

MANOR LODGE, MANOR COURT,
HARMONDSWORTH VILLAGE, MIDDLESEX

Retrospective Planning Application for Temporary Use as House in
Multiple Occupation



DESIGN, ACCESS AND PLANNING STATEMENT

FEBRUARY 2016

Wakelin Associates
The Old School House
Bridge Road
Hunton Bridge
Herts WD4 8RQ

Tel: 01923 267488
email: admin-wakelin@wakelin.co.uk



Contents	Page
1.0 Introduction	2
2.0 Site Description	5
3.0 The Character of the Area	8
4.0 Planning History	10
5.0 Planning Policy	10
6.0 Planning Application Proposal	13
7.0 Access, Parking and Transport	16
8.0 Trees and Planting	17
9.0 Conclusions	17
Appendix 1: Reduced Application Plans (selected)	
Appendix 2: Pre-application response HBC 15 th January 2016	

1.0 Introduction

1.0.1 This Statement is prepared by Wakelin Associates (WA), as architects and agents for the Heathrow 1 Ltd. ('the Applicants'); owners of the Manor Lodge ('the Site'). It has been prepared in support of a retrospective Planning Application and Listed Building Application for the Change of Use of Manor Lodge to a House in Multiple Occupation (Sui Generis) from Offices (B1) for a temporary period of 3 years.

1.0.2 The HMO development proposed is as follows:

10 units -	10 bedsit units (see schedule of sizes 6.0.5) Parking for 7 cars (including 2 spaces for disabled drivers), 6 cycle spaces, refuse store and landscaping.
------------	--



Fig 1: View of Manor Lodge from the eastern side

1.0.3 This Statement provides additional information to endorse the application and to recommend the merits of the proposal to the Council. This document covers both the Design and Access Statement requirements of the application and also incorporates a Planning Statement in support of the scheme. It accords with government guidance on the preparation of such statements, produced by the Commission for Architecture and the Built Environment (CABE), now part of the Design Council, and the Department for Communities and Local Government (DCLG). It outlines considerations and background information that led to the final scheme. It considers the principal planning issues; the development plan policy and other material planning issues which are relevant to the consideration of this planning application.

1.0.3 Discussions have taken place with Hillingdon Borough Council (HBC) planning department, as part of a pre-application consultation process submitted on the 27.08.2015, and following the issue of enforcement action on the owners in respect to the nature of the existing use. The pre-application submission did not specifically refer to the current unauthorised use of Manor Lodge as a HMO; however contact from HBC enforcement team has enabled the applicants to consider the use for this building as an HMO on a temporary basis, whilst the future use of the whole site of Manor Court is decided upon. The Council's response to the pre-application process for the whole of Manor Court has given us the opportunity to modify our proposals and present a development that is suitable in terms of appearance, landscaping, layout and scale, amongst other relevant planning objectives.

1.0.4 This application is supported by the following documents:

- i. Plans and drawings as set out within Section 6.0.6
- ii. Arboricultural and Landscaping proposals from David Clarke Landscaping.
- iii. Transport Technical Note prepared by Milestone Transport Planning



Fig 2: View from Manor Lodge, northwards towards the Granary and Manor Court

1.0.5 Summary

Planning applications should be evaluated in accordance with the development plan and supplementary planning advice. The National Planning Policy Framework (NPPF) 2012 paras 47- 55 refers to the necessity for 'Delivering a wide choice of high quality homes'. The application scheme proposes the temporary re-use of an empty office building and shows the successful balance between maximising the sites potential in the immediate term to provide much needed emergency housing for a temporary period of three years only. We acknowledge that this use is not suitable for the site over the longer term but consider that it is worthwhile temporary measure to assist with considerable local demand for short-term housing.

The whole site of Manor Court has recently been the subject of pre-application negotiations with Hillingdon Borough Council and the intention is to submit a planning application and a listed building application in the near future for the change of use of the whole site Manor Court site to provide high quality housing through the conversion of the listed buildings and existing office space. This future scheme has been designed with full reference to the heritage value of the site and the surrounding buildings. The intention within this overall proposal is that the scheme will provide 15 residential units in total on the whole Manor Court site, including Manor Lodge, where the proposal is to split the building into two dwellings. The use of Manor Lodge is an interim measure hence the application is for a temporary period of three years only.

2.0 Site Description

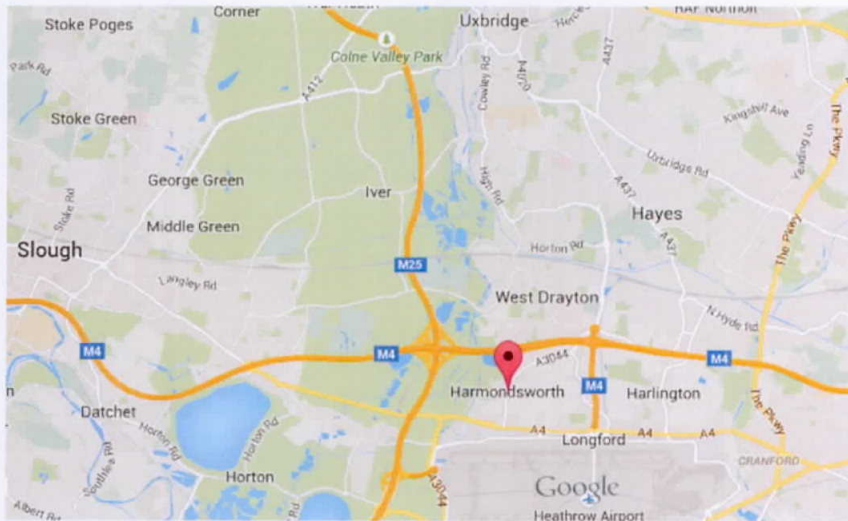


Fig 3: Location of Harmondsworth Village

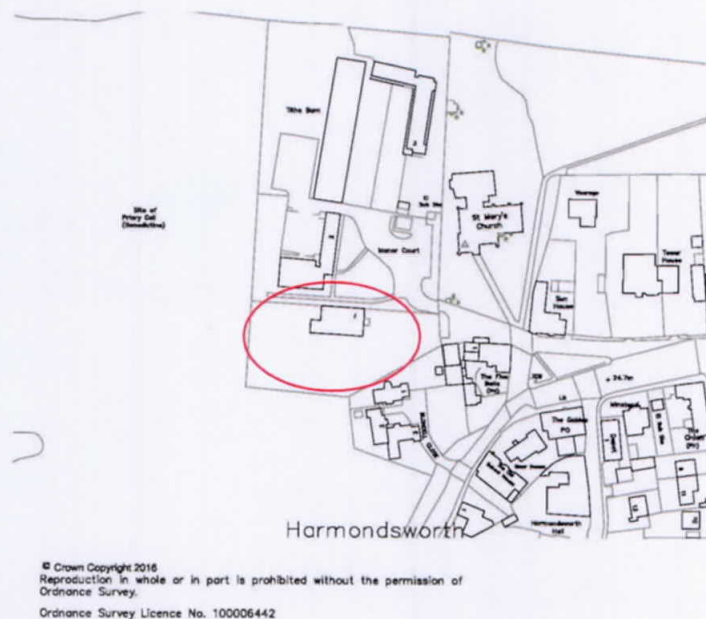


Fig 4: Location of the Application site

- 2.0.1 The application site is located off the High Street, within Harmondsworth, a village within the Green Belt situated approximately 1km to the south east of the M4/M25 intersection and less than 1km north of Heathrow Airport. The site is located within the London Borough of Hillingdon, in a sustainable location with various transport options providing good links to neighbouring towns of Slough and Uxbridge; West Drayton and Hayes.

