



d u d l e y   h o u s e  
planning application | 21.06.2016

by



m u l h e r n   i r e m o n g e r   d e s i g n   s t u d i o s



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project  
1602 | 17x residential units | change of use & extension

address  
dudley house | the grove | isleworth | london | tw7 4jf

document client  
contents sts group investments

date	scale	drw no.	revision
21.06.2016	na	na	na

project description

Extension of the existing main building at roof level and to the rear, along with conversion of the building from a residential care home (c2) to residential flats (c3) to allow for 17x flats: 9x 1bedroom, 6x 2bedroom and 2x 3bedroom.

introduction

This Design and Access Statement has been prepared to assist with the planning process in respect of the proposed development: 'extension of the existing main building at roof level and to the rear, along with conversion of the building from a residential care home (c2) to residential flats (c3) to allow for 17x flats: 9x 1bedroom, 6x 2bedroom and 2x 3bedroom', at Dudley House, The Grove, Isleworth, TW7 4JF. The property is currently vacant and has been for over 2 years. The majority of the proposed alterations are located to the rear and at roof level. The new roof extension will be set back from both the front (south facing elevation) and side (west facing elevation) to ensure it is less visible from street view, in line with the conservation area guidelines. The main alterations to the existing front elevation include the replacement of the existing windows with French doors to the first and second floor level only, along with new shutters to enhance the overall aesthetic of the currently bland façade, which will be clearly visible from street view.

location + existing use

The site is located at Dudley House, The Grove, Isleworth TW7 4JF. It is located within the Spring Grove Conservation Area, between two residential properties, no.34 and no.36 The Grove, backing onto Isleworth Crown Court which fronts onto The Grove road on the opposite side of no.34. The existing building is a three-storey red brick building, set back from the main road. The surrounding area is predominantly residential (C3). A pre-application consultation was carried out and a letter was provided by planning officer Tom Bradfield on 17th February 2016. The letter stated that the Borough has good stocks of care and nursing homes and this property in particular has not been regularly used by the Council, therefore in principle conversion of the property to residential (C3) use would be acceptable in line with the Local Plan Policy SC8 to convert care homes to dwellings.

As stated in the pre-application response letter; 'National, regional and local policy encourages provision of housing in sustainable locations. We consider that this would be an appropriate location for dwellings due to the predominant character of the area.' This is in accordance with Hounslow's previous Policy UDP ENVB 1.1 (New development) and ENVB 2.2 (Conservation Areas) and Policy SC1 of the Local Plan. The Local Plan 2015 also states in Policy SC1 – Housing growth; that the Borough wish to maximize supply of housing. This can be achieved by supporting proposals for new development and conversions on other sites, including small sites, in the context of the presumption in favour of sustainable development. For the purposes of the Local Plan, a unit of family accommodation ideally should be provided with new developments. A family unit is defined as any unit providing two bedrooms and four bed spaces or more, as stated in Policy SC3 - meeting the need for a mix of housing size and type. A total of 5 new family equivalent family units will be provided, allowing for approx. 35% of the development to provide for family dwellings, meeting the criteria for a mix of units, not limited to smaller flats only.



appendix 1 - north-west view of the front elevation from the grove



appendix 2 - north-east view of the front elevation from the grove



appendix 3 - south view of the rear elevation



appendix 4 - west view of the side elevation



appendix 5 - north-west view of the front elevation



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proposed development | layout + use

The proposed development to extend at roof level and to the rear of the property has been carefully considered to ensure any visible extension from street view is subordinate to the main building and is sensitive to the nature of the property. The proposed roof extension sits back from the main front façade by 2.8m allowing it to be almost invisible from street view, when viewed from the front pedestrian pathway (refer to drawing no. 1602.3/012 for further clarification).

The proposed roof extension is to be clad in pre-weathered zinc with standing seam-roofing system. This is proposed to be dark-grey in colour, to give the impression of a slate roof (currently in place) at roof level. This is stated to be the preferred material provided in the planning officer's pre-application advise response and is in keeping with the zinc-clad extension to the Isleworth Crown Court located adjacent to no.34 and fronting onto The Grove (see appendix 9). This material, providing a very similar appearance to lead, is in line with roof extensions within the local area where new dormers for example have been constructed.

Below eaves level on the main elevation, it is proposed to allow for the existing windows to be replaced at first and second floor level with new UPVC French doors to match the existing UPVC French doors at first floor level. Along with the addition of three new openings; UPVC French doors at first floor level, UPVC French doors at second floor level, & a large vertical frameless glass window to the front stairwell. Timber shutters and planting are also proposed to improve the overall aesthetic of the main elevation. Again as stated in the pre-application advice the proposed alterations appear as an improvement. To the rear and side elevations again in certain locations, where existing openings are present, the cill level is to be lowered to allow for new French doors, with a Juliette balcony, opening internally to provide a sense of outdoor amenity, without requiring any balcony additions to be constructed.

To the rear of the property, not visible from street view, a two-storey extension is proposed to the one storey existing extension, to match the height and appearance of the main building. This is proposed to be constructed in red brick to match the existing brickwork exactly in both bond and mortar joint, with corbelled parapet at roof level to be rendered and painted white. As stated in the pre-application letter from Hounslow Council; 'We consider the rear extension, which creates two additional floors, appropriate and it would not result in any harm to the Conservation Area. It would not be readily visible from the street.... the addition appears acceptable in design terms.'

In relation to the neighbouring properties, the proposals have been designed to ensure that there is no overlooking or overbearing impact to no.34 in particular. The existing openings on the western elevation are proposed to be retained in their current location. The only additional openings will be located at roof level to the new extension, however these will be set back from the external wall by 900mm to ensure that they remain almost invisible from no.34. The new French doors as described above will open inwards with Juliette balconies, therefore no external amenity space will be allowed for along this elevation, to keep overlooking, noise / disturbance to no.34 to a minimum. It must be noted that large French doors opening outwards are already installed at ground floor level along this elevation.

In relation to the private and communal space, in accordance with the Local Plan Policy SC5, the proposal allows for the existing rear garden to be retained and re-landscaped. The overall area of this existing communal space comes to circa 323sqm. There is also an additional communal roof terrace located above the rear two-storey extension adding an extra 55sqm of amenity space. In accordance with the policy, 13 flats which do not have any private external amenity space, which accommodate 1 -2 occupants require 25sqm communal external amenity space per flat. This comes to an approx. total of circa 325sqm. The current external area (circa 323sqm to the rear garden and circa 55sqm communal roof terrace) meets with the total requirement. 4 flats have a private terrace, starting with a minimum area of 10sqm per flat, which meets with the policy requirements, which states that circa 8sqm must be provided for a flat that accommodates 5 people. Again this criteria has been met for all 4 flats, as the current private amenity space comes to circa 77sqm.

To ensure the proposal meets the need for a mix of housing size and type, not only does the proposal allow for a large number of family units, but it addresses the need for a proportion of homes to be designed to be readily adaptable to wheelchair users, in line with Policy SC5. A lift is provided serving all four floors, along with all properties being provided with minimum 800mm clear opening doors and all bathrooms meeting a minimum area of 4.4sqm. Please see the Lifetime Homes Statement for further information.

At ground floor level, flat 03 has been specifically designed as a wheelchair accessible unit. It is ideally located in close proximity to the wheelchair accessible parking space. As this is an existing building, and is situated within a conservation area, the proposal seeks to minimise any alterations to the front entrance, portico and steps, so to ensure the original features are maintained. Therefore, the wheelchair accessible unit and wheelchair accessible parking space have been located near the rear entrance so to allow for ease of access via a gently sloping ramp. The rear entrance has also been adapted so residents of this wheelchair accessible unit will only have to pass through one entrance door to access the dwelling. Flat 03 has also been provided with its own cycle storage to easily accommodate storage and access. Please see drawing no. 1602.3/005 for further information on Flat 03, including; WC layout & dimensions, circulation, turning circles, nib clearances, door openings, corridor widths, etc.



appendix 6 - os map



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scale of development

The scale of the development is in keeping with the urban context. The overall height of the building inclusive of the new roof extension comes to a total of approx. 12.5m high. This is in keeping with the properties along The Grove road and Osterley Road. No.1 Osterley Road (residential building) and the extension to Isleworth Crown Courts, both front onto the same road and stand at approx. 13m high. The proposed roof extension sits just below this height, to ensure that it remains in keeping with it's surrounding context. The two-storey extension to the rear of the property, sits well back from the boundary with no.36, with a large garden retained between the extension and the boundary lines. This therefore should not have any overbearing impact on the neighbouring buildings and will not be visible from street view. There is also an access way located between the boundary of Dudley house and no.36, approx. 3.3m wide that assists with separating the site from no.36. This is a private access point, with a gated entrance leading to Isleworth Crown Court grounds behind.

external appearance

The external appearance of the development is in keeping with the current site and area context. The overall layout and appearance of the proposal is of good design. The external appearance is matching the existing urban fabric. The proposed materials to be used are;

- Brickwork to new rear extension to match existing exactly
- New roof extension to be clad in metal cladding to be dark grey pre weathered zinc (see appendix 9)
- White UPVC Framed Window Sections and French doors (to match existing windows to the front elevation)
- Dark grey powder coated aluminium Window/Door Sections to roof extension to match the colour of the new zinc cladding.

access + parking

In relation to parking, the proposal currently accommodates 9x car parking spaces, inclusive of one wheelchair accessible parking space to the rear of the property with its own access, which meets with the site requirement of PTAL 3. It has been demonstrated on the site plan how this is accessible by turning circles being clearly mapped out. The parking to the forecourt easily accommodates 8x parking spaces accessed via two existing driveway entrances. Both entrances are proposed to be provided with electronically operated sliding gates to allow for safety and security of the site. Along with a new pedestrian access and gate to provide direct access to the main entrance. The existing low brick wall to the front boundary will be retained in place and repaired as required. Along with new mild steel railings proposed to be installed above the low level wall, to allow for a 1.8m boundary to be maintained along the front boundary.

30 covered and secure cycle parking spaces have also been accommodated within the development. 28 of these spaces are provided by two shared cycle stores. Cycle Store 1 has the capacity for 16 bicycles, and is located within the building at the eastern side entrance. Cycle Store 2 has the capacity for 12 bicycles, and is located at the rear of the property. A further 2 private spaces are located within flat 03 (wheelchair accessible unit). All cycle stores can be easily accessed. This again meets with the required cycle allowance for 17 flats. For cycle store locations, please see drawing no. 1602.3/003 and no. 1602.3/005. For further information please see drawing no. 1602.3/014.

fire escape

The development has two fire protected stairwells with three fire escape exits at ground floor level serving the 17 flats over four levels. This complies with Part B of the approved building regulations.

refuse + recycling

A new bin store is proposed to be located at the forecourt, to the east side of the property boundary. This has been designed to accommodate 9 bins allowing for residual waste and recycling for 17 flats, in line with local policy for waste requirements per flat. The bin store has been located within 10m of the public highway, for kerbside pick-up, with a minimum 2m wide clear access. For further information please see drawing no. 1602.3/013.

appendix 9 - view of zinc cladding to isleworth crown court building



appendix 7 - artist impression of the front elevation from the grove



appendix 8 - artist impression of the front elevation



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landscape strategy

The application proposes new plants/shrubs and landscaping elements. Refer to Proposed Site Plan for layout and locations. Discrete up lighting will be added to the planters in the forecourt to highlight the front elevation, along with wall lights strategically placed on all elevations to ensure the external areas are lit at night for the residents.

All existing trees within the site boundaries, and adjoining the site will not be interfered with or damaged by the proposed development.

appraisal

PHYSICAL, SOCIAL AND ECONOMIC CONTEXT

The proposed development will have no adverse effect on the environment and has been designed to be in keeping with the existing urban character and with other houses in the area.

design evolution

As part of this application, a design evolution study has been included. This section describes the design process from inception to the present, highlighting the story of how the scheme has evolved, from the original proposal, to the current proposal. Please refer to drawings 1602.1/000 to 1602.1/012.

consultations

Planning  
With: Nathaniel Lichfield + Partners (Owain Nedin)

Transport  
With: Crowd Dynamics (Tom Swift)

Energy + Sustainability + Daylight/Sunlight  
With: Norman Disney + Young (Dion Mellows)

Pre-Planning Neighbourhood Consultation Event 27/04/16  
With: Existing Residents of The Grove & local area

Pre-Application Advise with Hounslow Council  
With: Tom Bradfield | 17/02/16 | Ref: 00523/c/PRE1 (Current application reflects Pre-Application response)  
With: Tom Bradfield + Melek Ergen | 14/06/16 | Ref: 00523/c/PRE2 (Current application reflects Pre-Application response)

conclusion

When preparing the drawings and in consultation with the client, it was felt that the proposal should be acceptable to the Local Authority and should NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. In addition, it was felt that it was important to maintain and build on the existing urban fabric and scale. There is no loss of light to any of the neighbouring properties and no disturbance is caused to the area as a whole. With this in mind, we hope that the proposal will be acceptable and that planning permission will be granted.



appendix 10 - artist impression of the front elevation from the grove



appendix 11 - artist impression of the rear elevation



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lifetime homes statement

Please see comments below in relation to the 16 criterion required to satisfy the Lifetime Homes Standards.

criterion 1 – parking

Criterion 1a ‘on plot parking’ not applicable. Criterion 1b ‘communal or shared parking’, this criteria has been met. There is 9 No. Parking Bays provided. Parking bays No. 3, 4 & 8 measure 3300mm wide x 4800mm deep.

criterion 2 – approach to dwelling from parking

This criteria has been met. The distances from car parking areas to the entrances of the main building have been kept to a minimum. The principal approach routes have been kept level where possible, with no gradient exceeding 1:60. Minimum 1200mm wide paths, with firm, smooth and non-slip surfaces have been proposed where relevant.

criterion 3 – approach to all entrances

This criteria has been met in certain instances where feasible. As this is an existing building, and is situated in a conservation area, the adaptation of the front entrances have been kept to a minimum, so to ensure the original features are maintained. The entrance located to the rear, which provides immediate access to the lift has been adapted to comply with this criteria. For this entrance a gently sloping ramp of a gradient no greater than 1:12, at a distance no greater than 2m has been proposed. Minimum 1.2m unobstructed level landings have been provided at the top and bottom of this ramp. Minimum 1200mm wide paths, with firm, smooth and non-slip surfaces have been proposed where relevant.

criterion 4 – entrances

This criteria has been met in certain instances where feasible. All entrances will be illuminated. All entrances will have a level threshold, with a maximum upstand of 15mm, where relevant. All entrances will have a minimum clear opening of 825mm, and a 300mm minimum nib/clear space from the leading edge on the pull side of door (see figure 4a). All main entrances will be covered to provide weather protection.

