

Studio



Architects

DESIGN AND ACCESS STATEMENT

Project Stage:	Full Planning Application Submission
Project:	Side and Rear and Extension to 130 Harlington Road UB8 3EY
Document No:	DA-01
Location:	130 HARLINGTON ROAD
Date :	15.11.2016
Revision:	REV- 01

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Contents

- 0.1 Purpose of the Document
- 0.2 Structure of the Document
- 0.3 Planning Policy Audit

Design and Access statement

Introduction

- 1. Use
- 2. Amount
- 3. Layout
- 4. Scale
- 5. Landscaping
- 6. Appearance
- 7. Access
- 8 . Additional statements/supporting information
 - Flood Risk Assessment
 - Drainage Statement
 - Tree Survey Statement
- 9. CIL

- Appendix
- AP1. Drawings

Studio O+U Architects have prepared the following Planning Statement on behalf of the applicants: Abrar Jaffer

The purpose of the document is to summarise the Planning issues in terms of its context, urban context , design intentions, its limited influence on the existing and neighbouring buildings, in line with the requirements of the Local Planning Authorities (LPA) and National Planning Policy frameworks and guidelines.

0.2 The Structure of the Document
The structure of the report reviews the following aspects of the submission:

- Planning Policy Audit
- Planning statement based on a D&A agenda
- Additional Supporting information

0.3 Planning Policy Audit

The following section, where available, seeks to review relevant guidance under the Town and Country Planning Act with respect to the submission. Having reviewed the current Local and National plans and general policies under Hillingdon, we concur the application to be in line with the current and historical T&C planning act.

We have also reviewed the statute, in terms of Permitted development and we noted the following:

Under the T&C Planning act, there are a number of categories that relate to permitted development of extensions. It has led us to the conclusion that this application is required to be reviewed as a full planning application and has been submitted accordingly.

The following Permitted Development categories imply:

- A. Refers to any change of the Use to the property requiring Planning permission.

In this particular case, there is no planned Change of use and would be compliant under the PD requirements
- B. Conditions relating to roof extensions under permitted development do not apply to this application as there are no proposed external works to the roof.

C. Principle Facades
Where there are more than two facades that addresses a public highway permitted development shall not apply
This condition applies to no 130 Harlington Road . It is worth noting that the scale of the single storey extension in combination with the existing planting ensures that the proposal has a very low visual impact.

D. Prvacy and Overlooking

Generally dwellings as good practice should not be within 20 m of there neighbours drawing A.103 sets out to test the zones that would impose limitations based on the neighbouring development. The proposal is outside any areas that would restrict its development as such is compliant in this respect

E. Scale and Massing

Scale and Massing should be in keeping with the site and existing. The propasal being single storey is in keeping with the existing and in scale with the site

F. The dwelling house is on article 2(3) Land
These are protected areas such as Conservation Areas, Areas of Outstanding beauty, National Parks and World Heritage Sites which do not apply to this particular site. So, under this application, it would be deemed to be compliant.

G. Volume and Height
The limitations for a single extension under Permitted Development limit them to a single storey development of certain dimensions and volumetric parameters and limits. Whilst we are within the height limitations, the area and volumetric criteria exceed the limits under Permitted Development. We, therefore, have prepared the application as a Full Planning Application.

Other Relevant Planning Policies

Proximity to neighbouring properties: In line with the policy, the development maintains a minimum 4.5 meter distance from the property boundary and 7 meters from the rear boundary.

Use of Materials: This has been referred to under the Appearance section of the Design and access statement and the proposal is compliant through its mass and materiality.

0.0

INTRODUCTION

The Proposal:
The proposal is aimed at providing the occupants with a re-organisation and expansion of their dwelling, which meets the needs of the family.

The property was developed in the 1960's and sits as a detached property within a 515m2 garden .The site and area as a whole is not associated with any conservation areas or SSI's.

1.0

Use

There is no proposed change of Use and\$ the house shall remain a family dwelling, C3(b).

2.0

AMOUNT

The proposal aims to provide a rear and side extension integrated into an expansive and mature garden setting.
The existing total site area is 515m²
The existing developed area inc. the garage is 94m²
The proposed new gross internal area is 48.5 m²
The proposed Total gross internal area shall be 142.5m²

The new proposal as a footprint occupies 20% of the total site area.
The additional Volume is 118 m³



View from Harlington Rd (A 437)



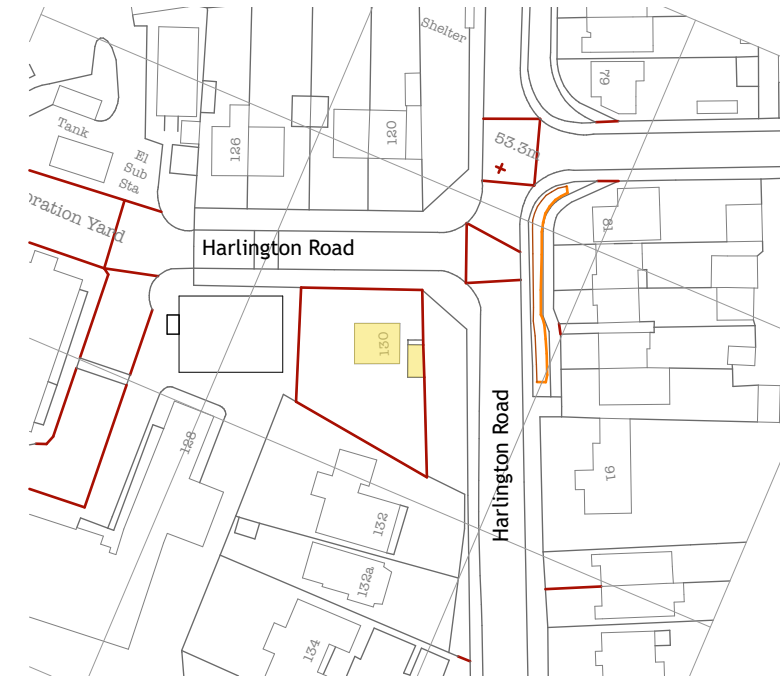
View toward Depot



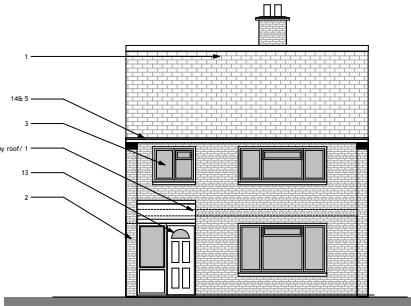
View Along Harlington Road (A437)



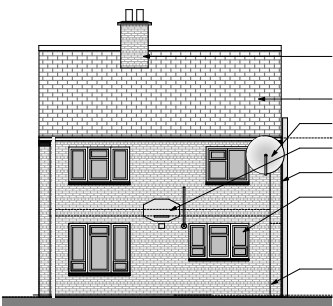
View into the Front Garden



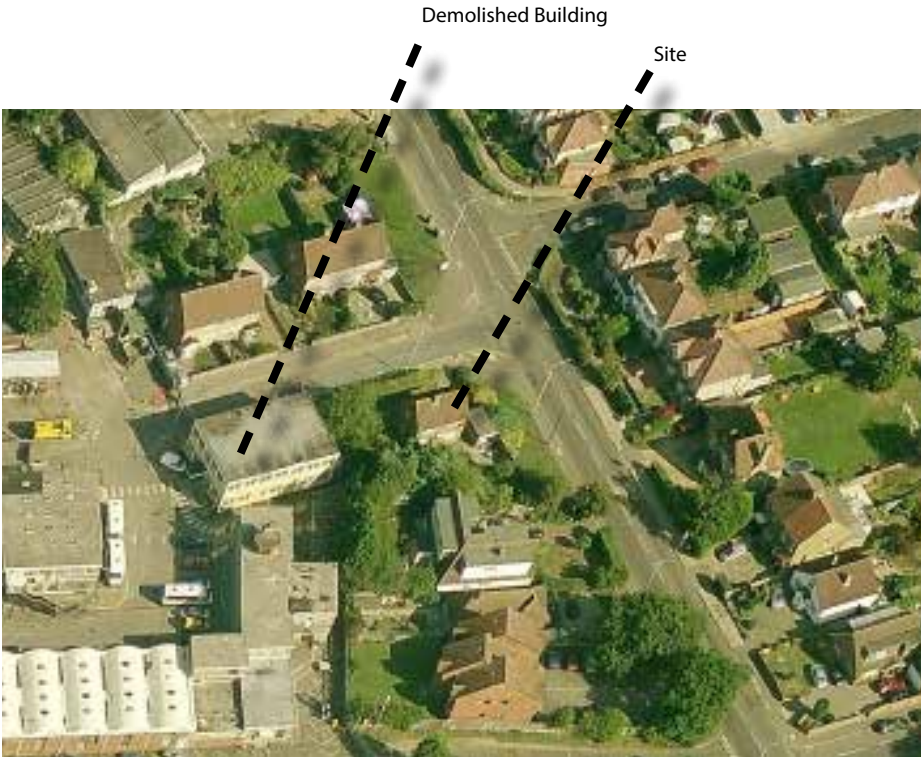
SITE LOCATION PLAN NTS



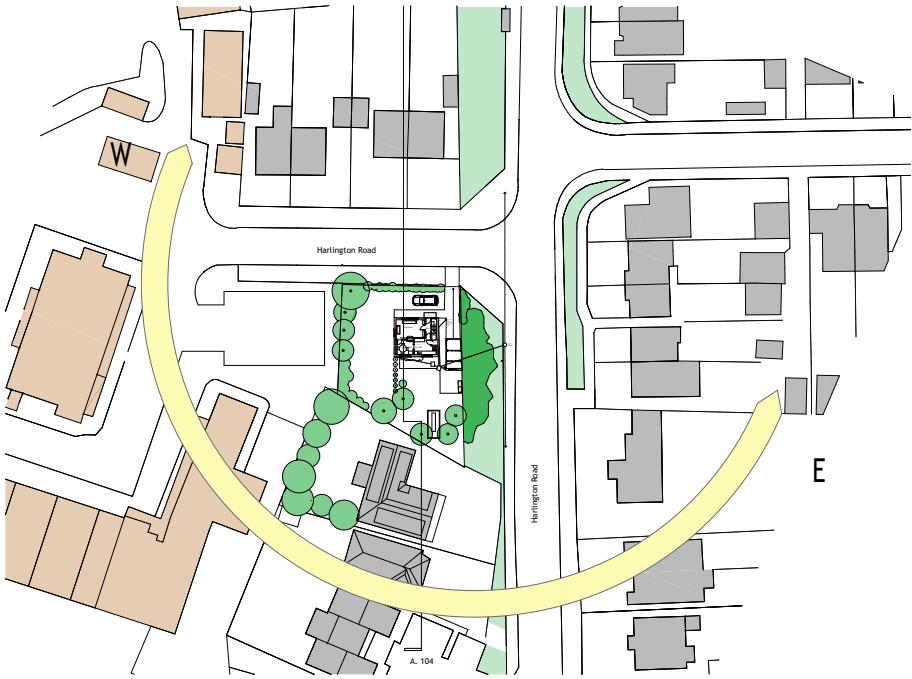
Existing Front Elevation



Existing Rear Elevation



ARIEL VIEW OF EXISTING (BING MAPS)



Sunpath Diagram

3.0

Site and Layout

Site
130, Harlington Road (the A437) borders an industrial zone and a wholly residential zone.

The industrial zone is a council allocated transport depot which is accessed front the branch road also called Harlington road) from Harlington road into the depot. This lies predominantly to the west and north/ west of the site. The remaining zones to the south and East are purely residential and semi -rural. The site isolates itself somewhat from its surrounds by the dense greenery that forms and surround the property. The combination of this and the proximity to the industrial areas artificially creates an island. The landscape in this area is also predominantly flat and level.

