Wheelchair apartment (M430)



02 Fifth Floor Plan  
1:200



Scale 1:200 @ A1

0 1m 2m 3m 4m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m

Issue Record

No.	Date	By	Chk.	Date
01	10/11/2018	AT	ST	10/11/2018
02	10/11/2018	AT	ST	10/11/2018
03	10/11/2018	AT	ST	10/11/2018

**Title**  
 Block B1, B2, B3  
 General arrangement plans  
 Plan 3 of 5

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1, L

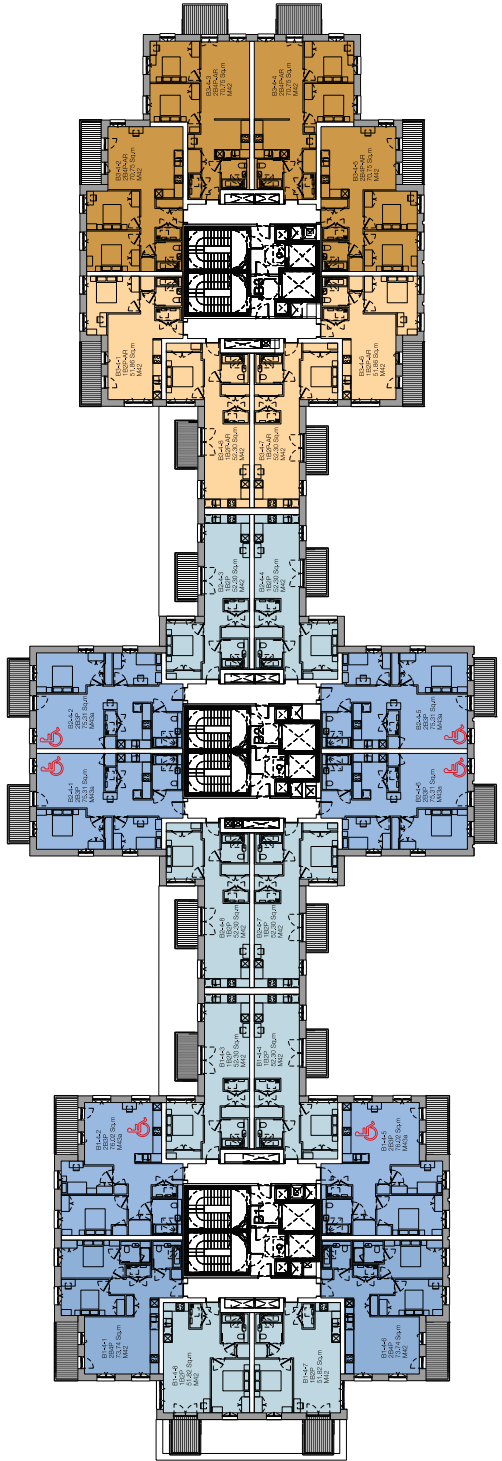
**Status**  
 S4 For Planning

**Drawing Number**  
 455-PTA-B-ZZ-DR-A-1202

**Revision**  
 PL2

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 48 Rawlstone Street  
 London EC7P 2EJ  
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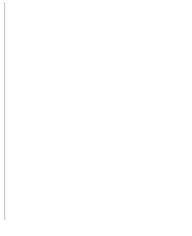
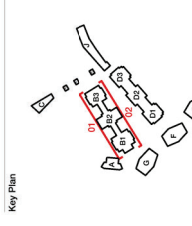
Patel Taylor



01 Fourth Floor Plan  
1:200







**Material legend**

A	White Brick
B	Red Brick
C	Red Glazed Brick
D	Blue Brick
E	Black Brick
F	Black Glazed Brick
G	Black Glazed Brick
H	Black Glazed Brick
I	Black Glazed Brick
J	Black Glazed Brick
K	Black Glazed Brick
L	Black Glazed Brick
M	Black Glazed Brick
N	Black Glazed Brick
O	Black Glazed Brick
P	Black Glazed Brick
Q	Black Glazed Brick
R	Black Glazed Brick

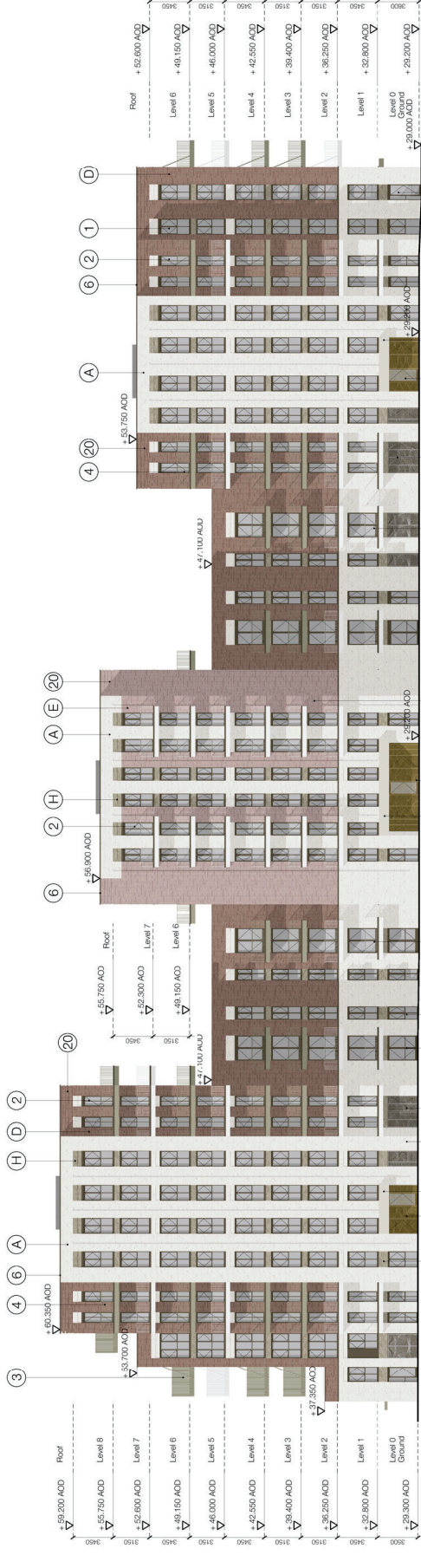
1. Metal framed glazing
2. Metal panel boarding
3. Metal panel boarding
4. Metal panel boarding
5. Metal panel boarding
6. Metal panel boarding
7. Metal panel boarding
8. Metal panel boarding
9. Metal panel boarding
10. Metal panel boarding
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18. Metal panel boarding
19. Metal panel boarding
20. Metal panel boarding
21. Metal panel boarding
22. Metal panel boarding
23. Metal panel boarding
24. Metal panel boarding

**General Notes:** All dimensions must be checked on site, errors are to be reported.

Contractor must ensure that cross referenced drawings and specifications on a regular basis to ensure that the latest revisions are used.



**01 North elevation**



**02 South elevation**

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 The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from their use.

**Shared Ownership**

- 1BP
- 2BP
- 3BP
- 4BP

**Site Boundary**

**Release**

**Flint**

**Security room**

**Lobby/circulation**

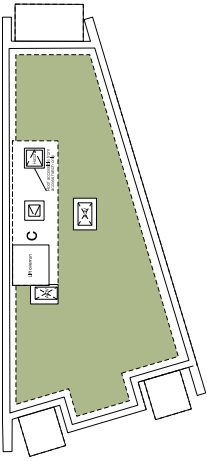
**Commercial**

**Workspaces/tablespace**

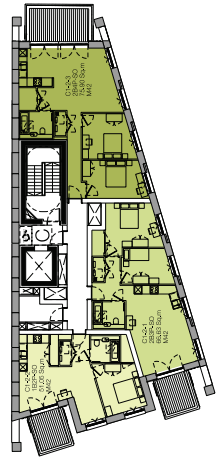
**Cycle storage**

**Recessed roof**

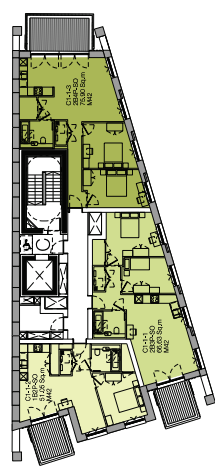
**Broader roof**



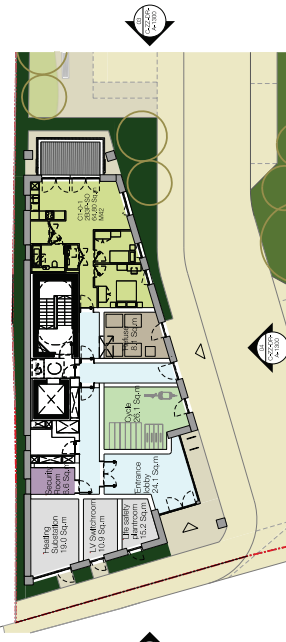
04 Roof Plan  
1:200



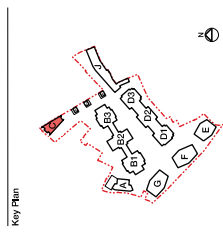
03 Typical Floor Plan  
1:200



02 First Floor Plan  
1:200



01 Ground Floor Plan  
1:200



Key Plan

**Scale 1:200 @ A1**

0 1m 2m 3m 4m 5m 10m 15m

**Issue Record**

No.	Date	By	Chk. Date
1	10/09/2023		
2	10/09/2023		
3	10/09/2023		

**Title**  
 Building C  
 General arrangement plans

**Project**  
 Trout Road

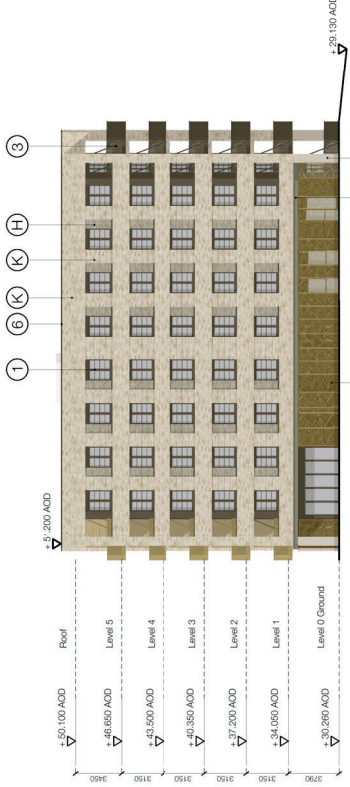
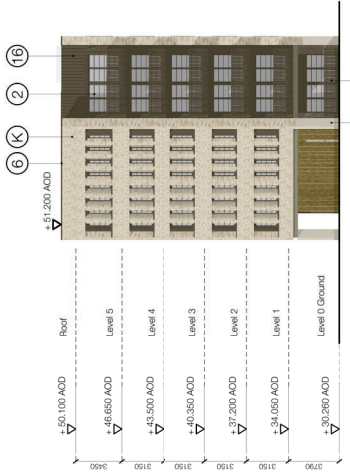
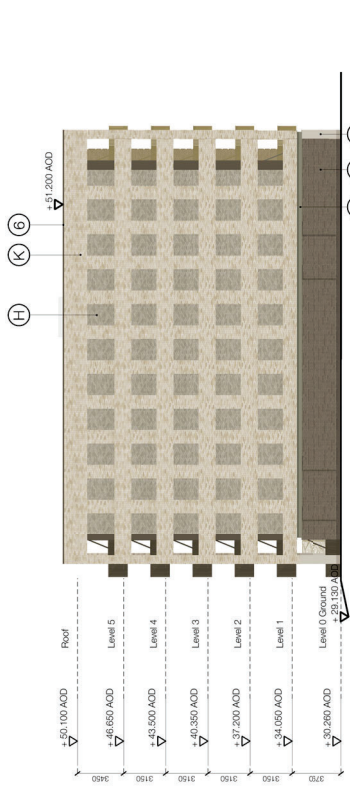
**Scale**  
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**Status**  
 S4 For Planning

**Drawing Number**  
 458-PTA-C-ZZ-DR-A-1200

**Revision**  
 PL2

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 London, W1H 9LD  
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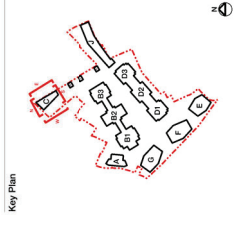
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**Contractor must ensure that cross referenced drawings and specifications are used on a regular basis to ensure that the latest revisions are used.**

**Material Legend**

A.	White Brick
B.	Red Brick Type 01
C.	Red Brick Type 02
D.	Red Brick Type 03
E.	Red Brick Type 04
F.	Red Brick Type 05
G.	Red Brick Type 06
H.	Red Brick Type 07
I.	Red Brick Type 08
J.	Red Brick Type 09
K.	Red Brick Type 10
L.	Red Brick Type 11
M.	Red Brick Type 12
N.	Red Brick Type 13
O.	Red Brick Type 14
P.	Red Brick Type 15
Q.	Red Brick Type 16
R.	Red Brick Type 17

01  
02  
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17

1. Metal framed glazing
2. Metal framed glazing
3. Metal framed glazing
4. Metal framed glazing
5. Metal framed glazing
6. Metal framed glazing
7. Metal framed glazing
8. Metal framed glazing
9. Metal framed glazing
10. Metal framed glazing
11. Metal framed glazing
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14. Metal framed glazing
15. Metal framed glazing
16. Metal framed glazing
17. Metal framed glazing
18. Metal framed glazing
19. Metal framed glazing
20. Metal framed glazing
21. Metal framed glazing
22. Metal framed glazing
23. Metal framed glazing
24. Metal framed glazing



**Title** Building C Elevations  
**Project** Trout Road  
**Scale** 1:200 @ A1 L  
**Issue Record** By: Chk Date

**Revision** PLZ  
**Status** S4 For Planning

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 All dimensions are to the centre of the wall unless otherwise stated.  
 All dimensions are to the centre of the door unless otherwise stated.  
 All dimensions are to the centre of the window unless otherwise stated.  
 All dimensions are to the centre of the column unless otherwise stated.  
 All dimensions are to the centre of the beam unless otherwise stated.  
 All dimensions are to the centre of the slab unless otherwise stated.  
 All dimensions are to the centre of the floor unless otherwise stated.  
 All dimensions are to the centre of the ceiling unless otherwise stated.  
 All dimensions are to the centre of the wall unless otherwise stated.  
 All dimensions are to the centre of the door unless otherwise stated.  
 All dimensions are to the centre of the window unless otherwise stated.  
 All dimensions are to the centre of the column unless otherwise stated.  
 All dimensions are to the centre of the beam unless otherwise stated.  
 All dimensions are to the centre of the slab unless otherwise stated.  
 All dimensions are to the centre of the floor unless otherwise stated.  
 All dimensions are to the centre of the ceiling unless otherwise stated.

**Site Boundary**

**Affordable Rent**

- Studio
- 1B2P
- 2B2P
- 2B4P
- 3B4P
- 3B2P
- 3B3P

**Shared Ownership**

- Studio
- 1B2P
- 2B2P
- 2B4P
- 3B4P
- 3B2P
- 3B3P

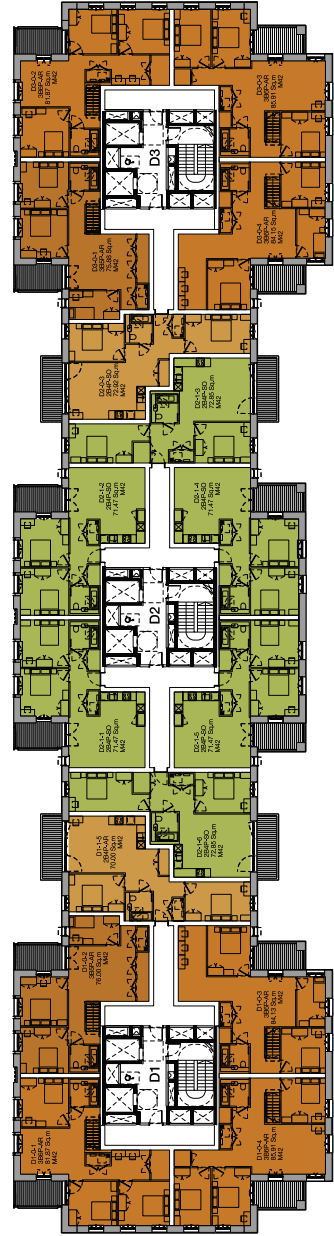
**Release**

- Lobby/hydration
- Communal
- Workspaces/meetingspace
- Cycle storage
- Wheeled apartment (M43)

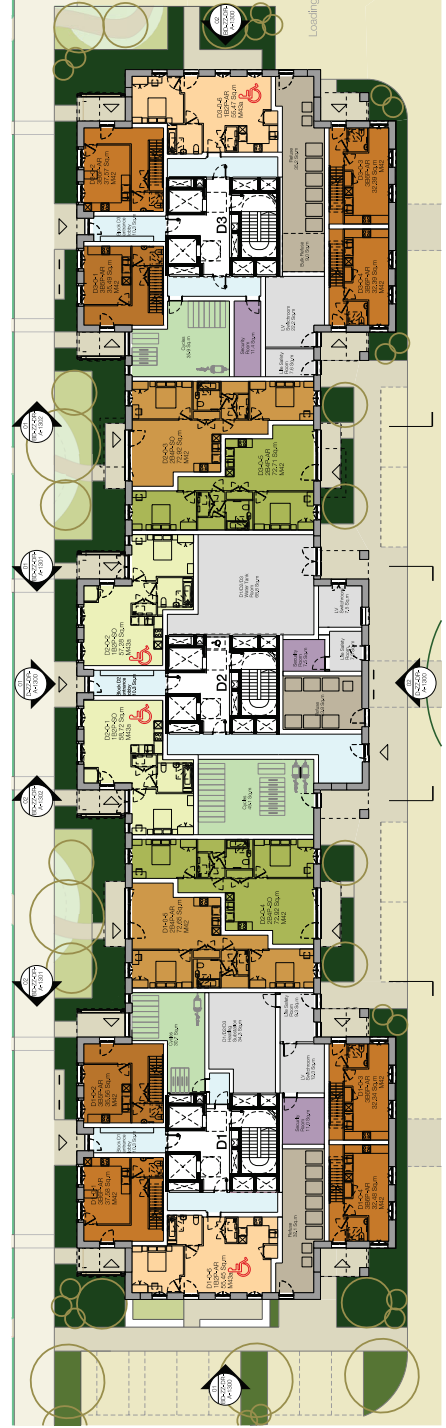
**Flint**

**Security room**

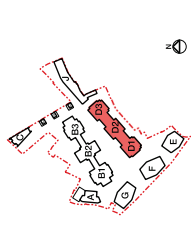
02 First Floor Plan  
 1:200



01 Ground Floor Plan  
 1:200



Key Plan



Scale 1:200 @ A1  
 0 1m 2m 3m 4m 5m 10m 15m

Issue Record  
 By Chk Date

Rev	Description	By	Chk	Date
01	Issue for RFP	AS	SP	20/03/2025
02	Issue for RFP	AS	SP	10/03/2025

**Title**  
 Building D1, D2, D3  
 General arrangement plan  
 Plans 1 of 3

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1\_L

**Status**  
 S4 For Planning

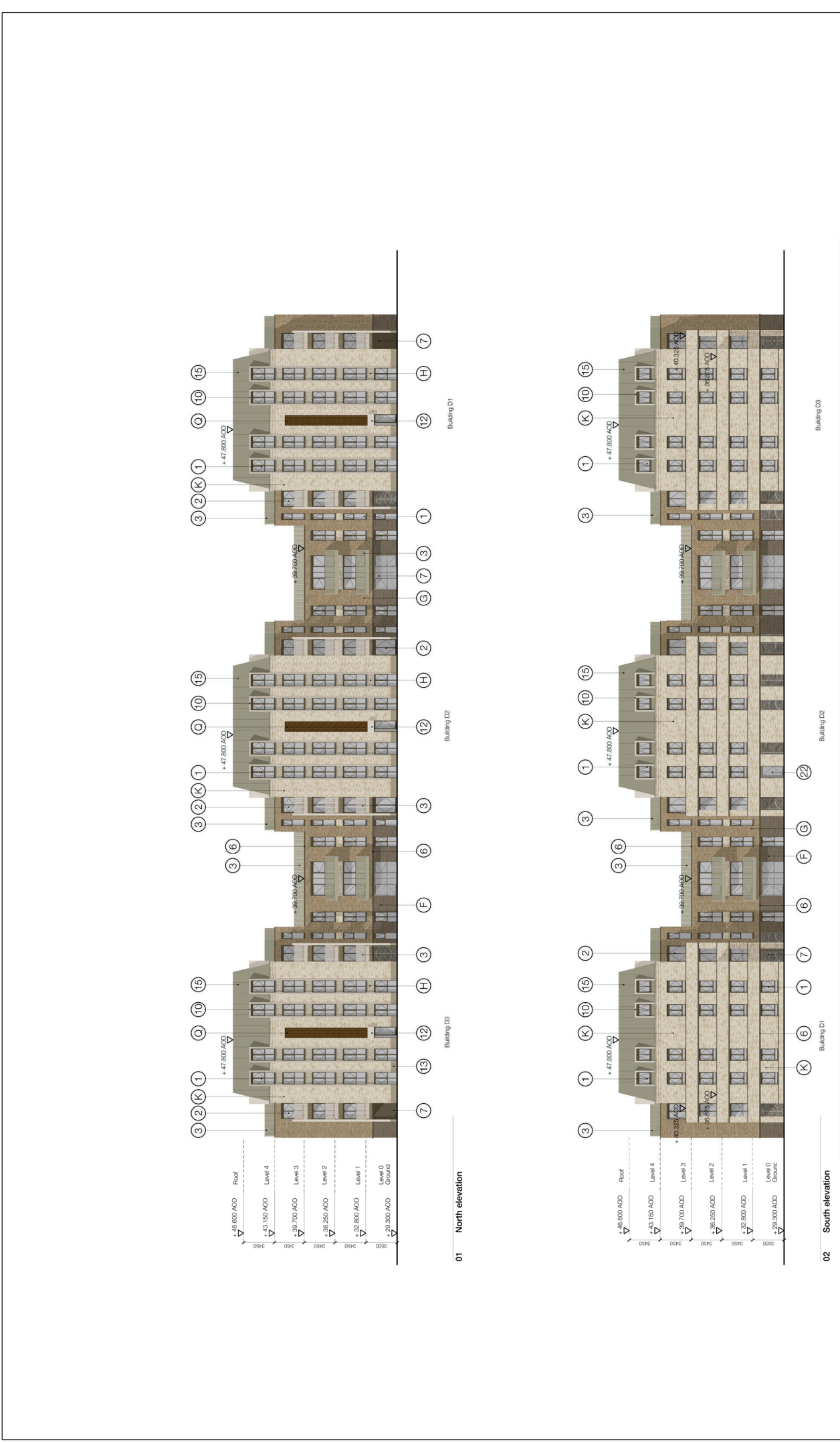
**Drawing Number**  
 488-PTA-D-ZZ-DR-A-1200

**Revision**  
 PL2

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**Revision**  
**PL2**

**Drawing Number**  
**488-PA-D-ZZ-DR-A-1300**

**Status**  
**S4 For Planning**

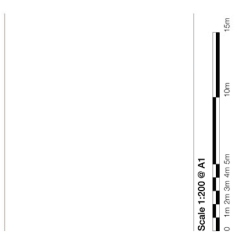
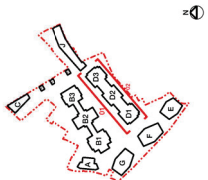
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 48 Rawstons Street  
 London W1C 2BQ  
 Tel: 020 7718 2323  
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**Title**  
 Building D1, D2, D3  
 North and South elevations

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1 L

**Issue Record**  
 By:   
 Chk. Date:   
 13/07/2020  
 14/07/2020



1. Metal framed glazing
2. Metal panel boarding
3. Metal panel boarding
4. Metal panel boarding
5. Metal panel boarding
6. Metal panel boarding
7. Metal panel boarding
8. Metal panel boarding
9. Metal panel boarding
10. Metal panel boarding
11. Metal panel boarding
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24. Metal panel boarding

- Material legend**
- A. White Brick
  - B. Red Brick Type 01
  - C. Red Brick Type 02
  - D. Red Brick Type 03
  - E. Red Brick Type 04
  - F. Red Brick Type 05
  - G. Red Brick Type 06
  - H. Red Brick Type 07
  - I. Red Brick Type 08
  - J. Red Brick Type 09
  - K. Red Brick Type 10
  - L. Red Brick Type 11
  - M. Red Brick Type 12
  - N. Red Brick Type 13
  - O. Red Brick Type 14
  - P. Red Brick Type 15
  - Q. Red Brick Type 16
  - R. Red Brick Type 17

**General Note:** All dimensions must be checked on site. Errors are to be reported.

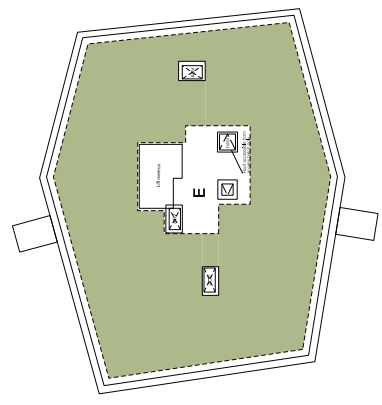
**Contractor must ensure that cross referenced drawings and specifications on a regular basis to ensure that the latest revisions are used.**

**General Notes**  
 DON'T SCALE. All Elements must be checked on the units.  
 1. The proposed building is to be used as a 4th floor office building.  
 2. The proposed building is to be used as a 4th floor office building.  
 3. The proposed building is to be used as a 4th floor office building.  
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 20. The proposed building is to be used as a 4th floor office building.

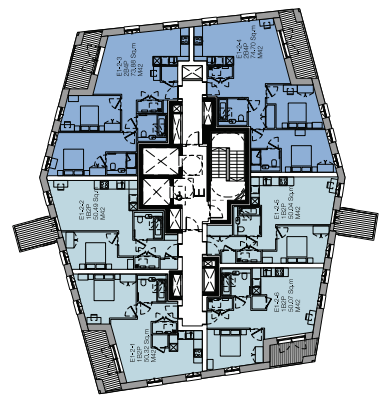
Private	Sheds	1BP	2BP	2BP	3BP	3BP	3BP
1BP	2BP	2BP	3BP	3BP	3BP	3BP	3BP

Lobby/corridor	Release
Commercial	Plant
Workshop/workspace	Security room
Cycle storage	
Shed/warehouse roof	
Brooker roof	

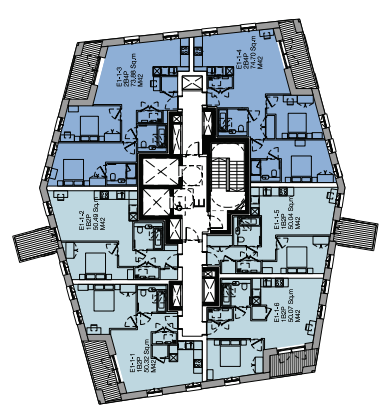
04 Roof Plan  
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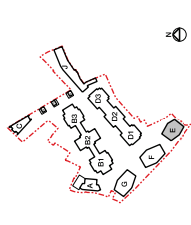
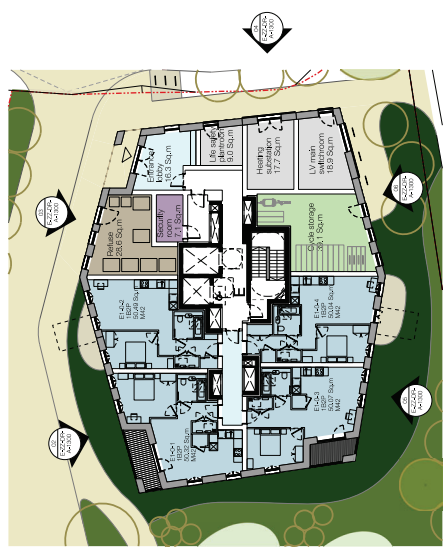
03 Typical Floor Plan  
1:200



02 First Floor Plan  
1:200



01 Ground Floor Plan  
1:200



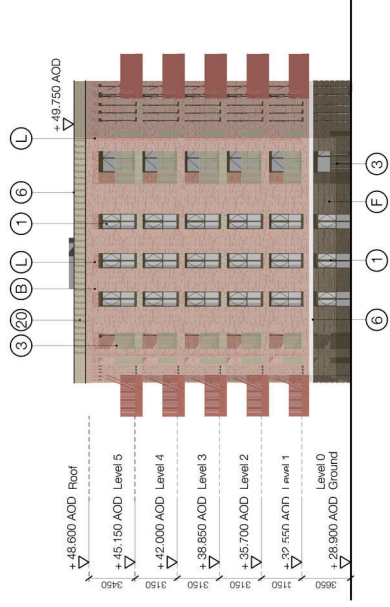
Scale: 1:200 @ A1  
 0 1m 2m 3m 4m 5m 10m 15m

Issue Record  
 By Chk Date

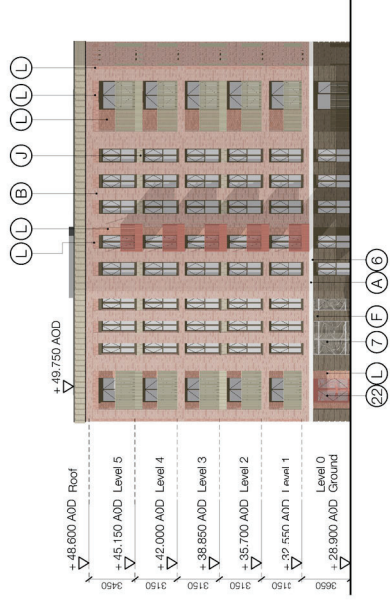
Title  
 Building E  
 General arrangement plans

Project  
 Trout Road  
 Scale  
 1:200 @ A1\_L  
 Status  
 S4 For Planning  
 Drawing Number  
 488-PTA-E-ZZ-DR-A-1200  
 Revision  
 PL2

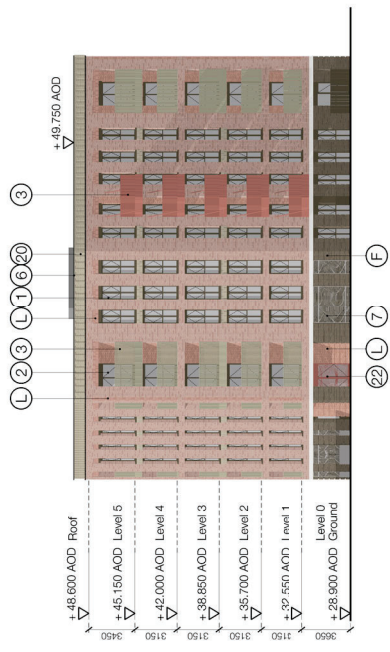
Patel Taylor  
 48 Rawlstone Street  
 London EC3A 3DF  
 T: +44 (0)20 778 3233  
 www.patel-taylor.co.uk



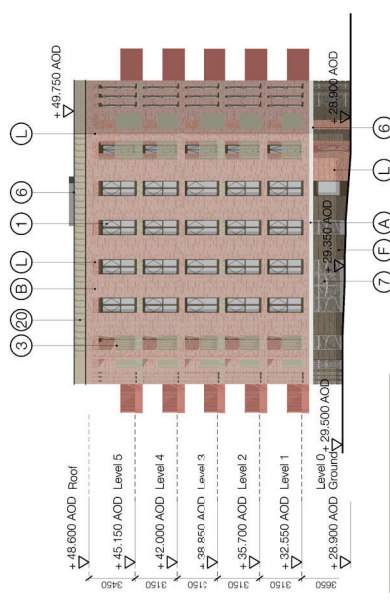
01 North Elevation  
1:200



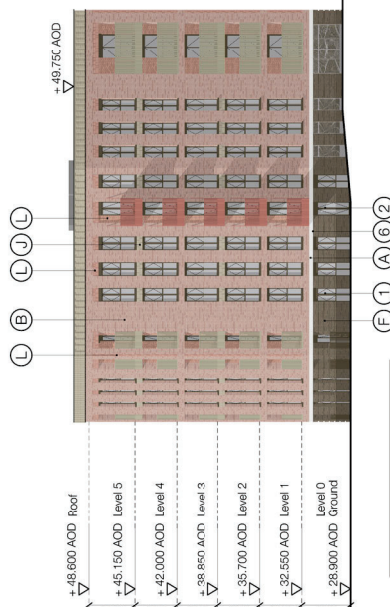
02 North-East Elevation  
1:200



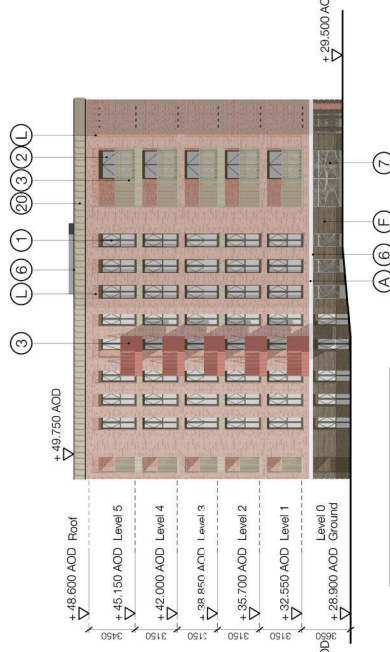
03 South-East Elevation  
1:200



04 South Elevation  
1:200



05 North West Elevation  
1:200



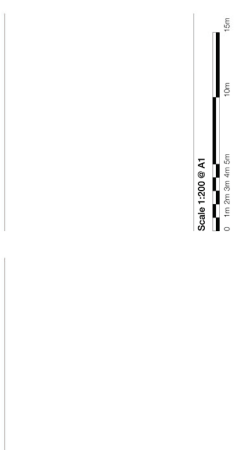
06 South-West Elevation  
1:200

**General Notes:** All dimensions must be checked on site. Errors are to be reported.  
Contractor must ensure that cross referenced drawings and specifications on a regular basis to ensure that the latest revisions are used.

**Material Legend**

A	White Brick	Type 01
B	Red Brick	Type 02
C	Red Brick	Type 03
D	Red Brick	Type 04
E	Red Brick	Type 05
F	Red Brick	Type 06
G	Red Brick	Type 07
H	Red Brick	Type 08
I	Red Brick	Type 09
J	Red Brick	Type 10
K	Red Brick	Type 11
L	Red Brick	Type 12
M	Red Brick	Type 13
N	Red Brick	Type 14
O	Red Brick	Type 15
P	Red Brick	Type 16
Q	Red Brick	Type 17
R	Red Brick	Type 18

1. Metal framed glazing
2. Metal frame
3. Metal profile
4. Metal panel
5. Metal support
6. Metal sealant
7. Metal sealant
8. Metal sealant
9. Metal sealant
10. Metal sealant
11. Metal sealant
12. Metal sealant
13. Metal sealant
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22. Metal sealant
23. Metal sealant
24. Metal sealant



**Title** Building E Elevations

**Project** Trout Road

**Scale** 1:200 @ A1 L

**Issue Record** By: CHK Date:

**Drawing Number** 488-PA-EZ-DR-A-1300

**Revision** PLZ

**Status** S4 For Planning

**Patel Taylor**  
48 Rawstons Street  
London EC1A 3DF  
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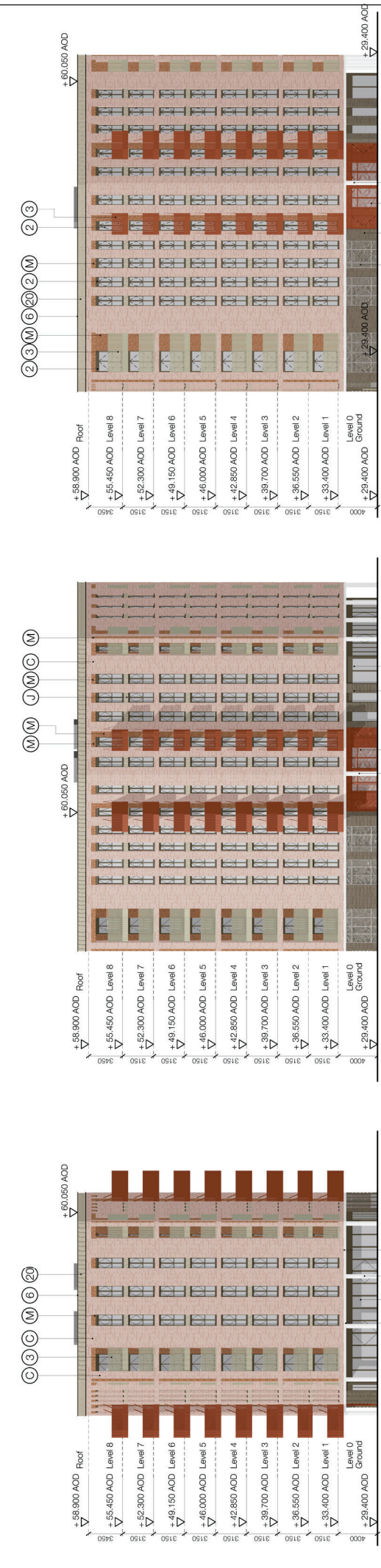
**Revision** PLZ

**Status** S4 For Planning

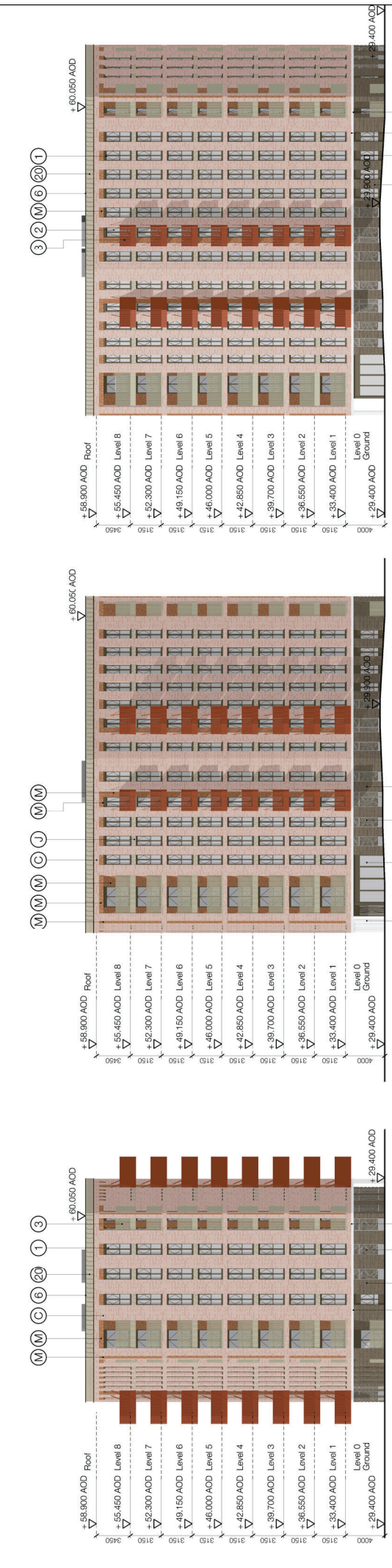
**By** CHK **Date**

1:200 @ A1 L  
0 1m 2m 3m 4m 5m





01 North Elevation  
1:200



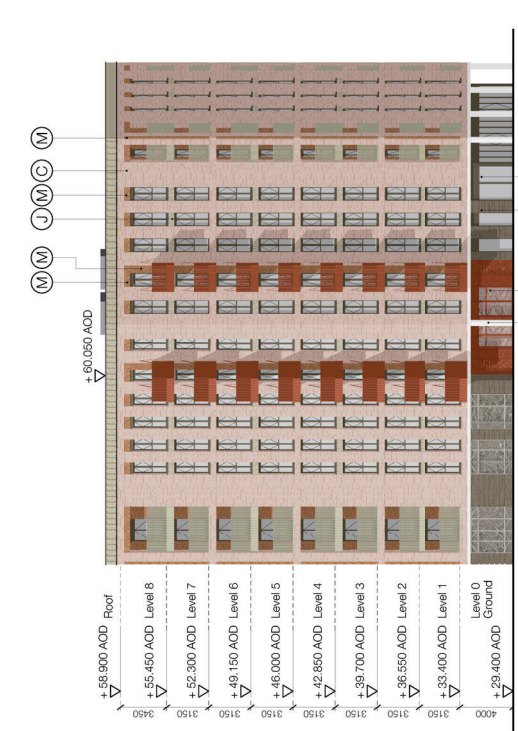
02 North-East Elevation  
1:200



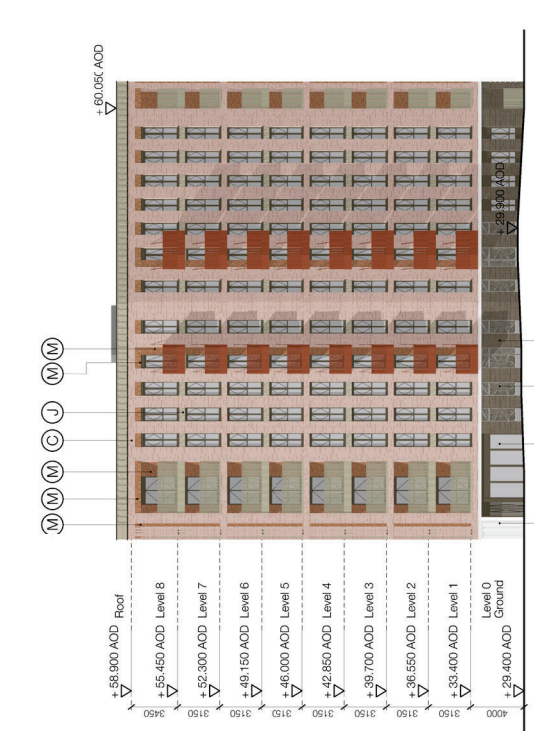
03 South East Elevation  
1:200



04 South Elevation  
1:200



05 North West Elevation  
1:200



06 South-West Elevation  
1:200

**General Notes:** All elevations must be checked for any errors as to be reported.  
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**Contractor must ensure that cross referenced drawings and specifications are on a regular basis to ensure that the latest revisions are used.**

