



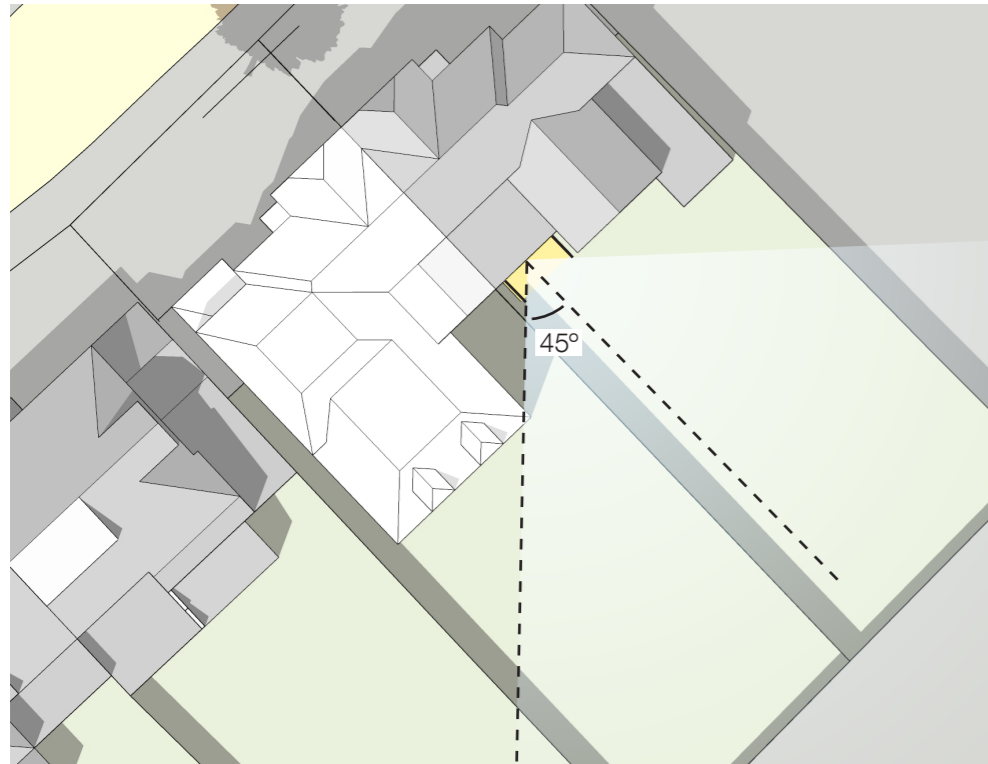
REVISED PROPOSALS

NOVEMBER 2017

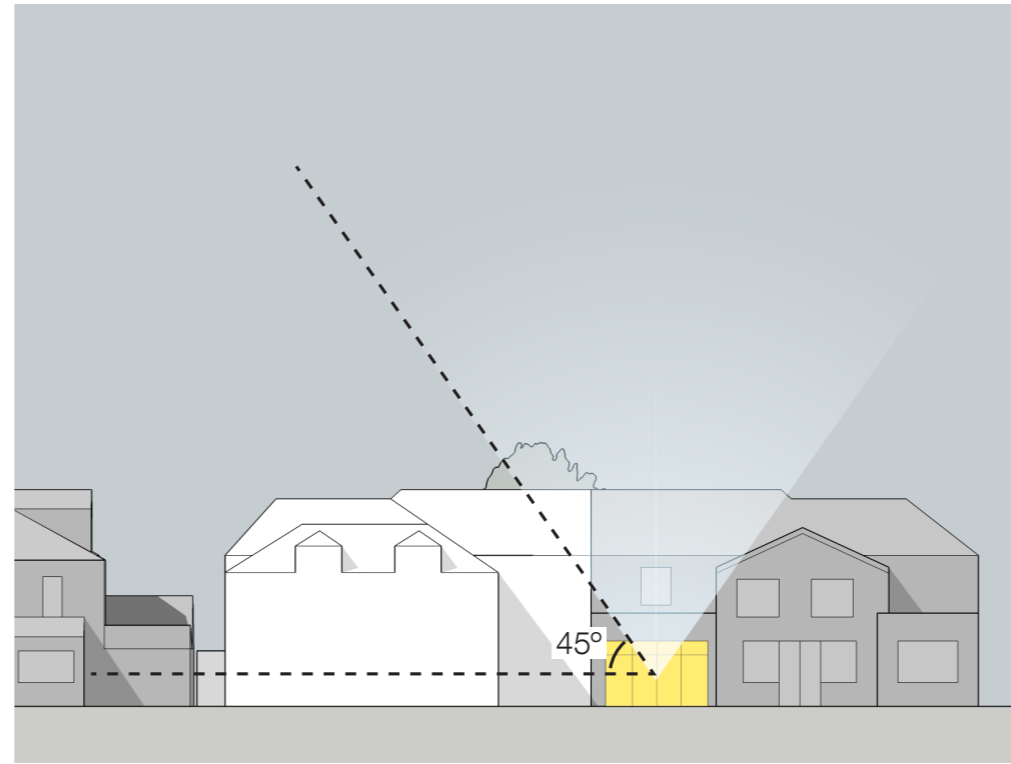
HAREFIELD LODGE

331 Harlesden Rd, Brent
London NW10 3RX

1.1 HAREFIELD LODGE



Pre-Application - Site Plan



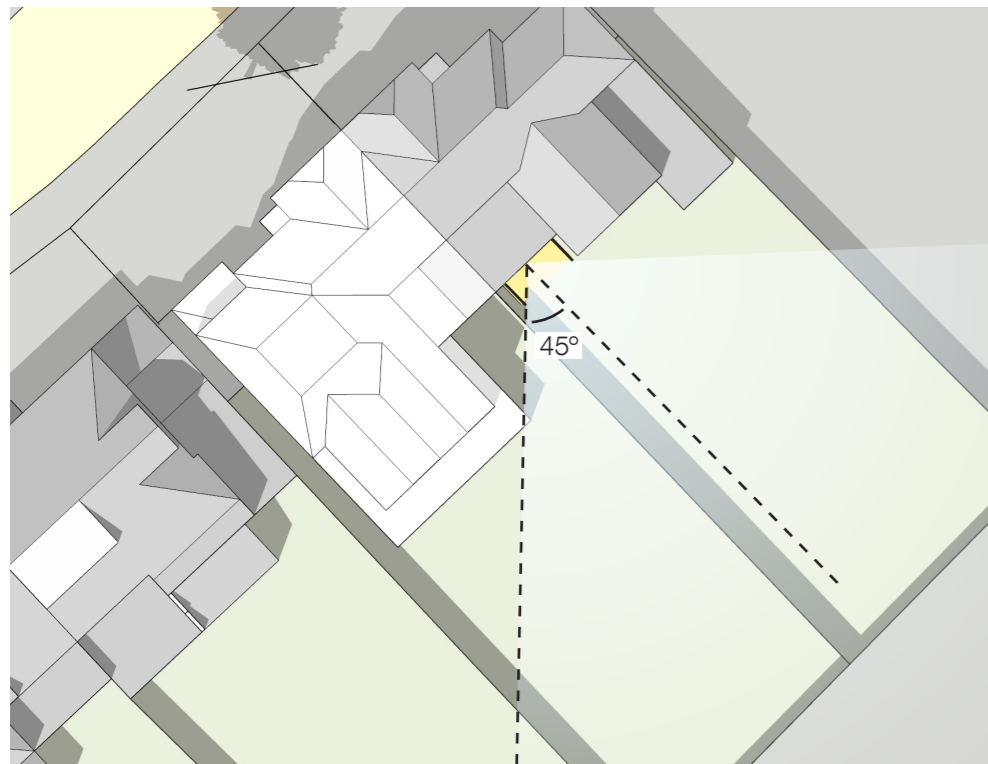
Pre-Application - Rear Elevation

Revised Layout Proposals

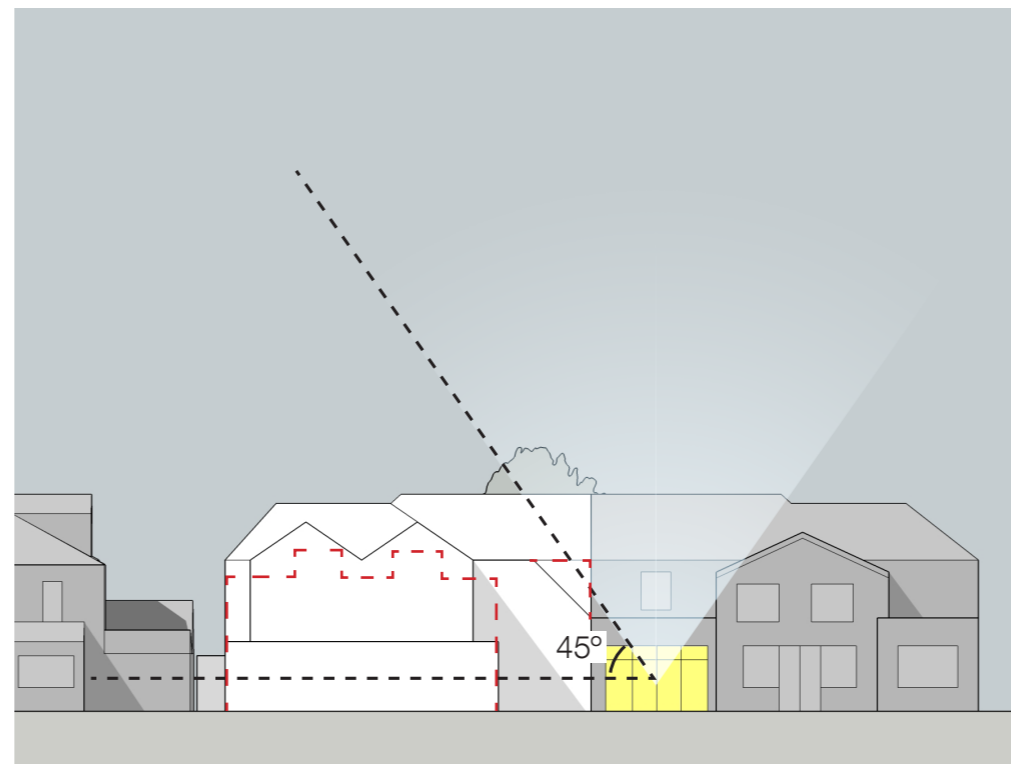
The layout and massing has been revised to address the concerns of the local authority planning department regarding the perceived enclosure to neighbouring properties and the potential for loss of sunlight & daylight and overlooking.

The revised proposals comprise:

- Revision of the rear extension to be set back at first floor level, to minimise sense of enclosure to neighbouring rear gardens.
- Amendment of 'infill' first floor extension at the rear of the property to create a pitched roof which slopes away from the neighbouring property at 329 Harlesden Road.
- Reduction in occupancy by 1 bedroom and amendment of the unit mix to the following:
 - 5no. x 1B2P
 - 1no. x 3B5P
 - Total: 6no. units