Plan A.102 illustrates the building typology in the area.

Layout
The proposal aims to provide a rear and side extension living room, kitchen, dining areas and ground floor en-suite bathroom / bedroom suite for aging parents to meet their anticipated limited future mobility.
The site itself is zoned by the approach from the North West being a public zone dealing with entry, parking and transition through the house to engage openly with the garden in the South East.

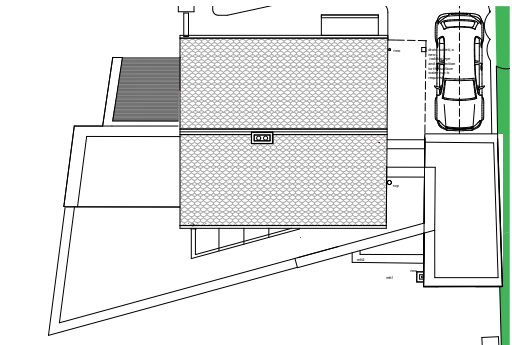
The proposal is internally zoned at the ground floor by the “private” bed / bath suite and leads into a more open plan sequence of spaces that engage with the mature garden. The orientation and aspect of the extension takes advantage of the suns path.
This internal open plan areasare supported by the utility zone which forms a positive internal link to the garage.



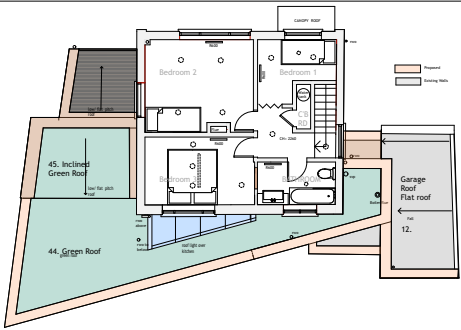
A. 102 Urban Typology Plan



Proposed Ground floor A. 210



Proposed Roof Plan A.212



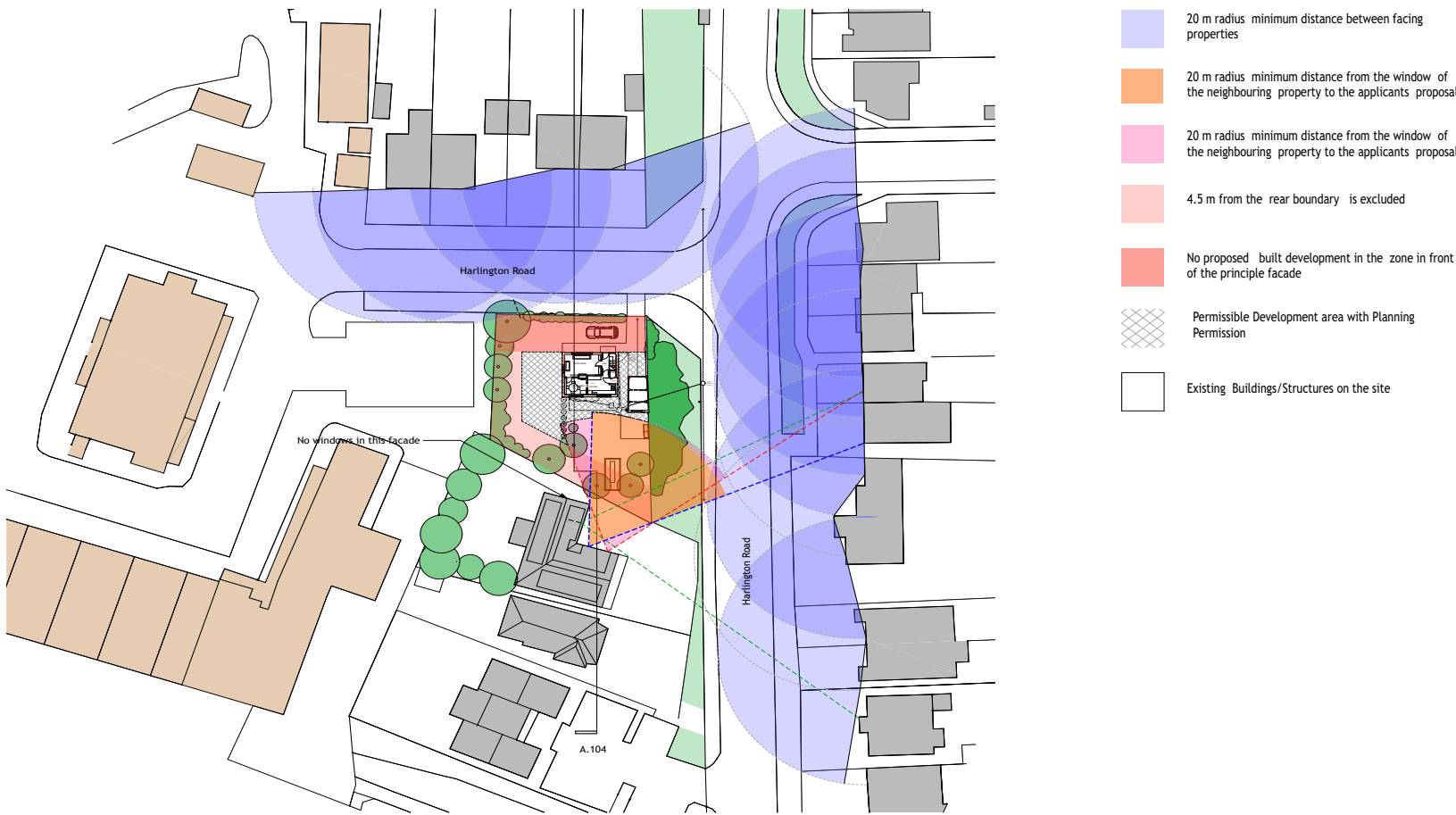
Proposed First Floor Plan a.211

SCALE

In general, the house and the proposed extension is situated outside the 20-meter privacy zone of any neighbouring property. This is demonstrated in drawing A.103. Drawing A.103 also illustrates that the proposal meets with Planning policy guidelines in terms of development distances from the property boundary

The scale of the proposal sits comfortably within the generous boundary of the site and is principally a single storey proposal. In this particular setting, the extension is an isolated and complimentary event to the garden and to the existing building. The southern aspect maintains and the height limitations with the eaves being below 3m high and responds to the scale of the existing house in its expanded context.

Refer to section A.105, which illustrates the existing and proposed section in context of the site and surrounding building.