**Material Legend**

A	White Brick
B	Red Brick Type 01
C	Red Brick Type 02
D	Red Brick Type 03
E	Red Brick Type 04
F	Red Brick Type 05
G	Red Brick Type 06
H	Red Brick Type 07
I	Red Brick Type 08
J	Red Brick Type 09
K	Red Brick Type 10
L	Red Brick Type 11
M	Red Brick Type 12
N	Red Brick Type 13
O	Red Brick Type 14
P	Red Brick Type 15
Q	Red Brick Type 16
R	Red Brick Type 17
S	Red Brick Type 18
T	Red Brick Type 19
U	Red Brick Type 20
V	Red Brick Type 21
W	Red Brick Type 22
X	Red Brick Type 23
Y	Red Brick Type 24
Z	Red Brick Type 25

**Building F Elevations**

Project: Troof Road  
Scale: 1:200 @ A1 L  
Issue Record: By: Chk. Date:

**Key Plan**

Scale: 1:200 @ A1  
0 1m 2m 3m 4m 5m

**Revision**

Revision: PLZ  
Drawing Number: 488-PFA-F-ZZ-DR-A-1800  
Status: S4 For Planning

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48 Rawstorne Street  
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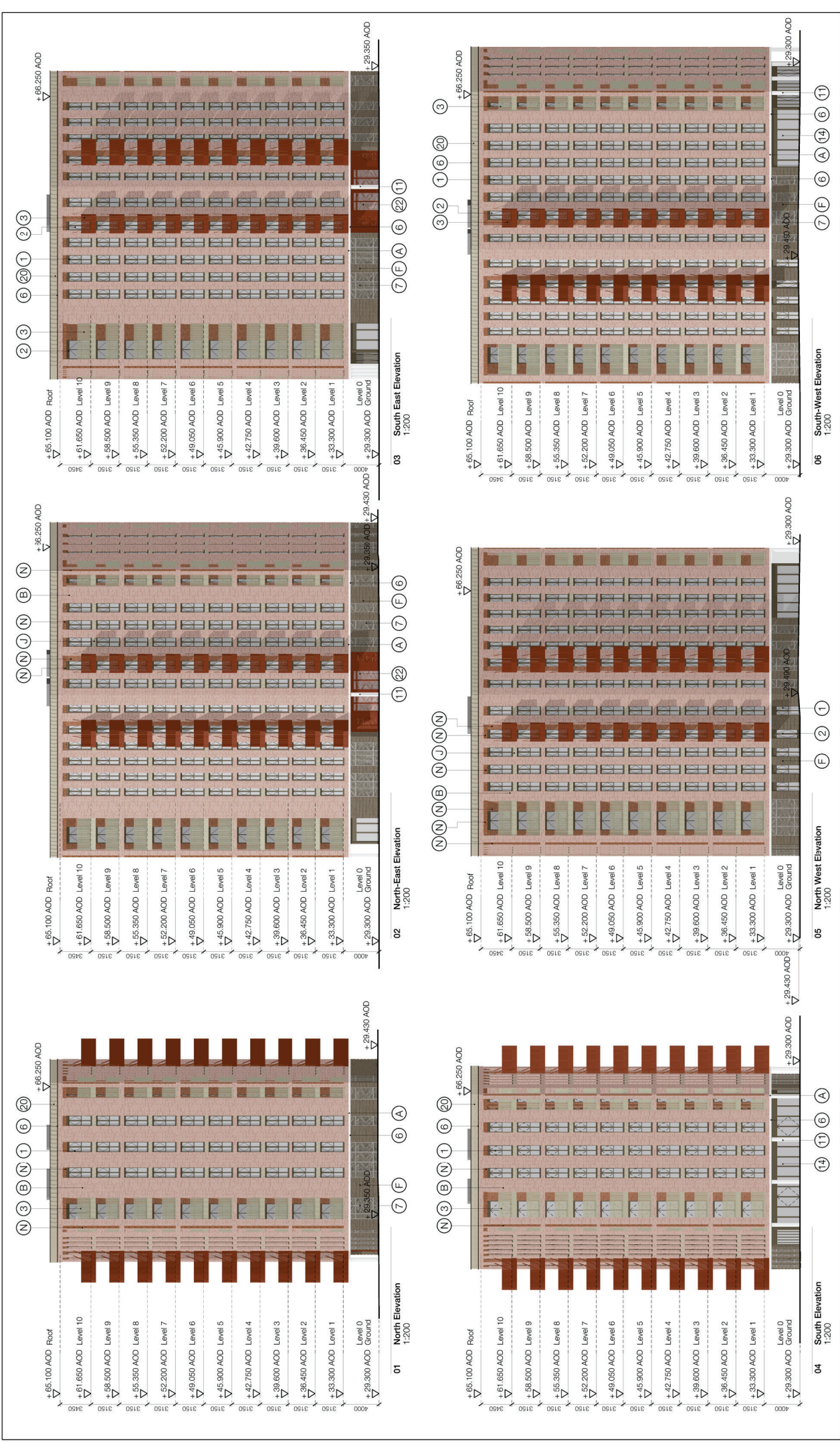
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London, EC1A 3BB  
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London, EC1A 3BB  
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**General Notes:** All elevations must be checked for any errors are to be reported.

**Contractor must ensure that cross referenced drawings and specifications on a regular basis to ensure that the latest revisions are used.**

**Material Legend:**

- A White Brick Type 01
- B Red Brick Type 02
- C Red Brick Type 03
- D Red Brick Type 04
- E Red Brick Type 05
- F Red Brick Type 06
- G Red Brick Type 07
- H Red Brick Type 08
- I Red Brick Type 09
- J Red Brick Type 10
- K Red Brick Type 11
- L Red Brick Type 12
- M Red Brick Type 13
- N Red Brick Type 14
- O Red Brick Type 15
- P Red Brick Type 16
- Q Red Brick Type 17
- R Red Brick Type 18

**Building G Elevations:**

**Title:** Building G Elevations

**Project:** Trof Road

**Scale:** 1:200 @ A1 L

**Issue Record:** By: Chk Date

**Revision:** PLZ

**Status:** S4 For Planning

**Patel Taylor**  
 48 Rawson Street  
 London W1R 3JG  
 Tel: 020 7718 2323  
 www.patel-taylor.co.uk

**Key Plan:** Scale 1:200 @ A1

**Scale:** 1:200 @ A1

0 1m 2m 3m 4m 5m

**General Notes**

DO NOT SCALE. If dimensions must be checked on site, errors reported must be subject to copyright. Unless otherwise stated, all dimensions are in millimetres.

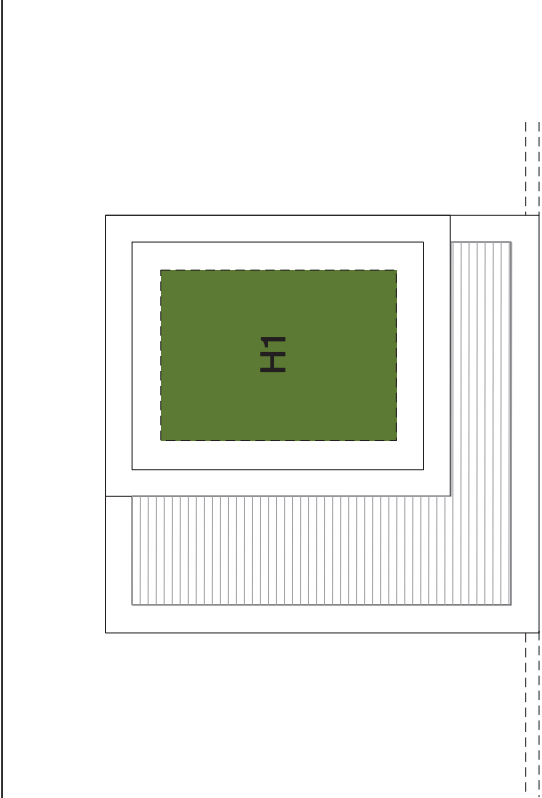
All dimensions are subject to copyright. Unless otherwise stated, all dimensions are in millimetres.

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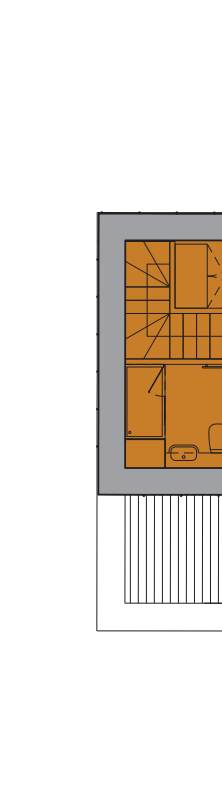
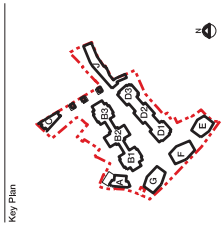
Contractor must ensure that correct references and specifications noted on these drawings are observed on site. It is the contractor's responsibility to ensure that the correct materials are used.

**Key Plan**

- Site Boundary
- Affordable Rent
- 3BGP
- Blackwaste Roof



04 Roof Plan  
1:200



Issue Record By: CTK Date

PL1 11/03/2025

**Title**  
Houses H1, H2, and H3  
General arrangement plans

**Project**  
Trot Road

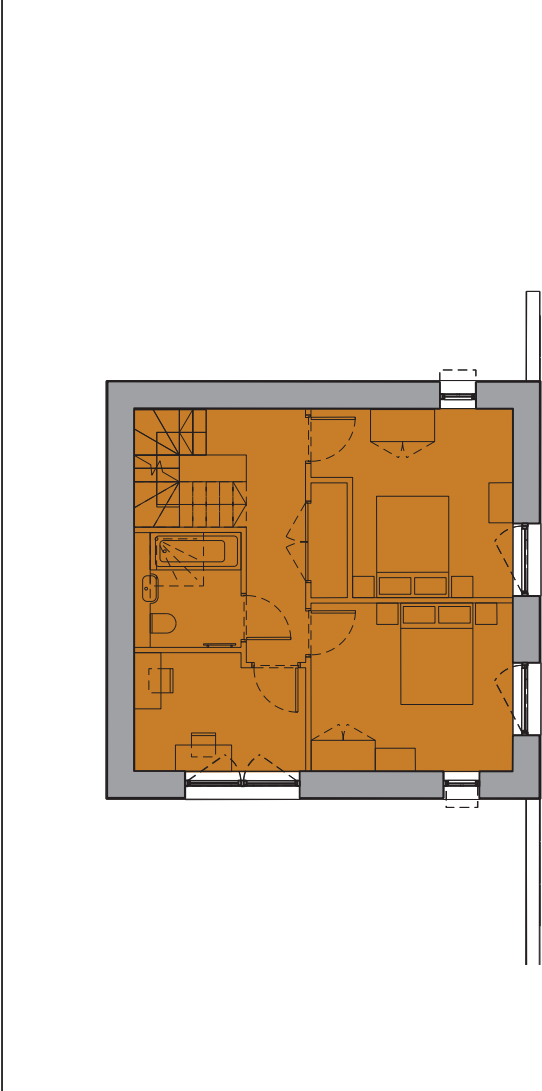
**Scale**  
1:100 @ A3\_L

**Status**  
S4 For Planning

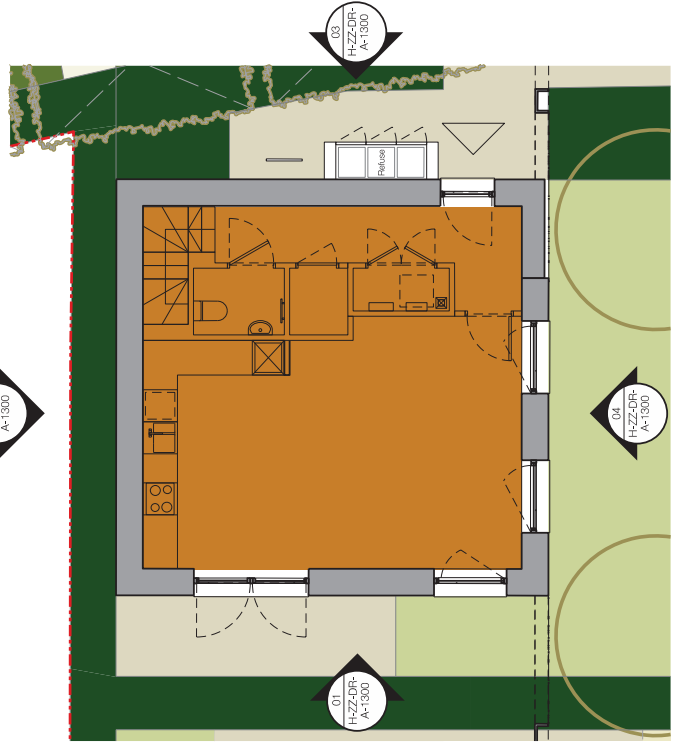
**Drawing Number**  
458-PTA-H-ZZ-DR-A-1200

**Revision**  
PL1

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48 Rawstone Street  
London, EC1V 7ND  
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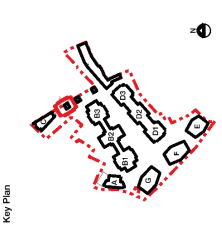
02 First Floor Plan  
1:200



01 Ground Floor Plan  
1:200

03 Second Floor Plan  
1:200

**General Notes**  
 DO NOT SCALE. All dimensions must be checked on site, errors allowed.  
 All fixtures and fittings are subject to change without notice. Unless otherwise stated, all materials and finishes are to be supplied and installed by the contractor. The contractor shall be responsible for obtaining all necessary permissions and approvals for the proposed works. Any materials and finishes used for the proposed works shall be approved by the architect. The contractor shall be responsible for obtaining all necessary permissions and approvals for the proposed works. Any materials and finishes used for the proposed works shall be approved by the architect. The contractor shall be responsible for obtaining all necessary permissions and approvals for the proposed works. Any materials and finishes used for the proposed works shall be approved by the architect.



- Material Legend**
- 1. White Brick, Type 01
  - 2. Red Brick, Type 02
  - 3. Red Brick, Type 03
  - 4. Red Brick, Type 04
  - 5. Red Brick, Type 05
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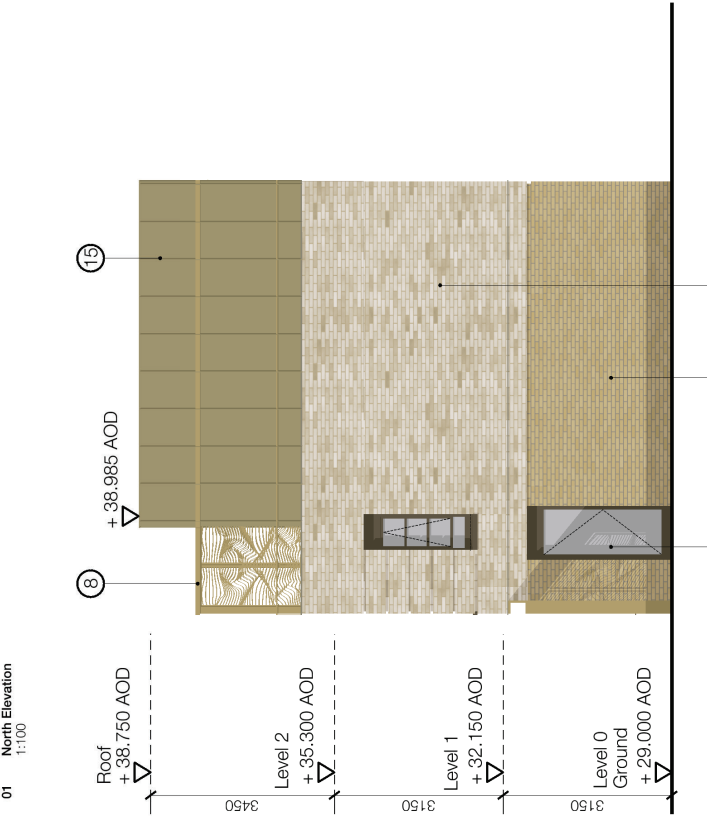
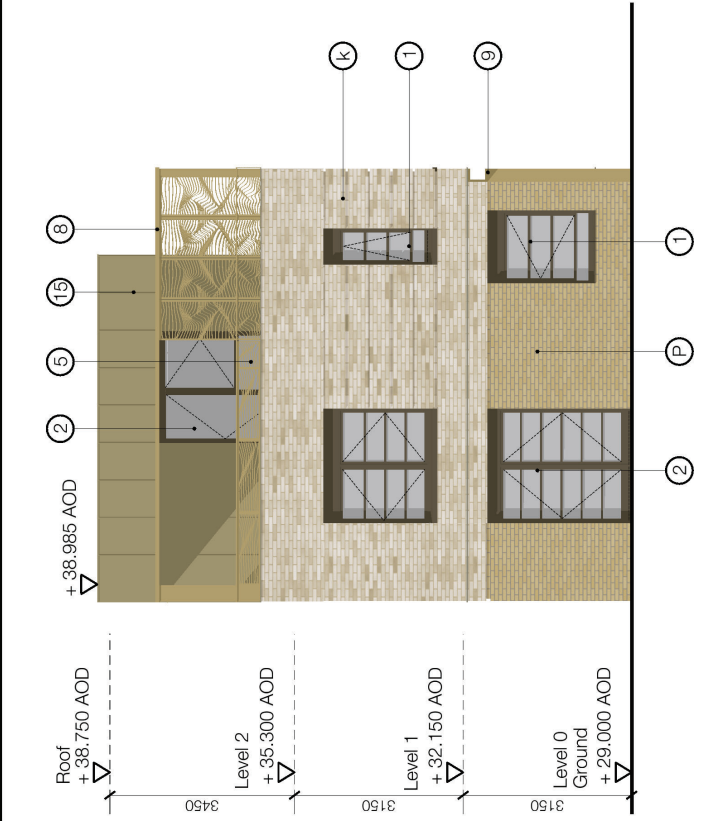
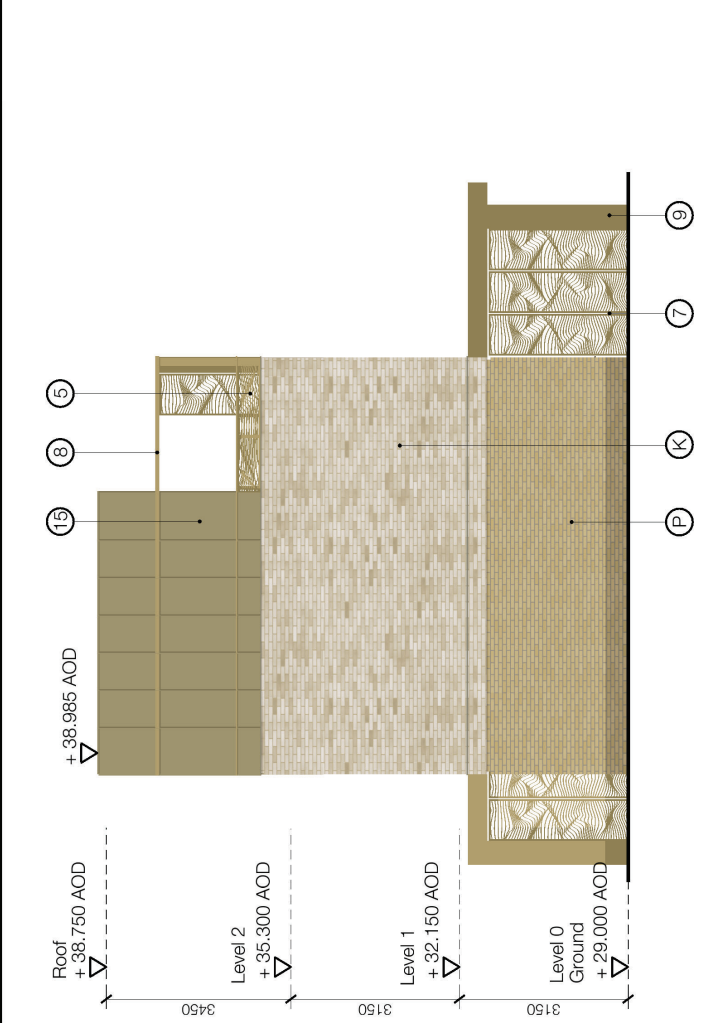
**Issue Record**

By	Chk	Date

**Scale 1:100 @ A3**

**Project**  
 1909 Road  
**Title**  
 Houses H1, H2, and H3 Elevations  
**Scale**  
 1:100 @ A3\_L  
**Status**  
 S4 For Planning  
**Drawing Number**  
 468-PTA-H-ZZ-DR-A-1300  
**Revision**  
 PL1

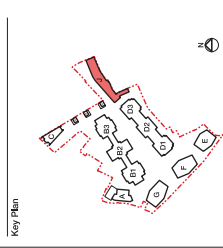
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 48 Rawlstone Street  
 London EC1V 7ND  
 T +44 (0)20 7278 2323  
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**General Notes**  
 DO NOT SCALE. All dimensions must be checked on site, errors allowed.  
 All work must be subject to approval. Unless otherwise stated, all work must be in accordance with the Building Regulations 2010. The contractor is responsible for ensuring that the work is carried out in accordance with the Building Regulations 2010. The contractor is responsible for ensuring that the work is carried out in accordance with the Building Regulations 2010. The contractor is responsible for ensuring that the work is carried out in accordance with the Building Regulations 2010.

- Makespace**
- Lobby/entrance
  - Commercial
  - Workspaces/makespace
  - Cycle storage
  - Peluse
  - Plant

Site Boundary



Scale 1:200 @ A1  
 0 1m 2m 3m 4m 5m 10m 15m

Issue Record By: CHK Date:

REV	NO	DESCRIPTION	DATE
01	01	ISSUED	11/03/2024

**Title**  
 Building J  
 Ground floor general arrangement plan  
 1 of 4

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1\_L1

**Status**  
 S4 For Planning

**Drawing Number**  
 459-PTA-J-ZZ-DR-A-1200  
**Revision**  
 PL2

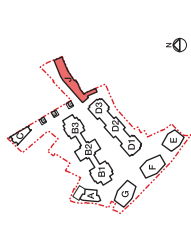
Patel Taylor  
 48 Hawtorn Street  
 London, EC0A 7ND  
 Tel: (020) 778 2323  
 www.pateltaylor.co.uk

**General Notes**  
 DO NOT SCALE. All dimensions shall be checked on site, errors allowed.  
 All work shall be subject to approval. Unless otherwise stated, all work shall be in accordance with the Building Regulations 2010 and the relevant parts of the Building Regulations 2010. The contractor shall be responsible for obtaining all necessary permissions and approvals from the relevant authorities. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

- Site Boundary
- Makeupspace**
  - Lobby/entrance
  - Commercial
  - Workspaces/makeupspace
  - Cycle storage
- Refuse**
- Plant**
- Electricians room**



Key Plan



Scale 1:200 @ A1  
 0 1m 2m 4m 5m 10m

Issue Record By: CHK Date:

REV	DATE	BY	DESCRIPTION
01	10/10/2024	CHK	ISSUED FOR PERMIT

**Title**  
 Building J  
 Level 1 general arrangement plan  
 2 of 4

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1\_L

**Status**  
 S4 For Planning

**Drawing Number**  
 459-PTA-J-ZZ-DR-A-1201

**Revision**  
 PL2

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 London, EC1Y 7RN  
 Tel: (0)20 778 2323  
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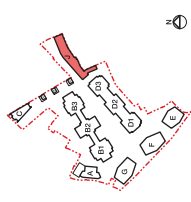
**General Notes**  
 DO NOT SCALE. All dimensions shall be checked on site, unless otherwise stated.  
 All works must be subject to approval. Unless otherwise stated, the contractor shall be responsible for obtaining all necessary permissions and approvals for the proposed works.  
 The contractor shall be responsible for ensuring that the proposed works comply with all applicable regulations and standards.  
 The contractor shall be responsible for ensuring that the proposed works are completed in accordance with the approved plans and specifications.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a timely and efficient manner.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a safe and sound manner.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a professional and courteous manner.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a clean and tidy manner.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a safe and sound manner.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a professional and courteous manner.  
 The contractor shall be responsible for ensuring that the proposed works are completed in a clean and tidy manner.

- Makespace**
  - Lobby/reception
  - Commercial
  - Workspaces/makespace
  - Cycle storage
- Refuse**
- Plant**
- Electricians room**

--- Site Boundary



Key Plan



Scale 1:200 @ A1  
 0 1m 2m 3m 4m 5m 10m 15m

Issue Record By CHK Date

REV	NO	DESCRIPTION	DATE	BY
01	1	ISSUED FOR PERMITTING	04/08/2024	JK
02	2	ISSUED FOR PERMITTING	04/08/2024	JK

**Title**  
 Building J  
 Level 2 general arrangement plan  
 3 of 4

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1\_L

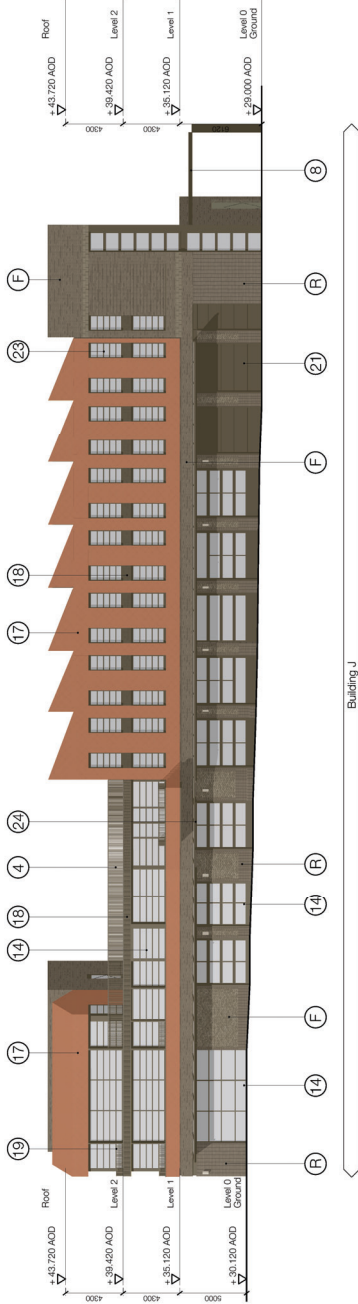
**Status**  
 S4 For Planning

**Drawing Number**  
 459-PTA-J-ZZ-DR-A-1202

**Revision**  
 PL2

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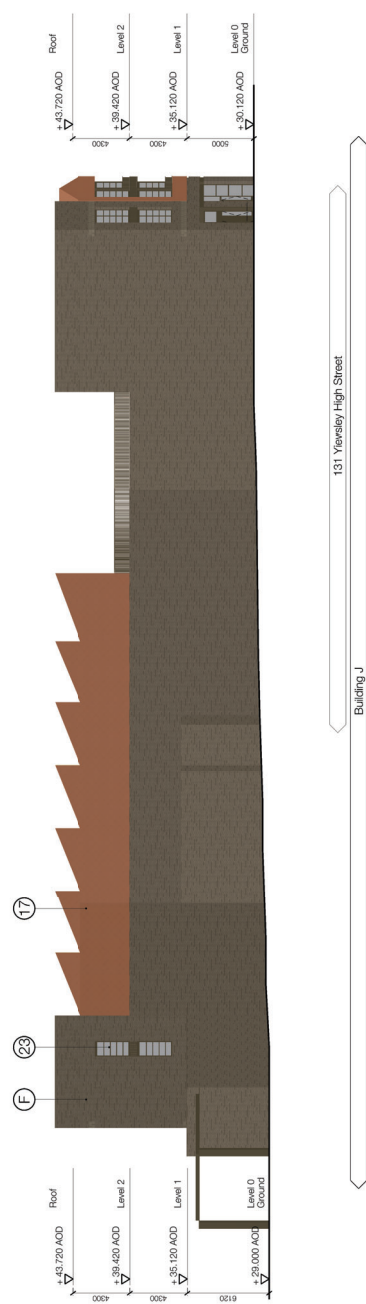




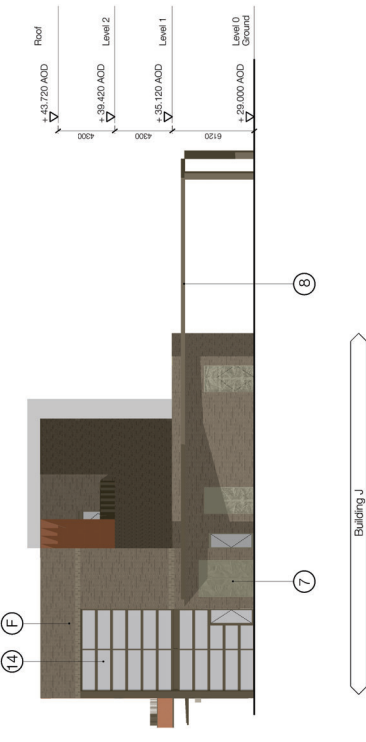
01 North Elevation  
1:200



02 East Elevation Viewsley High Street  
1:200



03 South Elevation  
1:200



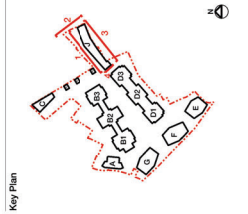
04 West Elevation  
1:200

**General Notes:** All dimensions must be checked on site, errors are to be corrected.  
 All submitted material is subject to working drawings and specifications. In the event of any change, the contractor shall be responsible for obtaining the necessary approvals. The contractor shall be responsible for ensuring that the work is carried out in accordance with the contract documents. The contractor shall be responsible for ensuring that the work is carried out in accordance with the contract documents. The contractor shall be responsible for ensuring that the work is carried out in accordance with the contract documents.

**Material Legend**

A.	White Brick
B.	Red Brick Type 01
C.	Red Brick Type 02
D.	Red Brick Type 03
E.	Red Brick Type 04
F.	Red Brick Type 05
G.	Red Brick Type 06
H.	Red Brick Type 07
I.	Red Brick Type 08
J.	Red Brick Type 09
K.	Red Brick Type 10
L.	Red Brick Type 11
M.	Red Brick Type 12
N.	Red Brick Type 13
O.	Red Brick Type 14
P.	Red Brick Type 15
Q.	Red Brick Type 16
R.	Red Brick Type 17
S.	Red Brick Type 18
T.	Red Brick Type 19
U.	Red Brick Type 20
V.	Red Brick Type 21
W.	Red Brick Type 22
X.	Red Brick Type 23
Y.	Red Brick Type 24
Z.	Red Brick Type 25

1. Metal framed glazing
2. Metal framed door
3. Metal framed window
4. Metal framed balcony
5. Metal framed staircase
6. Metal framed screen
7. Metal framed screen
8. Metal framed screen
9. Metal framed screen
10. Metal framed screen
11. Metal framed screen
12. Metal framed screen
13. Metal framed screen
14. Metal framed screen
15. Metal framed screen
16. Metal framed screen
17. Metal framed screen
18. Metal framed screen
19. Metal framed screen
20. Metal framed screen
21. Metal framed screen
22. Metal framed screen
23. Metal framed screen
24. Metal framed screen



**Title**  
General arrangement elevation  
Building J  
North, east and west elevations

**Project**  
Trout Road

**Scale**  
1:200 @ A1 L

**Issue Record**

By	Chk.	Date
AS	SR	26.07.2026
AS	SR	10.08.2026
AS	SR	03.08.2026

**Drawing Number**  
486-PTA-JZZ-DR-A-1300

**Revision**  
PLZ

**Status**  
S4 For Planning

**Patel Taylor**  
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**General Notes**  
 1. All dimensions are shown in millimetres unless otherwise stated.  
 2. All areas reserved for the site are shown in red.  
 3. All areas reserved for the site are shown in red.  
 4. All areas reserved for the site are shown in red.  
 5. All areas reserved for the site are shown in red.  
 6. All areas reserved for the site are shown in red.  
 7. All areas reserved for the site are shown in red.  
 8. All areas reserved for the site are shown in red.  
 9. All areas reserved for the site are shown in red.  
 10. All areas reserved for the site are shown in red.

**Key**  
 - - - - - Site Boundary

**Soft Landscape**  
 Existing trees retained  
 Proposed tree planting  
 Ground cover, grasses and permeable  
 Hedges  
 Walkways and native groundcovers  
 Amenity grass and play mounting  
 SUDS  
 water tolerant planting

**Furniture**  
 Benches  
 Bollards  
 Vertical bollards

**Scale 1:500 @ A1**  
 0 5m 10m 20m 30m 40m

**Issue Record**  
 By: CHK Date:

**This Proposed Masterplan Landscape Plan**  
 Project: Trout Road  
 Scale: 1:500 @ A1  
 Status: S4 - For Planning  
 Drawing Number: 458-PTA-LA-00-DR-A-2000  
 Revision: PL3

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**Contributors must ensure that cross referenced drawings and specifications listed on these drawings are checked on a regular basis to ensure that the latest revisions are used.**

**Drawing Notes**

Site Boundary

Soft Landscape

- Existing trees retained
- Proposed tree planting
- Groundcover, grasses and perennials
- Hedgerow
- Willow trees and native groundcovers
- Amenity grass and play mounding
- SuDS water tolerant

**Legend**

- Site Boundary
- Willow trees and native groundcovers
- Amenity grass and play mounding
- SuDS water tolerant
- Hedgerow

**Furniture**

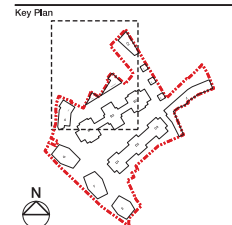
- Visitor cycle stands (2 spaces / stand)
- Benches
- Boulders
- Vehicular bollards

**Hard Landscape**

- P1 Park + POC, hogg, cobbles, gravel and play
- P2 Civic natural stone
- P3 Shared surface
- P4 Entrances and front gardens
- P5 Adoptable pavers
- P6 Grass paving L1/ear pattern

Scale 1:200 @ A1

0 1m 2m 3m 4m 5m 10m 15m



**Title**  
 Ground floor landscape plan  
 1 of 4

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1

**Issue Record**

By	CHK	Date
PC3	For Planning	28.07.2020
PC4	For Planning	11.09.2020
PC1	For Planning	09.09.2020

**Drawing Number**  
 458-PTA-LA-00-DR-A-2200

**Revision**  
 PL3

**Status**  
 S4 - For Planning

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 London EC1V 7ND  
 T +44 (0)20 7278 2323  
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**Drawing Notes**

**Legend**

- Site Boundary
- Existing trees retained
- Proposed tree planting
- Groundcover, grasses and perennials
- Hedgerow
- Willowherbs and native groundcovers
- Amenity grass and play mounding
- SuDS water tolerant

**Furniture**

- Visitor cycle stands (2 spaces / stand)
  - Benches
  - Boulders
  - Vehicular bollards
- Hard landscape**
- P1 Park + POC, hogg, cobbles, gravel and play
  - P2 Civic natural stone
  - P3 Shared surface
  - P4 Entrances and front gardens
  - P5 Adoptable pavers
  - P6 Grass paving L/linear pattern
- Scale: 1:200 @ A1  
 0 1m 2m 3m 4m 5m 10m 15m

**Key Plan**



**Title**  
 Ground floor landscape plan  
 2 of 4

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1

Issue Record		By		CHK	Date
PL3	For Planning	ZP	TS		26.07.2025
PL2	For Planning	TS	TS		11.05.2025
PL1	For Planning	ZP	TS		05.02.2025

**Drawing Number**  
 458-PTA-LA-00-DR-A-2201

**Revision**  
 PL3

**Status**  
 S4 - For Planning

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**Drawing Notes**

- Site Boundary
- Existing trees retained
- Proposed tree planting
- Groundcover, grasses and perennials
- Hedgerow
- Willow and native groundcover
- Amenity grass and play mounding
- SuDS water tolerant

**Legend**

- Site Boundary
- Existing trees retained
- Proposed tree planting
- Groundcover, grasses and perennials
- Hedgerow
- Willow and native groundcover
- Amenity grass and play mounding
- SuDS water tolerant

**Furniture**

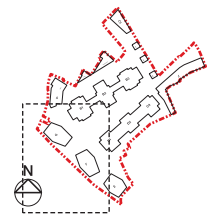
- Visitor cycle stands (2 spaces / stand)
- Benches
- Boulders
- Vehicular bollards

**Hard Landscape**

- P1 Park - PCC, hogg, cobbles, gravel and play
- P2 Civic natural stone
- P3 Shared surface
- P4 Entrances and front gardens
- P5 Adoptable paviers
- P6 Grass paving L1 linear pattern

Scale: 1:200 @ A1  
0 1m 2m 3m 4m 5m 10m 15m

**Key Plan**



**Title**

Ground floor landscape plan  
3 of 4

**Project**

Trout Road

**Scale**

1:200 @ A1

**Issue Record**

Issue	By	CHK	Date
P1	For Planning	JP	15.07.2025
P2	For Planning	TS	11.05.2025
P3	For Planning	JP	05.02.2025

**Drawing Number**

458-PTA-LA-00-DR-A-2202

**Revision**

PL3

**Status**

S4 - For Planning

**Project**

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**Drawing Notes**

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**Legend**

- Site Boundary
- Existing trees
- Proposed tree planting
- Groundcover, grasses and perennials
- Hedgerow
- Willow and native groundcovers
- Amenity grass and play mounding
- SuDS water tolerant

**Furniture**

- Visitor cycle stands (2 spaces / stand)
- Benches
- Entrances and front gardens
- Adaptable pavers
- Grass paving L/linear pattern

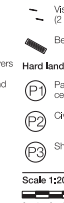
**Hard Landscape**

- P1 Park + POC, hogg, cobbles, gravel and play mounding
- P2 Civic natural stone
- P3 Shared surface
- P4 Entrances and front gardens
- P5 Adaptable pavers
- P6 Grass paving L/linear pattern

**Key Plan**



**Scale**



**Title**  
 Ground floor landscape plan  
 4 of 4

**Project**  
 Trout Road

**Scale**  
 1:200 @ A1

**Issue Record** By Chk Date

PL3 For Planning	2P	TS	26.07.2025
PL2 For Planning	1S	TS	11.05.2025
PL1 For Planning	2P	TS	05.02.2025

