1 - 2 **Warmair House** Green Lane

Northwood HA6 2QB

Design & access statement

7th August 2024

London borough of Hillingdon

1.0 The Team

Client	**24 - 38 Green Lane Holdings Ltd**	
Architect:	**Create Design**	Design & access statement
Landscape Architect	**Create Design**	Public realm & landscape
Town Planning:	**Create Design**	Planning statement
Commercial Property Agents & Advisers	**Colliers**	Property advisors
Heritage	**Cogent**	Heritage assessment
Tree Survey	**Arbtech**	Arboricultural survey
Transport Consultant:	**Markides Associates**	Transport assessment
Structural Engineer	DWSE	Structural report

Contents

2.0 Introduction

Purpose

The purpose of this document is twofold.

Firstly, we are seeking planning permission to modify the external building fabric of 1-2 & 2a Warmair House. Section 4 of this document describes the scope of the modifications.

Secondly, by means of prior approval, we are proposing to convert 1-2 & 2a Warmair House from a commercial/workshop building into a residential building. Section 5 of this document describes the conversion and additional work required over and above the works described in Section 4.

The existing two storey property has been vacant for some time and will require significant investment to make good and modify the external fabric and convert the interior space into high quality residential maisonettes with acceptable thermal/energy performance.

As part of our scheme, we are proposing to raise the ridge line of the roof to match the elevation of 3-4 Warmair House. This facilitates the ability to add a usable first floor of space with the addition of dormer windows, roof lights, and internal stairs at a later date.

Furthermore, the existing metal corrugated roof would be replaced by slate tiles to be consistent with 3-4 Warmair House. New windows, doors, and roof lights apertures are introduced to provide access and adequate levels of natural ventilation and daylight.

We are appreciative of the strategic sensitivities of this site in terms of its history, architectural character, and heritage value within the Northwood district centre and Northwood conservation area. As such exterior design will acknowledge design cues from 3-4 Warmair house in terms of punched windows, pitched roofs, and dormer windows to be sympathetic with the character of the surrounding buildings in terms of architectural features and materiality.

In summary each stage provides the following development.

Planning Application

Planning permission is sought for...

- The introduction of new external doors and windows.
- Current external doors, roller shutters & windows replaced and in-filled where necessary.
- External metal corrugated cladding removed and replaced with painted insulated brickwork to match current yard elevation.
- Existing corrugated metal roofing removed and replaced with a new insulated slate tiled roof supported by new timber trusses.
- The ridge line of existing roof is raised by 500mm.
- A new first floor is constructed from timber with soft spots for the introduction of internal staircases.
- New dormer windows and roof lights.
- New painted steel gutters and RWP's
- A new single storey enclosure with a green roof to accommodate storage of;

  Up to 6 cycles spaces
  Waste & recycling bins
- 2 designated parking spaces.
- Reduction parking spaces overall relative to the current situation.
- Introduction of PV panels on the south roof pitch.
- Total additional external ancillary space area 13m2.
- New hard scape and external lighting proposals.

Prior Approval

Prior approval is sought for the change of use from Class E to Class C3, under Class MA of the Town and Country Planning (General Permitted Development) 2015 Order.

The proposed change would allow for the creation of three maisonette dwellings in the slightly enlarged/altered building, following the grant of planning permission.

This consists of the following accommodation....

- 3 new residential maisonettes
  2 x 2 bed 4 person
  1 x 3 bed 5 person
- All dwellings provided with ground level external private amenity space.

3.0 Site overview

Aerial view of 24-38 Green Lane & 1-4 Warmair House, Northwood HA6

Key

1. 24 - 38 Green Lane
2. Service yard
3. 1 -2 Warmair House
4. 3 - 4 Warmair House
5. Pinnacle apartments
6. Green Lane car park
7. Substation
8. Site entrance

3.1 The site

The plot is accessed from Green Lane via a narrow (2.9m) road which slopes down and opens out to a service yard which provides access to 1-4 Warmair House, service yard, and car parking.

1-2a Warmair House is a single storey metal clad commercial/ light industrial unit which is in partial use for storage. Number 2 Warmair House has an upper level which connects at first floor to number 3 Warmair House.

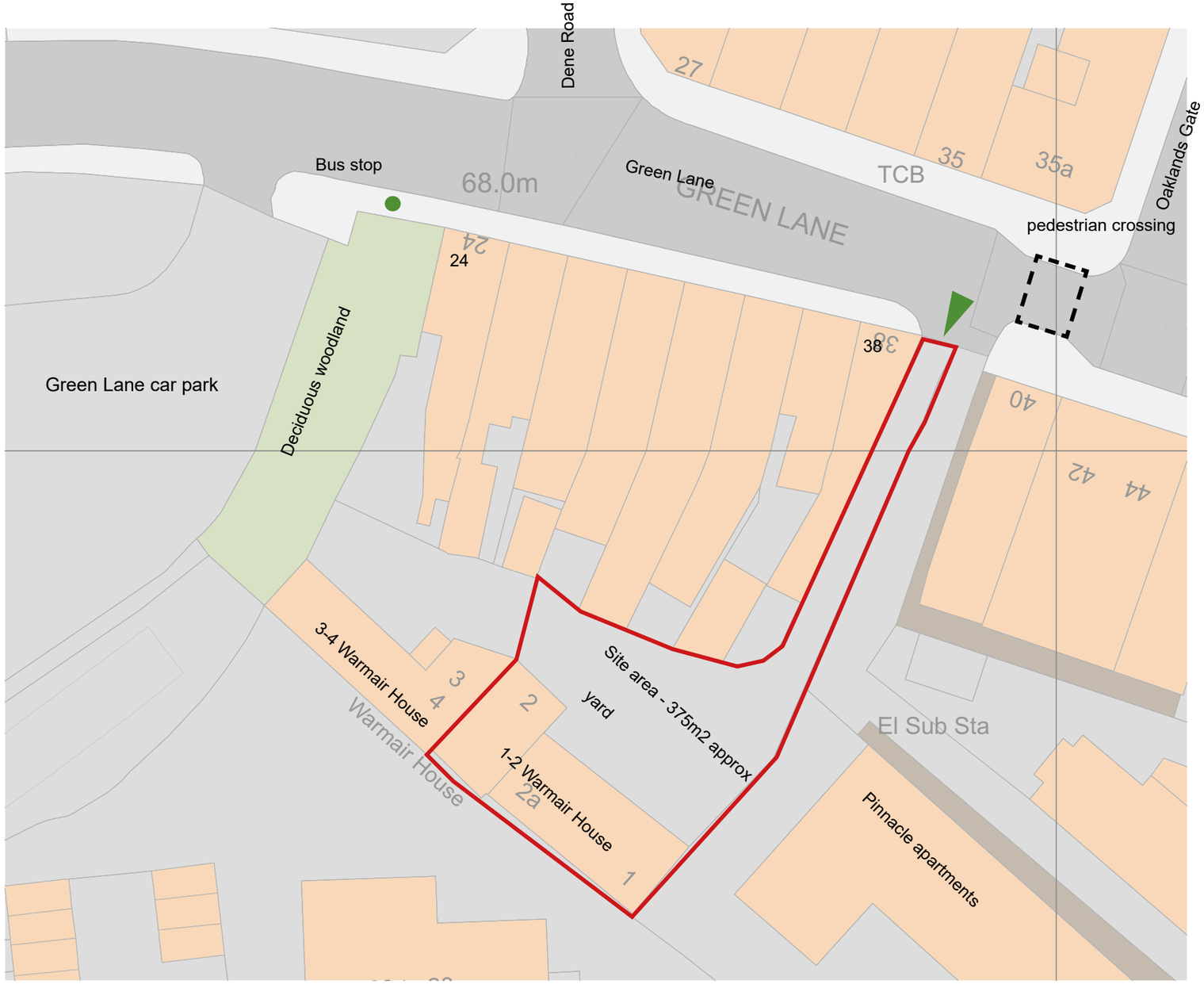
3-4 Warmair House is a vacant brick two storey property which abuts 2 Warmair House which also has an upper storey. Both properties are or were used for commercial purposes.

A relatively dense area of woodland lies to the west of the site and forms an effective buffer from the Green Lane car park. To the east of the plot resides the 4 storey block of Pinnacle apartments. This is a relatively recent residential development with basement parking. To the south of the plot lies Anthus Mews which is a collective of small residential 3 storey blocks with tiled pitched roofs and single storey parking garages.

The northern boundary of the site is composes of a series of outbuildings, extensions, and fencing which is associated with properties of 24-38 Green Lane.

In addition to the Northwood town centre area, the site also lies within the Northwood Conservation Area.

Site access from Green Lane



Extract from OS Map

3.2 Site photography

The property consists of three addresses. Thes are identified on the photograph at the bottom of this page.

#1& 2a are in the main single storey block.

#2 is in the perpendicular block which abuts 3&4 Warmair House. This volume is two storeys with an internal connection to 3 Warmair House.

Site access from Green Lane

Overhead view of 1-2 Warmair House

Current parking arrangement

3.2 Site photography

Upper level 3 Warmair House

Site access to Green Lane

Upper level 2 Warmair House

Pinnacle apartments

3.3 Conservation & Heritage

The site falls within the red zone on the map opposite which is part of the Northwood Conservation Area.

To the bottom right the second map clearly indicates that 24-38 Green Lane and the buildings to the south of the site, 1-4 Warmair House, both contribute positively to the overall character of the area.

Extract from Northwood Town Centre, Green Lane Conservation Area Appraisal. September 2019

The Pavement, numbers 24-38.

This was the first parade of shops built along Green Lane and is visible in the 1914 Ordnance Survey map. It is less flamboyant than its later neighbours. The parade is two and half storeys with shops on the ground floor with a red brick first floor with yellow brick decorative courses and dormer windows in the attic under slate roofs. The parade steps up the slope of Green Lane creating interest. There are two windows on each first floor with large paned single sash windows and a single dormer centrally positioned above.

To the rear of the Pavement located on an alley that runs behind, is an interesting surviving outbuilding, possibly a stable block. It is constructed of London stock brick with slate roofs and has three pitched roof dormers breaking through the eaves.

It is clear from the documents illustrated that the heritage value of the buildings within the site are key to any future plans for redevelopment.

Therefore we have commissioned Cogent to appraise the heritage value of all the buildings on the proposed site and the relationship of those buildings within Northwood and the Northwood conservation area.

For further information please see the heritage statement which accompanies this document.

Key

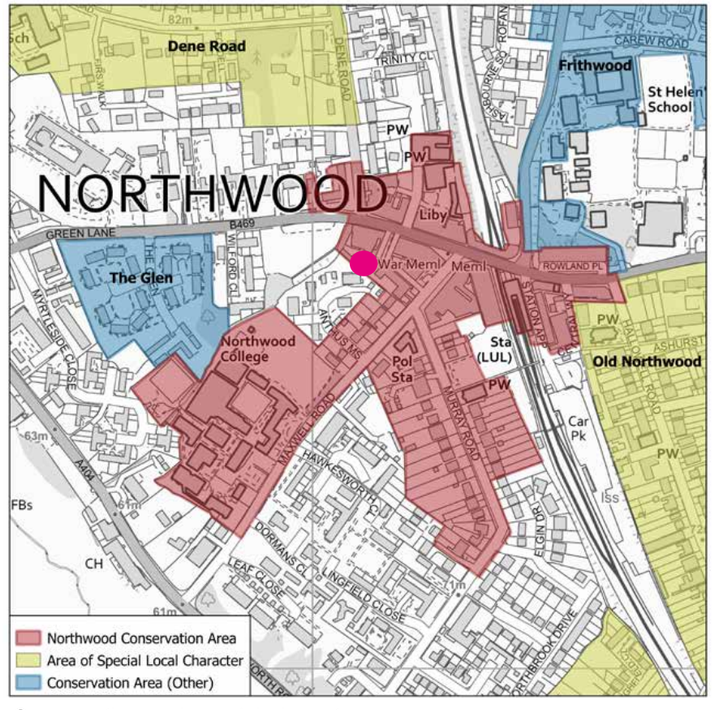
The site

The maps and diagrams on this page are all extracts from the above document.

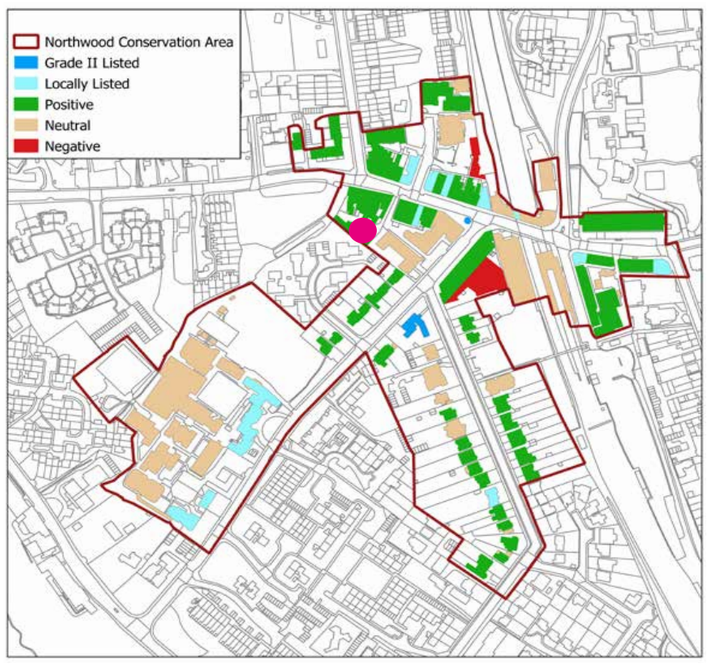
24-38 Green Lane

3 - 4 Warmair House

Outbuildings to the rear of Green Lane



Conservation and special character areas.



Listed buildings and building character contributors, Northwood.

3.4 Vehicular access & circulation

The map on this page indicates the basic traffic circulation on the surrounding streets and point of access to the adjacent properties.

At present there seems to be an absence of dedicated cycle lanes/ routes in the vicinity of the site.

Key

1. Access to rear of 24-38 Green Lane & 1-4 Warmair House
2. Access to rear of 40-44 Green Lane & substation
3. Access to private underground parking for Pinnacle apartments
4. Green Lane car park - 157 spaces

Bus stop

Parking

Pedestrian crossing

Direction of traffic

Map indicating primary vehicle circulation

3.5 Public transport

The site is reasonably well connected and served by several nearby transport links. Northwood Station is 175m to the east of the site and is part of the Metropolitan Line (Zone 6).

There are bus stops located on Green Lane site.

These provide the following bus services at bus stop H & G (Dene Road)

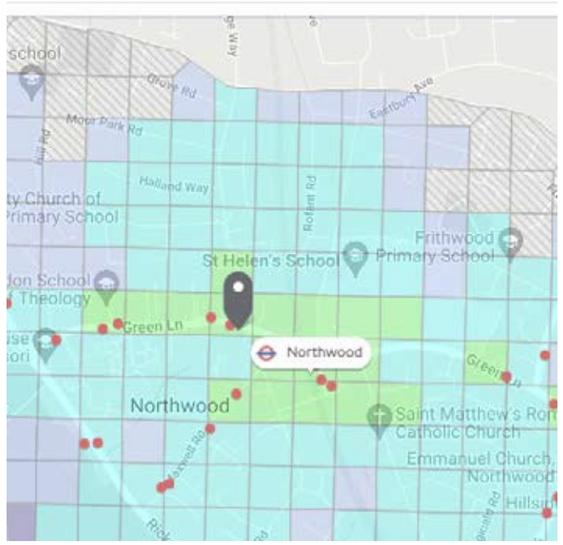
282 - Ealing Hospital to Mount Vernon Hospital
328 - Golders Green to Chelsea Worlds End
331 - Ruislip Station to Belmont Road
H11- Mount Vernon Hospital to Harrow Bus Station

PTAL is a measure which rates locations by distance from frequent public transport services.

The site has a PTAL rating of 3 which is classified as 'Good'.

Public transport location plan

PTAL key



Extract from TFL WebCAT

Metropolitan Line

3.6 Site topography

The topographical survey on this page indicates the significant changes in elevation on Green Lane and also from Green Lane to the south where 1-2 Warmair House is located.

Providing level access to proposed properties and also good site drainage will be key design challenges.

The lowest part of the site is directly opposite the stairway to #4 Warmair House.