Revised Proposals - Site Plan

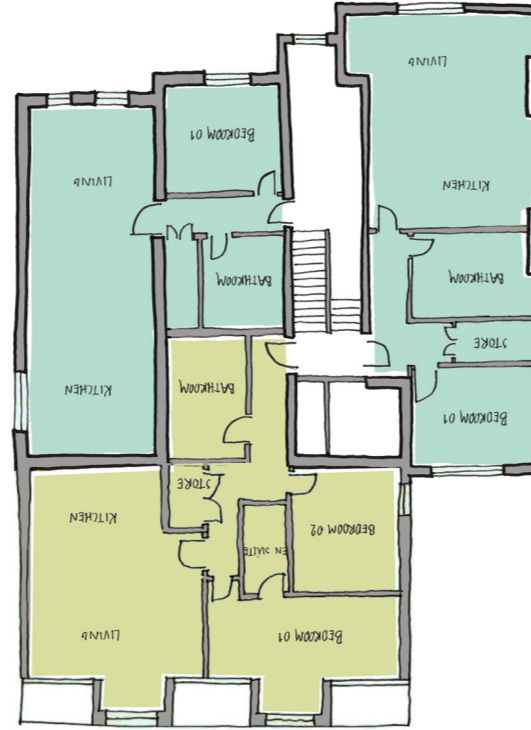


Revised Proposals - Rear Elevation

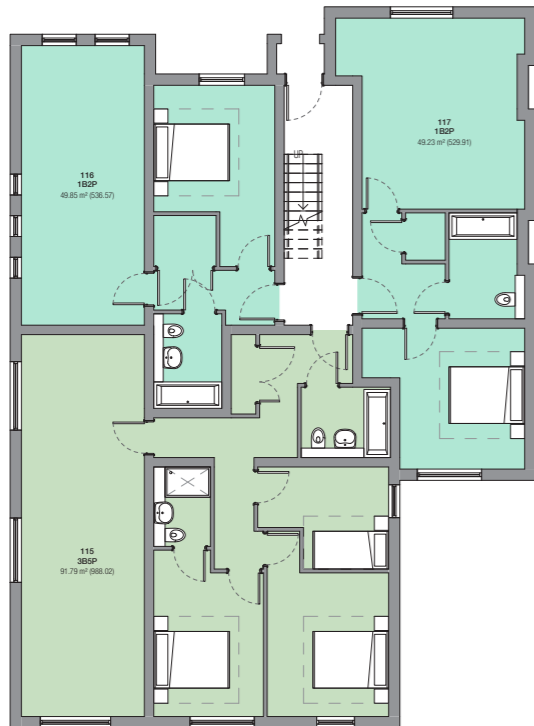
--- Pre-Application Proposals