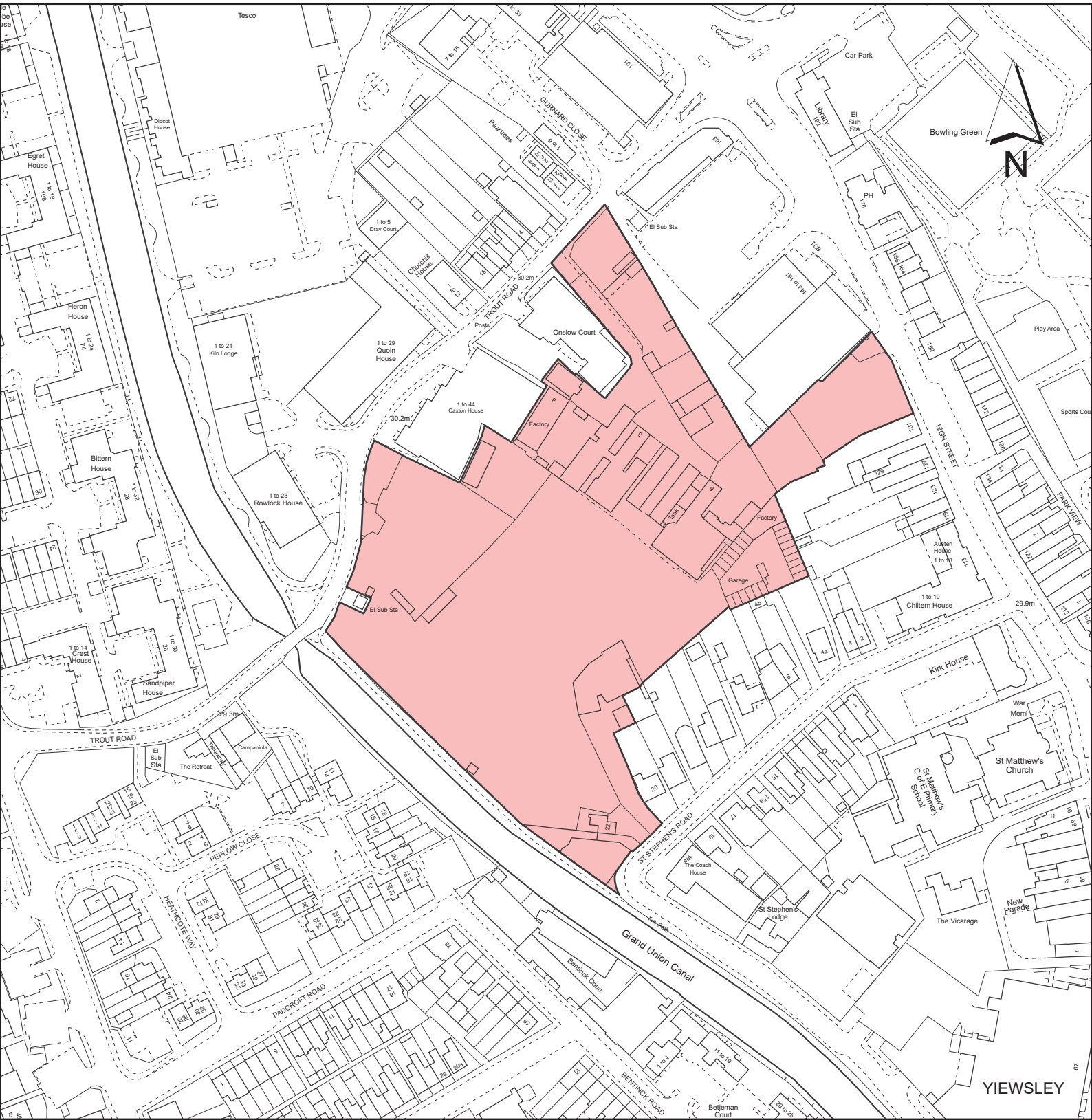
**Drawing Number**  
 458-PTA-LA-00-DR-A-2203



**Revision**  
 PL3

**Status**  
 S4 - For Planning

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 London EC1V 7ND  
 T +44 (0)20 7278 2323  
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<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  RAINBOW AND KIRBY		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
<b>DISCLAIMER :</b> For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright  © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b>  38058/APP/2025/2613	<b>SCALE :</b>  1:1,250	<b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b>   <b>HILLINGDON</b> LONDON
	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  APRIL 2026	

## Report of the Head of Development Management and Building Control

**Address:**

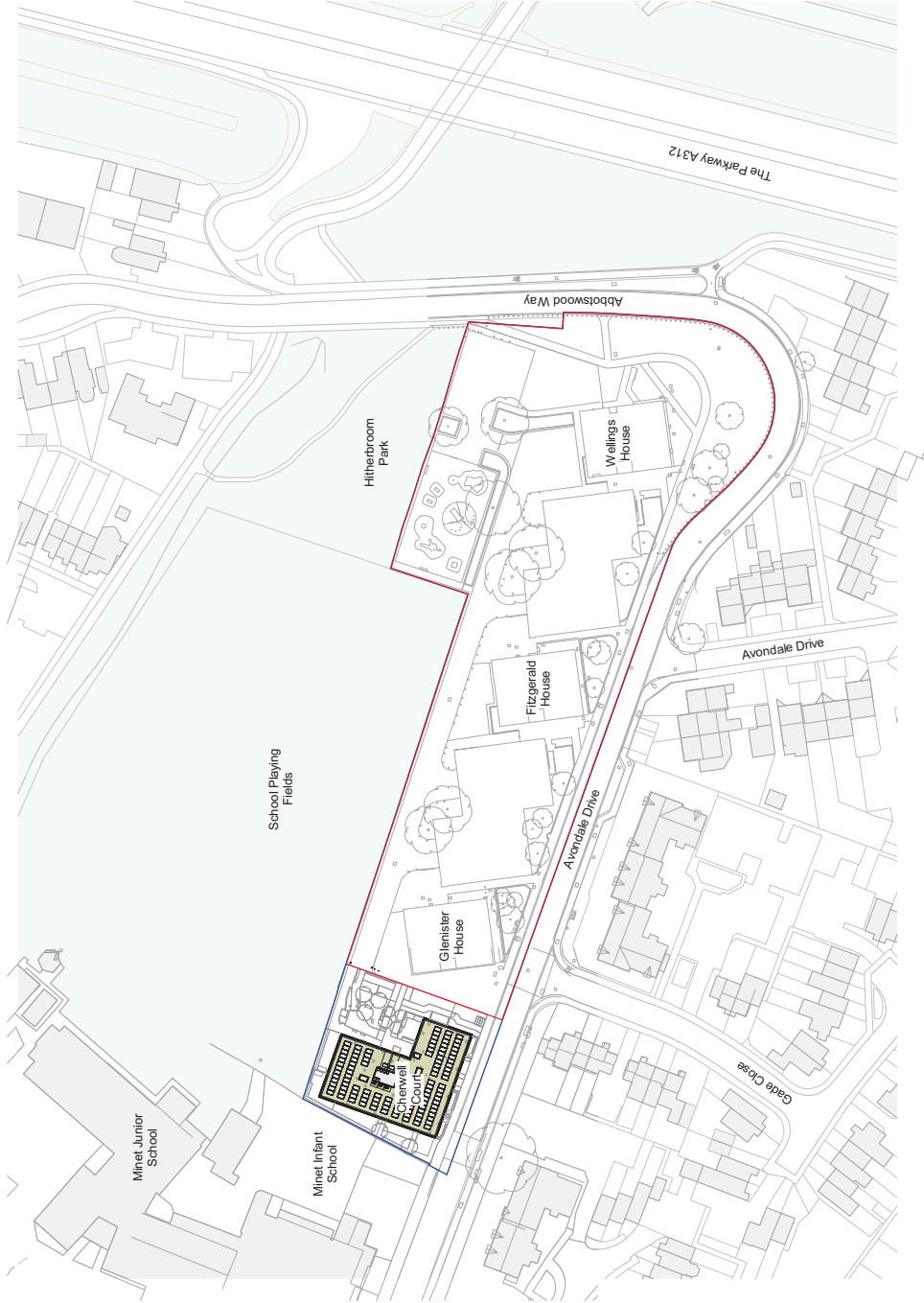
AVONDALE DRIVE, HAYES

**Development:**

Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Condition 1 of Application ref: 76551/APP/2025/2861 (Application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 3 (Approved Plans); 4 (Approved Supporting Plans/Documents); 5 (Development Scope); 6 (Mix of Units); 7 (Phasing); 9 (Residential Density); 10 (Development Height); and 15 (Landscaping) of planning permission ref. 76551/APP/2021/4502 dated 28-09-2022. (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure) to increase the number of homes, remove the existing parking court and increase podium size, revise the height strategy, removal of vehicle access and increase separation distances to create a new public square).

**LBH Ref Nos:**

76551/APP/2025/3242



Project	AVD-	Origin	PRP - ZZ -	Level	00 - GA - A -	Type	20500	Role	Number
Revision	P1 -	Zone	STAGE ISSUE	Status	S4 -	PLANNING			

**Avondale Drive**  
**Site Location Plan**

Drawn	BC	YW	Checked	YW
Date	Nov 2025	Scale @	A3	1 : 1250

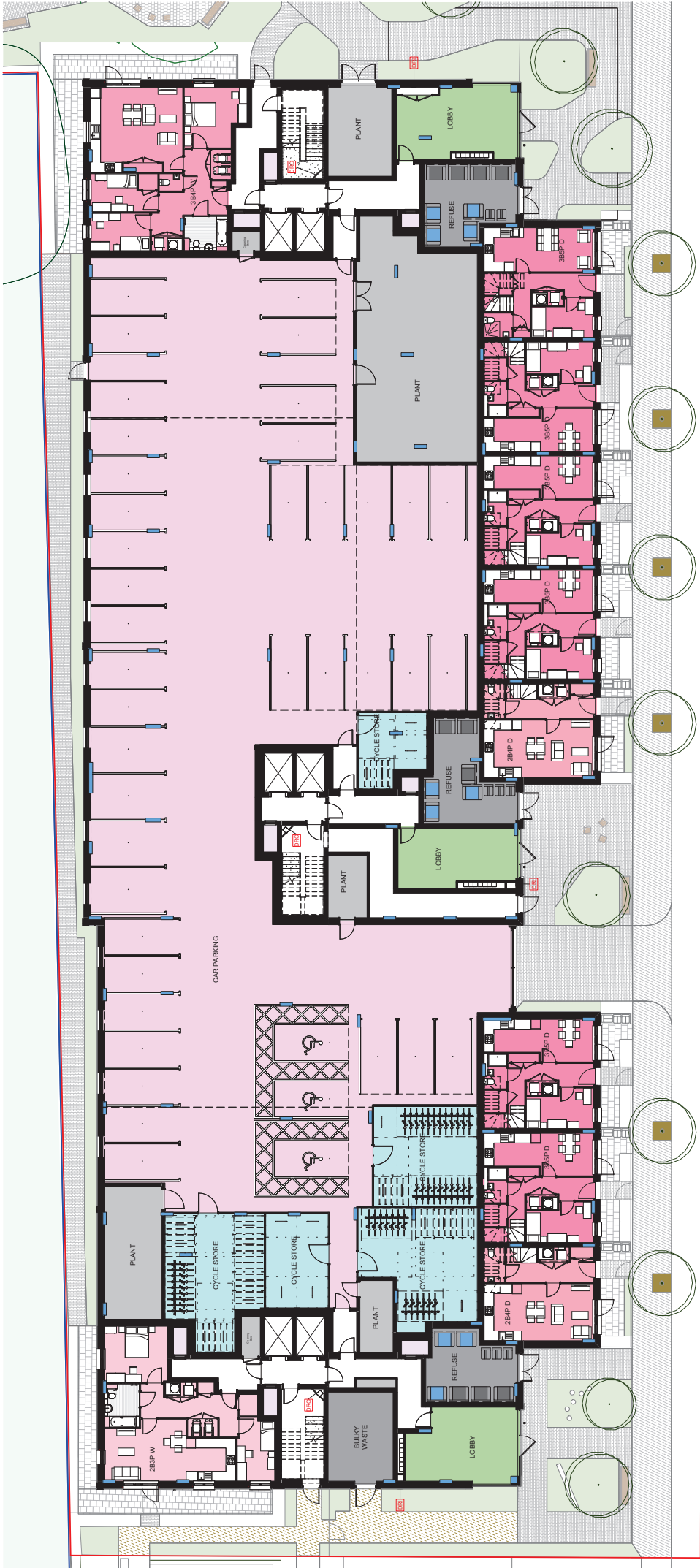
Rev	Date	Description
P1	18-12-25	Final Issue

Designed with reference to the surveys, information and reports listed:  
 15873/21-31628/WLS - Topographical Survey (Survey Solutions);  
 C154569/21-31 Rev B - Tree Survey Plan (Melniorch Environmental);  
 Existing level survey of future development areas (M3 Modbase)

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All indicated property rights reserved.







**Legend**

- 2BSP W
- 2BSP D
- 3BSP W
- 3BSP D
- CAR PARKING
- CYCLE STORE
- LOBBY
- NAT SMOKE VENT
- REFUSE
- SERVICES AND PLANT
- STRUCTURAL COLUMN



COM REGULATIONS 2015. All current drawings and specifications for this project must be read in conjunction with the Designer's Hazard and Safety Assessment Report. All individual property rights reserved.

Designed with reference to the survey, information and records listed. 1807-21-18180001-05 - Topographical Survey, Survey Solutions. © 2020/21 of 1807-21-18180001-05 - Topographical Survey, Survey Solutions. Avondale Drive Existing level survey of future development areas (MB Woodcock).

Rev	Date	Description
P1	18/12/21	Final Issue

Drawn	Checked	BC
YW	Nov 2025	

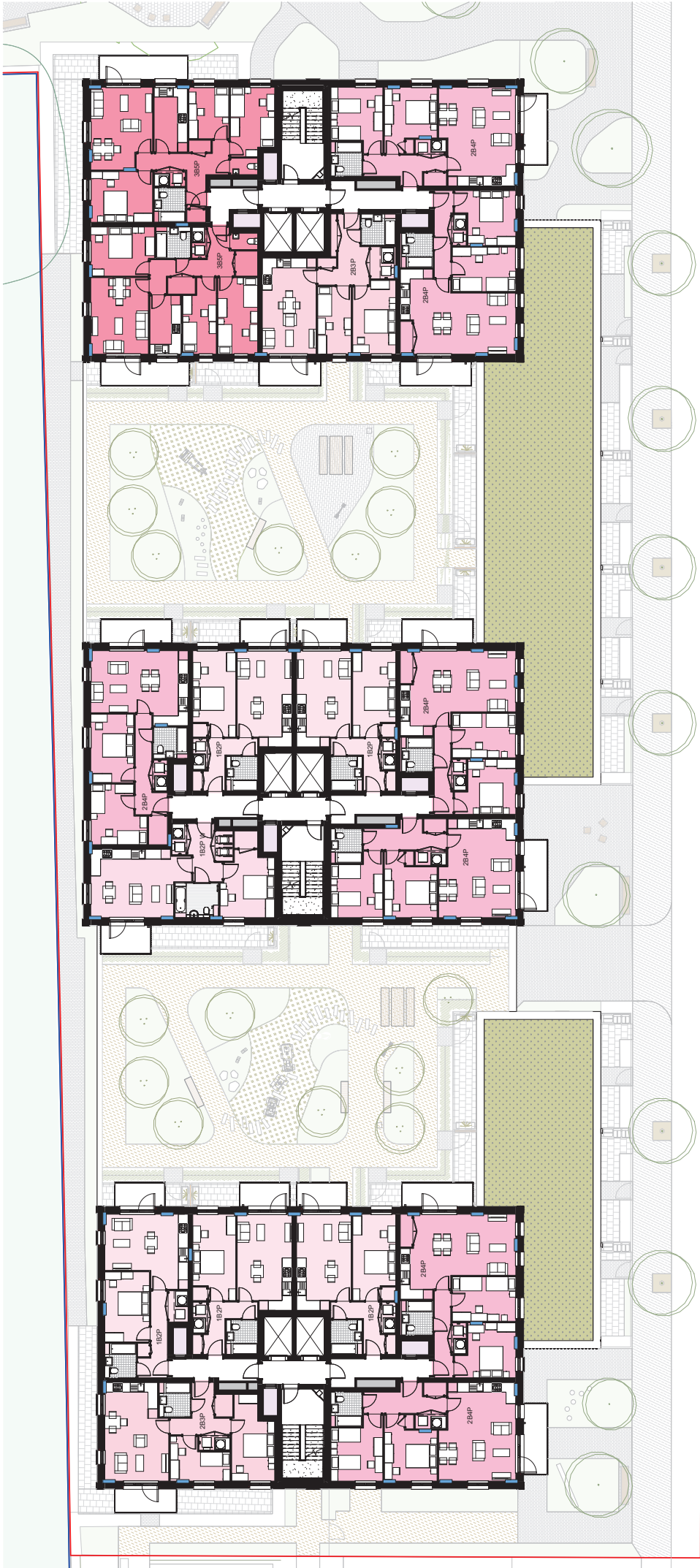
Avondale Drive  
Phase 2 - Ground Floor Plan

Project	Client	Zone	Level	Type	Risk	Number
AVD - PRP - 02 -	PRP	02 -	00 -	GA -	A -	20800

PI - STAGE ISSUE







**Legend**

- 1B2P
- 1B2P W
- 2B3P
- 2B4P
- 3B5P
- NAT SMOKE VENT
- SERVICING AND PLANT
- STRUCTURAL COLUMN



Designed with reference to the survey, information and records listed.  
 1807-21-181809145 - Topographical Survey, Survey Solutions, © 2020/21 of Rivers - The  
 Avondale Drive Existing level survey of future development areas (MB Woodcock)

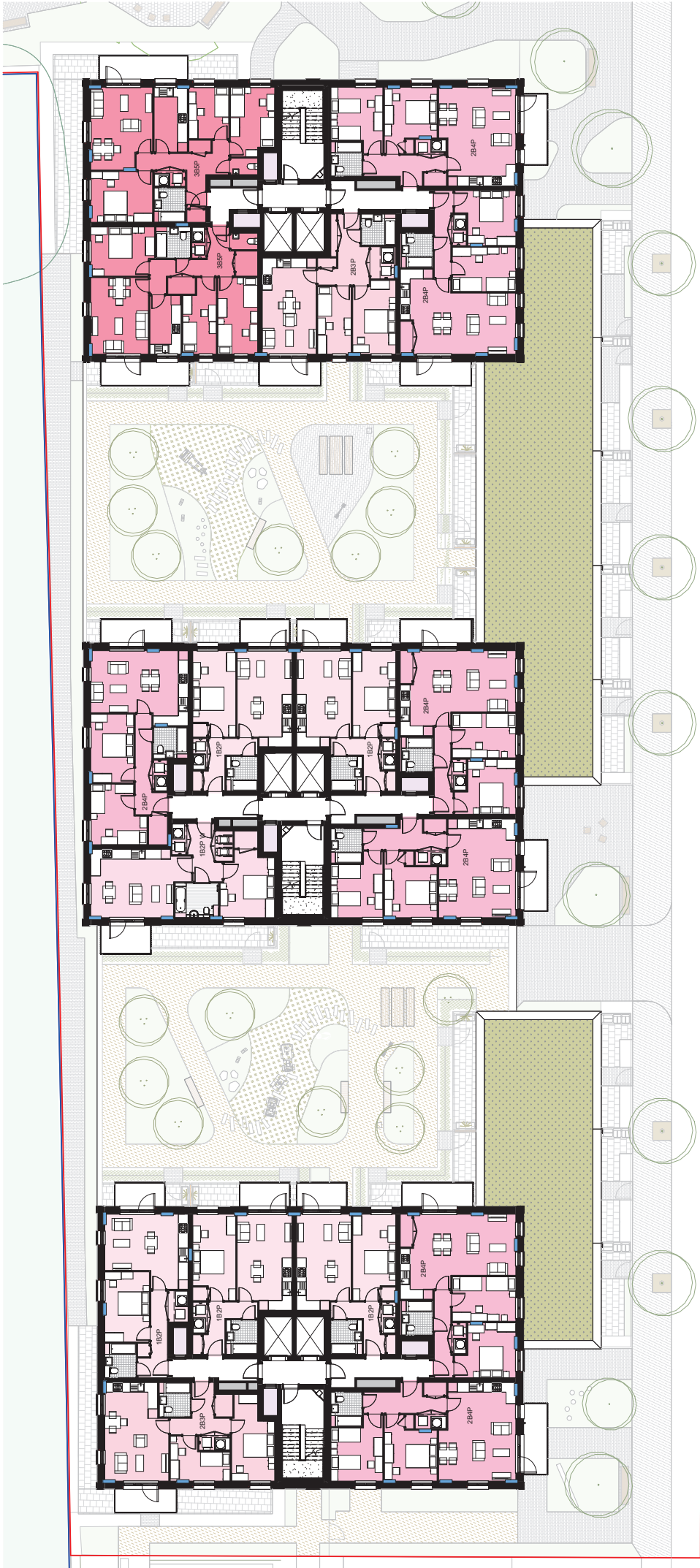
Rev. Date Description  
 P1 18/12/21 Final Issue

Drawn BC  
 Checked YW  
 Date Nov 2025  
 Scale @ A1 1:125

Avondale Drive  
 Phase 2 - Level 02 Plan

Project AVD - PRP - 02 -  
 Revision P1 - STAGE ISSUE  
 Zone 02 - GA - A - 20802  
 Level Type Site  
 Status R4 - PLANNING





**Legend**

- 1B2P
- 1B2P W
- 2B3P
- 2B4P
- 3B5P
- NAT SMOKE VENT
- SERVICING AND PLANT
- STRUCTURAL COLUMN



DESIGNED WITH REFERENCE TO THE SURVEY, INFORMATION AND RECORDS ISSUED BY THE REGISTERED SURVEYORS, ENGINEERS, ARCHITECTS AND OTHER PROFESSIONALS. THE ARCHITECTS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECTS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR INFORMATION PROVIDED BY OTHER PROFESSIONALS.

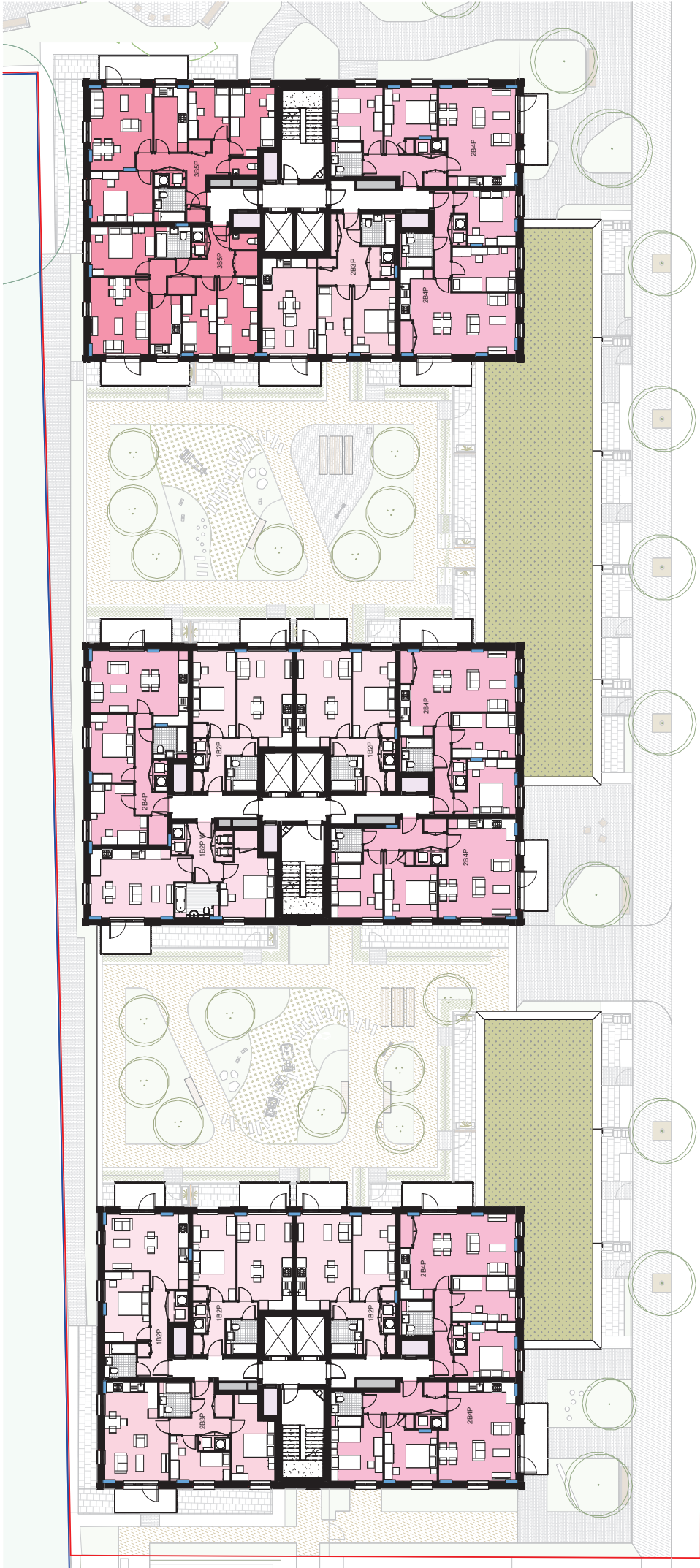
Rev. Date: P1 18/12/21  
Description: Final Issue

Drawn: BC  
Checked: YW  
Date: Nov 2025  
Scale: @ A1 1:125

Avondale Drive  
Phase 2 - Level 03 Plan

Project: AVD-PRP-02-03-GA-A-20803  
Type: S4-PLANNING  
Zone: P1-STAGE ISSUE





**Legend**

- 1B2P
- 1B2P W
- 2B3P
- 2B4P
- 3B5P
- NAT SMOKE VENT
- SERVICING AND PLANT
- STRUCTURAL COLUMN



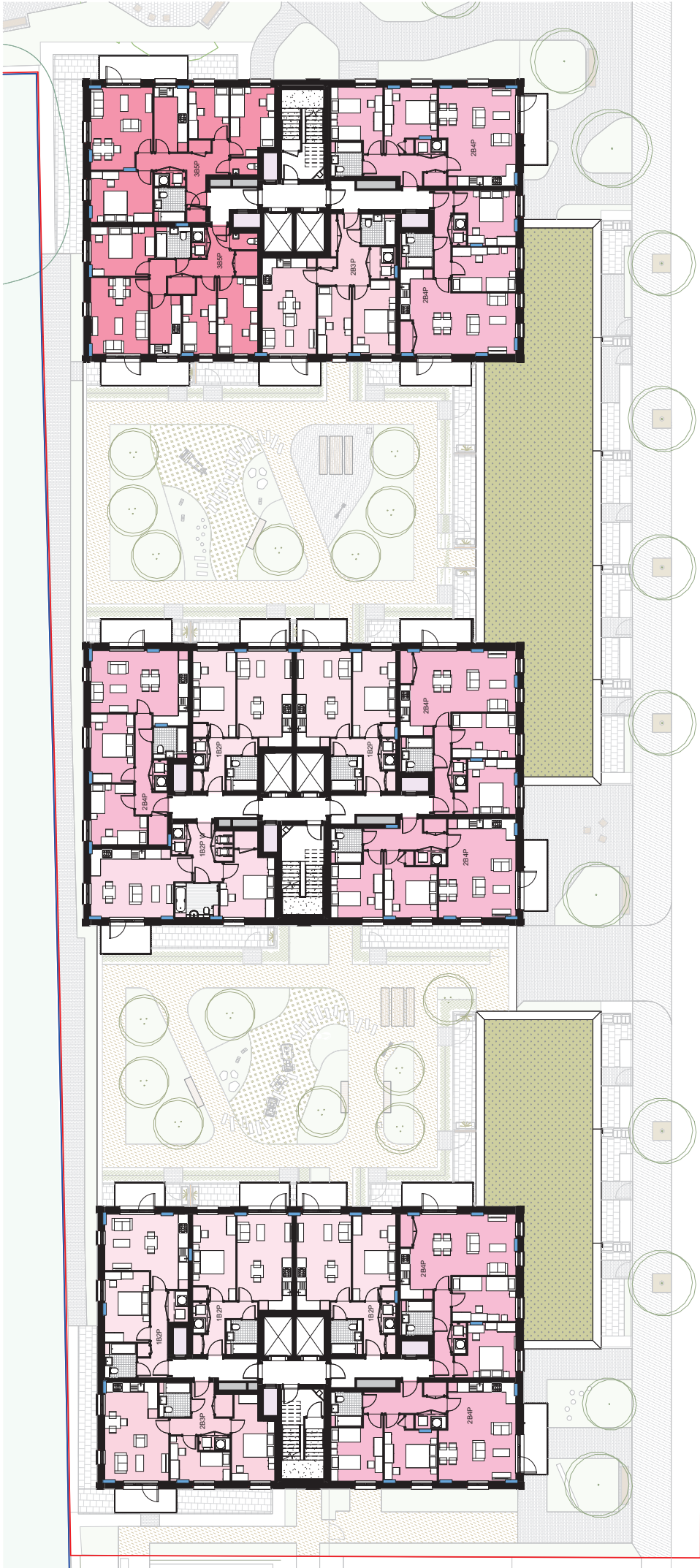
Designed with reference to the survey, information and records listed.  
 1807-21-181809145 - Topographical Survey, Survey Solutions, © 2020/21 of Rivers - The  
 Avondale Drive Existing level survey of future development areas (MB Woodcock)

Rev. Date Description  
 P1 18/12/21 Final Issue

Drawn BC  
 Checked YW  
 Date Nov 2025  
 Scale @ A1 1:125

**Avondale Drive**  
 Phase 2 - Level 04 Plan

Project AVD - PRP - 02 -  
 Revision P1 - STAGE ISSUE  
 Zone  
 Level Type  
 04 - GA - A - 20804  
 Status  
 S4 - PLANNING



**Legend**

- 1B2P
- 1B2P W
- 2B3P
- 2B4P
- 3B5P
- NAT SMOKE VENT
- SERVICING AND PLANT
- STRUCTURAL COLUMN



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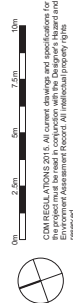
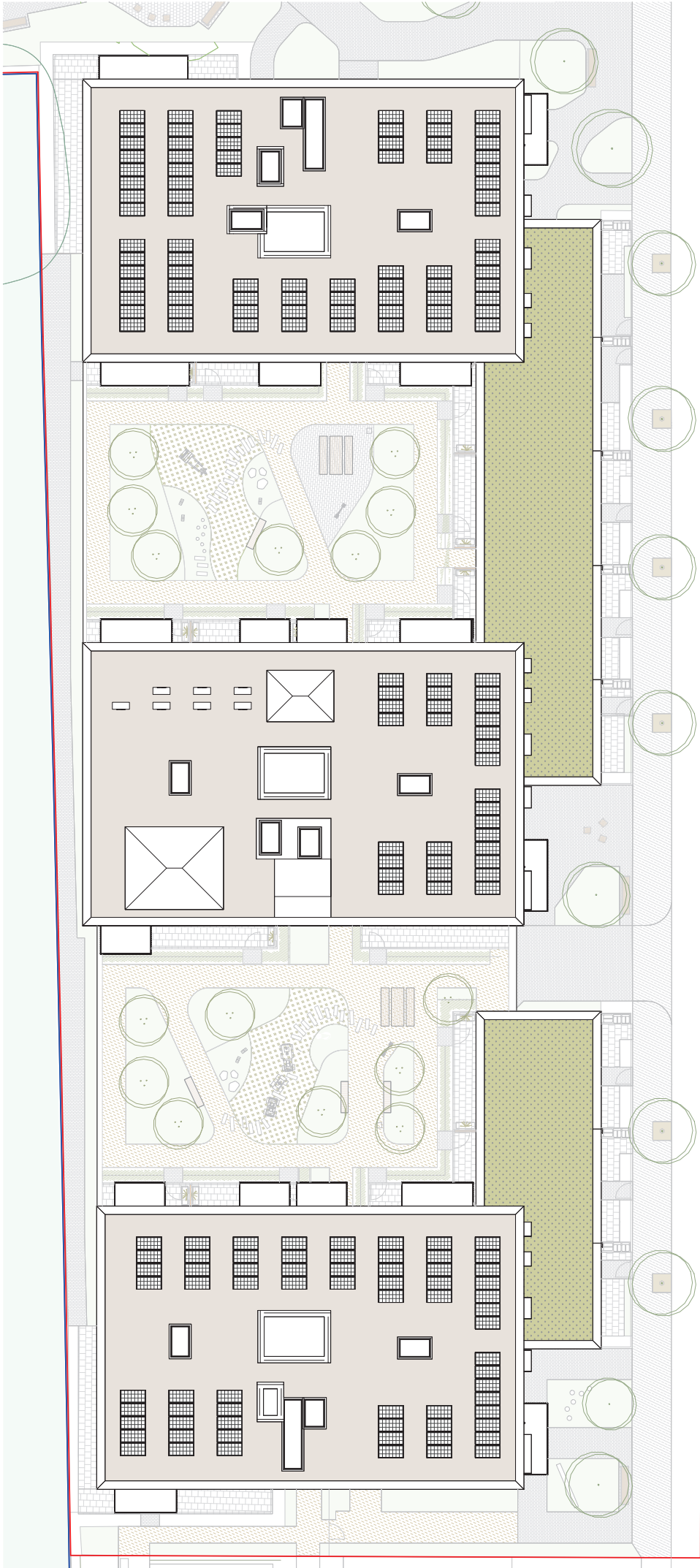
Rev	Date	Description
P1	18/12/21	Final Issue

Drawn	Checked	BC	YV
BC	YV	BC	YV

**Avondale Drive**  
Phase 2 - Level 05 Plan

Project	Chpt	Zone	Level	Type	Risk	Number
AVD - PRP - 02 -	05	GA	A	20805	PRP	PRP
Revision	P1 - STAGE ISSUE					





Designed with reference to the survey, information and records listed.  
 1807-21; S1630W145 - Topographic Survey, Survey Station; C) Elevation of Levels - The  
 project must be read in conjunction with the Designer's Hazard and  
 Environment Assessment Report, All individual property rights  
 Avondale Drive Existing level survey of future development areas (MB Woodhead)

Rev. Date Description  
 P1 18/12/15 Final Issue

Drawn BC  
 Checked BC  
 Date Nov 2025  
 Scale @ A1 1:125

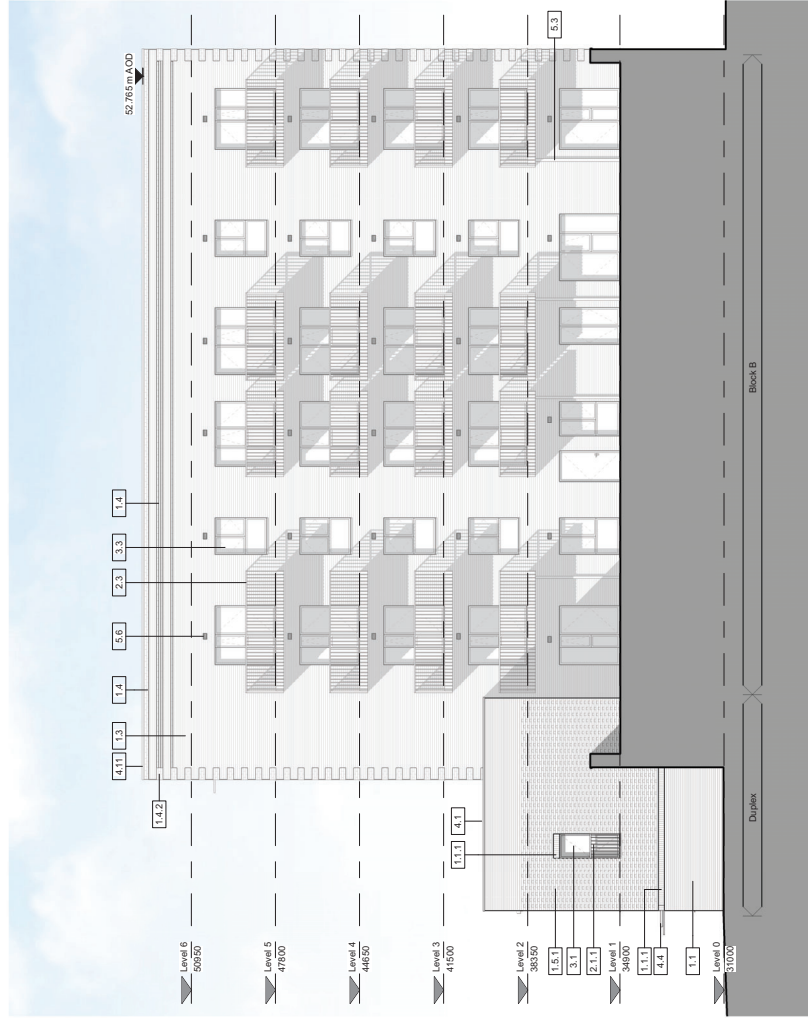
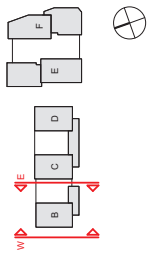
Avondale Drive  
 Phase 2 - Roof Plan

Project AVD-PRP-02-  
 Revision P1 - STAGE ISSUE  
 Chart Zone  
 Level Type  
 Risk Number  
 Status  
 S4- PLANNING



Keynote Legend	
1.1	Site Location
1.2	Site Description
1.3	Site Boundaries
1.4	Site Access
1.5	Site Elevation
1.6	Site Orientation
1.7	Site Surroundings
1.8	Site Features
1.9	Site Conditions
1.10	Site Constraints
1.11	Site Opportunities
1.12	Site Recommendations
1.13	Site Notes
1.14	Site Schedule
1.15	Site Summary
1.16	Site Conclusion
1.17	Site Appendix
1.18	Site Index
1.19	Site Glossary
1.20	Site Bibliography
1.21	Site References
1.22	Site Acknowledgements
1.23	Site Contact Information
1.24	Site Revision History
1.25	Site Approval Signatures
1.26	Site Final Notes

This sheet is to be completed with additional information in Design & Access Statement



Block B - East Elevation  
1:100



Block B - West Elevation  
1:100

0m 20m 40m 60m 80m

COM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Design & Access Statement and the relevant planning conditions. All individual property rights reserved.

Designed with reference to the survey, information and reports listed: 18075-21-1808001-05 - Topographical Survey, Survey Solutions; 1808001-01-01-05 - Avondale Drive Existing level survey of future development areas (MB Woodcock)

Rev	Date	Description
1	18/03/24	Final issue
2	01/04/24	Revised
3	01/04/24	Revised

Drawn	Checked	Date	Scale
BC	WV	18/03/24	@ A1
BC	WV	01/04/24	@ A1
BC	WV	01/04/24	@ A1

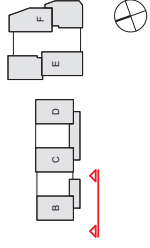
Avondale Drive  
Phase 2 Elevations - Block B  
East and West

Project: AVD - PRP - 02 - ZZ - DR - A - 21200  
Zone: P3 - STAGE B/SSE  
Level Type: 84 - PLANNING  
Risk Number: 84 - PLANNING



Keynote Legend	
1.1	Architectural
1.2	Structural
1.3	Mechanical
1.4	Electrical
1.5	Plumbing
1.6	Fire Protection
1.7	Energy
1.8	Transportation
1.9	Other
1.10	Other
1.11	Other
1.12	Other
1.13	Other
1.14	Other
1.15	Other
1.16	Other
1.17	Other
1.18	Other
1.19	Other
1.20	Other
1.21	Other
1.22	Other
1.23	Other
1.24	Other
1.25	Other
1.26	Other
1.27	Other
1.28	Other
1.29	Other
1.30	Other
1.31	Other
1.32	Other
1.33	Other
1.34	Other
1.35	Other
1.36	Other
1.37	Other
1.38	Other
1.39	Other
1.40	Other
1.41	Other
1.42	Other
1.43	Other
1.44	Other
1.45	Other
1.46	Other
1.47	Other
1.48	Other
1.49	Other
1.50	Other

The main floor is depicted with detailed interior elevations in Design & Access Statement



Block B - South Elevation  
1:100



COM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Report and the relevant Building Regulations and Approved Documents. All rights reserved.