Level external landings to the main entrances have been provided where feasible. As this is an existing building, and is situated in a conservation area, the adaptation of the front entrances have been kept to a minimum, so to ensure the original features are maintained.

criterion 5 – communal stairs and lifts

This criteria has been met in certain instances where feasible. As this is a existing building, the existing communal stairs are to be maintained - where feasible they will be adapted to meet this criteria. Where new stairs are proposed, they will meet this criteria in all instances.

criterion 6 – internal doorways and hallways

This criteria has been met in all instances.

criterion 7 – circulation space

This criteria has been met in most instances. As this is an existing building, many pinch points and narrow spaces exist, due to the overall internal shape and structure of the property, therefore it is not possible to meet this criteria in all instances. Approximately 75% of flats meet this criteria.

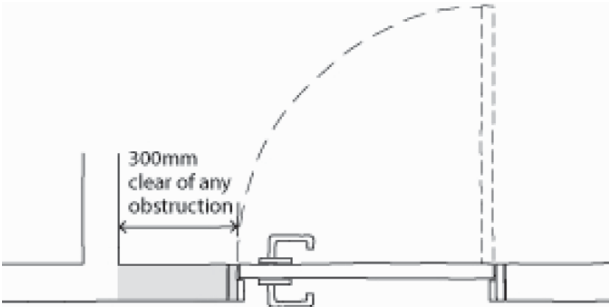


figure 4a - 300mm min. clear space from the leading edge on the pull side of door



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**criterion 8 – entrance level living space**

This criteria has been met in all instances.

**criterion 9 – potential for entrance level bed space**

This criteria has been met in all instances.

**criterion 10 – entrance level WC and shower drainage**

This criteria has been met in most instances. As this is an existing building, many pinch points and narrow spaces exist, due to the overall internal shape and structure of the property, therefore it is not possible to meet this criteria in all instances. Approximately 75% of flats meet this criteria.

**criterion 11 – WC and bathroom walls**

This criteria has been met in all instances.

**criterion 12 – stairs and potential through-floor lifts in dwellings**

Not Applicable.

**criterion 13 – potential for fitting of hoists and bedroom / bathroom relationship**

This criteria has been met in all instances.

**criterion 14 – bathrooms**

This criteria has been met in most instances. As this is an existing building, many pinch points and narrow spaces exist, due to the overall internal shape and structure of the property, therefore it is not possible to meet this criteria in all instances. Approximately 75% of flats meet this criteria.

**criterion 15 – glazing and window handles**

This criteria has been met in certain instances where feasible. As this is a existing building, the existing windows are to be maintained - where feasible they will be adapted to meet this criteria. Where new windows are proposed, they will meet this criteria in all instances.

**criterion 16 – location of service controls**

This criteria has been met in all instances.

**Conclusion**

This statement illustrates how the Lifetime Homes Standards will be achieved within the proposed development, where feasible. With this in mind, we hope that this statement will be acceptable and aid the planning process.

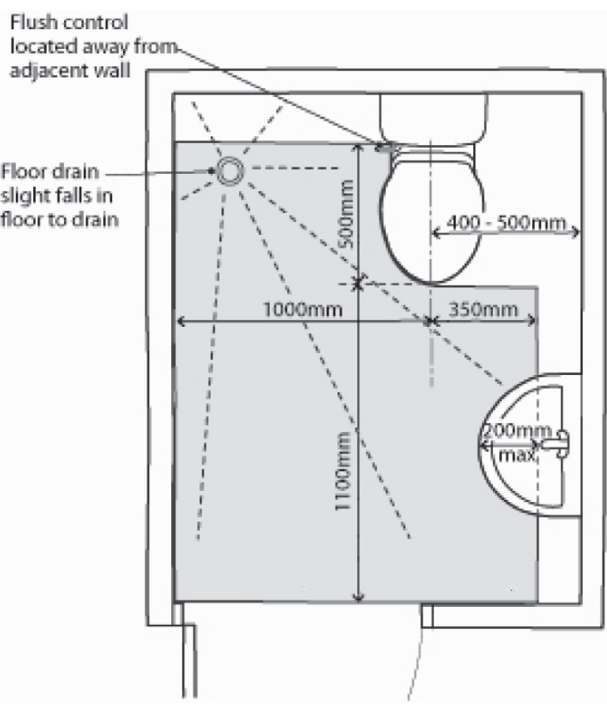


figure 10b - Example of accessible WC compartment layout



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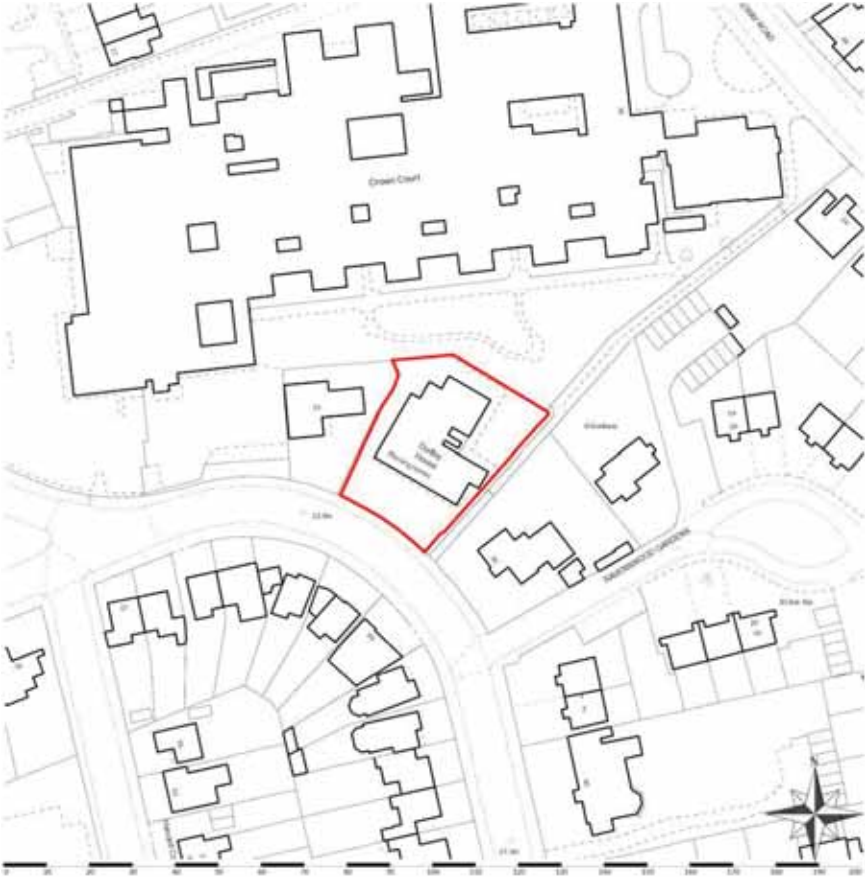
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location plan



location plan  
1:1250 @ A3



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block plan



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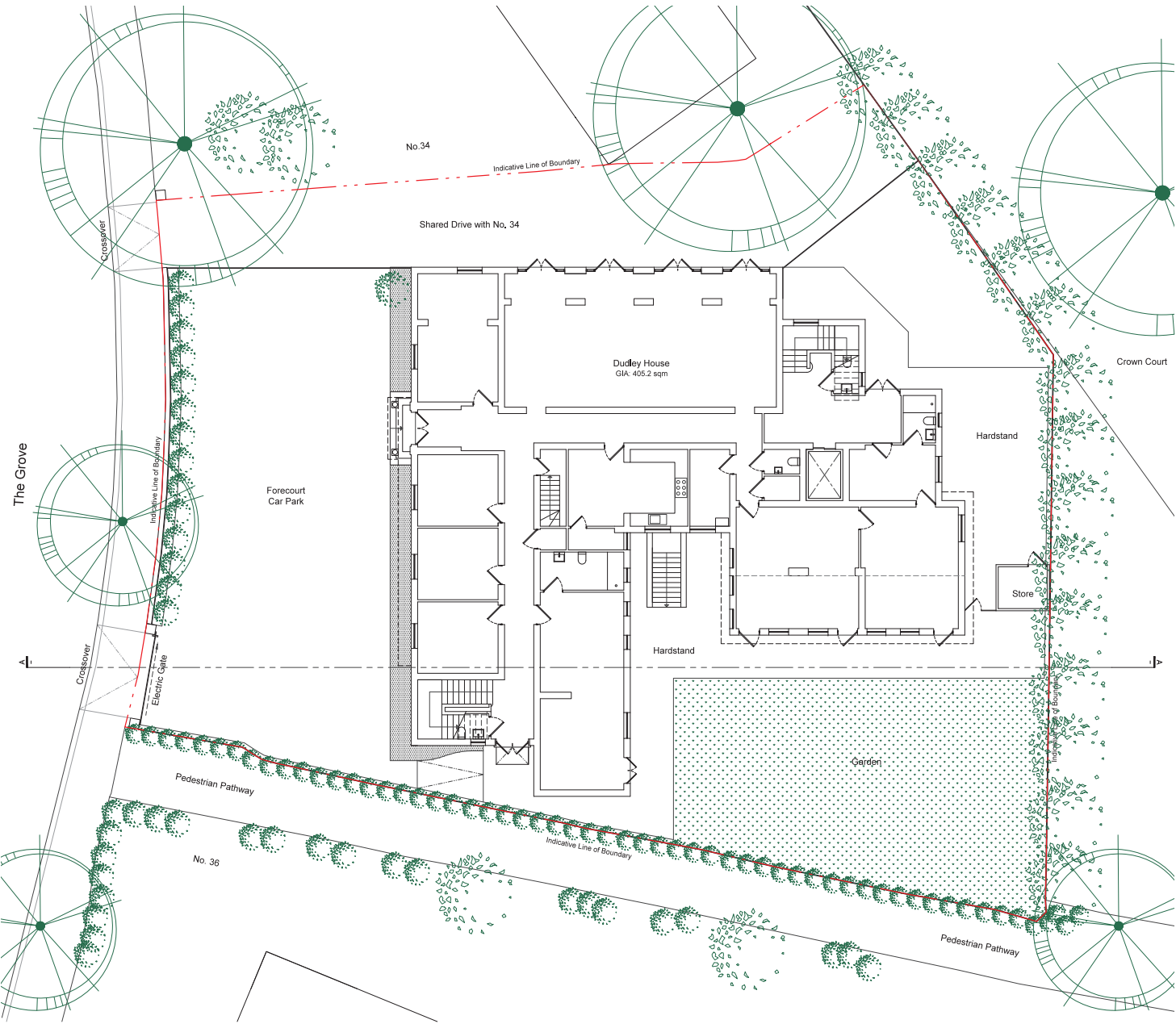
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block plan

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21.06.2016	1:500	1602.2/001	na



site plan  
1:200 @ A3



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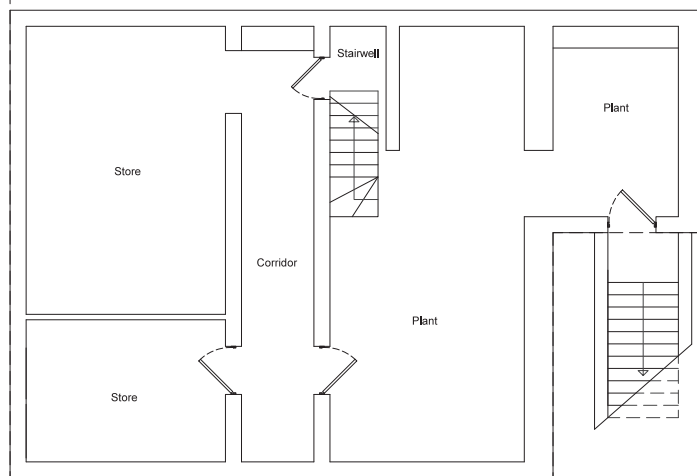
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L-1 GIA: 86.2 sqm



