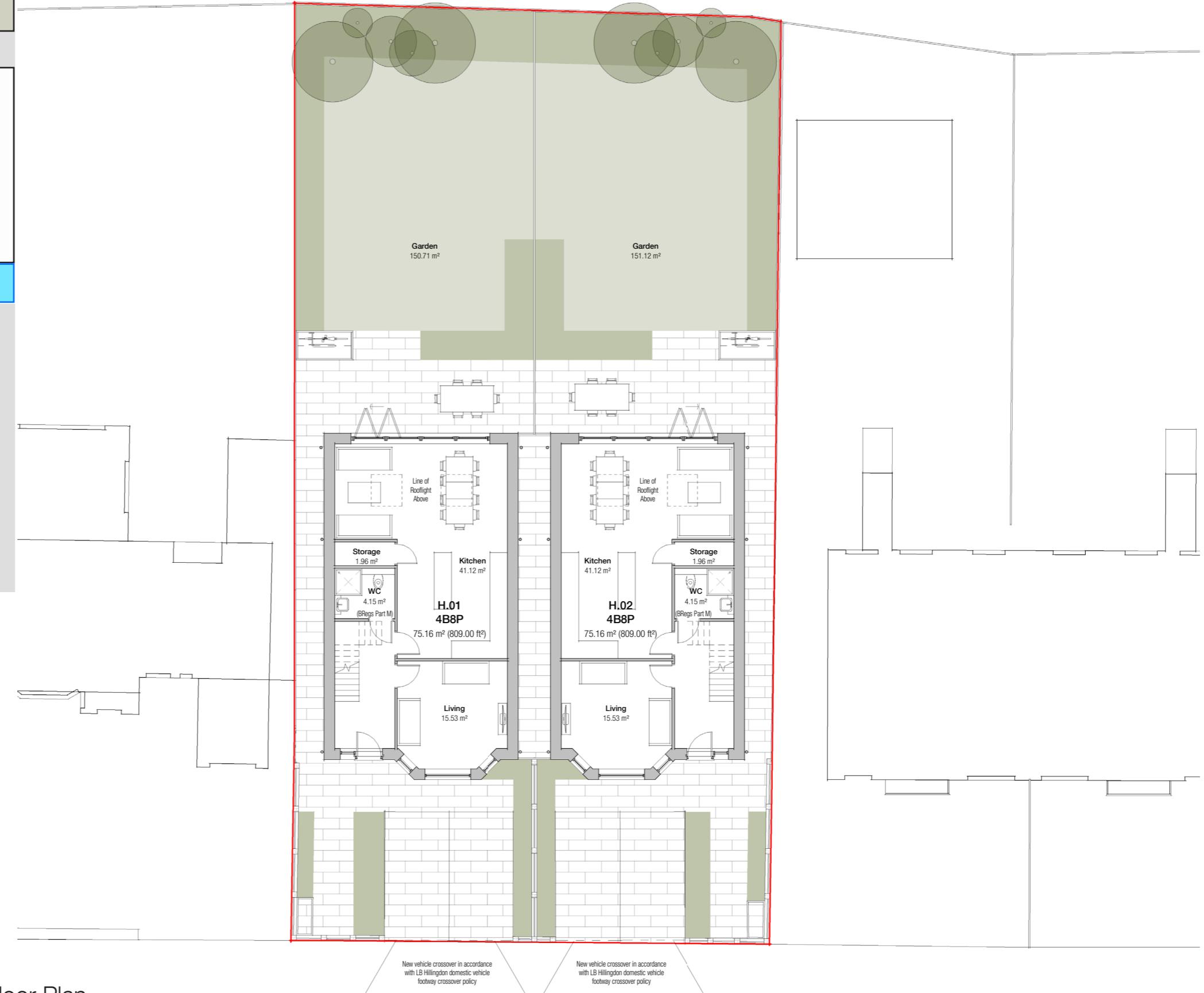
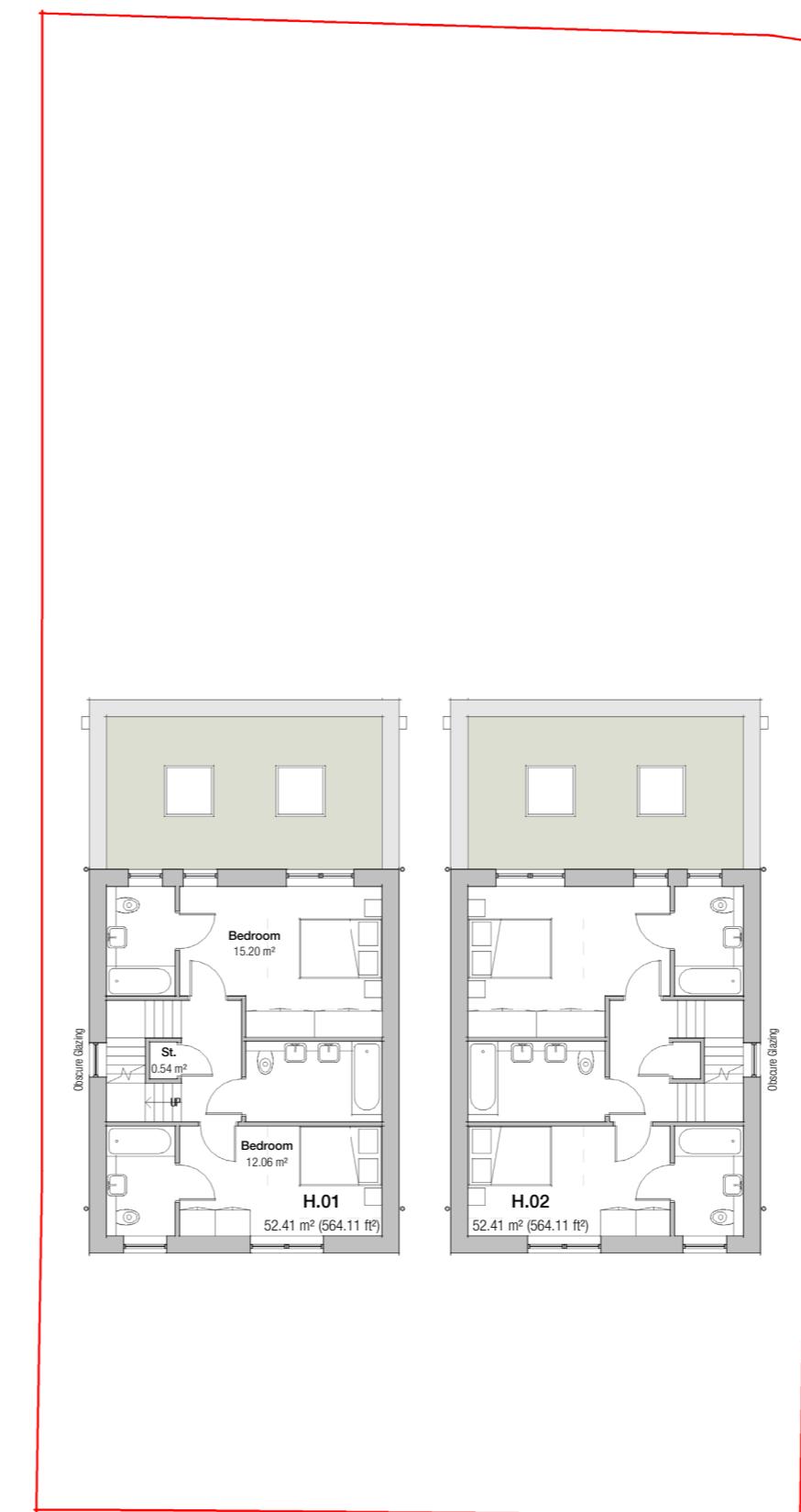