DEVELOPMENT EXCLUSION ZONE DIAGRAM BASED ON THE PROXIMITY OF THE NEIGHBOURING BUILDINGS



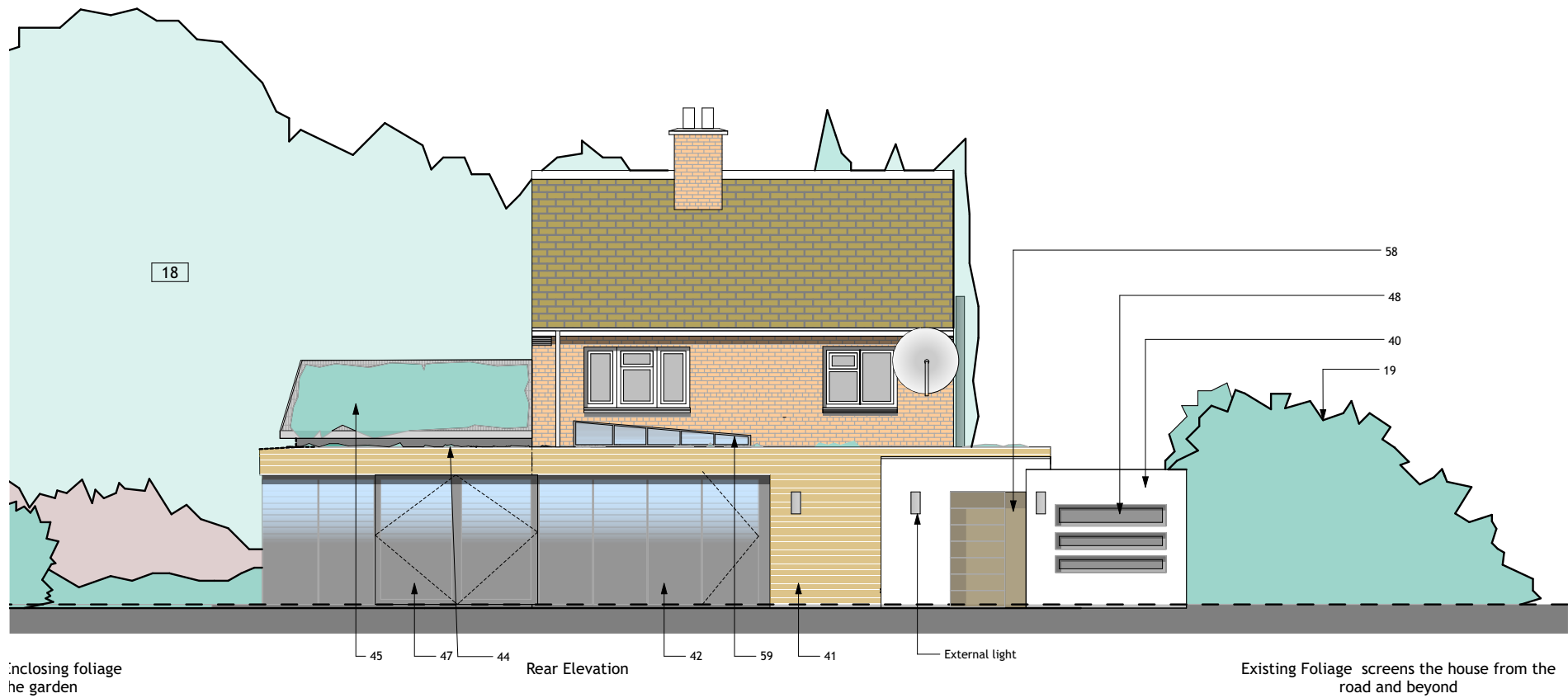
PROPOSED AND EXISTING SITE SECTIONS

APPEARANCE

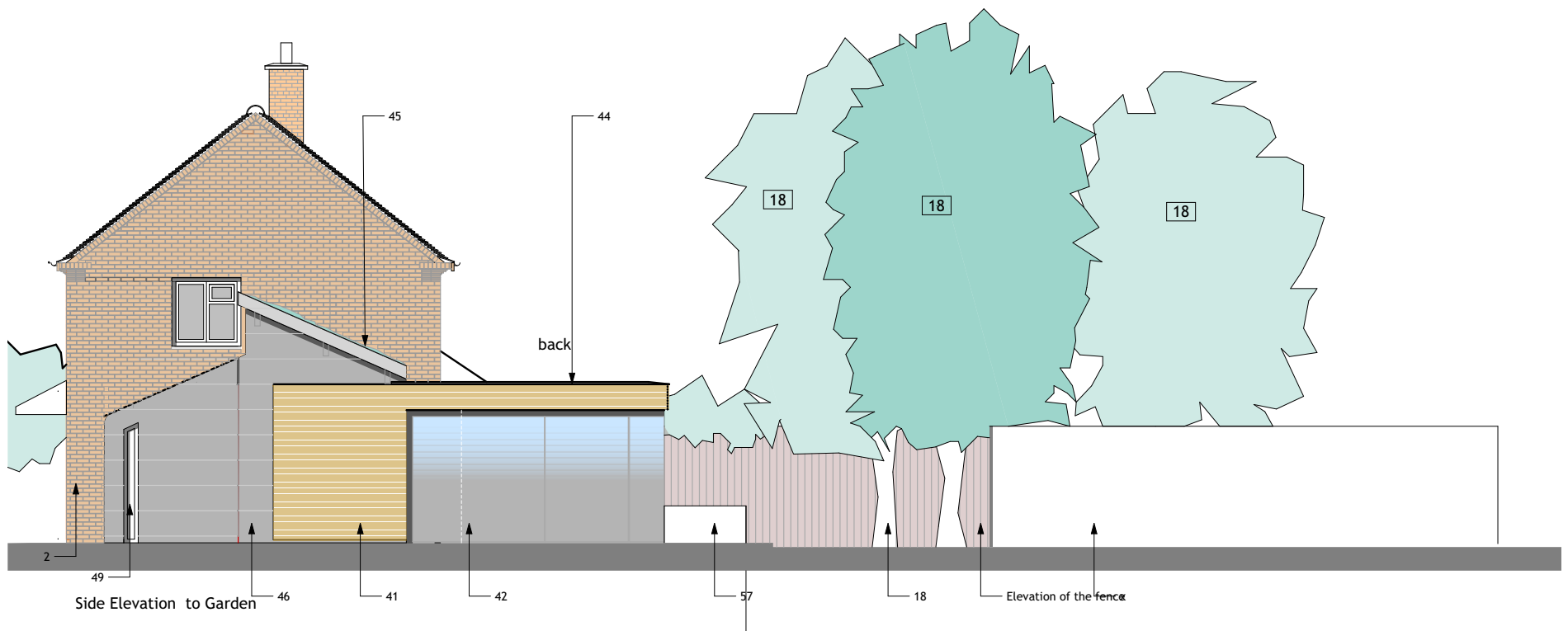
The appearance of the extension to the rear of no.130 Harlington Road aims to fuse and engage the garden and bring them into the living spaces.

The proposal generally aims to be a counter point and complimentary addition to the massing of the existing house. It is worth noting that the visual impact from both sides of Harlington Road is minimal or non-existent due to the dense and mature foliage that adorns the properties boundary. This is illustrated in drawing A.312 showing the extent of the view into the garden and the density of the greenery as seen from the road. The result is the development of a garden extension that fuses with the landscape and the existing house.

The façade proposed to use a series natural materials that will complement the hard lines of the red brick façade, namely an oiled strip timber batten façade and the weathered zinc. Both being material that act as a complimentary transition between the house and organic aspects of the garden



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



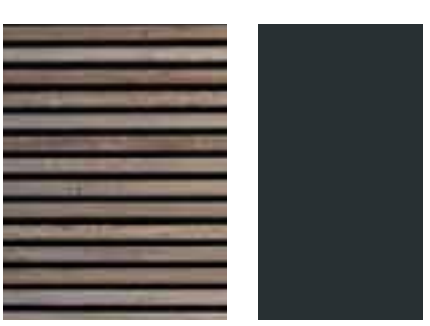
Existing Brick work



Existing Tile Roof



Zinc Wall Panels



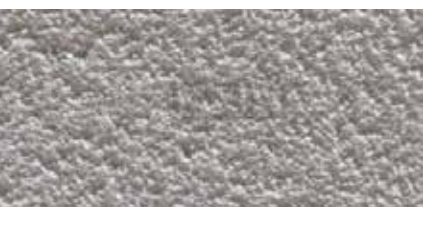
Larch Strip Timber
Concealed window frames



Glass



Paving



White Render



Strip Timber and Render



Extensive Green Roof

EXISTING AND PROPOSED MATERIALS



View from the South West within the Garden



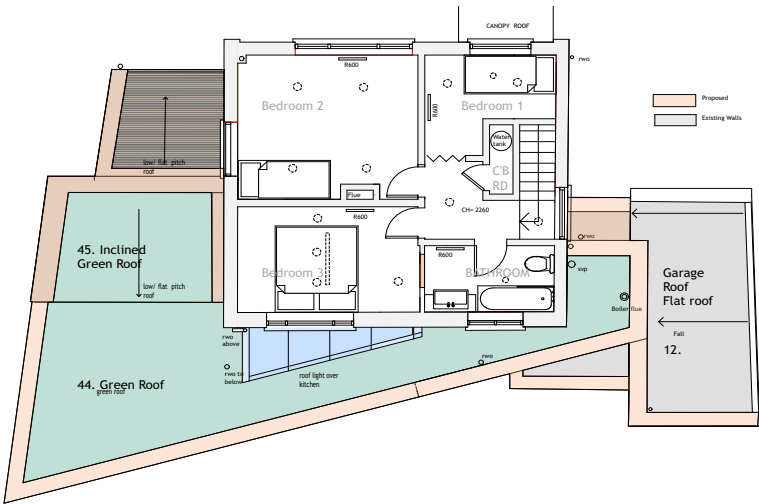
View from the South East from within the Garden

6.0

LANDSCAPING

The external landscaping is not influenced by the proposal and remains unchanged.
Sustainability

The project has adopted certain building elements of the project and developed them in terms of their sustainability,to enhance the project as a whole. The principle elements that are being adopted are the new roof planes, which are acting as rainwater retention for grey rainwater harvesting and also offer themselves up as green roof areas. This doubles up to limit access to maintenance issues only.



7.0

ACCESS

The current property access and security is not affected by the proposal as the entry point is maintained. The house is currently being used as a family dwelling and shall remain so.
The proposal will not affect the external parking requirements as the proposal seeks to increase the on-site parking by one space.

The proposal will be compliant with the Approved document M of the building regulations

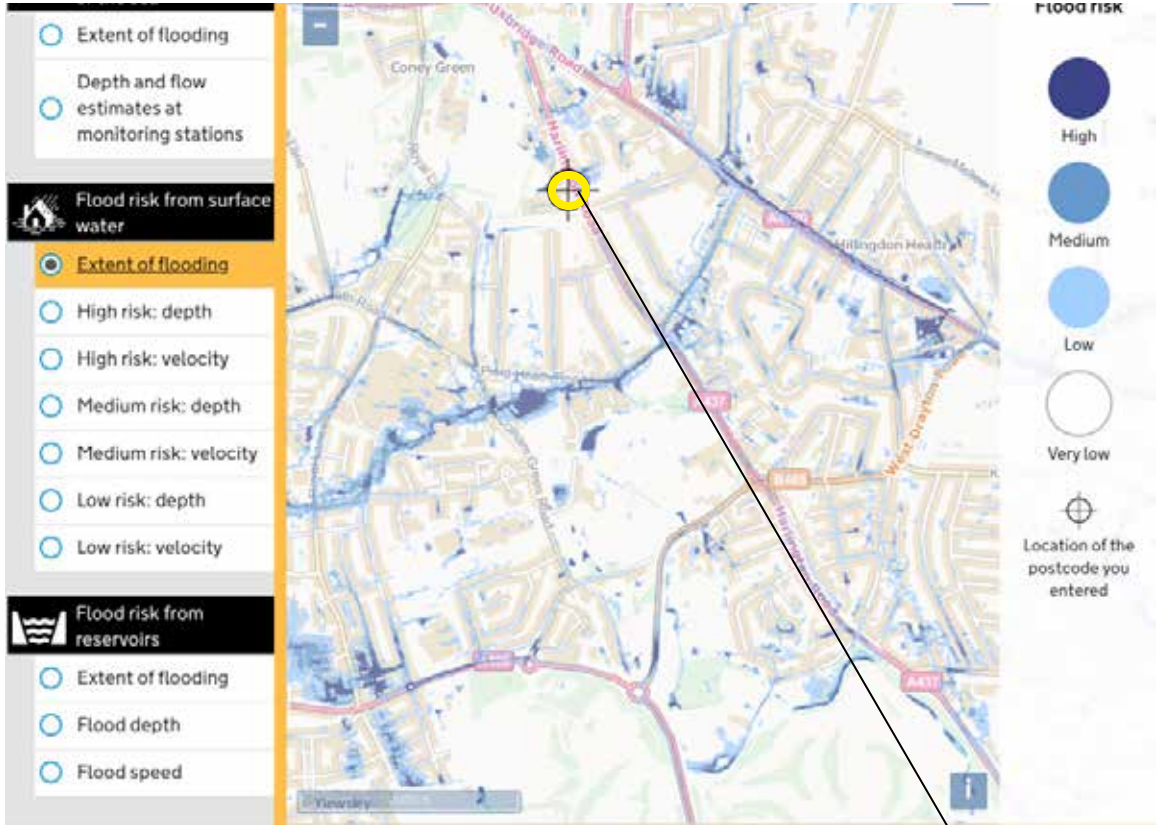
8.0

ADDITIONAL STATEMENTS

THIS SECTION OF THE DOCUMENTS SEEKS TO PROVIDE CLARIFICATION ON THE FOLLOWING ITEMS :

STATEMENTS ON:

- FLOOD RISK
- DRAINAGE
- TREE SURVEY



ENVIRONMENTAL AGENCY FLOOD RISK MAP

130 Harlington Rd
UB8 3EY

Flood Risk

The site is designated as a very low flood risk area.
We have attached a copy of the Environmental agencies flood zoning map

Foul Drainage

The existing manholes will be reconfigured to provide drainage from the new kitchen. The driveway drain at the front of the house is not currently plumbed into the system and will be connected. A new man-hole will be provided to the bathroom at the front of the house
All other foul drainage will feed into existing systems which will be maintained as much as possible.

Rain Water / Attenuation and Green roof

The rain water from the upper existing roof will be attenuated to the lower extension roofs to provide grey water for recycling and to irrigate the extensive green roofs that will be formed on the lower roof area. Refer to A.211.
As such, we see no increase in to the public system and a 300L retention tank for the grey water system will be incorporated under the proposed deck area, with access to the manholes.

Tree Survey

There are a number of existing trees on the site, but none of which have TPO's. The proposal does not affect any of the mature trees on the site, as they are being retained and as illustrated in the drawings.

9.0 CIL

The CIL evaluation documents have been incorporated separately with the Planning application submission. Based on the preliminary assessment, the scheme is exempt from CIL as the increased area is less than 100m²

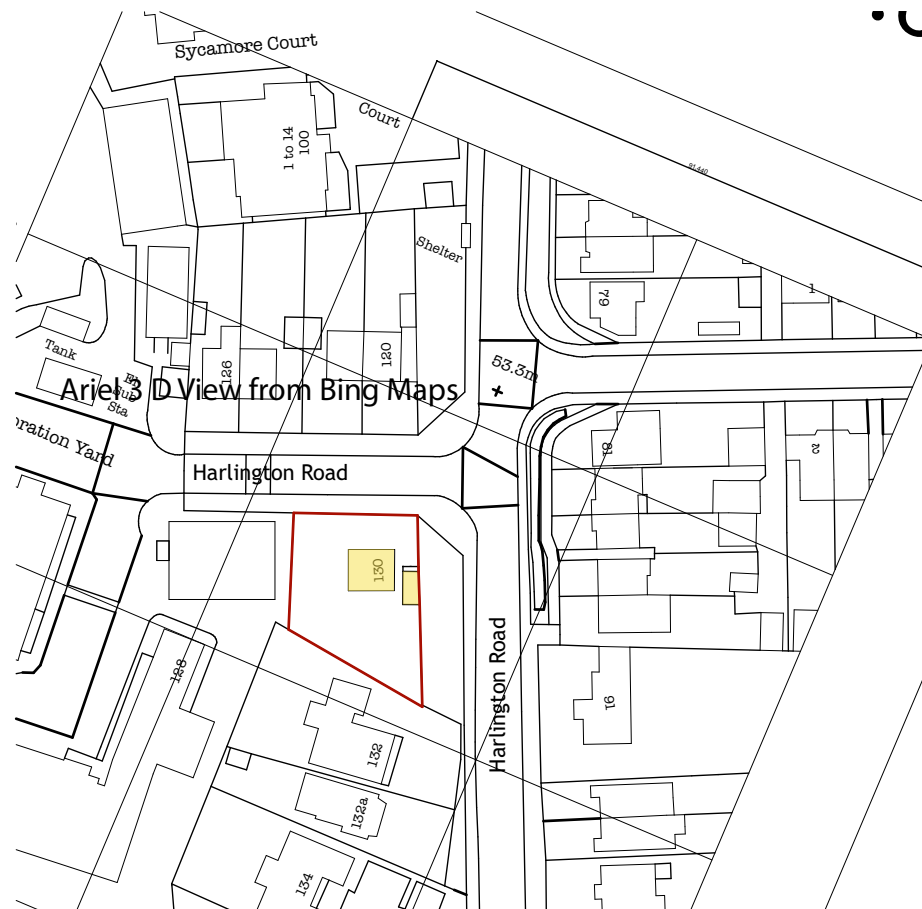
AP.1

Appendix 1

Drawings and List of Additional information

The following drawings have been attached with the application:

Location and Site Plan	A.100 REV 01	Materials Palette	Refer to D&A
Perpective Views	A.032	Flood Risk Assessment	Refer to D&A
Sunpath Diagram	A.101	Drainage	Refer to D&A
Urban Typology	A.102	Tree and TPO statement	Refer to D&A
Permissible Development and Exclusion Zones	A.103 REV 01		
Proposed and Existing Massing Site section	A.104		
Existing Ground Floor Plan	A.200		
Existing First Floor Plan	A.201		
Existing Roof Plan	A.202		
Proposed Ground Floor Plan	A.210		
Proposed First Floor Plan	A.211		
Proposed Roof Plan	A.212		
Existing Elevations	A.300		
Proposed Elevations	A.310		
Proposed Elevations	A.311 REV 01		
Proposed Roadside Elevations	A.312 REV 01		



LOCATION PLAN 1:1250

0 10 20 30 40 50



View 1 from Harlington Road



View 3 along Harlington Road



View 1 into the Depot



View 2 from Harlington Road



SITE PLAN 1: 200

0 10 20 30 40

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Purpose of Issue Planning Submission	status	Drawn By ZG Date 03.11. 2016	Scales @ A3 1:200, 1:1250	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Location Plan and Site Plan	Drawing Number		
		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.100		01



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

A. 104

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Purpose of Issue	status	Drawn By ZG Date 03.11.2016 Checked by DO Date 03.11.2016 Approved By DO Date 03.11.2016	Scales @ A3 1:500	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title SUNPATH DIAGRAM
Planning Submission								

Drawing Number		
Discipline	number	rev
A.101		



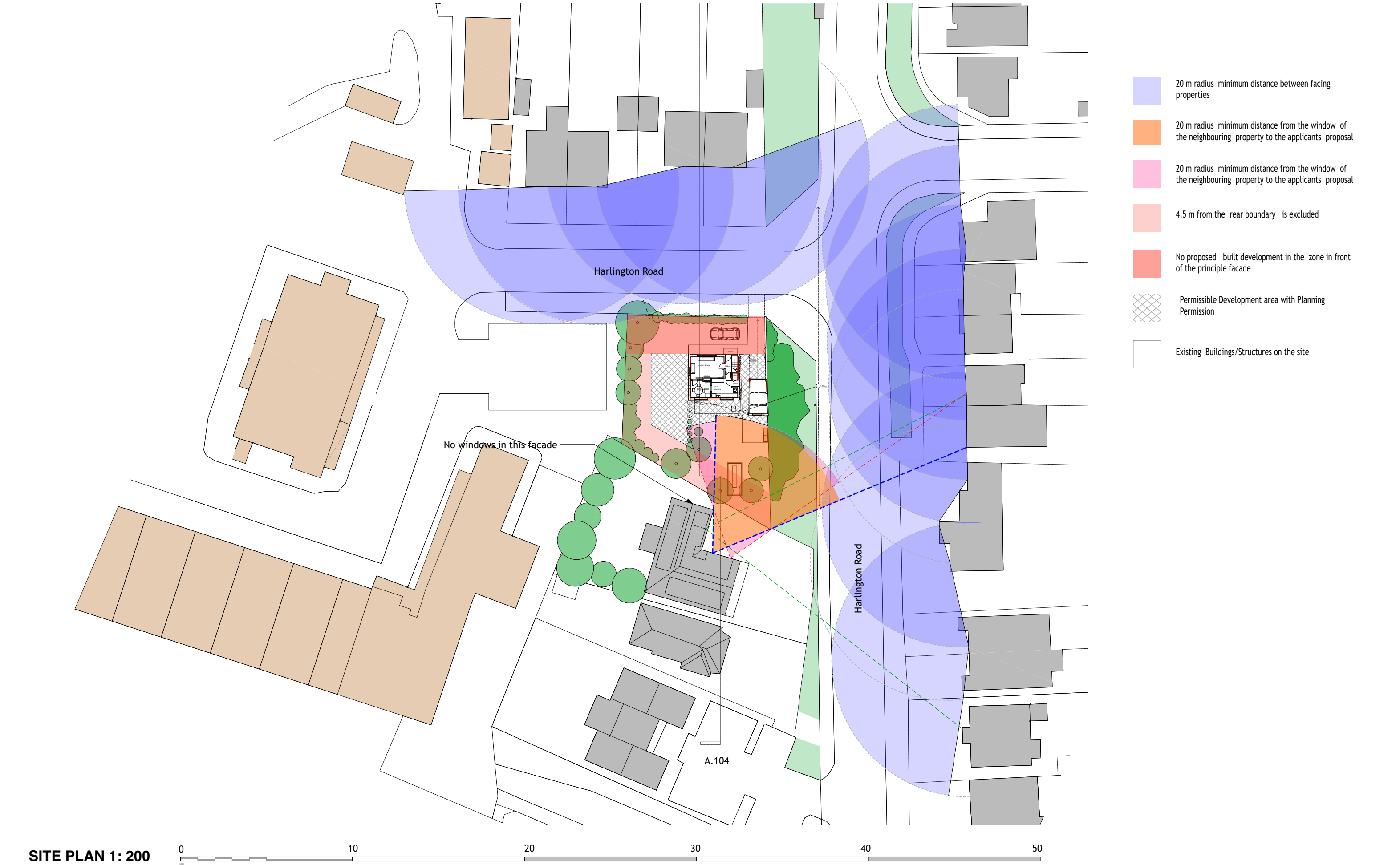
- Industrial structures and buildings
- Domestic dwellings or apartments



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Purpose of Issue	status	Drawn By ZG Date 03.11. 2016 Checked by DO Date 03.11.2016 Approved By DO Date 03.11.2016	Scales @ A3 1:750	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title URBAN TYPOLOGY
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Drawing Number		
Discipline	number	rev
A.102		

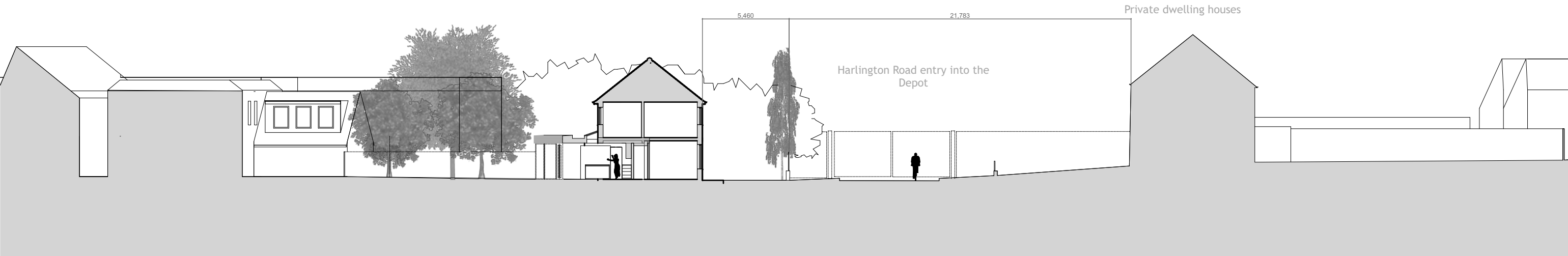


SITE PLAN 1: 200

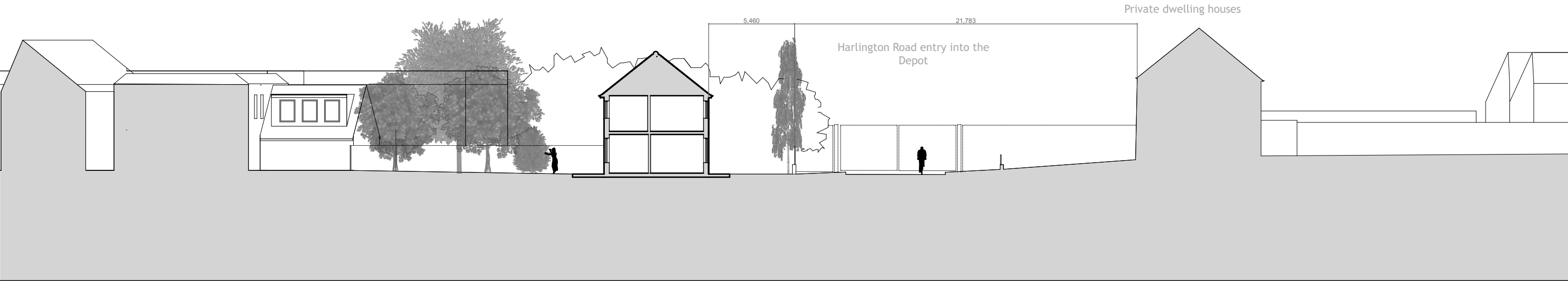
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Purpose of Issue	status	Drawn By ZG Date 03.11. 2016 Checked by DO Date 03.11.2016 Approved By DO Date 03.11.2016	Scales @ A3 1:500	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Permissable and Exclusion Zones
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Drawing Number		
Discipline	number	rev
A.103		01