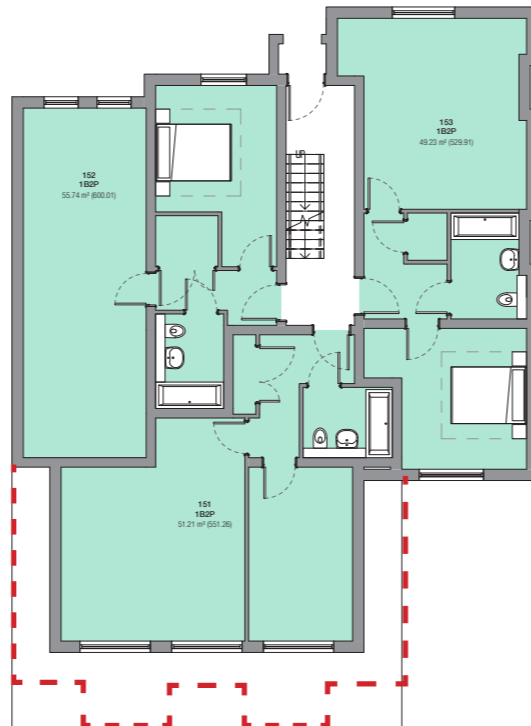
Pre-application - Ground Floor 1:200



Pre-application - First Floor 1:200



Revised Proposals - Ground Floor 1:200



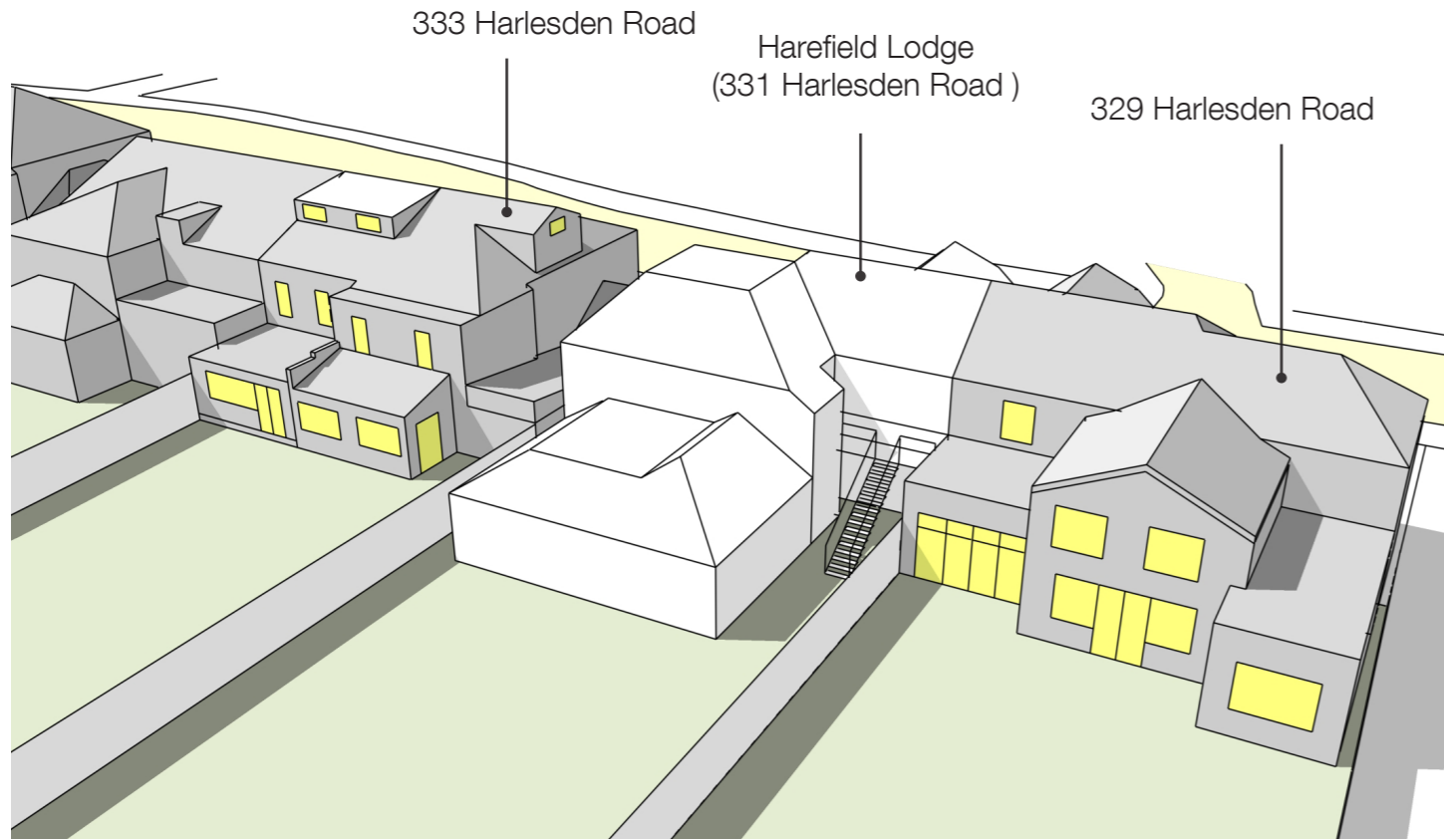