RESIDENTIAL			
HOUSES (3 STOREYS)			
Unit	Size	Area	Amenity
H.01	4B 8P	162m ² (1,738 ft ²)	151 m ²
H.02	4B 8P	162 m ² (1,738 ft ²)	151 m ²
TOTAL Saleable Area NIA		324 m ² (3,476 ft ²)	
TOTAL GIA		324 m ² (3,476 ft ²)	
TOTAL No. DWELLINGS		2	
Building Height	9.85m		
Site Area	0.062 hectares (0.15 acres)		
	<i>subject to site survey and title plan</i>		
Total Hab. Rooms:	12 hr		
Proposed Density:	32 u/ha 194 hr/ha		
Car Parking Spaces:	4		
Cycle Spaces:	4		



- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
- Site boundary is subject to Title Plan.

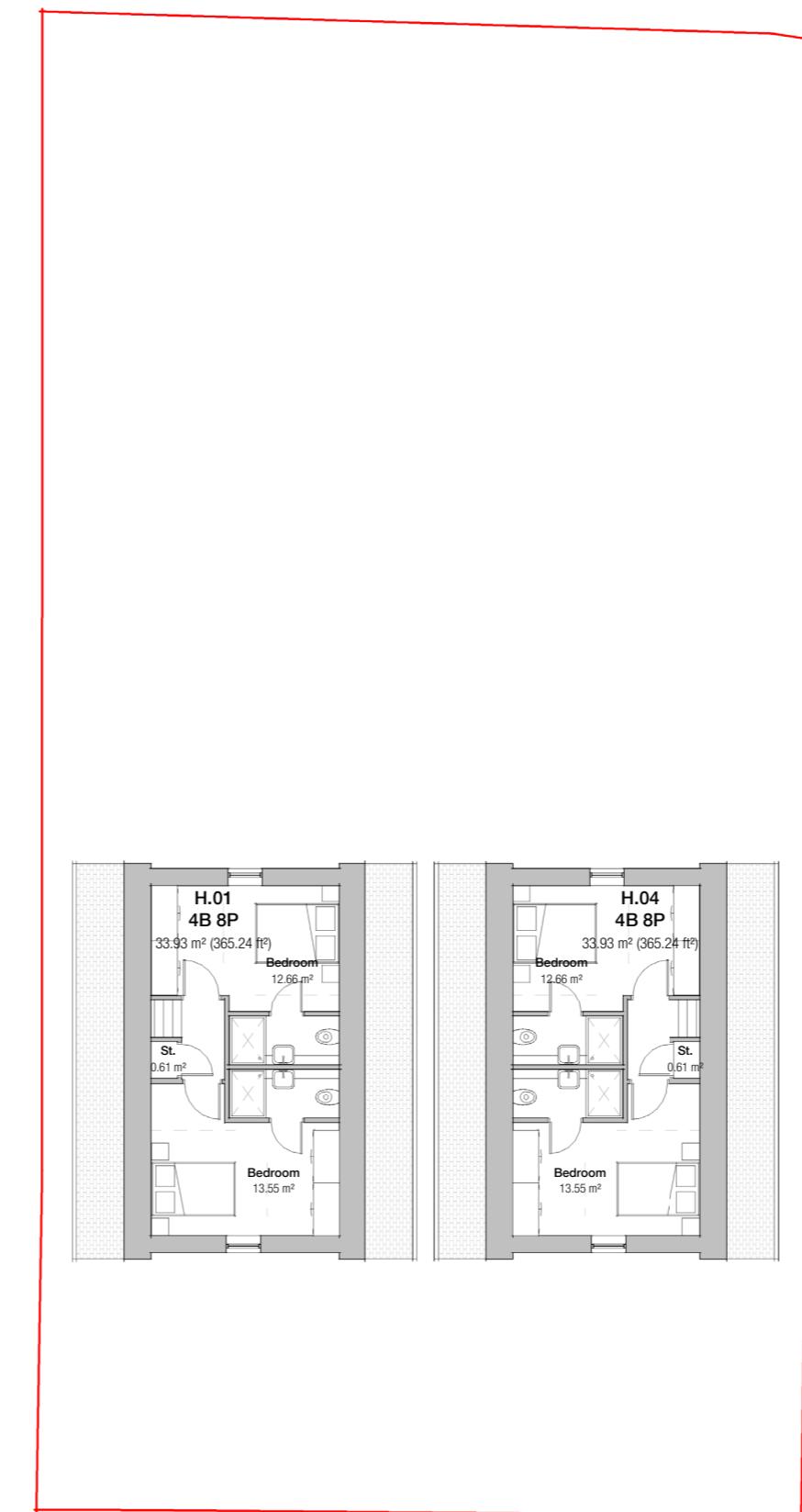




Proposed First Floor Plan

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- Site boundary is subject to Title Plan.





Proposed Second Floor Plan

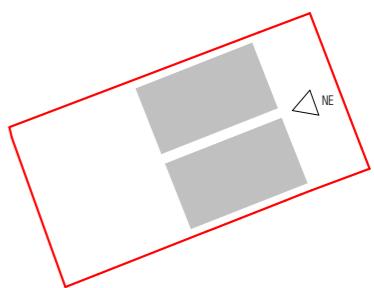
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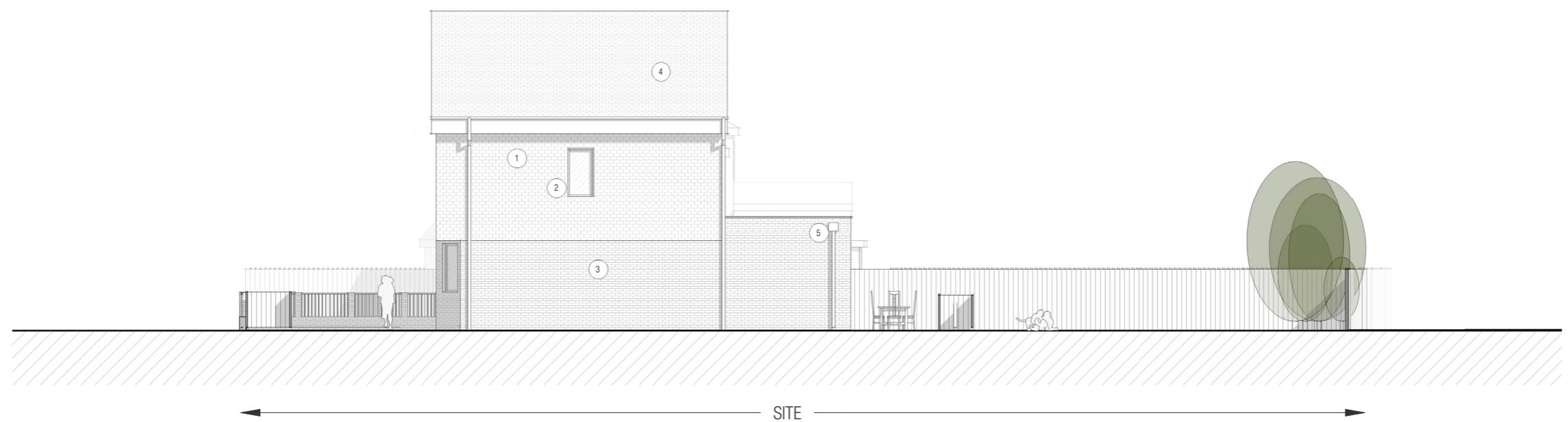
Materials Key