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basement plan  
1:100 @ A3

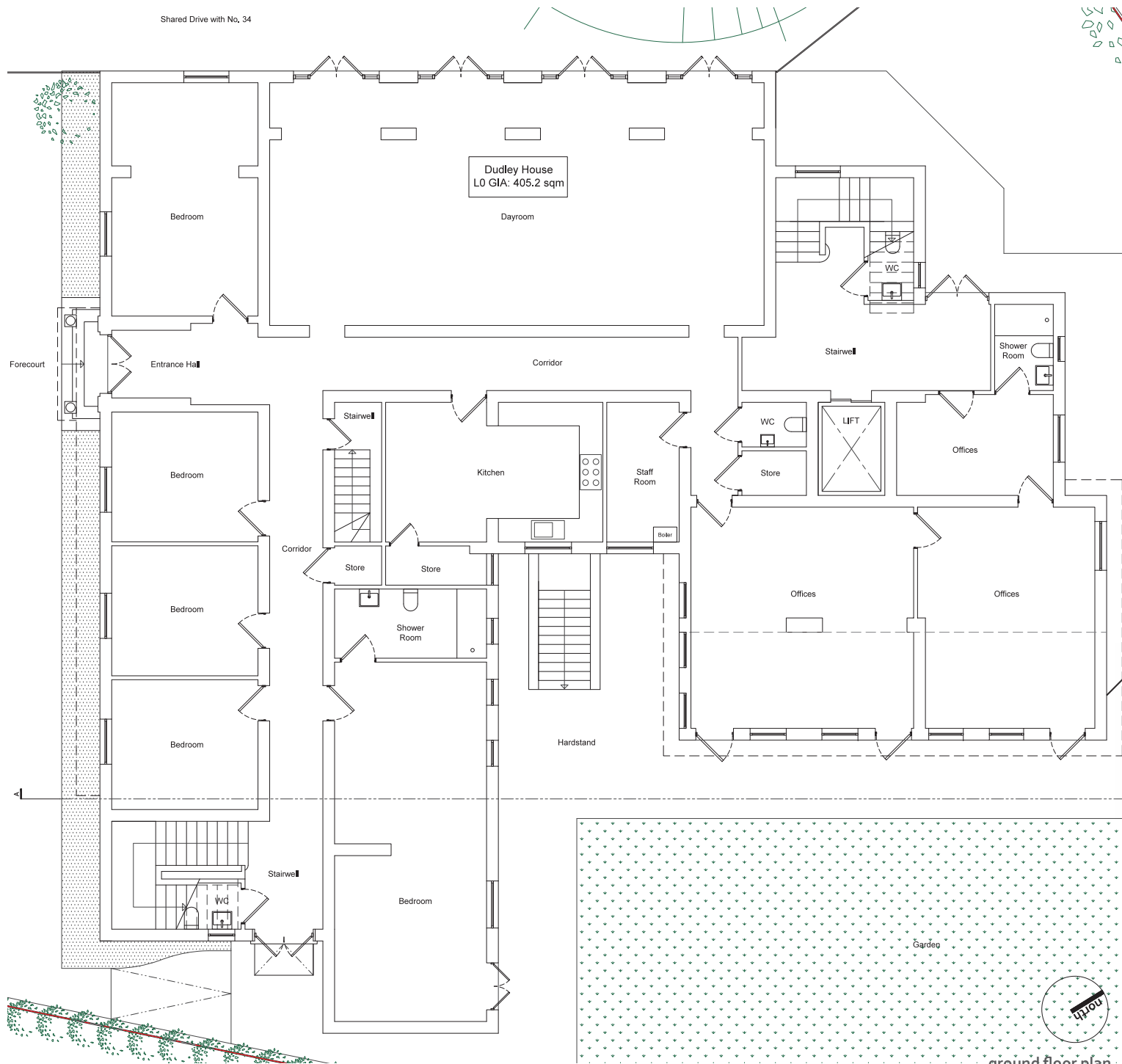
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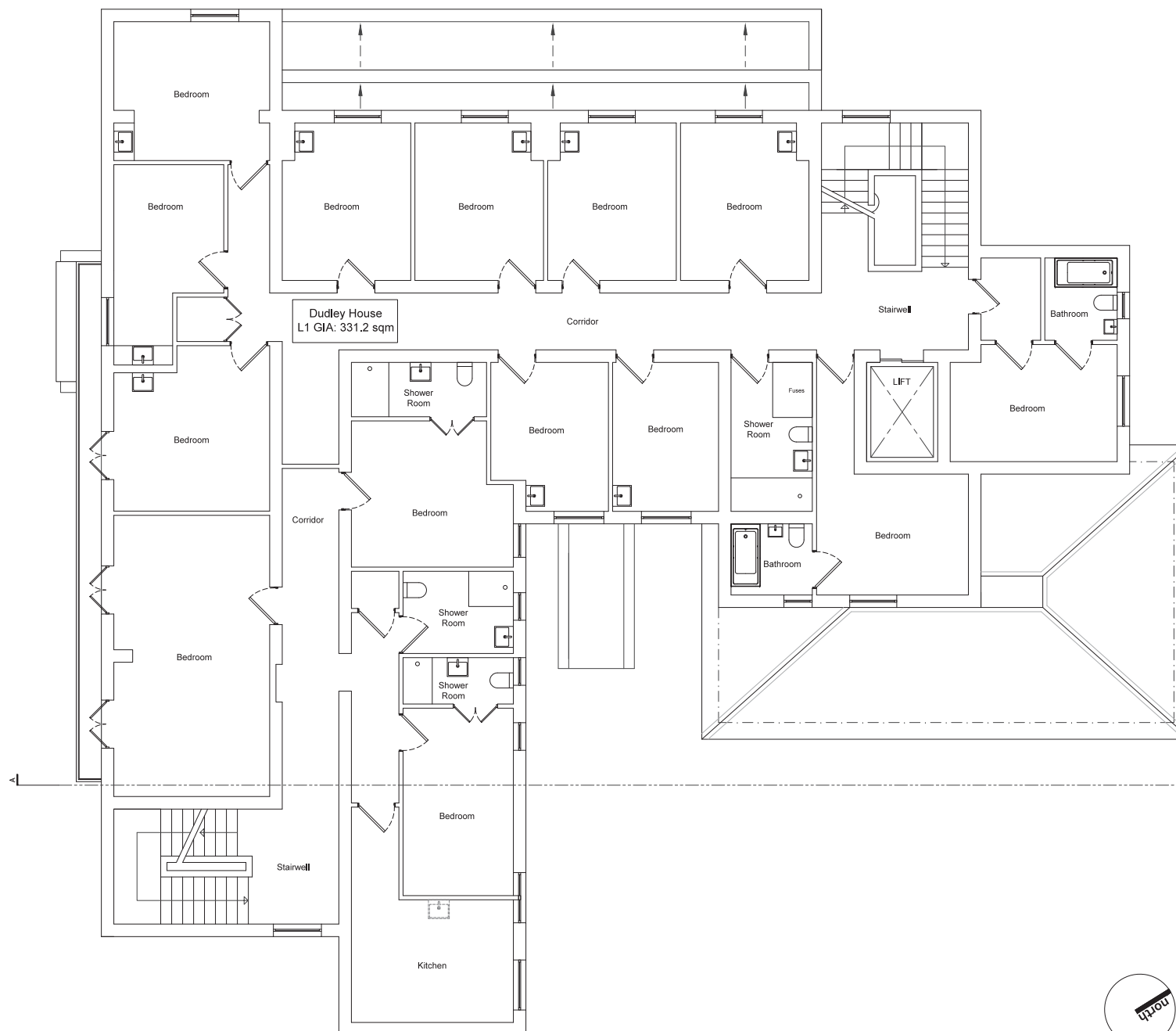
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**document**  
 existing drawings

**date** 21.06.2016 **scale** 1:100 **drw no.** 1602.2/004 **revision** na

**ground floor plan**  
 1:100 @ A3

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**first floor plan**

1:100 @ A3

**date**

**21.06.2016**

**scale**

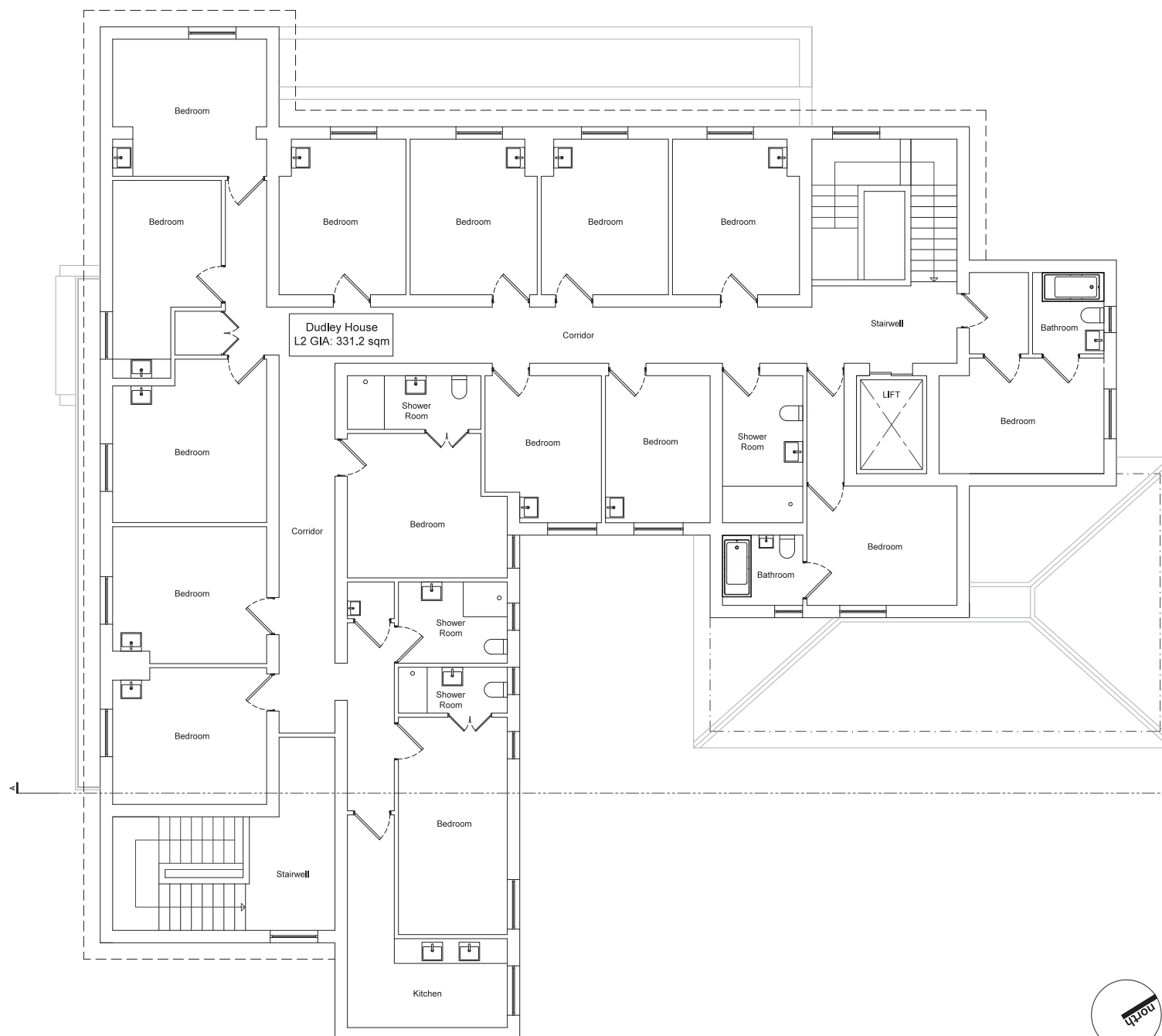
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**second floor plan**

1:100 @ A3

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**scale**

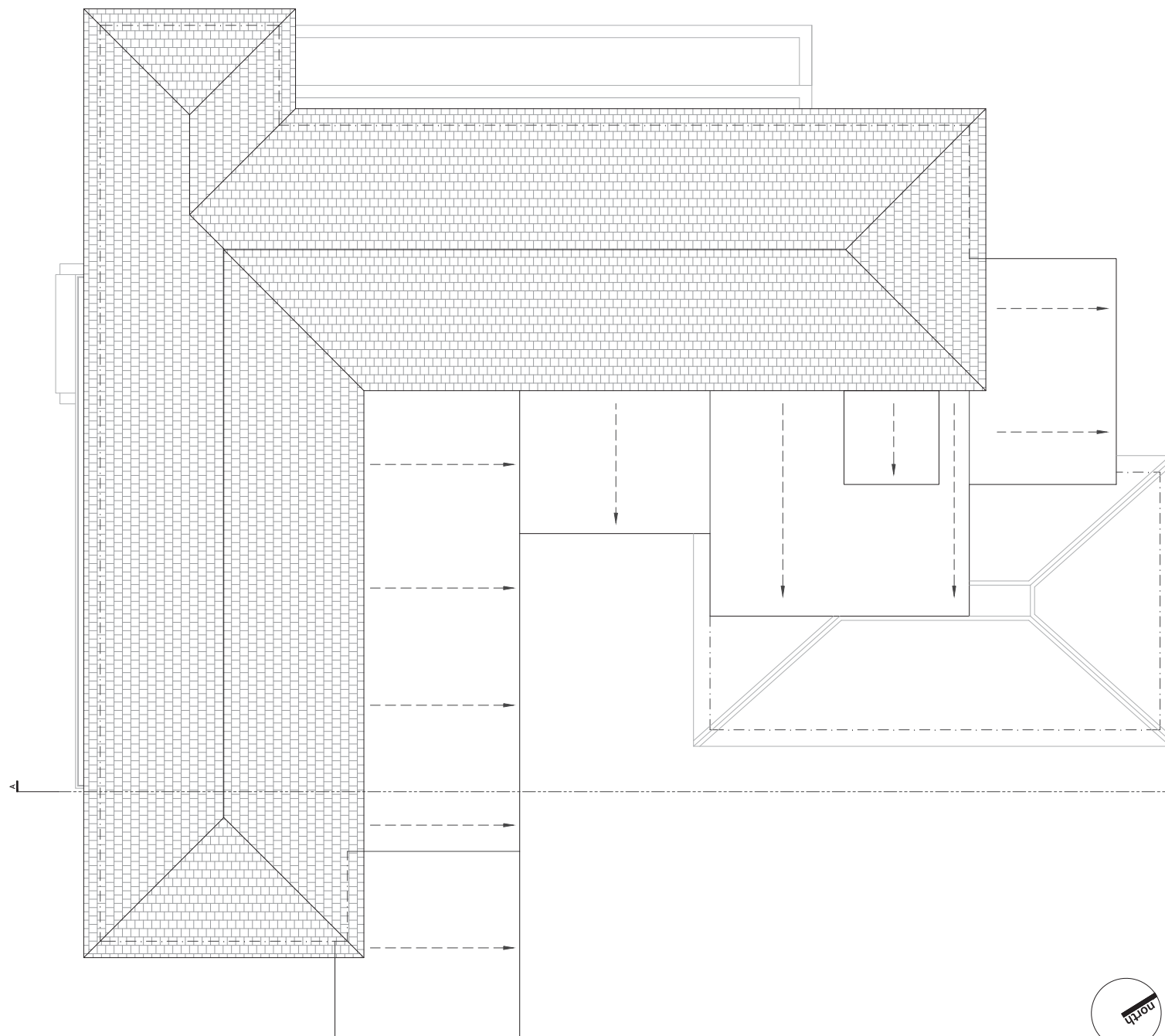
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**roof plan**  
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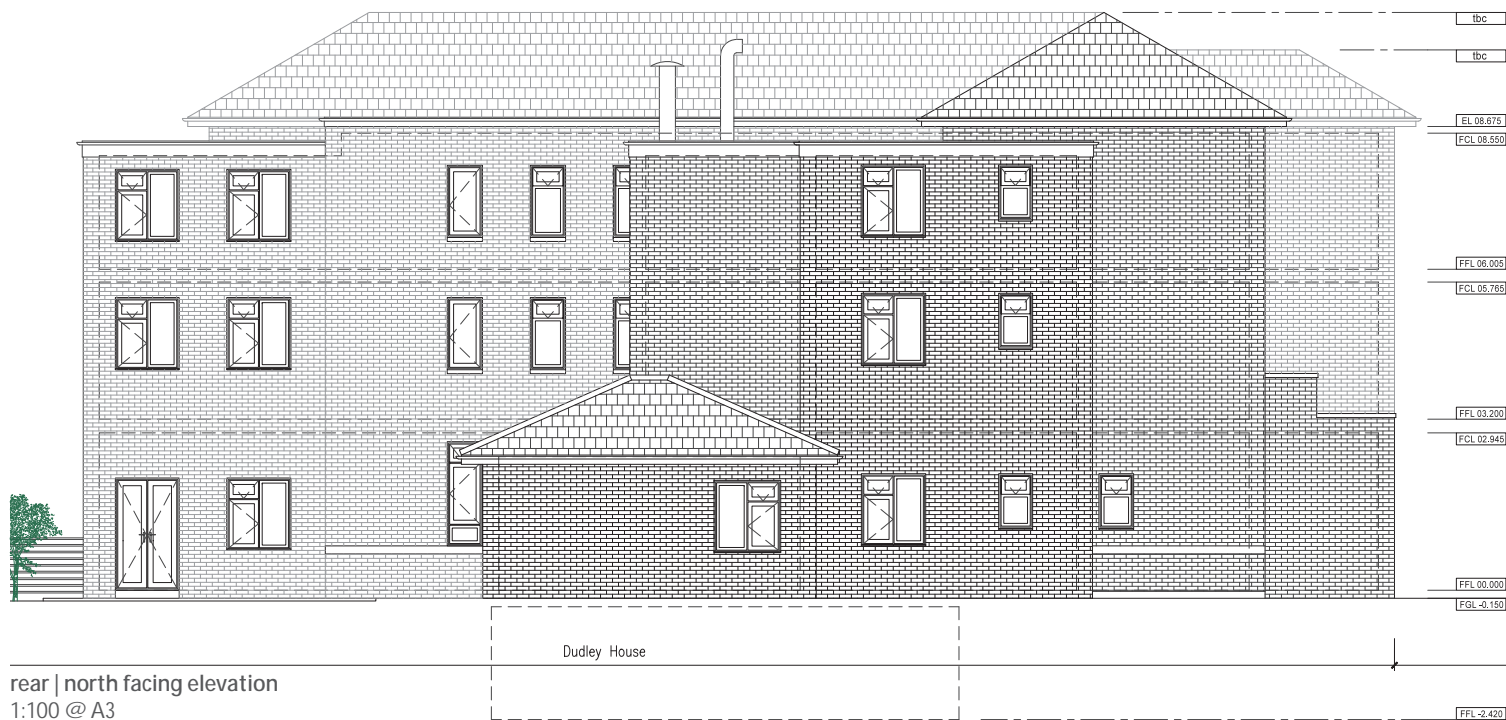
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**rear | north facing elevation**  
1:100 @ A3



side | east facing elevation  
1:100 @ A3



side | west facing elevation  
1:100 @ A3



**mulhern iremonger design studios**  
3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

**project**  
1602 | 17x residential units | change of use & extension

**address**  
dudley house | the grove | isleworth | london | tw7 4jf

**document**  
existing drawings

**date**  
21.06.2016

**scale**  
1:100

**drw no.**  
1602.2/009

**client**  
sts group investments  
**revision**  
na



section aa  
1:100 @ A3



**mulhern iremonger design studios**

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

**project**

**1602 | 17x residential units | change of use & extension**

**address**

**dudley house | the grove | isleworth | london | tw7 4jf**

**document**

**existing drawings**

**client**

**sts group investments**

**date**

**21.06.2016**

**scale**

**1:100**

**drw no.**

**1602.2/010**

**revision**

**na**



artist impression  
north-west view of the front  
facade from the grove



artist impression  
north view of the front facade from the forecourt



**mulhern iremonger design studios**  
3p grove end house | nw8 9hp | 020 3583 9961 | info@midsdesignstudios.com

**project**  
1602 | 17x residential units | change of use & extension

**address**  
dudley house | the grove | isleworth | london | tw7 4jf

**document**  
proposed 3d renders

**client**  
sts group investments

<b>date</b>	<b>scale</b>	<b>drw no.</b>	<b>revision</b>
21.06.2016	na	1602.3/001	na



artist impression  
north-east view of the front  
facade from the grove



artist impression  
south-west view of the rear + side facades from the communal garden



