

MANOR COURT,
HIGH STREET, HARMONDSWORTH,
WEST DRAYTON, UB7 0AQ

PROPOSED

DRAWINGS
SEPTEMBER 2017

PROPOSED SCHEDULE		
BLOCK	UNITS	TYPE
MANOR LODGE	2	2 X 4 BED HOUSE,
STABLES	8	4 X 1 BED FLAT, 2 X 2 BED FLAT, 2 X 2 BED HOUSE,
OFFICE	5	1 X STUDIO, 1 X 1 BED FLAT, 2 X 2 BED HOUSE, 1 X 3 BED HOUSE
TOTAL	15	1 X STUDIO, 5 X 1 BED FLAT, 2 X 2 BED FLAT, 4 X 2 BED HOUSE, 1 X 3 BED HOUSE, 2 X 4 BED HOUSE.

PARKING - 28 SPACES
(1 space per 1 bed, 2 space per 2 bed, 3 spaces per 3 bed & 4 bed +1 visitors space)

For Highways details refer to Transport Statement prepared by Milestone Transport Planning

BOUNDARY TREATMENT
North & West boundary - Existing 1.2- 1.3m post and rail fence retained with existing landscaping retained and reinforced where required.

East Boundary - 1.9m high Grade II Listed Wall to boundary with St Mary's Church

Listed Wall protection zone 1.5m offset from site boundary - Ground to be banked up to Engineers specification

Boundaries between units - 1.2m timber post and rail fence with native hedging on one side

HARDSTANDING
Access roads and Parking areas- Permeable Resin Bonded Gravel (Smoothed natural aggregate)

Pathways - Permeable Paving
Paving around Manor Court (Grade II Listed) - Flagstone Paving (as existing)

Mixture of Grass and Grasscrete in Farmyard area in front of Office Barn and Listed Barn

LANDSCAPING
For full details of landscaping refer to Landscaping Scheme prepared by DCCLA



Rev.	Date	Details
Project:		
Manor Court		
High Street		
Harmondsworth		
Content:		
P R O P O S E D		
Site Plan		
NTS		
North:		
Drawn By:	Date:	
TH	APR15	
Scale:	Rev:	
1:500@A2	-	
Notes:		
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NOTE:

ALL EXISTING HISTORIC FABRIC TO BE RETAINED

ALL EXISTING DOORS TO BE RETAINED

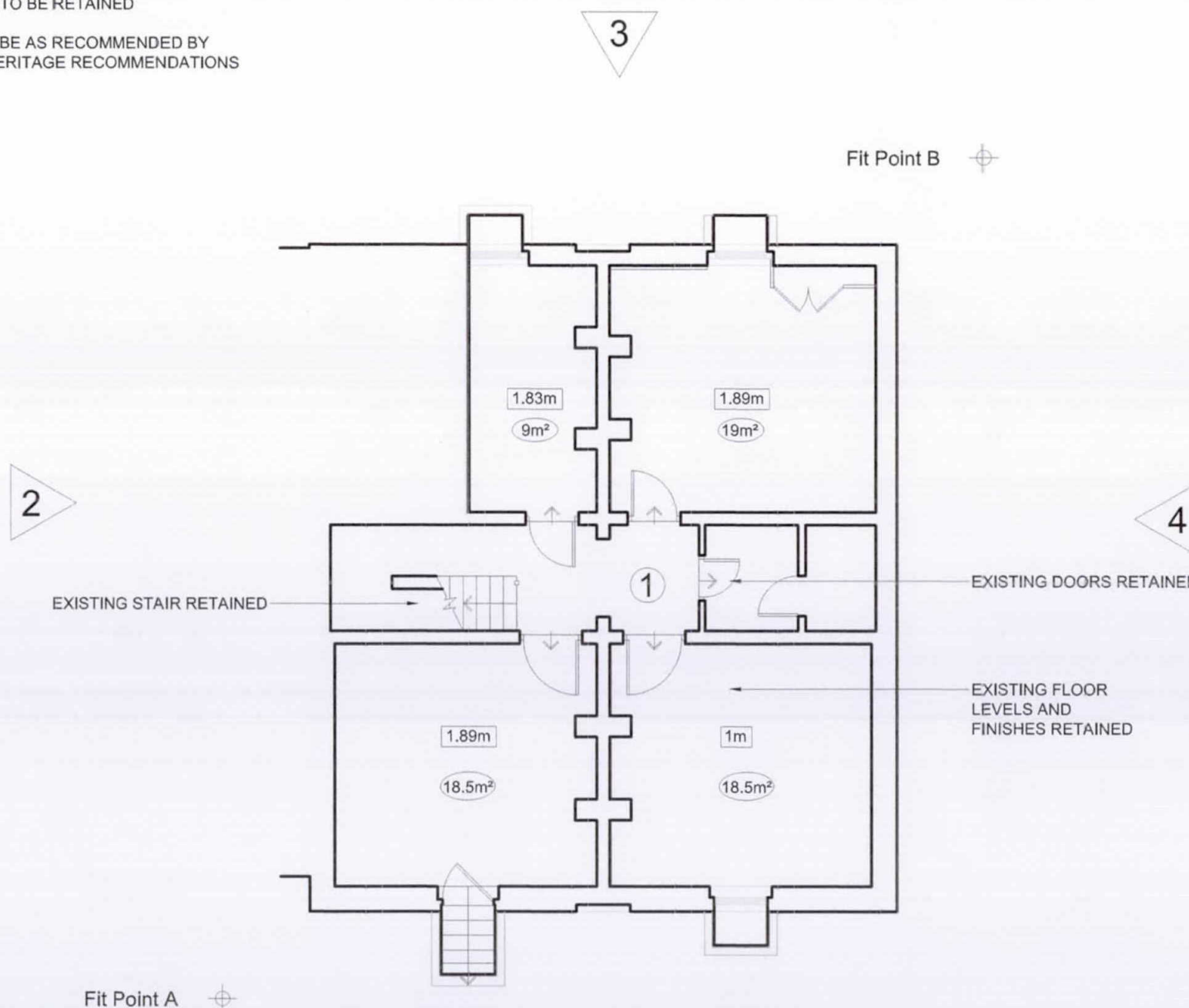
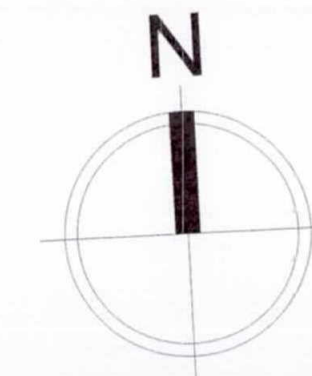
ALL EXISTING LEVELS AND FINISHES TO BE RETAINED

WATERPROOFING OF BASEMENT TO BE AS RECOMMENDED BY SPECIALIST IN LINE WITH ENGLISH HERITAGE RECOMMENDATIONS

Key:

***m Ceiling Height
*m² Room Area

0 2 5m



Basement Floor Plan

Unit 1
GIA 88.6m²

MANOR LODGE AREA SCHEDULE PROPOSED		
UNIT	FLOOR	GIA
1	BASEMENT	88.6m ²
	GROUND	102m ²
	FIRST	98.2m ²
TOTAL		288.8m ²
2	GROUND	84.3m ²
	FIRST	84.1m ²
	SECOND	30.2m ²
TOTAL		198.6m ²

Rev. Date Details

Project:

Manor Court
High Street
Harmondsworth

Content:

P R O P O S E D
Manor Lodge
Basement Floor Plan

North:

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

Notes:

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NOTE:

ORIGINAL EXISTING DOORS RETAINED
NEW DOORS TO MATCH ORIGINAL DOORS

FIREPLACES TO BE OPENED UP AND RETAINED

ALL EXISTING ARCHITRAVES, SKIRTING AND COVING TO BE RETAINED AND REFURBISHED

ALL MODERN ARCHITRAVES, SKIRTING AND COVING TO BE REPLACED TO MATCH ORIGINAL

ALL NEW ARCHITRAVES, SKIRTING AND COVING TO MATCH ORIGINAL

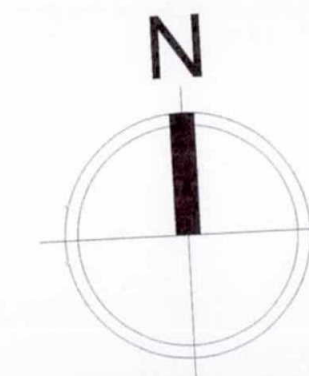
NEW STAIR TO MATCH EXISTING STAIR IN MAIN PART OF HOUSE WITH TIMBER HANDRAIL AND METAL SPINDLES AS PER THE ORIGINAL DESIGN OF THE EXISTING STAIR

EXISTING RADIATORS RETAINED OR REPLACED UTILIZING EXISTING SERVICE PIPES.
REPLACEMENT COVERS TO BE IN KEEPING WITH THE PERIOD OF THE PROPERTY

Key:

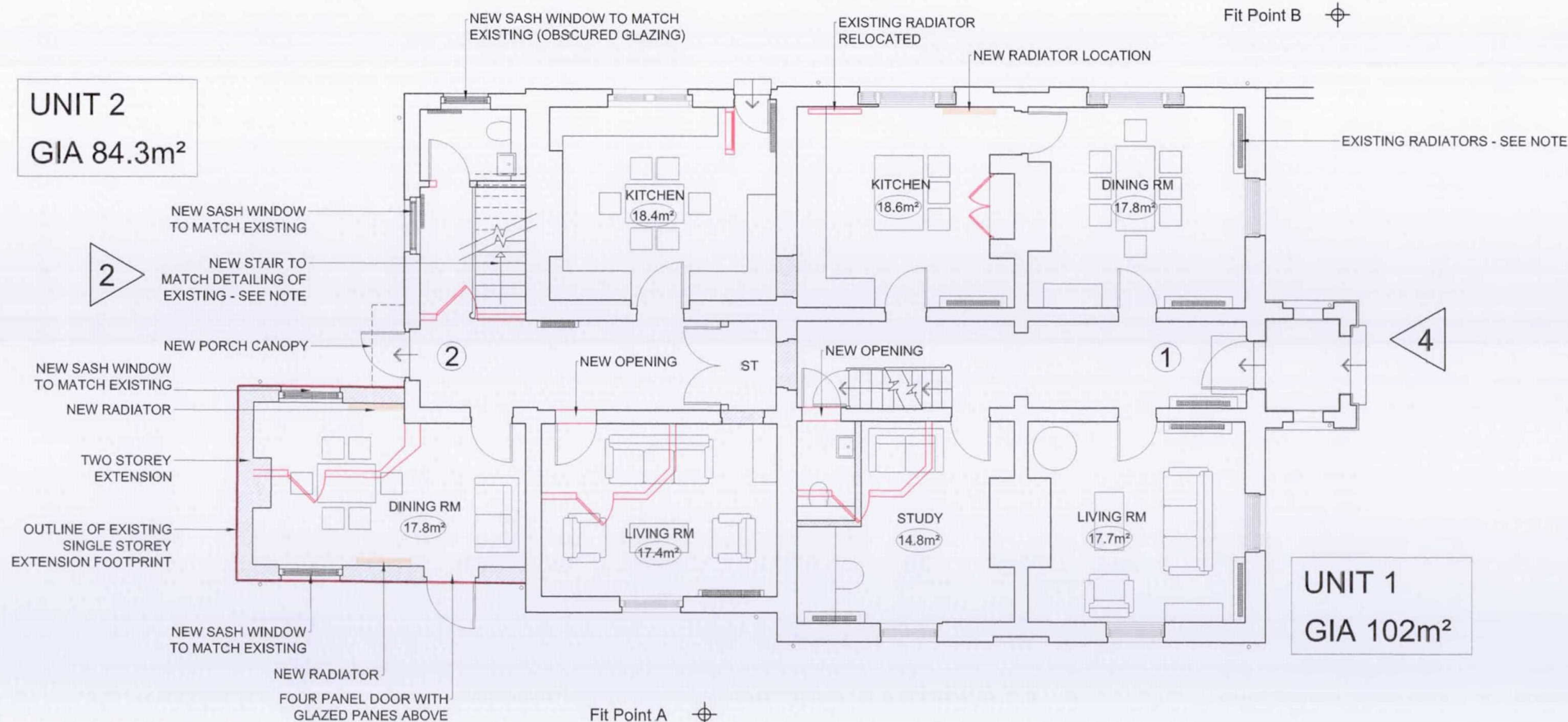
- ? Unit No.
- *m² Room Area
- New Fabric
- Existing Structure To Be Removed
- Outline Of Existing Single Storey Modern Extension
- Existing Radiator - see note
- New Radiator

0 2 5m



3

Fit Point B



MANOR LODGE
AREA SCHEDULE
PROPOSED

UNIT	FLOOR	GIA
1	BASEMENT	88.6m ²
	GROUND	102m ²
	FIRST	98.2m ²
TOTAL		288.8m ²
2	GROUND	84.3m ²
	FIRST	84.1m ²
	SECOND	30.2m ²
TOTAL		198.6m ²

Ground Floor Plan

Rev. | Date | Details

Project:
Manor Court
High Street
Harmondsworth

Content:
P R O P O S E D
Manor Lodge
Ground Floor Plan

North:

Drawn By: TH
Date: APR 15
Scale: 1:100@A3
Rev: -

Notes:

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ALL NEW ARCHITRAVES, SKIRTING AND COVING TO MATCH ORIGINAL

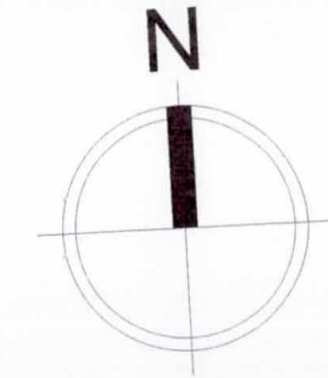
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REPLACEMENT COVERS TO BE IN KEEPING WITH THE PERIOD OF THE PROPERTY