New planting and permeable or porous surfaces will help to mitigate against the build up of surface water and be part of any future SUDS strategy.

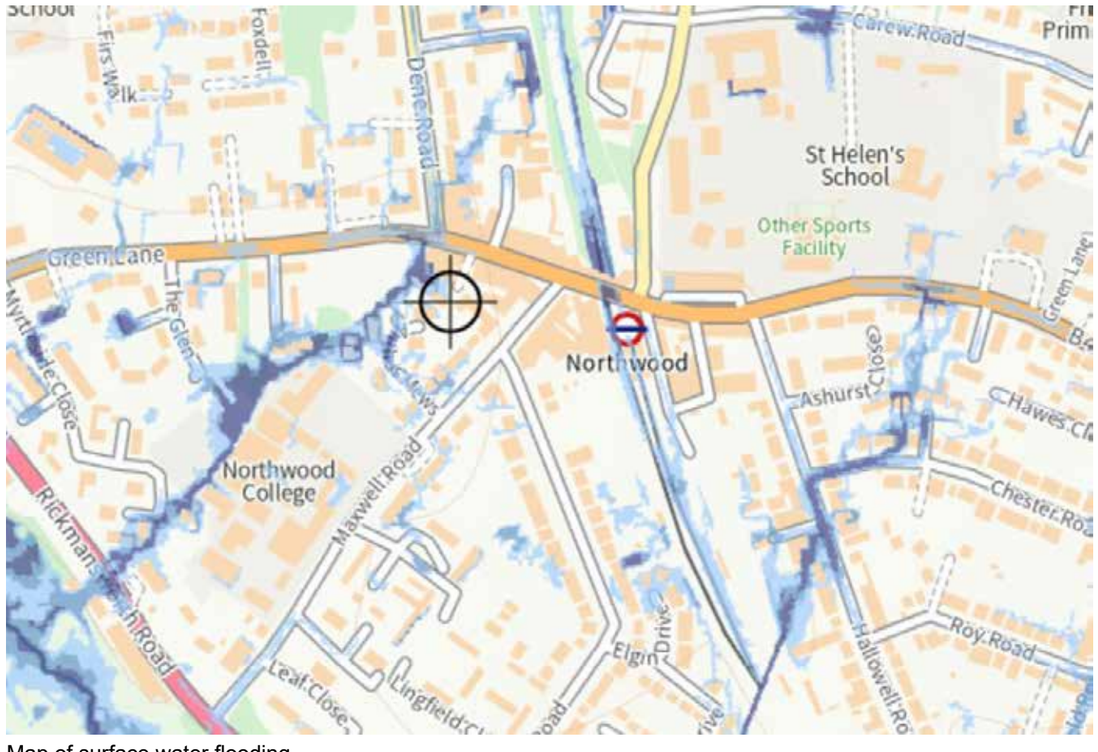
3.7 Flood risk and surface water

The maps on this page are extracted from www.gov.uk to illustrate the risk of flooding to the site and potential effects of surface water flooding.

The top right map indicates that the site lies within flood risk 1 and therefore has a low probability of flooding from rivers and the sea.

The lower right map illustrates the impact of surface water flooding. This demonstrates the risk is medium to high due to the low lying nature of the western portion of the land adjacent to 3-4 Warmair House. The more elevated areas to the east of the site fall within the relatively low risk category.

Flood map



Map of surface water flooding

3.8 Trees

The diagram on this page highlights the mature deciduous woodland that forms a green buffer to the western boundary of the site and continues around the southern edge of the Green Lane car park.

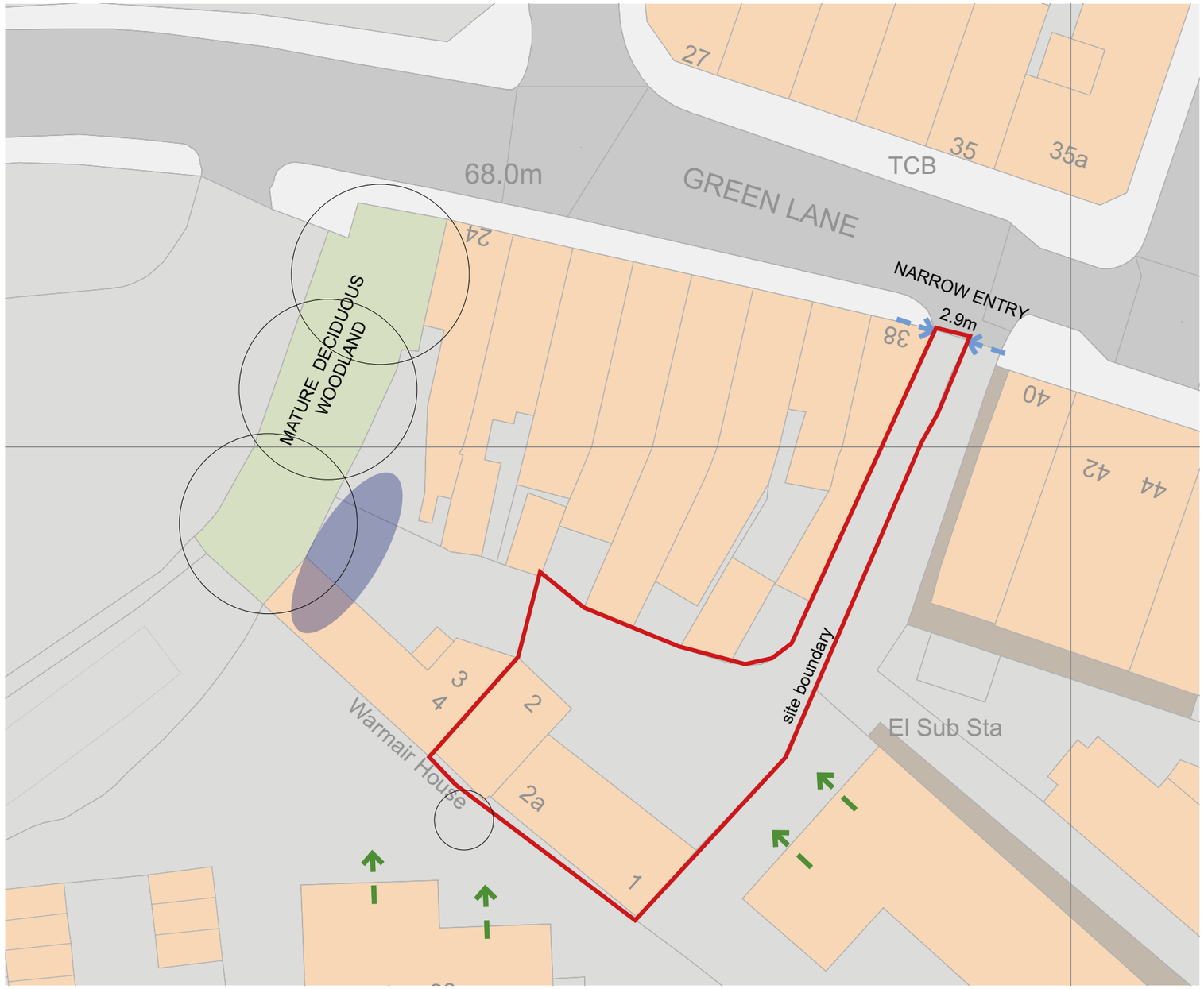
Our proposals are a significant distance for these trees and their relative root protection zones. A single tree to the south of the current building is the only species which could be potentially impacted by the development.

For more information on the trees and their current condition, please refer to the arboricultural report prepared by Arbtech.

3.9 Site Constraints

The site presents a number of constraints which we can identify and summarise as follows:

- Sensitive location relative to potential heritage assets and inclusion within the Northwood conservation area.
- Restricted site access for vehicles.
- Daylight and overlooking of neighbouring residential properties needs to be addressed carefully given the proximity of Pinnacle apartments and Anthus Mews.
- Given the topography of the site, surface water drainage requires careful consideration.
- Poor state of repair of the existing building both externally and internally
- Visual outlook to the north onto the rear property of Green Lane is not the most attractive.



Key

Overlooking / daylight issues

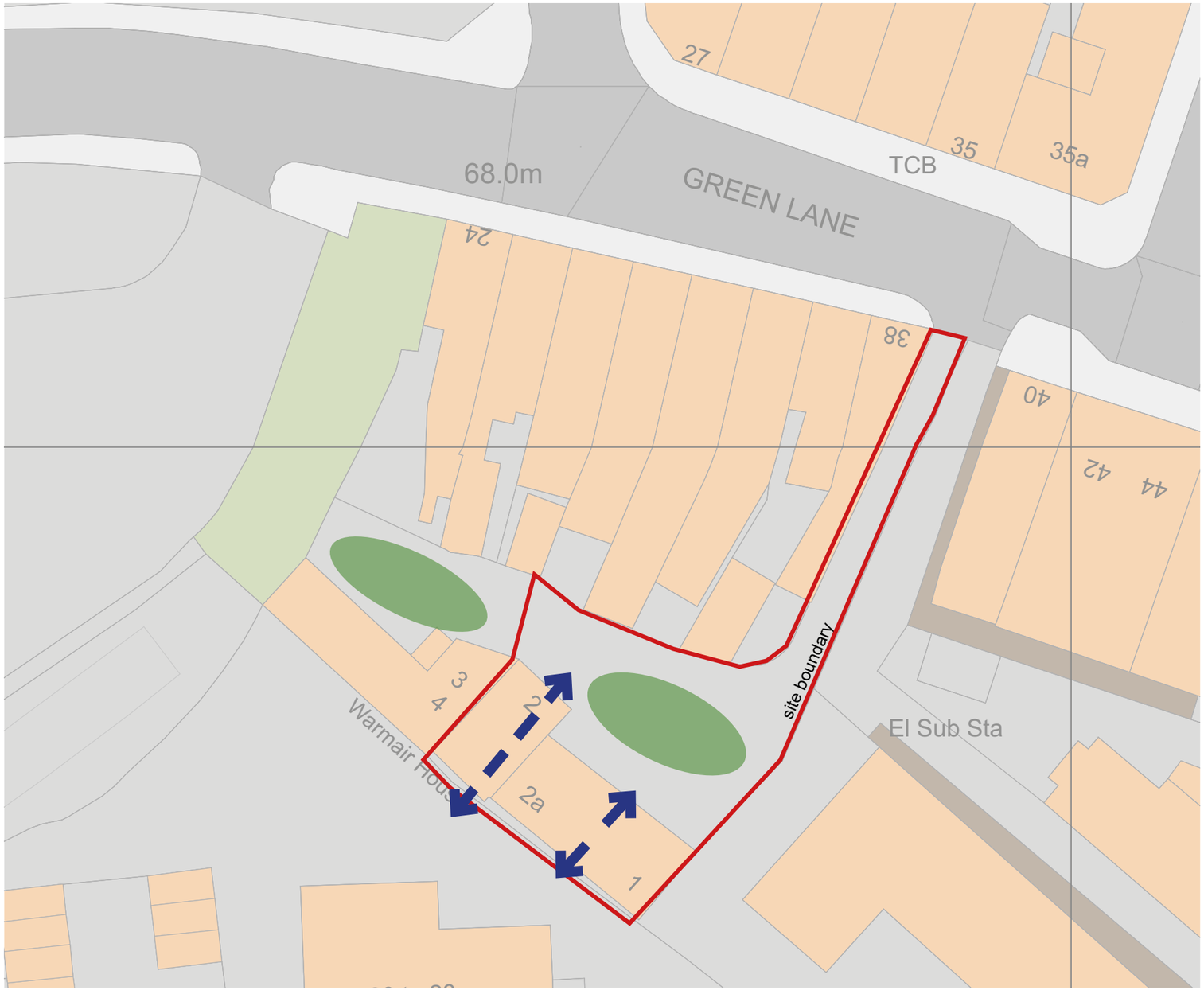
Restricted access

Potential for surface water build up

3.10 Site Opportunities

The site represents a number of significant opportunists which we have identified and summarised as follows:

- Potential to convert 1-2 Warmair House into high quality housing.
- Reuse a relatively tired and unattractive building.
- Opportunity to provide a much ‘greener’ low carbon development.
- Improve the sites potential to promote biodiversity.
- Enhance the character of the town centre location and conservation area.
- Added structure to the car parking arrangements in the yard and reduce the overall number of parking spaces/ vehicular movements.
- Retention of existing trees.
- Improve site access for vehicles and pedestrians with better paving and lighting
- Maximise dual aspect dwellings.



Key

Dual aspect homes

New landscaped space

4.0 Planning application

4.1 Scope of works

The purpose of this section of the document is to apply for planning permission to modify the exterior shell configuration of the existing building to increase the floor area and provide more usable space. Furthermore, there are a number of external works modifications and additions which we are proposing.

Our drawings accompanying this proposal demonstrate the potential to add new windows, roof lights, and doors to the existing commercial envelope. New windows with a general increase in glazing area ensure good levels of daylight/sunlight within the proposed units. Please refer to the separate Daylight / Sunlight report for further analysis which accompanies this submission.

In addition, we are also proposing to raise the roof ridge line (approximately 500mm) to the same level as 3-4 Warmair house to introduce a full first floor of usable space with adequate head room. i.e. the current building has a partial first floor and loft space. Dormer windows and roof lights are inserted to provide adequate levels of daylight and assist natural ventilation.

All existing corrugated metal cladding on the exterior walls will be removed and replaced with painted insulated brickwork to match the existing elevation which faces the yard. Similarly, the corrugated metal roofing will also be removed and replaced with a slate tiled insulated roofing to be more in keeping with the surroundings and 3-4 Warmair House. The new roofing will be supported on timber trusses which will span the entire width of the building (approximately 7m) without intermediate support.

To compliment the slate roofing, new black painted steel gutters and rain water downpipe will also be installed.

Non load bearing internal walls/ partitions will be removed.

A landscaped zone will form a buffer between the building and the car parking/ vehicle circulation space. The area is defined and reinforced by the introduction of painted steel perimeter railings and entrance gates.

An additional enclosure is provided to locate cycle parking and house refuse storage.

As part of these works the ground plane will be relaid with porous coloured tarmac with new external driveway, pathway, and entrance lighting.

Gated access control will be installed at the site entrance at Green Lane with an audio video system. The same access contol system will be utilised by the properties at 3-4 Warmair House.

To encourage biodiversity we are proposing the introduction of bird boxes,bug hotels, and a green roof above the cycle enclosure.

Photovoltaic panels will be installed on the south facing pitched roofs to provide a source of renewable energy and a better utility tariff for occupiers.

All extraneous building/tenant signage, cabling, alarms, and aerials will be removed to visually tidy the exterior appearance of the building.