**mulhern iremonger design studios**

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

**project**

**1602 | 17x residential units | change of use & extension**

**address**

**dudley house | the grove | isleworth | london | tw7 4jf**

**document**

**proposed 3d renders**

**client**

**sts group investments**

**date**

**21.06.2016**

**scale**

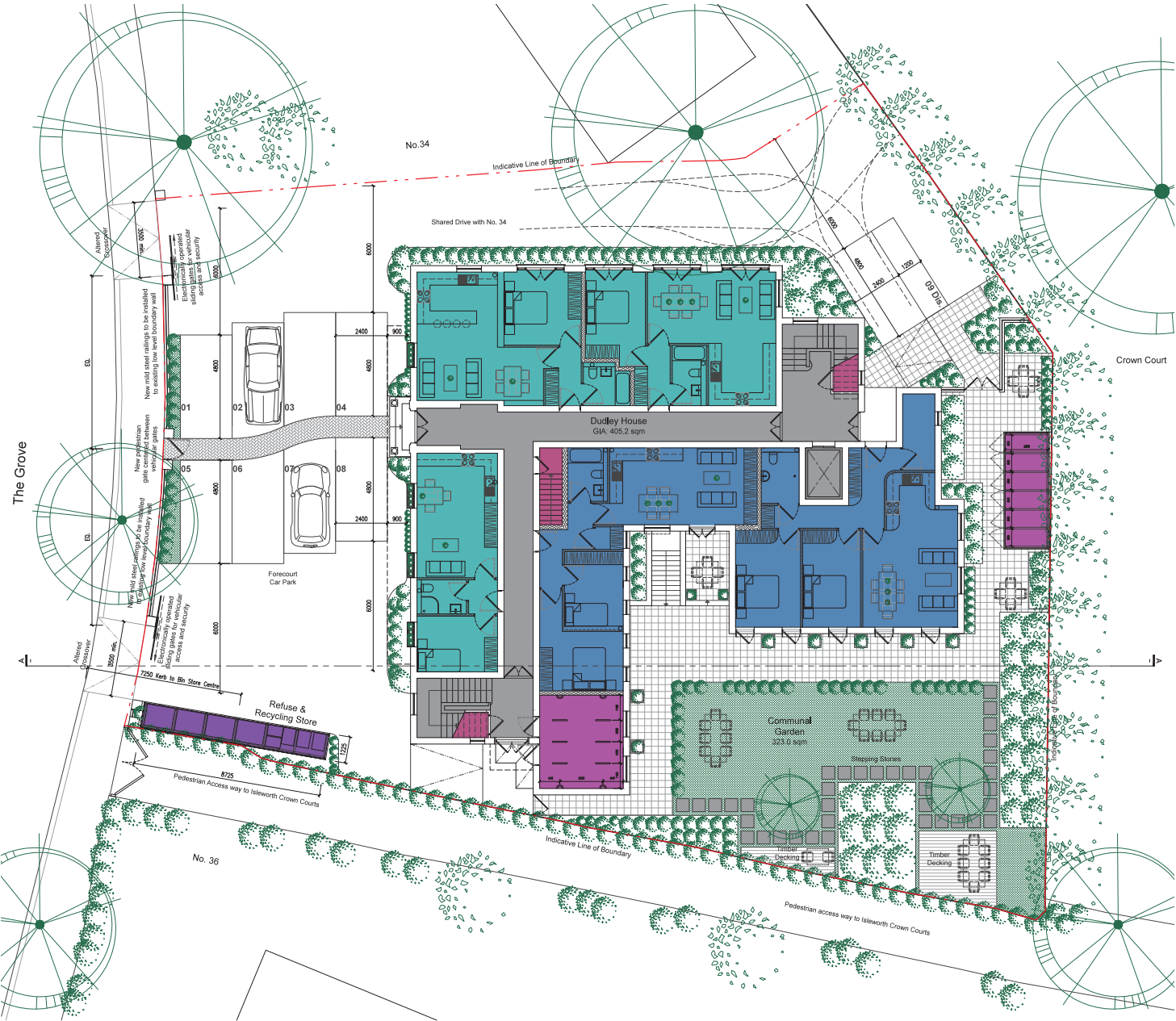
**na**

**drw no.**

**1602.3/002**

**revision**

**na**



AREAS

Existing Ground Floor:	405.2 sqm	Existing First Floor:	331.2 sqm
Proposed Ground Floor:	405.2 sqm	Proposed First Floor:	374.0 sqm
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	068.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
Existing Second Floor:	331.2 sqm	Existing Third Floor:	000.0 sqm
Proposed Second Floor:	374.0 sqm	Proposed Third Floor:	210.0 sqm
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	080.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	085.0 sqm
No. 13 Bedroom x 2	068.0 sqm		
No. 14 Bedroom x 1	050.0 sqm	Existing Basement:	086.2 sqm
No. 15 Bedroom x 2	061.0 sqm	Proposed Basement:	086.2 sqm

REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

TRANSPORT

CYCLING

There is a total of 30 x secure cycle parking spaces provided on site, 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have its own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016.8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010.8 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005.3 sqm

PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

AREA KEY

Vegetation/Garden	Internal Circulation
1 x Bedroom Flat	Refuse & Recycling Store
2 x Bedroom Flat	Cycle Parking Store
3 x Bedroom Flat	Back of House



mulhern iremonger design studios

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

project

1602 | 17x residential units | change of use & extension

address

dudley house | the grove | isleworth | london | tw7 4jf

document

proposed drawings

client

sts group investments

date

21.06.2016

scale

1:200

drw no.

1602.3/003

revision

na



## AREAS

<b>Existing Ground Floor:</b>	<b>405.2 sqm</b>	<b>Existing First Floor:</b>	<b>331.2 sqm</b>
<b>Proposed Ground Floor:</b>	<b>405.2 sqm</b>	<b>Proposed First Floor:</b>	<b>374.0 sqm</b>
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	066.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
<b>Existing Second Floor:</b>	<b>331.2 sqm</b>	<b>Existing Third Floor:</b>	<b>000.0 sqm</b>
<b>Proposed Second Floor:</b>	<b>374.0 sqm</b>	<b>Proposed Third Floor:</b>	<b>210.0 sqm</b>
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	090.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	086.0 sqm
No. 13 Bedroom x 2	068.0 sqm		
No. 14 Bedroom x 1	050.0 sqm	<b>Existing Basement:</b>	<b>086.2 sqm</b>
No. 15 Bedroom x 2	061.0 sqm	<b>Proposed Basement:</b>	<b>086.2 sqm</b>

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

<b>16x Cycle Spaces</b>	<b>Cycle Store 1 (Shared):</b>	<b>016.8 sqm</b>
<b>12x Cycle Spaces</b>	<b>Cycle Store 2 (Shared):</b>	<b>010.6 sqm</b>
<b>02x Cycle Spaces</b>	<b>Cycle Store Dis. Unit (Private):</b>	<b>005.3 sqm</b>

### PARKING

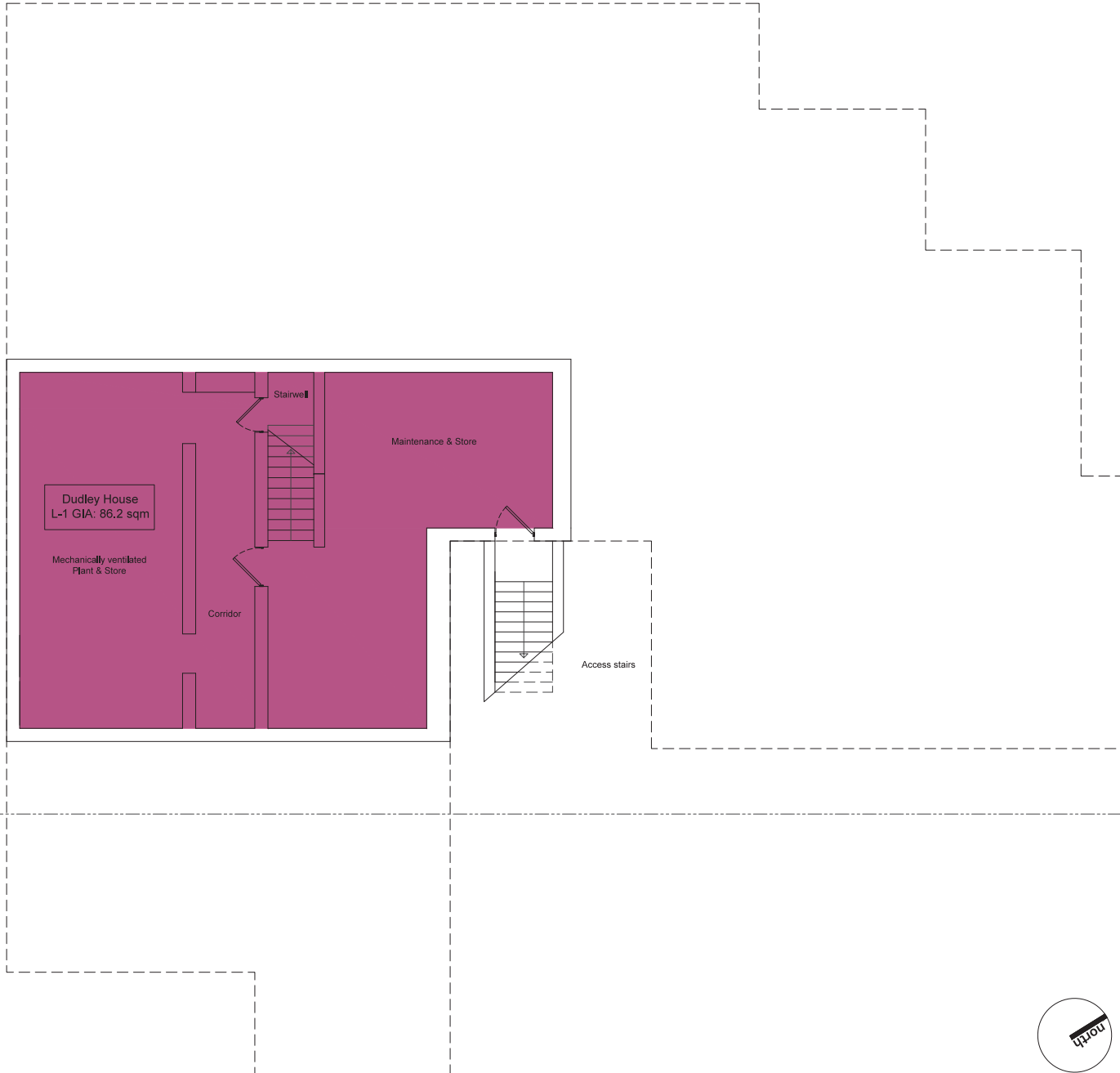
The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

## AREA KEY

	Vegetation/Garden		Internal Circulation
	1 x Bedroom Flat		Refuse & Recycling Store
	2 x Bedroom Flat		Cycle Parking Store
	3 x Bedroom Flat		Back of House



**mulhern iremonger design studios**

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

## project

**1602 | 17x residential units | change of use & extension**

## address

**dudley house | the grove | isleworth | london | tw7 4jf**

## document

**proposed drawings**

## client

**sts group investments**



**basement plan**

1:100 @ A3

**date**

21.06.2016

**scale**

1:100

**drw no.**

1602.3/004

**revision**

na







## AREAS

<b>Existing Ground Floor:</b>	405.2 sqm	<b>Existing First Floor:</b>	331.2 sqm
<b>Proposed Ground Floor:</b>	405.2 sqm	<b>Proposed First Floor:</b>	374.0 sqm
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	066.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
<b>Existing Second Floor:</b>	331.2 sqm	<b>Existing Third Floor:</b>	000.0 sqm
<b>Proposed Second Floor:</b>	374.0 sqm	<b>Proposed Third Floor:</b>	216.0 sqm
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	090.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	086.0 sqm
No. 13 Bedroom x 2	068.0 sqm		
No. 14 Bedroom x 1	050.0 sqm	<b>Existing Basement:</b>	086.2 sqm
No. 15 Bedroom x 2	061.0 sqm	<b>Proposed Basement:</b>	086.2 sqm

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have its own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016.8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010.6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005.3 sqm

### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

## AREA KEY

	Vegetation/Garden		Internal Circulation
	1 x Bedroom Flat		Refuse & Recycling Store
	2 x Bedroom Flat		Cycle Parking Store
	3 x Bedroom Flat		Back of House