Designed with reference to the survey, information and reports listed:  
18075-21: 518529M145 - Topographical Survey, Survey Solutions; 1546699-1-01: Elevation - The Avondale Drive Existing level survey of future development areas (MB Woodless)

Rev	Date	Description
R1	18/03/24	Final issue
R2	18/03/24	Issue
R3	01/04/24	Client and consultant approval

Drawn	Checked	Drawn	Checked
BC	WV	BC	WV
SC	WV	SC	WV

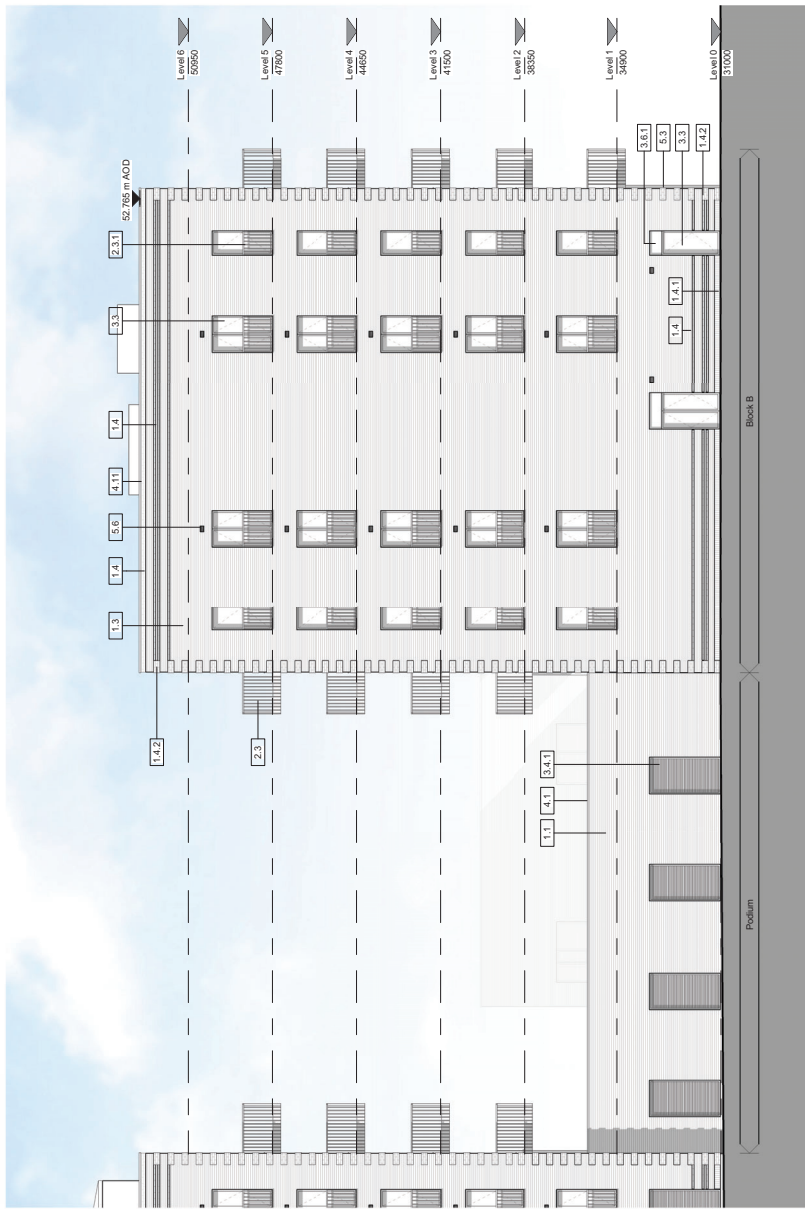
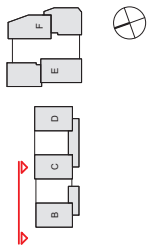
Avondale Drive  
Phase 2 Elevations - Block B  
South

Project	Client	Zone	Level	Type	Risk Number
AVD - PRP - 02	PP3	STAGE B3B			
AVD - PRP - 02					
AVD - PRP - 02					



Keynote Legend	
Keynote	Description
1.1	Block B - North Elevation
1.2	Block B - South Elevation
1.3	Block B - West Elevation
1.4	Block B - East Elevation
1.5	Block B - Section
1.6	Block B - Detail
1.7	Block B - Foundation
1.8	Block B - Structure
1.9	Block B - Services
1.10	Block B - Landscaping
1.11	Block B - Other
1.12	Block B - Annotations
1.13	Block B - Dimensions
1.14	Block B - Materials
1.15	Block B - Finishes
1.16	Block B - Furniture
1.17	Block B - Equipment
1.18	Block B - Signage
1.19	Block B - Lighting
1.20	Block B - Security
1.21	Block B - Accessibility
1.22	Block B - Sustainability
1.23	Block B - Health & Safety
1.24	Block B - Compliance
1.25	Block B - Other

This map is for reference only. All dimensions and elevations are in meters unless otherwise stated.



Block B - North Elevation  
1:100

0m 20m 40m 60m 80m 100m

CDM REGULATIONS 2015. All content, drawings and specifications for this project must be read in conjunction with the Designer's Hazard and Safety Assessment Report, All Intellectual Property Rights Reserved. Avondale Drive Existing level survey of future development as per MB (Woodless).

Rev	Date	Description
R1	18/03/24	Final Issue
R2	01/04/24	Check and update
R3	01/04/24	Check and update

Drawn	Checked	Date	Scale
BC	YW	18/03/24	1:100
BC	YW	01/04/24	1:100
BC	YW	01/04/24	1:100

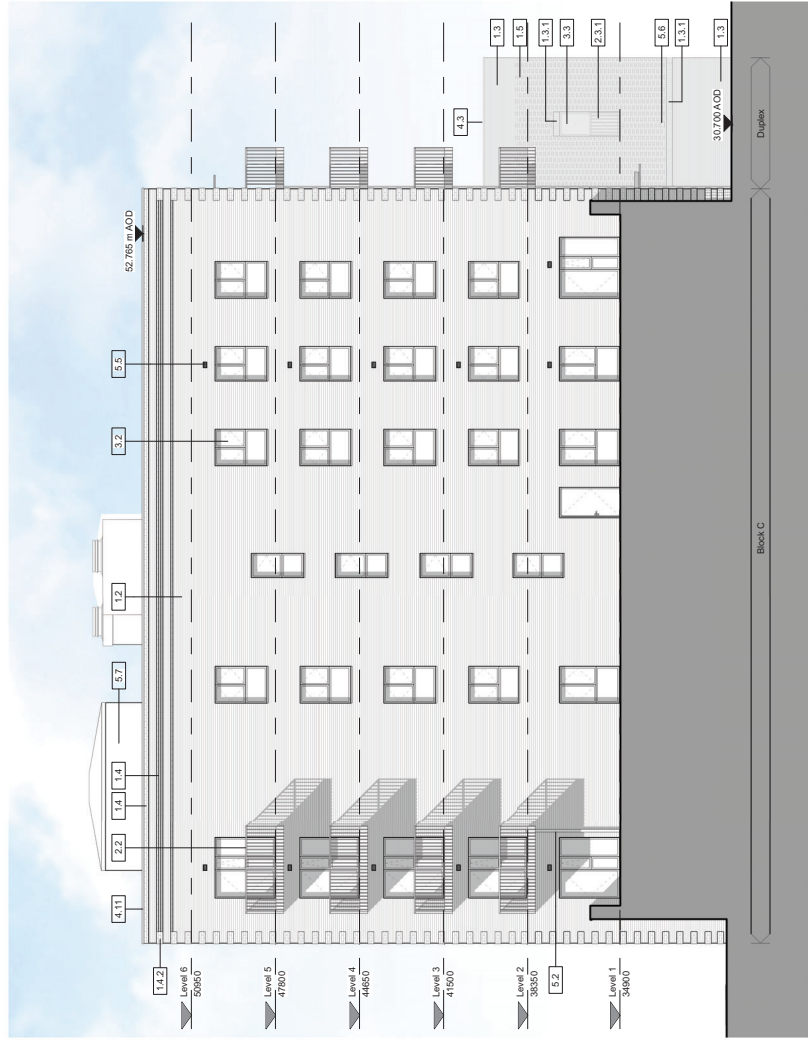
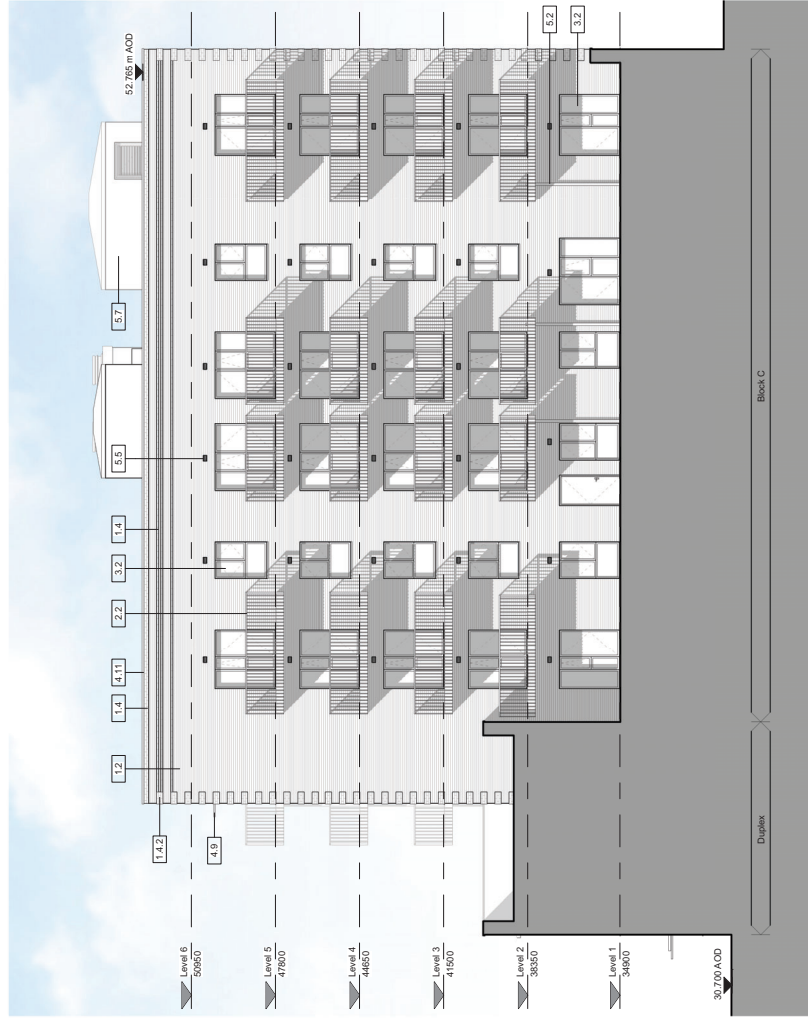
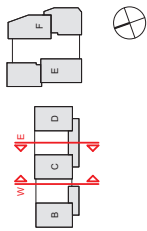
Avondale Drive  
Phase 2 Elevations - Block B  
North

Project: AVD-PRP-02 - P3 - STAGE ISSUE  
Zone: ZZ-DR - A - 21202  
Type: S4-PLANNING  
Risk Number: 21202



Keynote Legend	
1.0	Site Location
1.1	Block C - East Elevation
1.2	Block C - West Elevation
1.3	Block C - North Elevation
1.4	Block C - South Elevation
1.5	Block C - Section
1.6	Block C - Detail
1.7	Block C - Foundation
1.8	Block C - Structural
1.9	Block C - Mechanical
1.10	Block C - Electrical
1.11	Block C - Plumbing
1.12	Block C - Fire Protection
1.13	Block C - Energy
1.14	Block C - Sustainability
1.15	Block C - Other

To be read in conjunction with detailed material descriptions in Design & Access Statement



0m 20m 40m 60m 80m

COM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Design & Access Statement and the Design & Access Statement. All rights reserved. Avondale Drive Existing level survey of future development areas (MB Woodcock)

Rev. Date Description  
 P1 18/03/24 Final Issue  
 P2 21/02/24 Review

Drawn: BC  
 Checked: BC  
 Date: Nov 2025  
 Scale: @ A1 As indicated

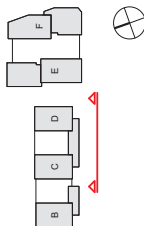
Avondale Drive  
 Phase 2 Elevations - Block C  
 East and West

Project: AVD - PRP - 02 - P2\_STAGE ISSUE  
 Zone: ZZ-DR - A - 21203  
 Type: 84-PLANNING



Keynote Legend	Keynote	Description
1.1	1.1	Level 1
1.2	1.2	Level 2
1.3	1.3	Level 3
1.4	1.4	Level 4
1.5	1.5	Level 5
1.6	1.6	Level 6
1.7	1.7	Level 7
1.8	1.8	Level 8
1.9	1.9	Level 9
1.10	1.10	Level 10
1.11	1.11	Level 11
1.12	1.12	Level 12
1.13	1.13	Level 13
1.14	1.14	Level 14
1.15	1.15	Level 15
1.16	1.16	Level 16
1.17	1.17	Level 17
1.18	1.18	Level 18
1.19	1.19	Level 19
1.20	1.20	Level 20
1.21	1.21	Level 21
1.22	1.22	Level 22
1.23	1.23	Level 23
1.24	1.24	Level 24
1.25	1.25	Level 25
1.26	1.26	Level 26
1.27	1.27	Level 27
1.28	1.28	Level 28
1.29	1.29	Level 29
1.30	1.30	Level 30
1.31	1.31	Level 31
1.32	1.32	Level 32
1.33	1.33	Level 33
1.34	1.34	Level 34
1.35	1.35	Level 35
1.36	1.36	Level 36
1.37	1.37	Level 37
1.38	1.38	Level 38
1.39	1.39	Level 39
1.40	1.40	Level 40
1.41	1.41	Level 41
1.42	1.42	Level 42
1.43	1.43	Level 43
1.44	1.44	Level 44
1.45	1.45	Level 45
1.46	1.46	Level 46
1.47	1.47	Level 47
1.48	1.48	Level 48
1.49	1.49	Level 49
1.50	1.50	Level 50
1.51	1.51	Level 51
1.52	1.52	Level 52
1.53	1.53	Level 53
1.54	1.54	Level 54
1.55	1.55	Level 55
1.56	1.56	Level 56
1.57	1.57	Level 57
1.58	1.58	Level 58
1.59	1.59	Level 59
1.60	1.60	Level 60
1.61	1.61	Level 61
1.62	1.62	Level 62
1.63	1.63	Level 63
1.64	1.64	Level 64
1.65	1.65	Level 65
1.66	1.66	Level 66
1.67	1.67	Level 67
1.68	1.68	Level 68
1.69	1.69	Level 69
1.70	1.70	Level 70
1.71	1.71	Level 71
1.72	1.72	Level 72
1.73	1.73	Level 73
1.74	1.74	Level 74
1.75	1.75	Level 75
1.76	1.76	Level 76
1.77	1.77	Level 77
1.78	1.78	Level 78
1.79	1.79	Level 79
1.80	1.80	Level 80
1.81	1.81	Level 81
1.82	1.82	Level 82
1.83	1.83	Level 83
1.84	1.84	Level 84
1.85	1.85	Level 85
1.86	1.86	Level 86
1.87	1.87	Level 87
1.88	1.88	Level 88
1.89	1.89	Level 89
1.90	1.90	Level 90
1.91	1.91	Level 91
1.92	1.92	Level 92
1.93	1.93	Level 93
1.94	1.94	Level 94
1.95	1.95	Level 95
1.96	1.96	Level 96
1.97	1.97	Level 97
1.98	1.98	Level 98
1.99	1.99	Level 99
1.100	1.100	Level 100

FOR MORE INFORMATION, VISIT [www.pprp.com](http://www.pprp.com) OR CONTACT US AT 416-291-1111



Block C/D - South Elevation  
1:100



DESIGNED WITH REFERENCE TO THE SURVEY, INFORMATION AND RECORDS LISTED:  
 1897-21-518580W-5 - Topographical Survey (Survey Solution); C:\66999\101\Draws - The  
 Avondale Drive Existing Level Survey of Future Development (see A-B Workbook)  
 Avondale Drive Existing Level Survey of Future Development (see A-B Workbook)

Rev	Date	Description
P1	18/03/24	Final Issue
P2	01/04/24	Client and no. change order
P3	01/04/24	Client and no. change order

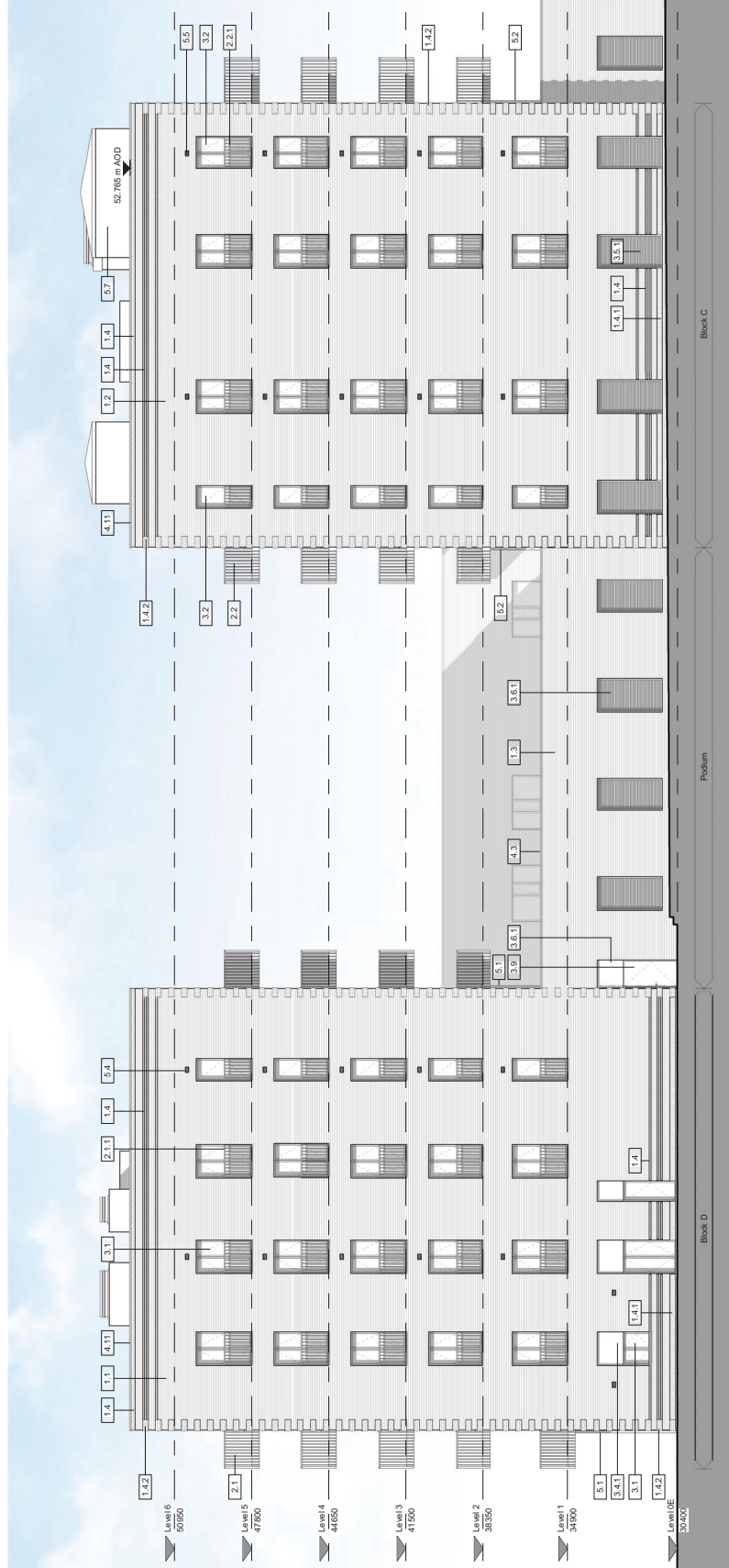
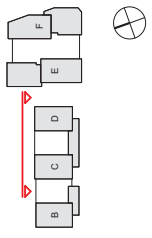
Drawn	Checked	Date	Scale
BC	WV	18/03/24	As indicated
BC	WV	01/04/24	As indicated
BC	WV	01/04/24	As indicated

Project: AVD - PRP - 02 - Phase 2 Elevations - Block C/D South  
 Zone: P3 - STAGE ISSUE  
 Level Type: ZZ - DR - A - 21204  
 Risk Number: 84 - PLANNING



Keynote Legend	
Keynote	Description
1.1	Block C/D - North Elevation
1.2	Block C/D - North Elevation
1.3	Block C/D - North Elevation
1.4	Block C/D - North Elevation
1.5	Block C/D - North Elevation
1.6	Block C/D - North Elevation
1.7	Block C/D - North Elevation
1.8	Block C/D - North Elevation
1.9	Block C/D - North Elevation
1.10	Block C/D - North Elevation
1.11	Block C/D - North Elevation
1.12	Block C/D - North Elevation
1.13	Block C/D - North Elevation
1.14	Block C/D - North Elevation
1.15	Block C/D - North Elevation
1.16	Block C/D - North Elevation
1.17	Block C/D - North Elevation
1.18	Block C/D - North Elevation
1.19	Block C/D - North Elevation
1.20	Block C/D - North Elevation
1.21	Block C/D - North Elevation
1.22	Block C/D - North Elevation
1.23	Block C/D - North Elevation
1.24	Block C/D - North Elevation
1.25	Block C/D - North Elevation
1.26	Block C/D - North Elevation
1.27	Block C/D - North Elevation
1.28	Block C/D - North Elevation
1.29	Block C/D - North Elevation
1.30	Block C/D - North Elevation
1.31	Block C/D - North Elevation
1.32	Block C/D - North Elevation
1.33	Block C/D - North Elevation
1.34	Block C/D - North Elevation
1.35	Block C/D - North Elevation
1.36	Block C/D - North Elevation
1.37	Block C/D - North Elevation
1.38	Block C/D - North Elevation
1.39	Block C/D - North Elevation
1.40	Block C/D - North Elevation
1.41	Block C/D - North Elevation
1.42	Block C/D - North Elevation
1.43	Block C/D - North Elevation
1.44	Block C/D - North Elevation
1.45	Block C/D - North Elevation
1.46	Block C/D - North Elevation
1.47	Block C/D - North Elevation
1.48	Block C/D - North Elevation
1.49	Block C/D - North Elevation
1.50	Block C/D - North Elevation
1.51	Block C/D - North Elevation
1.52	Block C/D - North Elevation
1.53	Block C/D - North Elevation
1.54	Block C/D - North Elevation
1.55	Block C/D - North Elevation
1.56	Block C/D - North Elevation
1.57	Block C/D - North Elevation
1.58	Block C/D - North Elevation
1.59	Block C/D - North Elevation
1.60	Block C/D - North Elevation
1.61	Block C/D - North Elevation
1.62	Block C/D - North Elevation
1.63	Block C/D - North Elevation
1.64	Block C/D - North Elevation
1.65	Block C/D - North Elevation
1.66	Block C/D - North Elevation
1.67	Block C/D - North Elevation
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1.69	Block C/D - North Elevation
1.70	Block C/D - North Elevation
1.71	Block C/D - North Elevation
1.72	Block C/D - North Elevation
1.73	Block C/D - North Elevation
1.74	Block C/D - North Elevation
1.75	Block C/D - North Elevation
1.76	Block C/D - North Elevation
1.77	Block C/D - North Elevation
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1.79	Block C/D - North Elevation
1.80	Block C/D - North Elevation
1.81	Block C/D - North Elevation
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1.84	Block C/D - North Elevation
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1.94	Block C/D - North Elevation
1.95	Block C/D - North Elevation
1.96	Block C/D - North Elevation
1.97	Block C/D - North Elevation
1.98	Block C/D - North Elevation
1.99	Block C/D - North Elevation
2.00	Block C/D - North Elevation

To be read in conjunction with detailed material descriptions in Design & Access Statement



Block C/D - North Elevation  
1:100



Designed with reference to the survey, information and records listed.  
18075-21-18180004-5 - Topographical Survey, Survey Station(s): C1569941-01 (Level 5 - The  
podium level) and C1569941-02 (Level 6 - The podium level).  
Avondale Drive Existing level survey of future development areas (MB Woodless)

Rev	Date	Description	Drawn	Checked	BC	Yr	BC	Yr
P1	18/03/24	Final issue	BC	YV	BC	YV	BC	YV
P2	01/04/24	Client review and comments	BC	YV	BC	YV	BC	YV
P3	01/04/24	Client review and comments	BC	YV	BC	YV	BC	YV

Scale @ A1 As indicated

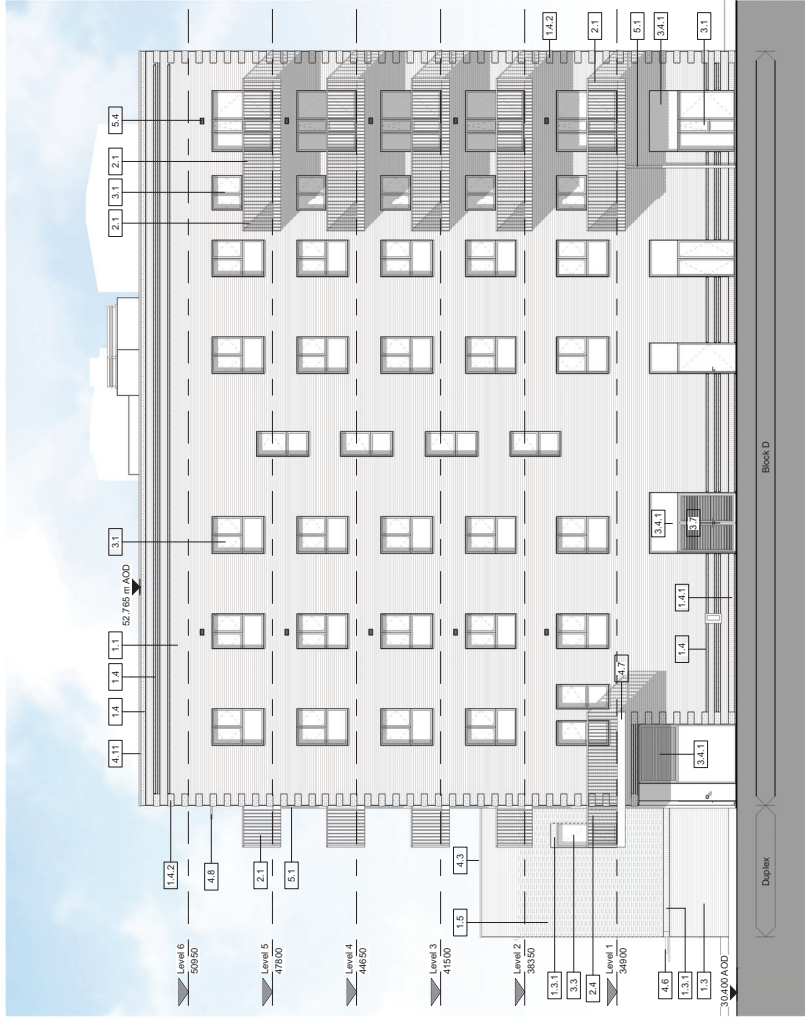
Avondale Drive  
Phase 2 Elevations - Block C/D  
North

Project: AVD - PRP - 02 - ZZ - DR - A - 21205  
Zone: P3 - STAGE B/SSE  
Level Type: ZZ - DR - A - 21205  
Risk Number: 84 - PLANNING



Keynote Legend	
Keynote	Description
1.1	Level 1
1.2	Level 2
1.3	Level 3
1.4	Level 4
1.5	Level 5
1.6	Level 6
1.7	Level 7
1.8	Level 8
1.9	Level 9
1.10	Level 10
1.11	Level 11
1.12	Level 12
1.13	Level 13
1.14	Level 14
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1.29	Level 29
1.30	Level 30
1.31	Level 31
1.32	Level 32
1.33	Level 33
1.34	Level 34
1.35	Level 35
1.36	Level 36
1.37	Level 37
1.38	Level 38
1.39	Level 39
1.40	Level 40
1.41	Level 41
1.42	Level 42
1.43	Level 43
1.44	Level 44
1.45	Level 45
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1.49	Level 49
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1.54	Level 54
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1.63	Level 63
1.64	Level 64
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1.68	Level 68
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1.70	Level 70
1.71	Level 71
1.72	Level 72
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1.77	Level 77
1.78	Level 78
1.79	Level 79
1.80	Level 80
1.81	Level 81
1.82	Level 82
1.83	Level 83
1.84	Level 84
1.85	Level 85
1.86	Level 86
1.87	Level 87
1.88	Level 88
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1.90	Level 90
1.91	Level 91
1.92	Level 92
1.93	Level 93
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1.96	Level 96
1.97	Level 97
1.98	Level 98
1.99	Level 99
1.100	Level 100

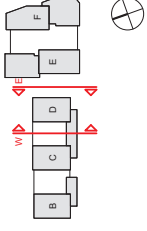
To be read in conjunction with detailed material descriptions in Drawing A Access Statement



Block D - East Elevation  
1:100

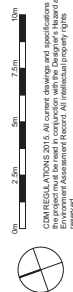
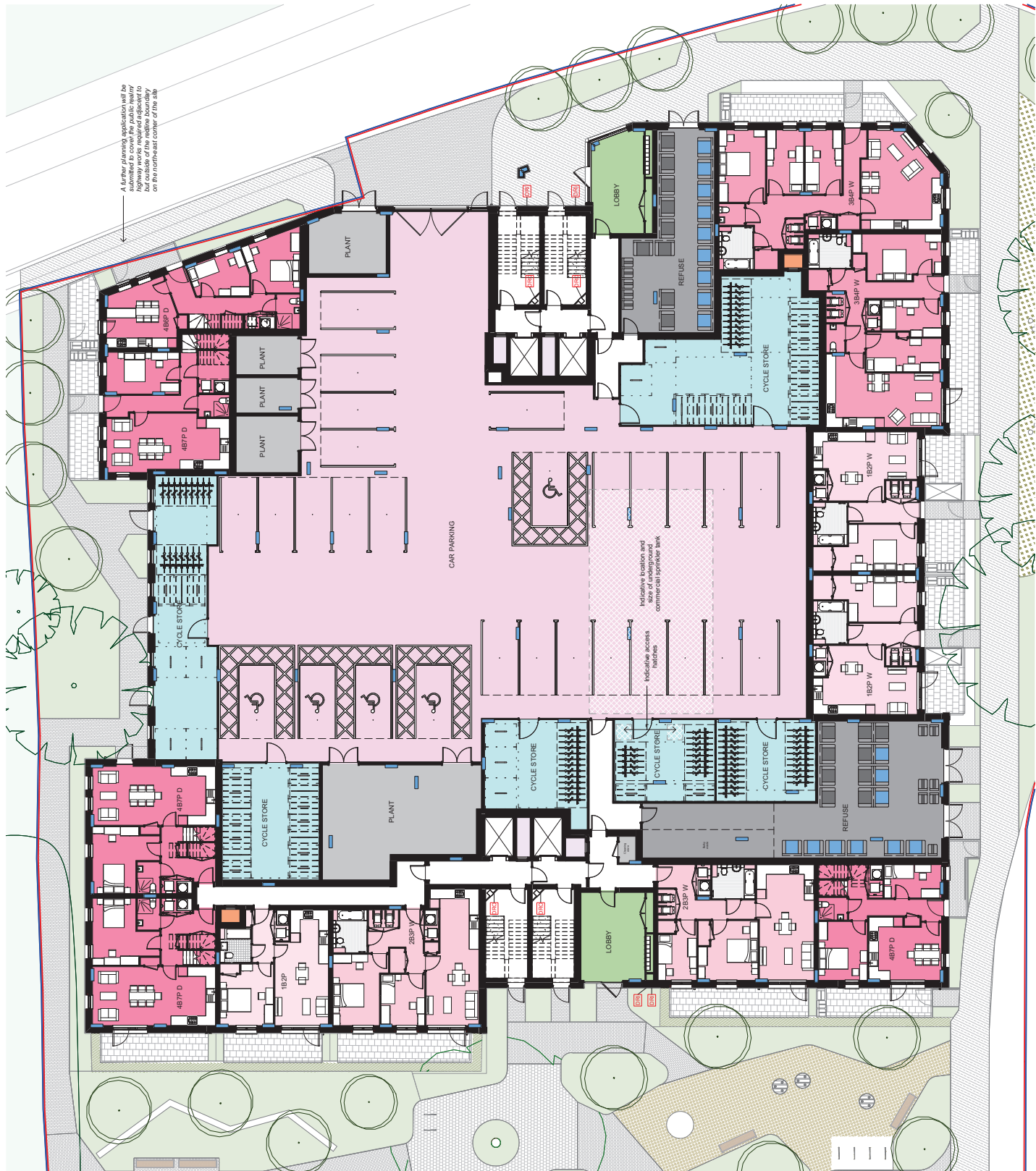


Block D - West Elevation  
1:100



**Legend**

- 1B2P
- 1B2P W
- 2B3P W
- 3B4P W
- 4B6P W
- 4B7P D
- CAR PARKING
- CYCLE STORE
- LOBBY
- MECH SMOKE VENT
- MAT SMOKE VENT
- REFUSE
- SERVICING AND PLANT
- STRUCTURAL COLUMN



Designed with reference to the survey, information and records listed.  
 CON REGULATIONS 2015. All current drawings and specifications for  
 1807-21-181820W-15 - Topographical Survey, Survey Solutions; © 2018/2019 of 1807-21-181820W-15 - Topographical Survey, Survey Solutions; © 2018/2019 of 1807-21-181820W-15 - Topographical Survey, Survey Solutions. All rights reserved.  
 Avondale Drive Existing level survey of future development areas (MB Woodless)

Rev	Date	Description	Drawn	Checked	BC	WV
P1	18/12/15	Final Issue				

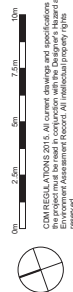
**Avondale Drive**  
 Phase 1B - Ground Floor Plan  
 Scale @ A1 1:125

Project: AVD - PRP - 1B - 00 - GA - A - 20700  
 Zone: P1 - STAGE ISSUE  
 Level: 00 - GA - A - 20700  
 Type: SR - PLANNING  
 Risk Number: 84



- Legend**
- 1B2P
  - 2B3P
  - 2B3P W
  - 2B4P
  - 3B5P
  - 4B6P D
  - 4B7P D

- MECH SMOKE VENT
- NAT SMOKE VENT
- SERVING AND PLANT
- STRUCTURAL COLUMN



Designed with reference to the survey, information and records filed:  
 1807-01-181809145 - Topographical Survey, Survey Station(s): 15469991 of Rivers - The  
 1807-01-181809145 - Topographical Survey, Survey Station(s): 15469991 of Rivers & Co;  
 Avondale Drive Existing level survey of future development areas (MB Woodless)

Rev	Date	Description
P1	18/12/15	Final Issue

Drawn	Checkd	BC	YC
BC	BC	BC	BC

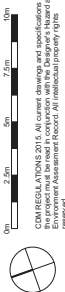
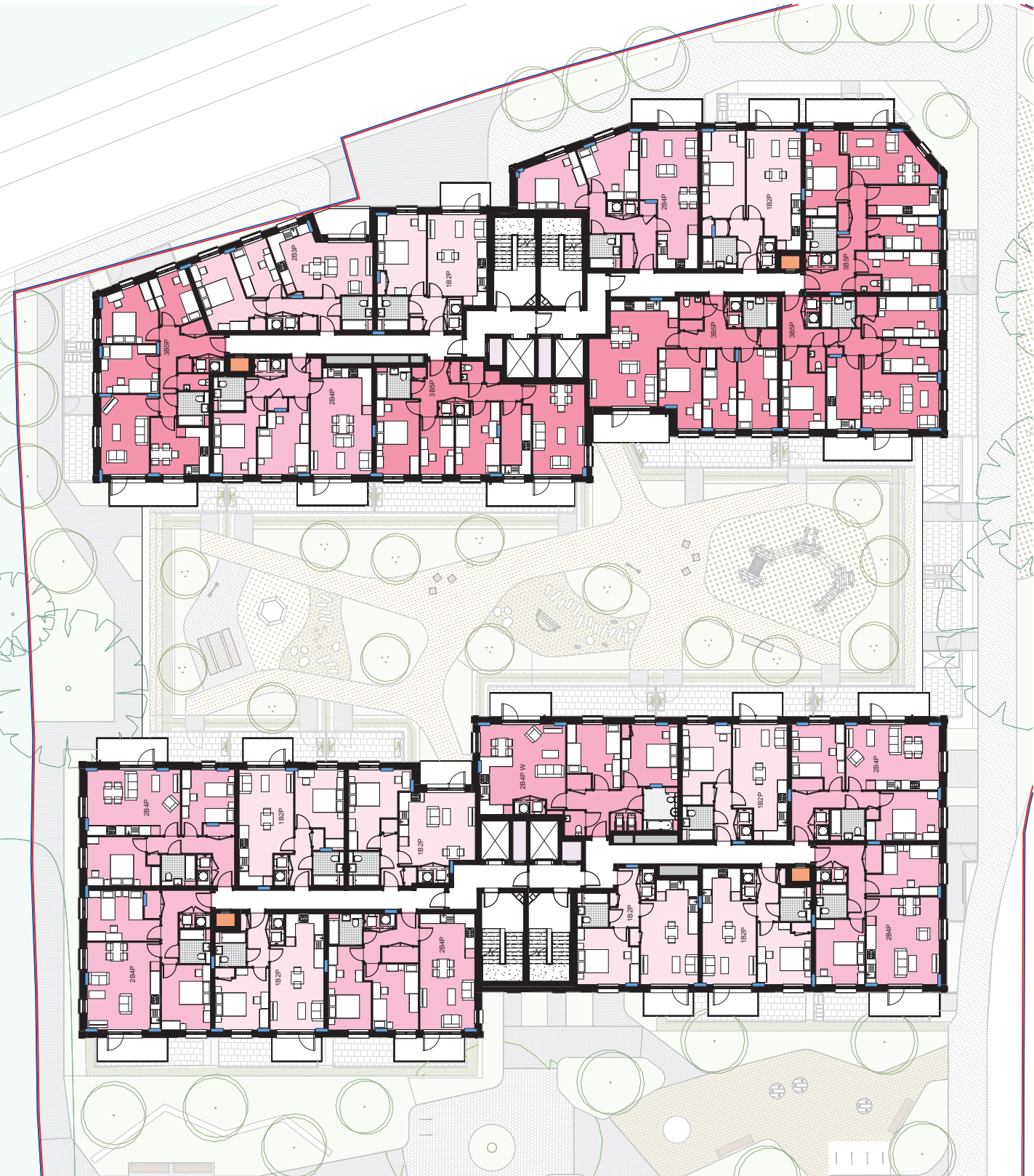
**Avondale Drive**  
 Phase 1B - Level 01 Plan

Project: AVD-PRP-1B-01-GA-A-20701  
 Revision: P1 - STAGE ISSUE  
 Level: 01 - GA - A - 20701  
 Type: S4 - PLANNING  
 Risk Number: S4 - PLANNING



- Legend**
- 1B2P
  - 2B3P
  - 2B4P
  - 2B4P W
  - 3B5P
  - MECH SMOKE VENT
  - NAT SMOKE VENT

- SERVICING AND PLANT
- STRUCTURAL COLUMN



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Rev. Date Description  
P1 18/12/21 Final Issue