Overhead view of 1, 2a & 2 Warmair House

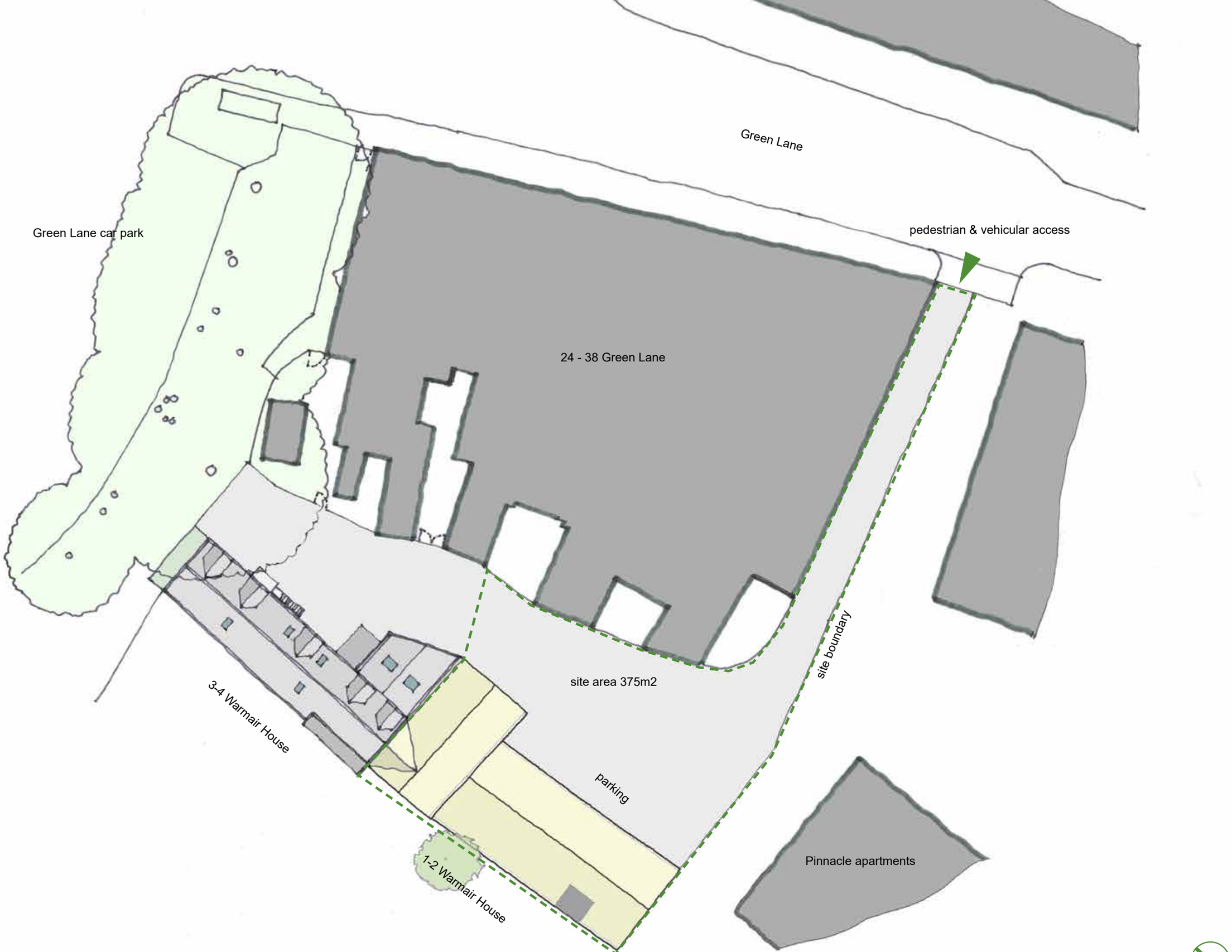
4.2 Plans

Site boundary

location plan 1:1250 @ A3

1 -2 Warmair House, Green Lane, Northwood

4.2 Plans



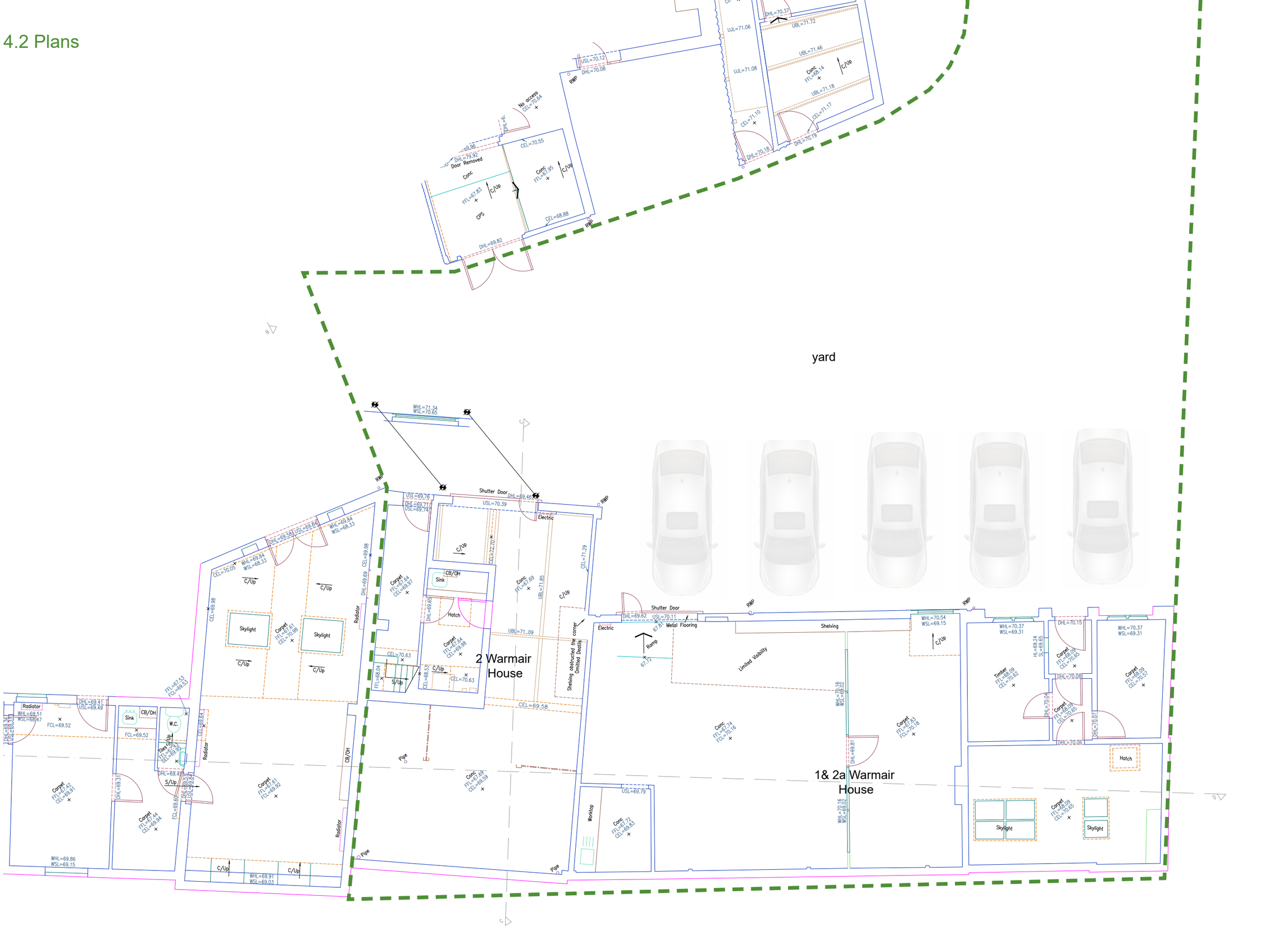
existing site plan 1:250 @ A3

1 - 2 Warmair House, Green Lane, Northwood

4.2 Plans

proposed site plan 1:250 @ A3

4.2 Plans



existing ground floor scale 1:100 @ A3

site boundary

porous coloured asphalt surface

refuse

cycles

parking bay

parking bay

all windows and doors are new
and in new locations

ASHP

path

grass

new tree planting

grass

ASHP

ASHP

wall and partition layout of existing building
all existing partitions to be removed

3 Warmair
House

2 Warmair
House

Commercial - 60m2

1& 2a Warmair
House

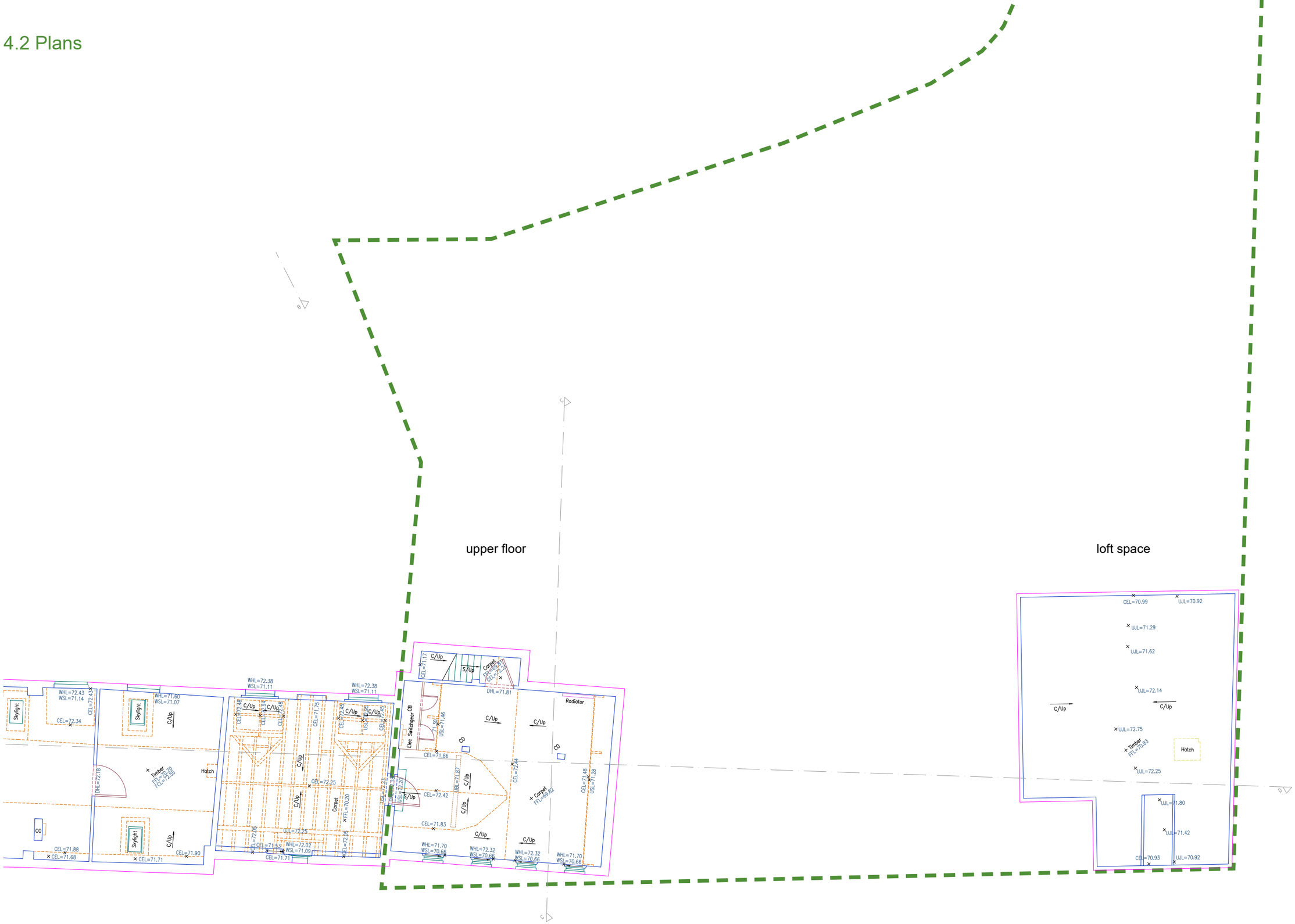
Commercial - 112m2

6.9m

5.8 m2

proposed ground floor scale 1:100 @ A3

0 6 12m

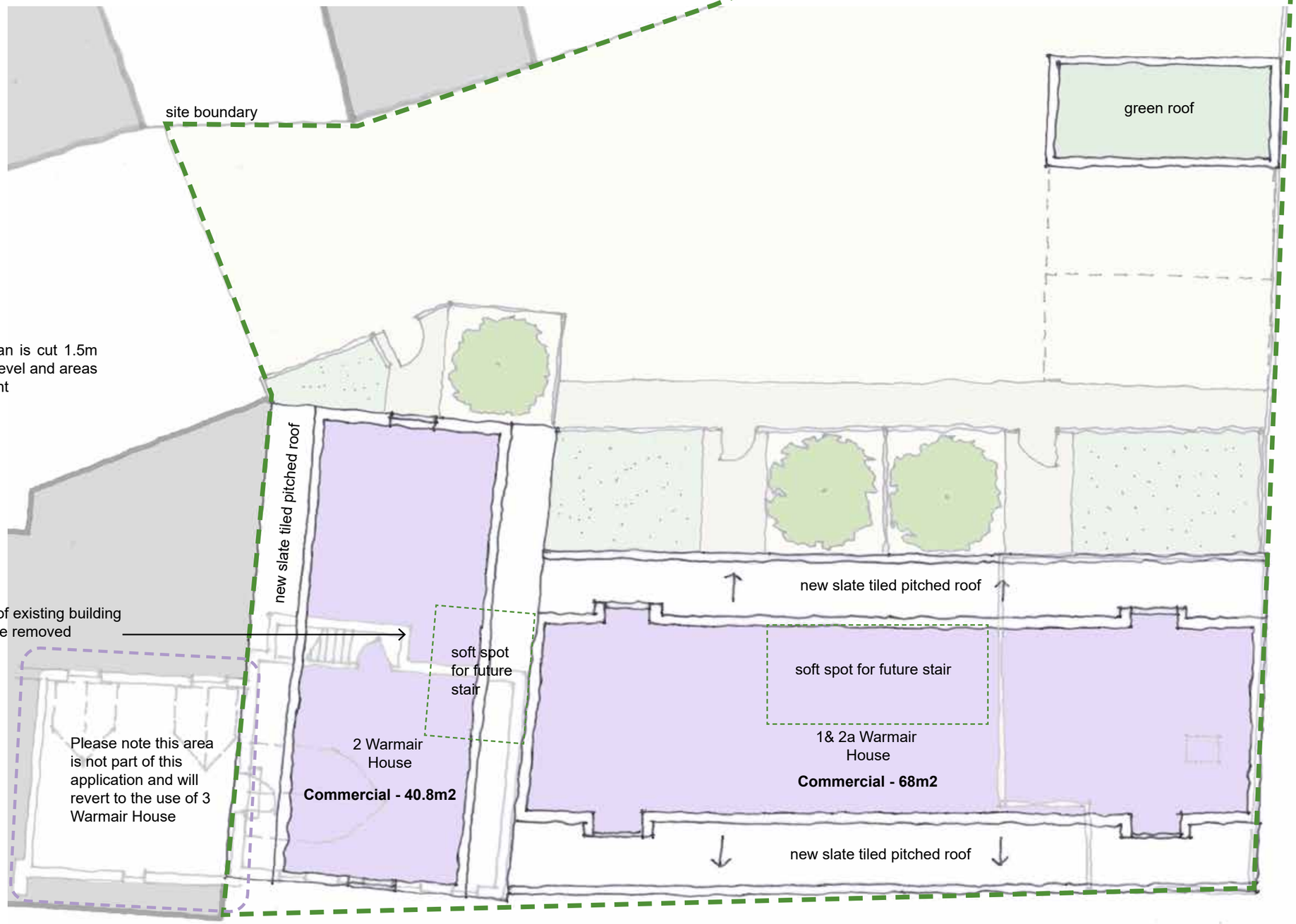


existing first floor scale 1:100 @ A3

1 - 2 Warmair House, Green Lane, Northwood

0 6 12m

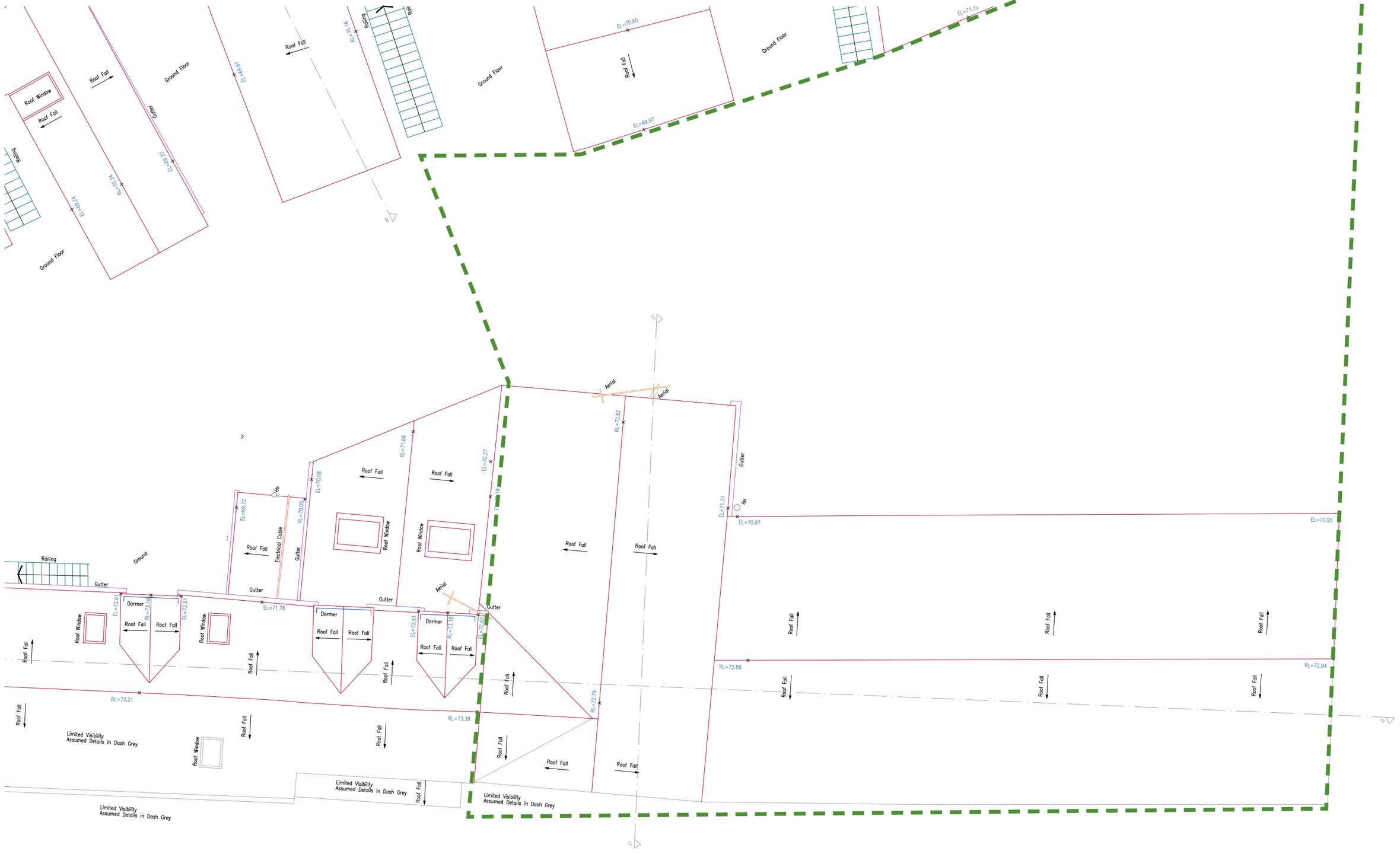
Please note the floor plan is cut 1.5m above the finished floor level and areas are measured at this point