**mulhern iremonger design studios**

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

first floor plan

1:100 @ A3

date

21.06.2016

scale

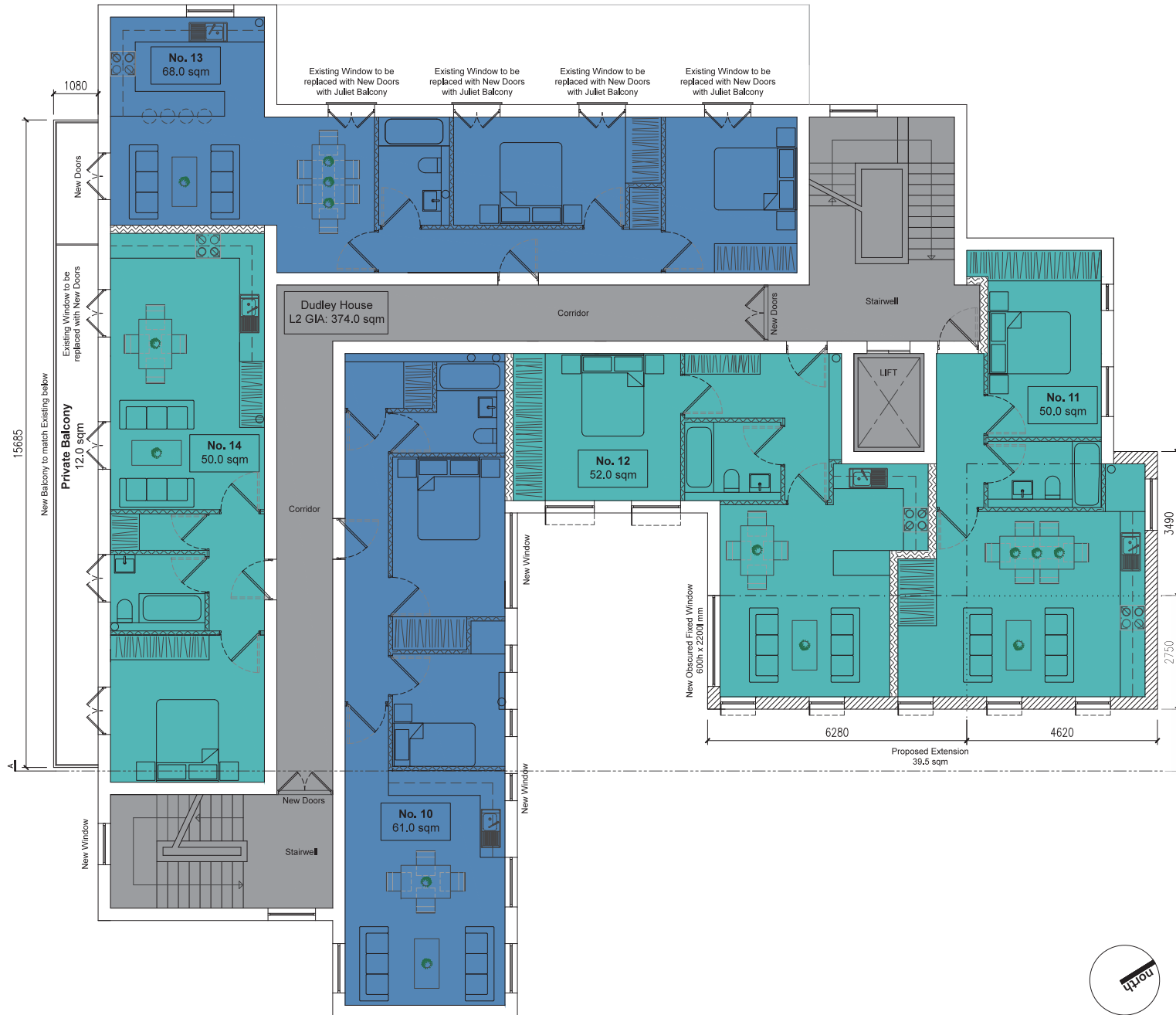
1:100

drw no.

1602.3/006

revision

na



## AREAS

<b>Existing Ground Floor:</b>	405.2 sqm	<b>Existing First Floor:</b>	331.2 sqm
<b>Proposed Ground Floor:</b>	405.2 sqm	<b>Proposed First Floor:</b>	374.0 sqm
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	066.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
<b>Existing Second Floor:</b>	331.2 sqm	<b>Existing Third Floor:</b>	000.0 sqm
<b>Proposed Second Floor:</b>	374.0 sqm	<b>Proposed Third Floor:</b>	216.0 sqm
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	090.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	086.0 sqm
No. 13 Bedroom x 2	068.0 sqm		
No. 14 Bedroom x 1	050.0 sqm	<b>Existing Basement:</b>	086.2 sqm
No. 15 Bedroom x 2	061.0 sqm	<b>Proposed Basement:</b>	086.2 sqm

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016.8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010.6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005.3 sqm

### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

## AREA KEY

	Vegetation/Garden		Internal Circulation
	1 x Bedroom Flat		Refuse & Recycling Store
	2 x Bedroom Flat		Cycle Parking Store
	3 x Bedroom Flat		Back of House



mulhern iremonger design studios

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

second floor plan

1:100 @ A3

date

21.06.2016

scale

1:100

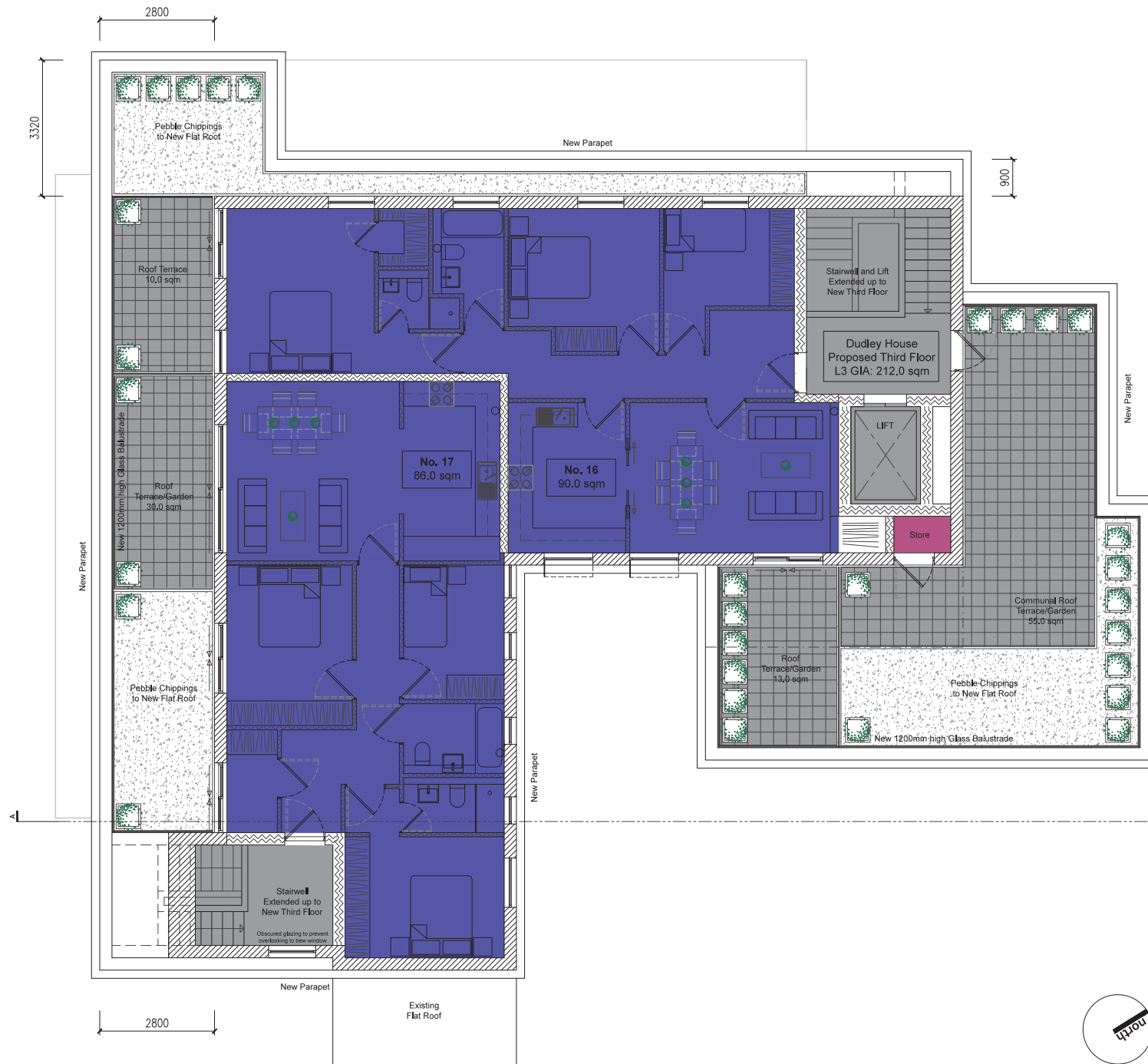
drw no.

1602.3/007

revision

na





## AREAS

Existing Ground Floor:	405.2 sqm	Existing First Floor:	331.2 sqm
Proposed Ground Floor:	405.2 sqm	Proposed First Floor:	374.0 sqm
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	066.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
Existing Second Floor:	331.2 sqm	Existing Third Floor:	000.0 sqm
Proposed Second Floor:	374.0 sqm	Proposed Third Floor:	210.0 sqm
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	090.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	086.0 sqm
No. 13 Bedroom x 2	068.0 sqm	Existing Basement:	086.2 sqm
No. 14 Bedroom x 1	050.0 sqm	Proposed Basement:	086.2 sqm
No. 15 Bedroom x 2	061.0 sqm		

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016.8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010.6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005.3 sqm

### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

## AREA KEY

Vegetation/Garden	Internal Circulation
1 x Bedroom Flat	Refuse & Recycling Store
2 x Bedroom Flat	Cycle Parking Store
3 x Bedroom Flat	Back of House



mulhern iremonger design studios

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

## date

21.06.2016

## scale

1:100

## drw no.

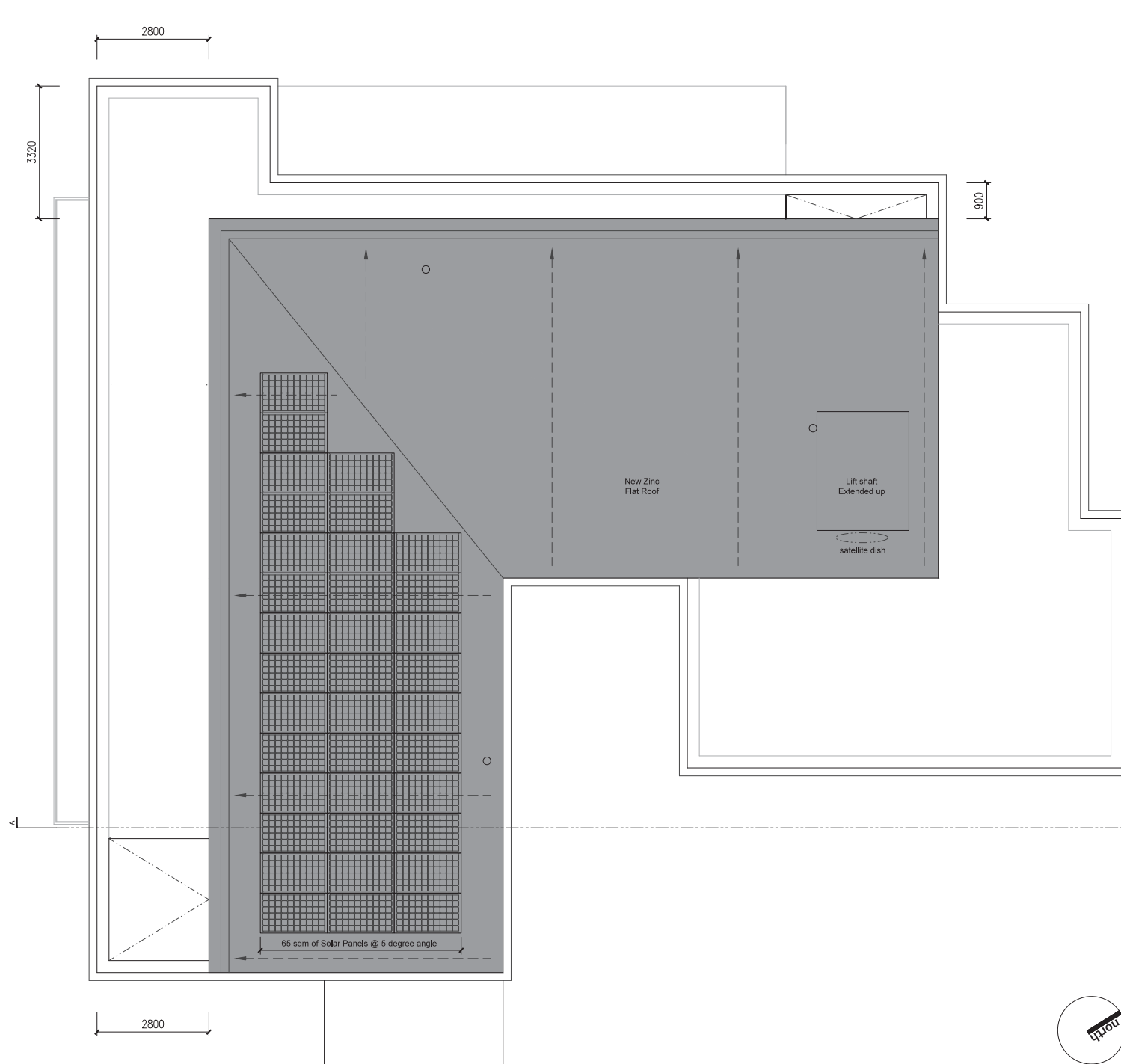
1602.3/008

## revision

na

third floor plan  
1:100 @ A3





## AREAS

<b>Existing Ground Floor:</b>	<b>405.2 sqm</b>	<b>Existing First Floor:</b>	<b>331.2 sqm</b>
<b>Proposed Ground Floor:</b>	<b>405.2 sqm</b>	<b>Proposed First Floor:</b>	<b>374.0 sqm</b>
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	066.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
<b>Existing Second Floor:</b>	<b>331.2 sqm</b>	<b>Existing Third Floor:</b>	<b>000.0 sqm</b>
<b>Proposed Second Floor:</b>	<b>374.0 sqm</b>	<b>Proposed Third Floor:</b>	<b>210.0 sqm</b>
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	090.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	086.0 sqm
No. 13 Bedroom x 2	068.0 sqm		
No. 14 Bedroom x 1	050.0 sqm	<b>Existing Basement:</b>	<b>086.2 sqm</b>
No. 15 Bedroom x 2	061.0 sqm	<b>Proposed Basement:</b>	<b>086.2 sqm</b>

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site, 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016.8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010.6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005.3 sqm

### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

## AREA KEY

	Vegetation/Garden		Internal Circulation
	1 x Bedroom Flat		Refuse & Recycling Store
	2 x Bedroom Flat		Cycle Parking Store
	3 x Bedroom Flat		Back of House