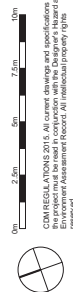
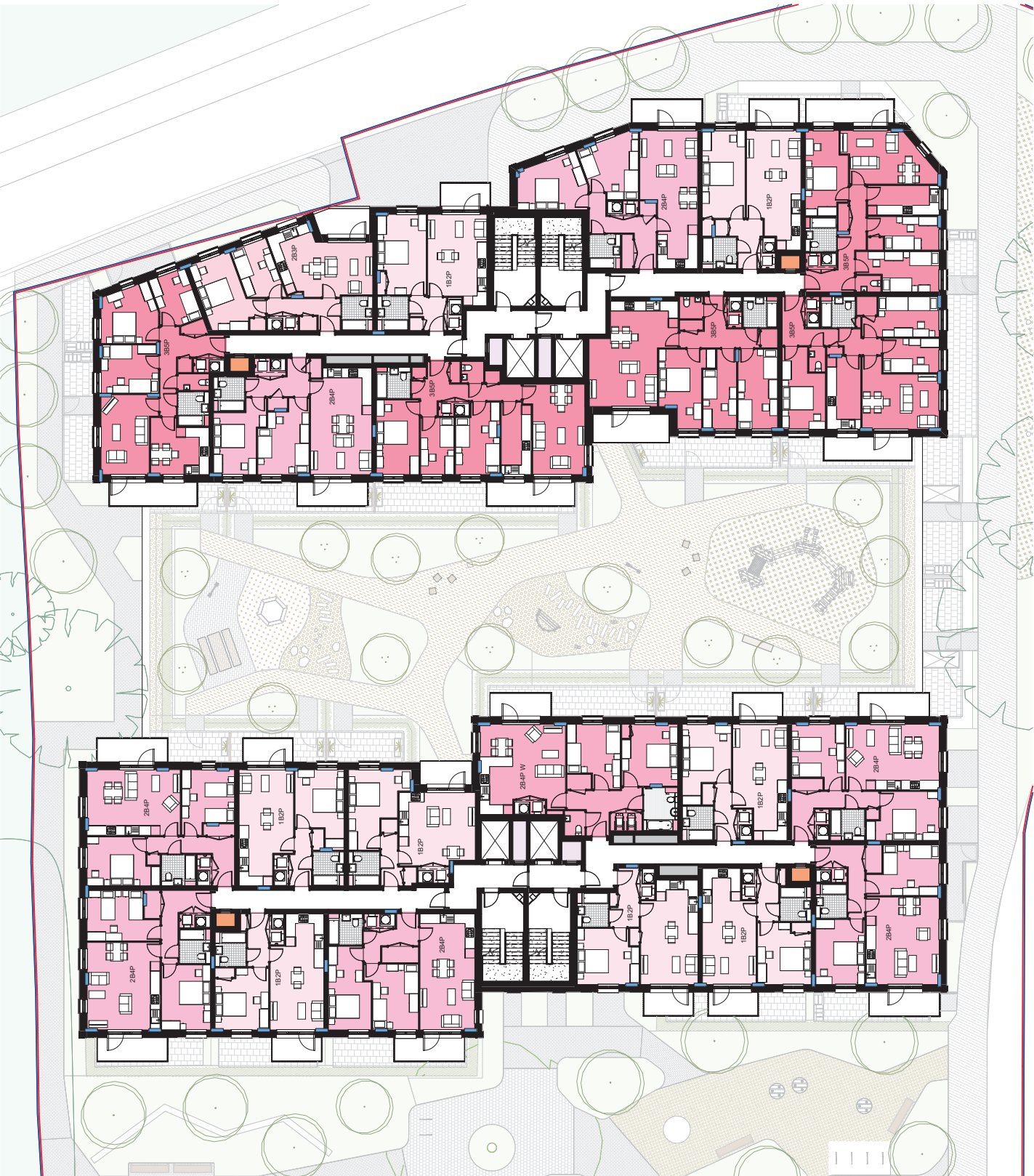
Drawn: BC  
Checked: YW  
Date: Nov 2025  
Scale: @ A1 1:125

**Avondale Drive**  
Phase 1B - Level 02 Plan

Project: AVD - PRP - 1B - 02 - GA - A - 20702  
Revision: P1 - STAGE ISSUE  
Level: 02  
Zone: A  
Type: ST-PLANNING  
Risk Number: 20702

- Legend**
- 1B2P
  - 2B4P
  - 2B4P W
  - 3B5P
  - MECH SMOKE VENT
  - NAT SMOKE VENT

- SERVICING AND PLANT
- STRUCTURAL COLUMN



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 Avondale Drive Existing level survey of future development areas (MB Woodcock)

Rev	Date	Description
P1	18/12/15	Final Issue

Drawn	Checked	BC
YW	YW	BC

**Avondale Drive**  
 Phase 1B - Level 03 Plan

Project	Client	Zone	Level	Type	Risk Number
AVD-PRP-1B	PRP	03-GA-A	03	GA	A-20703

Revision: P1 - STAGE ISSUE  
 Status: S4 - PLANNING



Legend

- 1B2P
- 2B3P
- 2B4P
- 2B4P W
- 3B5P
- MECH SMOKE VENT
- NAT SMOKE VENT
- SERVING AND PLANT
- STRUCTURAL COLUMN



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Rev	Date	Description
P1	18/12/25	Final Issue

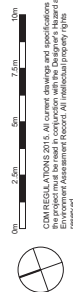
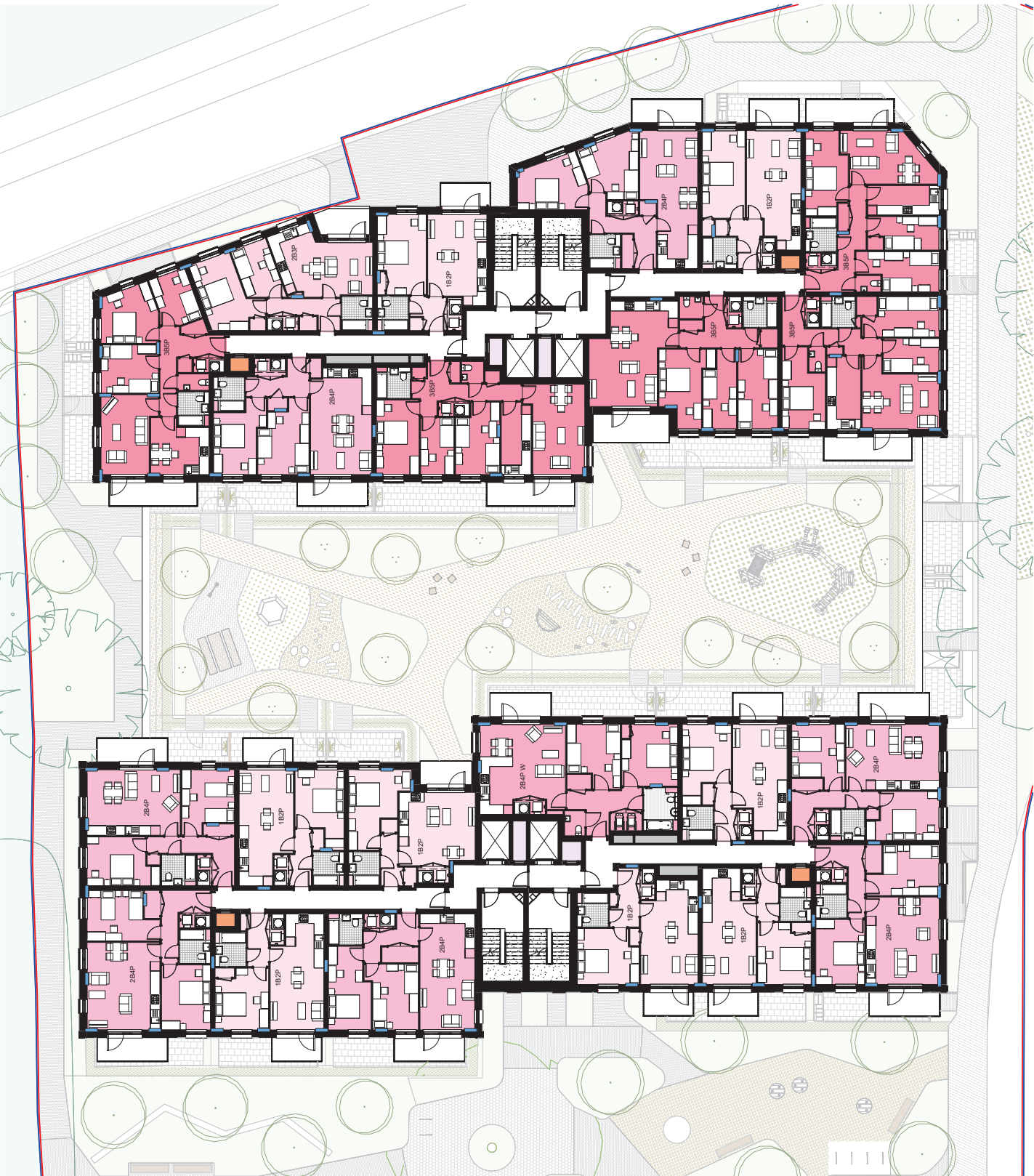
Drawn	Checked	Drawn	Checked
BY	BY	BY	BY

Avondale Drive  
Phase 1B - Level 04 Plan

Project	Client	Zone	Level	Type	Risk Number
AVD-PRP-1B			04 - GA - A		20704
Revision			Status		
P1 - STAGE ISSUE			SI - PLANNING		

- Legend**
- 1B2P
  - 2B3P
  - 2B4P
  - 2B4P W
  - 3B5P
  - MECH SMOKE VENT
  - NAT SMOKE VENT

- SERVICING AND PLANT
- STRUCTURAL COLUMN



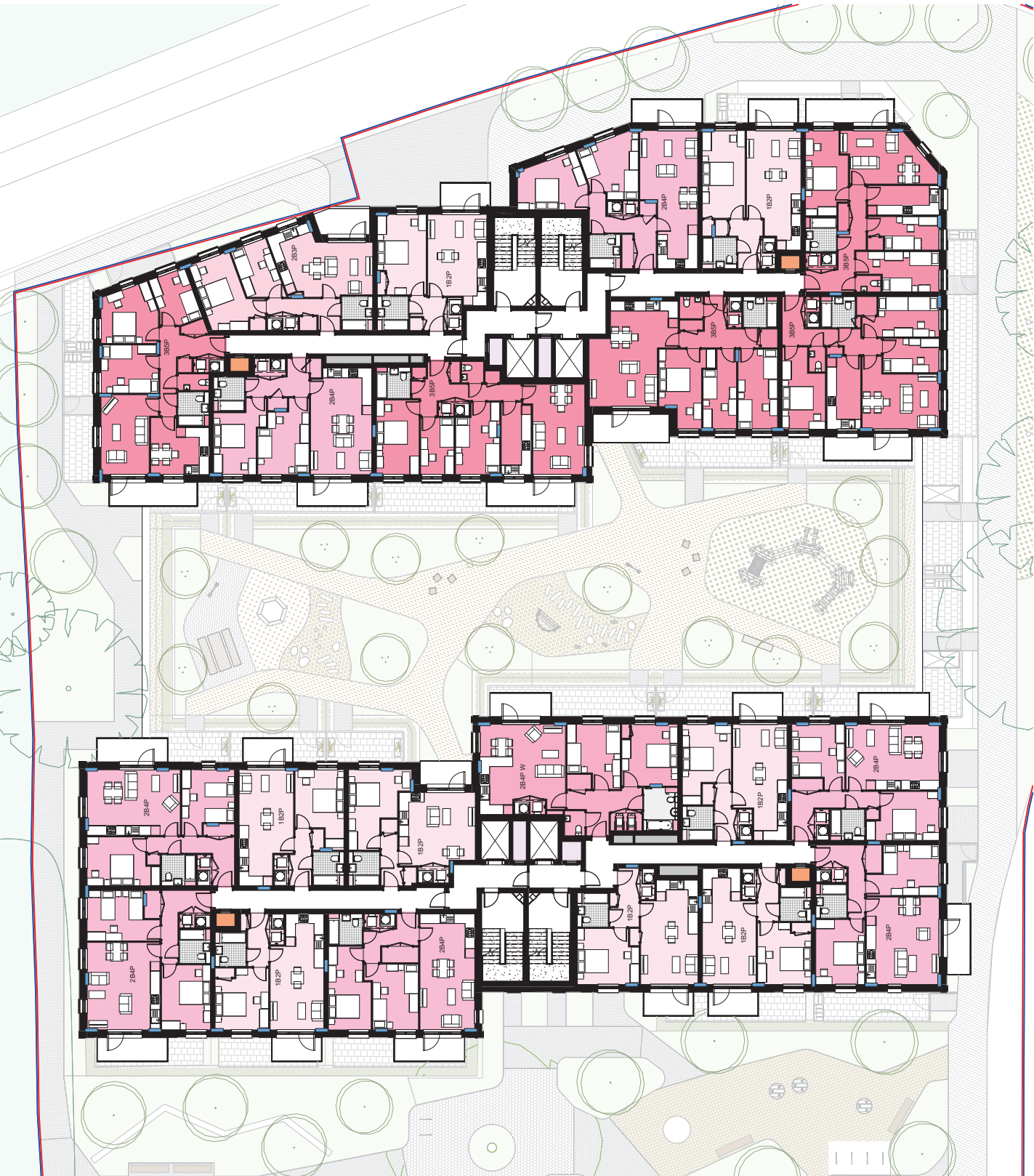
Designed with reference to the survey, information and records filed  
 1807-21-181800W-15 - Topographical Survey, Survey, Soilworks) © 2020 of 1807-21-181800W-15  
 Avondale Drive Existing level survey of future development areas (MS Word doc)

Rev	Date	Description
P1	18/12/15	Final Issue

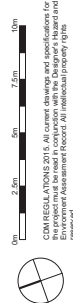
Drawn	Checked	BC	BC
YW	YW	YW	YW

**Avondale Drive**  
 Phase 1B - Level 05 Plan

Project	Chp	Zone	Level	Type	Rise	Number
AVD-PRP-1B	05	GA	A	20705		
Revision	PI	STAGE ISSUE				
Scale	@ A1					
Scale						
Scale						



- Legend**
- 1B2P
  - 2B4P
  - 2B4P W
  - 3B5P
  - MECH SMOKE VENT
  - NAT SMOKE VENT
  - SERVICING AND PLANT
  - STRUCTURAL COLUMN



Designed with reference to the survey, information and records filed.  
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 Avondale Drive Existing level survey of future development areas (MB Woodcock)

Rev	Date	Description
P1	18/12/15	Final Issue

Drawn	Checked	BC	YV
BC	YV		

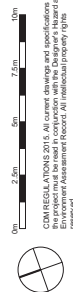
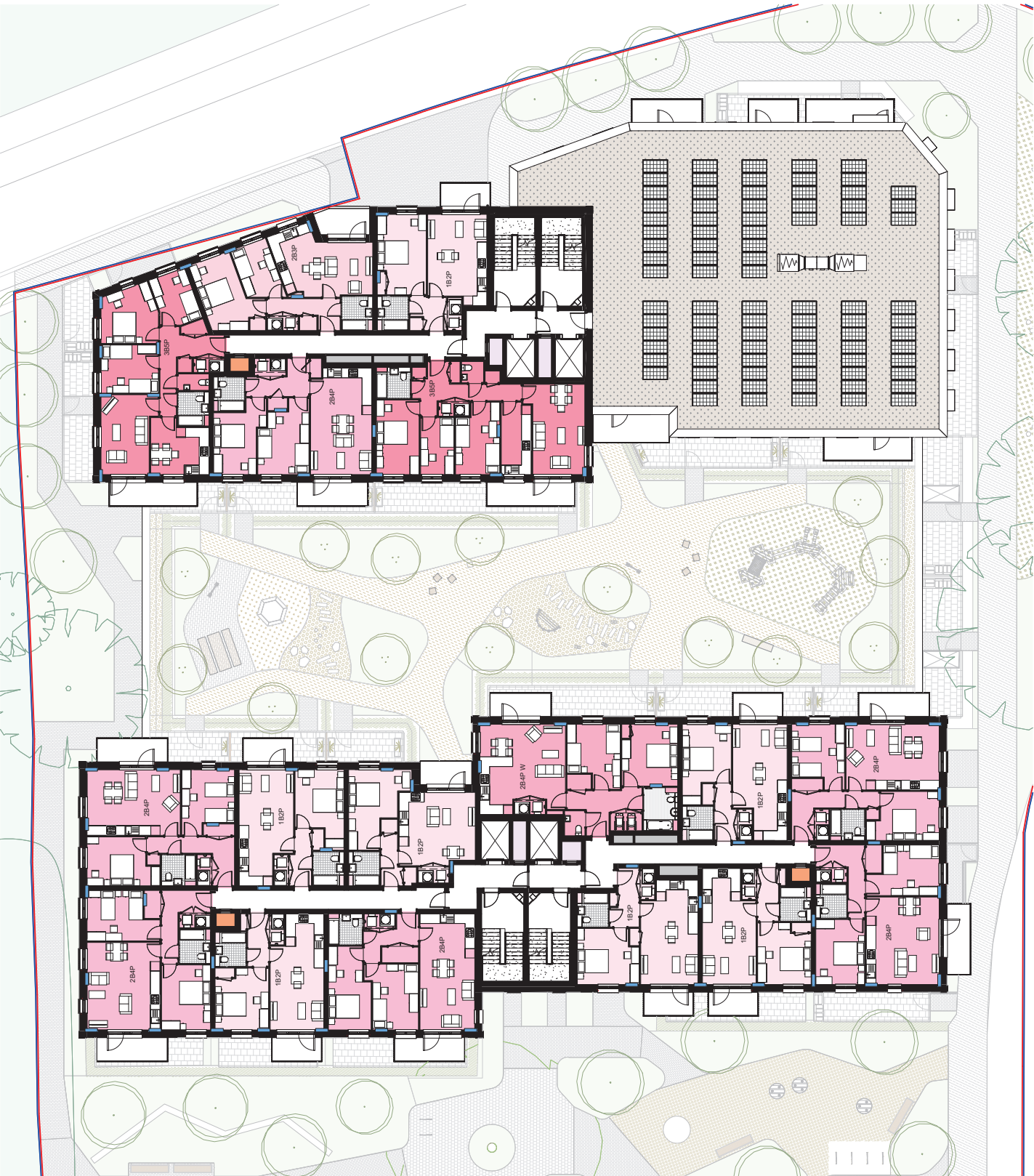
**Avondale Drive**  
 Phase 1B - Level 06 Plan

Project	Client	Zone	Level	Type	Risk Number
AVD - PRP - 1B	06 - GA	A	20706	SI - PLANNING	

**Legend**

- 182P
- 282P
- 284P
- 284P W
- 385P
- MECH SMOKE VENT
- NAT SMOKE VENT

- SERVICING AND PLANT
- STRUCTURAL COLUMN



DESIGNED WITH REFERENCE TO THE SURVEY, INFORMATION AND RECORDS DATED 18/07/21, 15/08/2015 - Topographical Survey, Survey, (Surrey), © 18/07/21, 15/08/2015. All current drawings and specifications for this project must be read in conjunction with the Design, Hazard and Risk Assessment Report, and the relevant planning consent. All individual property rights reserved.

Rev	Date	Description
P1	18/07/21	Final Issue

Drawn	Checked	BC	YV
BC	YV		

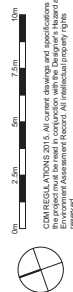
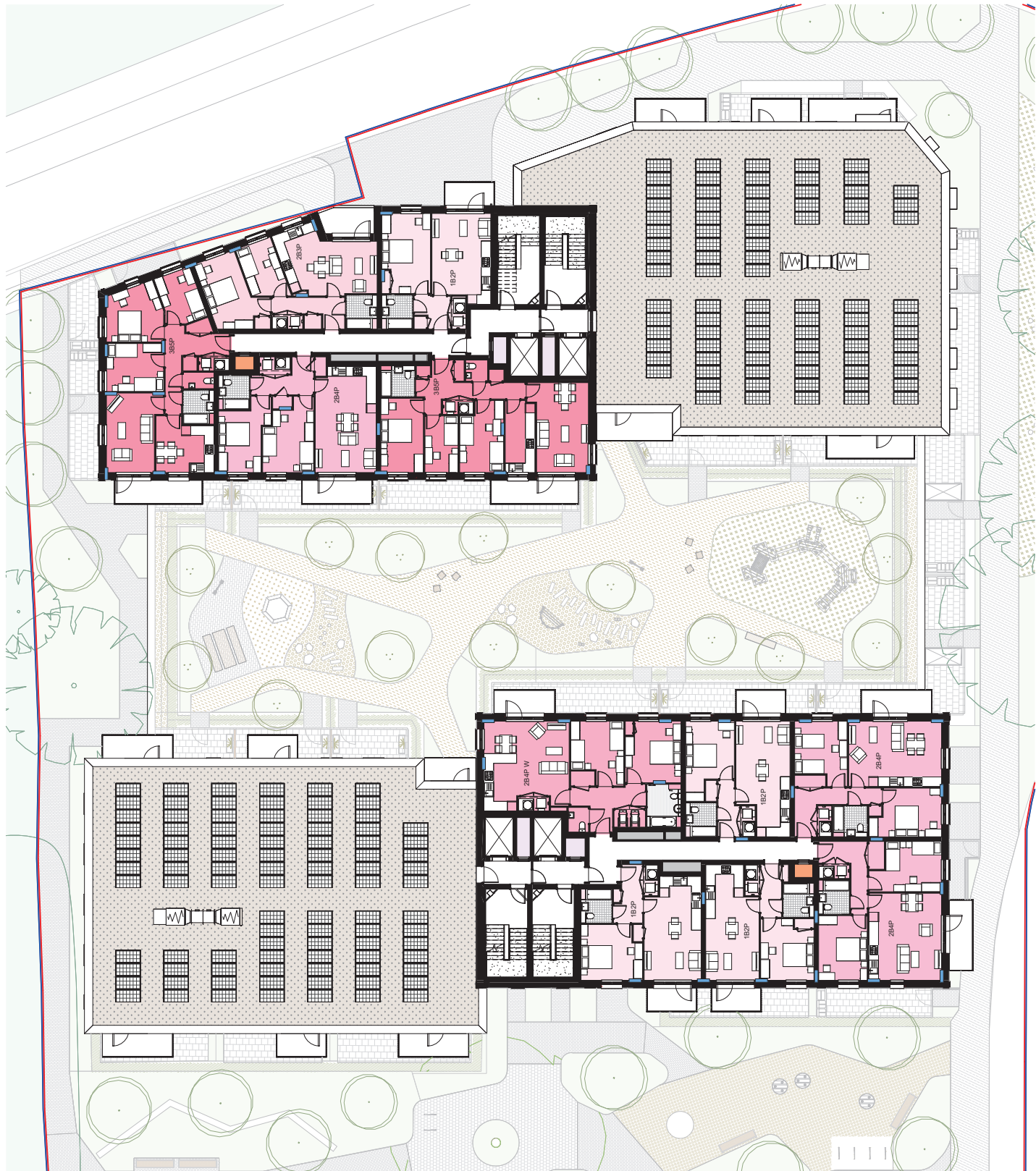
**Avondale Drive**  
Phase 1B - Level 07 Plan

Project: AVD-PRP-1B-07-GA-A-20707  
 Revision: P1 - STAGE ISSUE  
 Zone: 07 - GA - A - 20707  
 Level: 07 - GA - A - 20707  
 Type: S4 - PLANNING  
 Risk Number: S4 - PLANNING



- Legend**
- 1B2P
  - 2B3P
  - 2B4P
  - 2B4P W
  - 3B5P
  - MECH SMOKE VENT
  - NAT SMOKE VENT

- SERVICING AND PLANT
- STRUCTURAL COLUMN



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Designed with reference to the survey, information and records filed: 1807-21-1163001-05 - Topographical Survey, Survey Station, © 2020 of the State of Georgia, Department of Transportation, Atlanta, Georgia & Co.; Avondale Drive Existing level survey of future development areas (MB Woodland).

Rev	Date	Description
P1	10/12/25	Final Issue

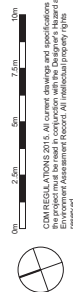
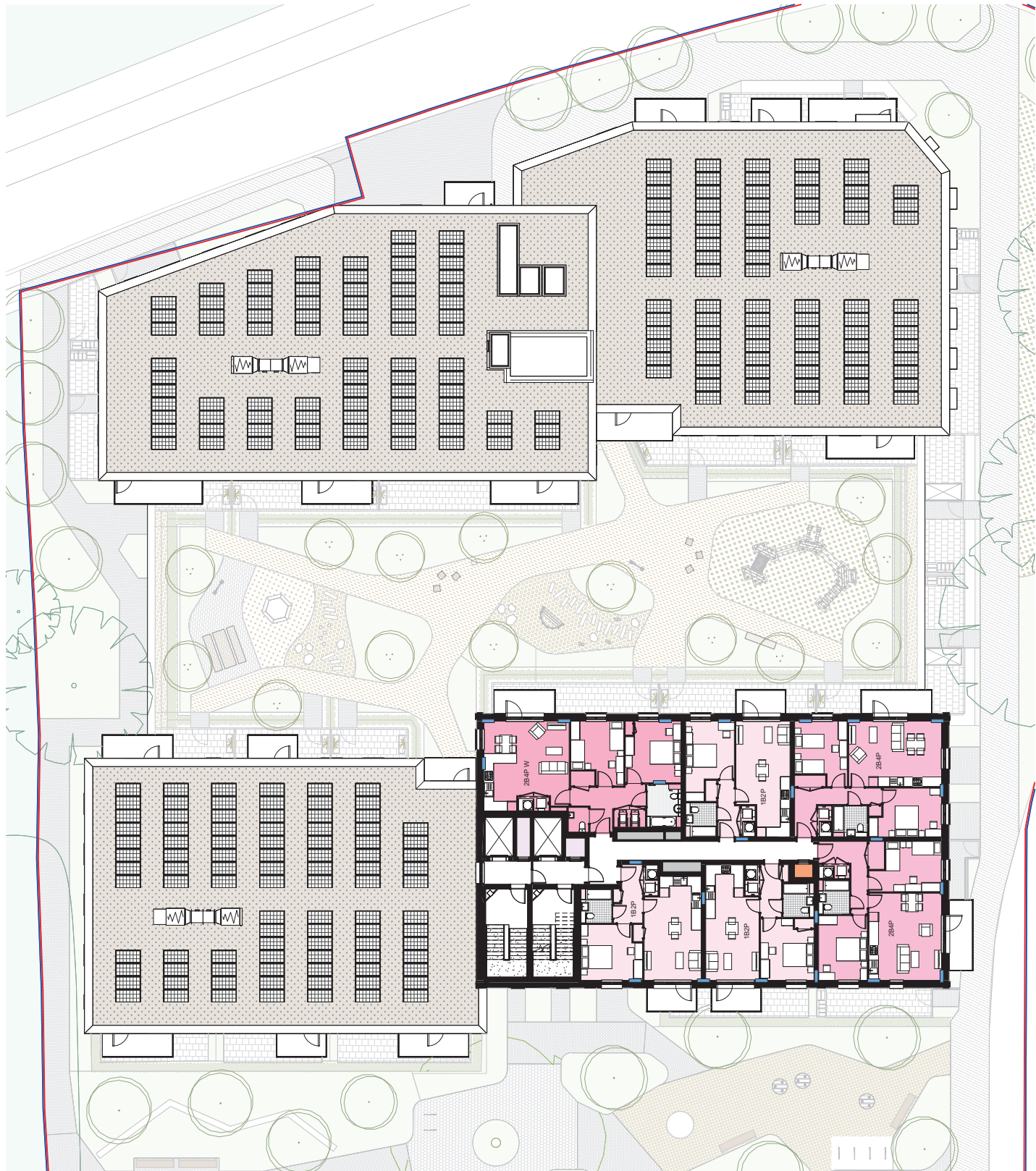
Drawn	Checkd	BC	YR
SWB	AT		

**Avondale Drive**  
Phase 1B - Level 08 Plan

Project: AVD - PRP - 1B - 08 - GA - A - 20708  
 Revision: P1 - STAGE ISSUE  
 Zone: ST - PLANNING  
 Level: STAGE ISSUE  
 Type: ST - PLANNING  
 Risk Number: 08 - GA - A - 20708



- Legend**
- 1B2P
  - 2B4P
  - MECH SMOKE VENT
  - NAT SMOKE VENT
  - SERVICING AND PLANT
  - STRUCTURAL COLUMN



Designed with reference to the survey, information and records listed.  
 1807-01-181809-05 - Topographical Survey, Survey, Solutions, © 2018/09/01 of Rivers - The  
 Avondale Drive Existing level survey of future development areas (MB Woodhead)

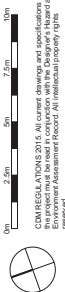
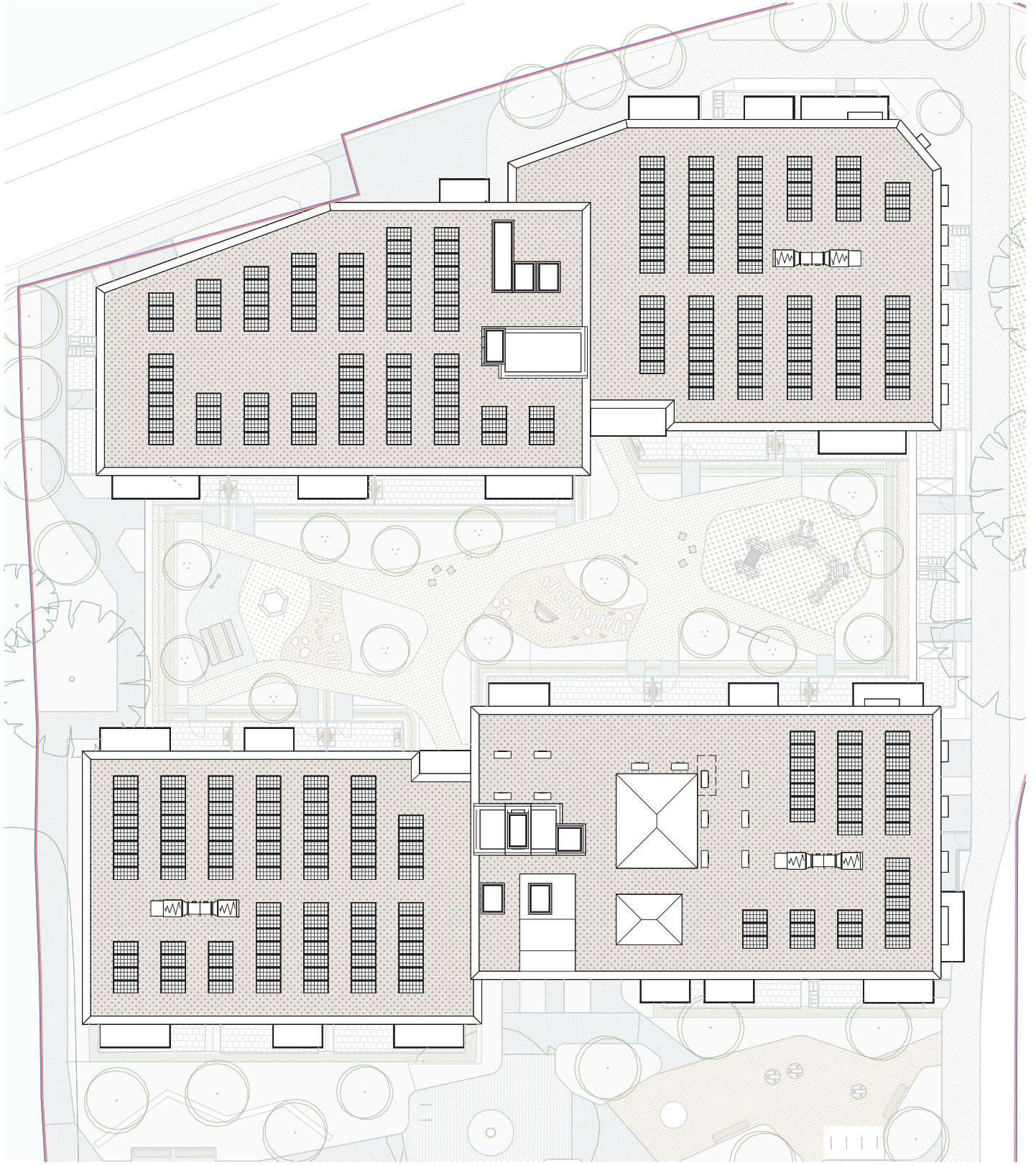
Rev	Date	Description
P1	18/12/25	Final Issue

Drawn	Checkd	BC	YV
BC	YV	YV	YV

**Avondale Drive**  
 Phase 1B - Level 09 Plan

Project	Chp	Zone	Level	Type	Rise	Number
AVD - PRP - 1B -			09 - GA - A -	20709		
Revision						
P1 - STAGE ISSUE						





COM REGULATIONS 2015. All current drawings and specifications for this project are in accordance with the Deed of Mutual Understanding and the Avondale Drive Existing level survey of future development areas (M&B Works).

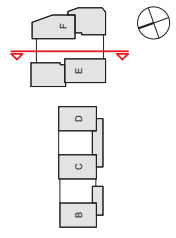
Rev	Date	Description
P1	18/12/25	Final Issue

Drawn	Checked	Drawn	Checked
BY	BY	BY	BY

**Avondale Drive**  
Phase 1B - Roof Plan

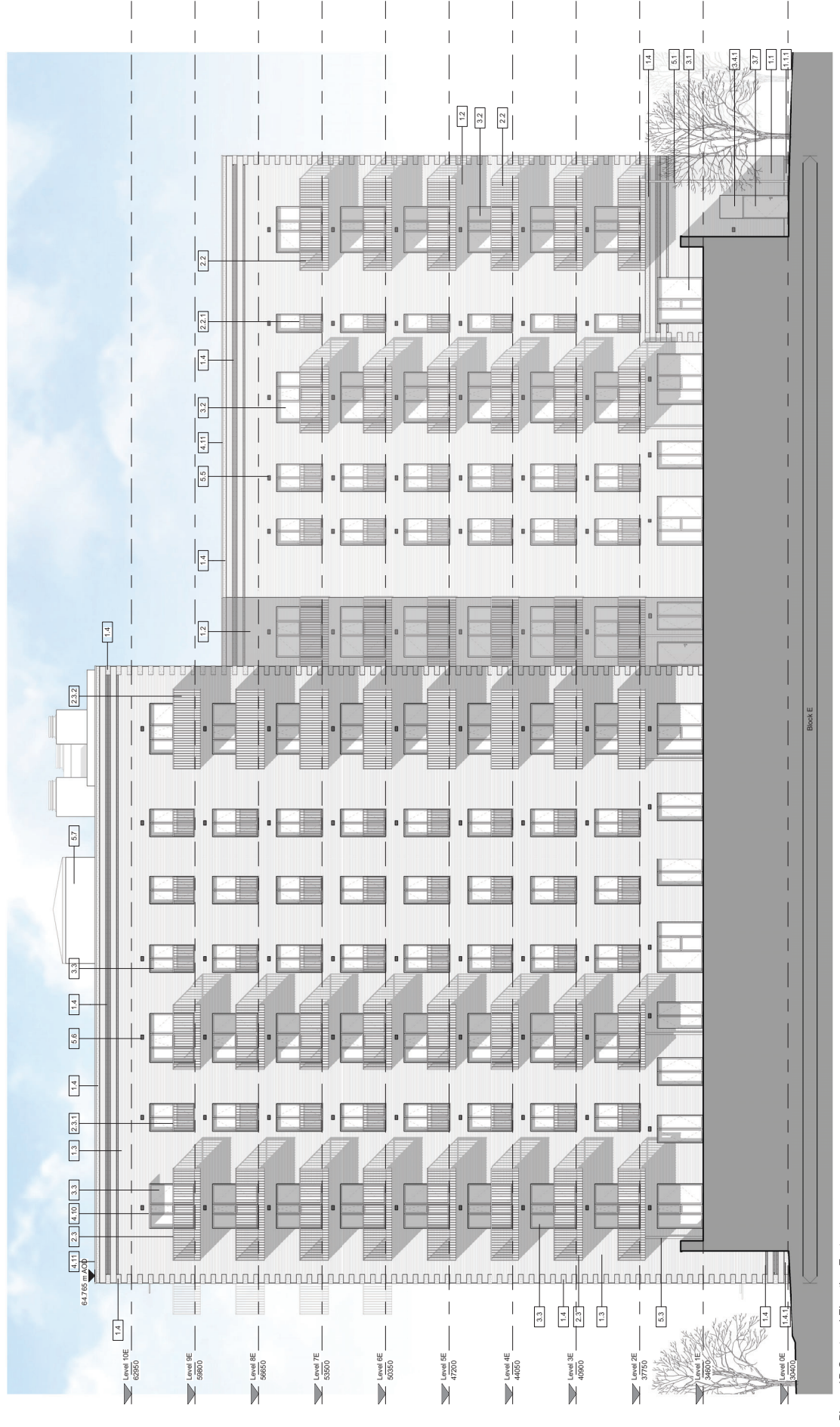
Project: AVD - PRP - 1B -  
 Elevation: P1 - STAGE ISSUE  
 Level: RF - GA - A - 20710  
 Type: SF - PLANNING  
 Risk Number: A - 20710





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1.3	LEVEL 8E	LEVEL
1.4	LEVEL 7E	LEVEL
1.5	LEVEL 6E	LEVEL
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1.7	LEVEL 4E	LEVEL
1.8	LEVEL 3E	LEVEL
1.9	LEVEL 2E	LEVEL
1.10	LEVEL 1E	LEVEL
1.11	LEVEL 0E	LEVEL
1.12	LEVEL 1.2	LEVEL
1.13	LEVEL 1.4	LEVEL
1.14	LEVEL 1.6	LEVEL
1.15	LEVEL 1.8	LEVEL
1.16	LEVEL 2.0	LEVEL
1.17	LEVEL 2.2	LEVEL
1.18	LEVEL 2.4	LEVEL
1.19	LEVEL 2.6	LEVEL
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1.21	LEVEL 3.0	LEVEL
1.22	LEVEL 3.2	LEVEL
1.23	LEVEL 3.4	LEVEL
1.24	LEVEL 3.6	LEVEL
1.25	LEVEL 3.8	LEVEL
1.26	LEVEL 4.0	LEVEL
1.27	LEVEL 4.2	LEVEL
1.28	LEVEL 4.4	LEVEL
1.29	LEVEL 4.6	LEVEL
1.30	LEVEL 4.8	LEVEL
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1.32	LEVEL 5.2	LEVEL
1.33	LEVEL 5.4	LEVEL
1.34	LEVEL 5.6	LEVEL
1.35	LEVEL 5.8	LEVEL
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1.37	LEVEL 6.2	LEVEL
1.38	LEVEL 6.4	LEVEL
1.39	LEVEL 6.6	LEVEL
1.40	LEVEL 6.8	LEVEL
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1.43	LEVEL 7.4	LEVEL
1.44	LEVEL 7.6	LEVEL
1.45	LEVEL 7.8	LEVEL
1.46	LEVEL 8.0	LEVEL
1.47	LEVEL 8.2	LEVEL
1.48	LEVEL 8.4	LEVEL
1.49	LEVEL 8.6	LEVEL
1.50	LEVEL 8.8	LEVEL
1.51	LEVEL 9.0	LEVEL
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1.53	LEVEL 9.4	LEVEL
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1.56	LEVEL 10.0	LEVEL

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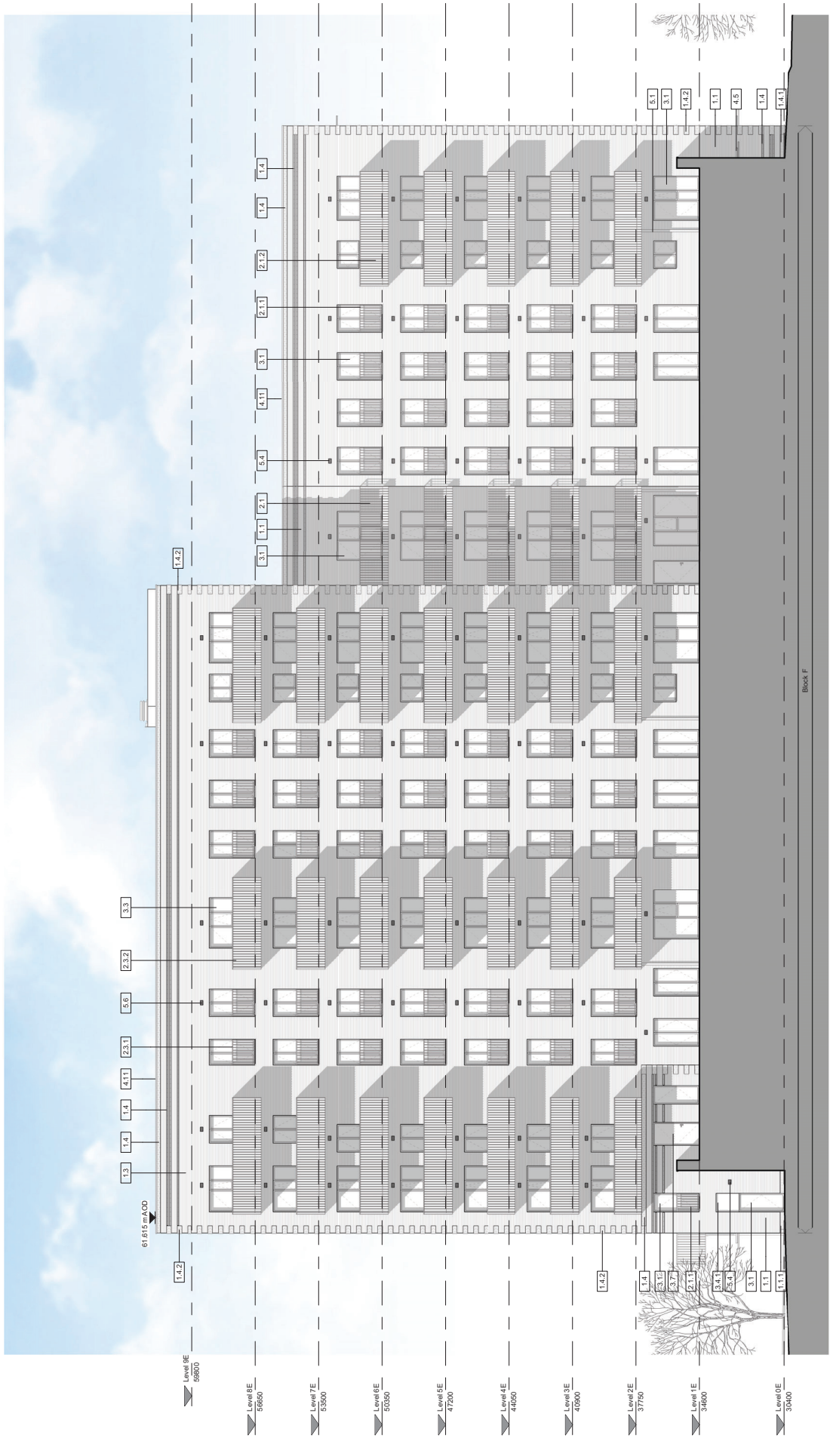