2.0.2 The road network in the area is very good strategically, with excellent access to the M25 and M4. Harmondsworth Village is within a short walking distance from the site as shown within Fig 3. As can be seen from the Ordnance Survey extract Manor Lodge lies within a small complex of buildings, known as Manor Court, which is located on the northwest side of the village.

2.0.3 The original buildings at Manor Farm are grouped around a central, farmyard court. The whole site is of national importance historically, due to the proximity of the Grade 1 Listed, 'Great Barn' owned by English Heritage. As can be seen in Figs 4 and 5, this building is located within the courtyard, but outside the application site. There is also a Grade II * listed building, St. Mary's Church, located to the north east of the application site. Other buildings within the applicant's ownership, within the Manor Farm complex are listed below. Whilst these buildings do not form part of the application site, given their significance, setting and close proximity they have been considered as part of these proposals:

- The Stables: Non-listed key 19th Century, 2/3 storey, yellow stock brick, former stable building. Used as an office building. Curtilage listed due to internal fabric.
- The Granary: Key contributor to Harmondsworth Village Conservation Area. Square, timber boarded, clay tiles roof. Re-sited from original location to the west of the farm house, following planning consent being granted in 1988.
- The Office Barn: Non listed, 1980's office building. Single/one and a half storey structure with accommodation in the roof.



Fig 5: Map showing aerial view of the application building, Manor Lodge

- 2.0.4 The building that is subject of this retrospective application was formerly called Manor Court Farm House, now called Manor Lodge. The building is a Grade II Listed, mid-19th Century, two storey villa of yellow stock brick; with a hipped, slate roof. This building was converted (although it is understood not to have been used) as a residential care home (C2 use) with extensions to the building, following the grant of planning consent in 2008, ref: 27256/APP/2007/2127.
- 2.0.5 Manor Lodge was used previously as offices before the above conversion and extension and a detailed history of the building is outlined in full within the pre-application Heritage Assessment, prepared by Heritage Collective, which forms part of the pre-application submission on the whole of the Manor Court site, excluding the Grade 1 listed barn which is outside the applicants ownership. This document includes the planning history of the site between 1978 and 2014 and consideration of the earlier historic development of the whole site. A full measured survey has been prepared by MKS Surveys, March 2015.
- 2.0.6 There is a large car park within Manor Court and car parking, cycle parking and refuse storage for the HMO will be provided for that use to the north of the access drive. Further details and a plan of this is covered within section 6.0.

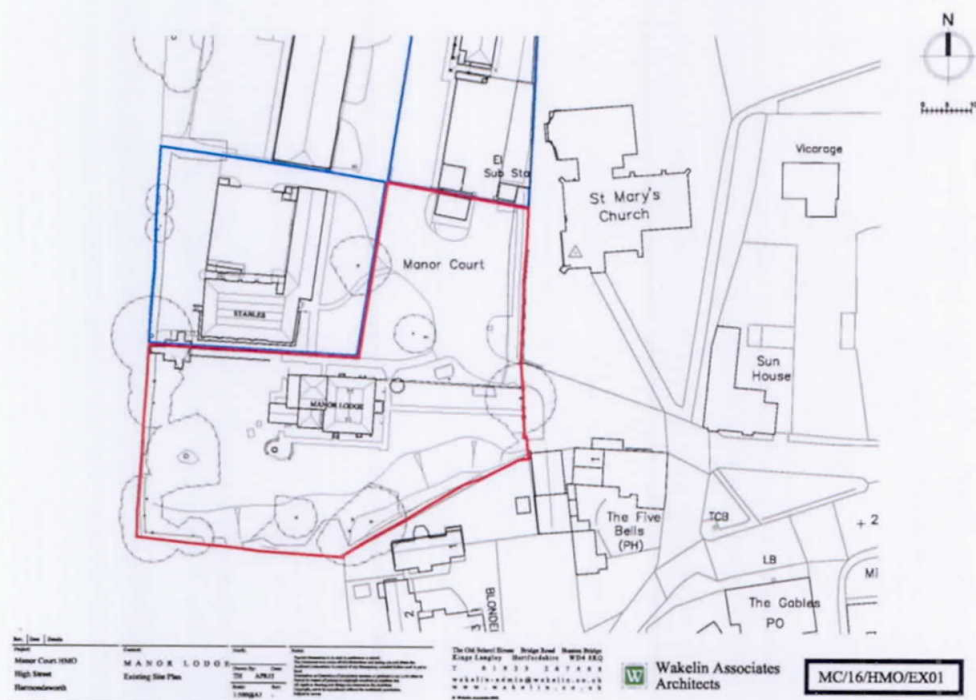


Fig 6: Existing Site Plan. Site outlined in red

- 2.0.7 The whole site measures 3808 sq.m (0.38 ha). The existing building has an area of 476.3 sq.m GIA. There are a number of existing trees along the boundary but few trees within the site. Details of the landscaping proposals have been prepared by David Clarke Chartered Landscape Architect and form part of this application.
- 2.0.8 There are a range of sustainable transport options available to access the site. The road network is good strategically, with fast access to the M25 and M4. A more detailed assessment of movement and access is provided in the accompanying Highways Technical Note provided by Milestone Transport Planning.

3.0 The Character of the Area

- 3.0.1 The character of the immediate area is a mixture of residential use, community use in the form of the church and commercial use; with the 'Five Bells Public House' beyond the south east corner of the site. St. Mary's Church is located outside the eastern boundary of the site and the Great Barn is to the west.