- ① Clay Tile
- ② Aluminium Framed Windows and Doors
- ③ Red Brick
- ④ Clay Roof Tile
- ⑤ Aluminium Rainwater Goods



- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
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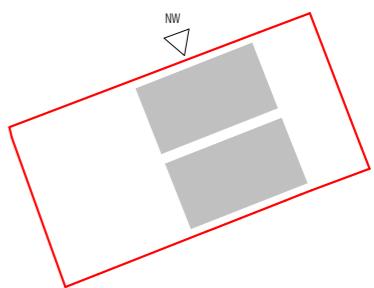




Proposed North West Elevation

Materials Key

- ① Clay Tile
- ② Aluminium Framed Windows and Doors
- ③ Red Brick
- ④ Clay Roof Tile
- ⑤ Aluminium Rainwater Goods



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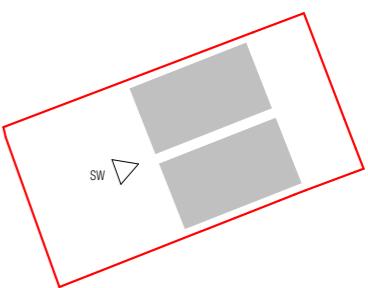
0 1 2 5 10 m



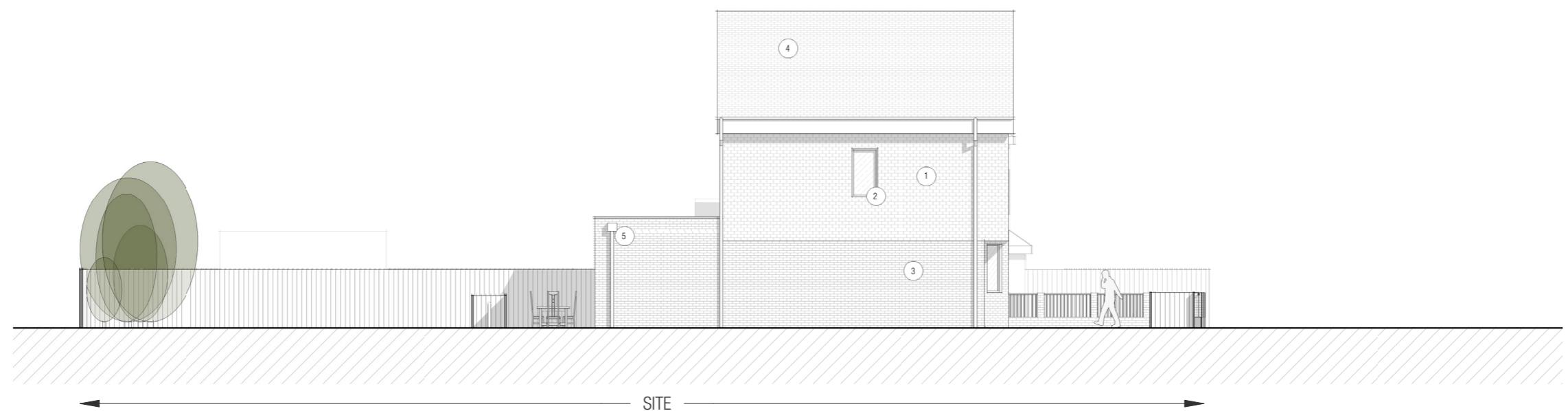
Proposed South West Elevation

Materials Key

- ① Clay Tile
- ② Aluminium Framed Windows and Doors
- ③ Red Brick
- ④ Clay Roof Tile
- ⑤ Aluminium Rainwater Goods



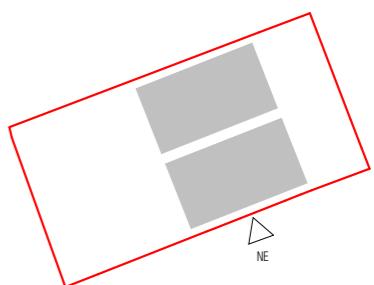
- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
- Site boundary is subject to Title Plan.



Proposed South East Elevation

Materials Key

- ① Clay Tile
- ② Aluminium Framed Windows and Doors
- ③ Red Brick
- ④ Clay Roof Tile
- ⑤ Aluminium Rainwater Goods



- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
- Site boundary is subject to Title Plan.

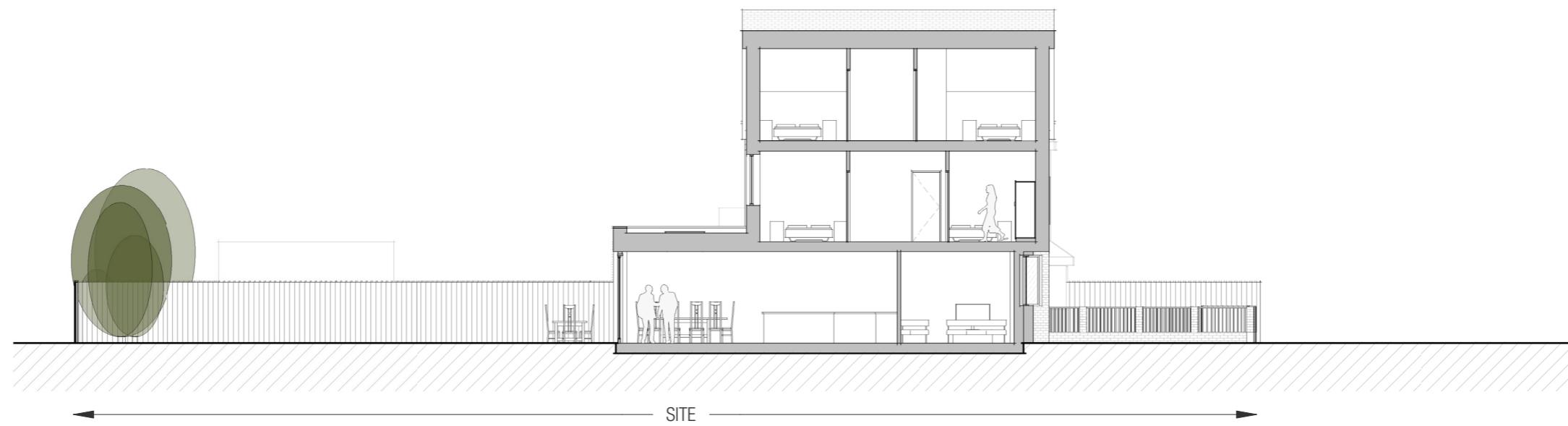
0 1 2 5 10 m



Proposed Section AA

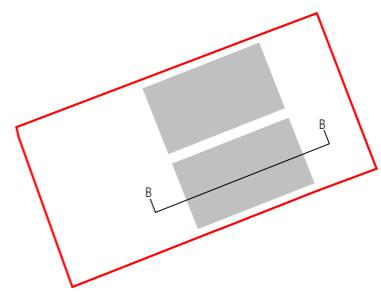
- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
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Proposed Section BB

- All areas are **approximate** and subject to change. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
- Site boundary is subject to Title Plan.