Phase 1B Courtyard Elevation East  
 1:100

CONTRACTOR: [Blank]  
 DESIGNER: [Blank]  
 DATE: [Blank]  
 SCALE: [Blank]  
 PROJECT: [Blank]  
 SHEET: [Blank]

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1.94	Level 94E
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1.96	Level 96E
1.97	Level 97E
1.98	Level 98E
1.99	Level 99E
2.00	Level 100E

To be read in conjunction with detailed material descriptions in Drawings A & Area Statement



Phase 1B Courtyard Elevation West

1:100

0m 20m 40m 60m 80m

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Designed with reference to the survey, information and records listed below:  
 18075-21-18180001-05 - Topographical Survey (Survey Solution);  
 18075-21-18180001-05 - Topographical Survey (Survey Solution);  
 Avondale Drive Existing level survey of future development areas (MB Woodcock)

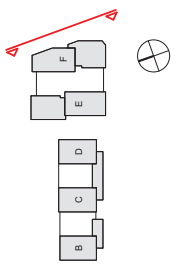
Rev	Date	Description
P1	18/03/24	Final issue
P2	01/04/24	Client and consultant approval
P3	01/04/24	Client and consultant approval

Drawn	Checked	Drawn	Checked
BC	YW	BC	YW
09	10	09	10

Avondale Drive  
 Phase 1B Elevations - West  
 Courtyard Elevation

Project: AVD-PRP-1B - ZZ-DR - A - 21101  
 Revision: P3 - STAGE B/SSE  
 Zone: ZZ-DR - A - 21101  
 Level Type: ST - PLANNING  
 Date: Nov 2025  
 Scale: @ A1 As Indicated





Keynote Legend		
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1.7	Level 1E	5150
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1.9	Level 1E	5700
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1.74	Level 1E	23575
1.75	Level 1E	23850
1.76	Level 1E	24125
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1.78	Level 1E	24675
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2.38	Level 1E	41175
2.39	Level 1E	41450
2.40	Level 1E	41725
2.41	Level 1E	42000
2.42	Level 1E	42275
2.43	Level 1E	42550
2.44	Level 1E	42825
2.45	Level 1E	43100
2.46	Level 1E	43375
2.47	Level 1E	43650
2.48	Level 1E	43925
2.49	Level 1E	44200
2.50	Level 1E	44475
2.51	Level 1E	44750
2.52	Level 1E	45025
2.53	Level 1E	45300
2.54	Level 1E	45575
2.55	Level 1E	45850
2.56	Level 1E	46125
2.57	Level 1E	46400
2.58	Level 1E	46675
2.59	Level 1E	46950
2.60	Level 1E	47225
2.61	Level 1E	47500
2.62	Level 1E	47775
2.63	Level 1E	48050
2.64	Level 1E	48325
2.65	Level 1E	48600
2.66	Level 1E	48875
2.67	Level 1E	49150
2.68	Level 1E	49425
2.69	Level 1E	49700
2.70	Level 1E	49975
2.71	Level 1E	50250
2.72	Level 1E	50525
2.73	Level 1E	50800
2.74	Level 1E	51075
2.75	Level 1E	51350
2.76	Level 1E	51625
2.77	Level 1E	51900
2.78	Level 1E	52175
2.79	Level 1E	52450
2.80	Level 1E	52725
2.81	Level 1E	53000
2.82	Level 1E	53275
2.83	Level 1E	53550
2.84	Level 1E	53825
2.85	Level 1E	54100
2.86	Level 1E	54375
2.87	Level 1E	54650
2.88	Level 1E	54925
2.89	Level 1E	55200
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2.96	Level 1E	57125
2.97	Level 1E	57400
2.98	Level 1E	57675
2.99	Level 1E	57950
3.00	Level 1E	58225
3.01	Level 1E	58500
3.02	Level 1E	58775
3.03	Level 1E	59050
3.04	Level 1E	59325
3.05	Level 1E	59600
3.06	Level 1E	59875
3.07	Level 1E	60150
3.08	Level 1E	60425
3.09	Level 1E	60700
3.10	Level 1E	60975
3.11	Level 1E	61250
3.12	Level 1E	61525
3.13	Level 1E	61800
3.14	Level 1E	62075
3.15	Level 1E	62350
3.16	Level 1E	62625
3.17	Level 1E	62900
3.18	Level 1E	63175
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3.20	Level 1E	63725
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3.22	Level 1E	64275
3.23	Level 1E	64550
3.24	Level 1E	64825
3.25	Level 1E	65100
3.26	Level 1E	65375
3.27	Level 1E	65650
3.28	Level 1E	65925
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3.41	Level 1E	69500
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3.75	Level 1E	78850
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3.81	Level 1E	80500
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3.87	Level 1E	82150
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3.93	Level 1E	83800
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3.95	Level 1E	84350
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3.97	Level 1E	84900
3.98	Level 1E	85175
3.99	Level 1E	85450
4.00	Level 1E	85725
4.01	Level 1E	86000
4.02	Level 1E	86275
4.03	Level 1E	86550
4.04	Level 1E	86825
4.05	Level 1E	87100
4.06	Level 1E	87375
4.07	Level 1E	87650
4.08	Level 1E	87925
4.09	Level 1E	88200
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4.11	Level 1E	88750
4.12	Level 1E	89025
4.13	Level 1E	89300
4.14	Level 1E	89575
4.15	Level 1E	89850
4.16	Level 1E	90125
4.17	Level 1E	90400
4.18	Level 1E	90675
4.19	Level 1E	90950
4.20	Level 1E	91225
4.21	Level 1E	91500
4.22	Level 1E	91775
4.23	Level	

Keynotes Legend		
Keynote	Description	Reference
1.1	1st Floor	1.1
1.2	2nd Floor	1.2
1.3	3rd Floor	1.3
1.4	4th Floor	1.4
1.5	5th Floor	1.5
1.6	6th Floor	1.6
1.7	7th Floor	1.7
1.8	8th Floor	1.8
1.9	9th Floor	1.9
1.10	10th Floor	1.10
1.11	11th Floor	1.11
1.12	12th Floor	1.12
1.13	13th Floor	1.13
1.14	14th Floor	1.14
1.15	15th Floor	1.15
1.16	16th Floor	1.16
1.17	17th Floor	1.17
1.18	18th Floor	1.18
1.19	19th Floor	1.19
1.20	20th Floor	1.20
1.21	21st Floor	1.21
1.22	22nd Floor	1.22
1.23	23rd Floor	1.23
1.24	24th Floor	1.24
1.25	25th Floor	1.25
1.26	26th Floor	1.26
1.27	27th Floor	1.27
1.28	28th Floor	1.28
1.29	29th Floor	1.29
1.30	30th Floor	1.30
1.31	31st Floor	1.31
1.32	32nd Floor	1.32
1.33	33rd Floor	1.33
1.34	34th Floor	1.34
1.35	35th Floor	1.35
1.36	36th Floor	1.36
1.37	37th Floor	1.37
1.38	38th Floor	1.38
1.39	39th Floor	1.39
1.40	40th Floor	1.40
1.41	41st Floor	1.41
1.42	42nd Floor	1.42
1.43	43rd Floor	1.43
1.44	44th Floor	1.44
1.45	45th Floor	1.45
1.46	46th Floor	1.46
1.47	47th Floor	1.47
1.48	48th Floor	1.48
1.49	49th Floor	1.49
1.50	50th Floor	1.50
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1.60	60th Floor	1.60
1.61	61st Floor	1.61
1.62	62nd Floor	1.62
1.63	63rd Floor	1.63
1.64	64th Floor	1.64
1.65	65th Floor	1.65
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1.67	67th Floor	1.67
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1.80	80th Floor	1.80
1.81	81st Floor	1.81
1.82	82nd Floor	1.82
1.83	83rd Floor	1.83
1.84	84th Floor	1.84
1.85	85th Floor	1.85
1.86	86th Floor	1.86
1.87	87th Floor	1.87
1.88	88th Floor	1.88
1.89	89th Floor	1.89
1.90	90th Floor	1.90
1.91	91st Floor	1.91
1.92	92nd Floor	1.92
1.93	93rd Floor	1.93
1.94	94th Floor	1.94
1.95	95th Floor	1.95
1.96	96th Floor	1.96
1.97	97th Floor	1.97
1.98	98th Floor	1.98
1.99	99th Floor	1.99
1.100	100th Floor	1.100

To be read in conjunction with detailed material descriptions in Design & Access Statement



Block F

Phase 1B Elevation South East  
1:100



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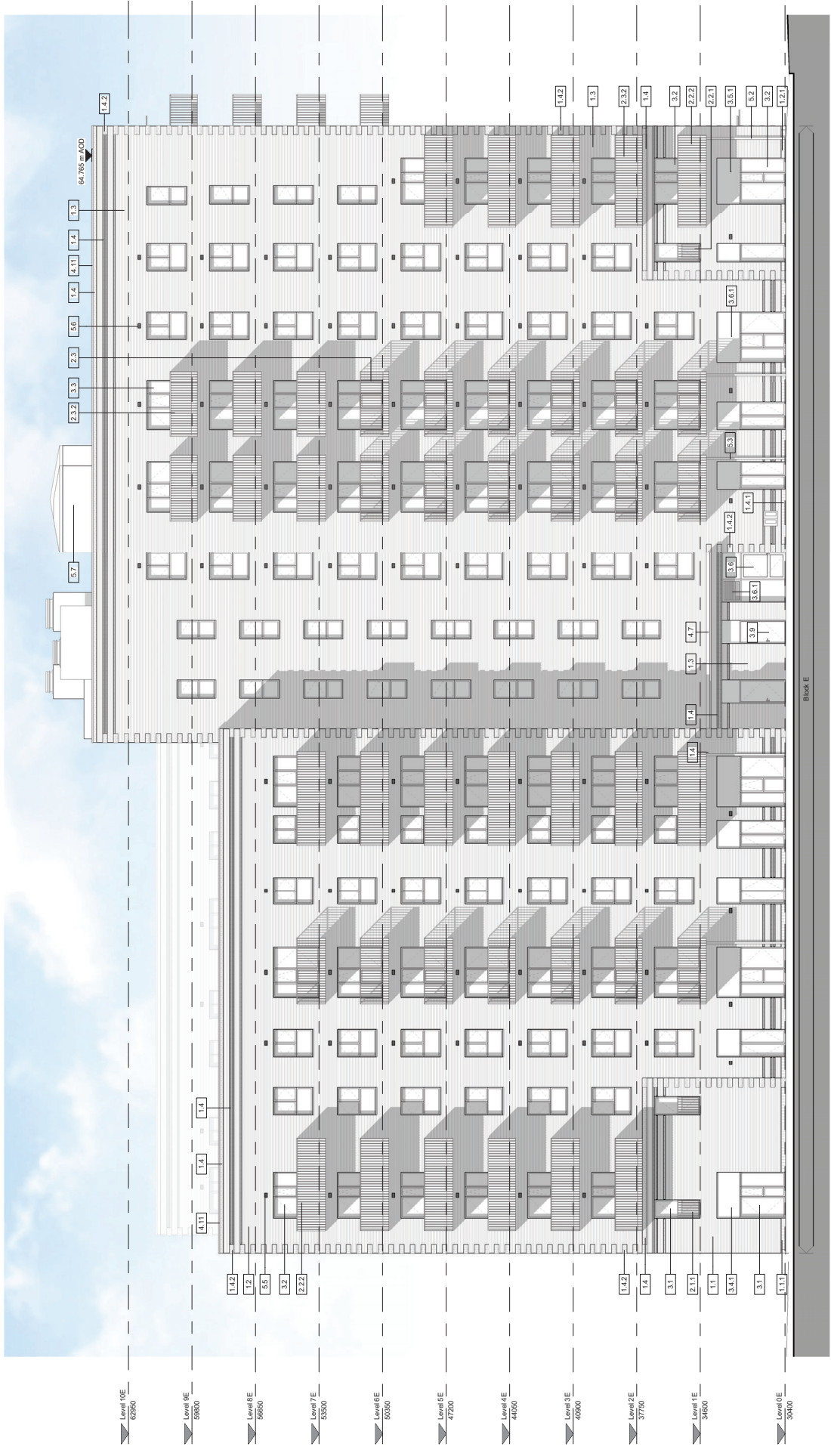
Designed with reference to the survey, information and records listed:  
18075-21-18160001-05 - Topographical Survey (Surrey, Somerset) © 2009/10/14/18/15 - The  
18075-21-18160001-05 - Topographical Survey (Surrey, Somerset) © 2009/10/14/18/15 - The  
Avonvale Drive Existing level survey of future development areas (MB Woodcock)

Rev	Date	Description	Drawn	Checked	By
P1	18/03/24	Final issue	BC	YW	BC
P2	01/04/24	Client and consultant comments	BC	YW	BC
P3	01/04/24	Client and consultant comments	BC	YW	BC

Keynote Legend	Keynote Text	Keynote Mark	Keynote Description
1.1	Level 10E	62560	Level 10E
1.2	Level 9E	58800	Level 9E
1.3	Level 8E	56850	Level 8E
1.4	Level 7E	53500	Level 7E
1.5	Level 6E	50500	Level 6E
1.6	Level 5E	47200	Level 5E
1.7	Level 4E	44000	Level 4E
1.8	Level 3E	40800	Level 3E
1.9	Level 2E	37750	Level 2E
1.10	Level 1E	34600	Level 1E
1.11	Level 0E	30400	Level 0E

To be used in conjunction with detailed material specifications in Design & Access Statement.

Keynote Legend	Keynote Text	Keynote Description
1.1	Level 10E	62560
1.2	Level 9E	58800
1.3	Level 8E	56850
1.4	Level 7E	53500
1.5	Level 6E	50500
1.6	Level 5E	47200
1.7	Level 4E	44000
1.8	Level 3E	40800
1.9	Level 2E	37750
1.10	Level 1E	34600
1.11	Level 0E	30400



Phase 1B Elevation West  
1:100

0m 2m 4m 6m 8m

CON REGULATIONS 2015. All current drawings and specifications for the project must be used in conjunction with the Designer's Hazard and Safety Assessment Report (HASAR) and the relevant Planning Conditions (PCs & Cs).  
Avondale Drive Existing level survey of future development areas (MB Woodcock)

Rev	Date	Description
P1	18/03/24	Final issue
P2	01/04/24	Changes to level 10E and floor 5
P3	01/04/24	Changes to level 10E and floor 5

Drawn	Checked	Drawn	Checked
BC	WV	BC	WV
09	10	09	10

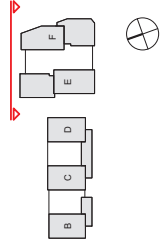
Avondale Drive  
Phase 1B Elevations - West  
Elevation

Project: AVD - PRP - 1B - ZZ-DR - A - 21104  
Zone: P3 - STAGE BSSB  
Level Type: SSSB  
Risk Number: 84 - PLANNING



Keynote Legend	
Keynote	Description
1.1	EXISTING CONSTRUCTION
1.2	NEW CONSTRUCTION
1.3	EXISTING CONSTRUCTION TO REMAIN
1.4	NEW CONSTRUCTION TO REMAIN
1.5	EXISTING CONSTRUCTION TO BE DEMOLISHED
1.6	NEW CONSTRUCTION TO BE DEMOLISHED
1.7	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED
1.8	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED
1.9	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS
1.10	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS
1.11	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES
1.12	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES
1.13	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING
1.14	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING
1.15	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING
1.16	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING
1.17	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS
1.18	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS
1.19	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE
1.20	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE
1.21	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE AND SIGNAGE
1.22	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE AND SIGNAGE
1.23	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE AND SIGNAGE AND SITEWORK
1.24	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE AND SIGNAGE AND SITEWORK
1.25	EXISTING CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE AND SIGNAGE AND SITEWORK AND UTILITIES
1.26	NEW CONSTRUCTION TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW MATERIALS AND FINISHES AND GLAZING AND MECHANICAL/ELECTRICAL/PLUMBING AND INTERIORS AND LANDSCAPE AND SIGNAGE AND SITEWORK AND UTILITIES

To be read in conjunction with detailed material descriptions in Drawing A-2000 - Statement



Phase 1B Elevation North  
1:100



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Rev	Date	Description
P1	18/03/24	Final Issue
P2	01/04/24	Client Review
P3	01/04/24	Client Review

Drawn	Checked	Date
BC	WV	18/03/24
BC	WV	01/04/24
BC	WV	01/04/24

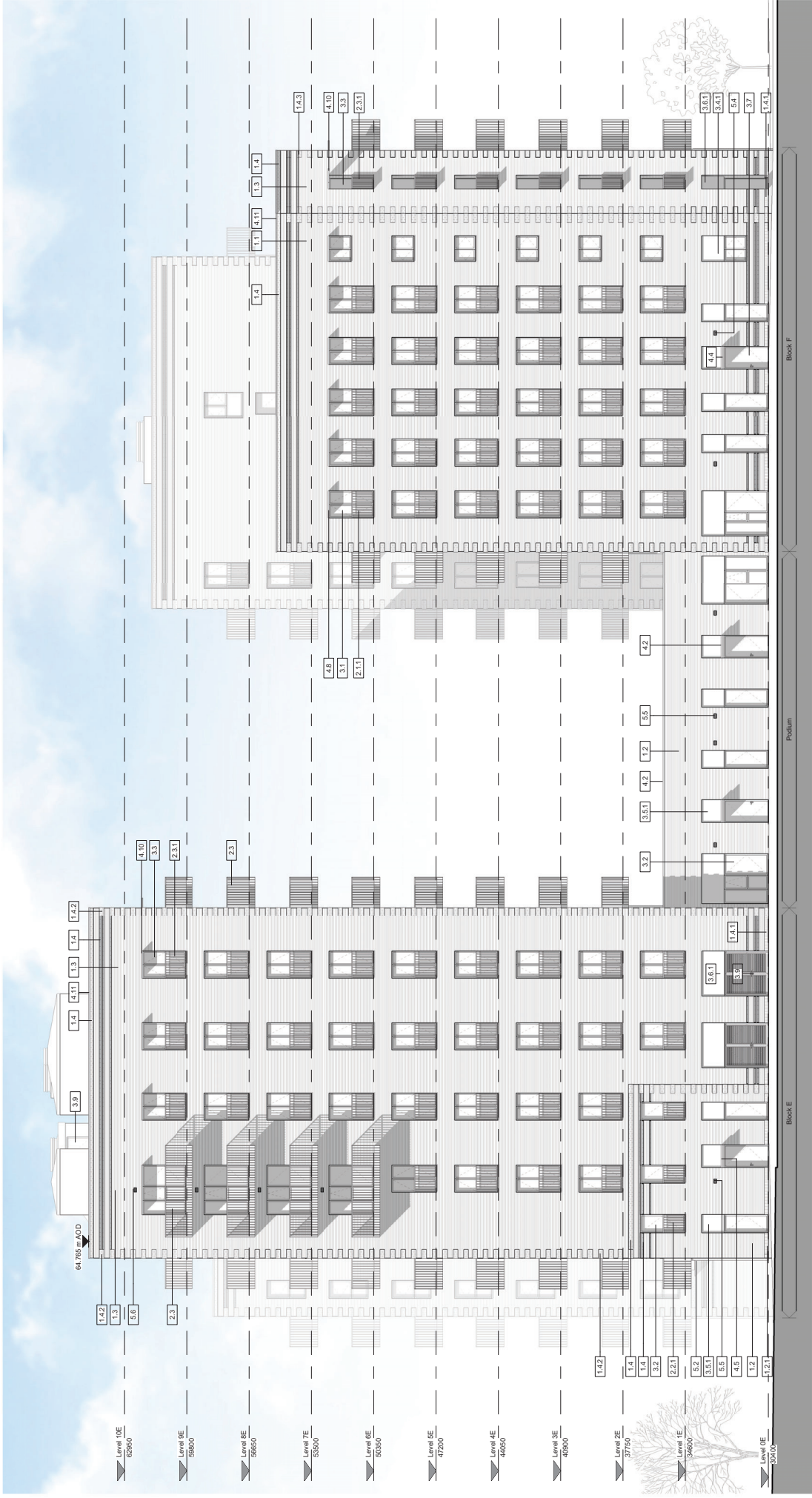
Avondale Drive  
Phase 1B Elevations - North  
Elevation

Project: AVD-PRP-1B - ZZ-DR - A - 21105  
Zone: ZZ-DR - A - 21105  
Level Type: ZZ-DR - A - 21105  
Risk Number: A - 21105  
Revision: P3 - STAGE ISSUE  
Scale: @ A1 As Indicated



Keynote Legend	Keynote Legend
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This block is incorporated with detailed material descriptions in Design & Access Statement



Phase 1B Elevation South

1 : 100

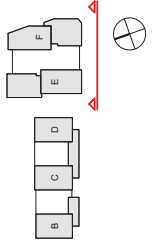


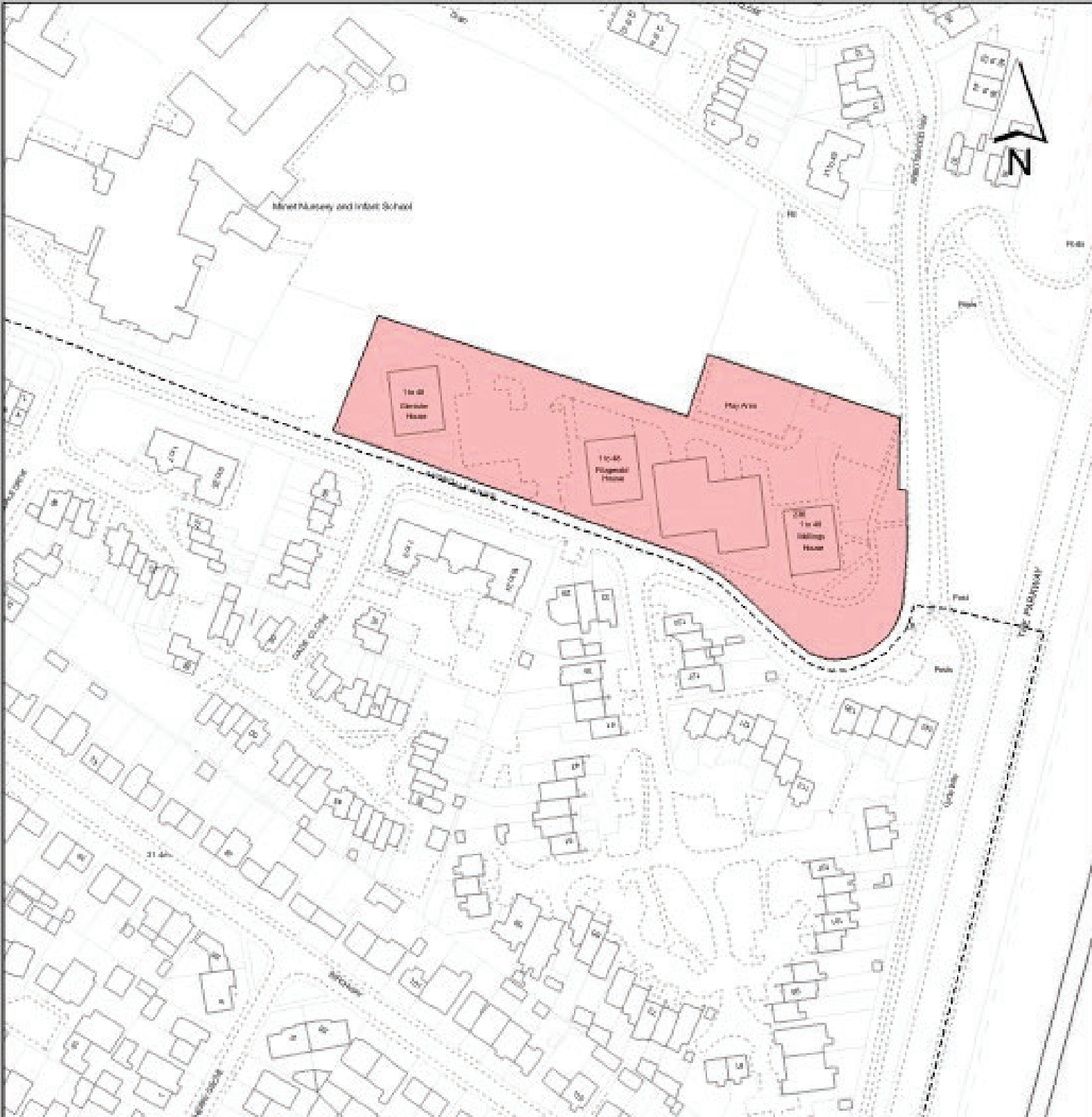
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Rev	Date	Description	Drawn	Checked	By
P1	18/03/24	Final Issue	BC	YW	BC
P2	01/04/24	Client and consultant review	BC	YW	BC
P3	01/04/24	Client and consultant review	BC	YW	BC

Avondale Drive  
Phase 1B Elevations - South  
Elevation

Project: AVD-PRP-1B - ZZ-DR - A - 21106  
Revision: P3 - STAGE ISSUE  
Level Type: ZZ-DR - A - 21106  
Scale: S4 - PLANNING





<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b> AVONDALE DRIVE		<b>LONDON BOROUGH OF HILLINGDON</b> <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
<b>DISCLAIMER :</b> For identification purposes only. This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright. © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b> 76551/APP/2025/3242	<b>SCALE :</b> 1:1,600	<b>CIVIC CENTRE, UXBRIDGE, UBS 1UW</b>
	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b> APRIL 2026	

**Report of the Head of Development Management and Building Control**

**Address:** 1 & 1A BATH ROAD, HEATHROW

**Development:** Reserved Matters relating to Landscaping of outline planning permission ref: 35805/APP/2020/3289 dated 01-11-2022 for (Outline planning application for the demolition of existing buildings and erection of a six storey 237-bedroom hotel (Use Class C1) (landscaping reserved for subsequent approval).

**LBH Ref Nos:** 35805/APP/2756

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**NOTES**

- LEGAL OWNERSHIP SITE BOUNDARY
- P POST
- SH SHELTER



57d jamestown road london nw1 7db UK	project PROPOSED HOTEL 1-1A BATH ROAD, HILLINGDON, TW6 2BA	drawing title LOCATION PLAN	scale 1:1250 @ A3 NTS @ A4	date 27.10.09	checked by DM
t: 020 7267 4440 f: 020 7267 6044 www.dextermoren.com	client SKYPORT ENTERPRISE LLP	drawing status PLANNING	job no. 0645	drawing no. PL 1-050	revision -
	rev	amendments	date	by	



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**LEGEND**

- APPLICATION SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING SHRUB VEGETATION TO BE RETAINED
- PROPOSED DEADWOOD HABITAT PILES (P.N.P.)
- PROPOSED SEMI-MATURE TREE PLANTING (60m high) to be selected from the following:
  - Carpinus betulus 30-35 cm, RB
  - Quercus robur fastigiat 30-35 cm, RB
- PROPOSED SHRUB & GROUND COVER PLANTING
  - (Size) (Density / m<sup>2</sup>)
  - Geranium 'Johnson's Blue' 20-30cm 2L 5
  - Hebe Alabaster's 'Red Edge' 20-30cm 3L 5
  - Hebe 'Suffolk' 20-30cm 3L 5
  - Rosemarinus officinalis 30-40cm 2L 6
  - Viburnum tinus 20-30cm 2L 7
- PROPOSED HEDGE PLANTING
  - (Type) (Size) (Density / m<sup>2</sup>)
  - 100-120cm, RB, Fhd 6 per 1m
  - Native hedge to include maximum 5% berry bearing species
- PROPOSED NATIVE TREES (60m high)
  - All planted at minimum 4m centres
  - (Type) (Size) (%)
  - Alnus glutinosa 14-16cm girth, RB 50
  - Acer campestre 14-16cm girth, RB 50
- PROPOSED GRASS AREAS
  - British Seed Houses-20% Wild flora and 80% grass mix W.F.G.T. Sowing rate between 3 and 5g/m<sup>2</sup>
- PROPOSED BULL PLANTING IN DRIFTS
  - Narcissus pseudonarcissus 5%
  - Hyacinthus non-scriptus 5%
  - Hyacinthus orientalis 15%
  - Fritted Maple Acer campestre 15%
  - Holly Ilex aquifolium 5%

NOTE: Native planting beds and native planting areas to be mulched to 75mm depth with contrast ornamental bark. Native planting areas to be protected by 1000mm high rabbit proof fencing.

3. All hedge planting to be supported by 1100mm high post and rail fencing.

4. Planting proposals to contain maximum 5% berry bearing species.

REVISIONS

NO.	DESCRIPTION	DATE
P1	Revised from 14/05/2018	05.11.2018
P2	Dry basin added as part of drainage strategy	04.12.18
P3	Issued for Reserved Matters Application	17.10.20
P4	Minor amendments to planting comments	13.03.20

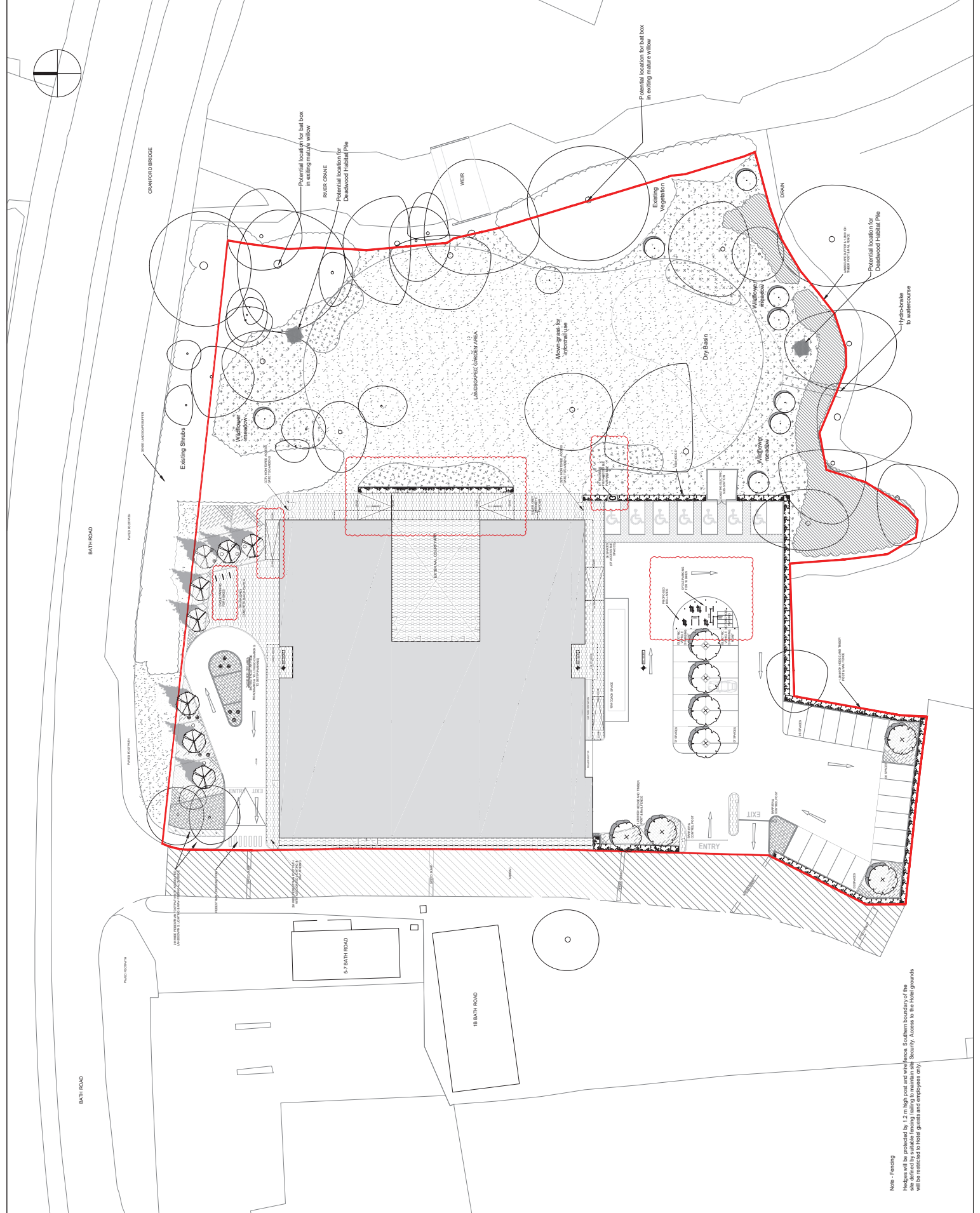
CLIENT: Skyport Enterprise UK Ltd

DATE: 17.10.20

SCALE: 1:250

1-14 BATH ROAD HILLINGDON LANDSCAPE MASTER PLAN

1346-HED-SW-XX-DR-L-1002



Note - Fencing  
 The site will be enclosed by 1.2m high post and rail fence. Southern boundary of the site defined by surface fencing (aiming to maintain oak canopy). Access to the foot grounds will be restricted to hotel guests and employees only.

**Five Year Management Plan - New Planting**

**General Areas: Shrubs, Groundcover and Herbaceous**

Between May and September of the first year ornamental beds will be watered to field capacity if there has been no rainfall for a period of 7 days. Watering shall continue at weekly intervals until a consistent and an as necessary basis. During subsequent years watering shall be on a ground cover plants will be hand weeded on a monthly basis during the growing season March to October inclusive. Perennials planted weeds shall be spot treated with a glyphosate based herbicide and removed ground cover. Remove any litter during each maintenance visit. It is the responsibility of the first three years of the establishment shall have been disturbed during the ground.

For the first three years weed shrub beds monthly by hand during the growing season. March to October inclusive. Alternatively, use an approved glyphosate based herbicide to control weeds in shrub beds. Herbicide applications can result to some herbaceous plants or green parts of weeds. Applications should be minimal with visits in late April, July and August. For the first three years all ornamental shrub areas shall receive Erming fertilizer at the rate of 50g/m<sup>2</sup> in late April and 50g/m<sup>2</sup> from 1st to 31st of August. Weeds shall be removed from the beds once they have died and replaced with new plants. Pruning be in accordance with good horticultural practice and shall be dead headed and cut back outdoors of pests and disease shall be treated as they occur. An annual inspection will take place during the growing season. An annual inspection will take place during the following planting season.

**Fernal Hedges**

Between May and September of the first year hedges will be watered to field capacity if there has been no rainfall for a period of 7 days. Watering shall continue at weekly intervals until a consistent and an as necessary basis. During subsequent years watering shall be on a ground cover plants will be hand weeded on a monthly basis during the growing season March to October inclusive. Perennials planted weeds shall be spot treated with a glyphosate based herbicide and removed ground cover. Remove any litter during each maintenance visit. It is the responsibility of the first three years of the establishment shall have been disturbed during the ground.

**Native planting**

Between May and September of the first year native planting will be watered to field capacity if there has been no rainfall for a period of 7 days. Watering shall continue at weekly intervals until a consistent and an as necessary basis. During subsequent years watering shall be on a ground cover plants will be hand weeded on a monthly basis during the growing season March to October inclusive. Perennials planted weeds shall be spot treated with a glyphosate based herbicide and removed ground cover. Remove any litter during each maintenance visit. It is the responsibility of the first three years of the establishment shall have been disturbed during the ground.

**Wildflower Grassland**

Upon establishment grass shall be cut after spring flowering in May each year. Grass shall be cut at a height of 100mm. At no time shall the ground be "scalped" by mowers. All attempts from any form of grass cutting shall be contained, removed and disposed of off site. Grass on banks, menses and to sides and bottoms of ditches shall be maintained to the standards specified for ground biodiversity support. All attempts from any form of grass cutting shall be contained, removed and disposed of off site. All attempts from any form of grass cutting shall be contained, removed and disposed of off site.

**LEGEND**

APPLICATION SITE BOUNDARY

EXISTING TREES TO BE RETAINED

EXISTING SHRUB VEGETATION TO BE RETAINED

PROPOSED SEMI-MATURE TREE PLANTING (6-8m high)

PROPOSED HEDGE PLANTING

PROPOSED NATIVE TREES (4-6m high) All planted at minimum 4m centres

PROPOSED GRASS AREAS

PROPOSED WILDFLOWER GRASS AREAS

PROPOSED BULB PLANTING IN DRIFTS

PROPOSED NATIVE PLANTING

PROPOSED SHRUB PLANTING

**SCHEDULE**

**BATH ROAD - HILLINGDON**

PLANTING SPECIES	SIZE	SPECIFICATIONS	DENSITY
100 No. Quercus robur 'Fastigiata'	4	20-25cm	8
100 No. Hebe brachyophylla 'White Gem'	4	20-25cm	8
100 No. Geranium 'Johnson's Blue'	4	20-25cm	8
100 No. Hebe abricana 'Red Edge'	4	20-25cm	8
100 No. Rosa rugosa	4	20-25cm	8
100 No. Viburnum	4	20-25cm	8
100 No. Prunella	4	20-25cm	8
100 No. Lavender	4	20-25cm	8
100 No. Salvia	4	20-25cm	8
100 No. Echinacea	4	20-25cm	8
100 No. Rudbeckia	4	20-25cm	8
100 No. Achillea	4	20-25cm	8
100 No. Sedum	4	20-25cm	8
100 No. Dianthus	4	20-25cm	8
100 No. Geranium	4	20-25cm	8
100 No. Hebe	4	20-25cm	8
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100 No. Geranium	4		



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**LEGEND**

- APPLICATION SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING VEGETATION
- PROPOSED SEMI-MATURE TREE PLANTING
- PROPOSED NATIVE TREES
- PROPOSED SHRUB & GROUND COVER PLANTING
- PROPOSED HEDGE PLANTING
- PROPOSED AMENITY GRASS AREAS
- PROPOSED WILDFLOWER GRASS AREAS
- PROPOSED BULB PLANTING IN DRIFTS NATIVE BULBS
- PROPOSED NATIVE PLANTING
- PROPOSED BIOSOLAR ROOF
- PROPOSED TERRACES
- PROPOSED LIVING WALL

NOTE:  
 1. Refer to Landscape Masterplan for details of proposed planting typologies.