proposed first floor scale 1:100 @ A3

0 6 12m

4.2 Plans



existing roof plan scale 1:100 @ A3

1 - 2 Warmair House, Green Lane, Northwood

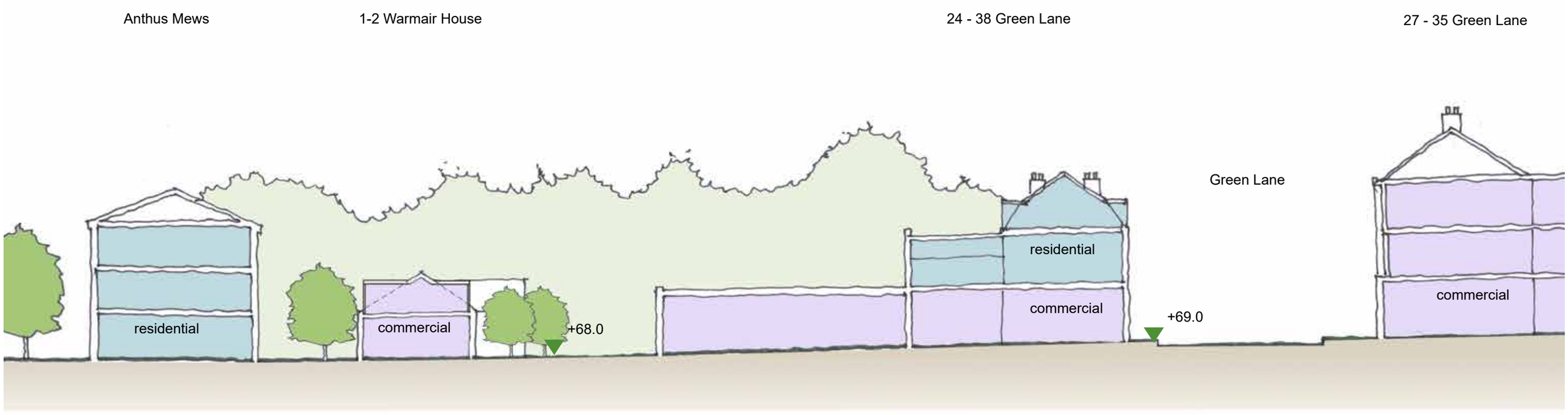
0 6 12m

proposed roof plan scale 1:100 @ A3

1 -2 Warmair House, Green Lane, Northwood

0 6 12m

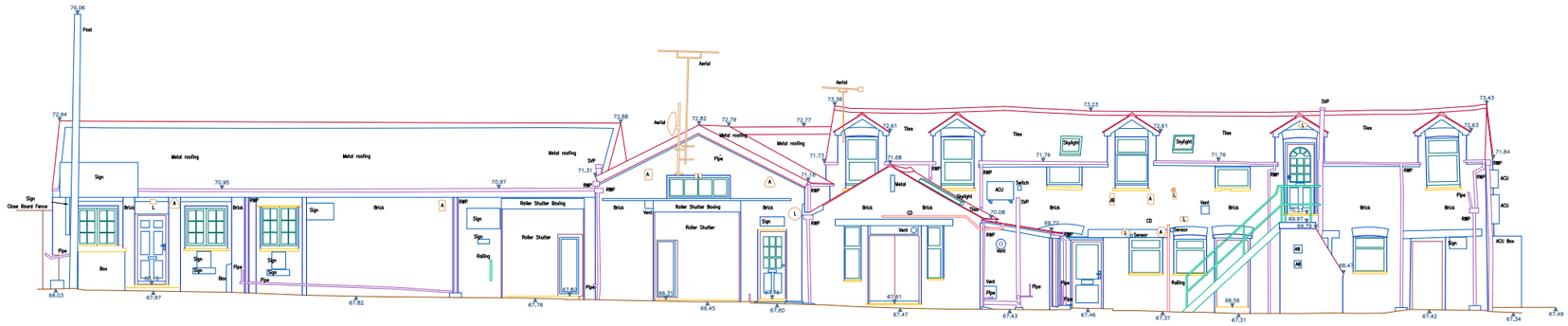
4.3 Site section



proposed site section

0 15 30m

4.4 Elevations



existing northeast elevation from yard 1:200 @ A3

0 10 20m

4.4 Elevations

Pinnacle apartments | 1 & 2a Warmair House | 2 Warmair House | 3 & 4 Warmair House

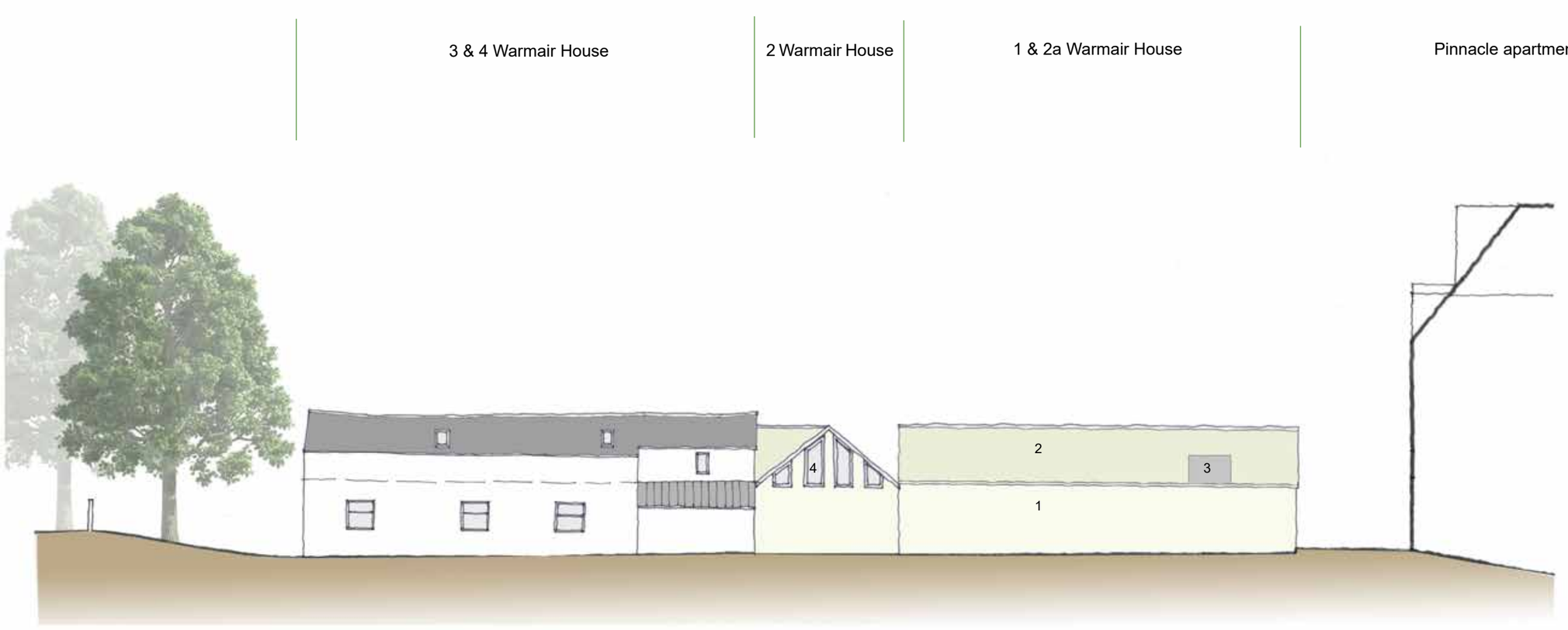
Key

1. Existing roof ridge line
2. Existing telegraph pole
3. New slate tiled roof
4. New dormer windows
5. New roof lights
6. Painted metal railings
7. Access road -Pinnacle apartments
8. Pinnacle apartments
9. Green Lane car park

proposed northeast elevation from yard 1:200 @ A3

0 10 20m

4.4 Elevations



Key

1. Corrugated metal cladding
2. Corrugated metal roofing
3. Translucent roofing
4. Windows to first floor

existing southwest elevation 1:200 @ A3

0 10 20m

4.4 Elevations

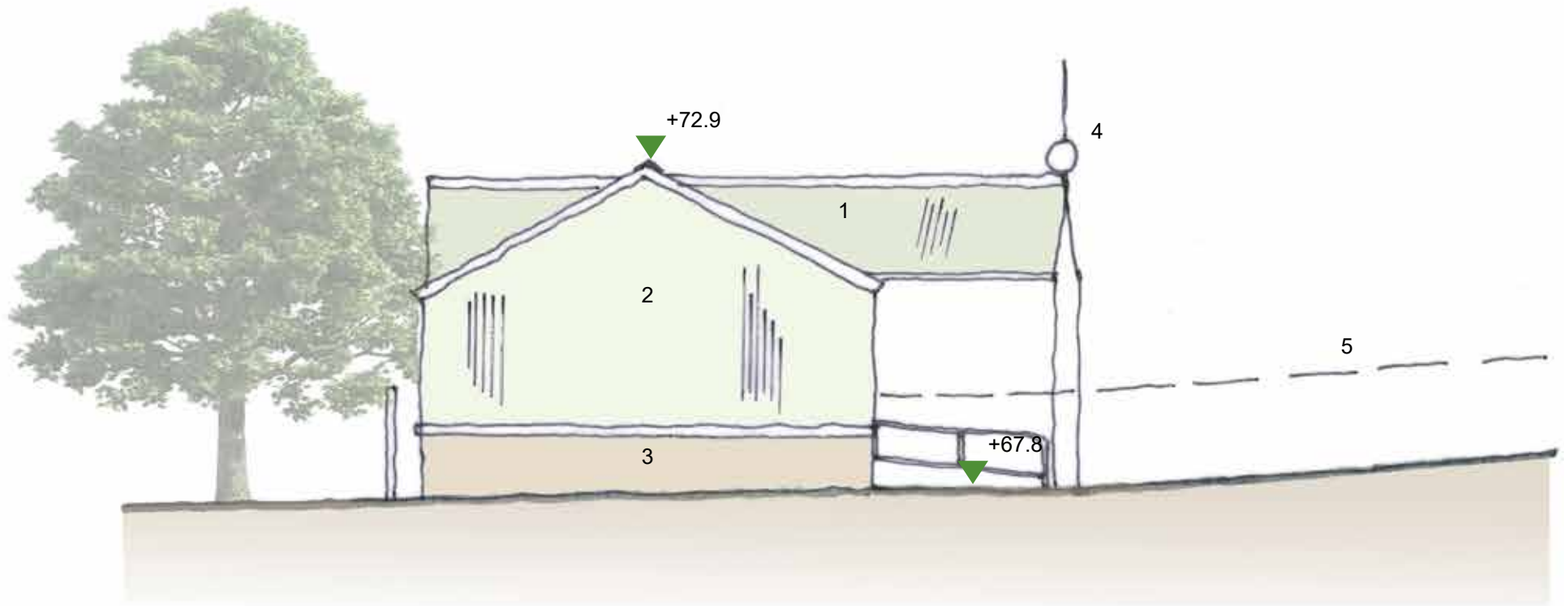
Key

1. Existing roof ridge line
2. New slate tiled roof
3. New dormer windows
4. New roof lights
5. Photovoltaic panels
6. Pinnacle apartments
7. Green Lane car park

proposed southwest elevation 1:200 @ A3

1 - 2 Warmair House, Green Lane, Northwood

0 10 20m

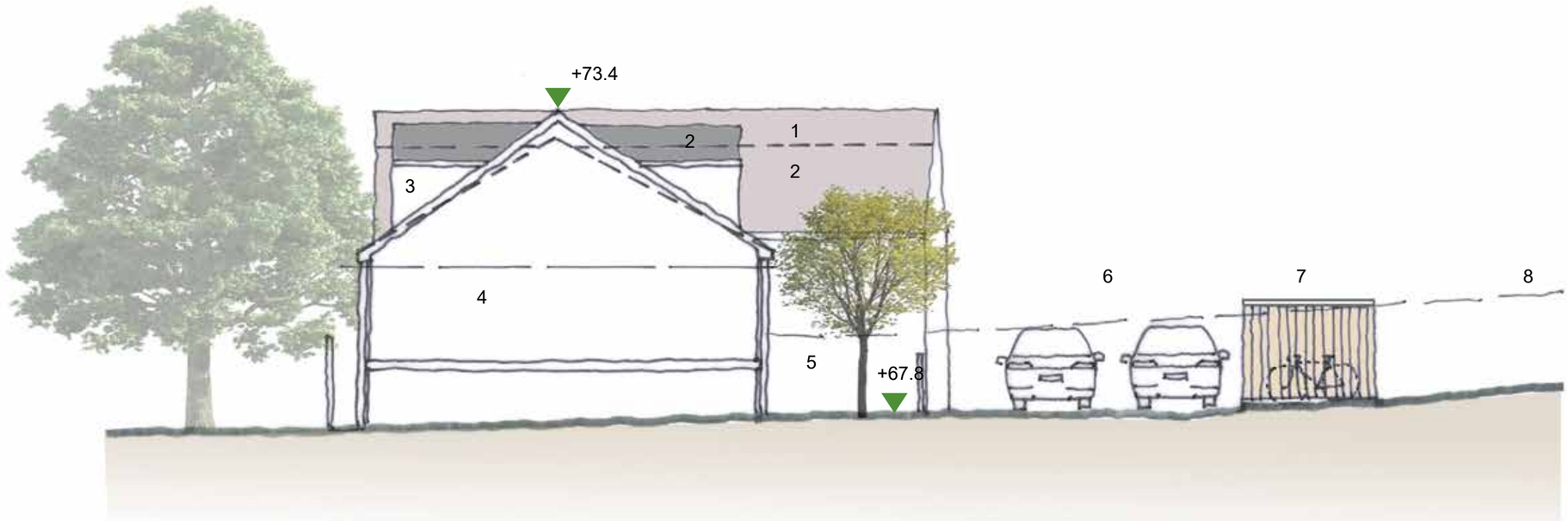


Key

1. Corrugated metal roofing
2. Corrugated metal cladding to gable wall
3. Blockwork wall
4. Aerial mast and satellite dish
5. Boundary fence line

existing southeast gable elevation 1:100 @ A3

0 6 12m



Key

1. Existing roof ridge line
2. New slate tiled roof
3. New dormer windows
4. Whitewashed brick wall
5. New trees
6. Parking
7. Cycle/ refuse store
8. Boundary fence line

proposed southeast gable elevation 1:100 @ A3

0 6 12m

4.5 Proposed materials

The materials proposed are largely traditional in keeping with the character or 3-4 Warmair House and its surroundings within the conservation area.