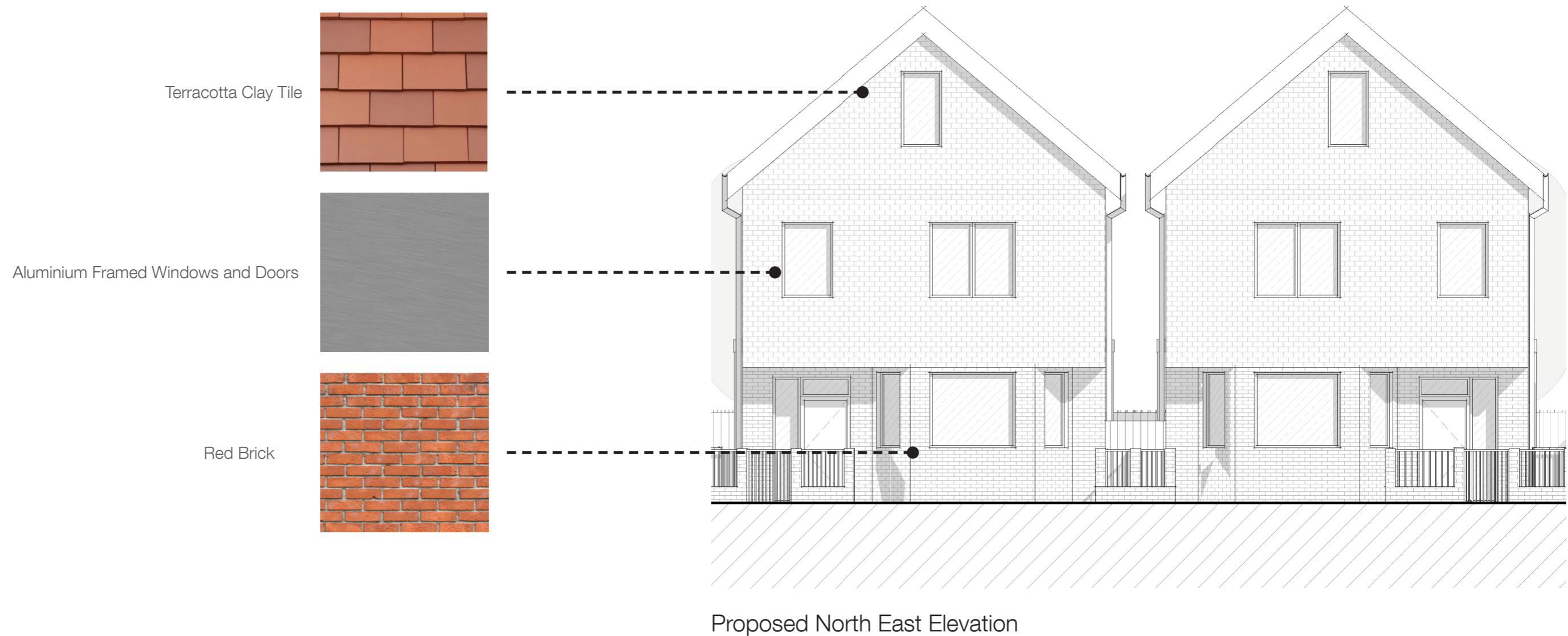




Proposed Aerial View from North of Site



Proposed Aerial View from South of Site

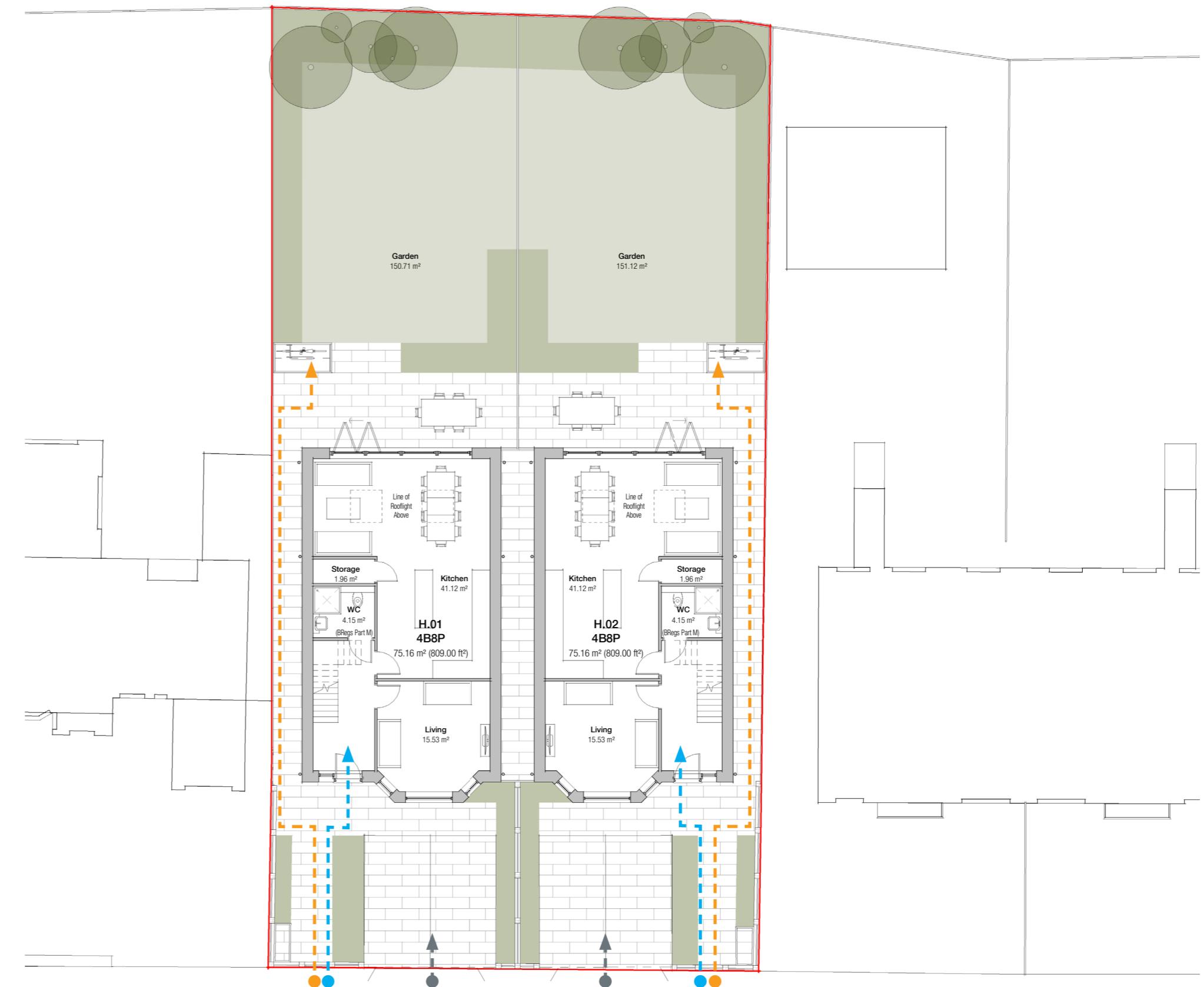


4 DESIGN STRATEGIES

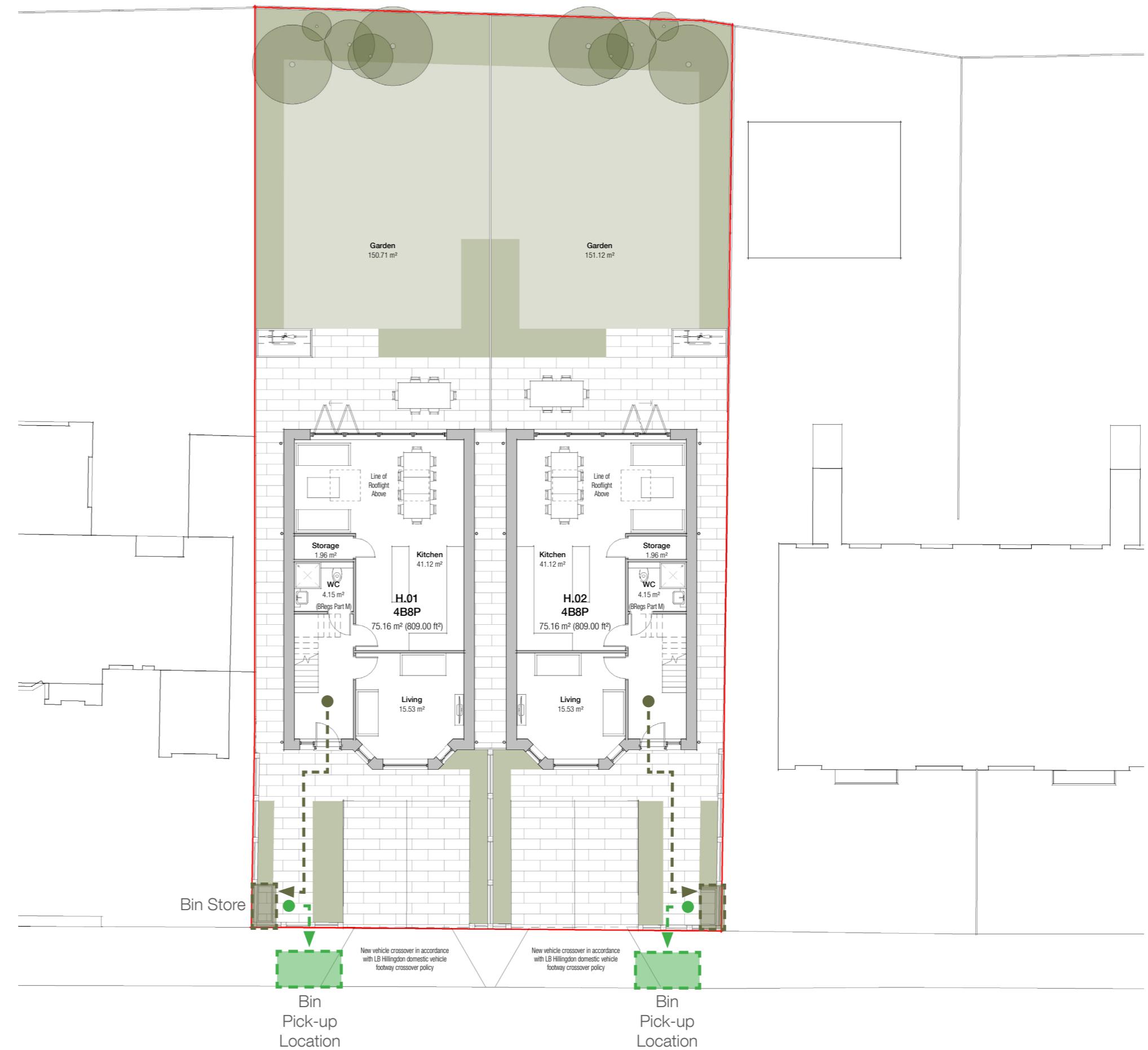
- 4.1 Proposed Access Strategy
- 4.2 Proposed Servicing Strategy
- 4.3 Overlooking Strategy
- 4.4 Accessibility Strategy
- 4.5 National Space Standards
- 4.6 Garden Spaces
- 4.7 Urban Greening Factor

4.1.1 The site is accessed off of Lime Grove, a single carriageway residential road. There is on-street parking provided down Lime Grove, and each property has 2no. off street parking bays.

4.1.2 Each property has been provided with a secure cycle store location, situated in the garden space of each property for security. This can be accessed down a 1100mm passage to the side of each house, negating the need to bring the cycle through the house.