2.Proposed Site Section

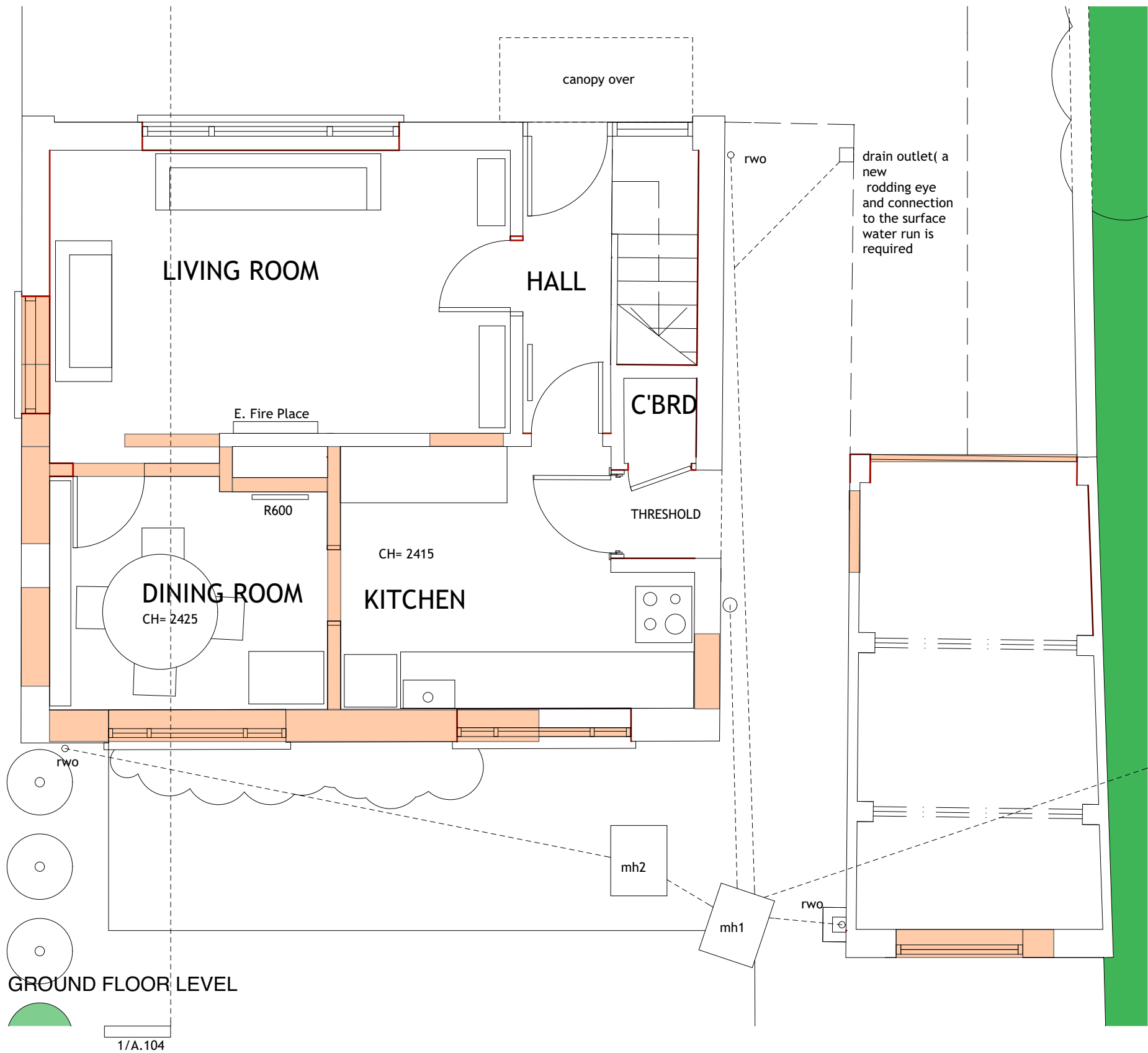


1.Existing Site Section

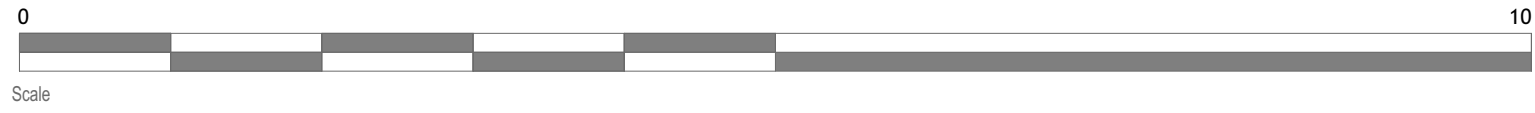


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		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.104		



Demolitions



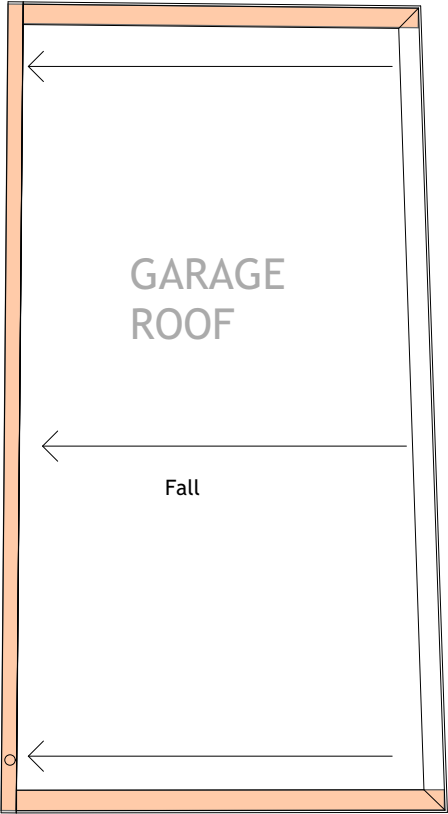
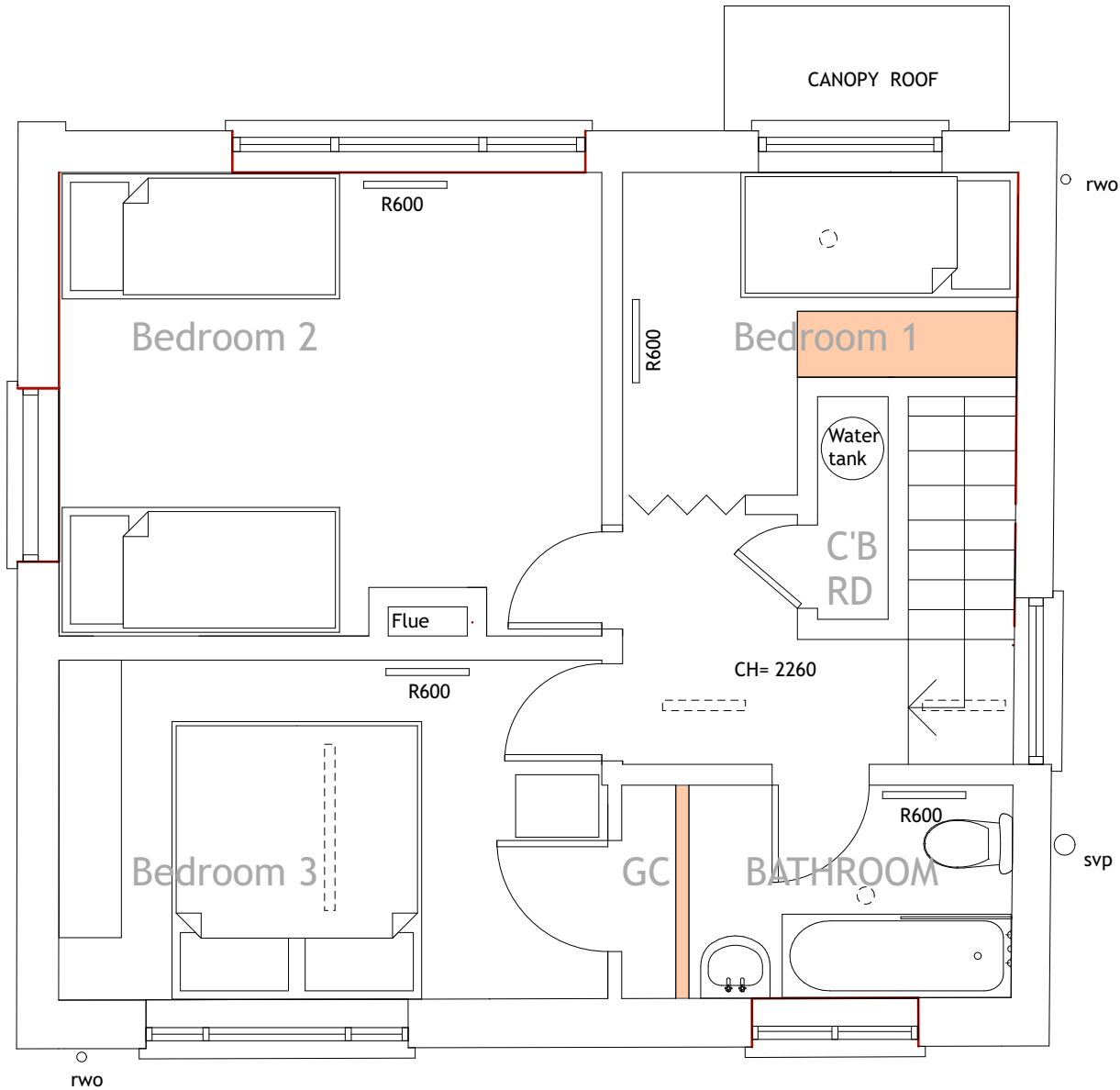
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		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.200		



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Purpose of Issue Planning Submission	status	Drawn By ZG Date 03.11. 2016	Scales @ A3 1:100	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Ground Floor plan 100	Drawing Number		
		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.200.1		



Demolitions

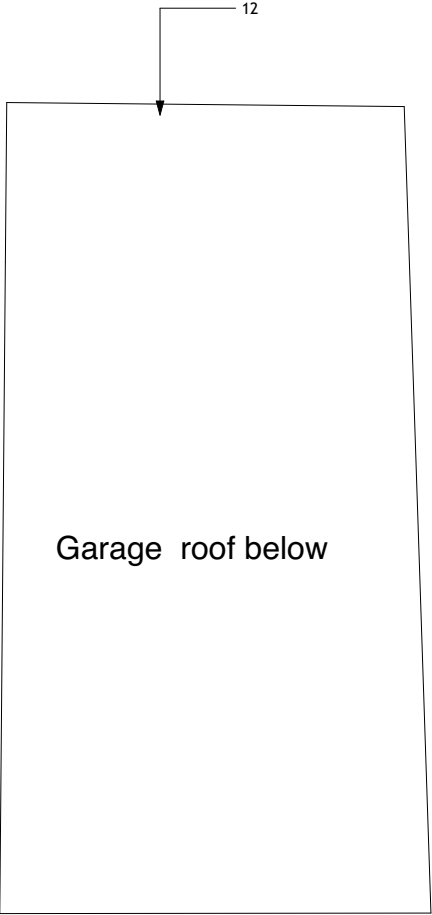
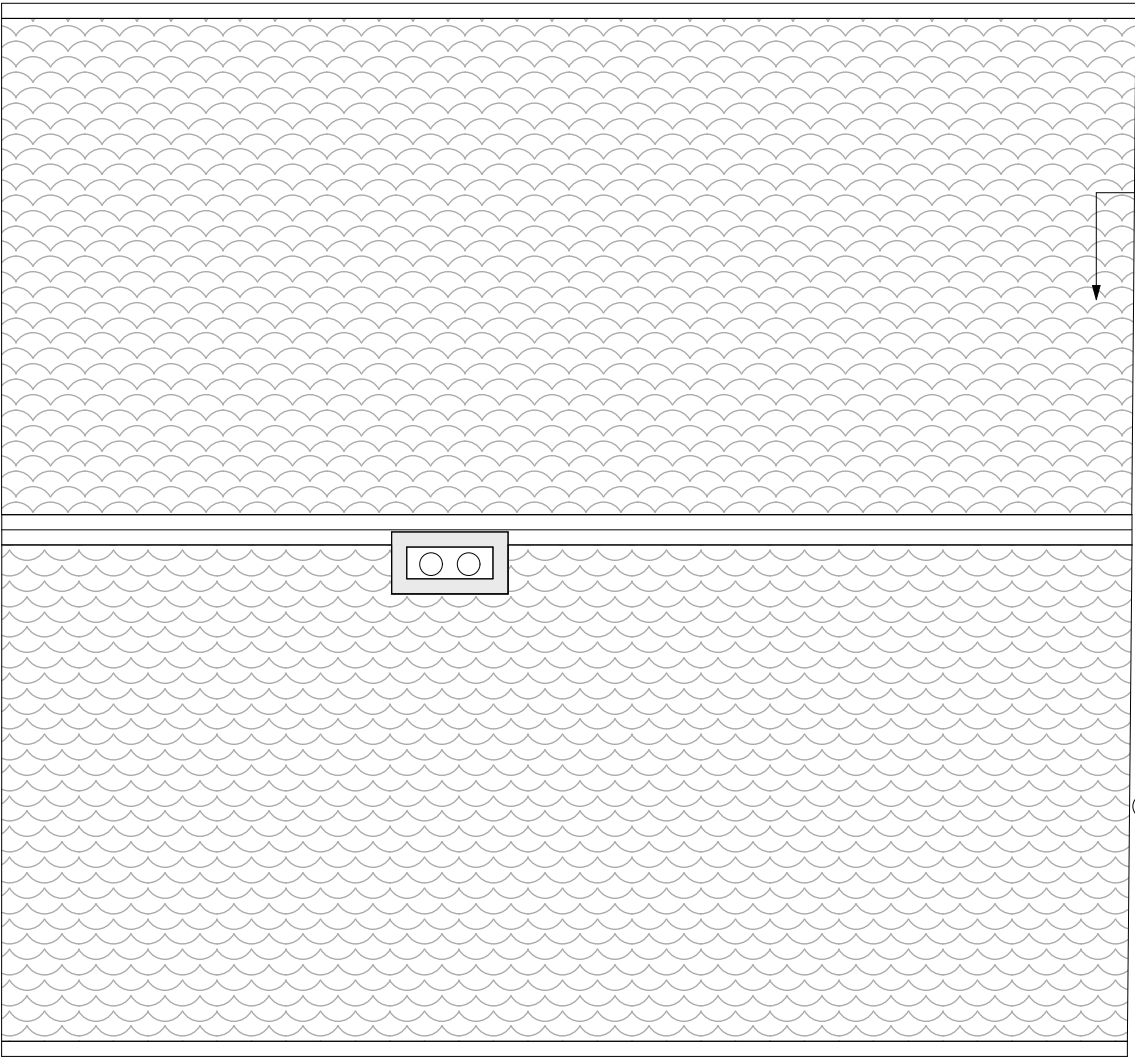
PLAN LEVEL +1