Where possible, the existing brickwork will be made good and repainted where new openings are created or in-filled. Insulation will be added internally to improve the overall energy performance of the building fabric.

Where the current elevations are clad in profiled metal, this will be removed, and a new skin of common brickwork added with the cavity in-filled with insulation. The brickwork will be painted white with a suitable masonry paint.

Double glazed timber casement windows will replace the current window units along with painted hardwood external entrance door sets with vision panels.

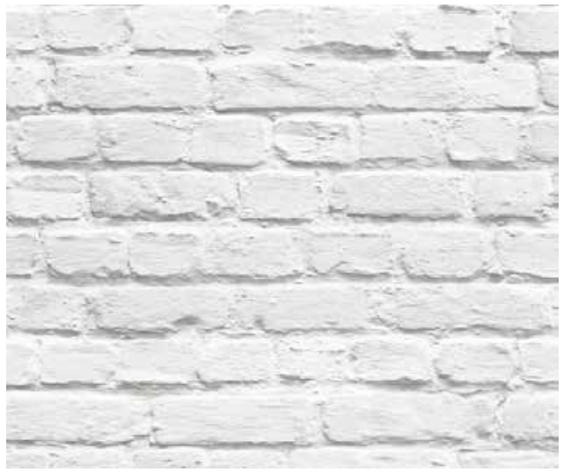
A new slate tiled insulated roof is proposed supported with new timber trusses, dormers, and roof lights.

Slate tiled roofing

Velux Heritage rooflight

External entrance doors

Steel gutters & downpipes



White painted exterior brick wall to match original

Timber double glazed casement windows

4.5 Proposed materials

With the poor condition of the existing asphalt, we are proposing to replace this with a new coloured porous asphalt such as Tarmac Ulticolour. Pathways/ pedestrian areas will be delineated with paving pricks.

Private external amenity spaces will be defined by painted metal railings similar to those on the opposite page.

Driveway/ pathway lighting will be provided either by low level bollards or limpet light fittings to improve pedestrian safety.

Garden patios will be partly turfed, partly paved with slatted accessible aluminium enclosures to house ASHP's for each maisonette. Colour to match external masonry paintwork.

.

Roof mounted PV panels

Pathway brick paving

Porous coloured asphalt

External wall lights to residential entrances

Driveway lighting

Metal railings and gates

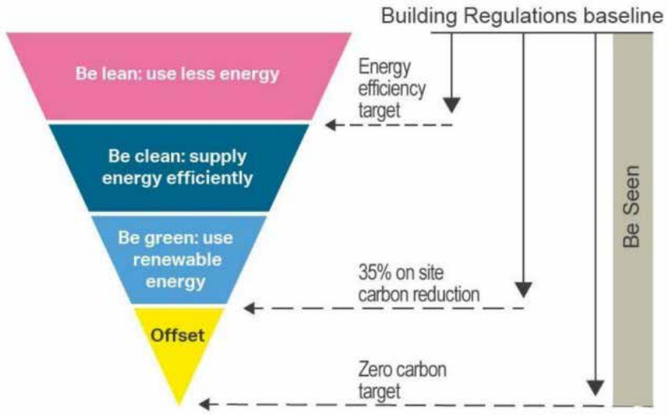
4.6 Energy

This development has been designed to satisfy the Current London Plan policy and to achieve a minimum 35% reduction in CO2 emissions compared with Part L 2021 Building Regulations, and also to satisfy zero carbon policy by providing a carbon offset payment for the remaining regulated carbon dioxide emissions, to 100%.

Energy Strategy Hierarchy

Our design approach follows the London Plan energy hierarchy, as below:

Figure 1: *The London Plan energy hierarchy*



Fabric First Approach

As per London Plan policy the scheme has been designed to meet the requirement for an enhanced fabric performance and achieve a minimum 10%/15% reduction in regulated CO2 onsite through energy efficient design measures.

The building specification has been defined including high performing fabric U values, good thermal bridging details and improved building air permeability to achieve the required 10% target for the residential units and 15% for the non-domestic units, as per the London Plan requirements.

Efficient Heating Strategy

The developments sustainable design standards are integral to the proposal, these include supplying heating and domestic hot water via communal Air Source Heat Pumps to the residential properties.
This provides all the dwellings within the application a central, energy efficient form of heat delivery. The London Heat Map has been checked and there are not opportunities for connections to any existing or planned heat networks, however the communal nature of the heating enables the possibility to design in future connections if required.

Individual VRF ASHP systems will be proposed for the commercial shell & core units, however provision for future connection to a potential side wide network can be allowed for.

Renewable Energy

In addition to the above and to align with the requirements of the London Plan the scheme will maximise the use of photovoltaic panels (PVs) on the available roof space, after accounting for space required for other plant.

A summary of the proposed specifications can be found below:

Element	Value (Resi/Com)
External Walls (U-value)	0.16 W/m²K
Roof (U-value)	0.10 W/m²K
Floors (U-value)	0.10 W/m²K
Windows (Including Frame) (U-value)	1.2 W/m²K
Glazing total solar transmission (G-value)	45%
Air tightness	3.0/ 5.0 m³/h.m² @ 50Pa

Services	Proposal (Resi/Com)
Space Heating	Communal ASHPs / Individual VRF Split ASHP
Hot Water	Plate Heat Exchangers / Instantaneous Electric Hot Water
Space Cooling	None / Individual VRF Split ASHP
Ventilation	Efficient MVHR System / Efficient MVHR System
Renewables	PV will be maximised as per the available roof space

The above specification is designed to provide the required minimum 35% over Part L 2021.

Overheating Analysis

An overheating analysis will be carried out on IES 3d thermal modelling, in order to ensure that there are no significant overheating risks and that the development complies with CIBSE TM59: 2017 “Design Methodology for the Assessment of Overheating risk in Homes” which is directly associated with CIBSE TM52: 2013 ‘’The limits of thermal comfort: avoiding overheating in European buildings’’.

This analysis will also take into account Part O of the building regulations. This will include any potential limitations to window openings due to noise, air quality and safety concerns.

In line with the cooling hierarchy natural means of ventilation will be practised where possible with active cooling only used as a last resort. A sample of dwellings will be modelled with the following considerations:

- With large glazing areas
- On the topmost floor
- Having less shading
- Having large, sun-facing windows
- Having a single aspect, or
- Having limited opening windows

At least one corridor will be included in the assessment if the corridors contain community heating distribution pipework.

Be Seen

As part of the “Be Seen” process, a Whole Life-cycle Carbon (WLC) analysis will be carried out. The main goals of WLC analysis are:

- Calculate the whole life carbon emissions including operational carbon emissions
- Identify the construction materials with higher embodied carbon and try to minimise their impact on the overall carbon footprint
- Inform and engage the design team to allow for decision-making throughout the design and construction process to optimise the design and reduce carbon emissions.

4.7 Sustainability & biodiversity

Our objective with this project is to create a low carbon design which is minimises its carbon footprint throughout the life cycle of the project.

Passive and renewable design features will be incorporated to create a low carbon design which promotes and improves biodiversity relative to the current situation.

Sustainable features proposed for this project can be summarised as follows:

- Significant retention and reuse of the existing building fabric.
- The retention of existing trees and woodland.
- Introduction of PV panels on the roofs to provide renewable energy.
- Utilising the flat roofs to provide green roofs and therefore contributing to the biodiversity net gain.
- Secure cycle storage for all residents, commercial users and visitors.
- Explore the uses and potential of rainwater harvesting.
- High performance glazing.
- Energy efficient lighting and controls within dwellings and communal areas.
- Low flush capacity WC's and water efficient taps.
- Sustainable drainage systems to manage rainwater run off in the form of a rain garden and permeable paving.
- Additional ventilation and cooling capacity provided by an MHVR units within dwellings to prevent overheating.
- New provision of habitat for insects and birds.

Retention of existing trees


SUDS - rain garden


PV panels


Secure cycle storage


Porous coloured asphalt


Extensive green roofs

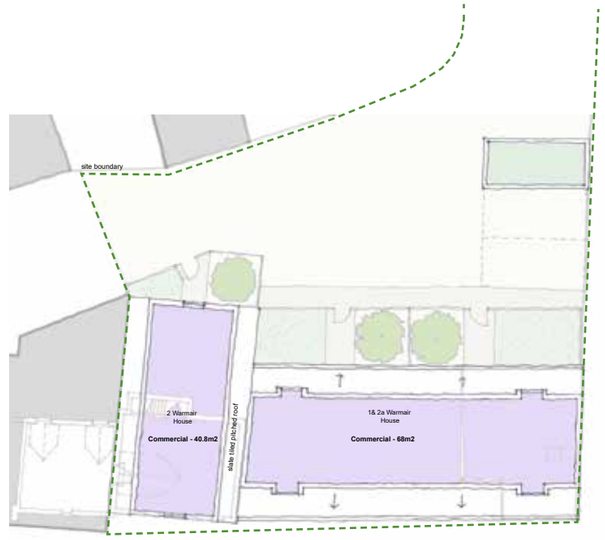

Habitat support - bug hotels


Habitat support - bird boxes


Bird feeders

4.8 Use & amount - planning permission - 1, 2 & 2a Warmair House

proposed ground floor



proposed first floor

EXISTING AREAS

		GIA
Ground floor	(1, 2a & 2 Warmair House)	172m2
First floor occupied space	(1, 2a ,2 & 3 Warmair House)	27m2
First floor occupied space	(3 Warmair House)	18m2
First floor loft / storage space	(1 Warmair House)	38m2
Total		**255m2**

PROPOSED AREAS

	GIA	NIA	
Ground floor	(1, 2a & 2 Warmair House)	172m2	172m2	(commercial)
Ground floor	(refuse & cycles)	13m2	13m2	
First floor	(1, 2a & 2 Warmair House)	108m2	108m2	(commercial)
Total		**293m2**	**293m2**	

PROPOSED CYCLE STORAGE

6 spaces

REFUSE

1 X 1100l bin - waste
1 X 1100l bin - recycling

PROPOSED CAR PARKING

2 standard spaces

5.0 Prior approval

5.1 Scope of works

The purpose of this section of the document is to describe the conversion of 1-2 & 2a of Warmair House from a commercial property into a multi-unit residential property under Class MA of the Town and Country Planning (General Permitted Development) 2015 Order.

The drawings describe the internal conversion of 3 maisonette dwellings from commecial units within the same architectural envelope as described witthin the planning application section of this document.

All external works proposed are included within the planning application.

View of 1 & 2a Warmair House

Site boundary

location plan 1:1250 @ A3

1 - 2 Warmair House, Green Lane, Northwood

existing site plan 1:250 @ A3

1 -2 Warmair House, Green Lane, Northwood

NB: No changes over the existing site plan

0 6 12m

proposed site plan 1:250 @ A3

1 - 2 Warmair House, Green Lane, Northwood

5.2 Plans

existing ground floor scale 1:100 @ A3

0 6 12m

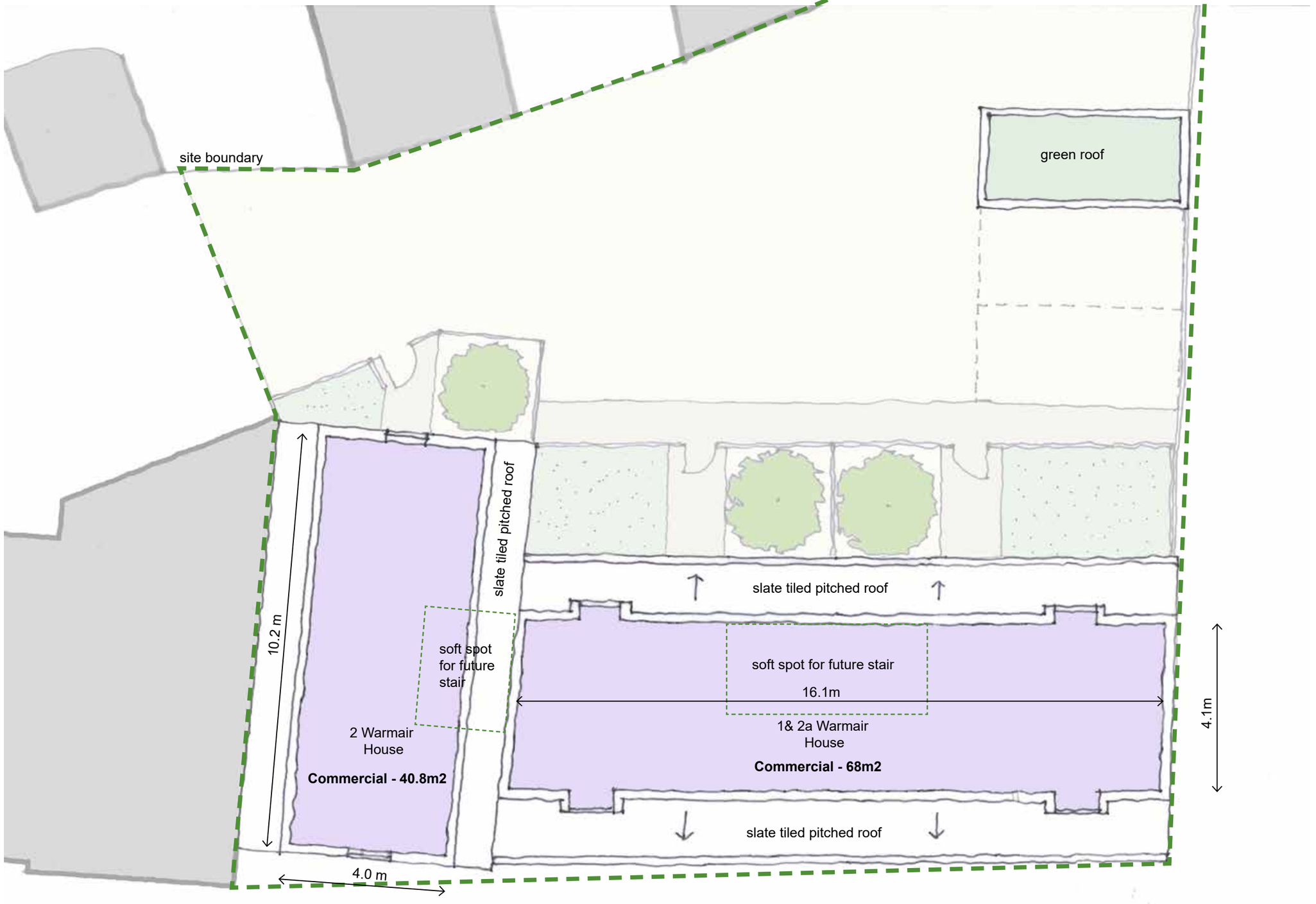
window type A 1100 x 1275mm
window type B 2100 x 2100mm
window type C 550 x 1275mm

site boundary
porous asphalt surface
2 Warmair House
1& 2a Warmair House
refuse
cycles
parking bay
parking bay
path
garden 14m2
A
ASHP
A
b1 8m2
WC 3.3m2
st 3m2
2.3 m
circ 7.5m2
garden 21m2
garden 24m2
ASHP
ASHP
L/K/D 29m2
st 2.3m2
L/K/D 27m2
circ 4m2
WC 3.3m2
WC 3.3m2
circ 4m2
st 2.5m2
st 2.5m2
L/K/D 27m2
3.9m
3.9m
Mais 1 - 3b 5p - 95.5m2
Mais - 2b 4p - 83m2
Mais - 2b 4p - 83m2
b1 12m2
b1 12m2
4m
4m
3.0m
6.9m
B
A
B
C
A
A
A
A
B
5.8 m