Revised Proposals - First Floor 1:200



KEY

1 BED 2 BED 3 BED

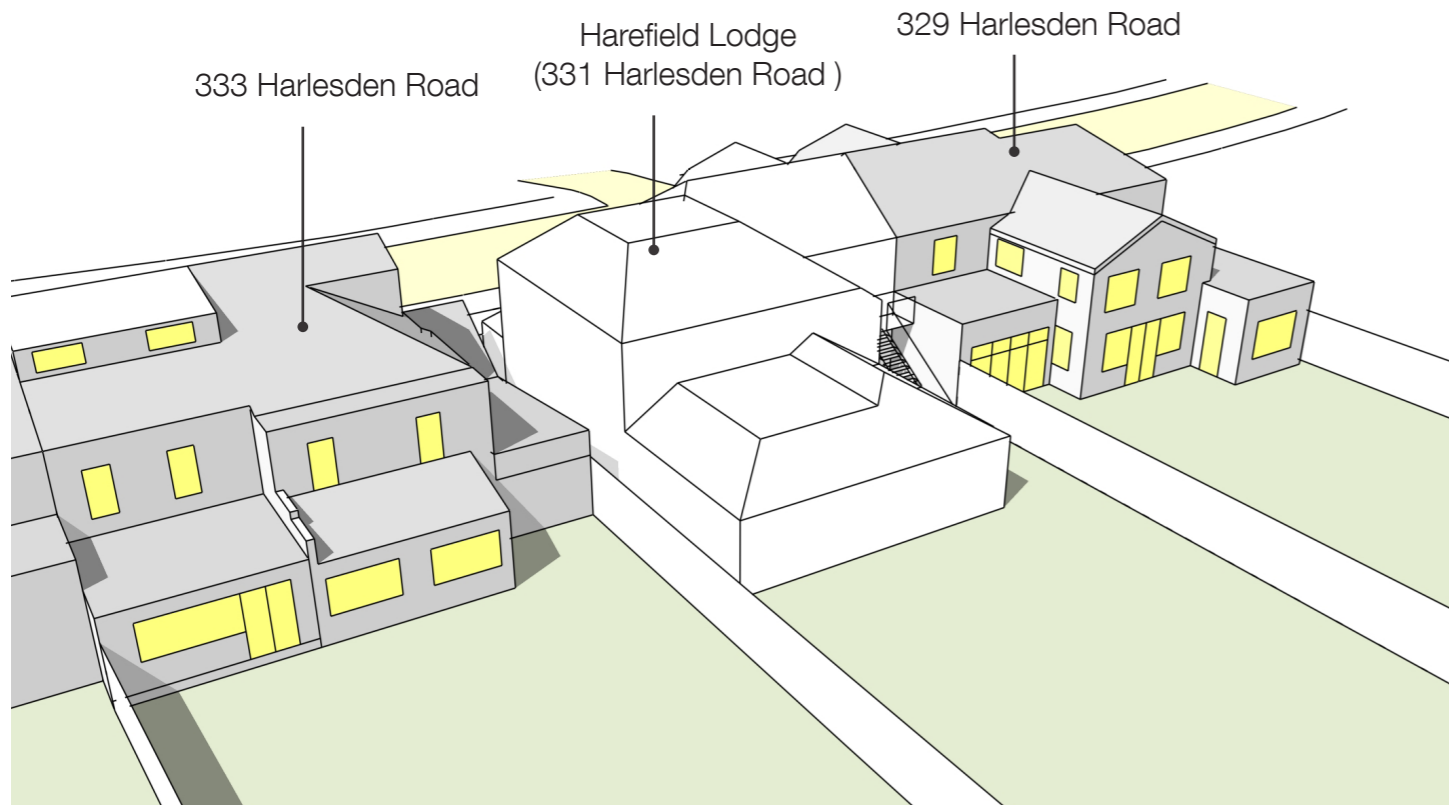
--- Pre-Application Proposals



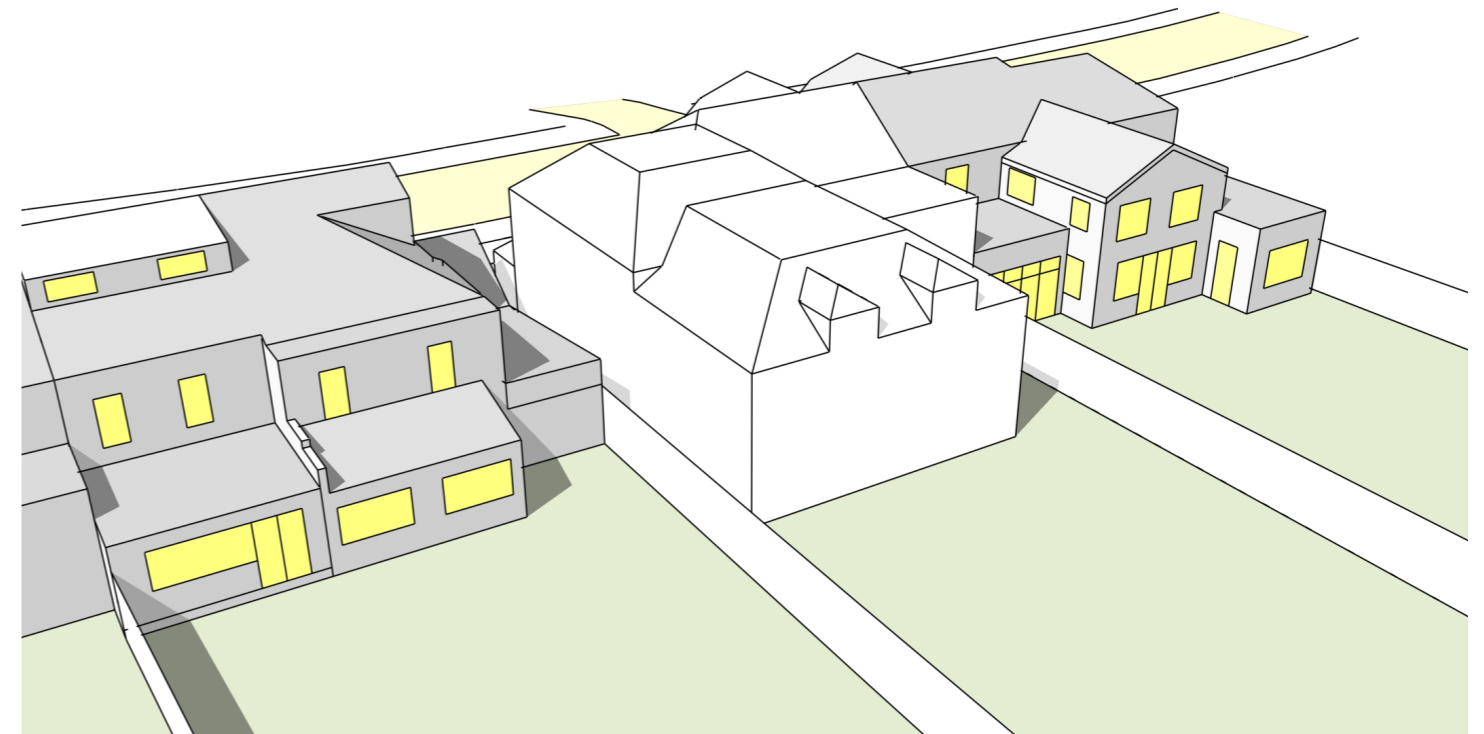
Aerial view looking southwest - existing