**mulhern iremonger design studios**

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

## project

**1602 | 17x residential units | change of use & extension**

## address

**dudley house | the grove | isleworth | london | tw7 4jf**

## document

**proposed drawings**

## client

**sts group investments**



roof plan  
1:100 @ A3

date  
**21.06.2016**

scale  
**1:100**

drw no.  
**1602.3/009**

revision  
**na**



## AREAS

Existing Ground Floor:	405,2 sqm	Existing First Floor:	331,2 sqm
Proposed Ground Floor:	405,2 sqm	Proposed First Floor:	374,0 sqm
No. 01 Bedroom x 1	051,0 sqm	No. 06 Bedroom x 1	050,0 sqm
No. 02 Bedroom x 1	051,0 sqm	No. 07 Bedroom x 1	052,0 sqm
No. 03 Bedroom x 2	066,0 sqm	No. 08 Bedroom x 2	068,0 sqm
No. 04 Bedroom x 1	038,0 sqm	No. 09 Bedroom x 1	050,0 sqm
No. 05 Bedroom x 2	061,0 sqm	No. 10 Bedroom x 2	061,0 sqm
Existing Second Floor:	331,2 sqm	Existing Third Floor:	000,0 sqm
Proposed Second Floor:	374,0 sqm	Proposed Third Floor:	210,0 sqm
No. 11 Bedroom x 1	050,0 sqm	No. 16 Bedroom x 3	090,0 sqm
No. 12 Bedroom x 1	052,0 sqm	No. 17 Bedroom x 3	086,0 sqm
No. 13 Bedroom x 2	068,0 sqm		
No. 14 Bedroom x 1	050,0 sqm	Existing Basement:	086,2 sqm
No. 15 Bedroom x 2	061,0 sqm	Proposed Basement:	086,2 sqm

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009,7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016,8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010,6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005,3 sqm

### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9

rear | north facing elevation  
1:100 @ A3



mulhern iremonger design studios  
3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

## date

21.06.2016

## scale

1:100

## drw no.

1602.3/010

## revision

na

side | east facing elevation  
1:100 @ A3



side | west facing elevation  
1:100 @ A3



0 1 2 3 4 5

AREAS

Existing Ground Floor:	405,2 sqm	Existing First Floor:	331,2 sqm
Proposed Ground Floor:	405,2 sqm	Proposed First Floor:	374,0 sqm
No. 01 Bedroom x 1	051,0 sqm	No. 06 Bedroom x 1	050,0 sqm
No. 02 Bedroom x 1	051,0 sqm	No. 07 Bedroom x 1	052,0 sqm
No. 03 Bedroom x 2	066,0 sqm	No. 08 Bedroom x 2	068,0 sqm
No. 04 Bedroom x 1	038,0 sqm	No. 09 Bedroom x 1	050,0 sqm
No. 05 Bedroom x 2	061,0 sqm	No. 10 Bedroom x 2	061,0 sqm
Existing Second Floor:	331,2 sqm	Existing Third Floor:	000,0 sqm
Proposed Second Floor:	374,0 sqm	Proposed Third Floor:	210,0 sqm
No. 11 Bedroom x 1	050,0 sqm	No. 16 Bedroom x 3	090,0 sqm
No. 12 Bedroom x 1	052,0 sqm	No. 17 Bedroom x 3	086,0 sqm
No. 13 Bedroom x 2	068,0 sqm		
No. 14 Bedroom x 1	050,0 sqm	Existing Basement:	086,2 sqm
No. 15 Bedroom x 2	061,0 sqm	Proposed Basement:	086,2 sqm

REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009,7 sqm

TRANSPORT

**CYCLING**  
There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016,8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010,6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005,3 sqm

**PARKING**  
The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

**PUBLIC TRANSPORT**  
0,30 mi To Isleworth Station  
0,70 mi To Osterley Station (Underground)  
0,25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9



**mulhern iremonger design studios**

3p grove end house | nw8 9hp | 020 3583 9961 | info@midesignstudios.com

project

1602 | 17x residential units | change of use & extension

address

dudley house | the grove | isleworth | london | tw7 4jf

document

proposed drawings

client

sts group investments

date

21.06.2016

scale

1:100

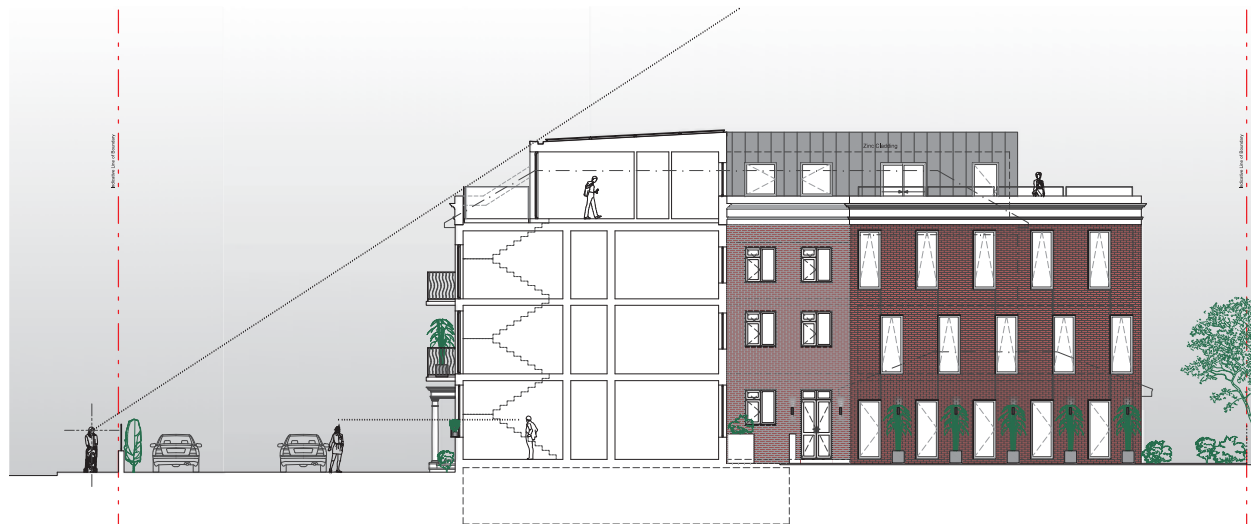
drw no.

1602.3/011

revision

na





section aa  
1:200 @ A3



section aa  
1:100 @ A3

## AREAS

Existing Ground Floor:	405,2 sqm	Existing First Floor:	331,2 sqm
Proposed Ground Floor:	405,2 sqm	Proposed First Floor:	374,0 sqm
No. 01 Bedroom x 1	051,0 sqm	No. 06 Bedroom x 1	050,0 sqm
No. 02 Bedroom x 1	051,0 sqm	No. 07 Bedroom x 1	052,0 sqm
No. 03 Bedroom x 2	066,0 sqm	No. 08 Bedroom x 2	068,0 sqm
No. 04 Bedroom x 1	038,0 sqm	No. 09 Bedroom x 1	050,0 sqm
No. 05 Bedroom x 2	061,0 sqm	No. 10 Bedroom x 2	061,0 sqm
Existing Second Floor:	331,2 sqm	Existing Third Floor:	000,0 sqm
Proposed Second Floor:	374,0 sqm	Proposed Third Floor:	210,0 sqm
No. 11 Bedroom x 1	050,0 sqm	No. 16 Bedroom x 3	090,0 sqm
No. 12 Bedroom x 1	052,0 sqm	No. 17 Bedroom x 3	086,0 sqm
No. 13 Bedroom x 2	068,0 sqm		
No. 14 Bedroom x 1	050,0 sqm	Existing Basement:	086,2 sqm
No. 15 Bedroom x 2	061,0 sqm	Proposed Basement:	086,2 sqm

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009,7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

16x Cycle Spaces	Cycle Store 1 (Shared):	016,8 sqm
12x Cycle Spaces	Cycle Store 2 (Shared):	010,6 sqm
02x Cycle Spaces	Cycle Store Dis. Unit (Private):	005,3 sqm

### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
0.70 mi To Osterley Station (Underground)  
0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9



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## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

## date

21.06.2016

## scale

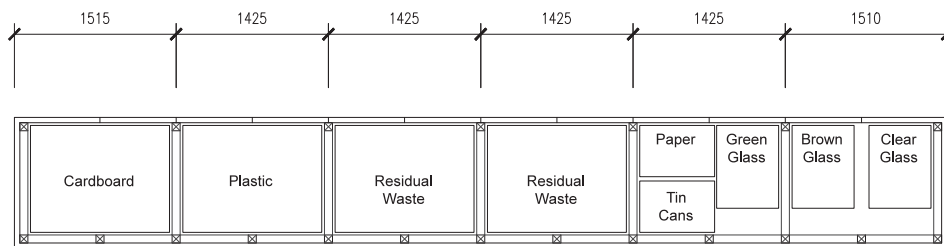
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## drw no.

1602.3/012

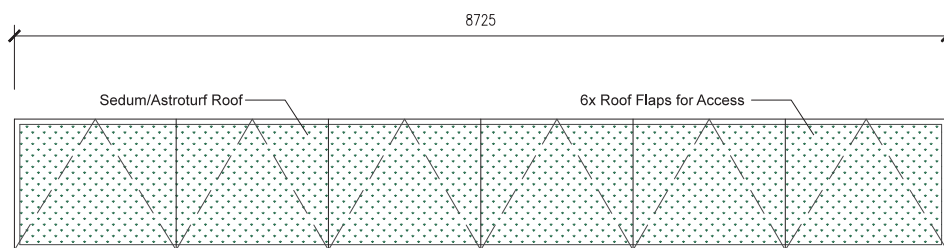
## revision

na



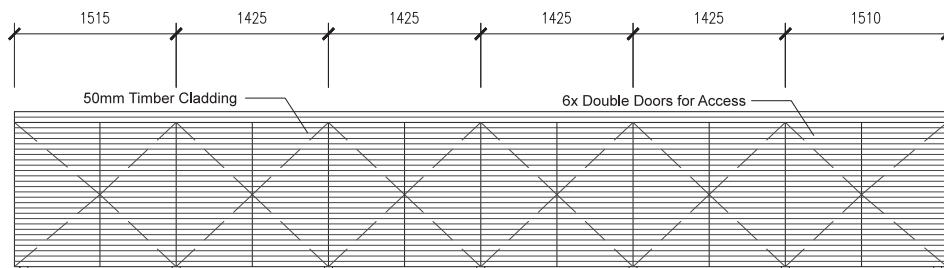
plan | refuse + recycling store | 9.7 sqm

1:50 @ A3



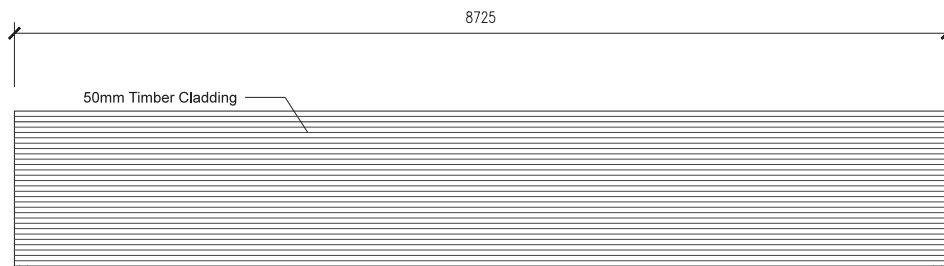
roof plan | refuse + recycling store

1:50 @ A3



front elevation | refuse + recycling store

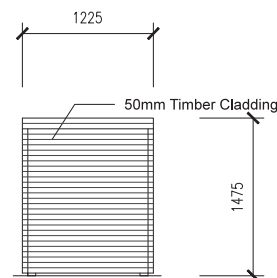
1:50 @ A3



rear elevation | refuse + recycling store

1:50 @ A3

p. 031



side elevations | refuse + recycling store

1:50 @ A3



## AREAS

Existing Ground Floor:	405.2 sqm	Existing First Floor:	331.2 sqm
Proposed Ground Floor:	405.2 sqm	Proposed First Floor:	374.0 sqm
No. 01 Bedroom x 1	051.0 sqm	No. 06 Bedroom x 1	050.0 sqm
No. 02 Bedroom x 1	051.0 sqm	No. 07 Bedroom x 1	052.0 sqm
No. 03 Bedroom x 2	066.0 sqm	No. 08 Bedroom x 2	068.0 sqm
No. 04 Bedroom x 1	038.0 sqm	No. 09 Bedroom x 1	050.0 sqm
No. 05 Bedroom x 2	061.0 sqm	No. 10 Bedroom x 2	061.0 sqm
Existing Second Floor:	331.2 sqm	Existing Third Floor:	060.0 sqm
Proposed Second Floor:	374.0 sqm	Proposed Third Floor:	210.0 sqm
No. 11 Bedroom x 1	050.0 sqm	No. 16 Bedroom x 3	090.0 sqm
No. 12 Bedroom x 1	052.0 sqm	No. 17 Bedroom x 3	086.0 sqm
No. 13 Bedroom x 2	068.0 sqm		
No. 14 Bedroom x 1	050.0 sqm	Existing Basement:	086.2 sqm
No. 15 Bedroom x 2	061.0 sqm	Proposed Basement:	086.2 sqm

## REFUSE & RECYCLING

Proposed flats to use shared Refuse & Recycling Store located in front forecourt.

Refuse & Recycling Store: 009.7 sqm

## TRANSPORT

### CYCLING

There is a total of 30 x secure cycle parking spaces provided on site. 16x of the proposed flats to use secure and covered Shared Cycle Parking Stores 1 or 2. Future residents will be allocated keys for access. Flat 3 (Dis. Unit) will have it's own Private Cycle Parking Store.

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### PARKING

The proposed development includes 9 x off street car parking spaces. This includes 1 x disabled spaces.