proposed ground floor scale

1 - 2 Warmair House, Green Lane, Northwood

0 6 12m



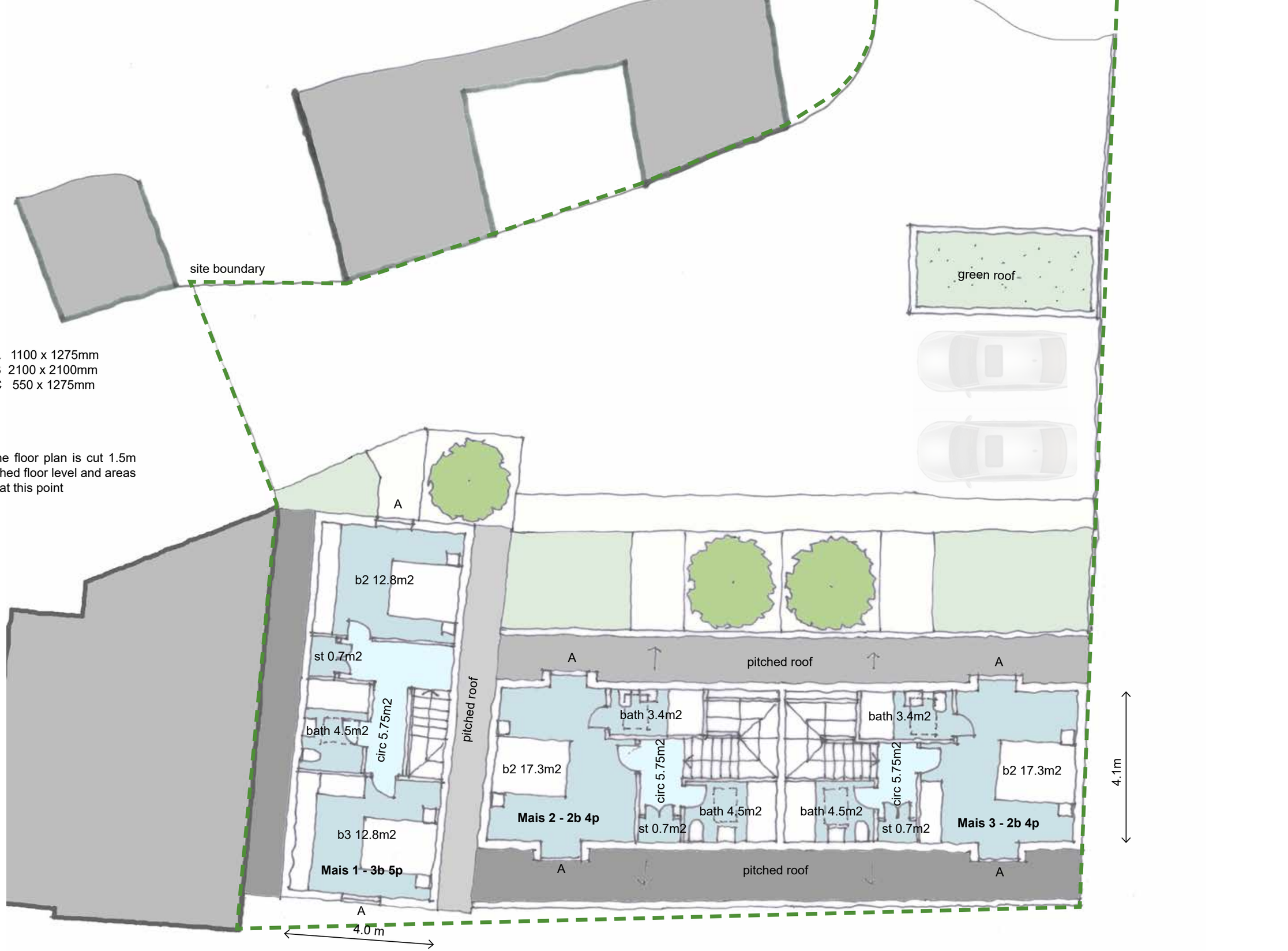
existing first floor scale 1:100 @ A3

0 6 12m

5.2 Plans

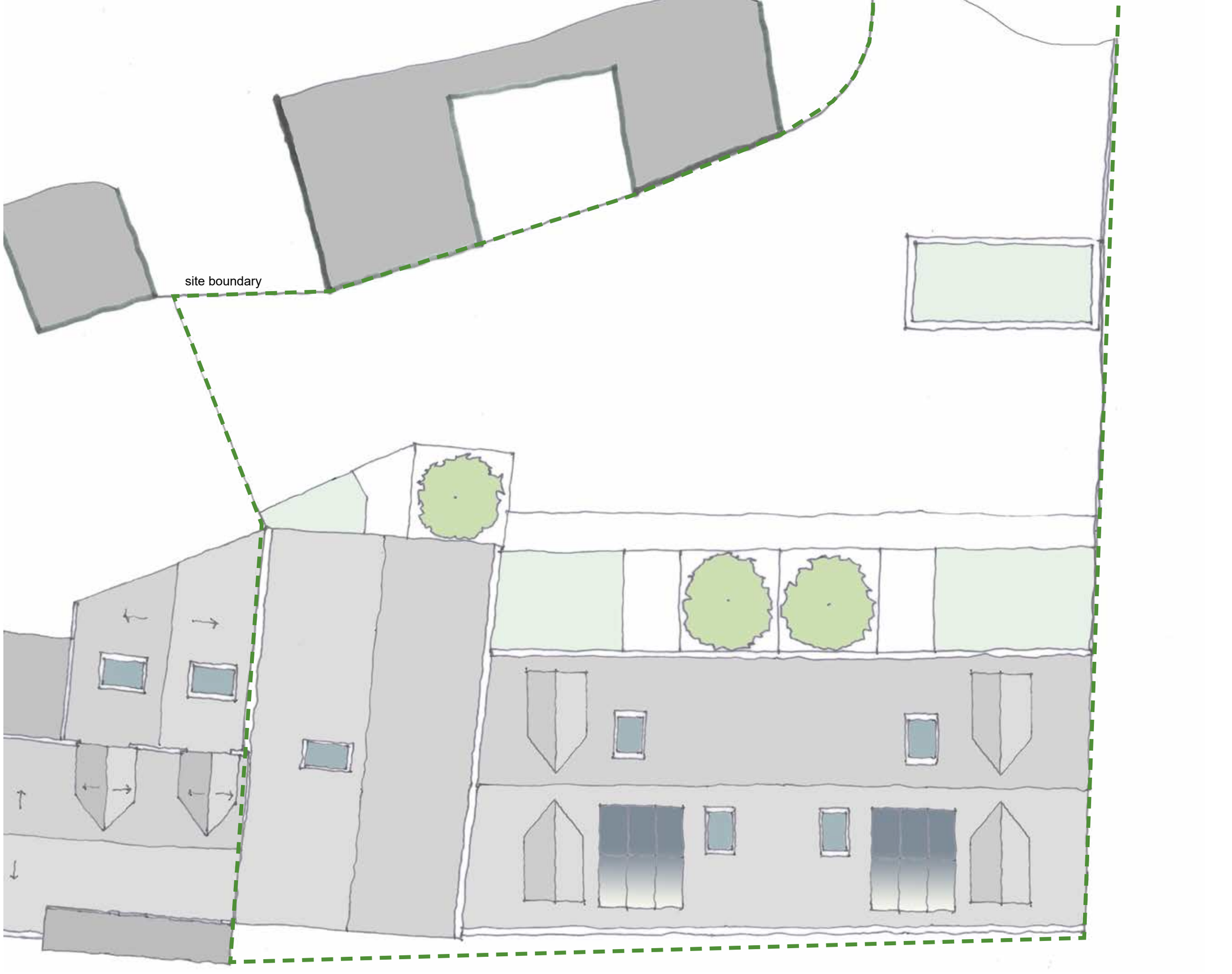
window type A 1100 x 1275mm
window type B 2100 x 2100mm
window type C 550 x 1275mm

Please note the floor plan is cut 1.5m above the finished floor level and areas are measured at this point



proposed first floor scale 1:100 @ A3

0 6 12m



existing roof plan scale 1:100 @ A3

0 6 12m

site boundary

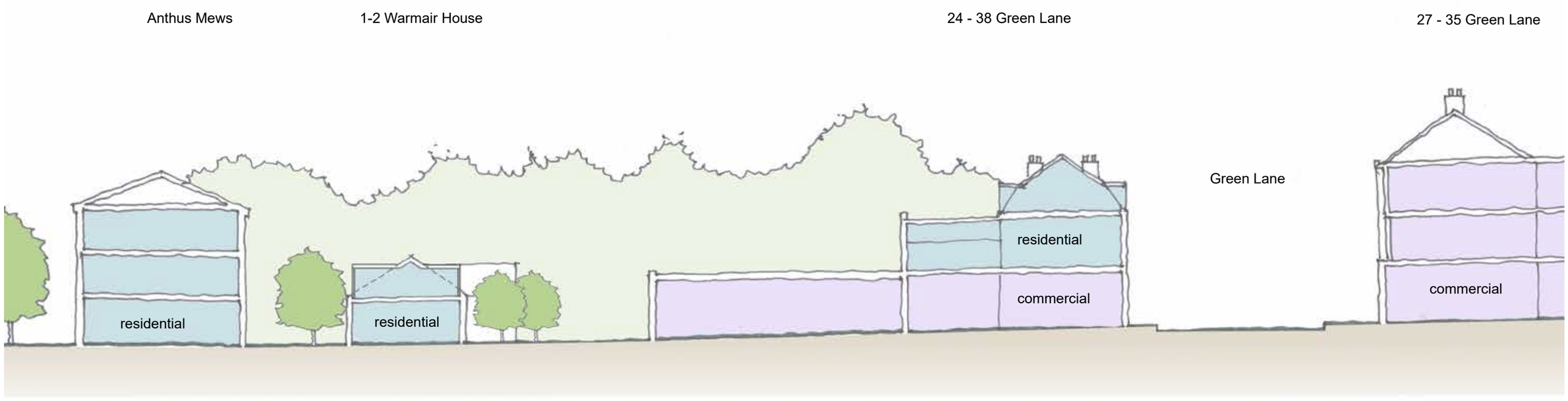
window type D velux rooflight 800 x 1200mm

NB: No changes over the existing plan

0 6 12m

proposed roof plan scale 1:100 @ A3

5.3 Site section



proposed site section

0 15 30m

5.4 Elevations

Pinnacle apartments	1 & 2a Warmair House	2 Warmair House	3 & 4 Warmair House

Key

1. Previous roof ridge line
2. Existing telegraph pole
3. Slate tiled roof
4. Dormer windows
5. Roof lights
6. Painted metal railings
7. Access road -Pinnacle apartments
8. Pinnacle apartments
9. Green Lane car park

existing northeast elevation from yard 1:200 @ A3

0 10 20m

5.4 Elevations

Pinnacle apartments | 1 & 2a Warmair House | 2 Warmair House | 3 & 4 Warmair House

Key

1. Previous roof ridge line
2. Existing telegraph pole
3. Slate tiled roof
4. Dormer windows
5. Roof lights
6. Painted metal railings
7. Access road -Pinnacle apartments
8. Pinnacle apartments
9. Green Lane car park

NB: No changes over the existing elevation

0 10 20m

proposed northeast elevation from yard 1:200 @ A3

5.4 Elevations

Key

1. Previous roof ridge line
2. Slate tiled roof
3. Dormer windows
4. Roof lights
5. Photovoltaic panels
6. Pinnacle apartments
7. Green Lane car park

existing southwest elevation 1:200 @ A3

0 10 20m

5.4 Elevations

Key

1. Previous roof ridge line
2. Slate tiled roof
3. Dormer windows
4. Roof lights
5. Photovoltaic panels
6. Pinnacle apartments
7. Green Lane car park

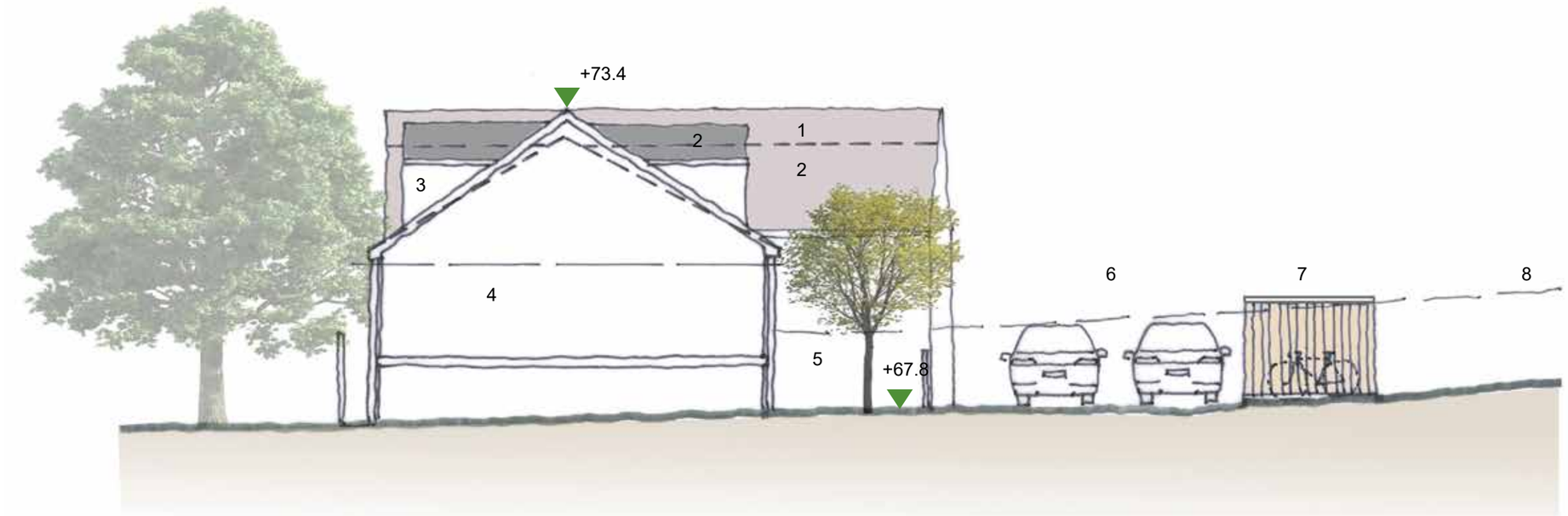
NB: No changes over the existing elevation