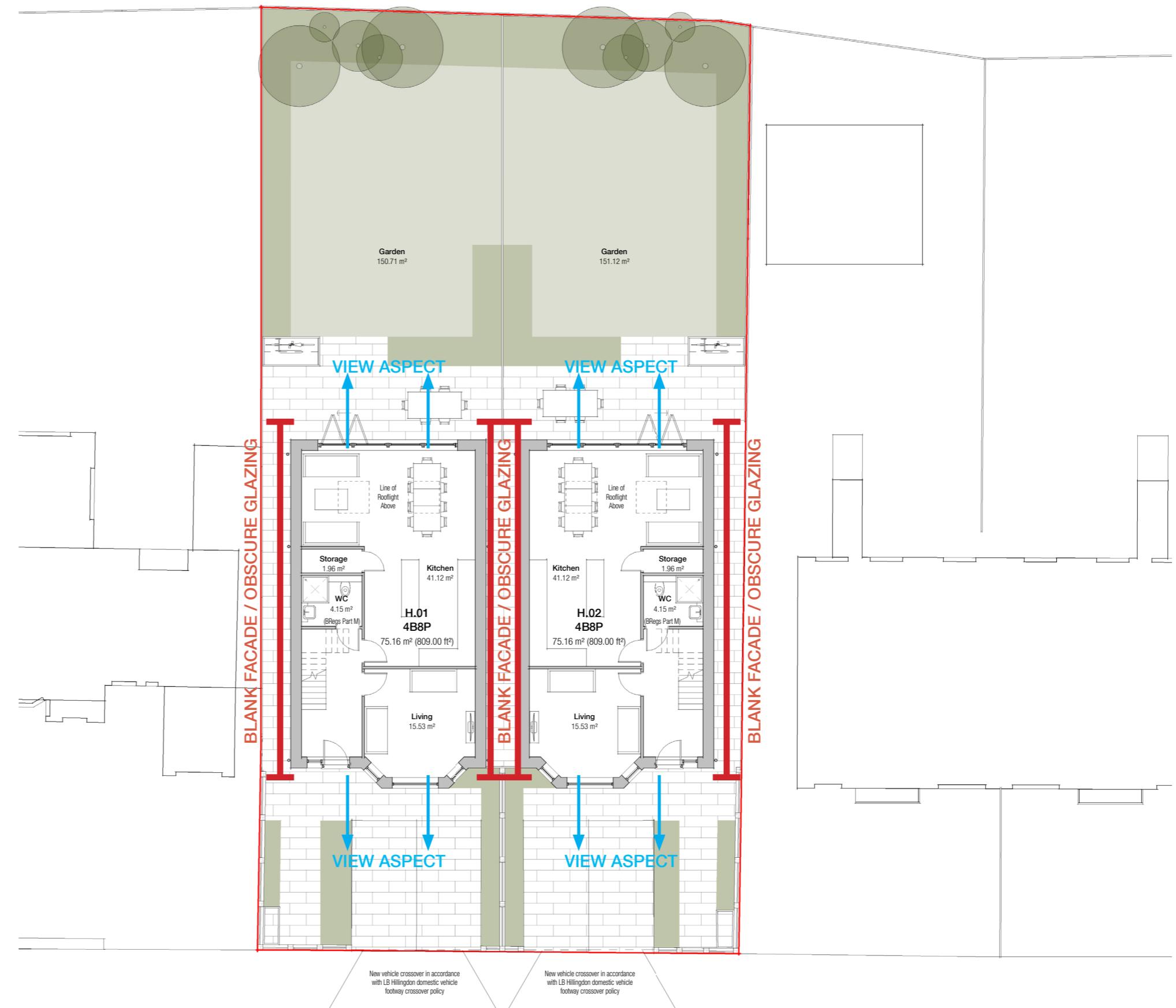
4.2.1 Secure bin stores are located to the front of each property, adjacent to the road. The separation from the main dwelling prevents odours from flowing into the house whilst also making transfer to the curbside pickup location easier.



4.3.1 The homes to the front of the properties are over 18m away, preventing any chance of overlooking. There are no properties to the rear of the site.

4.3.2 The main aspect for the properties is to the north east and the south west, and that is where the main windows are located.

4.3.3 The north west and south east elevations have been left intentionally blank to prevent overlooking, apart from one window into the landing of each property which is using obscured glazing, providing light whilst preventing overlooking.



63 LIME GROVE, RUISLIP HA4 8RL

4.4 ACCESSIBILITY STRATEGY

4.4.1 The two houses have been designed in line with M4(2) accessibility requirements. The scheme consists of two houses with identical but mirrored layouts.