### PUBLIC TRANSPORT

0.30 mi To Isleworth Station  
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0.25 mi To West Thames College Bus Stop L  
Routes 110 117 235 237 635 H37 N9



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## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

## date

21.06.2016

## scale

1:50

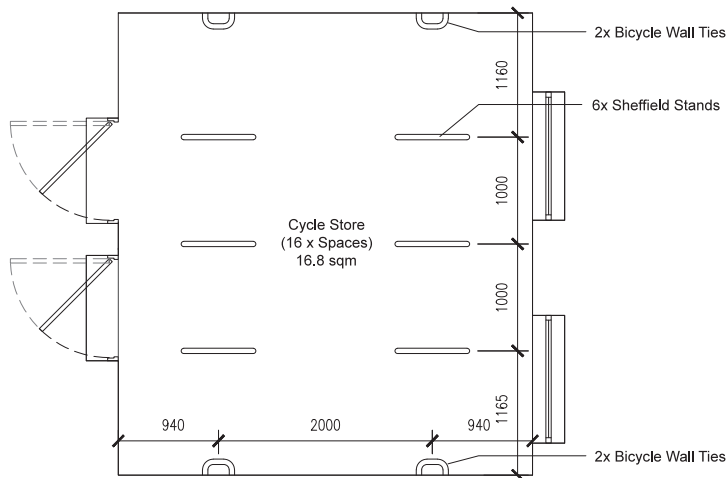
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1602.3/013

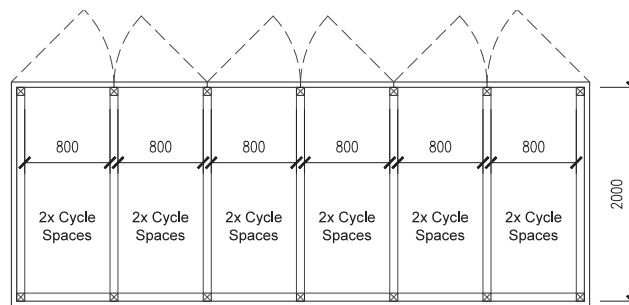
## revision

na

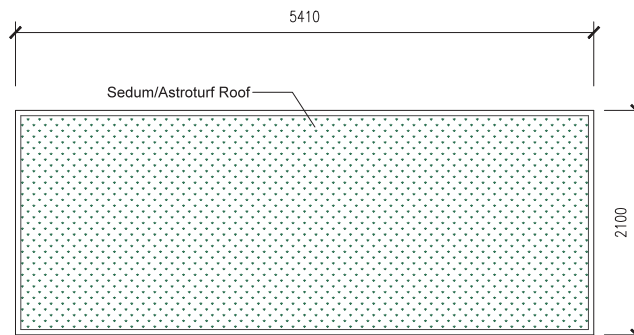




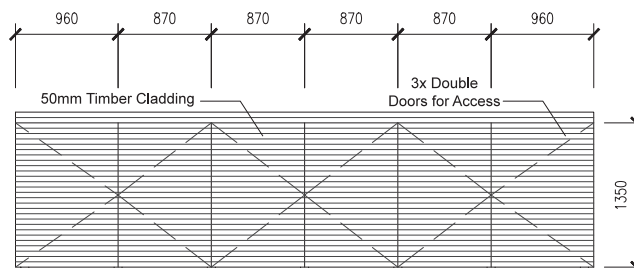
plan | cycle store 1 | 16.8 sqm | 16x cycle spaces  
4 wall ties + 6 sheffield stands (2x spaces per stand)  
1:50 @ A3



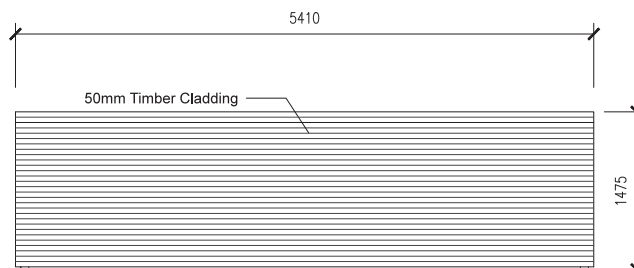
plan | cycle store 2 | 10.6 sqm  
12x cycle spaces | 6x bays (2x spaces per bay)  
1:50 @ A3



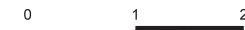
roof plan | cycle store 2  
1:50 @ A3



front elevation | cycle store 2  
1:50 @ A3



rear elevation | cycle store 2  
1:50 @ A3



## AREAS

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### PARKING

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	Routes 110 117 235 237 635 H37 N9



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## project

1602 | 17x residential units | change of use & extension

## address

dudley house | the grove | isleworth | london | tw7 4jf

## document

proposed drawings

## client

sts group investments

## date

21.06.2016

## scale

1:50

## drw no.

1602.3/014

## revision

na

design evolution

The drawings and comments presented within the design evolution, highlight the design process from inception to the present. This is portrayed in four parts, as listed below. Each part tells the story of how the proposal has evolved, from the original proposal, to the current proposal.

part i — drw no. 1602.1/001-003 original issue date 28.01.2016

Original proposal.

part ii — drw no. 1602.1/004-006 original issue date 21.02.2016

Layout reconfiguration to flats; 04, 05, 09, 10, 14 & 15, so to enable flats; 04, 09, 10, 14 & 15 to become dual aspect.

This layout isolates flats; 04, 09, 14 & 17 from the rest of the development, creating two separate entrances & circulation cores. The isolated flats cannot be accessed via the lift, & future residents would need to exit the building fully to access the refuse & recycling store. Also, this option would compromise the existing internal vertical structure, which may in turn result in the development becoming unfeasible. Along with possible fire escape issues for the upper levels.

This proposal was shelved, as we felt the negatives outweighed the positives.

part iii — drw no. 1602.1/007-009 original issue date 02.05.2016

Proposed roof extension material changed from brick to zinc. Proposed roof extension set backs increased, from street side. Car parking reconfigured. Outlook of flat 04 improved. Cycle store relocated to basement. Communal amenity space enlarged. Refuse & recycling store relocated. Windows added to flats; 02, 10 & 15, so to create dual aspect flats. Solar panels added to roof.

The above amendments are a direct response of the pre-application advise received on 17.02.2016, ref: 00523/C/PRE1.

We feel these amendments address concerns raised during the pre-application process, and have improved the overall proposal.

part iv — drw no. 1602.1/010-012 original issue date 10.05.2016

Internal reconfiguration to flats; 10 & 15, to improve outlook from living/dining/kitchen area.

The above amendments are a direct response to the pre-application meeting held on 09.05.2016.



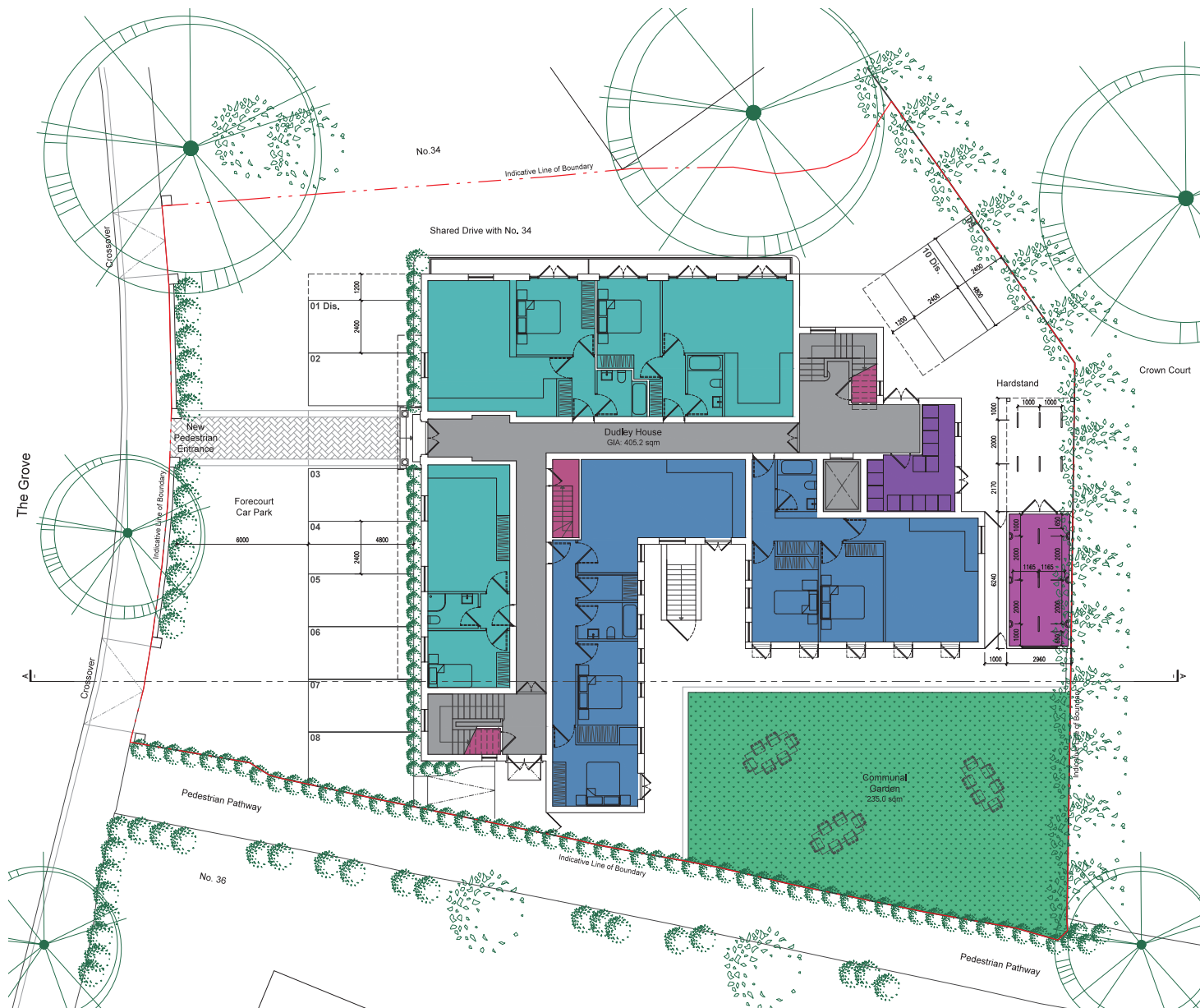
project  
1602 | 17x residential units  
change of use & extension

address  
dudley house | the grove  
isleworth | london | tw7 4jf

document  
design evolution

client	revision
sts group investments	na

date	scale	drw no
21.06.2016	na	1602.1/000



site plan  
1:200 @ A3

0 1 2 3 4 5 10m

design evolution  
part i

original issue date  
28.01.2016

amendments

No amendments, as this is the original design proposal.

conclusion

na

**mids**  
**mulhern iremonger**  
**design studios**

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project

1602 | 17x residential units  
change of use & extension

address

dudley house | the grove  
isleworth | london | tw7 4jf

document

design evolution | part i (28.01.2016)

client

sts group investments

revision

na

date

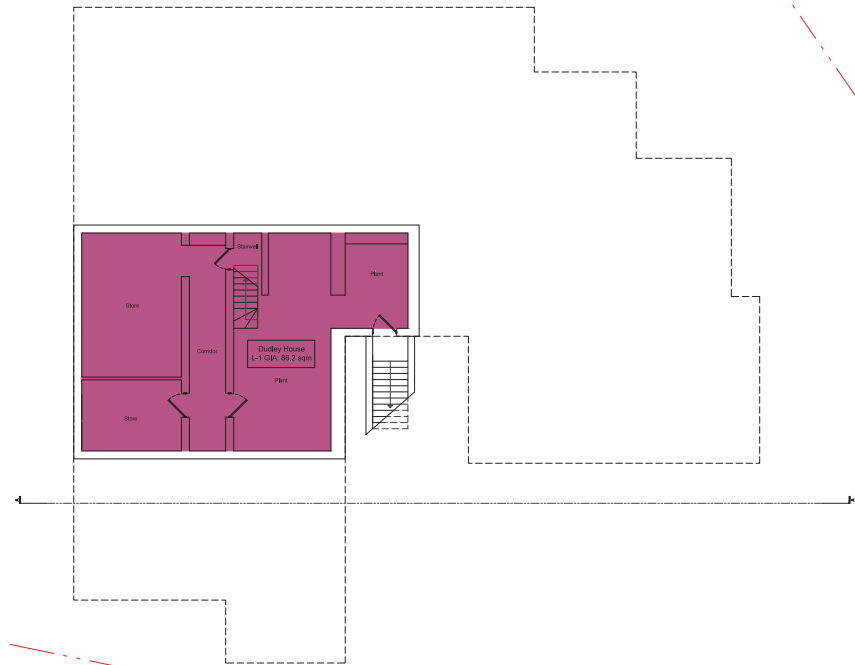
21.06.2016

scale

1:200

drw no

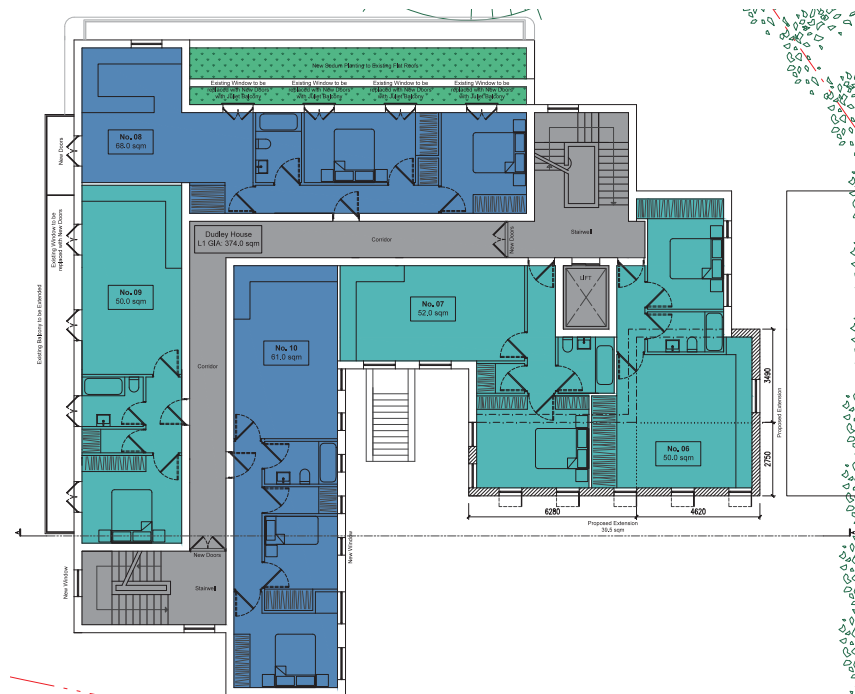
1602.1/001



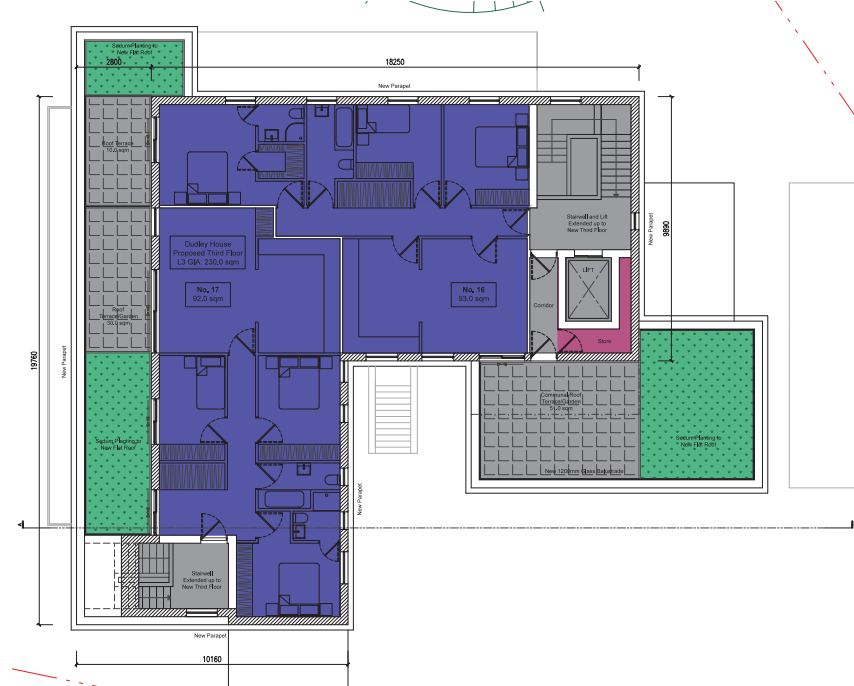
basement plan | 1:200 @ A3



ground floor plan | 1:200 @ A3



first + second floor plans | 1:200 @ A3



third floor plan | 1:200 @ A3

**mids**  
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project  
1602 | 17x residential units  
change of use & extension

address  
dudley house | the grove  
isleworth | london | tw7 4jf

document  
design evolution | part i (28.01.2016)

client  
sts group investments

revision  
na

date  
21.06.2016

scale  
1:200

drw no  
1602.1/002



front | south elevation | 1:200 @ A3



rear | north elevation | 1:200 @ A3



side | east elevation | 1:200 @ A3



side | west elevation | 1:200 @ A3



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**project**  
1602 | 17x residential units  
change of use & extension