0 10 20m

proposed southwest elevation 1:200 @ A3

1 -2 Warmair House, Green Lane, Northwood

5.4 Elevations

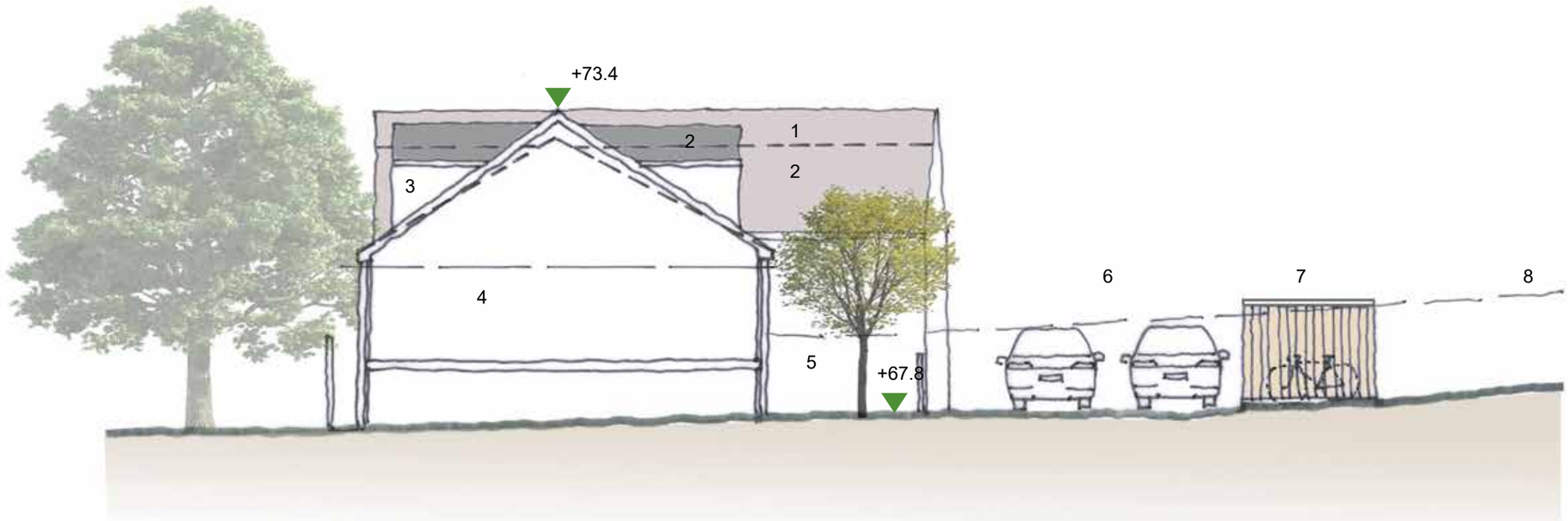


Key

1. Previous roof ridge line
2. Slate tiled roof
3. Dormer windows
4. Whitewashed brick wall
5. Trees
6. Parking
7. Cycle/ refuse store
8. Boundary fence line

existing southeast gable elevation 1:100 @ A3

0 6 12m



Key

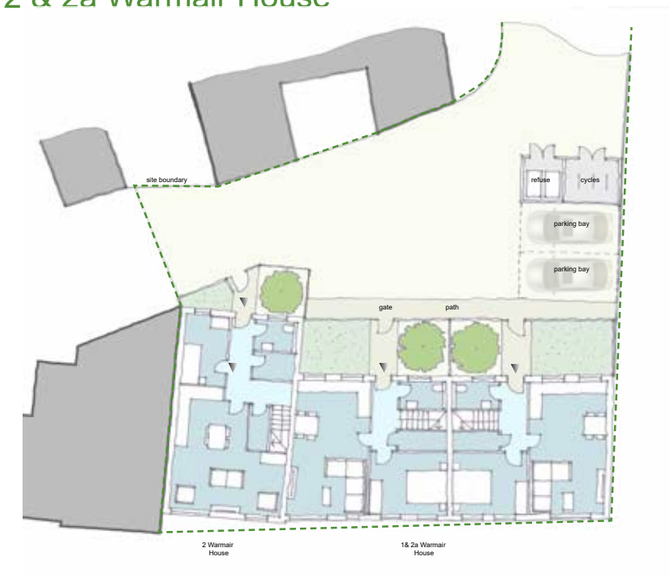
1. Previous roof ridge line
2. Slate tiled roof
3. Dormer windows
4. Whitewashed brick wall
5. Trees
6. Parking
7. Cycle/ refuse store
8. Boundary fence line

proposed southeast gable elevation 1:100 @ A3

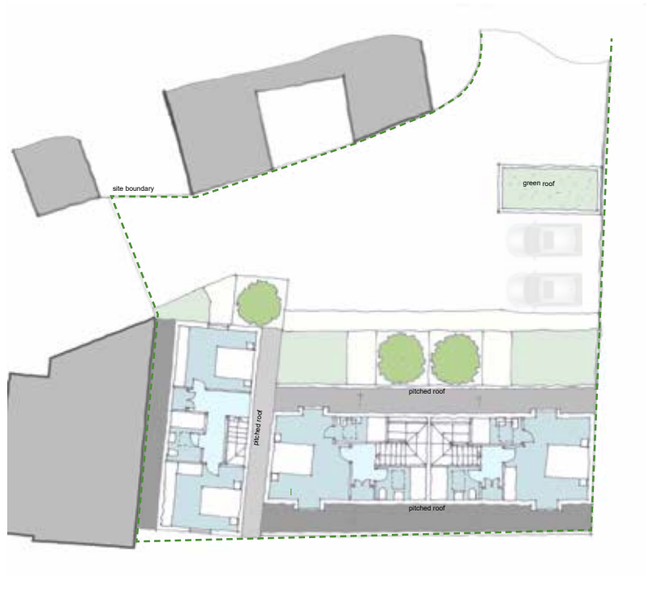
NB: No changes over the existing elevation

0 6 12m

5.5 Use & amount - prior approval - 1, 2 & 2a Warmair House



proposed ground floor



proposed first floor

EXISTING AREAS

		GIA
Ground floor	(1, 2a, & 2 Warmair House)	172m2
First floor occupied space	(1, 2a, 2 & 3 Warmair House)	27m2
First floor occupied space	(3 Warmair House)	18m2
First floor loft / storage space	(1 Warmair House)	38m2
Total		**255m2**

PROPOSED AREAS

	GIA	NIA
Ground floor (1, 2a, & 2 Warmair House)	172m2	166m2 (residential)
Ground floor (refuse & cycles)		13m2 (refuse & cycles)
First floor (1, 2a, & 2 Warmair House)	108m2	95.5m2 (residential)
Total	**293m2**	**274.5m2**

PROPOSED RESIDENTIAL MIX

Ground floor (1, 2a, & 2 Warmair House)	2 x 2 bed 4 person maisonettes at 83m2 1 x 3 bed 5 person maisonette at 95.5m2
Total	**3 residential units**

PROPOSED CYCLE STORAGE

6 spaces

REFUSE

1 X 1100l bin - waste
1 X 1100l bin - recycling

PROPOSED CAR PARKING

2 standard spaces

6.0 Building survey

6.1 Existing building & survey drawings

© CURA SURVEYS LIMITED

1. The accuracy of this survey corresponds to Band D (for Measured Building Surveys) or Band E (for Topographical Surveys) of the RICS Guidance, Global: Measured Surveys of Land, Buildings and Utilities 3rd Edition.
2. Surveyed boundary features are not necessarily legal boundaries.
3. Dimensions should not be scaled. All dimensions should be checked on site before any fabrication / construction.
4. Information provided should not be altered in any way. It should not be used for any purpose other than for which it was intended and should not be issued to other parties without prior agreement of Cura Surveys Limited.
5. Cura Surveys Limited cannot accept responsibility for any damage to computer systems which may result from viruses which may be contained in the data provided.
6. If the AutoCAD DWG drawing is being read by any system other than Autodesk AutoCAD it should be checked against a hard copy or plotted PDF file. Cura Surveys Limited cannot accept liability for omissions.
7. Eaves level indicates lowest point of roof pitch.
8. All building lines have been shown at approximate 1.5m from respective floor levels. Details above are shown in overhead detail layers.
9. Overhead services such as pipes and ducts smaller than 100mm in diameter have not been individually shown. Where multiple services are located, an outline of the full extent will be drawn; this will be accompanied with a level indicating the lowest underside point.
10. All trees sizes and heights are approximate and species have been identified to the best of the surveyor's knowledge. Where guaranteed tree species becomes important, the services of an Arborist should be employed.
11. Trees that have multiple boles will be annotated MB. Individual tree canopies are shown in a separate layer named CANOPIES, which for presentation purposes has been turned off.
12. Where drainage covers have been lifted, data has been recorded for each individual manhole from the surface and connections to other manholes, pipes or gullys are assumed. Where information is required by accessing the manhole or tracing to other manholes then a services trace will be needed.

CURA SURVEYS
MEASURED SURVEYS SPECIALISTS

Registered Address: 12 John Prince's Street, London, United Kingdom, W1G 0JR
Website: curasurveys.co.uk
Telephone: 0203 488 5858
Mobile: 07403 697 410
Email: enquiry@curasurveys.co.uk

Regulated by RICS

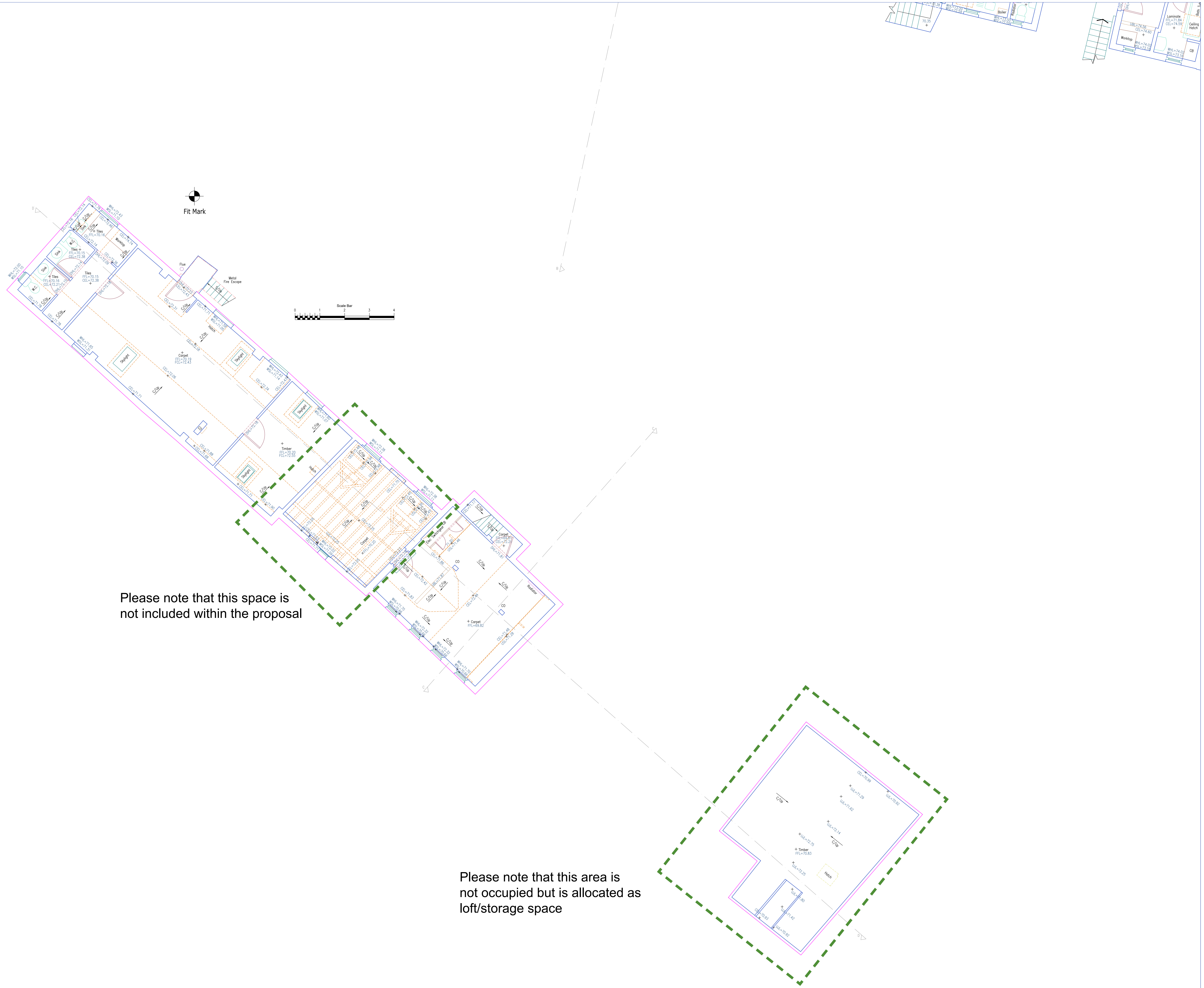
Client: 24 - 38 Green Lane Holdings Limited

Drawing Title: Ground Floor

Project: 24 - 38 Green Lane, Northwood, HA6 2QB

Surveyed: BS | Checked: MG | Status: FINAL | Size: A0 | Scale: 1:50

Date: May 2024 | Ref No: 4061_01 | Sheet: 01 of 02



Abbreviations

ACU	Air Conditioning Unit	RL	Ridge Level
BGP	Break Glass Point	SSL	Structural Slab Level
CO	Column	THL	Threshold Level
Conc	Concrete	TWL	Top of Wall Level
EDU	Electrical Distrubution Unit	UBL	Underside of Beam Level
GU	Gully	UBXL	Underside of Boxing Level
RSC	Rolled Steel Column	UDL	Underside of Duct Level
RSJ	Rolled Steel Joist	UJL	Underside of Joist Level
RWP	Rain Water Pipe	UPL	Underside of Pipe Level
SVP	Soil Vent Pipe	URSJL	Underside of RSJ Level
TBM	Temp. Bench Mark	USL	Generic Underside Level
V	Vent	WSL	Window Sill Level
VP	Vent Pipe	WHL	Window Head Level
WP	Waste Pipe		

Levels

ACL	Arch Crown Level
ASL	Arch Spring Level
CEL	Ceiling Level
CL	Cover Level
CPL	Coping Level
DSL	Door Sill Level
DHL	Door Head Level
EL	Eaves Level
FCL	False Ceiling
FFL	Finished Floor Level
FL	Floor Level
FRL	Flat Roof Level
IL	Invert Level
PL	Parapet Level

Heights

AC	Arch Crown
AS	Arch Spring
CE	Ceiling
DC	Floor to Door Sill
DH	Door Sill to Head
FC	False Ceiling
HT	Height
UBX	Underside of Boxing
UD	Underside of Duct
UJ	Underside of Joist
UP	Underside of Pipe
URSJ	Underside of RSJ
US	Generic Underside
WS	Floor to Window Sill
WH	Window Sill to Head

Notes

Survey Station	STN	Sloping Ceiling Up	C/Up
Spot Level	+20.00	Sloping Beam Up	B/Up
Arch		Step/Stairs Up	

Grid & Datum

Survey Grid

Local Grid coincident with Ordnance Survey National Grid at Survey Station 1STN

Survey Datum

Ordnance Datum Newlyn (ODN) - GPS Derived Orthometric Heights related to OSGM15

Notes

All building lines have been shown at 1.50m from respective floor levels.

Overhead services such as pipes and ducts smaller than 200mm in diameter have not be individually shown.
Where multiple services are located, an outline of the full extent will be drawn; this will be accompanied with a level indicating the lowest underside point.

N
INDICATIVE

Rev	Notes	Date	By
Rev	Notes	Date	By

CURA SURVEYS
MEASURED SURVEYS SPECIALISTS

Registered Address: 12 John Prince's Street, London, United Kingdom, W1G 0JR
Website: curasurveys.co.uk
Telephone: 0203 488 5858
Mobile: 07403 697 410
Email: enquiry@curasurveys.co.uk

Regulated by RICS

Client: 24 - 38 Green Lane Holdings Limited

Drawing Title: First Floor

Project: 24 - 38 Green Lane, Northwood, HA6 2QB

Surveyed: BS	Checked: MG	Status: FINAL	Size: A0 Scale: 1:50
Date: May 2024	Ref No: 4061_02		Sheet: 01 of 02

Abbreviations

ACU	Air Conditioning Unit	RL	Ridge Level
BGP	Break Glass Point	SSL	Structural Slab Level
CO	Column	THL	Threshold Level
Conc	Concrete	TWL	Top of Wall Level
EDU	Electrical Distrubution Unit	UBL	Underside of Beam Level
GU	Gully	UBXL	Underside of Boxing Level
RSC	Rolled Steel Column	UDL	Underside of Duct Level
RSJ	Rolled Steel Joist	UJL	Underside of Joist Level
RWP	Rain Water Pipe	UPL	Underside of Pipe Level
SVP	Soil Vent Pipe	URSJL	Underside of RSJ Level
TBM	Temp. Bench Mark	USL	Generic Underside Level
V	Vent	WSL	Window Sill Level
VP	Vent Pipe	WHL	Window Head Level
WP	Waste Pipe		

Levels

ACL	Arch Crown Level
ASL	Arch Spring Level
CEL	Ceiling Level
CL	Cover Level
CPL	Coping Level
DSL	Door Sill Level
DHL	Door Head Level
EL	Eaves Level
FCL	False Ceiling
FFL	Finished Floor Level
FL	Floor Level
FRL	Flat Roof Level
IL	Invert Level
PL	Parapet Level

Heights

AC	Arch Crown
AS	Arch Spring
CE	Ceiling
DC	Floor to Door Sill
DH	Door Sill to Head
FC	False Ceiling
HT	Height
UBX	Underside of Boxing
UD	Underside of Duct
UJ	Underside of Joist
UP	Underside of Pipe
URSJ	Underside of RSJ
US	Generic Underside
WS	Floor to Window Sill
WH	Window Sill to Head

Notes

Survey Station	STN	Sloping Ceiling Up	C/Up
Spot Level	+20.00	Sloping Beam Up	B/Up
Arch		Step/Stairs Up	

Grid & Datum

Survey Grid

Local Grid coincident with Ordnance Survey National Grid at Survey Station 1STN

Survey Datum

Ordnance Datum Newlyn (ODN) - GPS Derived Orthometric Heights related to OSGM15

Notes

All building lines have been shown at 1.50m from respective floor levels.

Overhead services such as pipes and ducts smaller than 200mm in diameter have not be individually shown.
Where multiple services are located, an outline of the full extent will be drawn; this will be accompanied with a level indicating the lowest underside point.