DATE	17.10.25
PROJECT	1-1A BATH ROAD HILLINGDON
FOR PLANNING	1:250
PROJECT	

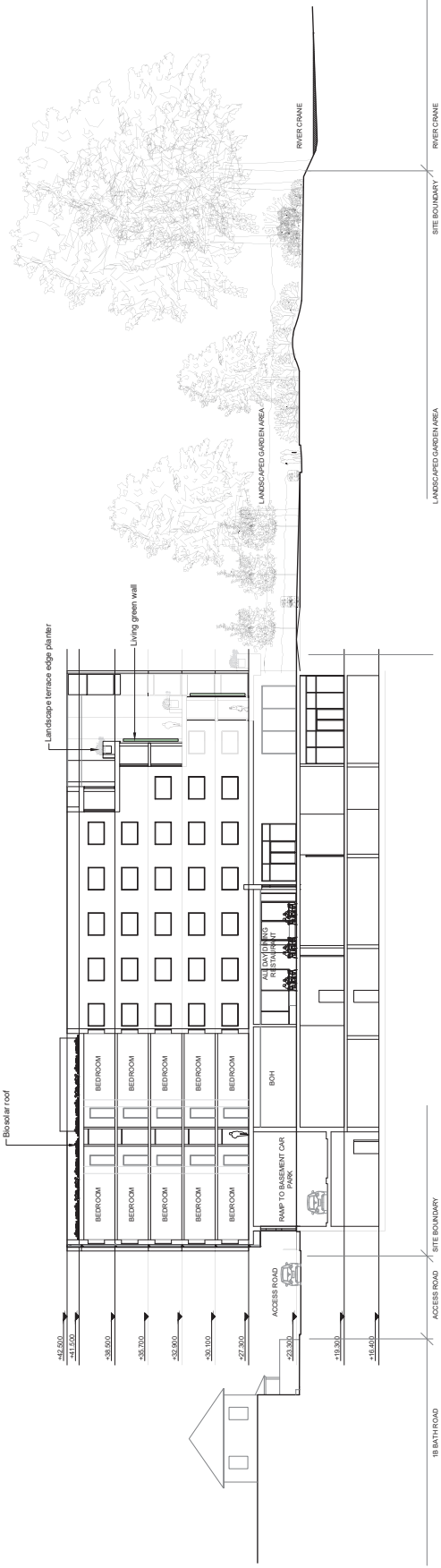
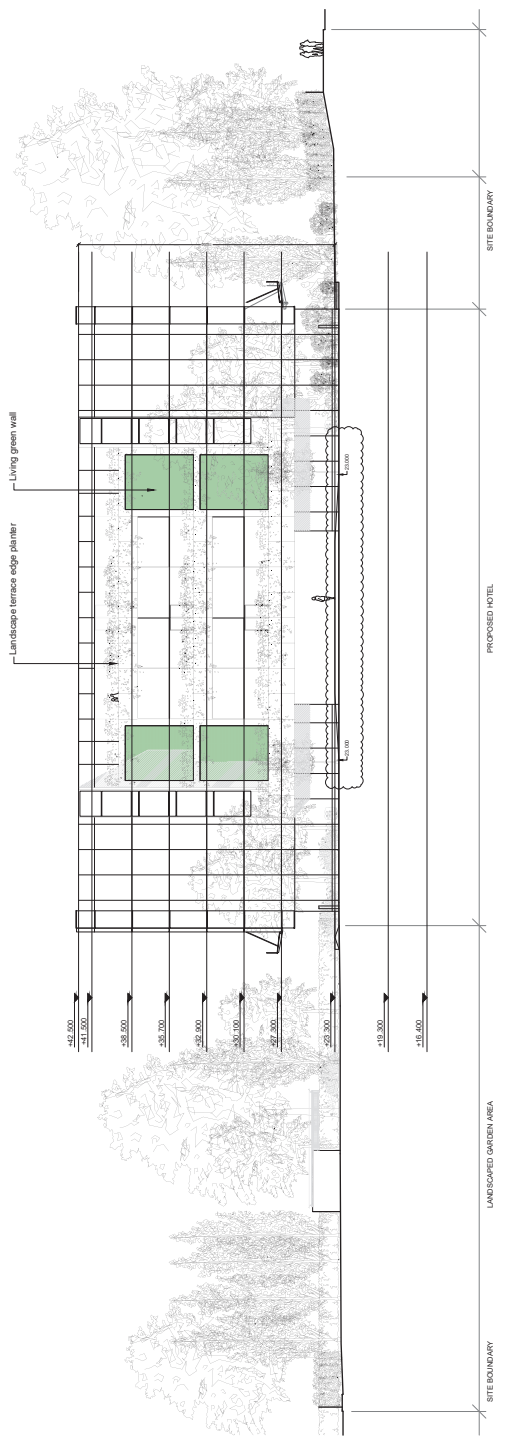
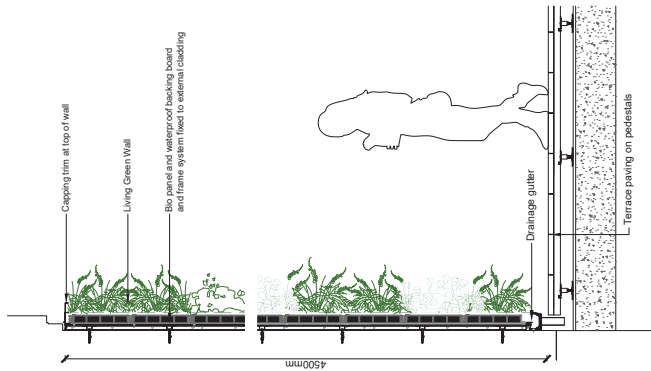
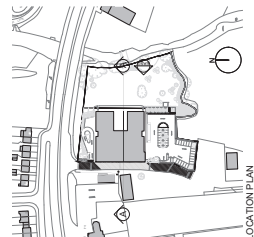
**HED** HILLINGDON CITY  
 Landscape Architects  
 & Urban Designers  
 London & Winchester

CLIENT: Skyport Enterprise UK Ltd  
 DATE: 17.10.25  
 DRAWING NO: 1-1A-DR-01  
 PROJECT: 1-1A BATH ROAD HILLINGDON  
 URBAN GREENING FACTOR PLAN

SCALE: 1:250  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 1346-HED-SW-XX-DR-L-1030  
 P2



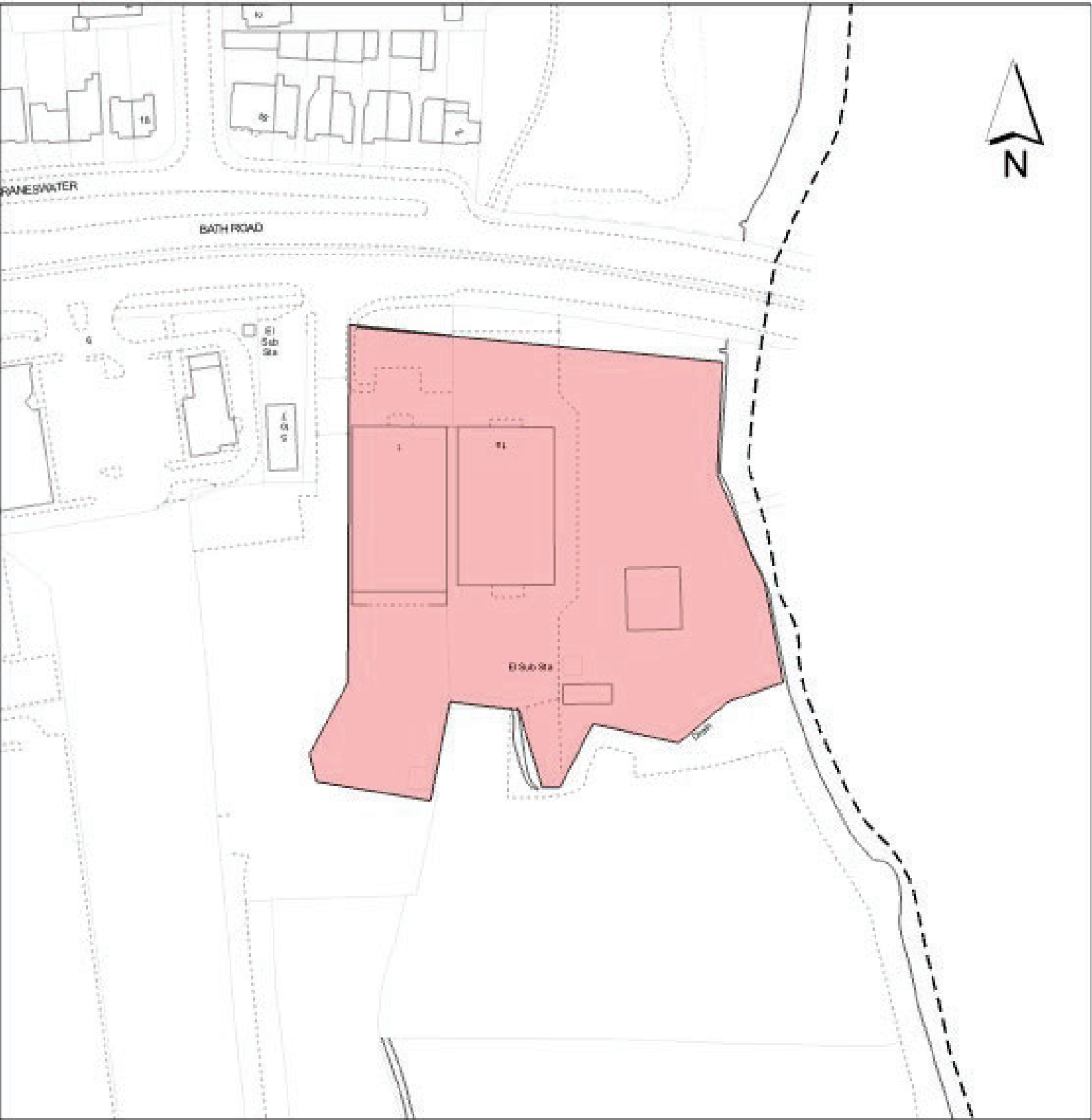
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REVISION	NO.	DESCRIPTION	DATE
	1	ISSUE FOR PERMIT APPLICATION	17.10.25
	2	FOR PLANNING	17.10.25
	3	FOR PLANNING	17.10.25
	4	FOR PLANNING	17.10.25
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	99	FOR PLANNING	17.10.25
	100	FOR PLANNING	17.10.25

**HED** HED Edge Office  
 Landscape Architects  
 & Urban Designers  
 London & Winchester

CLIENT: Skyport Enterprise UK Ltd  
 DATE: 17.10.25  
 DRAWING NO: SW-XX-DR-L-1031  
 PROJECT: 1-1A BATH ROAD HILLINGDON  
 SECTION & ELEVATION - LIVING WALL  
 REVISION: P2  
 1346-HED-SW-XX-DR-L-1031



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  1 AND 1A BATH ROAD		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
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	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  APRIL 2026	

**Report of the Head of Development Management and Building Control**

**Address:**

HIGHVIEW FARM, ICKENHAM

**Development:**

Construction of a replacement Waste Transfer Station Building (Amended Red Outline on Location and Site Plan)

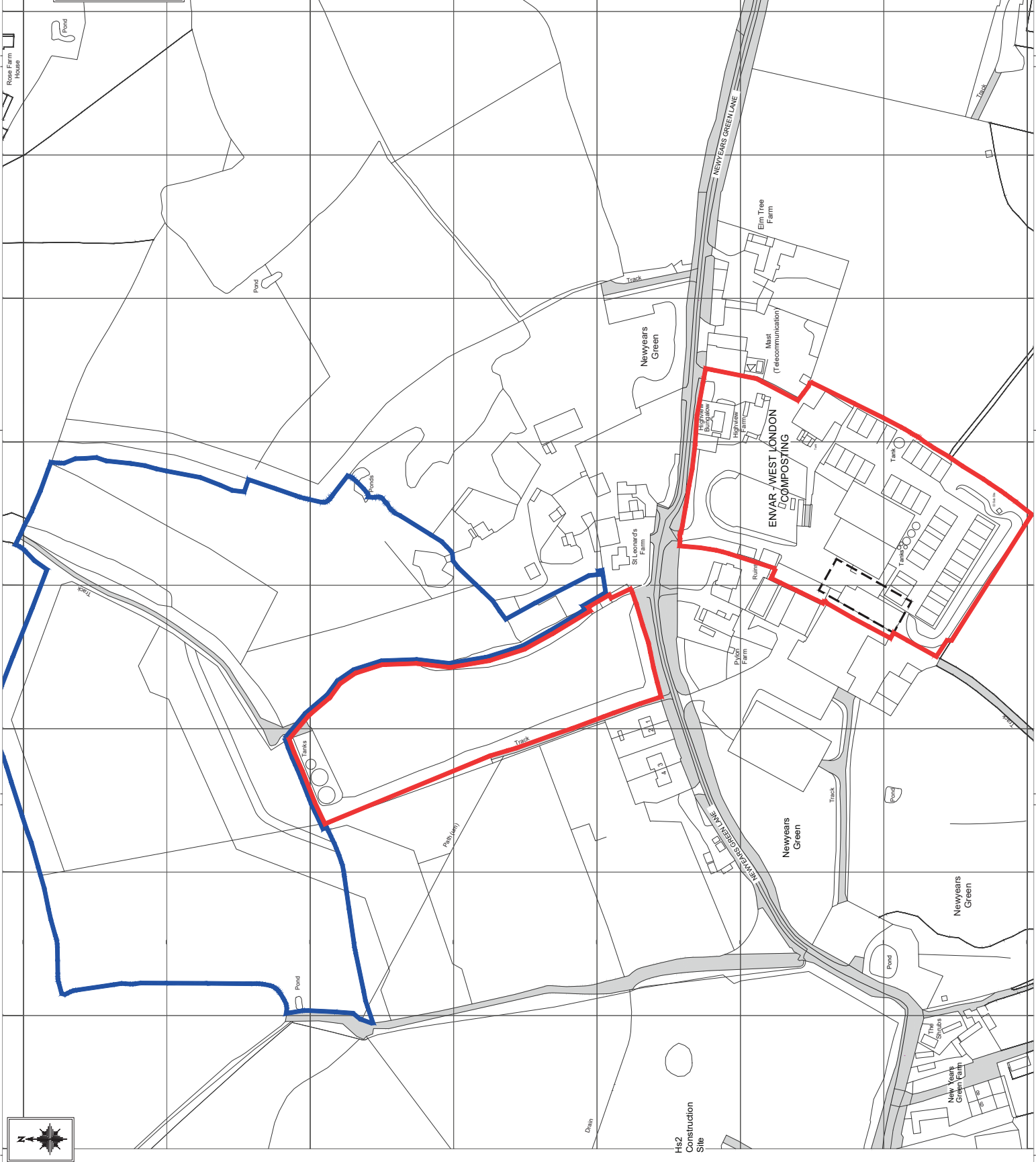
**LBH Ref Nos:**

12579/APP/2025/615

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**KEY**  
█ Planning Application Boundary including vehicle access  
 Area Measurement: 47754.9221 sqm / 4.775492 ha  
█ Proposed location for Waste Transfer Station Building (60m L x 26m W x 11m H)  
 Area Measurement: 1500.0000 sqm / 0.150000 ha  
█ Other land within client's ownership  
 Grid Reference: X 507093 Y 188012  
 Postcode: UB9 6LX



Rev	Description	Initial	Date
5	Planning application boundary amended to north and south.	GRW	28/03/26
4	Planning application boundary amended to north and south.	KD	20/03/26
3	Planning application boundary amended to include existing buildings to the west.	KD	09/03/25
2	Planning application boundary amended to include existing buildings.	KD	27/01/25

**Planning Consultants**  
 T: 01604 771123 E: info@gpplanning.co.uk W: www.gpplanning.co.uk  
 City of Westminster Registration Certificate No. 1234567  
 Registered in England No. 0919898

**Client:** ENVAR COMPOSTING LIMITED  
 Order by: ENVAR Limited. Reproduction from the Ordnance Survey New 25th Edition of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Licence number: 100040001. For identification purposes only.

**Drawn by:** KD **Checked by:** GS  
**Drawing No.:** GPPEIN/LC/WTS/24/01 **Rev No.:** 5  
**Scale:** 1:1250 at A1 **Date:** 09 April 2026  
**Scale Bar:**



St Leonard's Farm

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Exit

Landscaping / Screen

Entrance

Highview Bungalow

Highview Farm

Pylon Farm

Existing Buildings

Ruins

2 x Fresh Water Tanks

Waste Transfer Station Building

Weighbridge

Tank

Waste Reception Building

In-Vessel Area

Leachate Tank

3 x Rainwater Tanks

3 x Leachate Tanks

El Sub Sta

Landscaping and Bunded Area

- 4 Planning application boundary amended. GRW 07/04/26
- 3 Planning application boundary amended to include existing buildings to the west. KD 09/04/25
- 2 Planning application boundary amended to allow for parking. KD 20/12/24

Rev	Description	Initial	Date
4	Planning application boundary amended.	GRW	07/04/26
3	Planning application boundary amended to include existing buildings to the west.	KD	09/04/25
2	Planning application boundary amended to allow for parking.	KD	20/12/24

Planning Consultants

T: 01604 771123 E: info@gpplanning.co.uk W: www.gpplanning.co.uk  
Icon Environmental Innovation Centre, Eastern Way,  
Dorsetry, Northamptonshire NN11 0DD  
Registered in England No. 6019666

TITLE: Proposed Waste Transfer Station Building - West London Composting, Newyear Green Lane, Harefield, Uxbridge Existing Site Layout Plan

CLIENT: ENVAR COMPOSTING LIMITED

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DRAWN BY: KD CHECKED BY: CS

DRAWING NO.: GPP/E/WLC/WTS/24/02 REV NO.: 5

SCALE: 1:500 at A2 DATE: 09 April 2026





St Leonard's Farm

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Exit

Entrance

Highview Bungalow

Highview Farm

Pylon Farm

Ruins

Proposed Waste Transfer Station Building  
(60m L x 25m W)

OUT  
IN

Weighbridge

Waste Reception Building

Tank

In-Vessel Area

Leachate Tank

3 x Rainwater Tanks

3 x Leachate Tanks

El Sub Sta

Landscaping and Bunded Area

- 5 Planning application boundary amended to north and south. GRW 26/03/26
- 4 Planning application boundary amended to north and south. KD 25/03/26
- 3 Planning application boundary amended to include existing buildings to the west. KD 09/04/25
- 2 Planning application boundary amended to allow for parking. KD 20/12/24

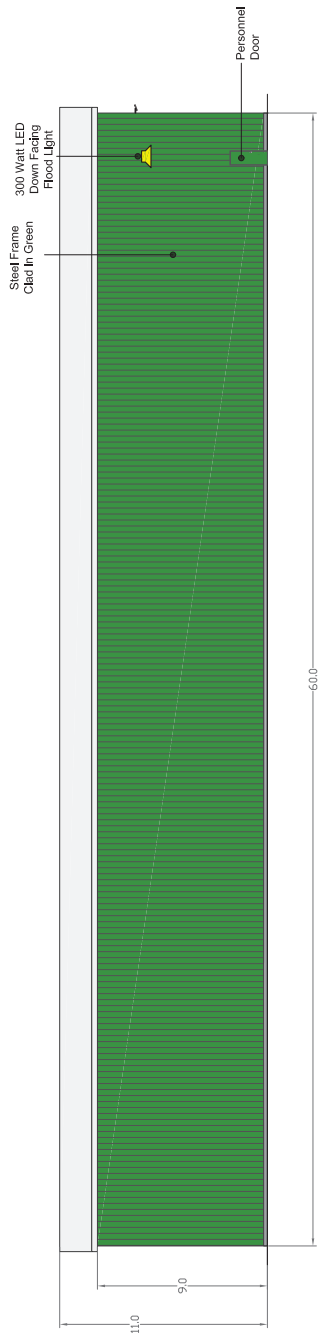
Rev	Description	Initial	Date
5	Planning application boundary amended to north and south.	GRW	26/03/26
4	Planning application boundary amended to north and south.	KD	25/03/26
3	Planning application boundary amended to include existing buildings to the west.	KD	09/04/25
2	Planning application boundary amended to allow for parking.	KD	20/12/24

**Planning Consultants**

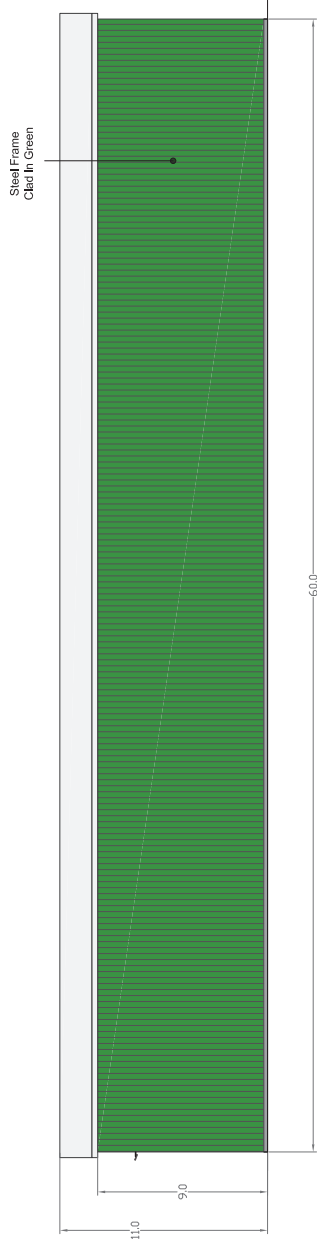
T: 01604 771123 E: info@gpplanning.co.uk W: www.gpplanning.co.uk  
Icon Environmental Innovation Centre, Eastern Way,  
Dorset, Northamptonshire NN11 0DD  
Registered in England No. 6019666

TITLE:	Proposed Waste Transfer Station Building - West London Composting, Newyear Green Lane, Harefield, Uxbridge Proposed Site Layout Plan		
CLIENT:	ENVAR COMPOSTING LIMITED		
DRAWN BY:	KD	CHECKED BY:	CS
DRAWING NO.:	GPP/E/WLC/WTS/24/03	REV NO.:	5
SCALE:	1:500 at A2	DATE:	09 April 2026
SCALE BAR:			

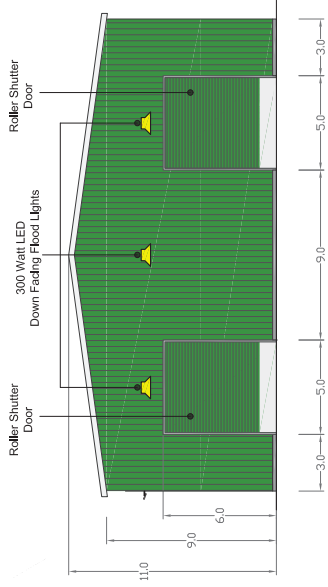
**EASTERN ELEVATION**



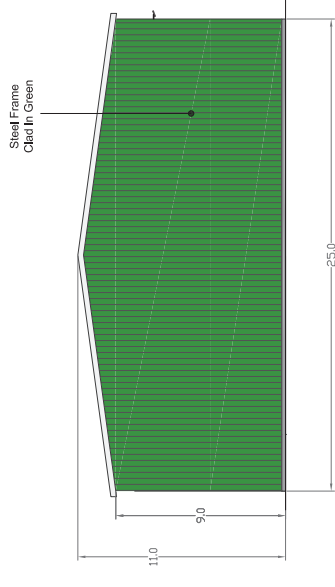
**WESTERN ELEVATION**



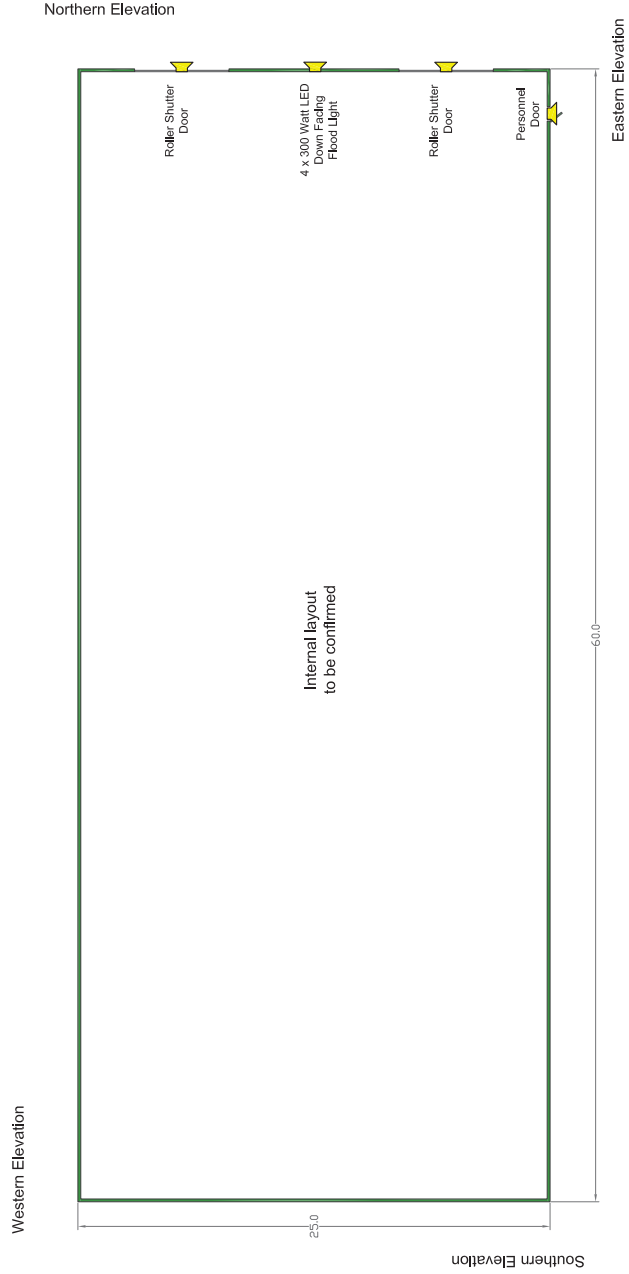
**NORTHERN ELEVATION**



**SOUTHERN ELEVATION**

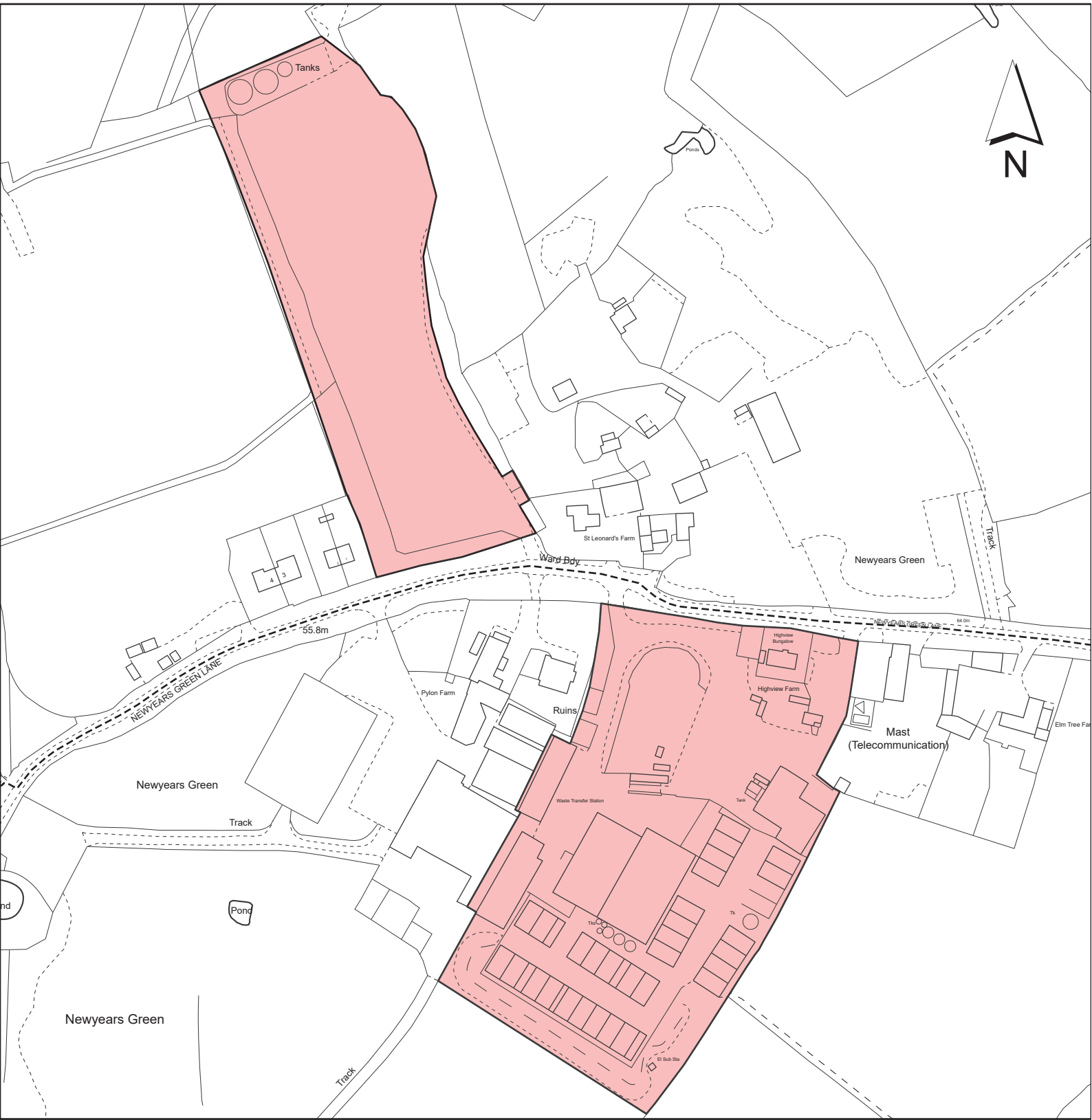




**FLOOR PLAN**



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Rev	Description	Issue	Date
<p><b>Planning Consultants</b></p> <p><b>GPP</b> GPP Planning Limited</p> <p>T: 01484 771123 E: info@gppplanning.co.uk W: www.gppplanning.co.uk                      100, The Quadrant, Bournemouth, Dorset, BH1 1GR                      Registered in England No. 11408888 Registered in Wales No. 11408888</p>			
<p><b>TITLE:</b> Proposed Waste Transfer Station Building - West London Compositing, Newwear Green Lane, Harefield, Uxbridge Elevations of Waste Transfer Station Building</p>			
<p><b>CLIENT:</b> ENVAR COMPOSTING LIMITED</p> <p>Onwards Shovel Leases: Reproduction from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. Licence number: 100020374. For further information please contact: ordnance@hms.gov.uk</p>			
<b>DRAWN BY:</b>	RD	<b>CHECKED BY:</b>	CS
<b>DRAWING NO.:</b>	GPPIEWL/WT/24/04	<b>REV NO.:</b>	1
<b>SCALE:</b>	1:500 @ A2	<b>DATE:</b>	18 Nov 2024
<b>SCALE BAR:</b>			



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  HIGHVIEW FARM		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
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	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  APRIL 2026	

**Report of the Head of Development Management and Building Control**

**Address:**

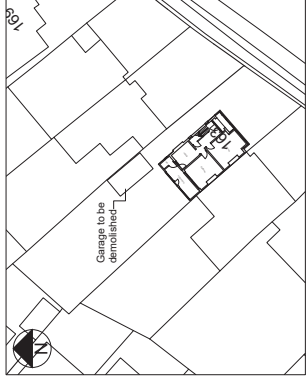
163 EASTCOTE ROAD, RUISLIP

**Development:**

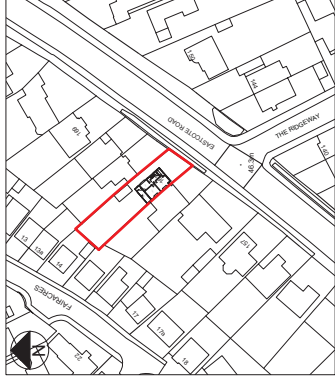
Demolition and rebuild of the front porch., single-storey wrap around side and rear extension with amendments to the fenestration

**LBH Ref Nos:**

7881/APP/2025/2964



BLOCK PLAN (1:500)



LOCATION PLAN (1:1250)

**T R Harris Design & Surveying Services**  
 559 Rayners Lane, Pinner, Middlesex, HA5 5HP  
 www.trharrisdesign.co.uk Tel: 020 8866 5048

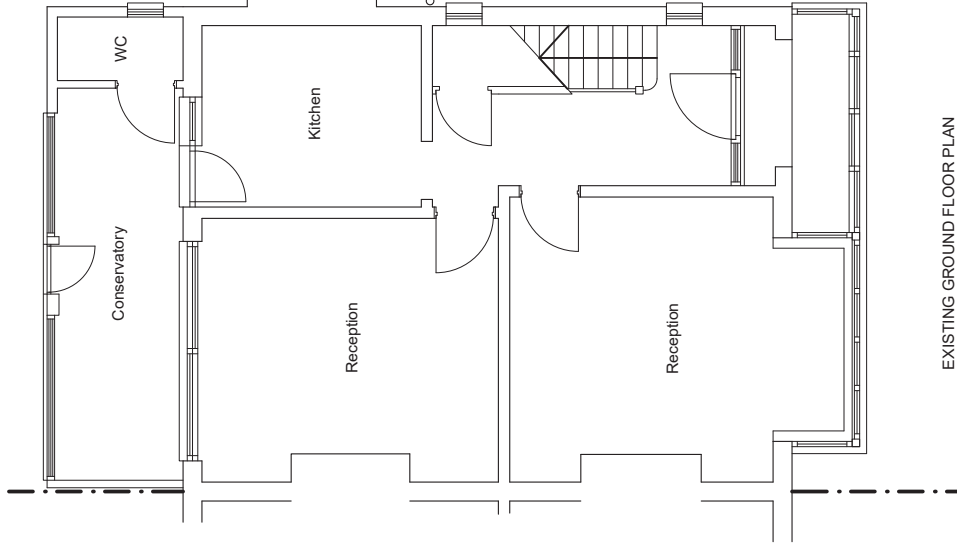
PROJECT

163 Eastcote Road  
 Ruislip  
 HA4 8BJ

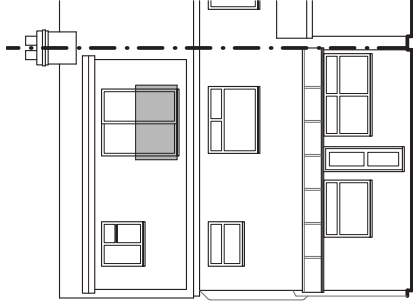
TITLE

Existing Plans & Elevations

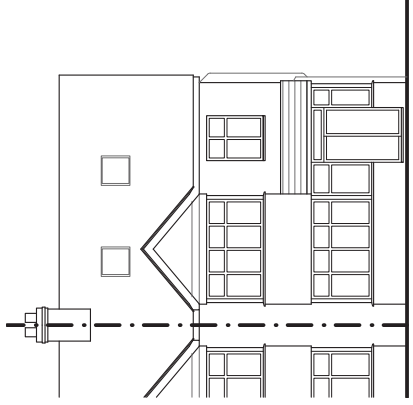
SCALE 1:50 & 1:100 @ A2	DRAWING NO. 25/163ER/10
DATE November 2025	



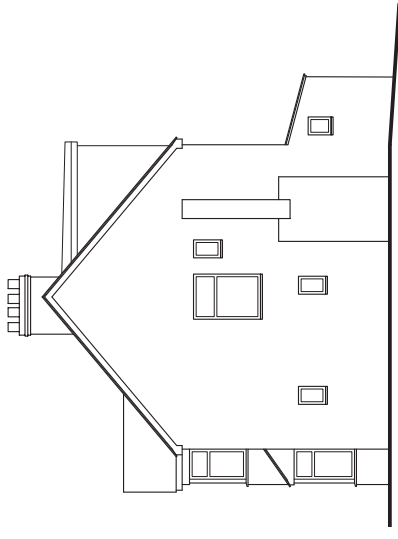
EXISTING GROUND FLOOR PLAN



EXISTING REAR (NORTH WEST) ELEVATION

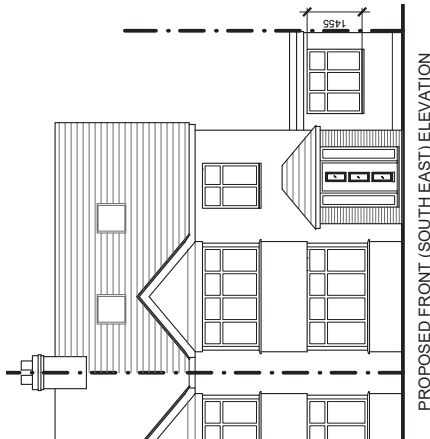


EXISTING FRONT (SOUTH EAST) ELEVATION

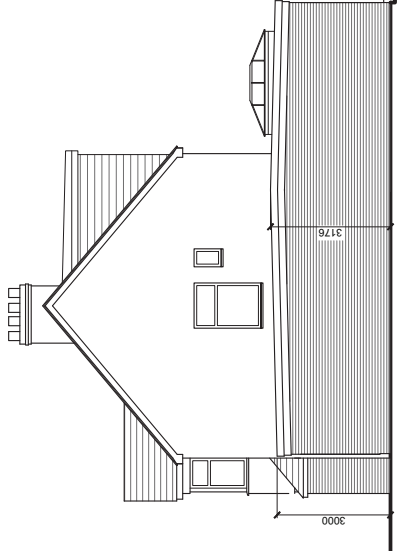


EXISTING SIDE (NORTH EAST) ELEVATION

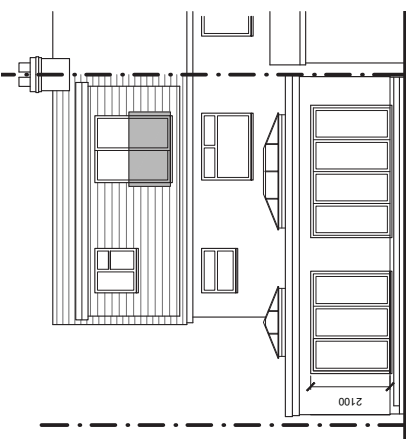




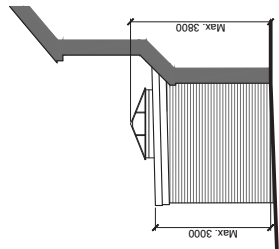
PROPOSED FRONT (SOUTHEAST) ELEVATION



PROPOSED SIDE (NORTH EAST) ELEVATION



PROPOSED REAR (NORTH WEST) ELEVATION



PART SIDE (SOUTH WEST) ELEVATION

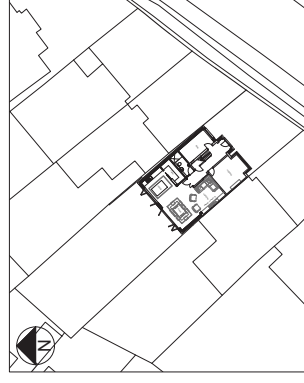
SCALE BAR 1:100

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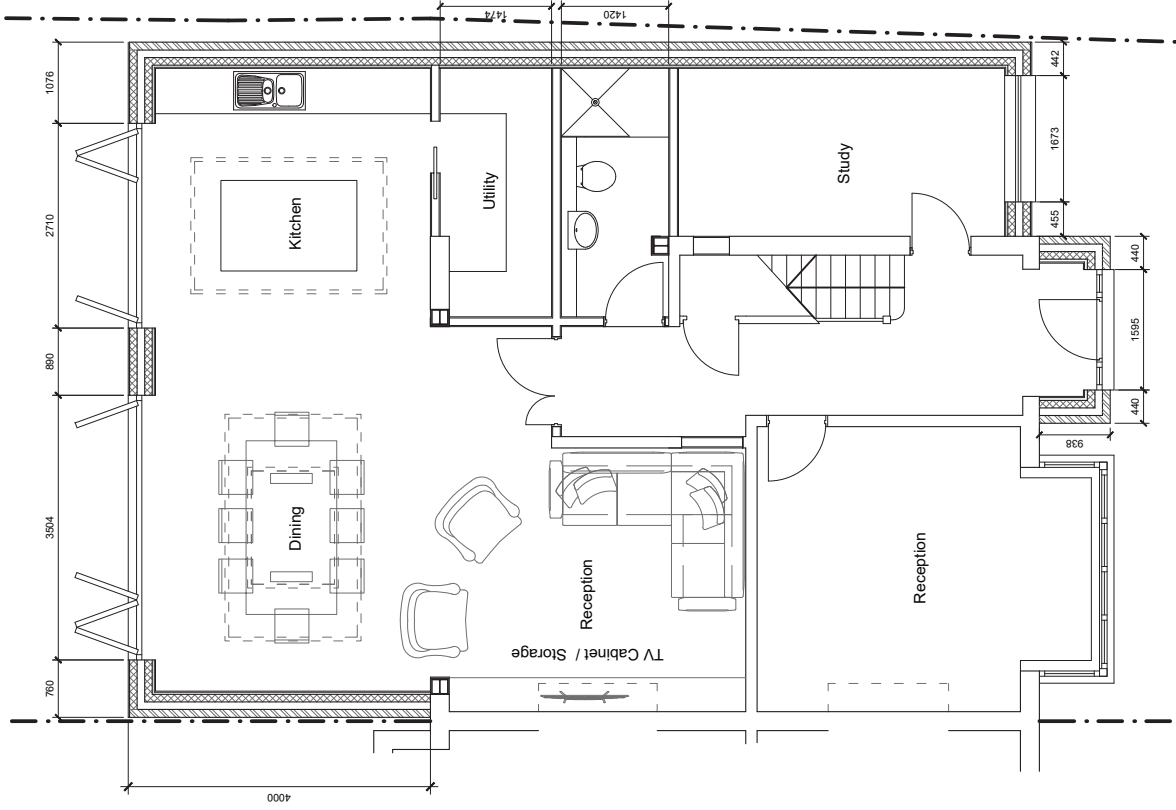
0 5 10

