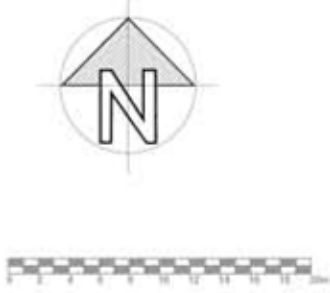




279 Swakeleys Road
Ickenham, Uxbridge
UB10 8DR

Location Plan



Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Do not scale from this drawing
All dimensions are to be checked on site
Any discrepancies are to be reported immediately to the Architect or Main Contractor

COPYRIGHT © 2020
ALL RIGHTS DESCRIBED IN THE CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, HAVE BEEN GENERALLY ASSERTED

Richard Morton Architects Ltd
70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030
Email: richard@rm-architects.com
Web: www.rm-architects.com

Client
Mrs P Sidhu

Project
279 Swakeleys Road

Drawing
Location Plan

Scale
1:500@A3

Project No.	Drawing No.	Revision
177	100	-

Status	Date	Drawn by	Checked by
P	Feb2020	JH	RM

279 SWAKELEYS ROAD ICKENHAM.

Proposal for demolition of the existing building and construction of a new building containing 8 flats.

Planning Application December 2020.

Design and Access Statement

The Site

279 Swakeleys Road is a detached house with multiple extensions and two substantial out-houses, lying close to the Swakeleys roundabout on the A40. The house is set in a garden plot of approximately 0.1 Ha with road frontages to Swakeleys Road, Warren Road and Silver Birch Close. Only on the north side does it directly adjoin another property, 277 Swakeleys Road. The current use class is C3.

Along part of the north boundary is a high conifer hedge and there is an oak tree in the adjoining garden closer to Swakeleys Road. There are two smaller trees in the south east corner of the site. An arboricultural report forms part of this application.

The existing house, mainly white rendered with clay roof tiles has been extended as follows:

- A substantial single-story addition at the rear.
- A single storey extension along the north side which is set very close to the boundary.
- Additional bedrooms in the roof with large dormers on the east slope.
- A porch extending the whole length of the west front.
- A larger detached studio.
- A smaller outhouse.

As a result, the house is impressive in size but not particularly well proportioned or coherent. The only entrance currently is on Warren Road, leading into a forecourt that currently houses 4 cars.

The Proposal

The proposal involves the demolition of all three existing buildings on the site and the creation of a new 2.5 storey building with 7 flats: three x 2-bed on ground floor and first floor and one 3-bed flat set into the roof profile. The design, as shown in the attached drawings, is conceived as a large villa in the late arts and crafts style typical of Ickenham.

The flats comply with the Nationally Described Space Standards and access requirement M4 (2). Most will be dual aspect, and all will have dedicated outdoor space.

There is potential for the flats to be used specifically as homes for older people and, to this end, the design will comply in all reasonable respects with the Lifetime Homes and HAPPI standards.

There are eight parking spaces shown off Silver Birch Close.

Previous Application and Revisions.

In July 2020 an application was submitted for demolition and redevelop sites providing 8 new flats. This application was later withdrawn. Key points in relation to this revised application are as follow:

- The setback from Swakeleys Road is 12.0m compared to 8.0m for the existing house
- The frontage to Warren road has been reduced from 26.0m in the previous application to 25.0m
- The frontage to Swakelys Road has been reduced from 20.0m in the previous application to 19.0m
- The length along the northern boundary has been reduced from 21.0m to 15.5m
- The building footprint as existing is 241 sq m. The figure for the new proposal is 256 sq m
- The area of hard standing has been reduced from 401 sq m, as existing, to 313 sq m.
- Soft landscape area has been increased from 358 sq m as existing to 428 sq m.

The parking area has been reduced and the landscaped area has been increased. An indicative landscape proposal is included as part of this application.

- Separation distances of at least 21.0m are achieved to the east, south and west. There are no windows for habitable rooms facing north in the proposed scheme and bathroom windows on the north elevation will be fixed and obscure glazed to ensure that privacy is retained.
- The extent of the building adjacent to the north boundary has been much reduced both in plan and section.
- A daylight study is included as part of this report and is described in detail below. The loss of daylight to the adjoining property is not considered to be material.
- Flats are compliant with space standards as shown and are accessible as confirmed above.
- Balconies are included for all upper floor flats and dimension are given on the drawings.
- Private amenity spaces for ground floor flats are also given on the drawings.
- Eight parking spaces include one disabled space and one visitor space. Charging points will be included as required.
- A refuse and cycle store is shown
- The mention of a TPO within the site has subsequently been shown to be incorrect. An arboricultural report is included as part of the application and existing trees on site will be retained.

Massing and Impact on Neighbouring Properties.

There is no significant impact on neighbours to the east, south and west.

Along the north side the space between the new building and the boundary is kept at 3.0 metres, far bigger than at present. The length of the proposed scheme parallel to the boundary has been reduced relative to the previous application and is similar to that of the existing house. The new eaves are set low to mitigate any impact.

There are two windows and the entrance door in the south elevation of the adjacent property, 277 Swakeleys Road. Both windows are believed to be secondary windows for the rooms concerned.

The shadow study included later in this report shows shading as existing and as proposed at four different times of day on four different days of the year. Please note that the mature cypress hedge on the boundary concerned is not shown but will cast significant shadow in the garden of 277 both before and after development.

At 9.00am and 12 noon there is no material change at any time of year. At the autumn equinox there is a marginal increase in shading at 3.00pm. At 6.00pm there is no material change at any time of year.

Precedents

In terms of general massing we have studied a number of recent consents in the locality, in particular those at 200 Harefield Road, 253A Park Road and 277 Swakeleys Road, all of which involve significant increase to building mass adjacent to boundaries. The application for 277 Swakeleys Road, allowed at appeal, is of particular importance and we believe that there is a weight of precedent to support the current proposal.

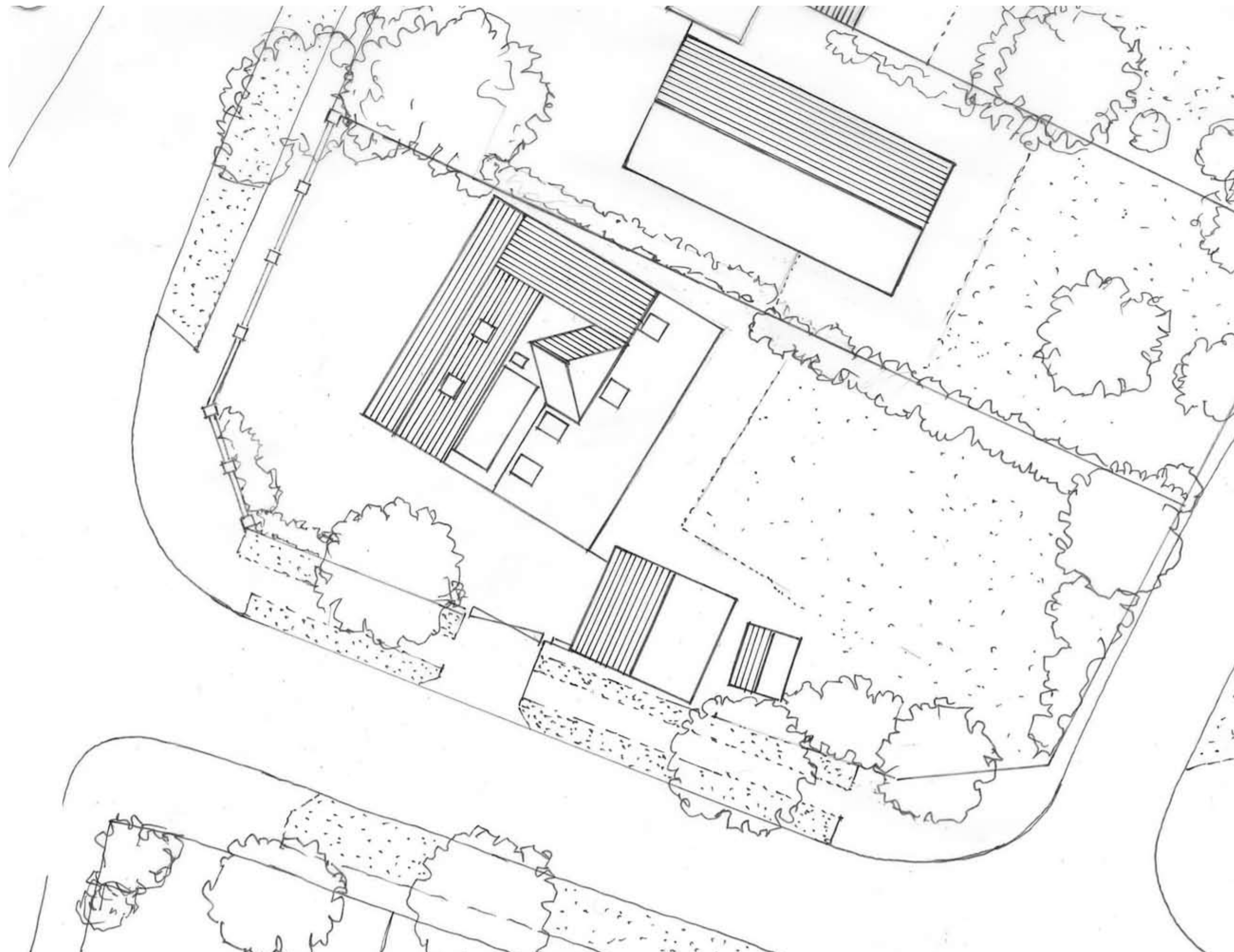
Site Photos



Site Photos



Existing Plan



Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Do not scale from this drawing
All dimensions are to be checked on site
Any discrepancies are to be reported immediately to the Architect or Main Contractor