Aerial view looking southwest - Pre-Application



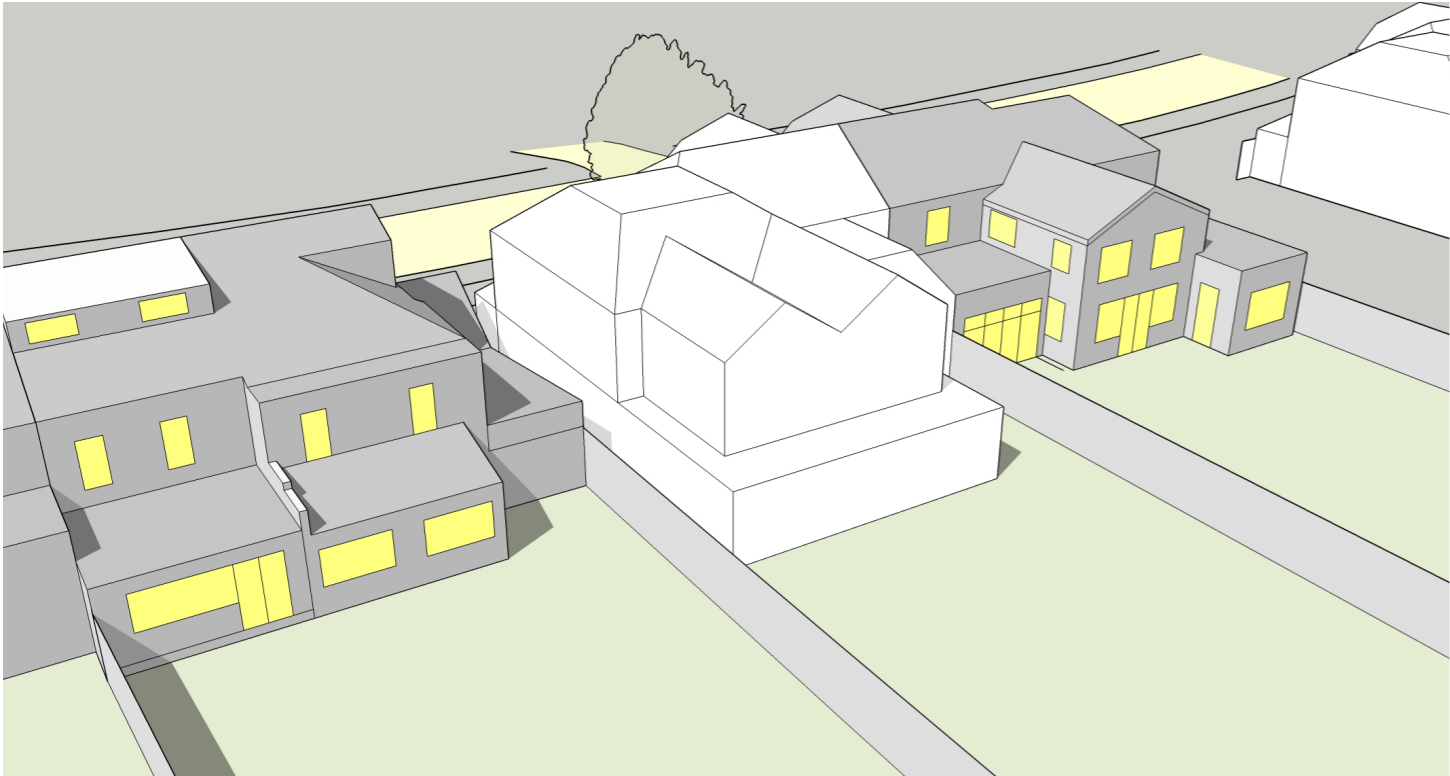
Aerial view looking north - existing



Aerial view looking north - Pre-Application



Aerial view looking southwest - Revised Proposals



Aerial view looking north - Revised Proposals

Note: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour

REVISIONS



Area Key

- 1B2P
- 3B5P

FOR INFORMATION

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PROJECT
 HAREFIELD LODGE
 331 HARLESDEN ROAD NW10 3RX

TITLE
 GROUND FLOOR PLAN

SCALE 1 : 100 @ A3 **DATE** 24/10/17

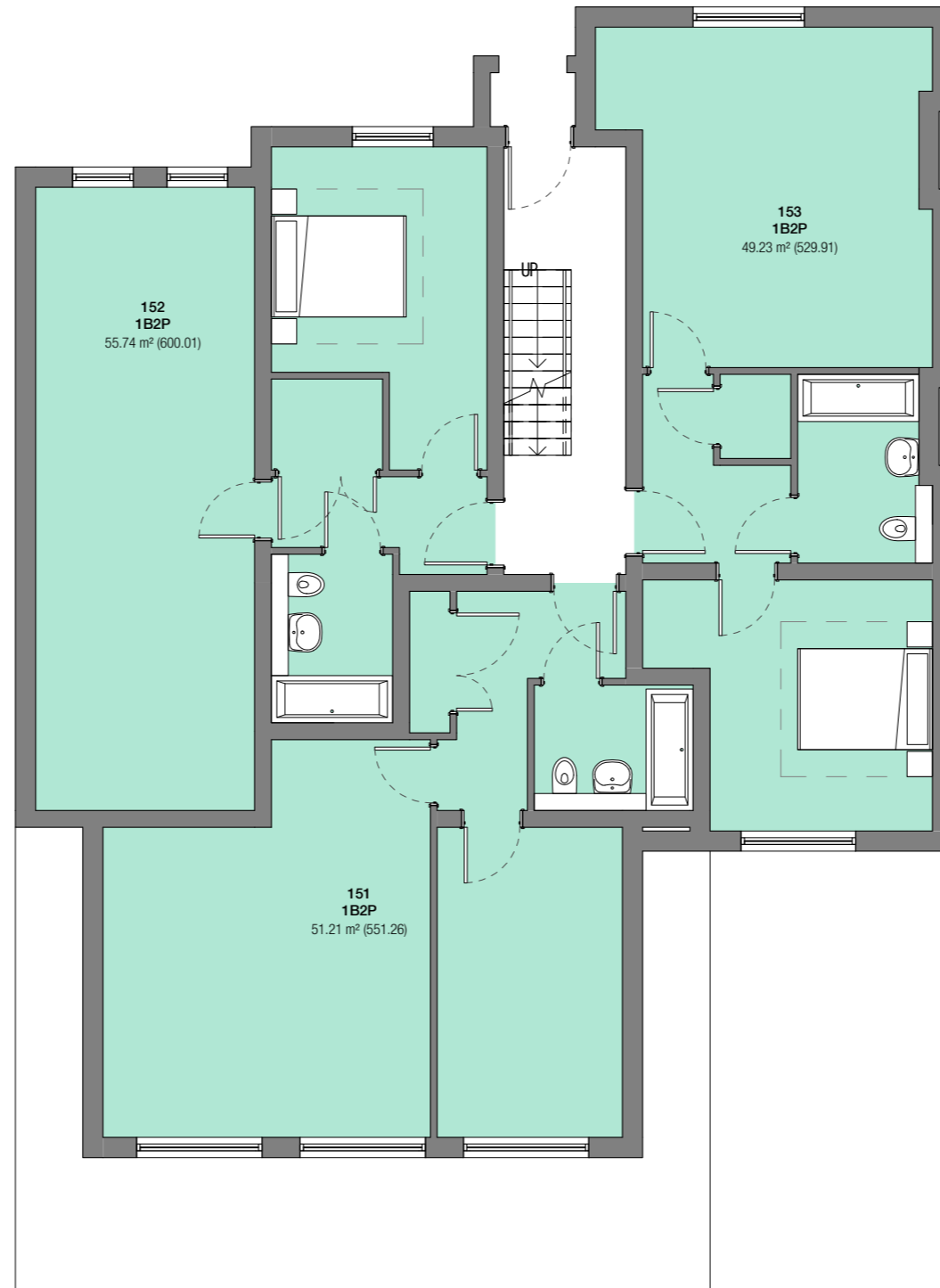
DRAWN AVL **REVIEWED** Checker

DRAWING NO 2016-237_002 **REVISION**

FILE PATH
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REVISIONS



Area Key



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PROJECT
 HAREFIELD LODGE
 331 HARLESDEN ROAD NW10 3RX

TITLE
 FIRST FLOOR PLAN

SCALE
 1 : 100 @ A3

DATE
 24/10/17

DRAWN
 AVL

REVIEWED
 Checker

DRAWING NO
 2016-237_003

REVISION

FILE PATH
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Project Number: 2016-237
Project Name: Harefield Lodge, London



01/11/2017

All areas are **approximate** and subject to change. Feasibility study for discussion only. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches, Assessment by a Structural Engineer and design development.
 Site boundary is subject to title Plan and only for feasibility study purpose.

Residential

Residential Private