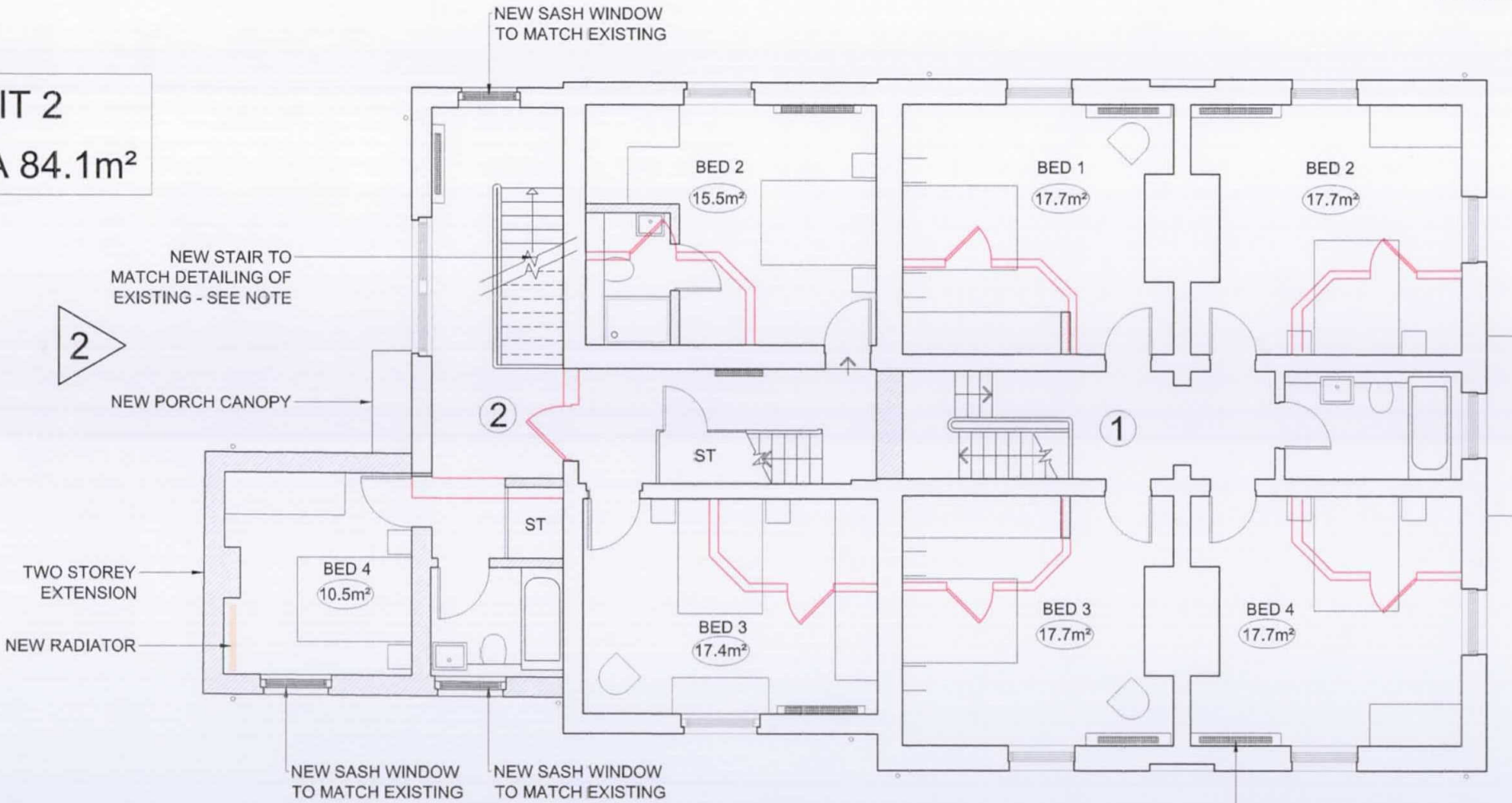
Key:

- ? Unit No.
- *m² Room Area
- New Fabric
- Existing Structure To Be Removed
- Outline Of Existing Single Storey Modern Extension
- Existing Radiator - see note
- New Radiator

0 2 5m



UNIT 2
GIA 84.1m²



Fit Point B

UNIT 1
GIA 98.2m²

EXISTING RADIATORS - SEE NOTE

MANOR LODGE
AREA SCHEDULE
PROPOSED

UNIT	FLOOR	GIA
1	BASEMENT	88.6m ²
	GROUND	102m ²
	FIRST	98.2m ²
TOTAL		288.8m ²
2	GROUND	84.3m ²
	FIRST	84.1m ²
	SECOND	30.2m ²
TOTAL		198.6m ²

First Floor Plan

Rev. Date Details

Project:
Manor Court
High Street
Harmondsworth

Content:
P R O P O S E D
Manor Lodge
First Floor Plan

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

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ORIGINAL

ALL NEW ARCHITRAVES, SKIRTING AND COVING TO MATCH ORIGINAL

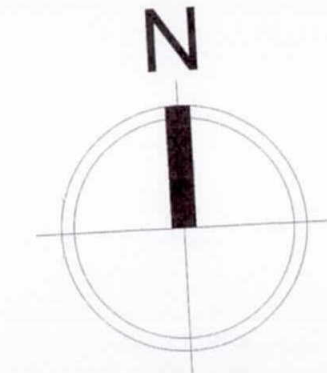
NEW STAIR TO MATCH EXISTING STAIR IN MAIN PART OF HOUSE WITH TIMBER
HANDRAIL AND METAL SPINDLES AS PER THE ORIGINAL DESIGN OF THE EXISTING
STAIR

EXISTING RADIATORS RETAINED OR REPLACED UTILIZING EXISTING SERVICE PIPES.
REPLACEMENT COVERS TO BE IN KEEPING WITH THE PERIOD OF THE PROPERTY

Key:

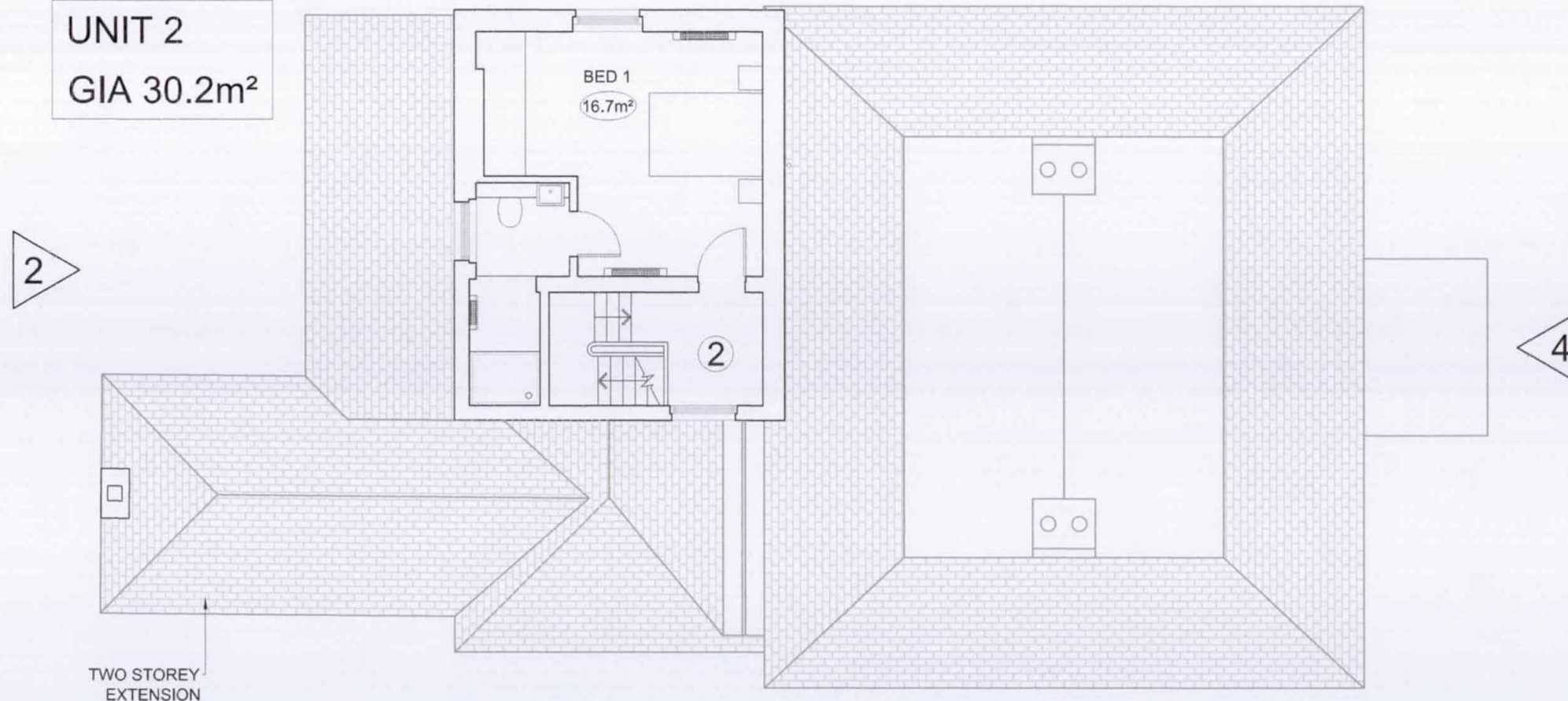
- Unit No.
- Room Area
- New Fabric
- Existing Structure To Be Removed
- Outline Of Existing Single Storey Modern Extension
- Existing Radiator - see note
- New Radiator

0 2 5m



Fit Point B

UNIT 2
GIA 30.2m²



Fit Point A

MANOR LODGE AREA SCHEDULE PROPOSED

UNIT	FLOOR	GIA
1	BASEMENT	88.6m ²
	GROUND	102m ²
	FIRST	98.2m ²
TOTAL		288.8m ²
2	GROUND	84.3m ²
	FIRST	84.1m ²
	SECOND	30.2m ²
TOTAL		198.6m ²

Second Floor Plan

1

Rev. | Date | Details

Project:

Manor Court
High Street
Harmondsworth

Content:

PROPOSED
Manor Lodge
Second Floor Plan

North:

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

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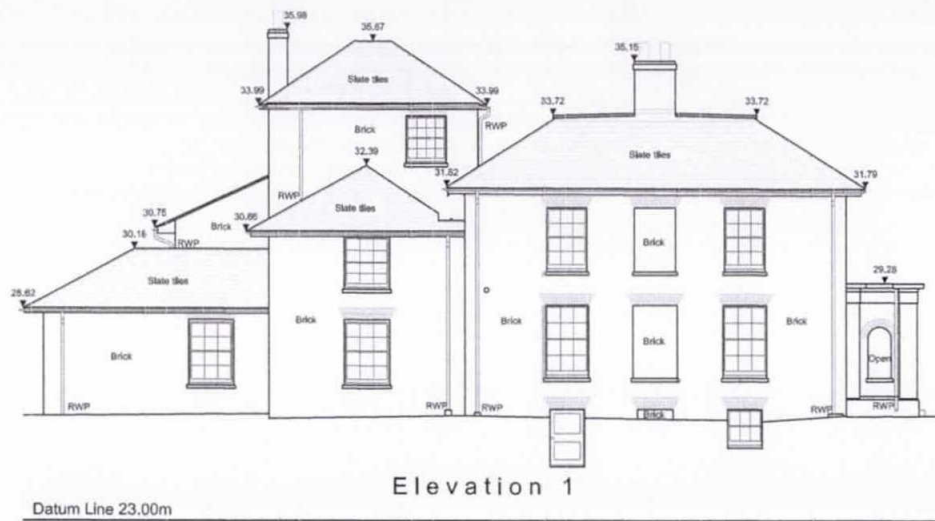
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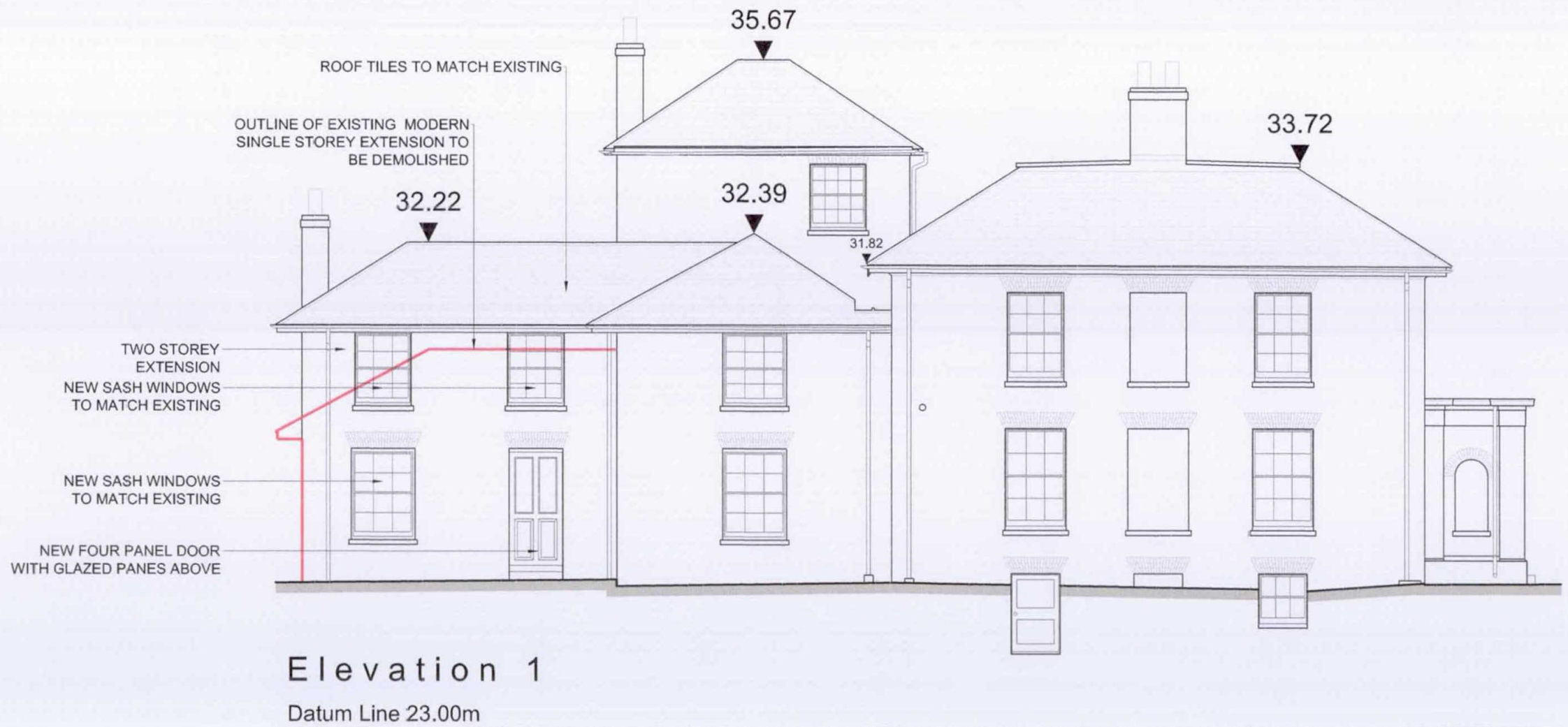
EXISTING