COPYRIGHT © 2020
ALL RIGHTS DESCRIBED IN THE CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988 HAVE BEEN GENERALLY ASSERTED

Richard Morton Architects Ltd

70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030

Email: richard@rm-architects.com
Web: www.rm-architects.com



Client

Mrs P Sidhu

-

Project

279 Swakeleys Road

-

Drawing

Existing Plan

-

-

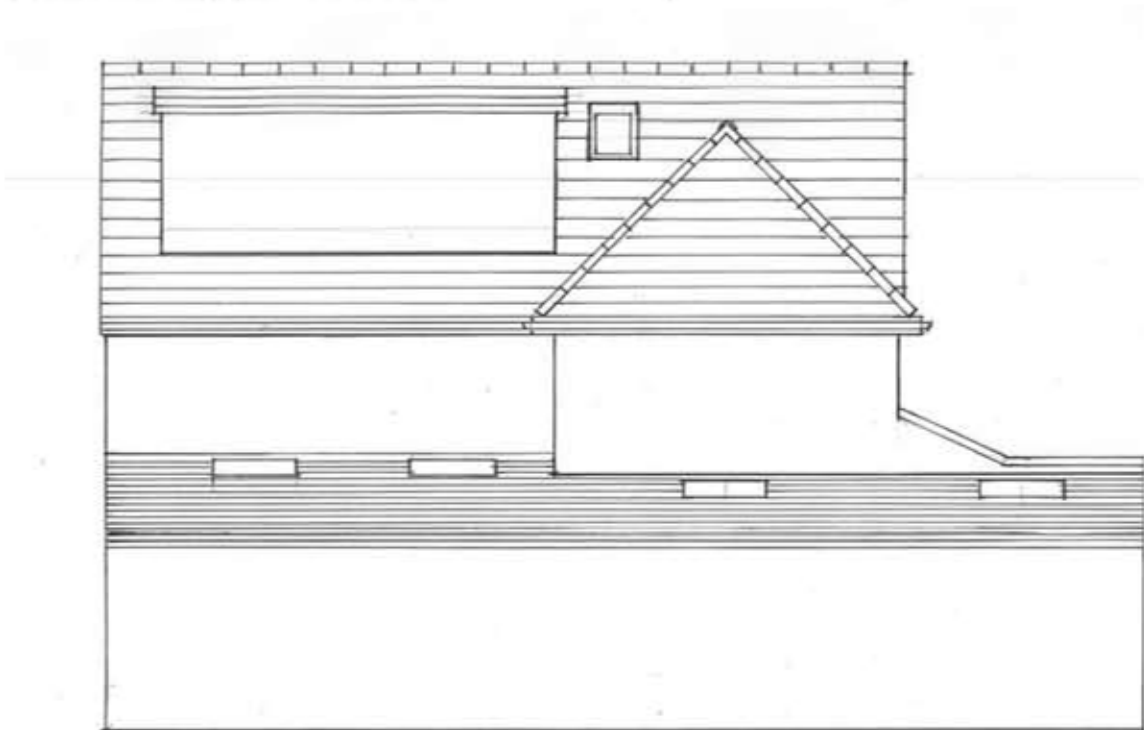
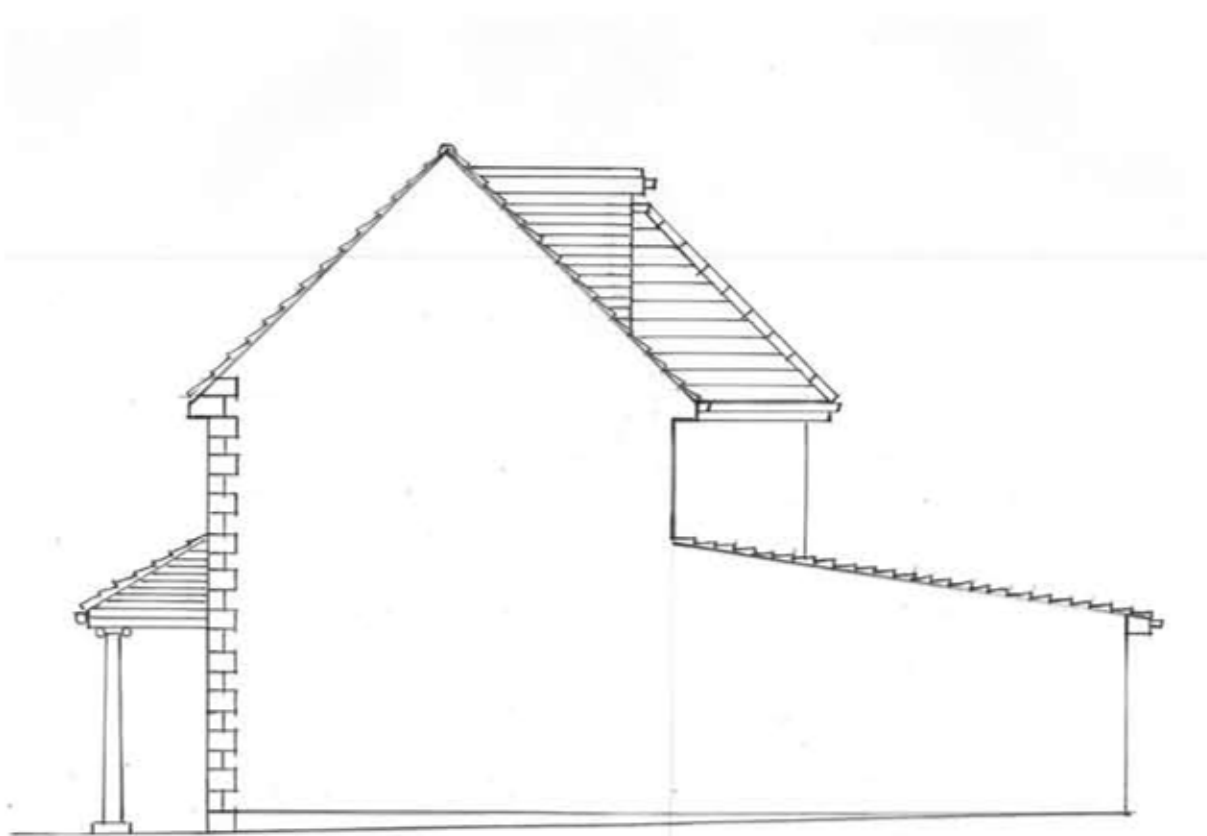
Scale