	1B/2P	2B/3P	2B/4P	3B/5P	Total units	Resi (sqm) NIA	(sqft) NIA	Resi (sqm) GIA	(sqft) GIA
Ground Floor Level	2			1	3	191	2,054	212	2,281
First Floor Level	3				3	156	1,681	178	1,912
TOTAL	5	0	0	1	6	347	3,735	390	4,193

83.3% 0.0% 0.0% 16.7% 100.0%

347	3,735	390	4,193
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Total Affordable Units (optional)	0	0%
Total Private Units	6	100%
Total Units	6	

NOTE: GIA area including cores & circulation (subject to design development & area fluctuations)

Approx. Amenity Space Area 0.036 ha (currently assumed and subject to Title Plan).

Approx. Site Area **0.073** ha (currently assumed and subject to Title Plan).

Number of Habitable rooms: **14 hr**

Density: **192 hr/ha**
 82 u/ha

NOTE: Acceptable density by London Plan is 55-145 u/ha and 200-450 hr/ha (Given the site is PTAL 2)

Residential Parking **4**

Nursery Parking **0**

- All areas are **approximate** and subject to change. Feasibility study for discussion only. Development is subject to Rights of Light, Planning Permission, Building Control, Statutory Undertaker Searches and Assessment by a Structural Engineer.
- Unit and NIA totals do not include the following building support areas; concierge, post room, lobby, circulation, cycle store, plant and refuse.
- Site boundary is subject to Title Plan and only for feasibility study purposes.

First Issue 01.11.2017

Harefield Lodge_Revised Proposals

DLA DESIGN



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