Fig 7: View of St. Mary's Church from within the site



Fig 8 The entrance to Manor Court



Fig 9: View of Five Bells Public House



Fig 10 Sun House to the east of St Mary's Church

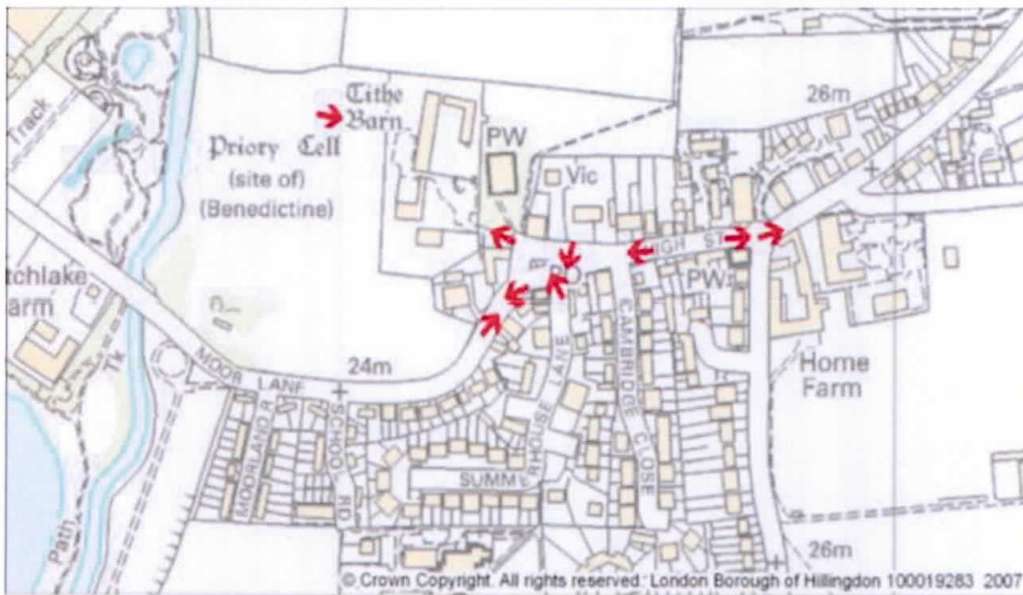


Fig 11: Key Views and Vistas in to and out of the Harmondsworth Village Conservation Area
Extract from HVCAA Village Conservation Area Appraisal March 2007

- 3.0.2 Manor Lodge is situated within the Harmondsworth Village Conservation Area (HVCA). This Conservation Area was designated in 1970 under Section 277 of the Town and Country Planning Act and was one of the first areas to be designated in the Borough



Fig 12 View of Manor Lodge from the northeast

4.0 Planning History

4.0.1 Relevant Planning History is as follows :

70075/APP/2014/2151 MANOR COURT, HIGH STREET, HARMONDSWORTH - Change of use from B1 (Offices) to C3 (Dwelling houses) to create three two-bed houses, six two-bed self-contained flats and two one-bed self-contained flats (Prior Approval) 18.06.14 Refusal

27256/APP/2007/2127 MANOR COURT, HIGH STREET, HARMONDSWORTH – erection of single storey and two storey extensions to the rear and to the side Change of use from B1 (Offices) to C2 (Care Home) Approval 22.06.07

29931/J/93/0067 & 29931/K/93/0069 MANOR COURT, HIGH STREET, HARMONDSWORTH – erection of a single-storey side extension; a two storey side extension; conversion of Listed Building to five flats; refurbishment of coach house Erection of a terrace of 4 houses, 2 detached bungalows and assoc. car parking and landscaping Planning and LBC Approval 19.01.93

29931/G/90/2104 & MANOR COURT, HIGH STREET, HARMONDSWORTH – Change of use from Nurses Hostel to dwelling house Approval 07.12.90

29931/F/89/2475 & 2356 & MANOR COURT, HIGH STREET, HARMONDSWORTH – conversion and extension of existing building to form hotel, bar and restaurant plus 25 bedroom hotel staff accommodation, access and parking Approval planning and lbc 22.11.89

5.0 Planning Policy

5.0.1 Relevant national and development plan policies have been considered in the formulation of this application. These policies set out the key considerations that we have referred to and illustrate the compliance of the scheme with policy objectives.

5.0.2 National Planning Policy Framework (NPPF) 28th March 2012 - The National Planning Policy Framework (NPPF), 28th March 2012 sets out the Government's commitment to 'the presumption in favour of sustainable development', (para11), and the recommendation that Local Authorities should plan positively for new development and 'approve all individual proposals wherever possible'. The NPPF stresses that significant weight should be placed upon 'the need to support economic growth through the planning system', (para 19).

5.0.3 The NPPF also sets out the presumption for sustainable development, the three dimensions of which, economic, social and environmental, should be sort jointly through the planning system. The concept of sustainability has many different aspects within the NPPF, with the emphasis upon providing housing for present and future needs through a five year housing land supply and the provision of high quality, buildings that are both sustainable and provide for the requirements for mitigation that the NPPF describes. The relevant sections being:

- Section 1 Building a strong, competitive economy
- Section 4 Promoting sustainable transport
- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 10 Meeting the challenge of climate change, flooding and coastal change.
- Section 11/12 Conserving and enhancing the natural environment.

5.0.4 Paragraphs 47 - 56 of the NPPF refer to the need to deliver a wide choice of high quality homes and this proposal meets the need to provide temporary housing for families that are among those that have the greatest need.

5.0.5 In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 the development plan for HBC consists of the following documents:

5.0.6 The Hillingdon Local Plan: Part 1- Strategic Policies; the extant 2007 Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part Two and the London Plan published by the Mayor of London in July 2011. For further details of the policy considerations please refer to the pre-application response from HBC dated 15th January 2016 in Appendix 2

5.0.7 An extract from the Hillingdon Local Plan: Part 2 - Heathrow Area Policies Local Development Document (LDD), (see Fig 13) as an extract from the proposals map, shows the designation of the site.

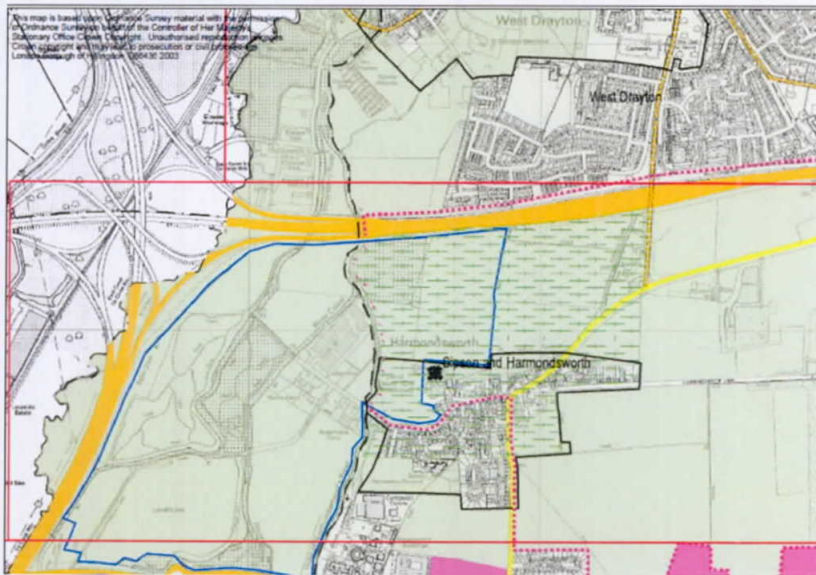


Fig 13: Extract from the draft Local Plan Part 2 Designations and Policies Map 2014

5.0.8 The site is situated within the Green Belt and within the Harmondsworth Village Conservation Area (HVCA). This Conservation Area was designated in 1970 under Section 277 of the Town and Country Planning Act and was one of the first areas to be designated in the Borough. The listed buildings in, and in close proximity to the site, are identified within this document and within the Harmondsworth Village Conservation Area Appraisal 2007 and a pre-application Heritage Assessment prepared by the Heritage Collective, which accompanies this submission. The buildings outside the application site which are of particular significance are the following:

- 1) Grade I Listed, Aisled Barn 1426-7 (12 bays and half hipped peg tiled roof with vertical weather boarding)
- 2) St Mary's Church Grade II* Listed (multi-phase church with evidence of the earliest parts 12th Century; Barnack stone with Norman decoration).
- 3) Sun House Grade II Listed timber framed house. List description dates the building to the 16th century but probable that it is late 15th century, possibly the original Church House.
- 4) The Five Bells Public House Grade II Listed, early 17th Century lobby entry house, originally would have faced north. Extended in the 18th Century. Brick building.