1:200@A3

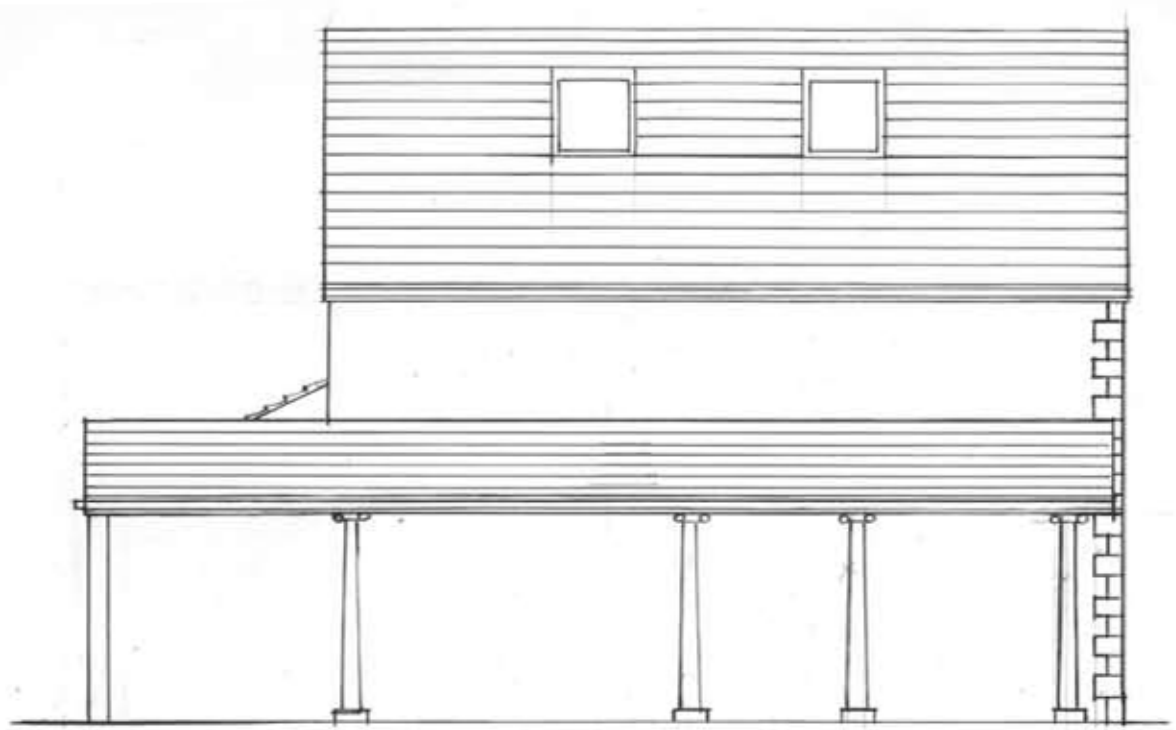
Project No.	Drawing No.	Revision
177	101	-

Status	Date	Drawn by	Checked by
P	Feb2020	JH	RM

Existing elevation



East Elevation



West Elevation

Rev	Date	Description	Drawn	Check
-----	------	-------------	-------	-------

Do not scale from this drawing
All dimensions are to be checked on site
Any discrepancies are to be reported immediately to the Architect or Main Contractor

COPYRIGHT © 2020
ALL RIGHTS RESERVED IN THE CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1986 HAVE BEEN GENERALLY ASSERTED

Richard Morton Architects Ltd

70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030

Email: richard@rm-architects.com
Web: www.rm-architects.com

Client

Mrs P Sidhu

-

Project

279 Swakeleys Road

-

Drawing

Existing Elevations

-

-

Scale

1:100@A3

Project No.	Drawing No.	Revision
-------------	-------------	----------

177	102	-
-----	-----	---

Status	Date	Drawn by	Checked by
--------	------	----------	------------

P	Feb2020	JH	RM
---	---------	----	----

Proposed Plan



Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Do not scale from this drawing
All dimensions are to be checked on site
Any discrepancies are to be reported immediately to the Architect or Main Contractor

COPYRIGHT © 2020
ALL RIGHTS DESCRIBED IN THE CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, HAVE BEEN GENERALLY ASSERTED

Richard Morton Architects Ltd

70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030

Email: richard@rm-architects.com
Web: www.rm-architects.com

Client

Mrs P Sidhu

Project

Swakeleys Road

Drawing

Proposed Site Plan

Scale

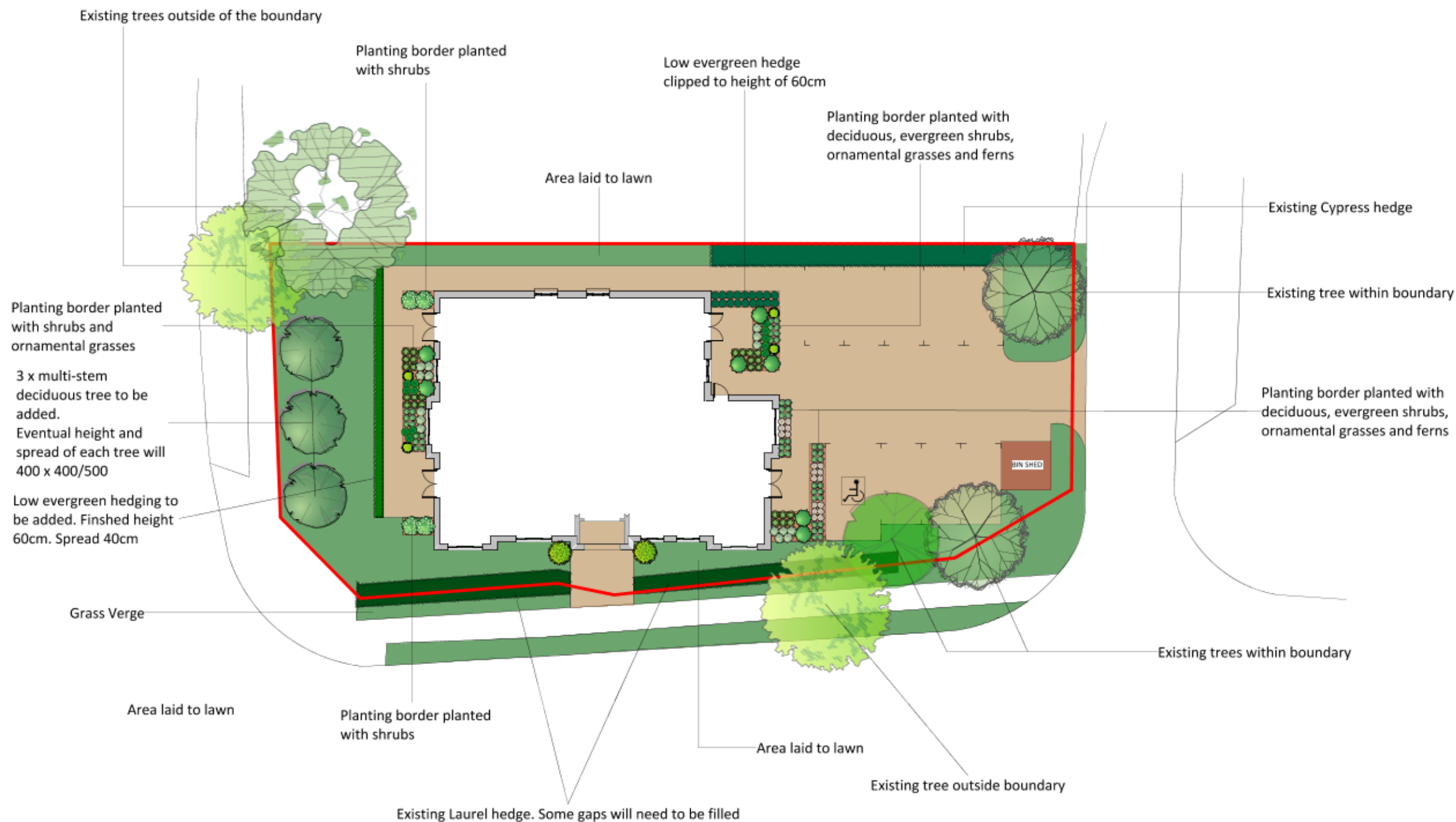
1:200@A3

Project No. **Drawing No.** **Revision**

177 103

Status **Date** **Drawn by** **Checked by**

Preliminary May 20 GR RM



- Medium size evergreen shrub. 100cm spread x 50/60cm height.
- Evergreen ferns 50cm spread x 30/40cm height
- Deciduous ornamental grass 50cm spread x 40cm height
- Evergreen flowering shrubs 50cm spread x 30/40cm height
- Evergreen hedge clipped to a finished height of 60cm and maintained at this height
- Medium size evergreen flowering shrub 100/120cm x 60cm height to be clipped and maintained at this height
- Deciduous flowering shrubs 120/150 height x 80/90 spread
- Evergreen pine shrub 80cm spread x 50/60cm height
- Semi evergreen ornamental grasses 50cm spread x 50/60cm height
- Evergreen shrub to mark the entrance of the development



DO NOT SCALE FROM THIS PLAN> ALL MEASUREMENTS MUST BE TAKEN AT SITE

PROJECT NO: SR/1002/CP	DESIGN TO: RICHARD MORTON, PARAMIT SIEHU
DATE: 27-07-2020	DRAWN BY: MM
SCALE: 1: 500 on A0	CHECKED BY: MM



12 BLUEBRIDGE ROAD
BROOKMANS PARK
HATFIELD, AL97SB
MOBILE 07979658890
E: manoj@manojmaldegardendesign.co.uk
www.manojmaldegardendesign.co.uk