KEY

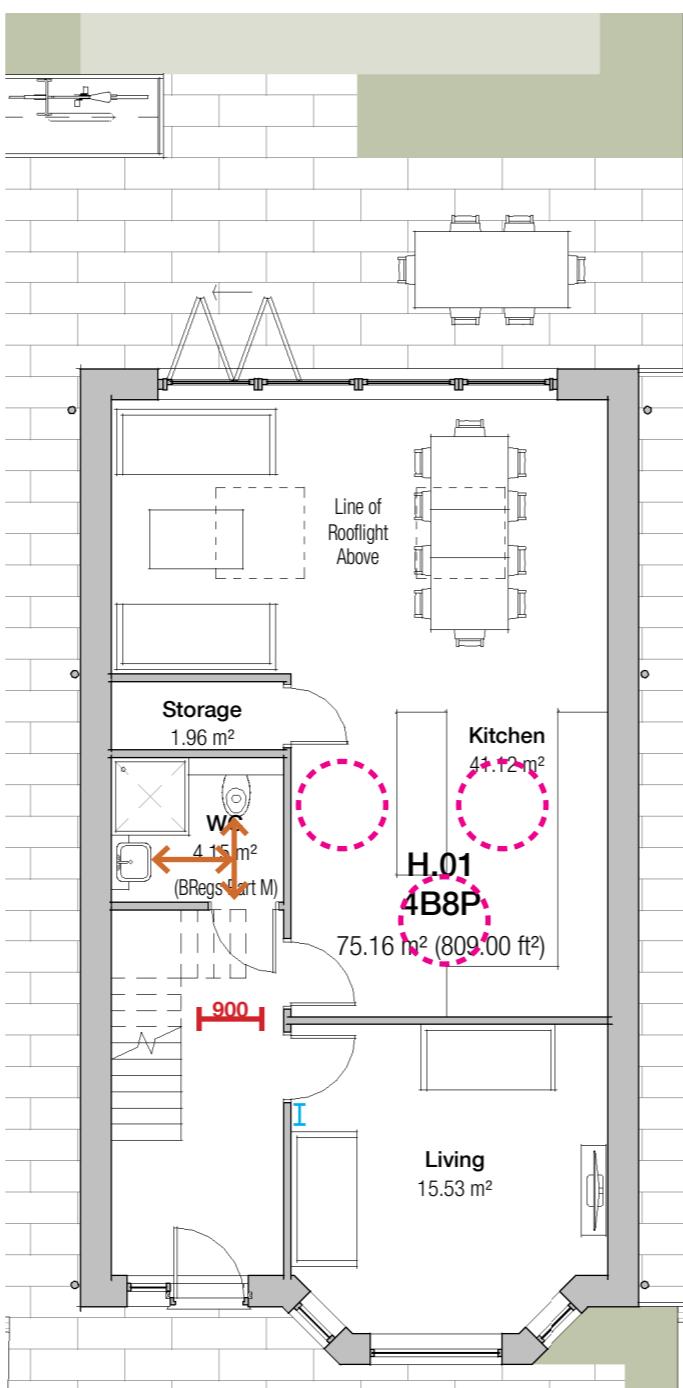
H 300mm nib to leading edge

 900mm min. clear width

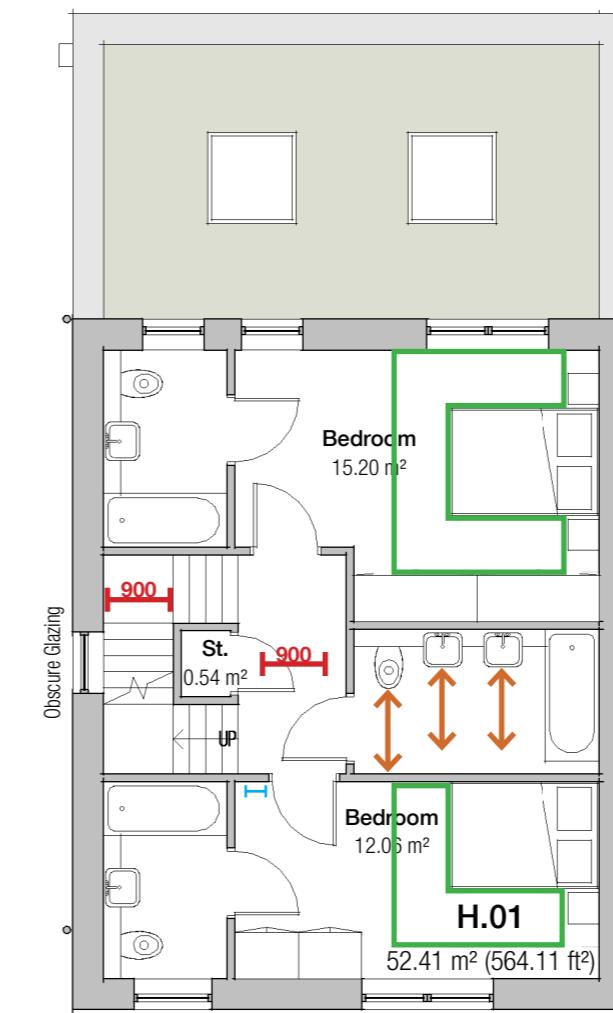
1200mm clear space in kitchens

750mm clear access route in bedrooms

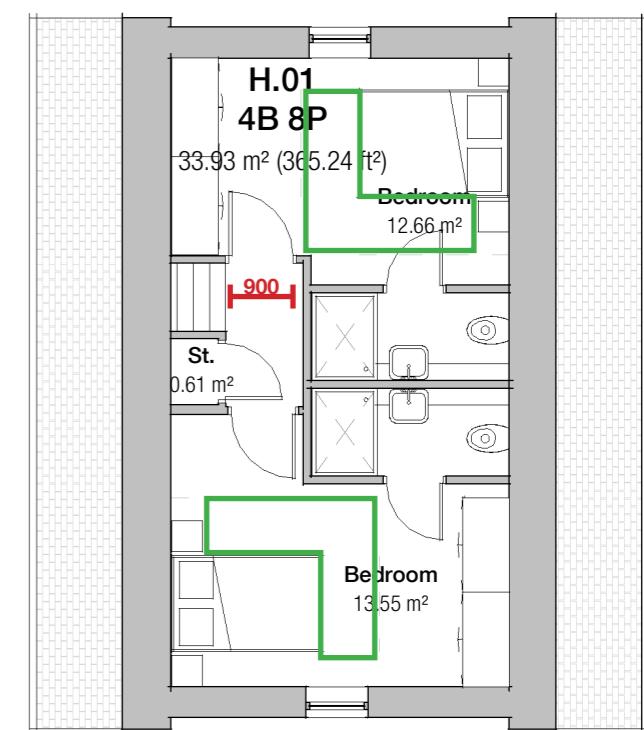