Scale

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Purpose of Issue Planning Submission	status	Drawn By ZG Date 03.11. 2016	Scales @ A3 1:50	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Existing First Floor Plan	Drawing Number		
		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.201		



Demolitions

Existing Roof Plan



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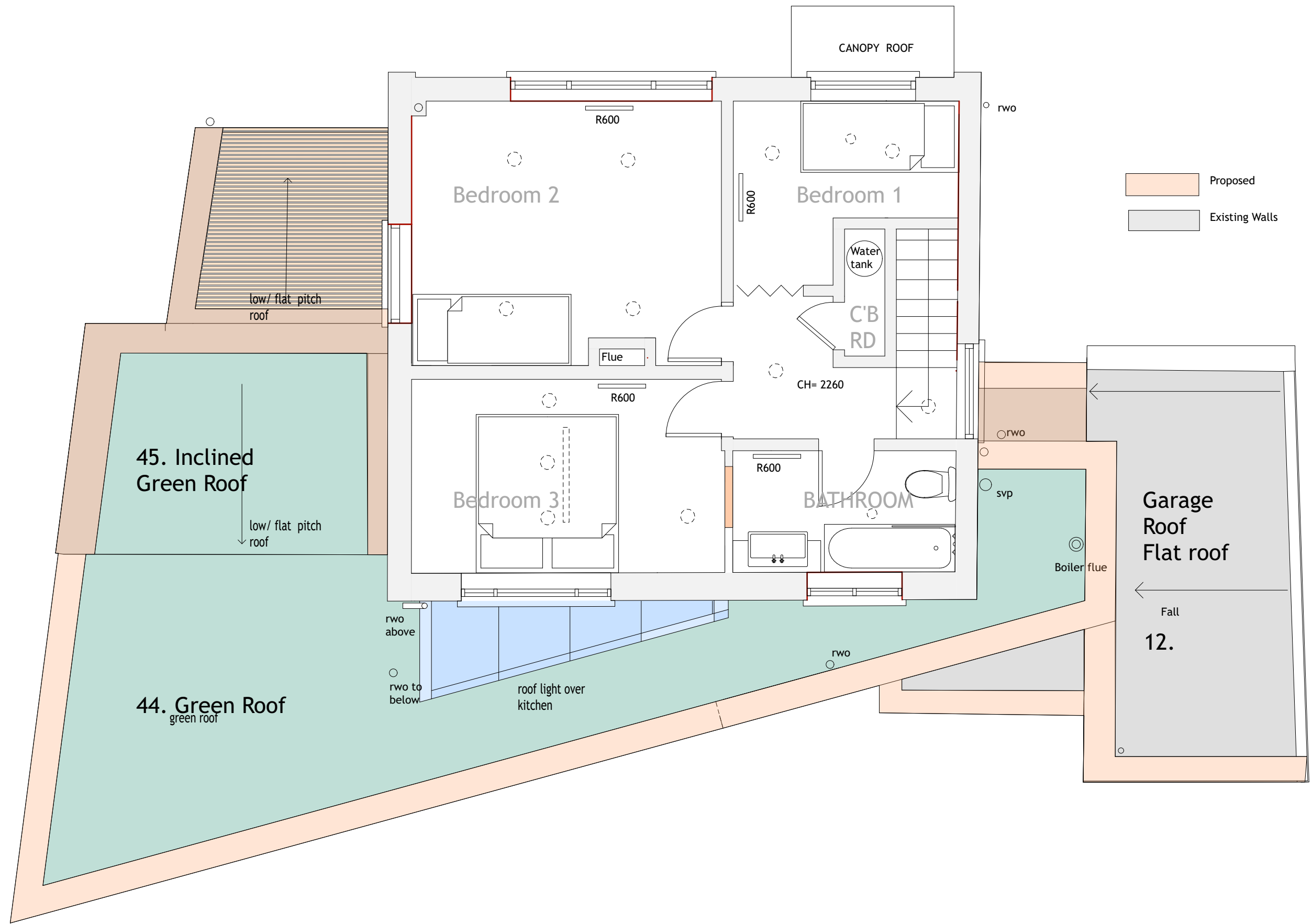
Purpose of Issue Planning Submission	status	Drawn By ZG Date 03.11. 2016	Scales @ A3 1:50	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Existing Roof Plan	Drawing Number		
		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.202		



- Proposed new work to walls and doors
- Existing walls

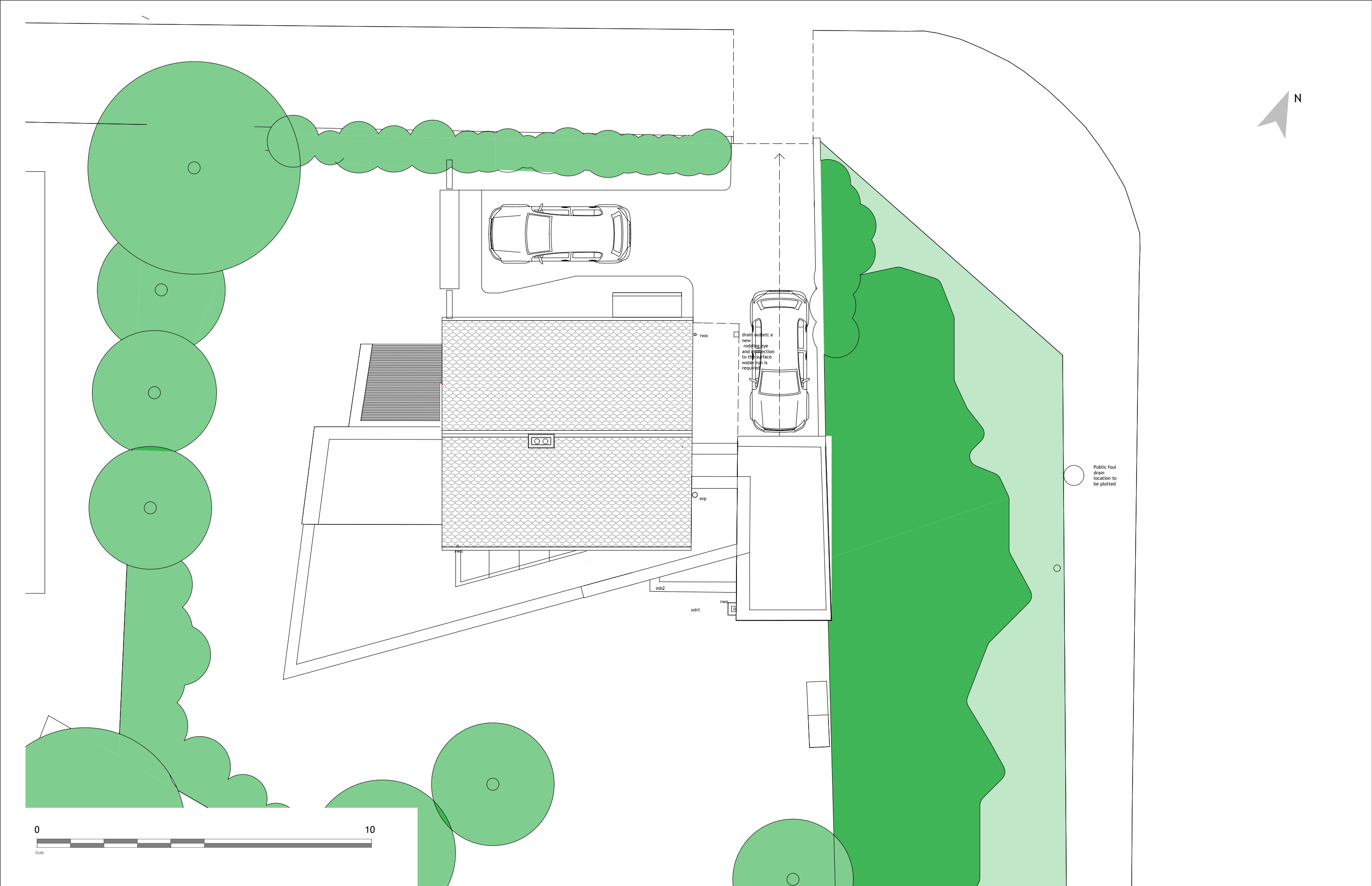
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Purpose of Issue	status	Drawn By ZG Date 03.11. 2016	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number								
Planning Submission		Checked by DO Date 03.11.2016							1:100	16-008	STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Proposed Ground Floor Plan	Discipline	number	rev
		Approved By DO Date 03.11.2016													A.210		



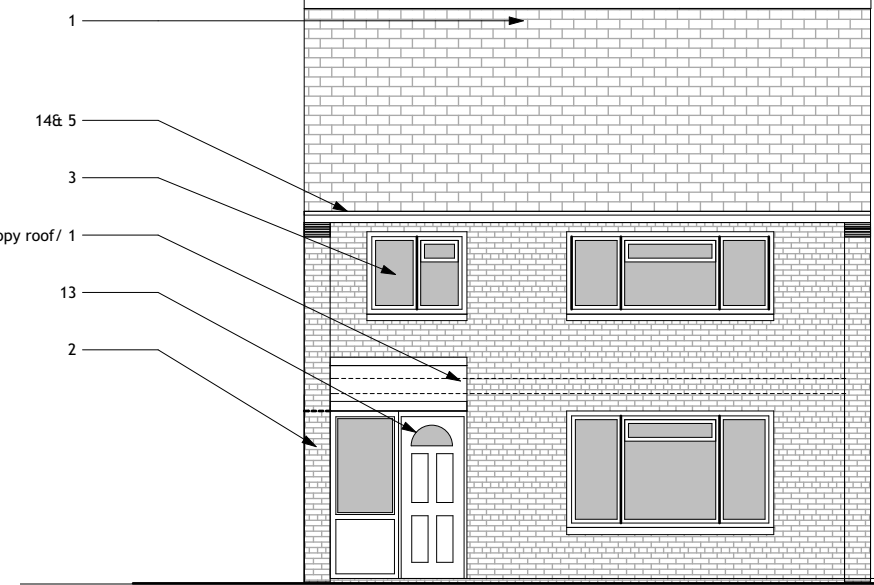
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		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.211		