0 5

SCALE BAR 1:50



BLOCK PLAN (1:500)



PROPOSED GROUND FLOOR PLAN

Rev. A, (19.01.20) - dimensions added and front elevation added back in  
 Rev. B, (27.02.20) - existing lift conversion added on elevations

**T.R Harris Design & Surveying Services**  
 559 Rayners Lane, Pinner, Middlesex HA5 5HP  
 www.trharrisdesign.co.uk Tel: 020 8866 5048

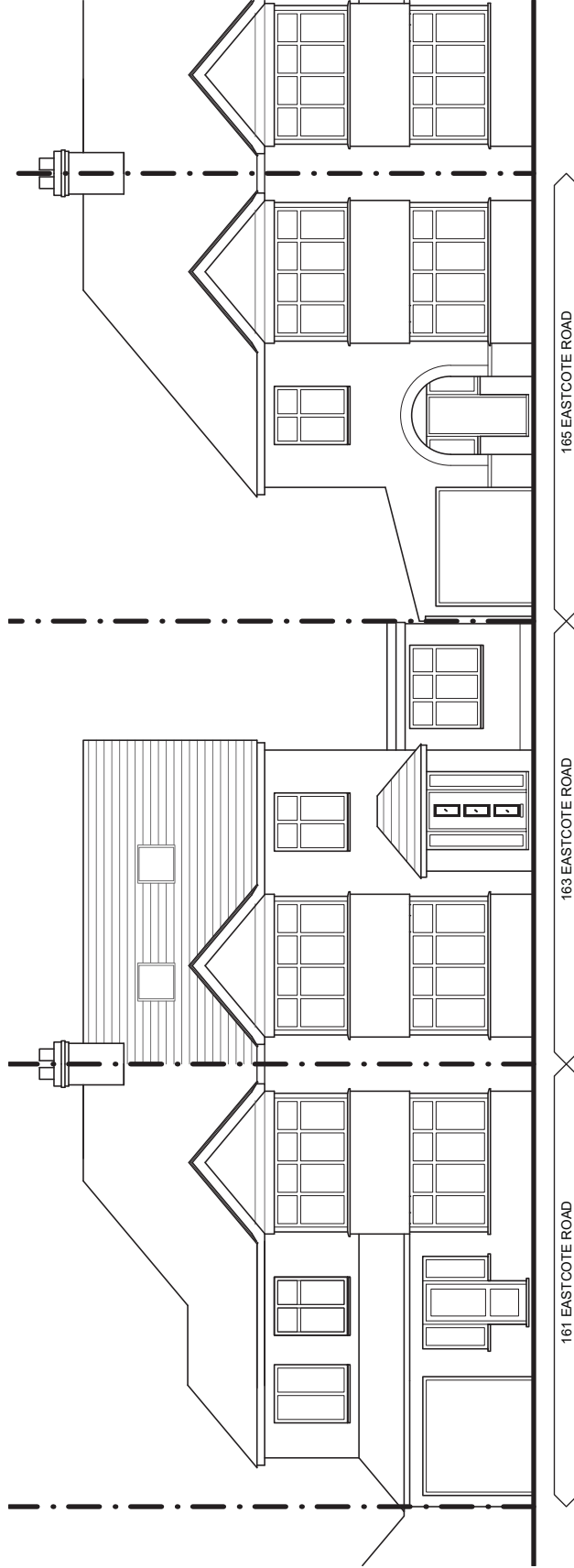
PROJECT

163 Eastcote Road  
 Ruislip  
 HA4 8BJ

TITLE

Proposed Plans & Elevations

SCALE 1:50 & 1:100 @ A2	DRAWING NO. 25/163ER/20B
DATE November 2025	



Rev. A (27.02.26) - existing loft conversion added

**T R Harris Design & Surveying Services**  
 559 Rayners lane, Pinner, Middlesex HA5 5HP  
 www.trharrisdesign.co.uk Tel: 020 8868 5048

PROJECT

163 Eastcote Road  
 Ruislip  
 HA4 8BJ

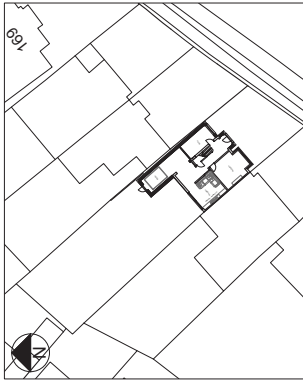
TITLE

Proposed Street View



SCALE BAR 1:100

SCALE 1:100 @ A3	DRAWING NO. 25/163ER/21A
DATE February 2026	



BLOCK PLAN (1:500)

**T R Harris Design & Surveying Services**  
 559 Rayners Lane, Pinner, Middlesex HA5 5HP  
 www.trharrisdesign.co.uk Tel: 020 8866 5048

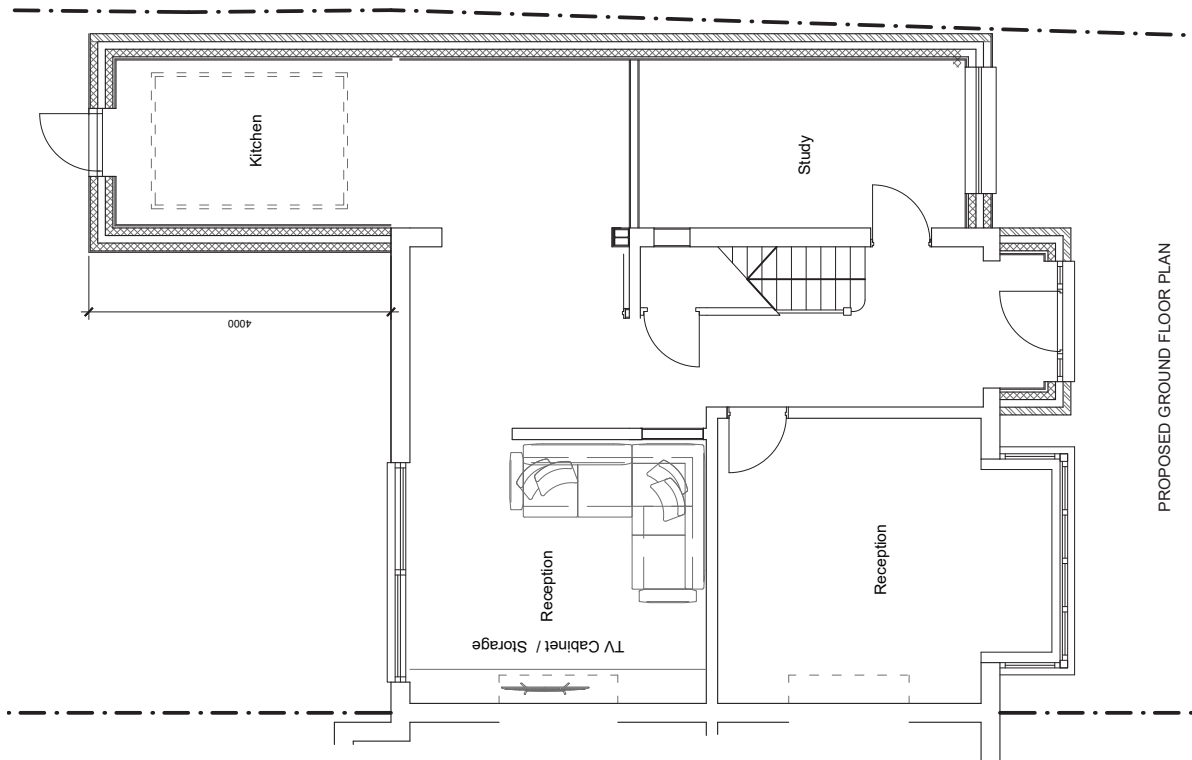
PROJECT

163 Eastcote Road  
 Ruislip  
 HA4 8BJ

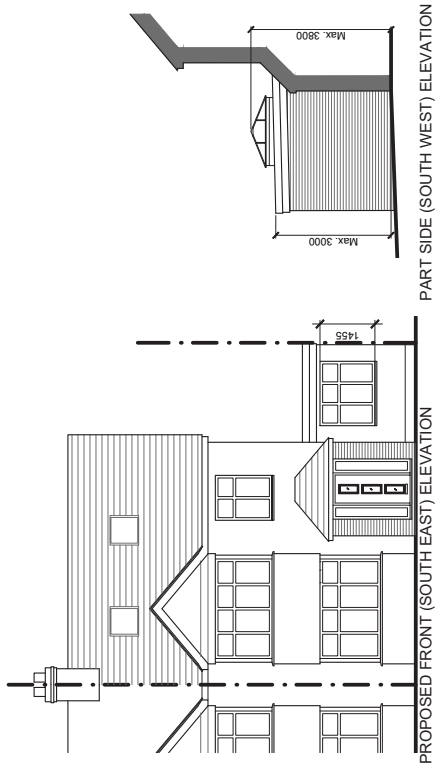
TITLE

Proposed Plans & Elevations  
 (SIDE & REAR EXTENSION)

SCALE 1:50 & 1:100 @ A2	DRAWING NO. 25/163ER/03
DATE September 2025	

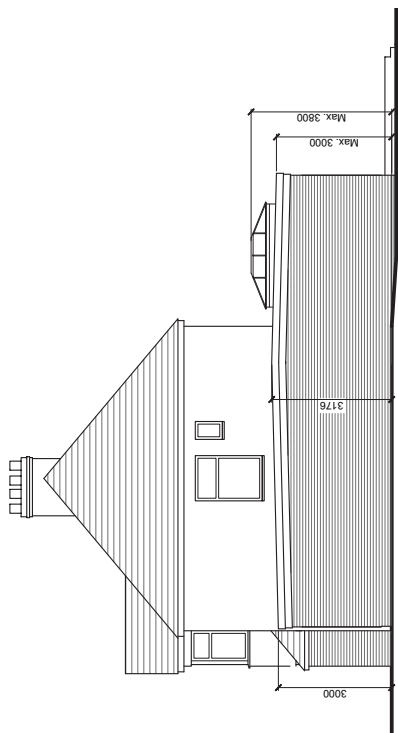


PROPOSED GROUND FLOOR PLAN

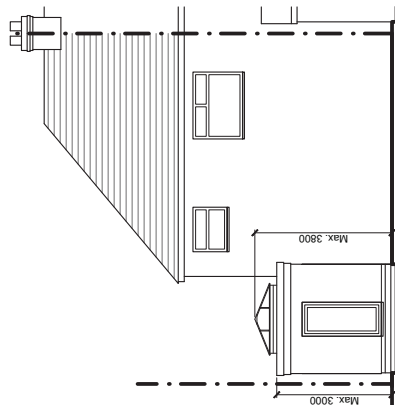


PROPOSED FRONT (SOUTH EAST) ELEVATION

PART SIDE (SOUTH WEST) ELEVATION



PROPOSED SIDE (NORTH EAST) ELEVATION



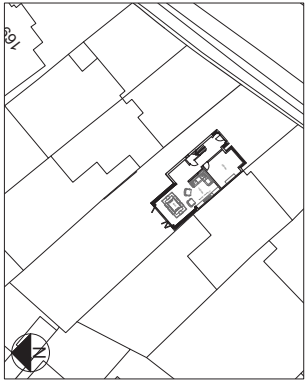
PROPOSED REAR (NORTH WEST) ELEVATION



SCALE BAR 1:50



SCALE BAR 1:100



BLOCK PLAN (1:500)

**T R Harris Design & Surveying Services**  
 559 Rayners Lane, Pinner, Middlesex, HA5 5HP  
 www.trharrisdesign.co.uk Tel: 020 886685048

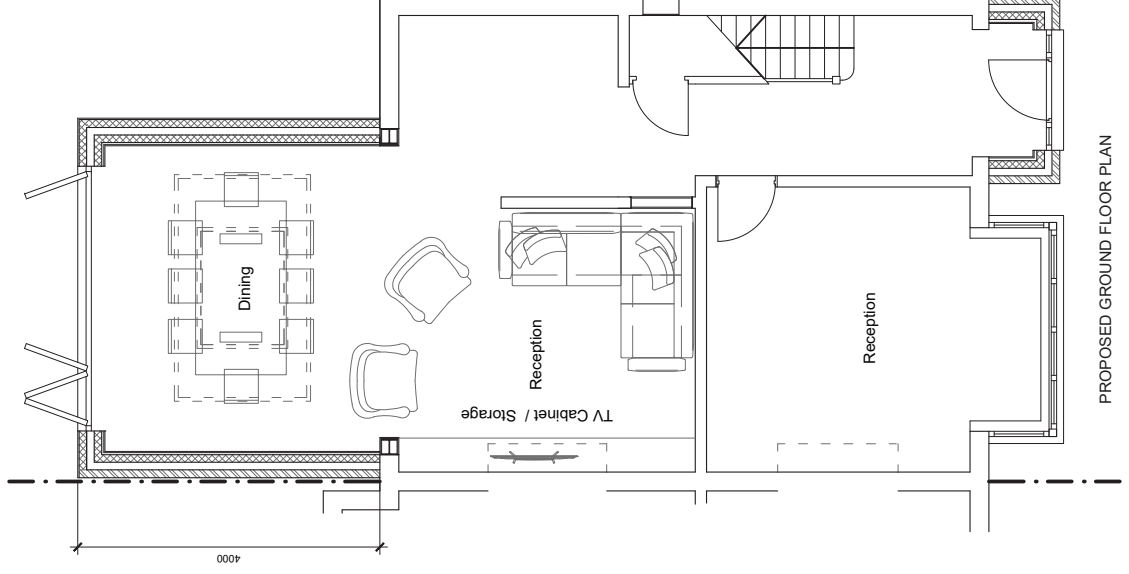
PROJECT

163 Eastcote Road  
 Ruislip  
 HA4 8BJ

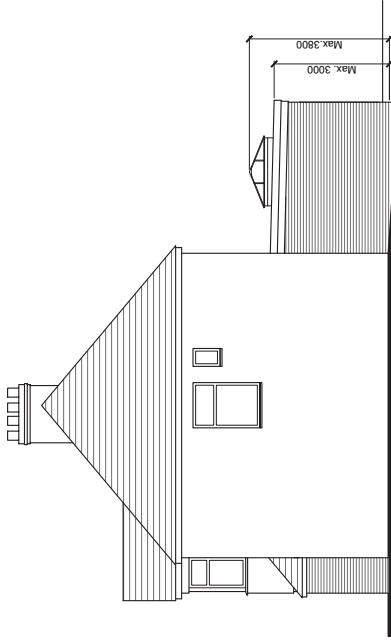
TITLE

Proposed Plans & Elevations  
 (REAR EXTENSION)

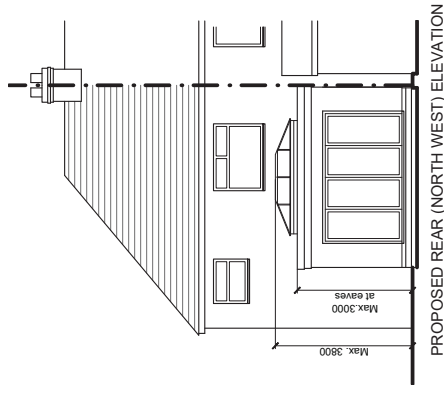
SCALE	1:50 & 1:100 @ A2	DRAWING NO.	25/163ER/02
DATE	September 2025		



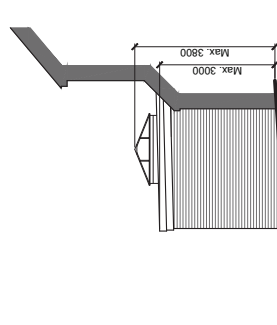
PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE (NORTH EAST) ELEVATION



PROPOSED REAR (NORTH WEST) ELEVATION



PART SIDE (SOUTH WEST) ELEVATION





SCALE BAR 1:100



SCALE BAR 1:50



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  163 EASTCOTE ROAD		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
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	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  APRIL 2026	

**Report of the Head of Development Management and Building Control**

**Address:**

9 PASTURES MEAD, HILLINGDON

**Development:**

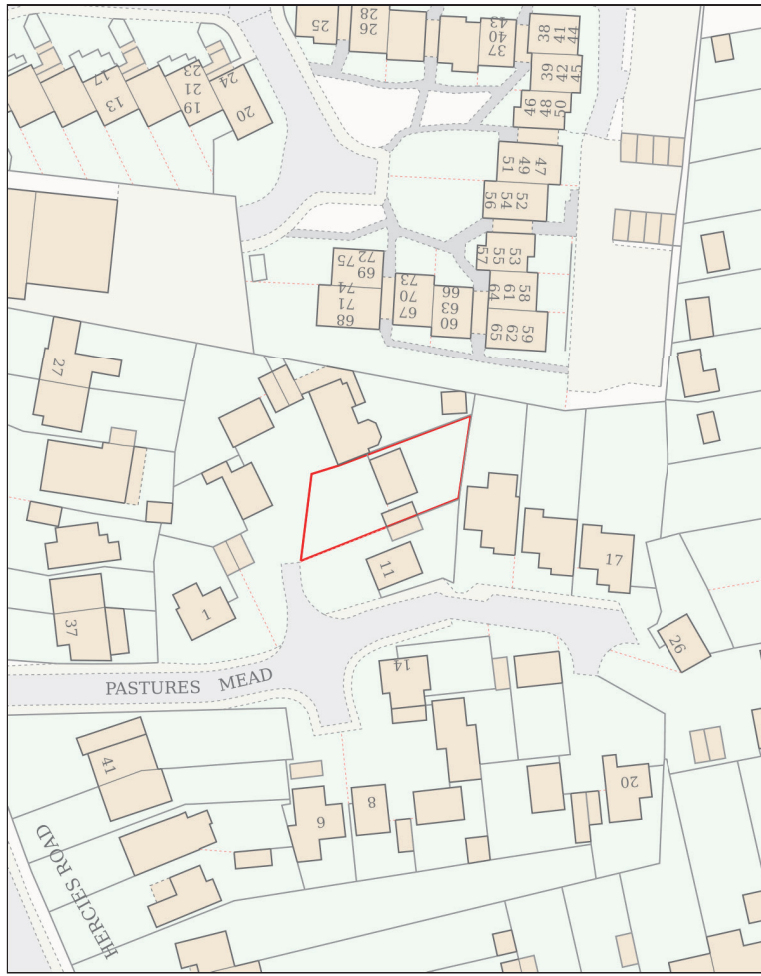
Erection of single storey rear extension, and conversion of detached garage to a habitable use to use as a gym with WC

**LBH Ref Nos:**

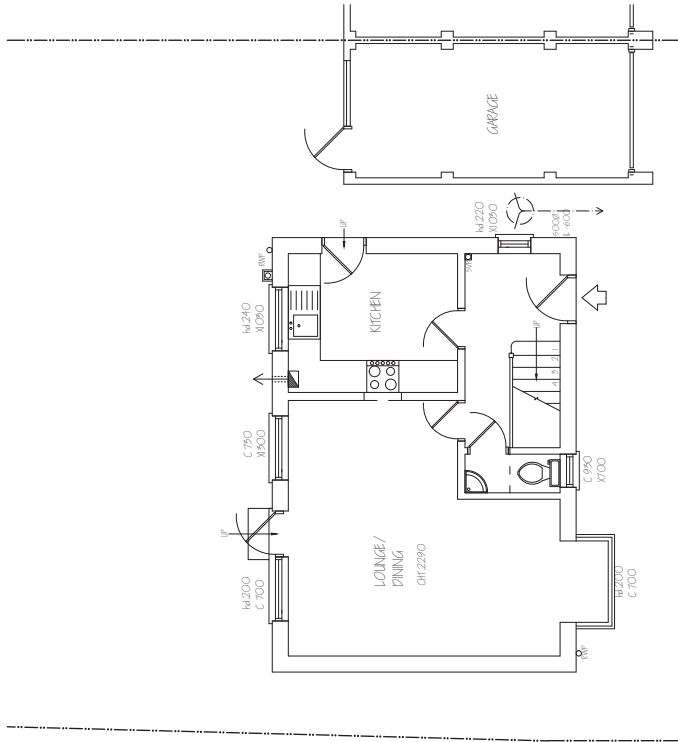
43892/APP/2026/52

Date Produced: 07-Jan-2026

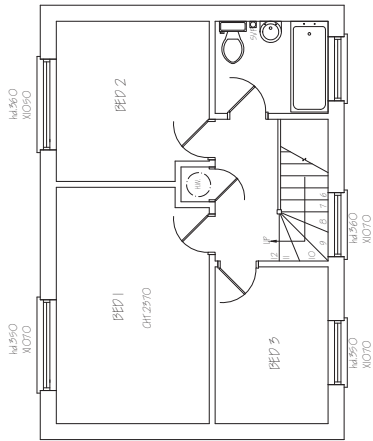
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Planning Portal Reference: PP-14596750v1



EXISTING GROUND FLOOR PLAN

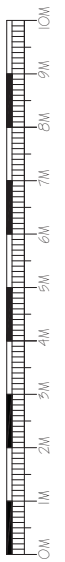


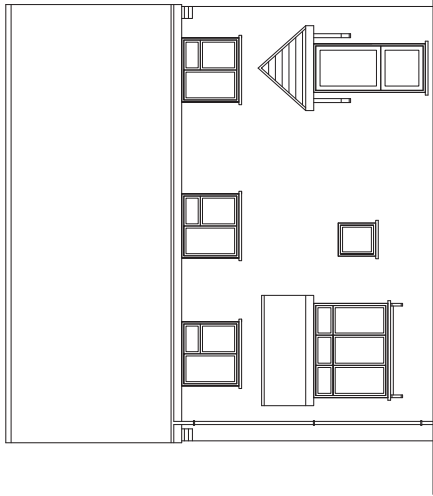
EXISTING FIRST FLOOR PLAN

**Nigel Fallon, B.Sc. (Hons) MBEng. 07768-408525**  
 Planning & Development Consultant, Building Engineer.  
 164 Japonica Lane,  
 Writen Park,  
 Milton Keynes, MK15 9EE.

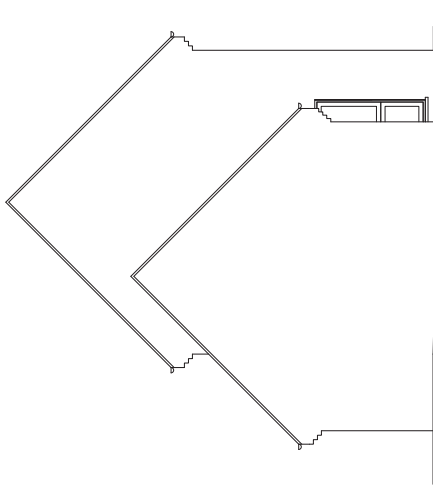
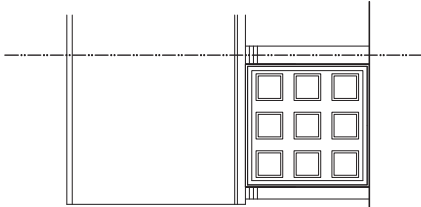
ADDRESS:  
 9, PASTURE MEAD,  
 UNDERIDGE, LEICESTER.  
 NO. - 01      REV.  
 PROJ. PAPER SIZE: A5

DATE: 07/01/2026  
 DRAWING TITLE: EXISTING FLOOR PLANS  
 SCALE: 1:100





EXISTING FRONT ELEVATION

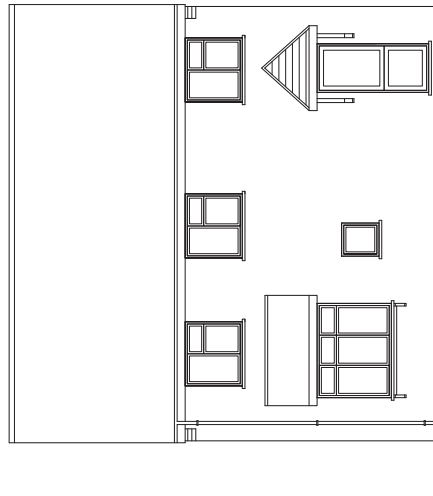
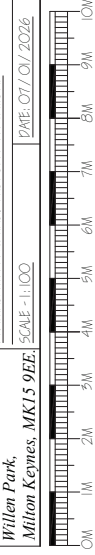


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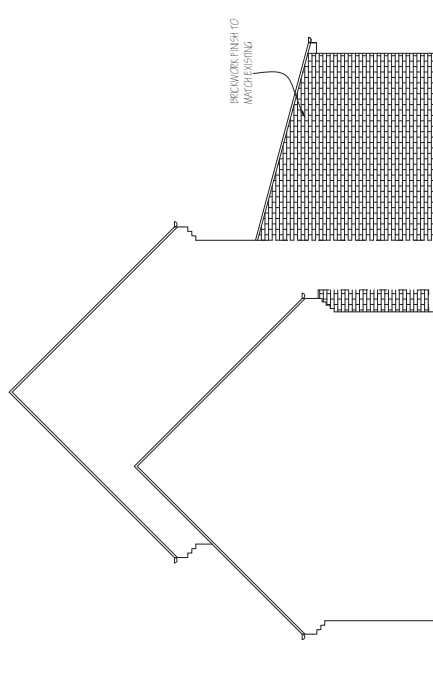
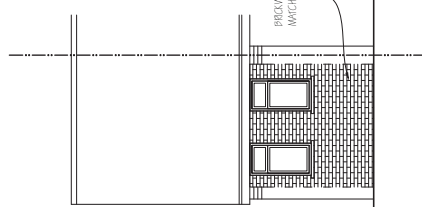
**Nigel Fallon, B.Sc. (Hons) MBEng. 07768-408525**  
**Planning & Development Consultant, Building Engineer.**  
 164 Japonica Lane,  
 Wilton Park,  
 Milton Keynes, MK15 9EE.

ADDRESS: 2 FRASERS MEAD LIMBROOK, URBIO PDL
NO. - 02
REV. A
DATE: 07/01/2026
SCALE: 1:100
PROJ. PAPER SIZE: A2

PRELIMINARY EXISTING / PROPOSED ELEVATIONS

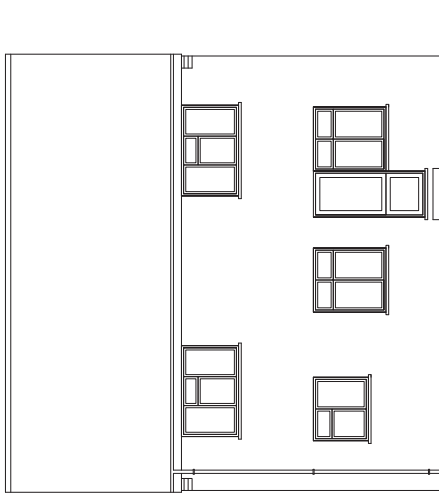


PROPOSED FRONT ELEVATION

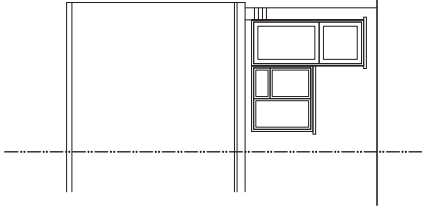


PROPOSED SIDE ELEVATION

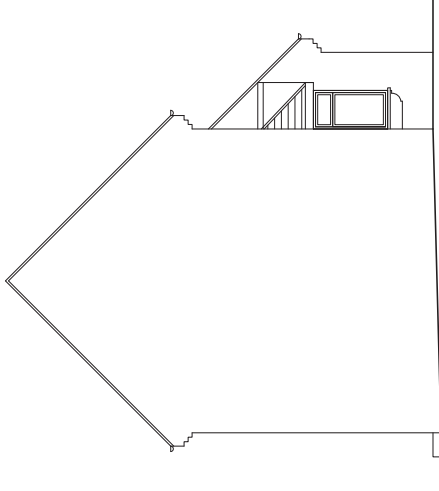
NOTE: MATERIALS USED IN ANY EXTERIOR WORK TO BE OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXISTING DWELLING HOUSE.



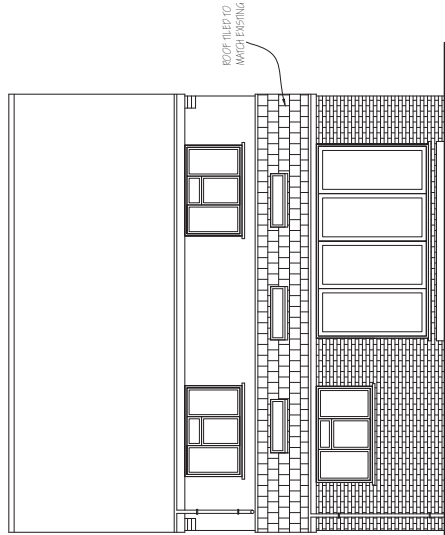
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION

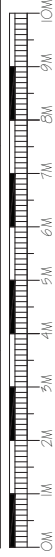


PROPOSED SIDE ELEVATION

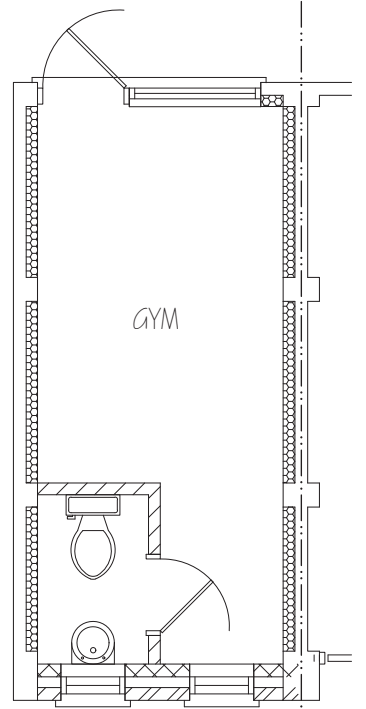
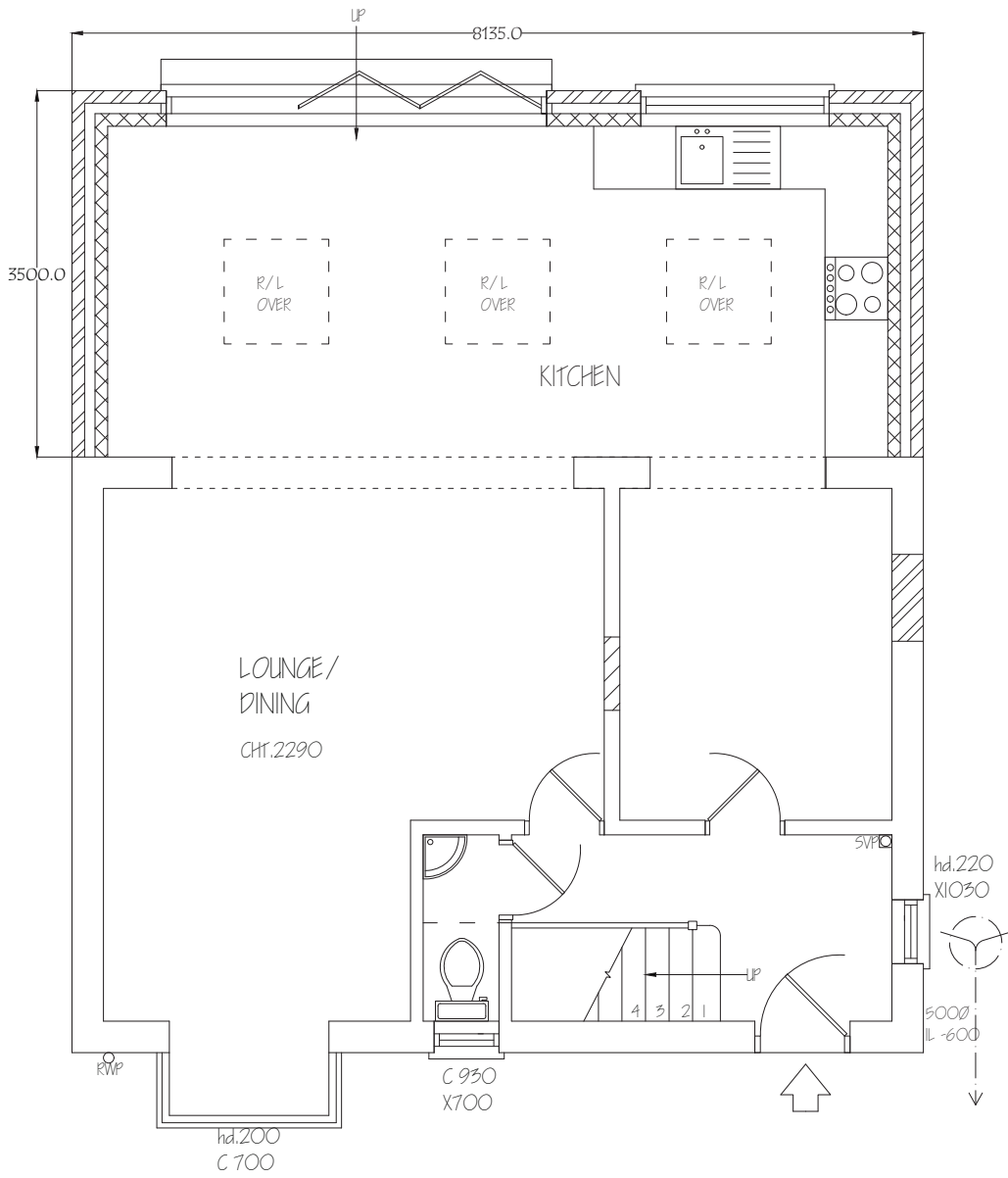
ROOF FLEET TO MATCH EXISTING

PROPOSED FINISH TO MATCH EXISTING

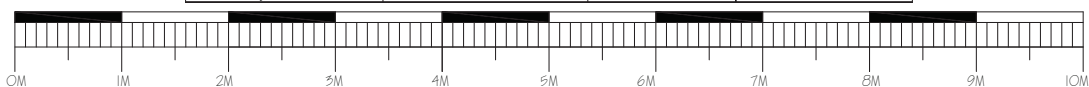
<p><b>Nigel Fallon, B.Sc. (Hons) MBEng. 07768-408525</b>  <i>Planning &amp; Development Consultant, Building Engineer.</i>          164 Japonica Lane,          Willen Park,          Milton Keynes, MK15 9EE.</p>		<p>ADDRESS:          2 FACILITIES MEAS,          WATERLOE, LPO, PTL.</p>
<p>DRAWING TITLE: EXISTING/ PROPOSED ELEVATIONS</p>	<p>NO. - 02</p>	<p>REV.</p>
<p>SCALE - 1:100</p>	<p>DATE - 07/01/2026</p>	<p>PROJ. PAPER SIZE: A2</p>

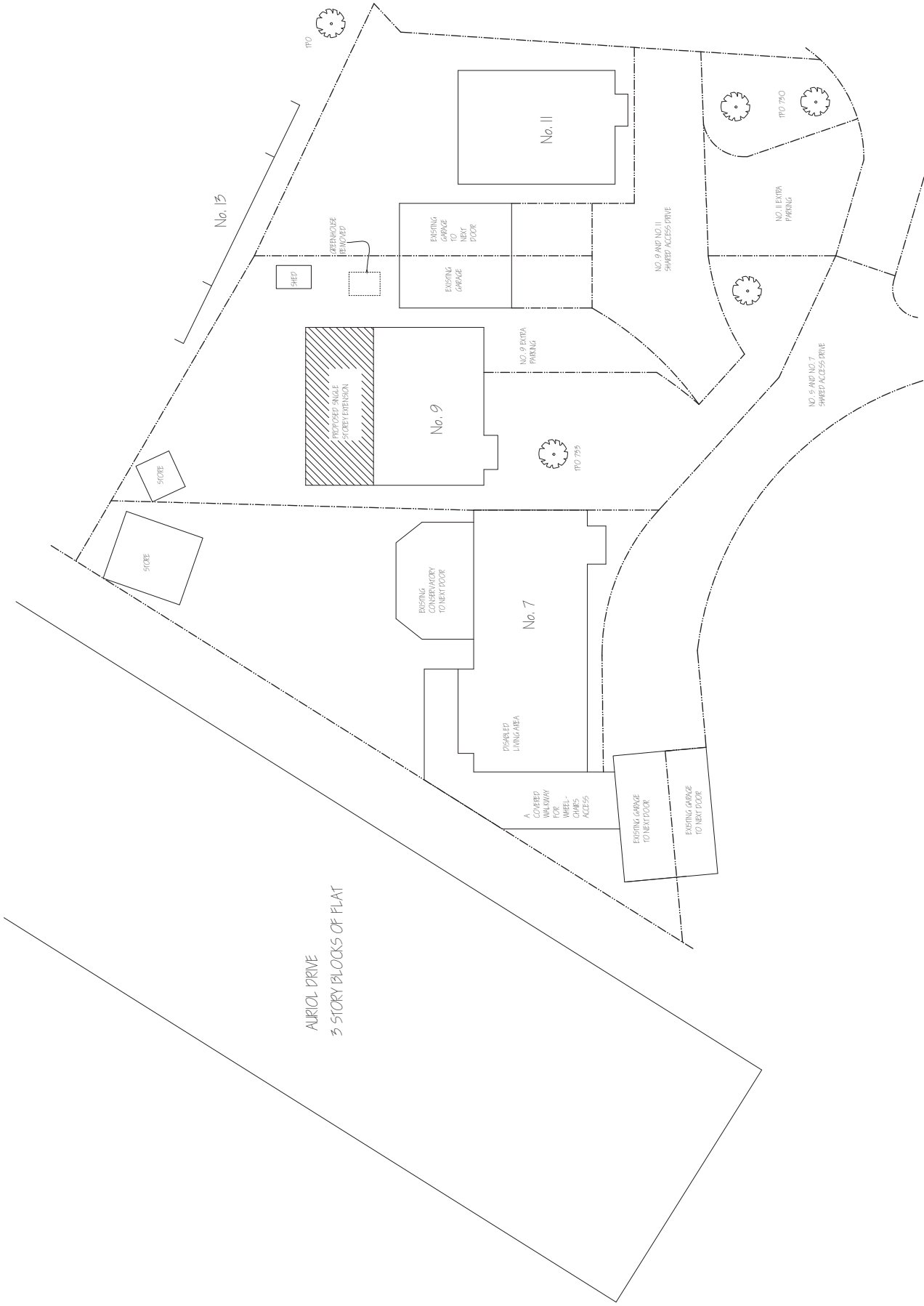


NOTE: MATERIALS USED IN ANY EXTERIOR WORK TO BE OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXISTING DWELLING HOUSE.



<b>Nigel Fallon, B.Sc. (Hons)MBEng. 07768-408525</b> Planning & Development Consultant, Building Engineer. 164 Japonica Lane, Willen Park, Milton Keynes, MK15 9EE.		ADDRESS: 2 PASTURES MEAD, WYBRIDGE, LE10 9PL.	
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN		NO. - 04	REV. A
SCALE - 1:50		DATE: 07/01/2026	DRG. PAPER SIZE: A3







<b>Nigel Fallon, B.Sc. (Hons) MBEng. 07768-408525</b>	
Planning & Development Consultant, Building Engineer.	
164 Japonica Lane, Willen Park, Milton Keynes, MK15 9EE.	
ADDRESS: 9, PASTURES MEAD, UNBRIDGE, LEIC 9PL	NO. - 09
DRAWING TITLE: PROPOSED BLOCK PLAN	
SCALE - 1:200	DATE: 30/09/2026
REV: B	PRG. PAPER SIZE: A3





<b>KEY :</b>  <b>Site Boundary</b>	<b>ADDRESS :</b>  <b>9 PASTURES MEAD</b>		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
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	<b>PLANNING COMMITTEE :</b>	<b>DATE :</b>  <b>APRIL 2026</b>	