NOTE:

ORIGINAL EXISTING DOORS RETAINED
NEW DOORS TO MATCH ORIGINAL DOORS

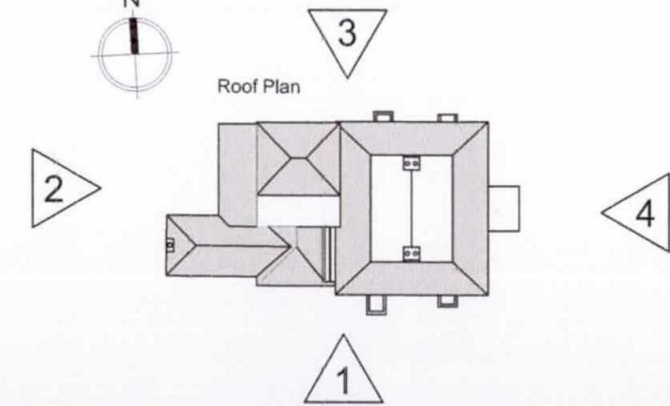
EXISTING WINDOWS TO BE RETAINED AND
REFURBISHED WHERE NECESSARY

PROPOSED SASH WINDOWS TO MATCH EXISTING



PROPOSED

0 2 5m



Rev. | Date | Details

Project:

Manor Court
High Street
Harmondsworth

Content:

P R O P O S E D
Manor Lodge
Elevations 1

North:

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

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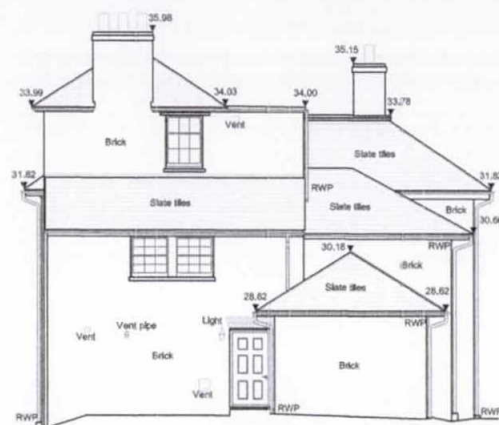
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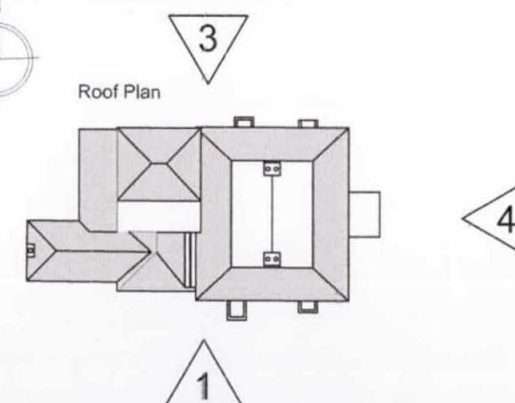
MC/17/L06



Elevation 2
Datum Line 23.00m

EXISTING

0 2 5m



Elevation 2
Datum Line 23.00m

PROPOSED

NOTE:

ORIGINAL EXISTING DOORS RETAINED
NEW DOORS TO MATCH ORIGINAL DOORS

EXISTING WINDOWS TO BE RETAINED AND
REFURBISHED WHERE NECESSARY

PROPOSED SASH WINDOWS TO MATCH EXISTING

Rev. Date Details

Project:
Manor Court
High Street
Harmondsworth

Content:
P R O P O S E D
Manor Lodge
Elevations 2

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

Notes:
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EXISTING

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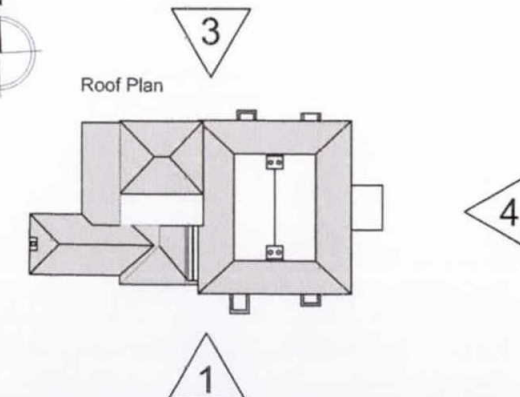
EXISTING WINDOWS TO BE RETAINED AND
REFURBISHED WHERE NECESSARY

PROPOSED SASH WINDOWS TO MATCH EXISTING



PROPOSED

0 2 5m



Rev. | Date | Details

Project:

Manor Court
High Street
Harmondsworth

Content:

P R O P O S E D
Manor Lodge
Elevations 3

North:

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

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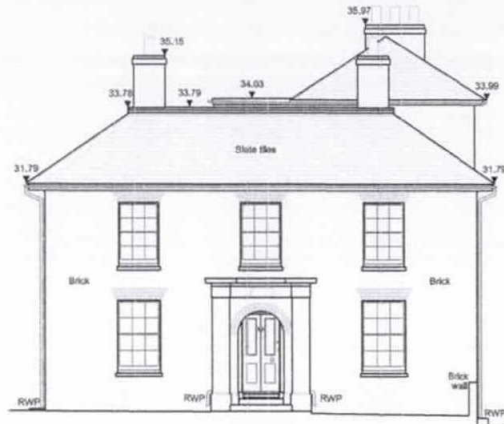
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Elevation 4

Datum Line 23.00m

EXISTING

NOTE:

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NEW DOORS TO MATCH ORIGINAL DOORS