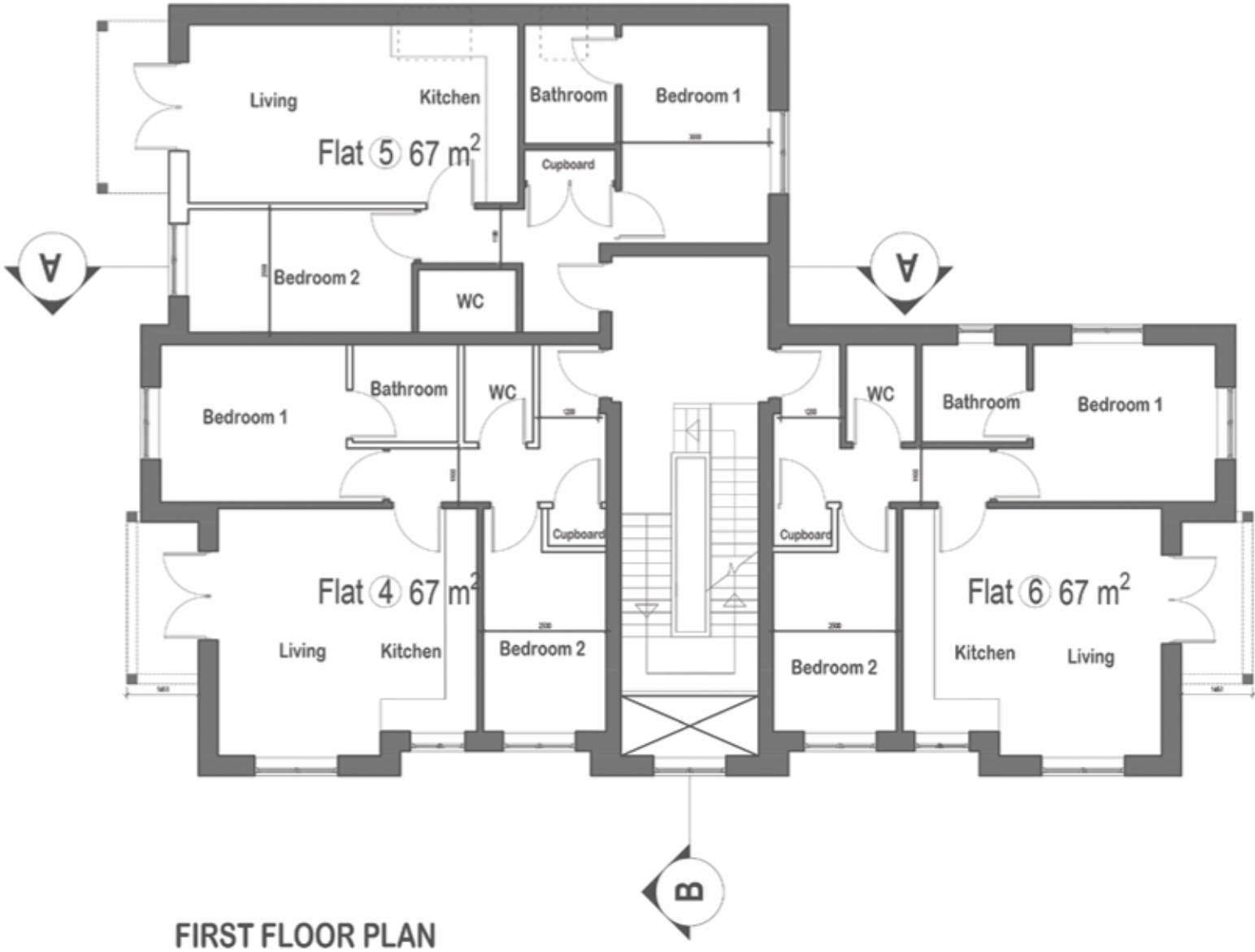
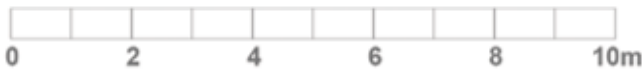
Ground Floor Plan



GROUND FLOOR PLAN

Rev	Date	Description	Drawn
Copyright © 2020 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from the copyright owner.			
Richard Morton Architects Ltd			
70 Cowcross Street, London, EC1M 6EJ Tel: 0203 179 9030 Email: richard@rm-architects.com Web: www.rm-architects.com			
Client			
Mrs P Sidhu			
Project			
Swakeleys Road			
Drawing			
Ground Floor Plan			
Scale			
1:125@A3			
Project No.	Drawing No.	Revision	
177	114	-	
Status	Date	Drawn by	Checked
P	Dec 2020YZ	RM	

First Floor Plan



FIRST FLOOR PLAN

Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Do not scale from this drawing.
All dimensions are to be checked on site.
Any discrepancies are to be reported immediately to the Architect or Main Contractor.

COPYRIGHT © 2020
ALL RIGHTS RESERVED IN THE CHAPTER IV OF THE COPYRIGHT
DESIGN AND PATENTS ACT 1988, HAVE BEEN GENERALLY ASSERTED.

Richard Morton Architects Ltd
70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030
Email: richard@rm-architects.com
Web: www.rm-architects.com

Client
Mrs P Sidhu
-

Project
Swakeleys Road
-

Drawing
First Floor Plan
-
-

Scale
1:125@A3

Project No.	Drawing No.	Revision
177	115	A

Status	Date	Drawn by	Checked by
P	Dec 2020YZ		RM

Second Floor Plan



Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Do not scale from this drawing
All dimensions are to be checked on site
Any discrepancies are to be reported immediately to the Architect or Main Contractor

COPYRIGHT © 2020
ALL RIGHTS RESERVED IN THE CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, HAVE BEEN GENERALLY ASSERTED

Richard Morton Architects Ltd
70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030
Email: richard@rm-architects.com
Web: www.rm-architects.com

Client
Mrs P Sidhu
-

Project
Swakeleys Road
-

Drawing
Second Floor Plan
-
-

Scale
1:125@A3

Project No.	Drawing No.	Revision
177	116	-

Status	Date	Drawn by	Checked by
P	Dec 2020YZ		RM

Perspective



Elevations



NORTH ELEVATION



SOUTH ELEVATION

Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

Do not scale from this drawing
All dimensions are to be checked on site
Any discrepancies are to be reported immediately to the Architect or Main Contractor

COPYRIGHT © 2020
ALL RIGHTS DESCRIBED IN THE CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, HAVE BEEN GENERALLY ASSERTED

Richard Morton Architects Ltd
70 Cowcross Street, London, EC1M 6EJ
Tel: 0203 179 9030
Email: richard@rm-architects.com
Web: www.rm-architects.com

Client
Mrs P Sidhu
-

Project
Swakeleys Road
-

Drawing
North & South Elevations
-
-

Scale
1:125@A3

Project No.	Drawing No.	Revision
177	107	-

Status	Date	Drawn by	Checked by
--------	------	----------	------------

Elevations



EAST ELEVATION



WEST ELEVATION

NO.	DATE	REVISION	NO.	DATE	REVISION

Richard Manton Architects Ltd
 80 Clarendon Road, London, EC1M 6BJ
 Tel: 0203 174 0000
www.richardmanton.co.uk
info@richardmanton.co.uk

Client
 Mrs P Kellie
 -

Project
 Swakeleys Road
 -

Drawing
 East & West Elevations
 -

Scale
 1:125000

Project No.	Drawing No.	Revision
117	117	-

Status	Date	Drawn by	Checked by
P	Dec 2020.N		DM

Shadow Study: 21st March Spring Equinox

Existing Buildings



9 am



12 noon



3 pm



6 pm

Proposed Buildings



9 am



12 noon



3 pm



6 pm

Shadow Study:
24th June
Summer Solstice

Existing Buildings



9 am



12 noon



3 pm



6 pm

Proposed Buildings



9 am



12 noon



3 pm



6 pm

Shadow Study: 21st September Autumn Equinox

Existing Buildings



9 am



12 noon



3 pm



6 pm

Proposed Buildings



9 am



12 noon



3 pm



6 pm

Shadow Study: 21st December Winter Solstice

Existing Buildings

9 am



12 noon



3 pm

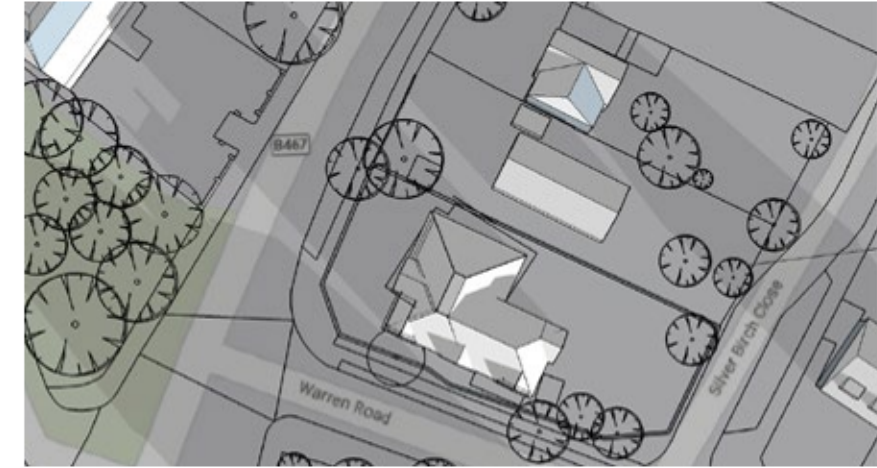


6 pm



Proposed Buildings

9 am



12 noon



3 pm



6 pm



Precedents

SCHEDULE OF ACCOMMODATION:

Ground Floor - GIA = 146.7m²

Flat 1 - 2B 3P @ 59.7m²

Flat 2 - 2B 3P @ 64.3m²

First Floor - GIA = 120.6m²

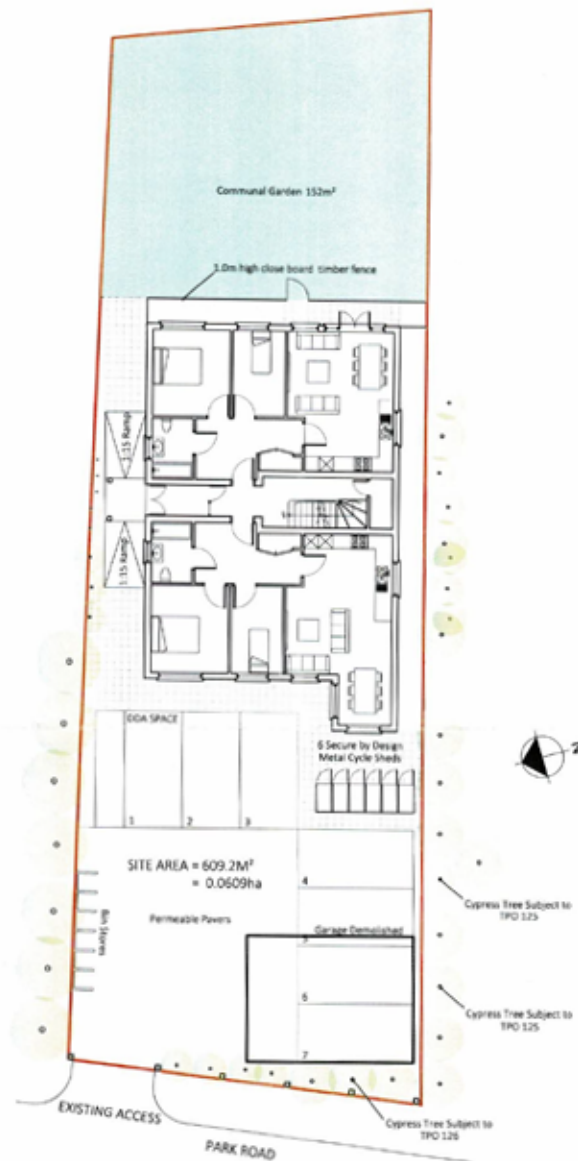
Flat 3 - 1B 2P @ 51.4m²

Flat 4 - 1B 2P @ 51.4m²

Loft - GIA = 80.4m²

Studio 1 - 1B 2P @ 38.0m²

Studio 2 - 1B 2P @ 38.0m²



Rev A: Cycle store amended to 6 Secure by Design compliant metal sheds. Nominal resizing of rooms to meet London Plan area requirements.

NOTES
The Contractor shall verify all dimensions at the site before setting out.
No existing or proposed structures shall be shown on this plan.
All dimensions shall be in accordance with the latest edition of the British Standard BS 5400-6:2000.
DO NOT SCALE FROM THIS DRAWING

SITE AREA = 609.2m² / 0.0609ha

Project: 253A Park Road Development
Address: 253A Park Road, Uxbridge, UB8 1PS
Scale: 1:200@A3
Drawing Title: Proposed Site Plan
Drawing Nos: 2018/PK/P/03 rev A



Orientation is in context on this.

Material Palette:

- 1) Fairface brickwork to match existing.
- 2) Roof tiles to match existing.
- 3) PPC Aluminum doors and windows.
- 4) Painted metal balcony and Juliet balcony railings.
- 5) Dormers walls to be clad in plain tiles.

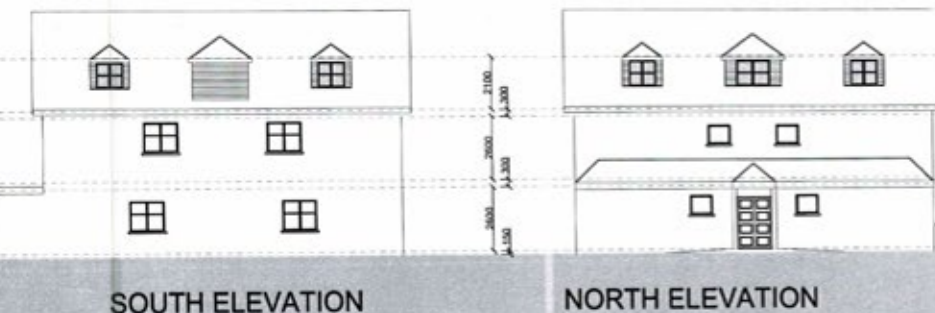
Note:

All dormer windows to be obscured glass



FRONT/WEST ELEVATION

REAR/EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

Rev B: First floor rear elevation door/window handed to match plan.

Rev A: South and North Elevation titles swapped to meet drawing standard convention. Front and Rear Elevation titles amended to include orientation. Ground and first floor doors and windows on all elevations amended to suit plans. South elevation doors replaced for windows. Buildings line added to Front/West Elevation.

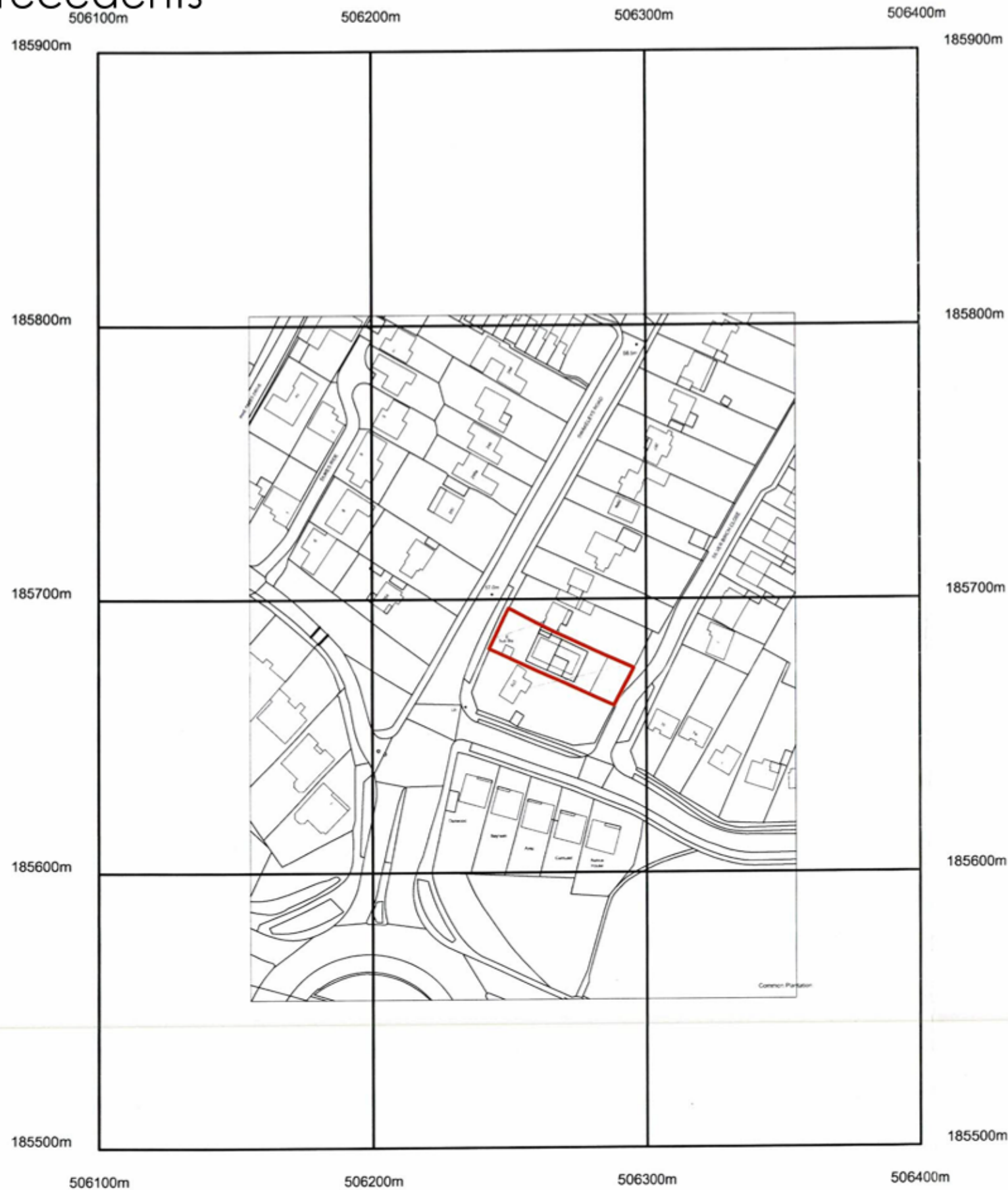
NOTES
The Contractor shall verify all dimensions at the site before setting out.
No existing or proposed structures shall be shown on this plan.
All dimensions shall be in accordance with the latest edition of the British Standard BS 5400-6:2000.
DO NOT SCALE FROM THIS DRAWING