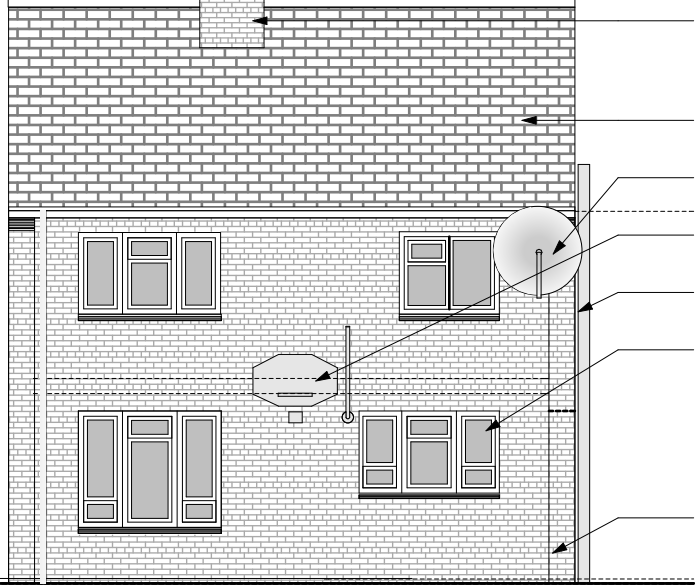


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Purpose of Issue Planning Submission	status	Drawn By ZG Date 03.11. 2016	Scales @ A3 1:100	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Proposed Roof Plan	Drawing Number		
		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.212		

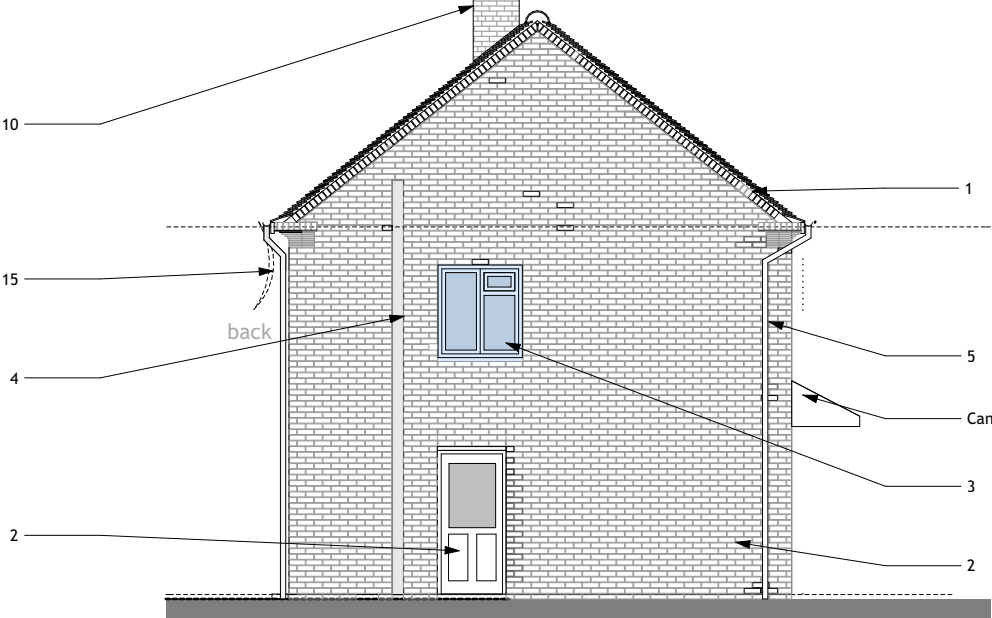


1.Existing Front Elevation (North

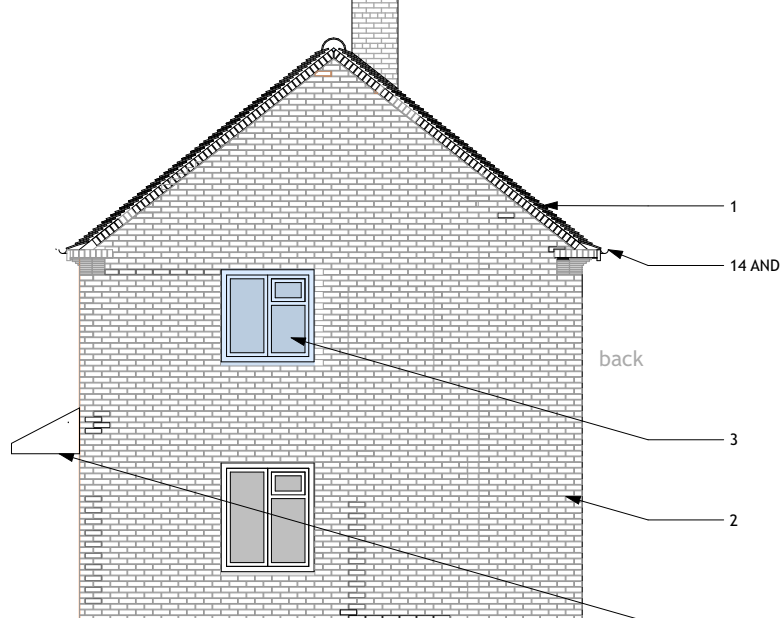


3.Existing Rear Elevation (South)

Materials Key		Proposed Materials	
Existing	Materials		
1	Plane roof tiles- Brown	40	White Rendered Walls
2	Red Mixed Stock brick	41.	Oiled Larch or Cedar strip batten
3	White DG windows		rainscreen open jointed cladding
4	Cast Iron SVP	42.	Clear Triple glazed units with
5	Plastic drainage - Black		concealed dark grey frames and
6	Concrete hard-standing		internal full height blinds
7	Grass/Soft Landscaping	43.	Weathered Zinc (grey) thin edged coping
8	Timber framed window	44.	Extensive Green roof
9	Existing drain pipe	45.	Inclined Extensive Green roof
10	Brick chimney	46.	Pre-weathered zinc cladding with
11	Chimney - cowl		standing seams panels
12	Asphalt roof to garrage	47.	Double glazed doors dark grey frames
13	Panelled front door	48.	Windows with light grey frames
14	White fascia boards and soffits	49.	Windows with dark grey frames
15	Satellite dish	50.	New timber garage doors
16	Wall mounted Basket Ball net	51.	Rainscreen as 41. used in the
17	Drain		vertical and inclined position to
18	Existing Trees		form the wall surface and roof plane
19	Existing Bushes/Vegetation	52.	Coping colour to match the wall surface/colour
20	Concrete hardstanding	53.	Fixed frameless windows
		54.	External decking
		55.	Rendered white free standing wall
		56.	Mild steel galvanised gate with timber inserts to match 41
		57.	Rendered white wall planter
		58.	Oiled Timber doors to match 41
		59.	TGU rooflights with concealed frames



2.Existing Side Elevation (East)



4.Existing Side Elevation (West)

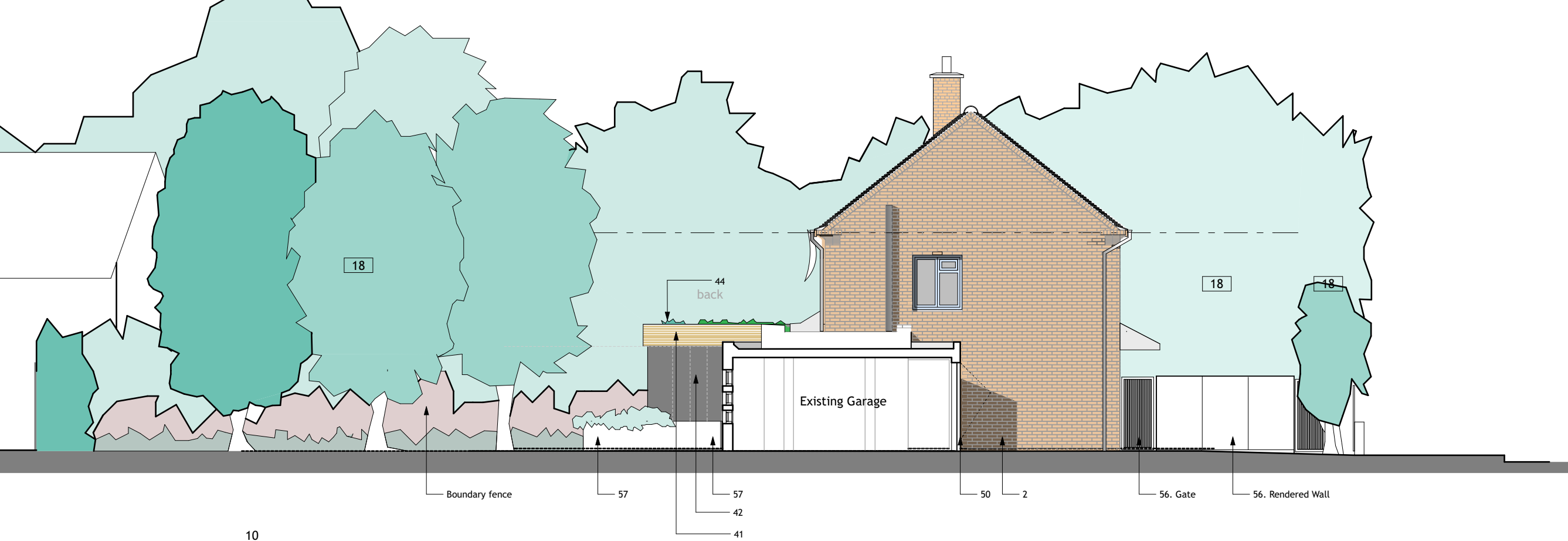
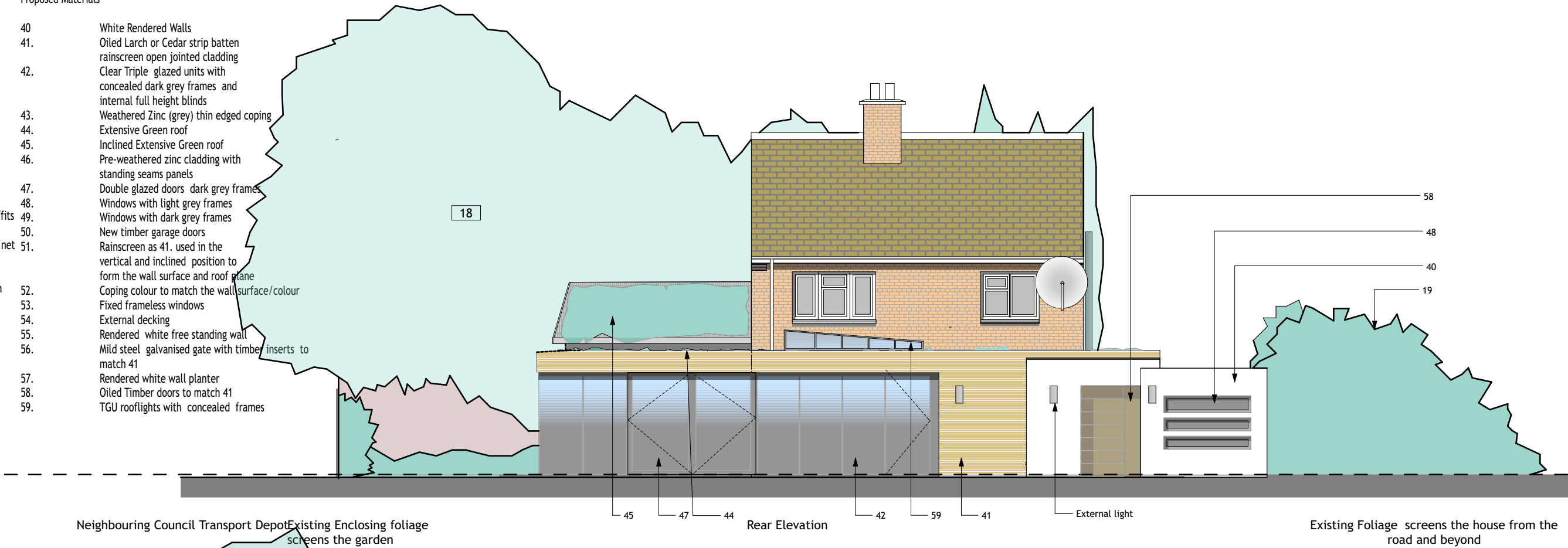