Rev	Notes	Date	By
Rev	Notes	Date	By

CURA SURVEYS
MEASURED SURVEYS SPECIALISTS

Registered Address:	12 John Prince's Street London United Kingdom W1G 0JR
Website:	curasurveys.co.uk
Telephone:	0203 488 5858
Mobile:	07403 697 410
Email:	enquiry@curasurveys.co.uk

Regulated by RICS

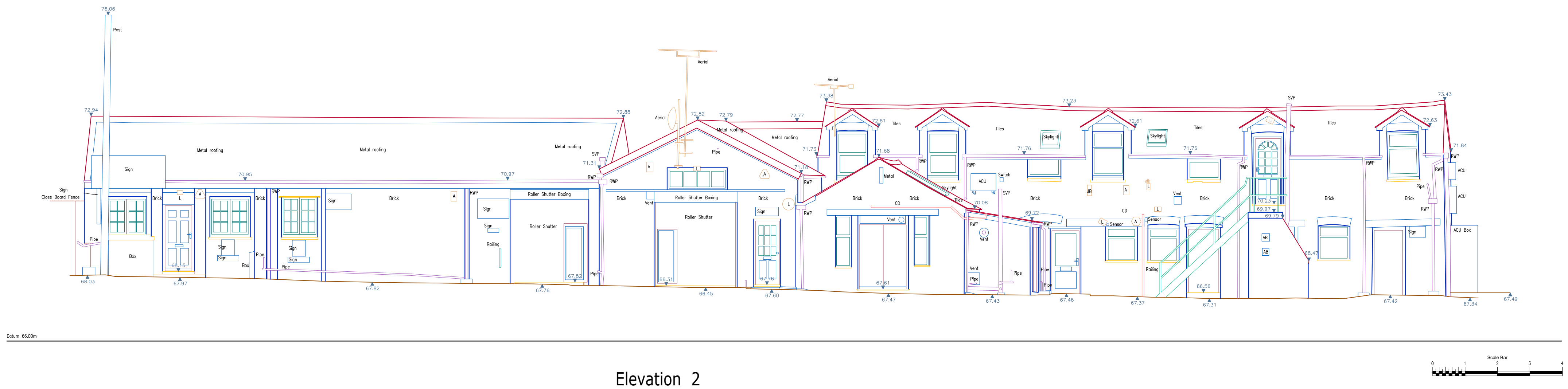
Client:
24 - 38 Green Lane Holdings Limited

Drawing Title:
Roof

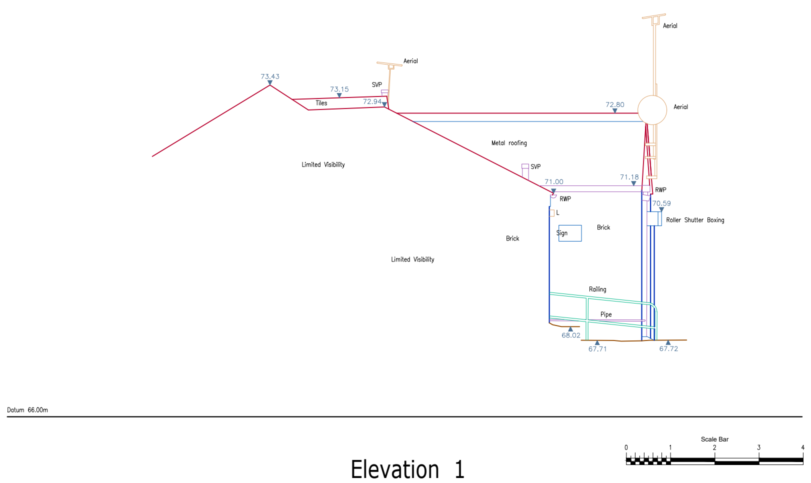
Project:
24 - 38 Green Lane,
Northwood, HA6 2QB

Surveyed: GS | Checked: LW | Status: FINAL | Size: A0 | Scale: 1:50

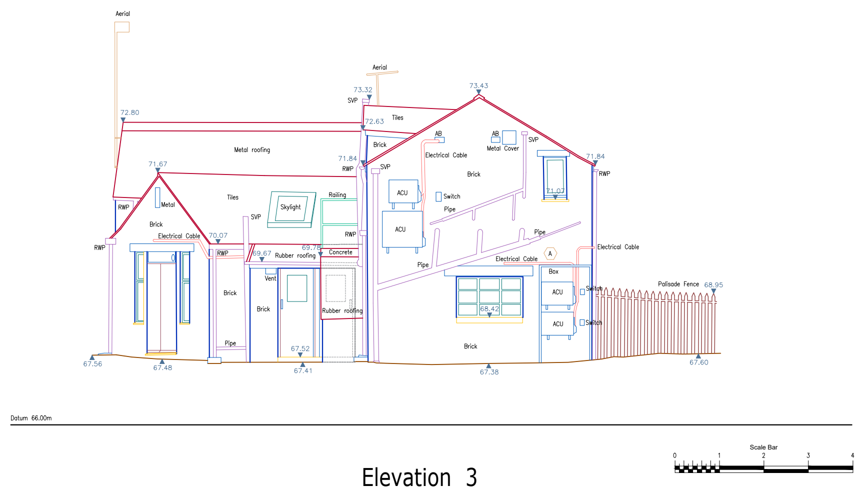
Date: 19/03/21 | Ref No: 1998_05 | Sheet: 02 of 02



Elevation 2



Elevation 1



Elevation 3

Abbreviations

A	Alarm Box	L	Light
AB	Air Brick	RWP	Rain Water Pipe
ACU	Air Conditioning Unit	STR	Sloping Tiled Roof
BK	Brick	SVP	Soil Vent Pipe
CO	Column	TB	Telecoms Box
GM	Gas Meter	V	Vent
HR	Handrail	VP	Vent Pipe
JB	Junction Box	WP	Waste Pipe

Survey Datum

Ordnance Datum Newlyn (ODN) - GPS Derived Orthometric Heights related to OSGM15

Rev	Notes	Date	By
Rev	Notes	Date	By

CURA SURVEYS
MEASURED SURVEYS SPECIALISTS

Registered Address: 12 John Prince's Street, London, United Kingdom, W1G 0JR
Website: curasurveys.co.uk
Telephone: 0203 488 5858
Mobile: 07403 697 410
Email: enquiry@curasurveys.co.uk

Regulated by RICS

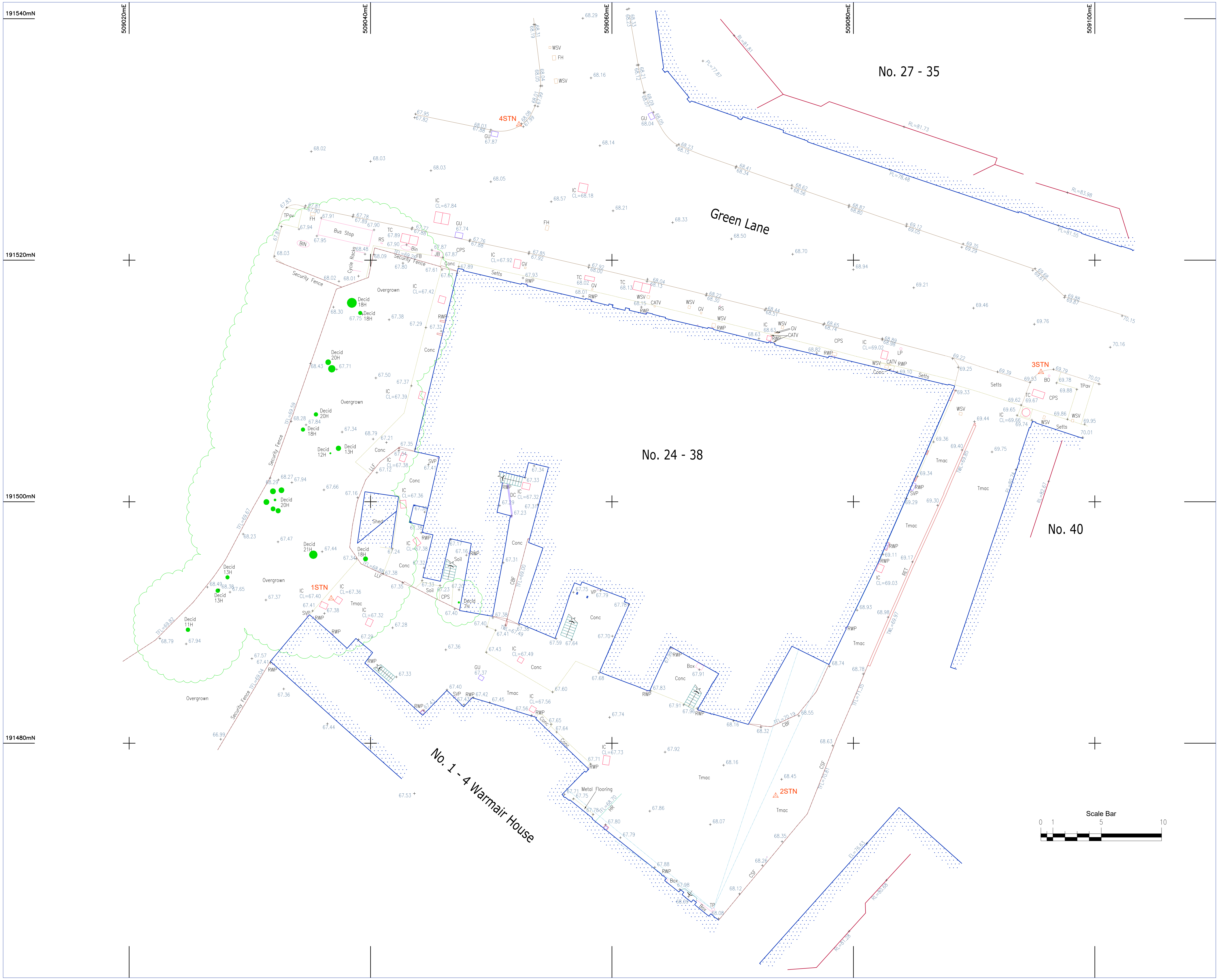
Client: 24 - 38 Green Lane Holdings Limited

Drawing Title: Elevation

Project: 24 - 38 Green Lane, Northwood, HA6 2QB

Surveyed: LW | Checked: OS | Status: FINAL | Size: A0 | Scale: 1:100

Date: 07/04/21 | Ref No: 1998_06 | Sheet: 01 of 01



Fences

CBF	Close Board Fence
CLF	Chain Link Fence
CPF	Chestnut Pailing Fence
CSF	Concrete Slab Fence
IRF	Iron Railing Fence
LLF	Larch Lap Fence
OBF	Open Board Fence
PRF	Post and Rail Fence
PSB	Pedestrian Safety Barrier
PWF	Post and Wire Fence

Walls

BW	Brick Wall
CW	Concrete Wall
GW	Gabion Wall
RET	Retaining Wall
SW	Stone Wall
TW	Timber Wall

Surfaces

BPav	Block Paved
Conc	Concrete
CPS	Concrete Paved Slabs
CZP	Crazy Paved
FB	Flower Bed
Tmac	Tarmac
TPav	Tactile Paved

Covers/Drainage

AV	Air Valve
CL	Cover Level
COH	Coal Hole
CP	Catch Pit
CTV	Cable TV
DC	Drainage Channel
EC	Electric Cover
FH	Fire Hydrant
GU	Gully
GV	Gas Valve
IC	Inspection Cover
IL	Invert Level
Int	Interceptor
KO	Kerb Outlet
MH	Manhole
PInt	Petrol Interceptor
RE	Rodding Eye
SAway	Soakaway
SC	Stop Cock
SV	Service Valve
TC	Telecoms Cover
UTL	Unable to Lift
WC	Water Cover
WM	Water Meter
WO	Wash Out

Street Furniture

ACU	Air Conditioning Unit
BB	Belisha Beacon
BO	Bollard
BS	Bus Stop
CO	Column
EP	Electricity Pole
FP	Flag Pole
GP	Gate Post
JB	Junction Box
LB	Litter Bin
LP	Lamp Post
LW	Light Well
MK	Marker
PB	Post Box
PM	Parking Meter
PT	Post
RS	Road Sign
RSC	Rolled Steel Column
RWP	Rain Water Pipe
TBM	Temporary Benchmark
TCB	Telephone Call Box
THL	Threshold Level
TK	Tank
TL	Traffic Light
TP	Telegraph Pole
VP	Vent Pipe

Levels

ACL	Arch Crown Level
ASL	Arch Spring Level
DSL	Door Sill Level
DHL	Door Head Level
DPCL	Damp Proof Course Level
EL	Eave Level
FL	Floor Level
FRL	Flat Roof Level
PL	Parapet Level
RL	Ridge Level
SSL	Structural Slab Level
TFL	Top of Fence Level
THL	Threshold level
TWL	Top of Wall Level
UBL	Underside of Beam Level
USL	Generic Underside Level
WSL	Window Sill Level
WHL	Window Head Level

Notes

Survey Station STN
Spot Level +20.00
Arch
Gate
Contours 25.50
Hedge
Foul Pipe
Storm Pipe
Step/Stairs Up
Top of Bank
Bottom of Bank

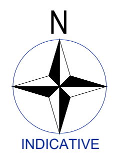
Grid & Datum

Survey Grid

Local Grid coincident with Ordnance Survey National Grid at Survey Station 1STN

Survey Datum

Ordnance Datum Newlyn (ODN) - GPS Derived Orthometric Heights related to OSGM15



Rev	Notes	Date	By

Survey Stations

Name	Easting	Northing	Height
1STN	509036.741	191491.978	67.407
2STN	509073.561	191475.645	68.411
3STN	509095.542	191510.738	69.710
4STN	509052.295	191531.238	68.085

1. The accuracy of this survey corresponds to Band D (for Measured Building Surveys) or Band E (for Topographical Surveys) of the RICS Guidance, Global: Measured Surveys of Land, Buildings and Utilities 3rd Edition.
2. Surveyed boundary features are not necessarily legal boundaries.
3. Dimensions should not be scaled. All dimensions should be checked on site before any fabrication / construction.
4. Information provided should not be altered in any way. It should not be used for any purpose other than for which it was intended and should not be issued to other parties without prior agreement of Cura Surveys Limited.
5. Cura Surveys Limited cannot accept responsibility for any damage to computer systems which may result from viruses which may be contained in the data provided.
6. If the AutoCAD DWG drawing is being read by any system other than Autodesk AutoCAD it should be checked against a hard copy or plotted PDF file. Cura Surveys Limited cannot accept liability for omissions.
7. Eaves level indicates lowest point of roof pitch.
8. All building lines have been shown at approximate 1.5m from respective floor levels. Details above are shown in overhead detail layers.
9. Overhead services such as pipes and ducts smaller than 100mm in diameter have not been individually shown. Where multiple services are located, an outline of the full extent will be drawn; this will be accompanied with a level indicating the lowest underside point.
10. All trees sizes and heights are approximate and species have been identified to the best of the surveyor's knowledge. Where guaranteed tree species becomes important, the services of an Arborist should be employed.
11. Trees that have multiple boles will be annotated MB. Individual tree canopies are shown in a separate layer named CANOPIES, which for presentation purposes has been turned off.
12. Where drainage covers have been lifted, data has been recorded for each individual manhole from the surface and connections to other manholes, pipes or gullys are assumed. Where information is required by accessing the manhole or tracing to other manholes then a services trace will be needed.

CURA SURVEYS
MEASURED SURVEYS SPECIALISTS

Registered Address: 12 John Prince's Street, London, United Kingdom, W1G 0JR
Website: curasurveys.co.uk
Telephone: 0203 488 5858
Mobile: 07403 697 410
Email: enquiry@curasurveys.co.uk

Regulated by RICS

Client: 24 - 38 Green Lane Holdings Limited

Drawing Title: Topographical Survey

Project: 24 - 38 Green Lane, Northwood, HA6 2QB

Surveyed: LW | Checked: OS | Status: FINAL | Size: A2 | Scale: 1:200

Date: 25/03/21 | Ref No: 1998_01 | Sheet: 01 of 01

CREATE
DESIGN + ARCHITECTURE

Wigglesworth House
69 Southwark Bridge Road
London SE1 9HH

www.createdesign.org