5.0.9 Supplementary Planning Guidance for Houses in Multiple Occupation and other Non-Self-contained Housing (2004) has been prepared by HBC and reference has been made to the requirements of this document in respect to the configuration of rooms, internal space standards, external amenity, refuse provision and the level of parking provision. The introduction of the landscaping scheme that forms part of these proposals will re-enforce the character of the area and we do not consider the proposals will prejudice the amenities of adjoining owners' in line with the objectives of HBC policy.

5.1.0 Unilateral Undertaking and Community Infrastructure Levy (CIL) - HBC has adopted a CIL Charging Schedule with effect from 24th April 2014; Mayoral CIL was adopted 1st April 2012. We consider that this site is not chargeable for CIL on the basis that it is a temporary use, for social housing.

6.0 Planning Application Proposal

6.0.1 The HMO development proposed is as follows:

10 units -

10 bedsit units (see schedule of sizes 6.0.5)

Parking for 7 cars (including 2 spaces for disabled drivers), 6 cycle spaces, refuse store and landscaping.



Fig 14: Manor Lodge west elevation

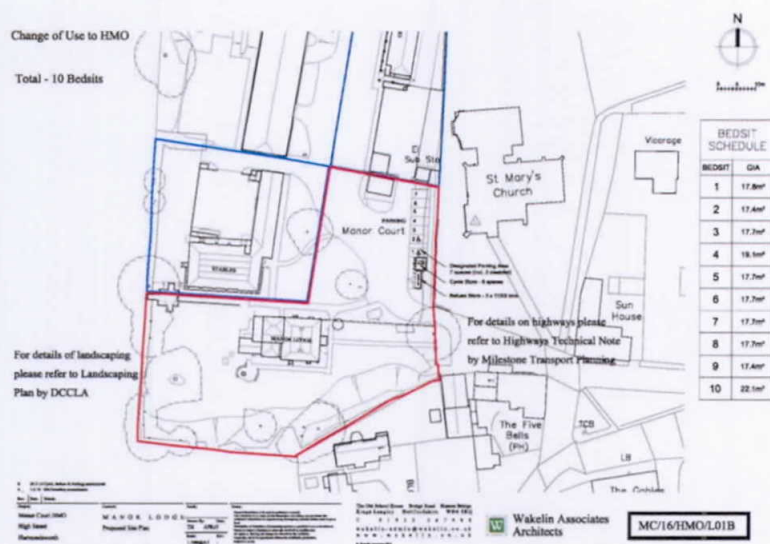


Fig 15: Proposed Site Plan (NTS)

- 6.0.2 The development comprises 10 bedsitting units within the existing building. Access will be via the existing access off High Street, with 'on-site' turning for refuse and emergency vehicles. Bin and cycle storage will be supplied as indicated on the Proposed Site Plan shown in Fig 15.
- 6.0.3 The proposed communal amenity area for the bedsitting units is in excess of the 15 sq.m requirement per resident. The amenity of existing residents has been considered in terms of privacy. The distance from surrounding properties means that, in terms of daylight and privacy, there will be no detrimental impact on neighbouring properties.
- 6.0.4 It is proposed that residents will share a communal timber bin store, for recycling and refuse disposal. This will be of a suitable size to meet the requirements of HBC.

BEDSIT SCHEDULE OF AREAS	
BEDSIT NUMBER	SIZE (GIA) sq.m
1	17.8
2	17.4
3	17.7
4	19.1
5	17.7
6	17.7
7	17.7
8	17.7
9	17.4
10	22.1

Fig 16: Individual 'bedsit' schedule of areas

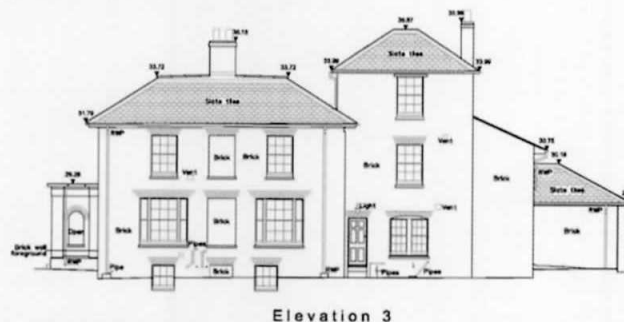
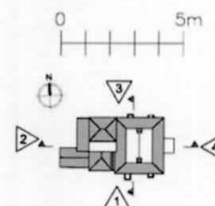
6.0.5 List of Plans (*see selected reduced plans in Appendix 1)

MC/16/HMO/EX01	Existing Site Plan	1:500@A3
MC/16/HMO/L01B	Proposed Site Plan	1:500@A3
MC/16/HMO/L02	Proposed Basement Floor Plan	1:100@A3
MC/16/HMO/L03	Proposed Ground Floor Plan	1:100@A3
MC/16/HMO/L04	Proposed First Floor Plan	1:100@A3
MC/16/HMO/L05	Proposed Second Floor Plan	1:100@A3
MC/16/HMO/L06	Proposed Manor Lodge Elevation 1 south facing	1:100@A3
MC/16/HMO/L07	Proposed Manor Lodge, Elevation 2 west facing	1:100@A3
MC/16/HMO/L08	Proposed Manor Lodge, Elevation 3 north facing	1:100@A3
MC/16/HMO/L09	Manor Lodge, Elevation 4 east facing	1:100@A3
MKS 20738	Manor Lodge, Floor plans	1:100@A1

Change of Use to HMO



EXISTING



Datum Line 23.00m

PROPOSED (AS EXISTING)

Rev	Draw	Issue
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

The Old Manor House, Bridge Road, Harmondsworth
Elevations 3 North Facing
Wakelin Associates Architects
1:100@A3

Wakelin Associates
Architects

MC/16/HMO/L08

Fig 17: Manor Lodge, elevations north facing

7.0 Access, Parking and Transportation

- 7.0.1 Parking provision has been made within the site for 7 vehicles, 2 of which are for disabled drivers. We propose cycle storage for 6 cycles within a secure, waterproof timber enclosure. This provision is in excess of HBC's requirements of 1 cycle space per bedsit unit. A Highways Technical Note has been prepared by Milestone Transport Planning to consider further details in respect to transportation issues.



Fig 18: access to Manor Lodge for cars and pedestrians



Fig 19: Area proposed for car parking, cycle storage and refuse storage.

8.0 Trees and Planting

- 8.0.1 A Landscape Plan has been produced by David Clarke Landscape Architects as part of this application process; Drawing No LP/HMOMCH/020A. This work forms part of this application.