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Purpose of Issue	status	Drawn By ZG Date 03.11. 2016	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number		
Planning Submission		Checked by DO Date 03.11.2016	1:100	16-008	STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Existing Elevations	Discipline	number	rev
		Approved By DO Date 03.11.2016							A.300		

Materials Key

Existing	Materials	Proposed Materials
1	Plane roof tiles- Brown	40 White Rendered Walls
2	Red Mixed Stock brick	41. Oiled Larch or Cedar strip batten rainscreen open jointed cladding
3	White DG windows	42. Clear Triple glazed units with concealed dark grey frames and internal full height blinds
4	Cast Iron SVP	43. Weathered Zinc (grey) thin edged coping
5	Plastic drainage - Black	44. Extensive Green roof
6	Concrete hard-standing	45. Inclined Extensive Green roof
7	Grass/Soft Landscaping	46. Pre-weathered zinc cladding with standing seams panels
8	Timber framed window	47. Double glazed doors dark grey frames
9	Existing drain pipe	48. Windows with light grey frames
10	Brick chimney	49. Windows with dark grey frames
11	Chimney - cowl	50. New timber garage doors
12	Asphalt roof to garage	51. Rainscreen as 41. used in the vertical and inclined position to form the wall surface and roof plane
13	Panelled front door	52. Coping colour to match the wall surface/colour
14	White fascia boards and soffits	53. Fixed frameless windows
15	Satellite dish	54. External decking
16	Wall mounted Basket Ball net	55. Rendered white free standing wall
17	Drain	56. Mild steel galvanised gate with timber inserts to match 41
18	Existing Trees	57. Rendered white wall planter
19	Existing Bushes/Vegetation	58. Oiled Timber doors to match 41
20	Concrete hardstanding	59. TGU rooflights with concealed frames

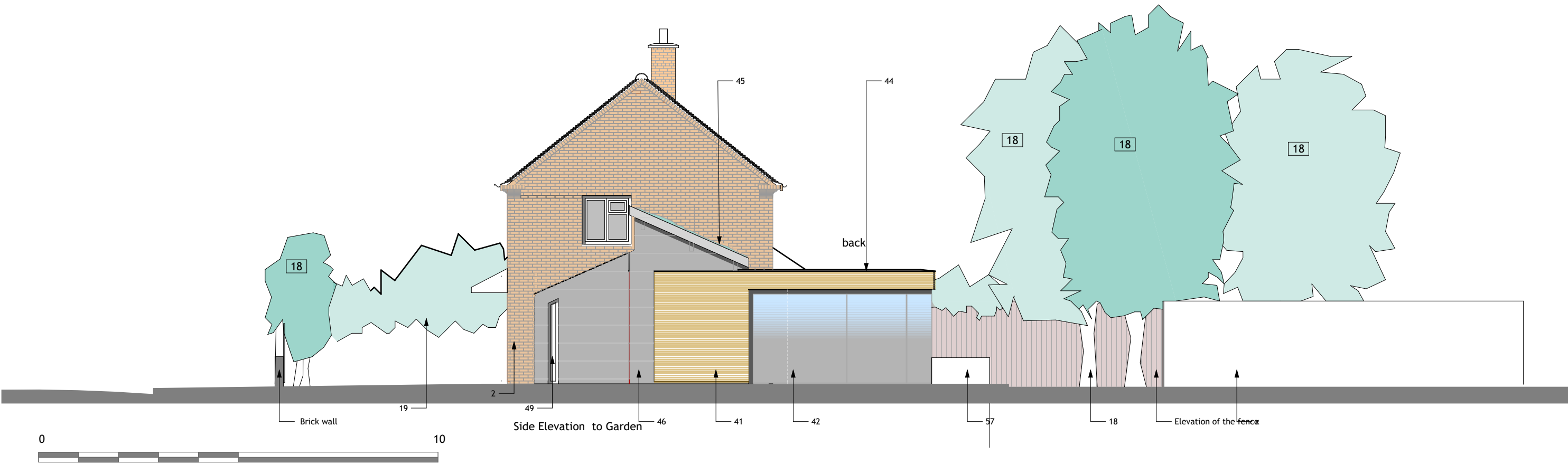


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Purpose of Issue	status	Drawn By ZG Date 03.11. 2016	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number
Planning Submission		Checked by DO Date 03.11.2016	1:100	16-008	STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Proposed Elevations	Discipline number rev
		Approved By DO Date 03.11.2016							A.310

Materials Key

Existing	Materials	Proposed Materials
1	Plane roof tiles- Brown	40. White Rendered Walls
2	Red Mixed Stock brick	41. Oiled Larch or Cedar strip batten rainscreen open jointed cladding
3	White DG windows	42. Clear Triple glazed units with concealed dark grey frames and internal full height blinds
4	Cast Iron SVP	43. Weathered Zinc (grey) thin edged coping
5	Plastic drainage - Black	44. Extensive Green roof
6	Concrete hard-standing	45. Inclined Extensive Green roof
7	Grass/Soft Landscaping	46. Pre-weathered zinc cladding with standing seams panels
8	Timber framed window	47. Double glazed doors dark grey frames
9	Existing drain pipe	48. Windows with light grey frames
10	Brick chimney	49. Windows with dark grey frames
11	Chimney - cowl	50. New timber garage doors
12	Asphalt roof to garrage	51. Rainscreen as 41. used in the vertical and inclined position to form the wall surface and roof plane
13	Panelled front door	52. Coping colour to match the wall surface/colour
14	White fascia boards and soffits	53. Fixed frameless windows
15	Satellite dish	54. External decking
16	Wall mounted Basket Ball net	55. Rendered white free standing wall
17	Drain	56. Mild steel galvanised gate with timber inserts to match 41
18	Existing Trees	57. Rendered white wall planter
19	Existing Bushes/Vegetation	58. Oiled Timber doors to match 41
20	Concrete hardstanding	59. TGU rooflights with concealed frames



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Purpose of Issue	status	Drawn By ZG Date 03.11. 2016	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number
Planning Submission		Checked by DO Date 03.11.2016	1:100	16-008	STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Proposed Elevations	Discipline number rev
		Approved By DO Date 03.11.2016							A.311 01

Materials Key

Existing Materials

- 1Plane roof tiles- Brown
- 2Red Mixed Stock brick
- 3White DG windows
- 4Cast Iron SVP
- 5Plastic drainage - Black
- 6Concrete hard-standing
- 7Grass/Soft Landscaping
- 8Timber framed window
- 9Existing drain pipe
- 10Brick chimney
- 11Chimney - cowl
- 12Asphalt roof to garrage
- 13Panelled front door
- 14White fascia boards and soffits
- 15Satellite dish
- 16Wall mounted Basket Ball net
- 17Drain
- 18Existing Trees
- 19Existing Bushes/Vegetation
- 20Concrete hardstanding

Proposed Materials

- 40White Rendered Walls
- 41.Oiled Larch or Cedar strip batten rainscreen open jointed cladding
- 42.Clear Triple glazed units with concealed dark grey frames and internal full height blinds
- 43.Weathered Zinc (grey) thin edged coping
- 44.Extensive Green roof
- 45.Inclined Extensive Green roof
- 46.Pre-weathered zinc cladding with standing seams panels
- 47.Double glazed doors dark grey frames
- 48.Windows with light grey frames
- 49.Windows with dark grey frames
- 50.New timber garage doors
- 51.Rainscreen as 41. used in the vertical and inclined position to form the wall surface and roof plane
- 52.Coping colour to match the wall surface/colour
- 53.Fixed frameless windows
- 54.External decking
- 55.Rendered white free standing wall
- 56.Mild steel galvanised gate with timber inserts to match 41
- 57.Rendered white wall planter
- 58.Oiled Timber doors to match 41
- 59.TGU rooflights with concealed frames



Harlington Road

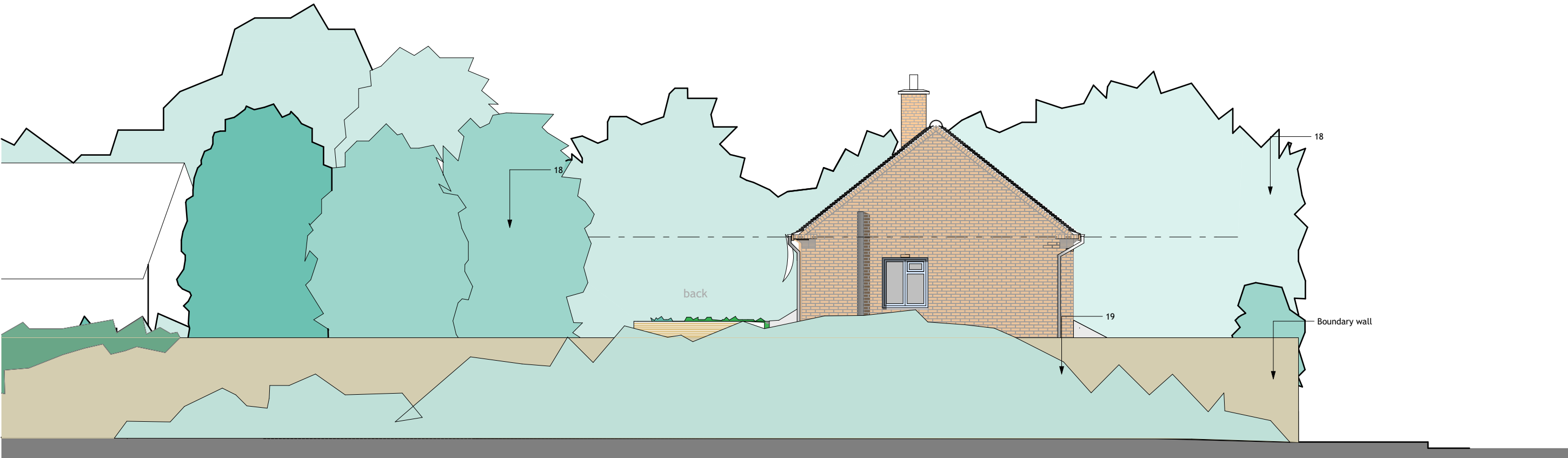
Existing dense planting enhancing privacy

Existing Garage

Front Elevation

Existing trees and planting enhancing privacy

1.Proposed Elevation from the access road to the Depot (also Harlington Road)



2.Proposed Elevation from the main road (Harlington Road)

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Purpose of Issue Planning Submission	status	Drawn By ZG Date 03.11. 2016	Scales @ A3 1:100	Project No. 16-008	Originator STUDIO O+U Architects 70 Cowcross Street London EC1M 6EJ 0207 336-8329	Project House Extension and Refurb. 130 Harlington Road Uxbridge London UB8 3EY	Client Ms Abrar Jaffer 130 Harlington Road Uxbridge London UB8 3EY	Layout Title Proposed Roadside Elevations	Drawing Number		
		Checked by DO Date 03.11.2016							Discipline	number	rev
		Approved By DO Date 03.11.2016							A.312		