↔ 1100mm zone in bathrooms



Proposed Ground Floor Plan



Proposed First Floor Plan

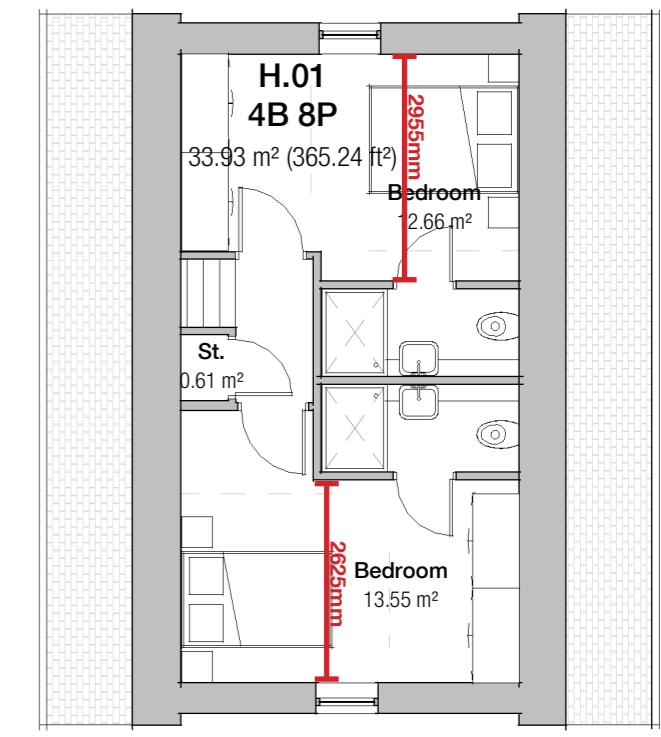
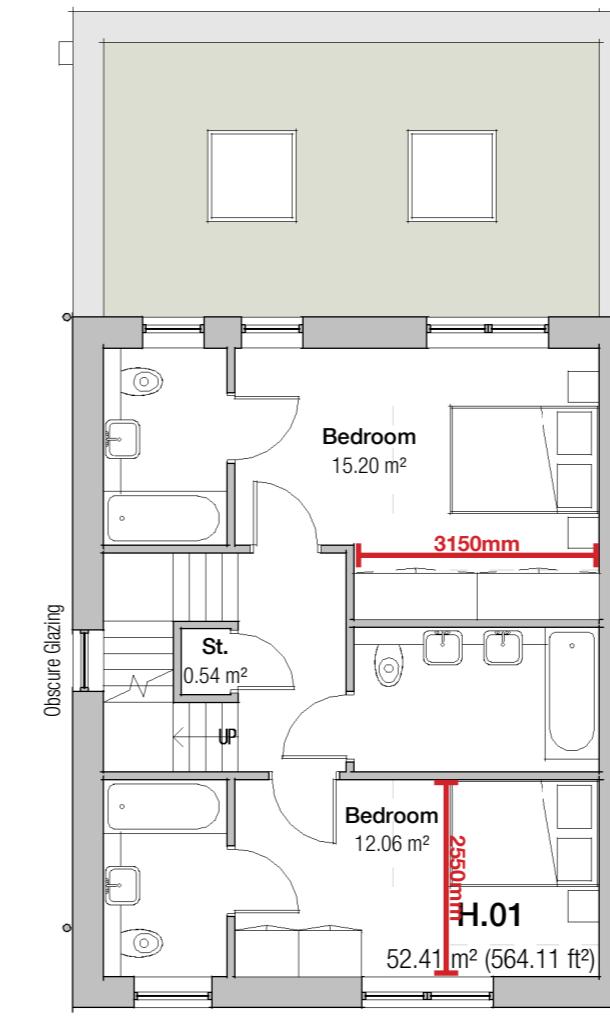
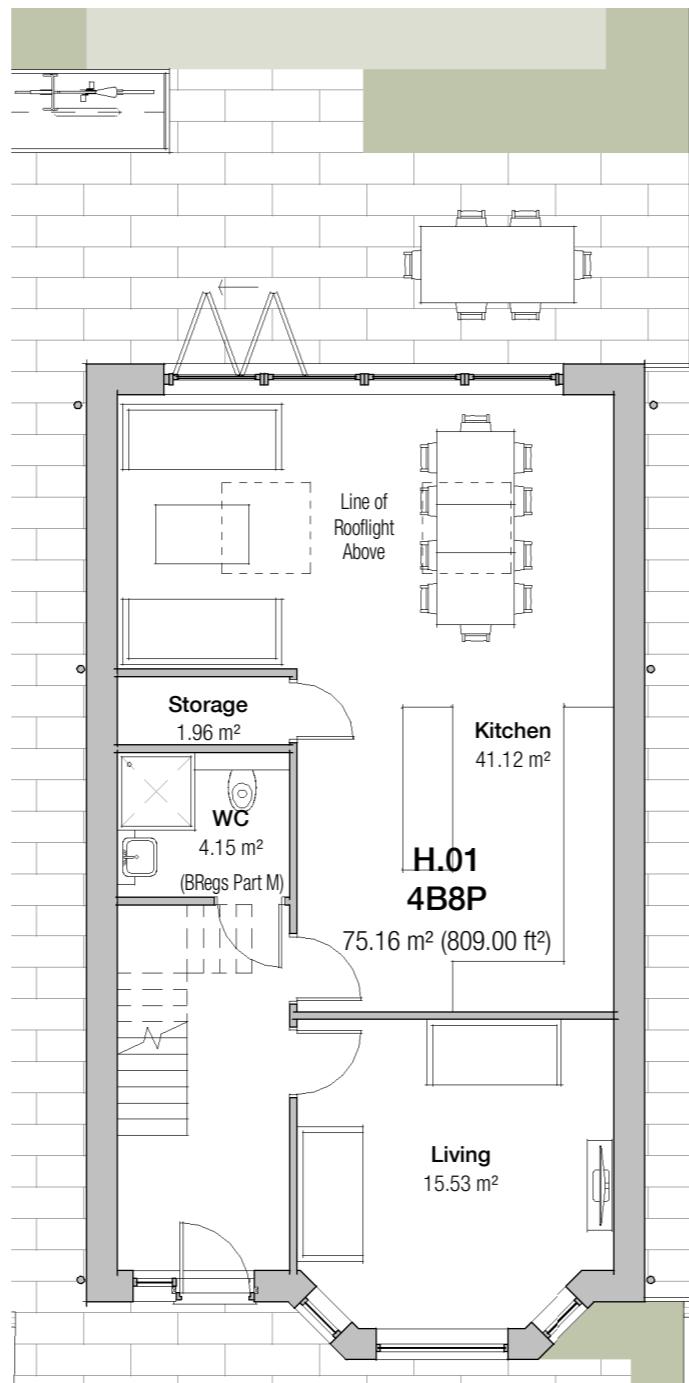