EXISTING WINDOWS TO BE RETAINED AND
REFURBISHED WHERE NECESSARY

PROPOSED SASH WINDOWS TO MATCH EXISTING

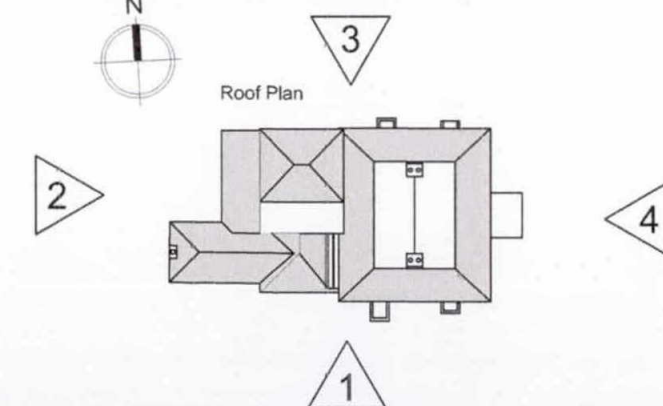


Elevation 4

Datum Line 23.00m

PROPOSED

0 2 5m



Rev. | Date | Details

Project:

Manor Court

High Street

Harmondsworth

Content:

P R O P O S E D

Manor Lodge

Elevations 4

North:

Drawn By: Date:

TH APR15

Scale: Rev:

1:100@A3 -

Notes:

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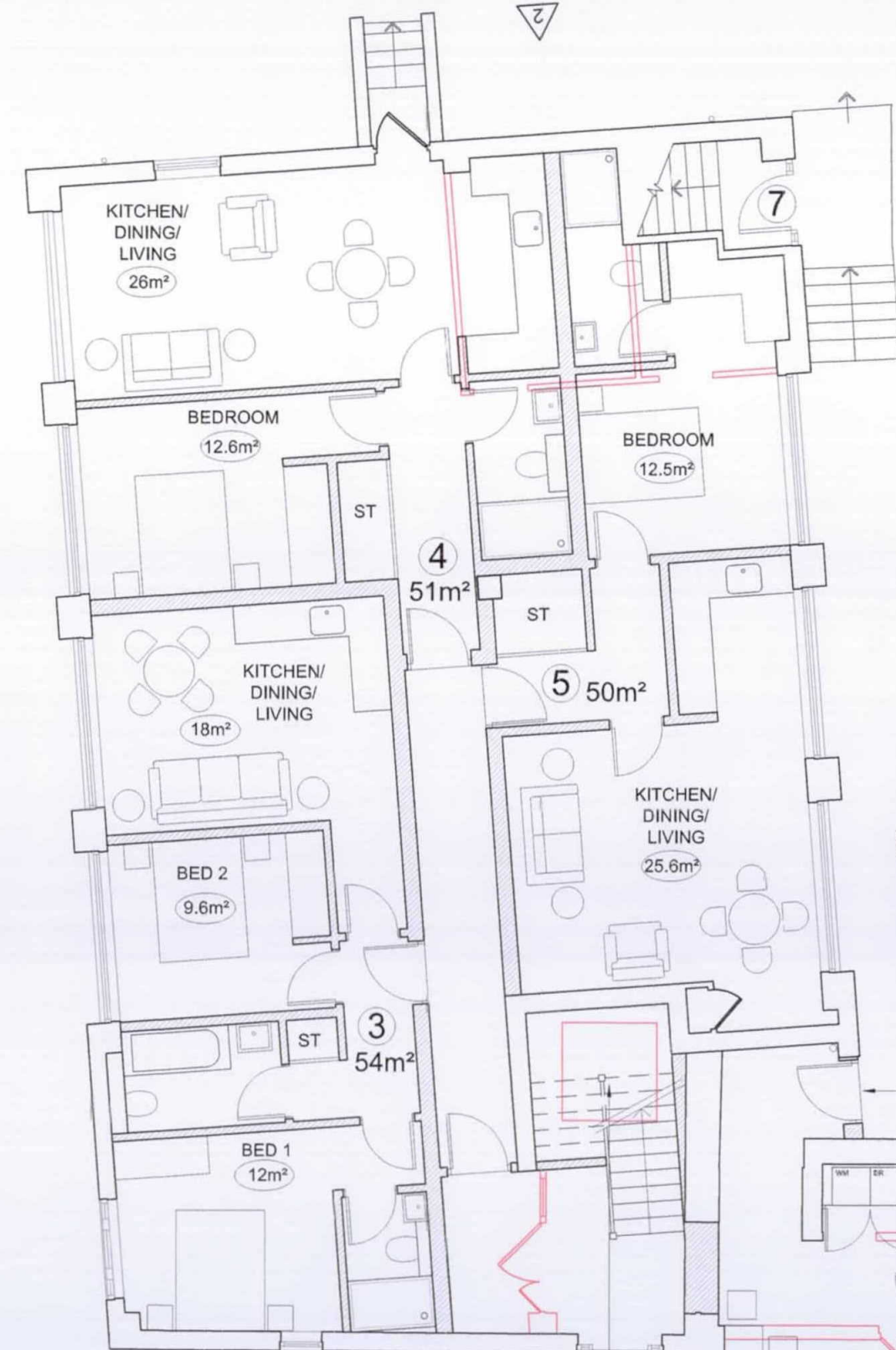
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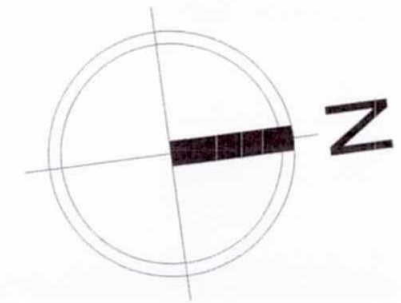
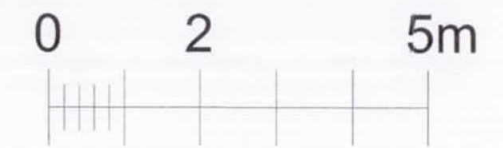
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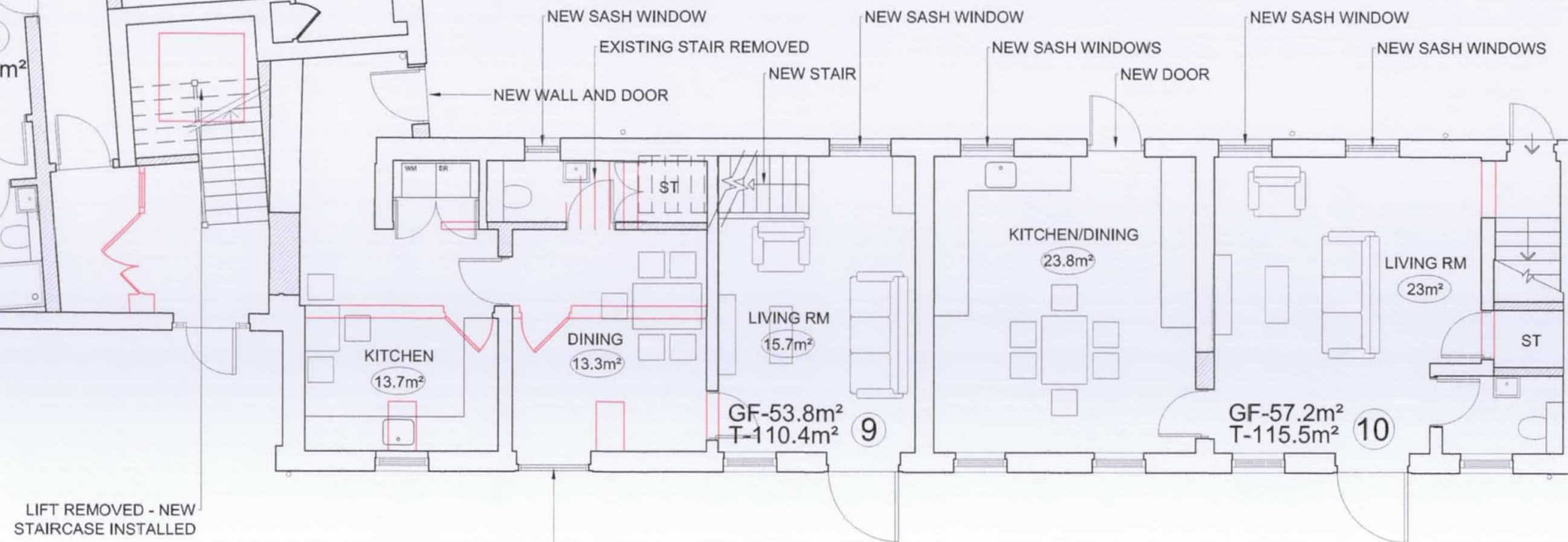
STABLE BLOCK
AREA SCHEDULE