9.0 Conclusions

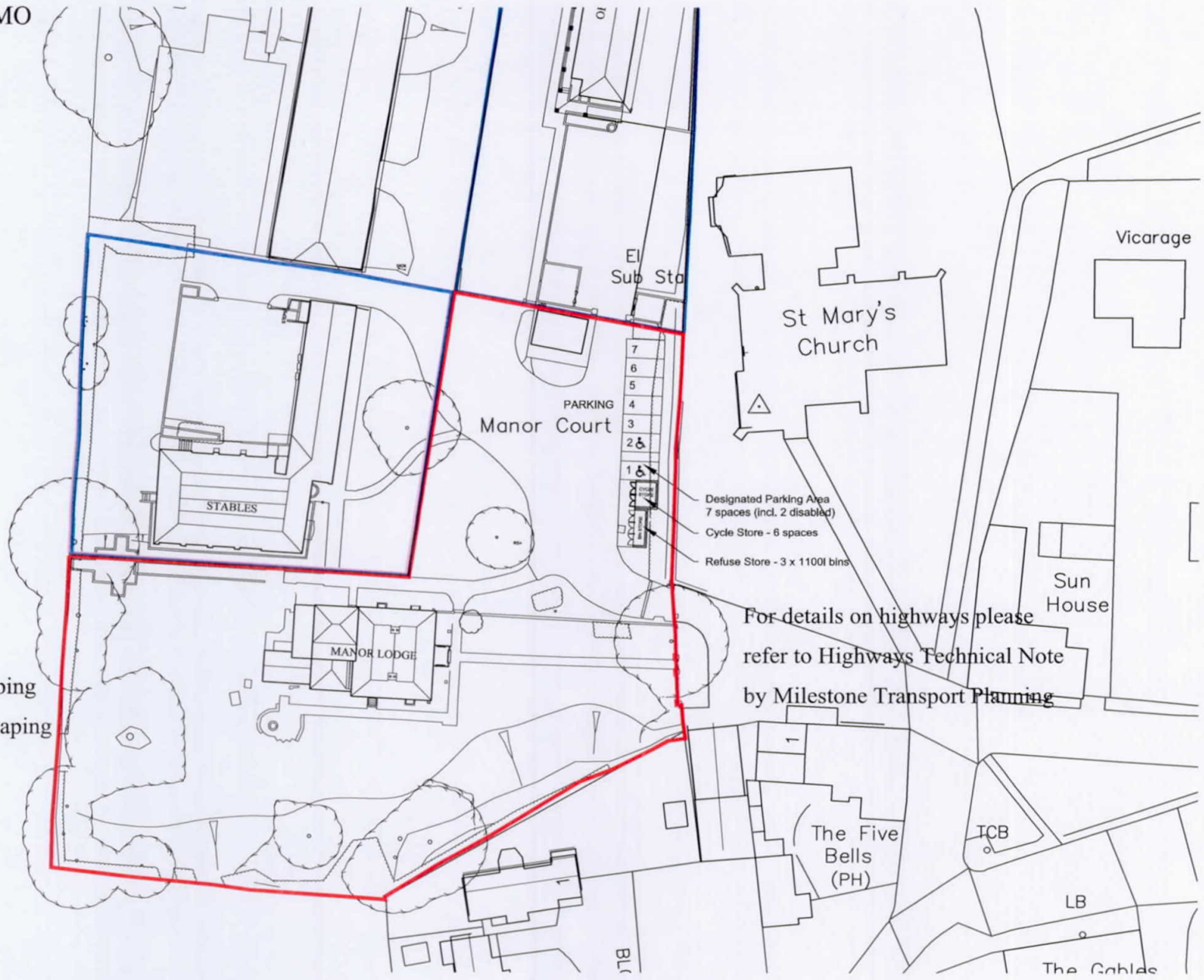
- 9.0.1 The scheme shows a successful balance between maximising the sites potential in the immediate term to provide much needed emergency housing, for a temporary period of three years only. We acknowledge that this use is not suitable for the site over the longer term but consider that it is worthwhile temporary measure to assist with considerable local demand for short-term housing.
- 9.0.2 The whole site of Manor Court has recently been the subject of pre-application negotiations with Hillingdon Planning and the intention is to submit a planning application and a listed building application in the near future for the change of use of the whole site to provide high quality housing, through the conversion of the listed buildings and existing office space. This second scheme has been designed with full reference to the heritage value of the site and the surrounding buildings. The intention within the comprehensive scheme is that the scheme will provide 15 residential units in total on the whole Manor Court site, including Manor Lodge where the proposal is to split the building into two dwellings. The use as a HMO is a short term measure with benefits to the community and on the basis that that this application is for a temporary period only and is part of an overall strategy that is supported by HBC we suggest that there are significant benefits in supporting this proposal.

JHW.23.414

Appendix 1: Reduced Application Plans (selected)

Change of Use to HMO

Total - 10 Bedsits



BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m ²
2	17.4m ²
3	17.7m ²
4	19.1m ²
5	17.7m ²
6	17.7m ²
7	17.7m ²
8	17.7m ²
9	17.4m ²
10	22.1m ²

For details of landscaping
please refer to Landscaping
Plan by DCCLA

For details on highways please
refer to Highways Technical Note
by Milestone Transport Planning

B 24-2-16 Cycle, Refuse & Parking amendments
A 1-2-16 Site boundary amendments

Rev. | Date | Details

Project:
Manor Court HMO
High Street
Harmondsworth

Content:
MANOR LODGE
Proposed Site Plan

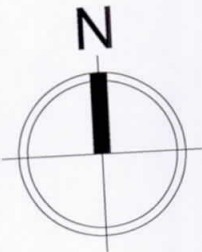
North:
Drawn By: TH
Date: APR15
Scale: 1:500@A3
Rev:

Notes:
Figured dimensions to be used in preference to scaled.
The Contractor is to check all site dimensions and setting-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
Description or illustration of proprietary systems or products is not to be taken as license to import of patents or copyright involved or violation thereof.
All rights in drawing and designs are reserved to the Architects.
Copyright, not to be reproduced without the Architects's permission.
Subject to survey.