Project: 253A Park Road Development
Address: 253A Park Road, Uxbridge, UB8 1PS
Scale: 1:200@A3
Drawing Title: Proposed Elevations
Drawing Nos: 2018/PK/P/08 rev B

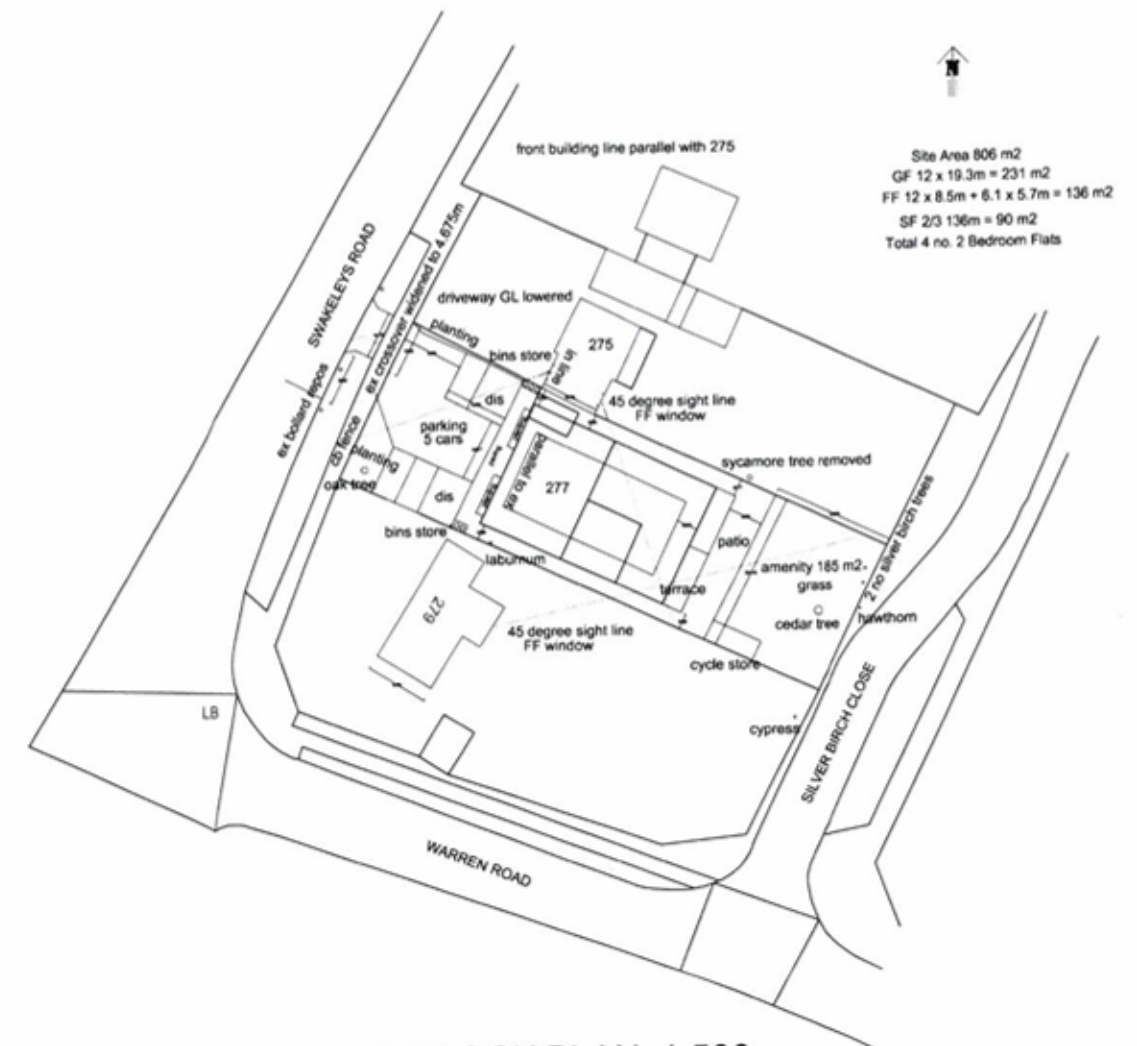


38341 APP / 2018 / 206
15/5/17
Approved

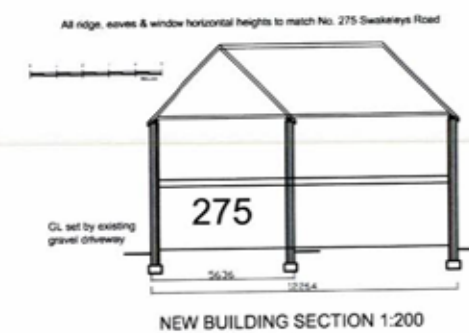
Precedents



©Crown Copyright. All rights reserved. Licence no. 100019980



PROPOSED BLOCK PLAN 1:500



Revision	Description	Date
A	Size, footprint, scale, rearward bulk reduced. Parking revised. Planting refuse, cycles stores added.	Aug 14
B	ditto	Nov 14
C	bldg reduced, driveway rev	Apr 15

This drawing must not be re-issued, loaned or copied without consent of M. Baldwin

www.plansdesigned.co.uk

Mark Baldwin (MRIC, MCIOB, MCIT)

CHARTERED SURVEYING & ARCHITECTURAL CONSULTANT

Telephone : 01895 254456

Client: Dr. N. Patel.

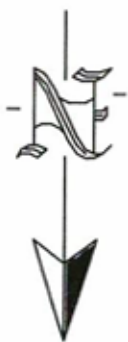
Project: 277 SWAKELEYS ROAD, ICKENHAM UB10 8DR.

Description: PROPOSED PLANS.

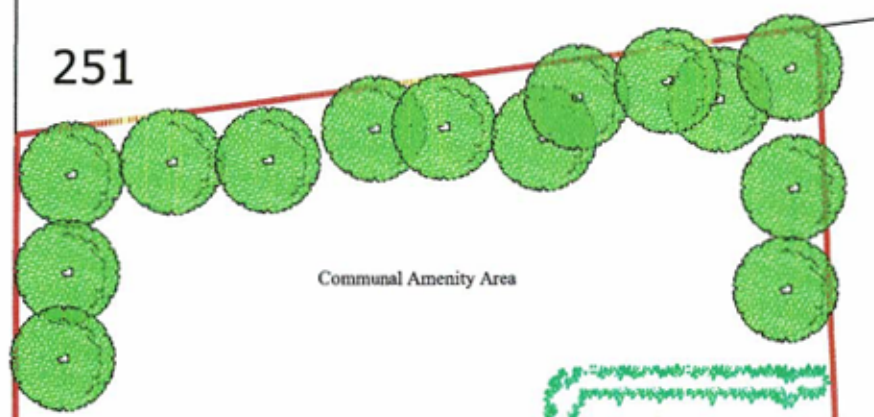
Scale: 1:1250 @ A2 Date: Feb. 14.