Proposed Second Floor Plan

4.5.1 The two proposed dwellings each have a total GIA of 162m², exceeding the minimum 130m² as prescribed for a 3 storey 4B8P dwelling in the National Space Standards.

4.5.2 The bedrooms have been designed to comply with the National Space Standards and Part M4(2), with the master double bedroom being >2750mm wide, with the other double bedrooms being 2550mm wide. All double bedrooms exceed 11.5m² in floor area.

4.5.3 The two proposed dwellings each contain 3.11m² of storage, exceeding the 3m² prescribed in the National Space Standards. This is distributed over the three levels of the dwellings.



4.5.4 Hillingdon Local Plan mandates a minimum 100m² garden for properties with 4 or more bedrooms, as per policy DMHB 18. The proposed dwellings exceed this with gardens over 150m² in area.

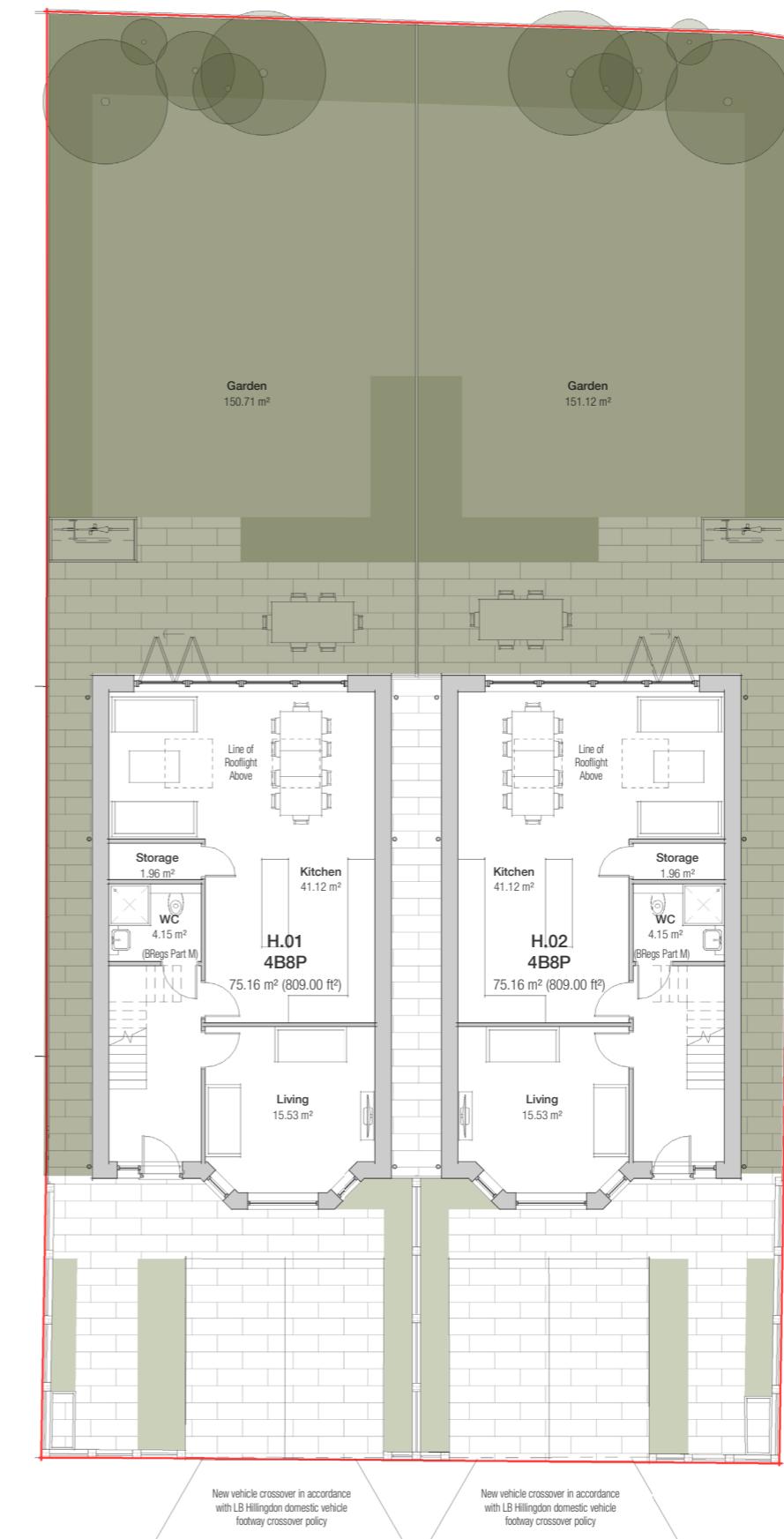
Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

Table 5.3 from Hillingdon Local Plan

KEY



Garden



Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	40.2	28.14	
Flower-rich perennial planting.	0.7	96.68	67.676	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	149.7	59.88	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	183.5	18.35	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution		174.046		
Total site area (m²)		622.265		
Urban Greening Factor			0.279697557	

KEY

- Lawn
- Flower Rich Perennial Planting
- Permeable Paving
- Extensive Green Roof



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