The Old School House Bridge Road Hunton Bridge
Kings Langley Hertfordshire WD4 8RQ
T 01923 267488
wakelin-admin@wakelin.co.uk
www.wakelin.co.uk
© Wakelin Associates 2016

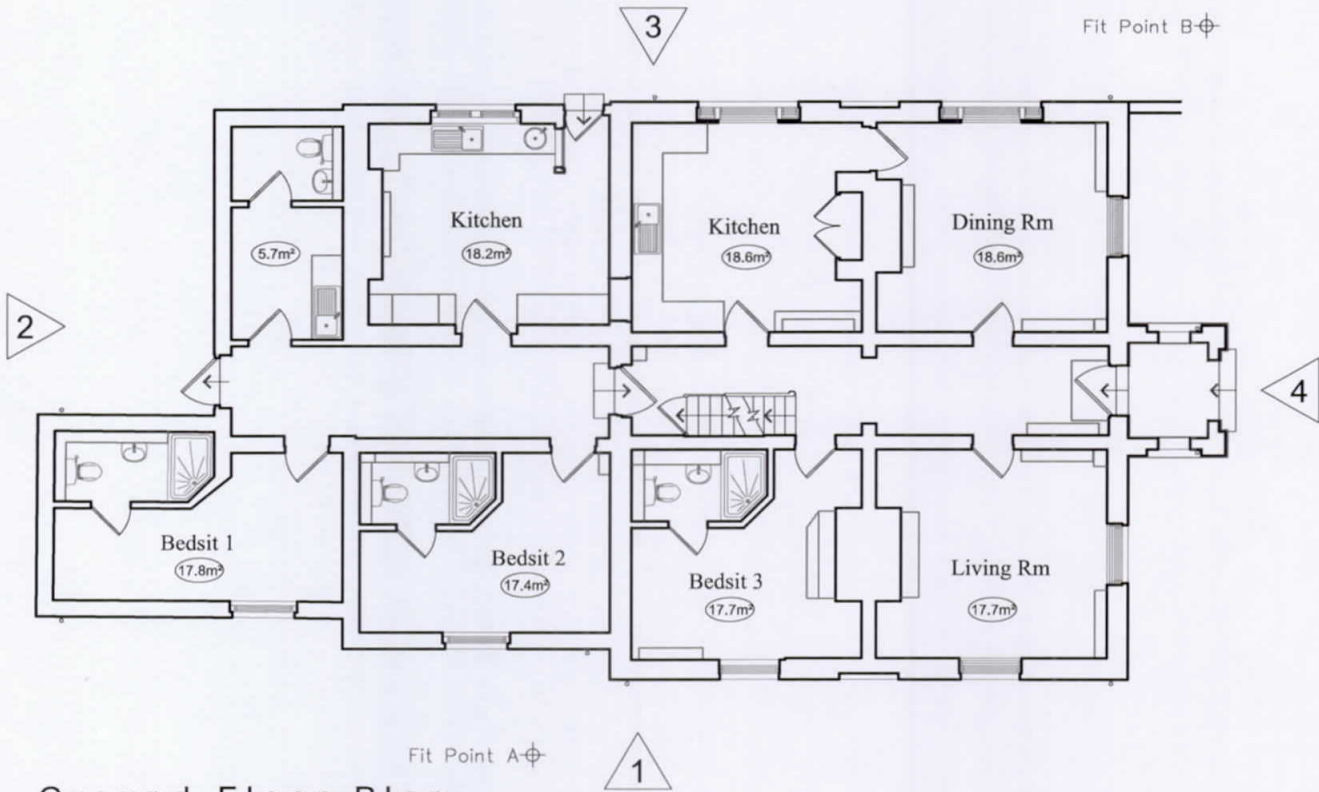
 Wakelin Associates
Architects

MC/16/HMO/L01B



BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m ²
2	17.4m ²
3	17.7m ²
4	19.1m ²
5	17.7m ²
6	17.7m ²
7	17.7m ²
8	17.7m ²
9	17.4m ²
10	22.1m ²

MANOR LODGE AREA SCHEDULE EXISTING	
FLOOR	GIA
BASEMENT	88.6m ²
GROUND	190.6m ²
FIRST	166.9m ²
SECOND	30.2m ²
TOTAL	476.3m ²



Ground Floor Plan
GIA 190.6m²

Rev. | Date | Details

Project:
Manor Court HMO
High Street
Harmondsworth

Content:
P R O P O S E D
Manor Lodge
Ground Floor Plan
Based on Survey Provided by
MK Surveys

North:
Drawn By: TH
Date: APR15
Scale: 1:100@A3
Rev: -

Notes:
Figured dimensions to be used in preference to scaled.
The Contractor is to check all site dimensions and set-out and obtain the
Architect's instructions in respect of any discrepancy revealed before work is put in
hand.
Description or illustration of proprietary systems or products is not to be taken as
license in respect of patents or copyright involved or royalties due.
All rights in drawing and design are reserved to the Architect.
Copyright, not to be reproduced without the Architect's permission.
Subject to survey

The Old School House Bridge Road Hunton Bridge
Kings Langley Hertfordshire WD4 8RQ
T 01923 267488
wakelin-admin@wakelin.co.uk
www.wakelin.co.uk