UNIT	TYPE	GIA
3	2 BED FLAT	54m ²
4	1 BED FLAT	51m ²
5	1 BED FLAT	50m ²
6	2 BED FLAT	54m ²
7	1 BED FLAT	52m ²
8	1 BED FLAT	60m ²
9	2 BED HOUSE	110.4m ²
10	2 BED HOUSE	115.5m ²



- Key:
- ? Unit No.
 - *m² Room Area
 - [Hatched Box] New Fabric
 - [Red Line] Existing Structure To Be Removed
 - [Dashed Line] 2m High Ceiling Line

Ground Floor Plan GIA 315.7m²



Rev. | Date | Details

Project:
Manor Court
High Street
Harmondsworth

Content:
PROPOSED
Stables Office Block
Ground Floor Plan

North:
Drawn By: TH
Date: APR 15
Scale: 1:100@A3
Rev: -

Notes:
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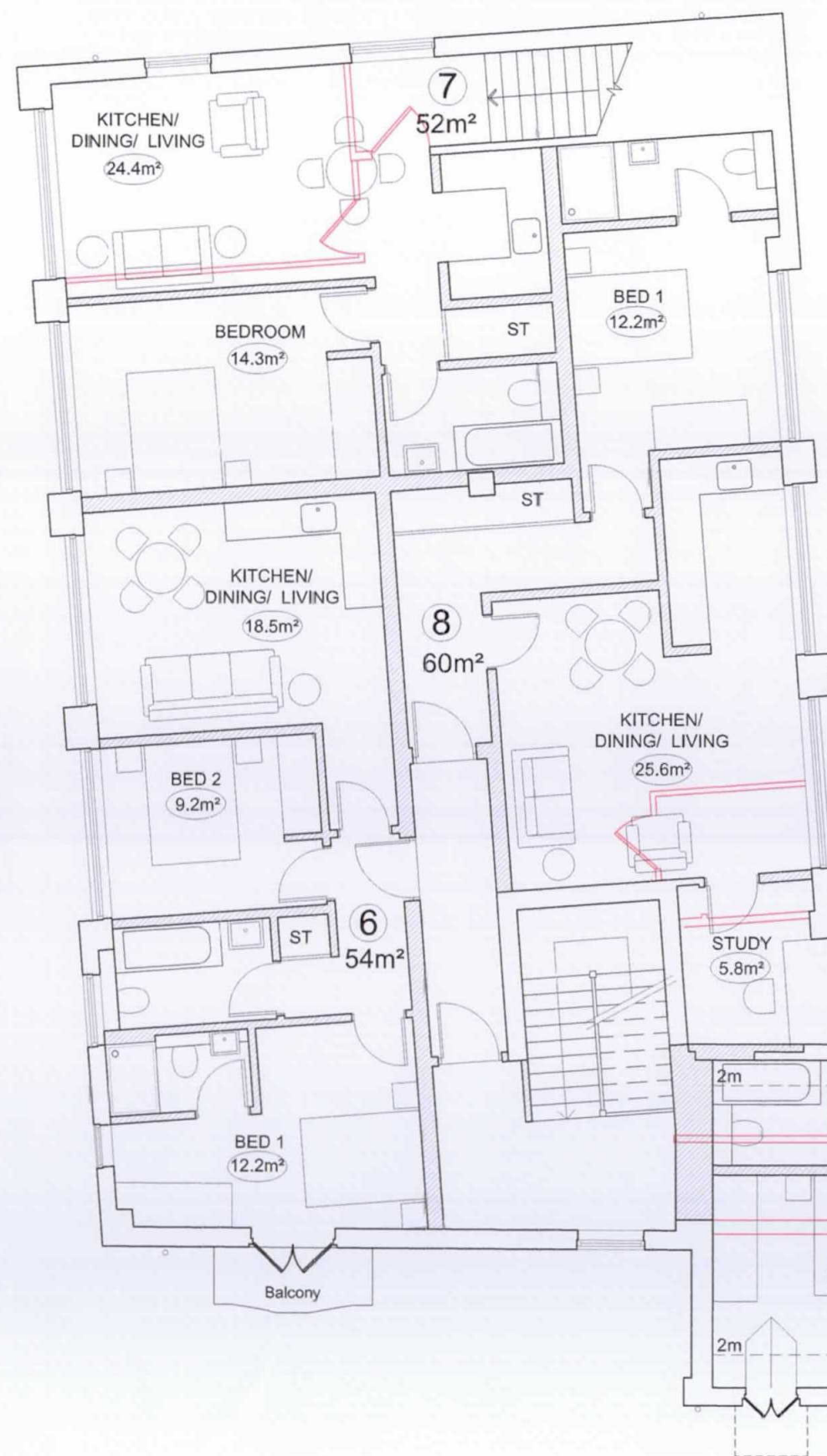
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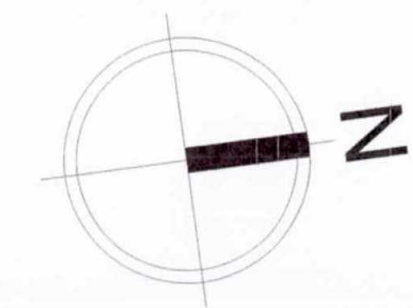


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STABLE BLOCK AREA SCHEDULE		
UNIT	TYPE	GIA
3	2 BED FLAT	54m ²
4	1 BED FLAT	51m ²
5	1 BED FLAT	50m ²
6	2 BED FLAT	54m ²
7	1 BED FLAT	52m ²
8	1 BED FLAT	60m ²
9	2 BED HOUSE	110.4m ²
10	2 BED HOUSE	115.5m ²