Project No: MB / 2029 / 3 Rev: C

Precedents



Park Road

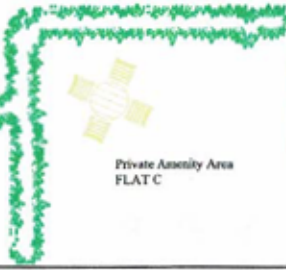


251

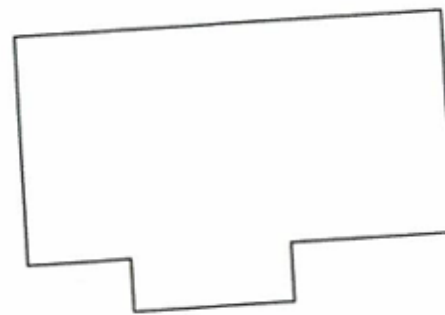
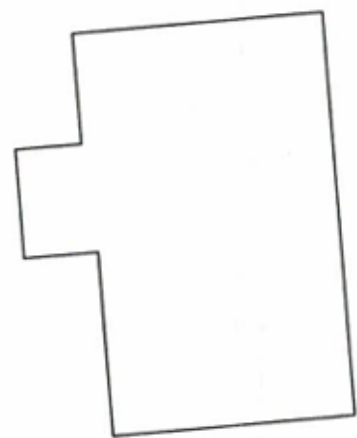
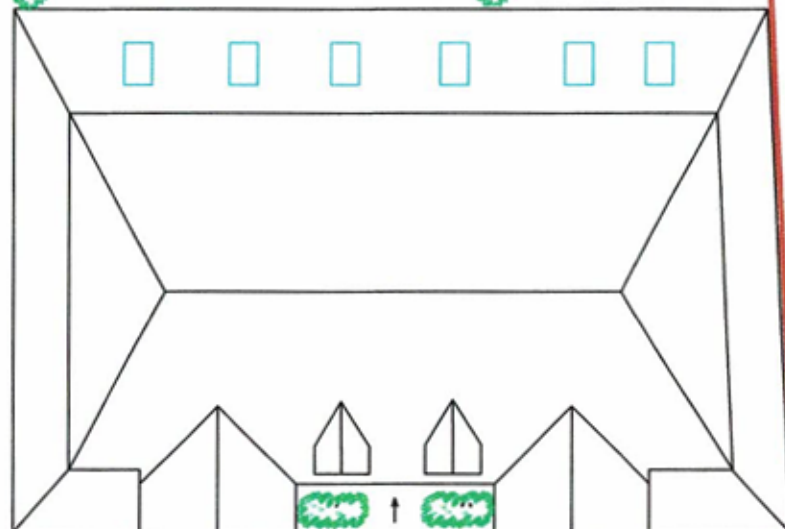
Communal Amenity Area



Private Amenity Area
FLAT B

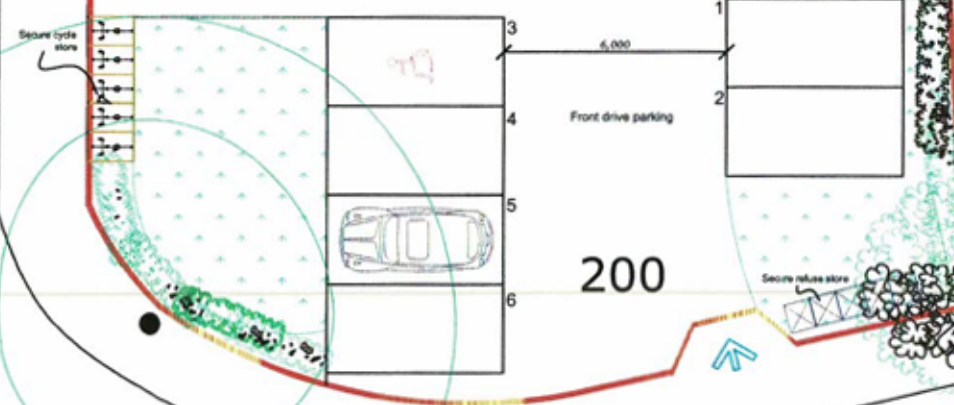


Private Amenity Area
FLAT C



198

199



200

Harefield Road

243

245

PROPOSED
SITE PLAN

200 Harefield Road, Uxbridge, UB8 1PS

0 1 2 3 4 5 6 7 8 9 10 Metres
1:200 @ A3

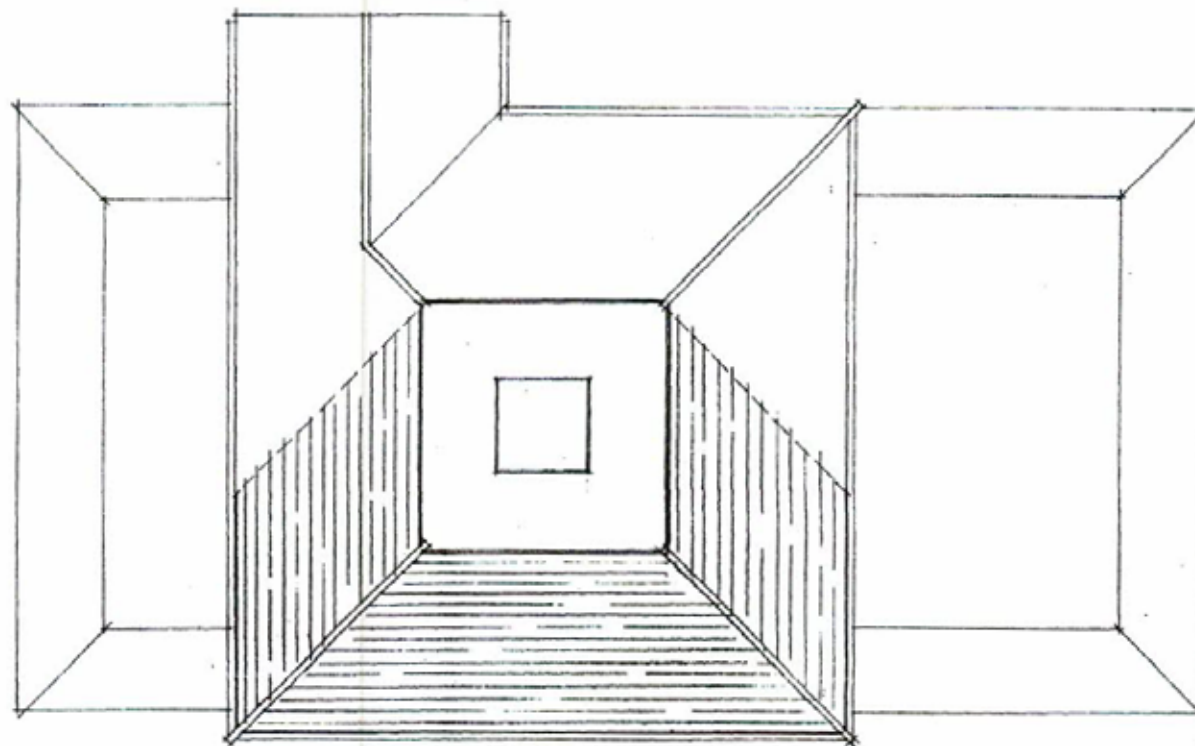


THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

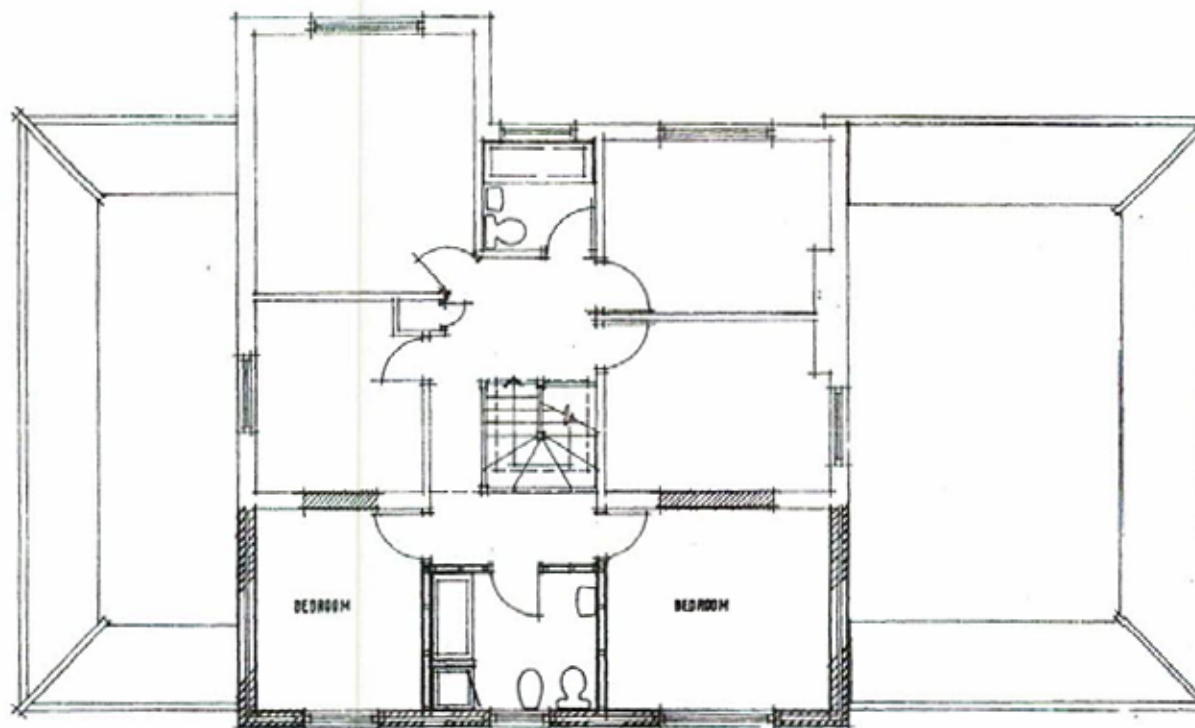
Drg. No. 18/3205/3
Scale 1:200
Date 27/07/18
Drawn by S.Bieszczad