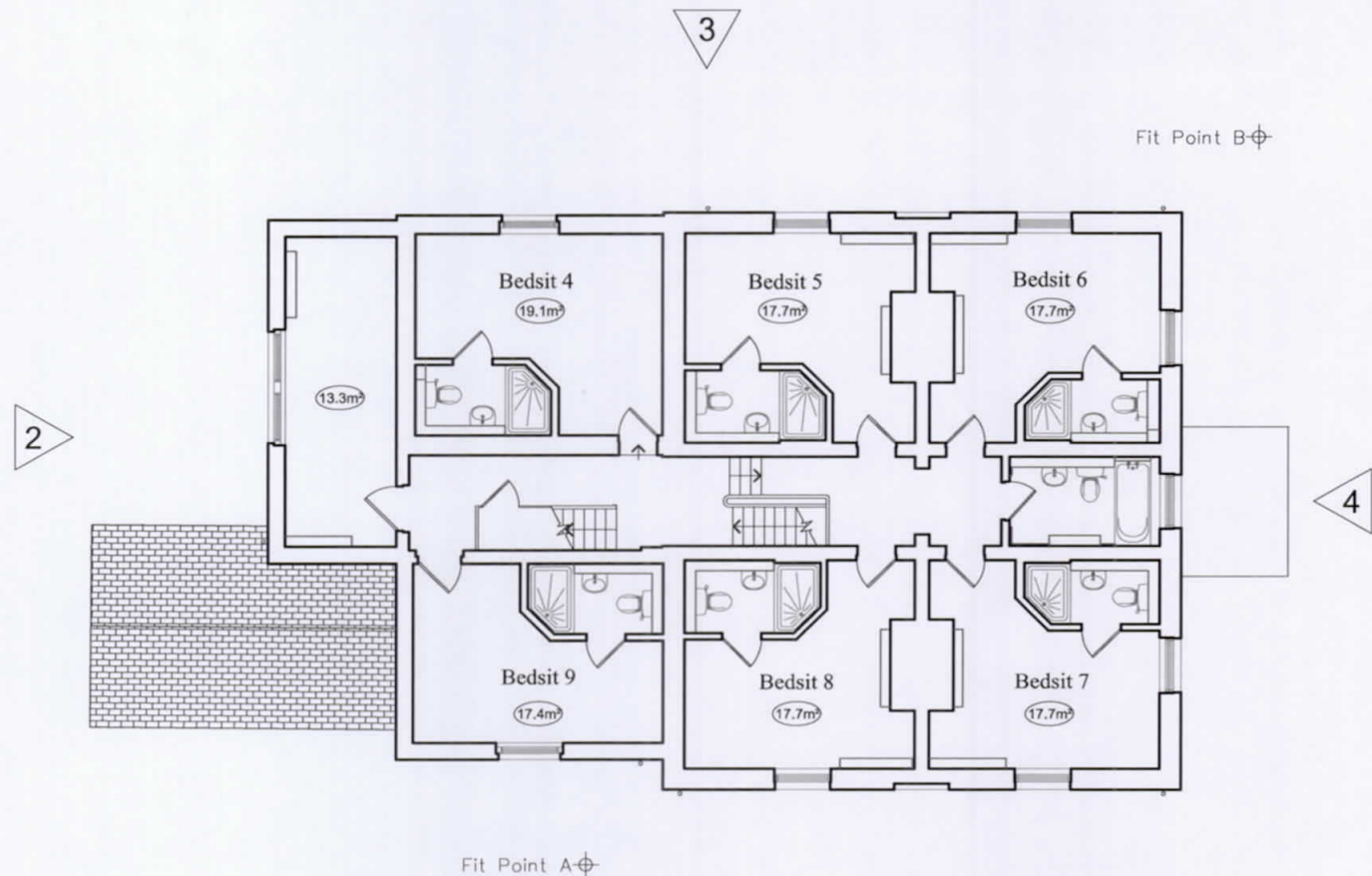
© Wakelin Associates 2016



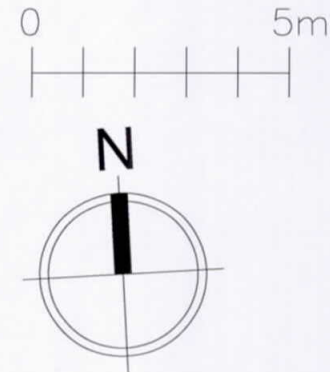
Wakelin Associates
Architects

MC/16/HMO/L03

Change of Use to HMO



BEDSIT SCHEDULE	
BEDSIT	GIA
1	17.8m²
2	17.4m²
3	17.7m²
4	19.1m²
5	17.7m²
6	17.7m²
7	17.7m²
8	17.7m²
9	17.4m²
10	22.1m²



MANOR LODGE AREA SCHEDULE EXISTING	
FLOOR	GIA
BASEMENT	88.6m²
GROUND	190.6m²
FIRST	166.9m²
SECOND	30.2m²
TOTAL	476.3m²

First Floor Plan
GIA 166.9m²

Rev. | Date | Details

Project:
Manor Court HMO
High Street
Harmondsworth

Content:
P R O P O S E D
Manor Lodge
First Floor Plan
Based on Survey Provided
by MK Surveys

North:

Drawn By: TH
Date: APR15
Scale: 1:100@A3
Rev: -

Notes:

Figured dimensions to be used as preference to scales.
The Contractor is to check all site dimensions and set-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
Description or illustration of proprietary systems or products is not to be taken as licence in respect of patents or copyright involved or violation due.
All rights in drawing and design are reserved to the Architect.
Copyright, not to be reproduced without the Architect's permission.
Subject to survey

The Old School House Bridge Road Hunton Bridge
Kings Langley Hertfordshire WD4 8RQ
T 01923 267488
wakelin-admin@wakelin.co.uk
www.wakelin.co.uk

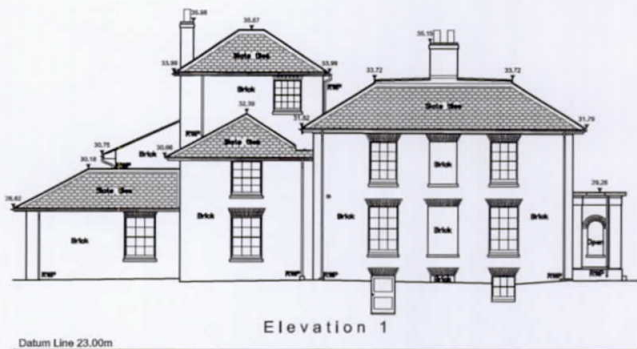
© Wakelin Associates 2015



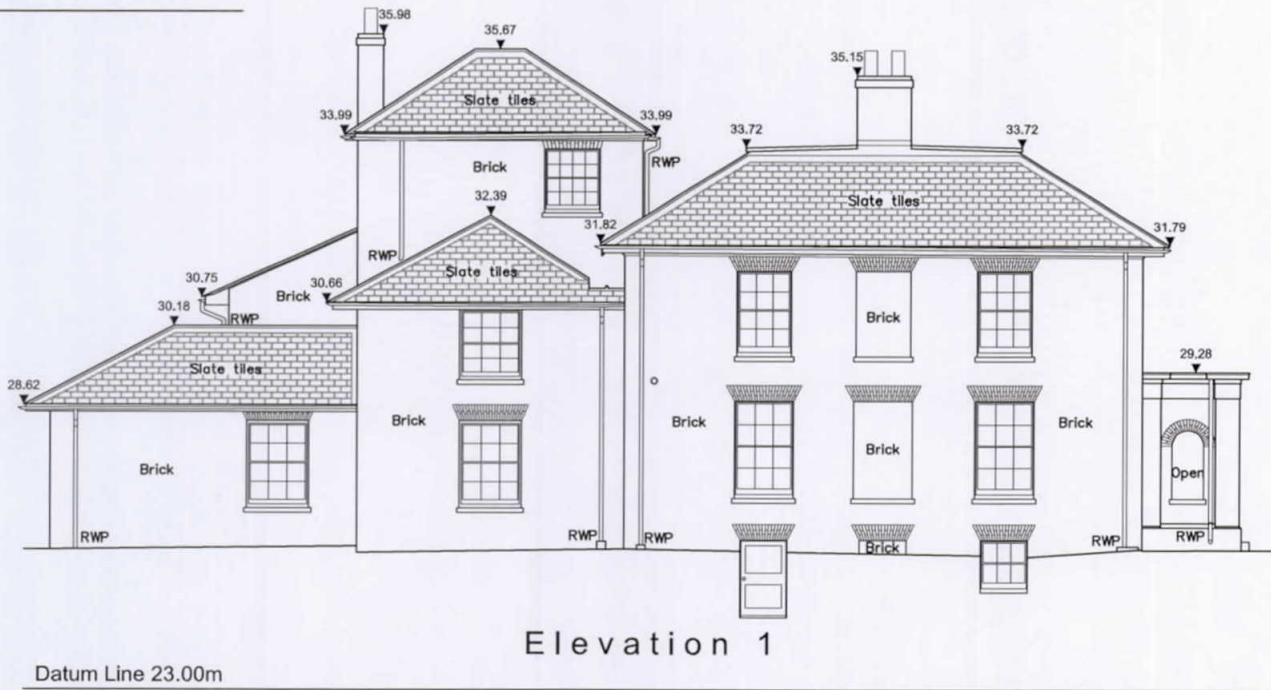
Wakelin Associates
Architects

MC/16/HMO/L04

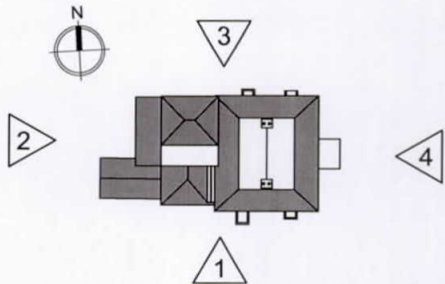
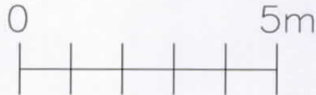
Change of Use to HMO