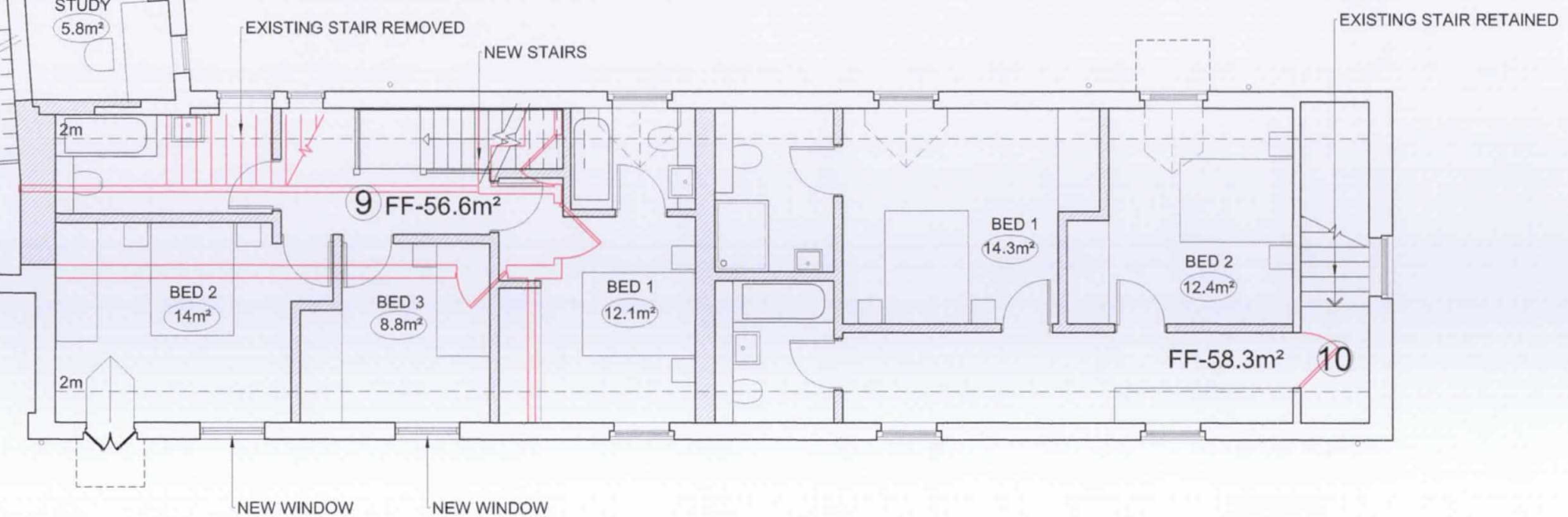


Key:

- ? Unit No.
- *m² Room Area
- New Fabric
- Existing Structure To Be Removed
- 2m High Ceiling Line

First Floor Plan

GIA 315.7m²

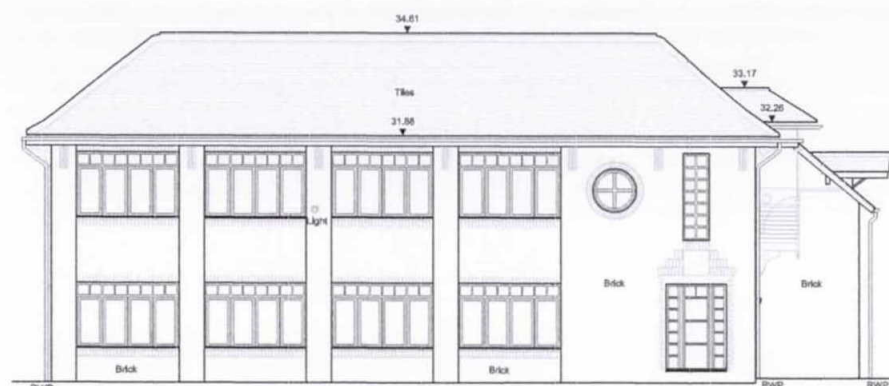


Rev.	Date	Details
Project:		
Manor Court		
High Street		
Harmondsworth		
Content:		
P R O P O S E D		
Stables Office Block		
First Floor Plan		
North:		
Drawn By: TH		
Date: APR15		
Scale: 1:100@A3		
Rev:		
-		
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MC/17/L11



Elevation 1

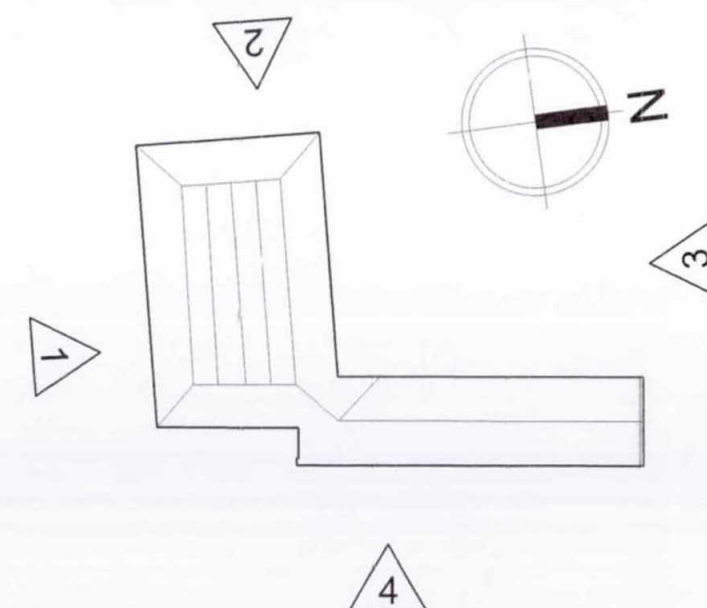
EXISTING



Elevation 1

Datum Line 23.00m

PROPOSED



Rev. | Date | Details

Project:

Manor Court
High Street
Harmondsworth

Content:

P R O P O S E D
Stables Office Block
Elevations 1 South Facing

North:

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

Notes:

Figured dimensions to be used in preference to scaled.
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MC/17/L12

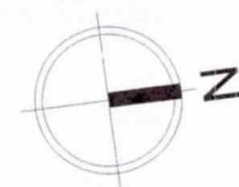


EXISTING

Elevation 2

0 2 5m

2



3

1

4



Elevation 2

Datum Line 23.00m

NEW SASH WINDOWS
TO MATCH EXISTING

NEW DOOR

NEW SASH WINDOWS
TO MATCH EXISTING

NEW SASH WINDOWS
TO MATCH EXISTING

NEW SASH WINDOWS
TO MATCH EXISTING

EXISTING GROUND LEVEL

NEW SASH WINDOWS
TO MATCH EXISTING
GROUND LEVEL LOWERED

PROPOSED

Rev. | Date | Details

Project:

Manor Court
High Street
Harmonsworth

Content:

PROPOSED
Stables Office Block
Elevations 2 West Facing

North:

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

Notes:

Figured dimensions to be used in preference to scaled.
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MC/17/L13