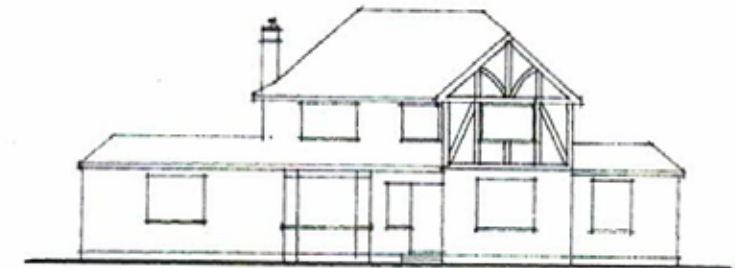
Precedents



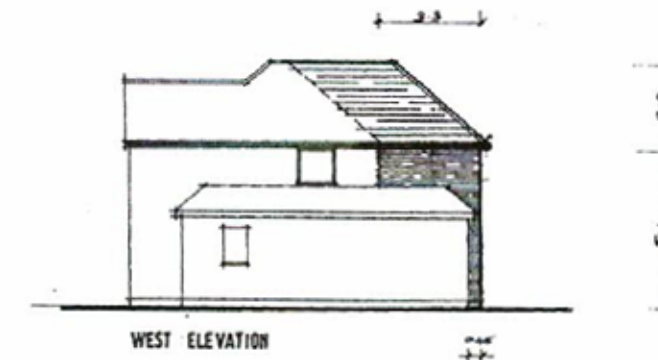
ROOF PLAN



FIRST FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIALS
WALLS: RED BRICK
ROOF: DARK RED CONCRETE
FLOOR: TO MATCH EXISTING

05/8551

ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

JOB
200 HAREFIELD ROAD
UXBRIDGE

CLIENT
DENNIS HANKINS

DRAWING
PLANS and ELEVATIONS

DALE VENN ASSOCIATES
Architects, Planners & Surveyors
HIGH HOUSE, HARLINGTON ROAD,
HILLINGDON, MIDDLESEX. 01895-337345

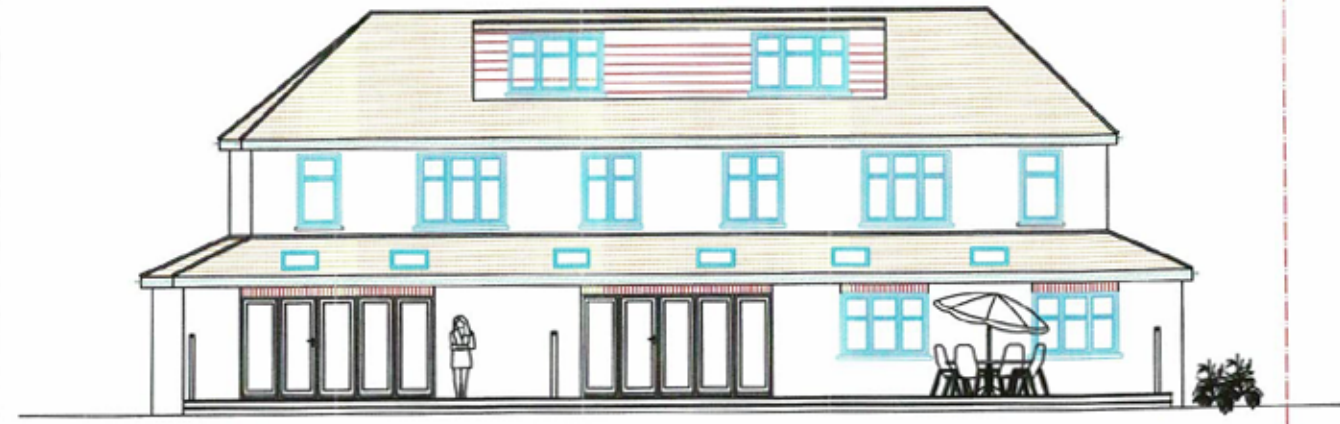
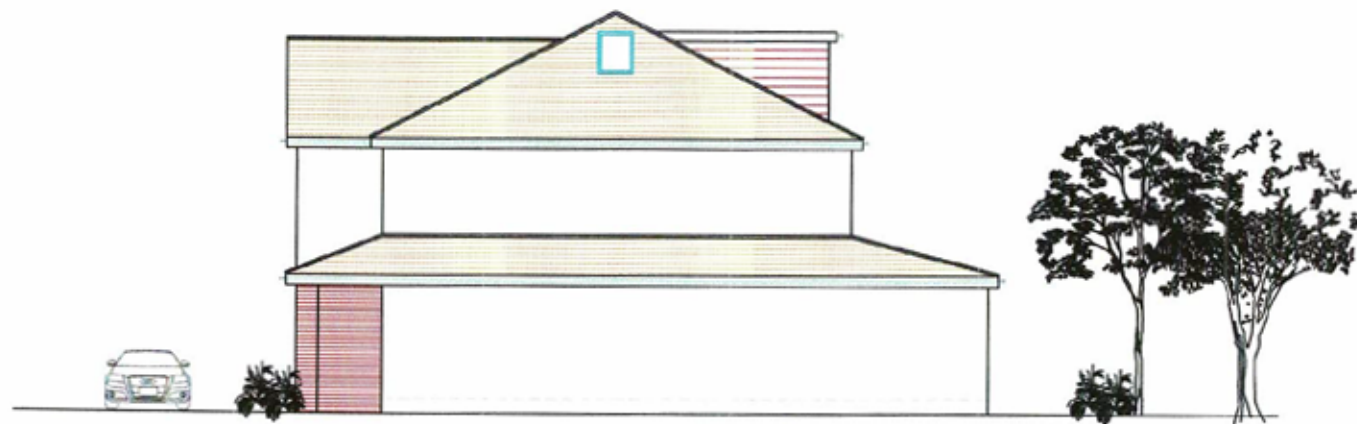
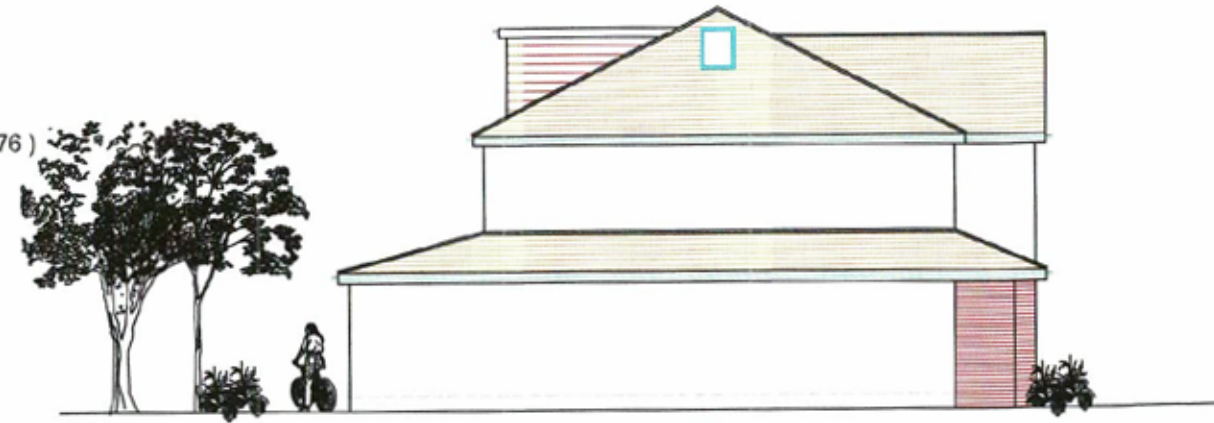
SCALE 1:50, 1:100
DATE 10/1/95
DRAWN BY
CHECKED BY

DRAWING No.

4357-2 A

Precedents

AMENDMENTS	
A	Elevation amended 26/09/18



PROPOSED
ELEVATIONS

200 Harefield Road, Uxbridge, UB8 1PS

Scale Bar 1:100 @ A2
0 1 2 3 4 5 6 7 8 9 10 Metres



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1533

Org. No. 18/3205/7A
Scale 1:200
Date 07/08/18
Drawn by S.Bieszczad

REVISION
A
C