EXISTING



PROPOSED (AS EXISTING)



Rev.	Date	Details
Project:	Content:	North:
Manor Court HMO	Manor Lodge	Drawn By: TH
High Street	Elevation 1 South Facing	Date: APR15
Harmondsworth	Based on Survey Provided by MK Surveys	Scale: 1:100@A3
		Rev: -
		Notes:
		Figured dimensions to be used in preference to scaled.
		The Contractor is to check all the dimensions and set-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
		Descriptions or illustrations of proprietary systems or products is not to be taken as license in respect of patents or copyright involved or violation due.
		All rights in drawings and designs are reserved to the Architect.
		Copyright, not to be reproduced without the Architect's permission.
		Subject to survey

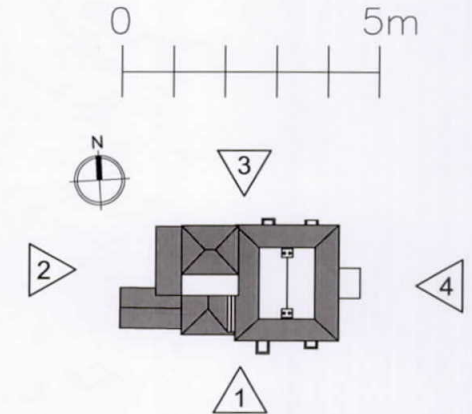
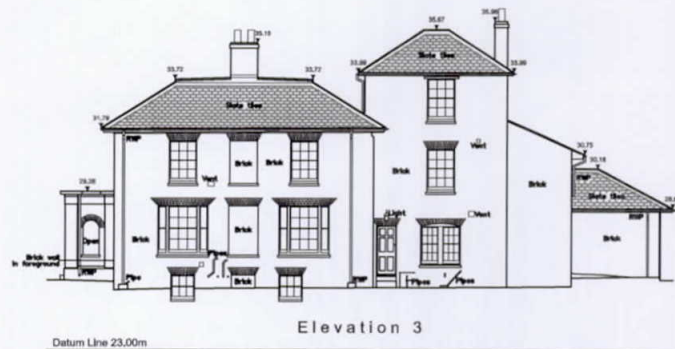
The Old School House Bridge Road Hunton Bridge
Kings Langley Hertfordshire WD4 8RQ
T 01923 267488
wakelin-admin@wakelin.co.uk
www.wakelin.co.uk
© Wakelin Associates 2015



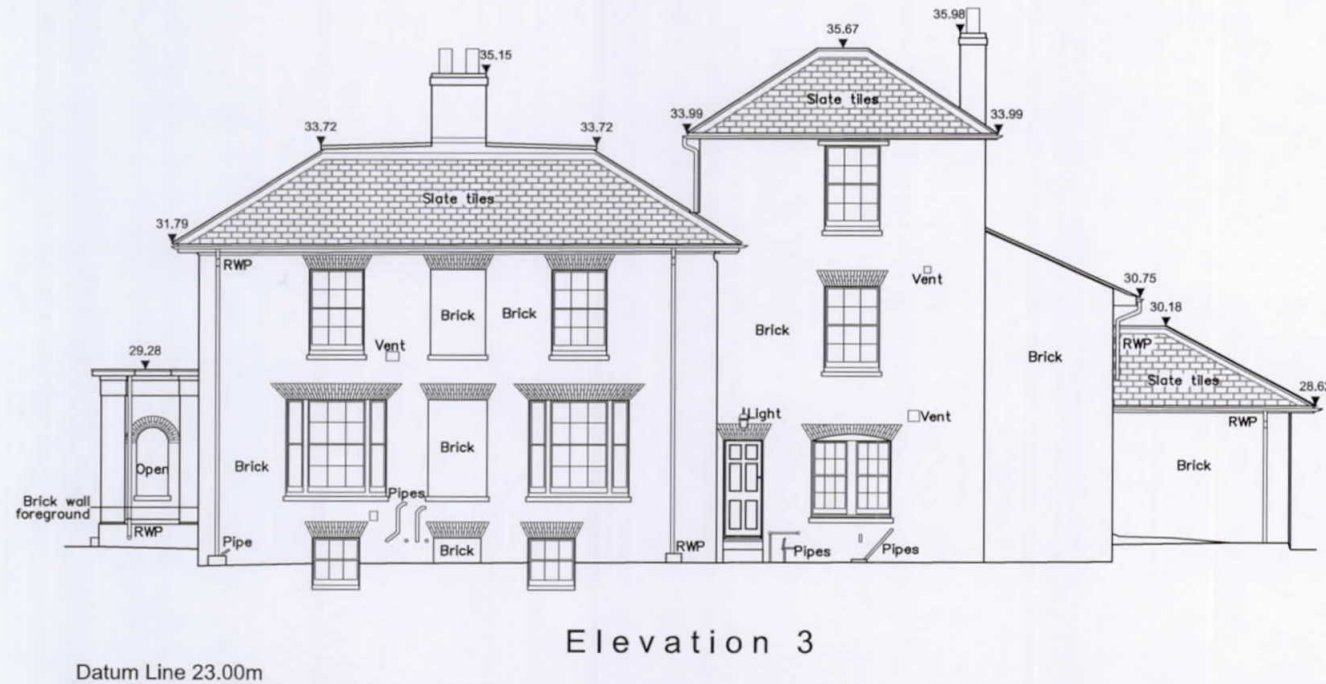
Wakelin Associates
Architects

MC/16/HMO/L06

Change of Use to HMO



EXISTING



PROPOSED (AS EXISTING)

Rev: | Date | Details

Project:
Manor Court HMO
High Street
Harmondsworth

Content:
Manor Lodge
Elevation 3 North Facing
Based on Survey Provided
by MK Surveys

North:
Drawn By: TH
Date: APR15
Scale: 1:100@A3
Rev: -

Notes:
Figured dimensions to be used in preference to scaled.
The Contractor is to check all site dimensions and setting-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
Description or illustration of proprietary systems or products is not to be taken as license in respect of patents or copyright involved or royalties due.
All rights in drawing and design are reserved to the Architect.
Copyright, not to be reproduced without the Architect's permission.
Subject to survey.

The Old School House Bridge Road Hunton Bridge
Kings Langley Hertfordshire WD4 8RQ
T 0 1 9 2 3 2 6 7 4 8 8
wakelin-admin@wakelin.co.uk
www.wakelin.co.uk

© Wakelin Associates 2015



Wakelin Associates
Architects

MC/16/HMO/L08

DCCLA

David Clarke BSc (Hons) PD Arb (RFS) CMLI M Arbor A
Offices in Hertfordshire and Warwickshire
Head Office: Willowbrook House, Church Lane,
Fillongley, Warwickshire, CV7 8EW
M: (07775) 650 835 or (01676) 541 833
e-mail: info@dccla.co.uk