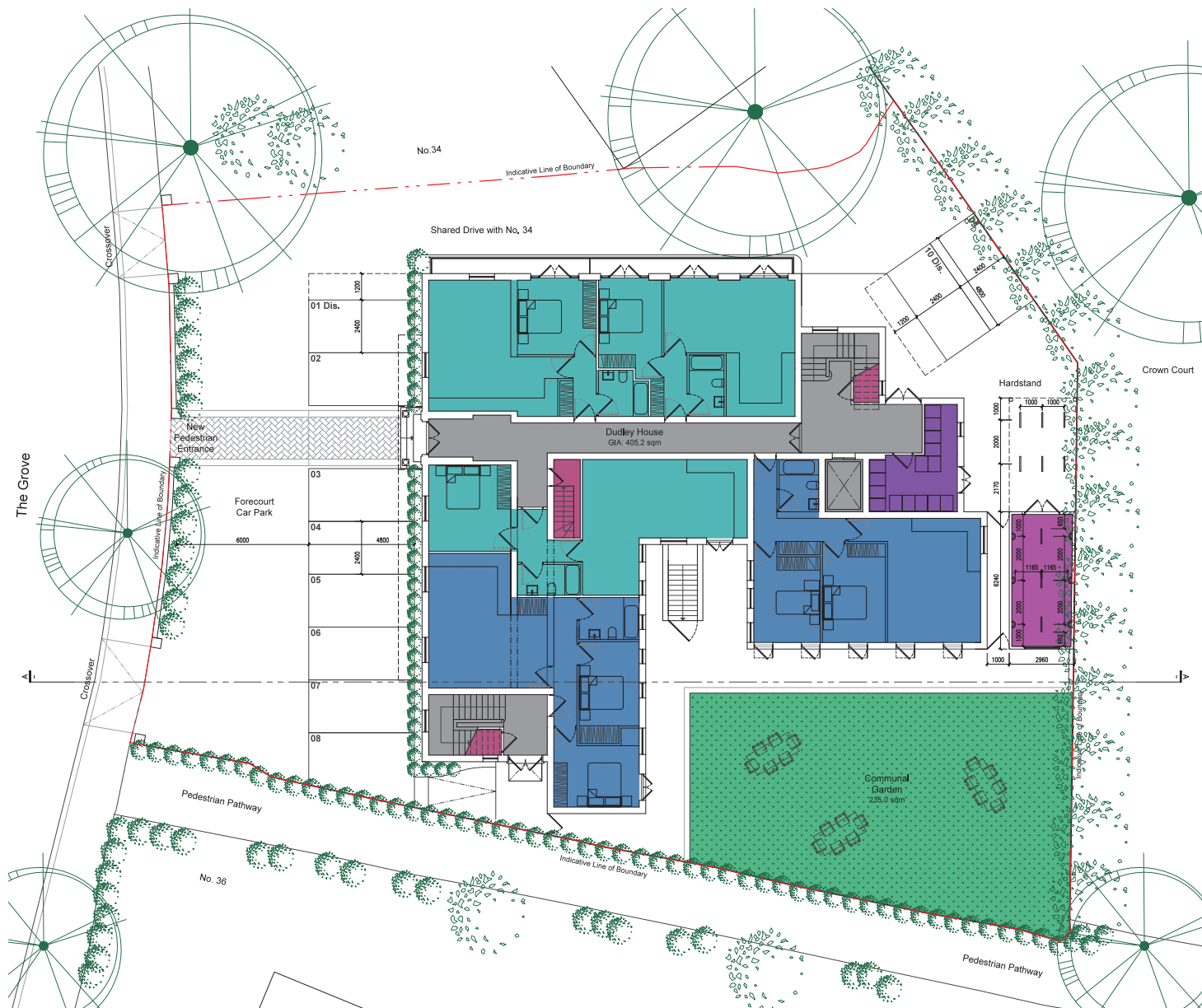
**address**  
dudley house | the grove  
isleworth | london | tw7 4jf

**document**  
design evolution | part i (28.01.2016)

**client** sts group investments **revision** na

**date** 21.06.2016 **scale** 1:200 **drw no** 1602.1/003





site plan  
1:200 @ A3

0 1 2 3 4 5 10m

design evolution  
part ii

original issue date  
21.02.2016

#### amendments

Layout reconfiguration to flats; 04, 05, 09, 10, 14 & 15, so to enable flats; 04, 09, 10, 14 & 15 to become dual aspect.

#### conclusion

This layout isolates flats; 04, 09, 14 & 17 from the rest of the development, creating two separate entrances & circulation cores. The isolated flats cannot be accessed via the lift, & future residents would need to exit the building fully to access the refuse & recycling store. Also, this option would compromise the existing internal vertical structure, which may in turn result in the development becoming unfeasible. Along with possible fire escape issues for the upper levels.

This proposal was shelved, as we felt the negatives outweighed the positives.

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#### project

1602 | 17x residential units  
change of use & extension

#### address

dudley house | the grove  
isleworth | london | tw7 4jf

#### document

design evolution | part ii (21.02.2016)

#### client

sts group investments

#### revision

na

#### date

21.06.2016

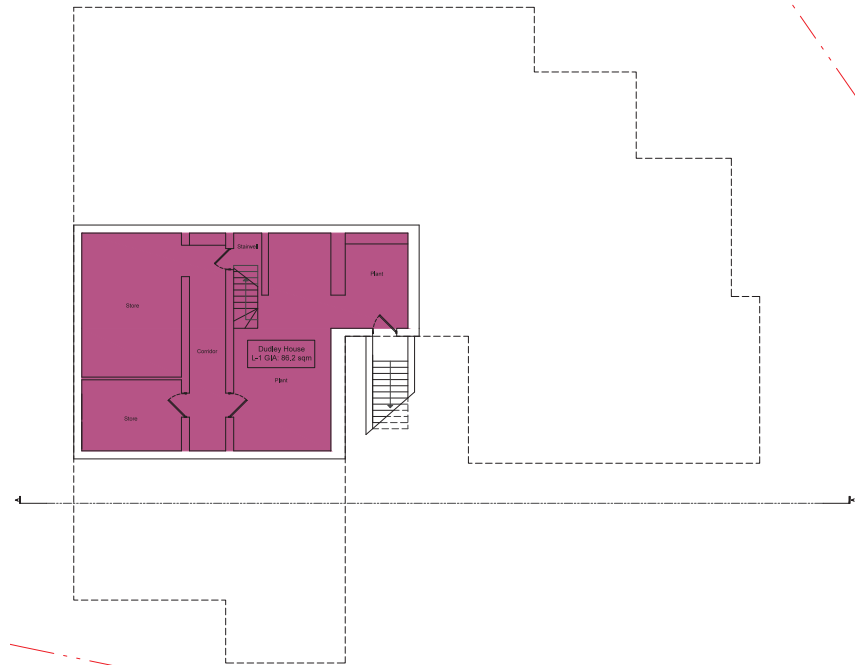
#### scale

1:200

#### drw no

1602.1/004

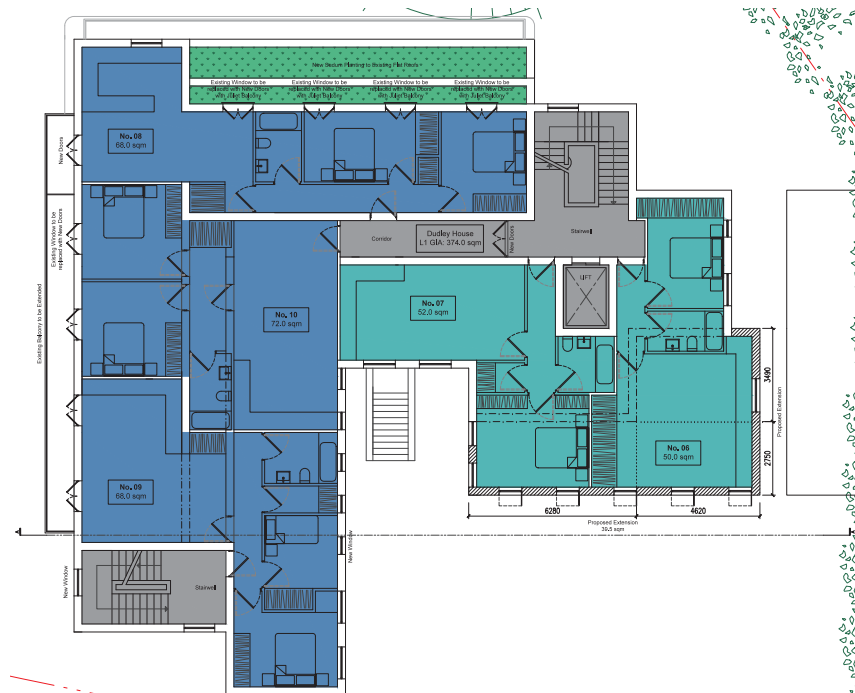




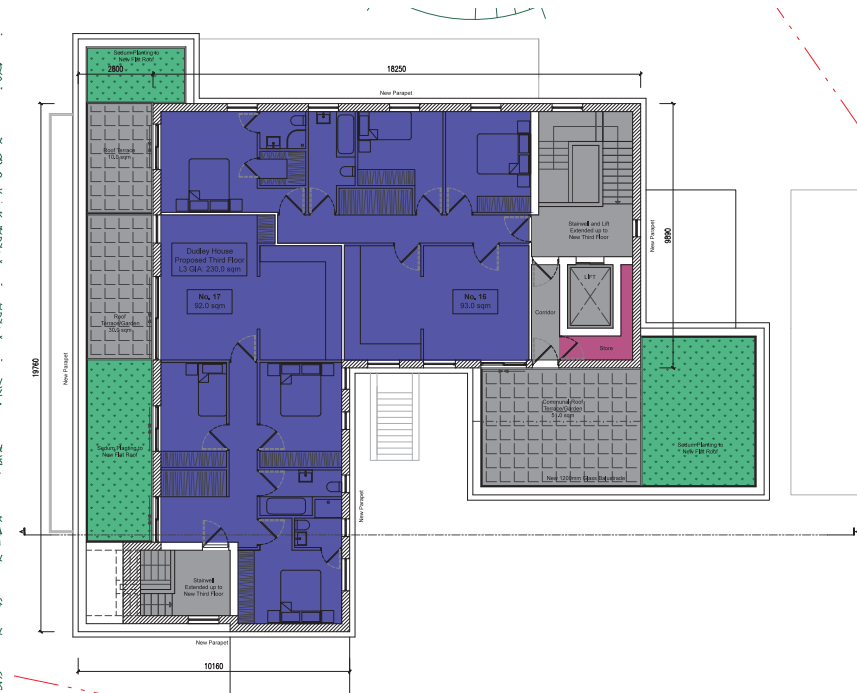
basement plan | 1:200 @ A3



ground floor plan | 1:200 @ A3



first + second floor plans | 1:200 @ A3



third floor plan | 1:200 @ A3

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project  
1602 | 17x residential units  
change of use & extension

address  
dudley house | the grove  
isleworth | london | tw7 4jf

document  
design evolution | part ii (21.02.2016)

client  
sts group investments

revision  
na

date  
21.06.2016

scale  
1:200

drw no  
1602.1/005



front | south elevation | 1:200 @ A3



rear | north elevation | 1:200 @ A3



side | east elevation | 1:200 @ A3



side | west elevation | 1:200 @ A3



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**project**  
1602 | 17x residential units  
change of use & extension

**address**  
dudley house | the grove  
isleworth | london | tw7 4jf

**document**  
design evolution | part ii (21.02.2016)

**client** sts group investments **revision** na

**date** 21.06.2016 **scale** 1:200 **drw no** 1602.1/006



site plan  
1:200 @ A3

0 1 2 3 4 5 10m

design evolution  
part iii

original issue date  
02.05.2016

#### amendments

Proposed roof extension material changed from brick to zinc. Proposed roof extension set backs increased, from street side. Car parking reconfigured. Outlook of flat 04 improved. Cycle store relocated to basement. Communal amenity space enlarged. Refuse & recycling store relocated. Windows added to flats; 02, 10 & 15, so to create dual aspect flats. Solar panels added to roof.

#### conclusion

The above amendments are a direct response of the pre-application advise received on 17.02.2016, ref: 00523/C/PRE1.

We feel these amendments address concerns raised during the pre-application process, & have improved the overall proposal.



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#### project

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**change of use & extension**

#### address

**dudley house | the grove**  
**isleworth | london | tw7 4jf**

#### document

**design evolution | part iii (02.05.2016)**

#### client

**sts group investments**

#### revision

**na**

#### date

**21.06.2016**

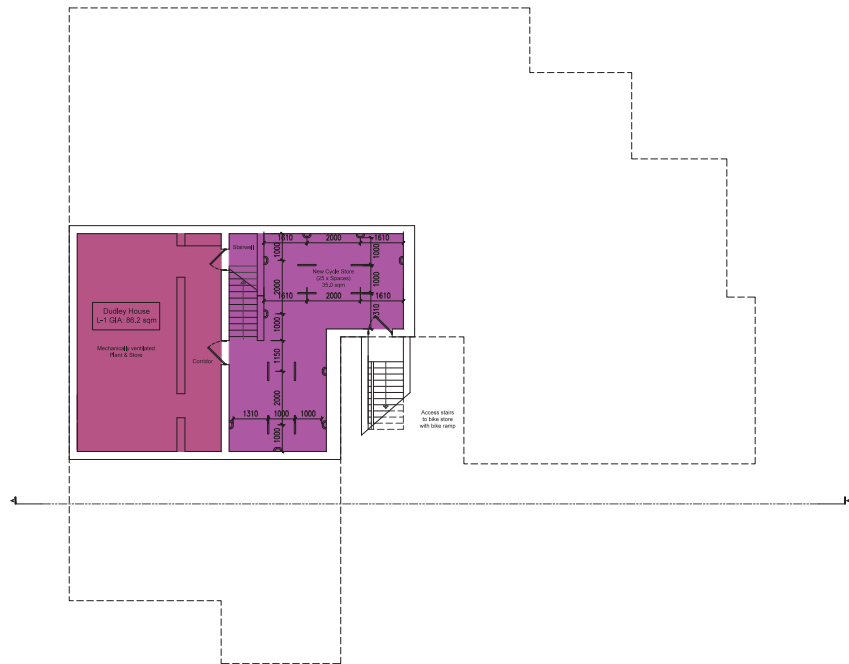
#### scale

**1:200**

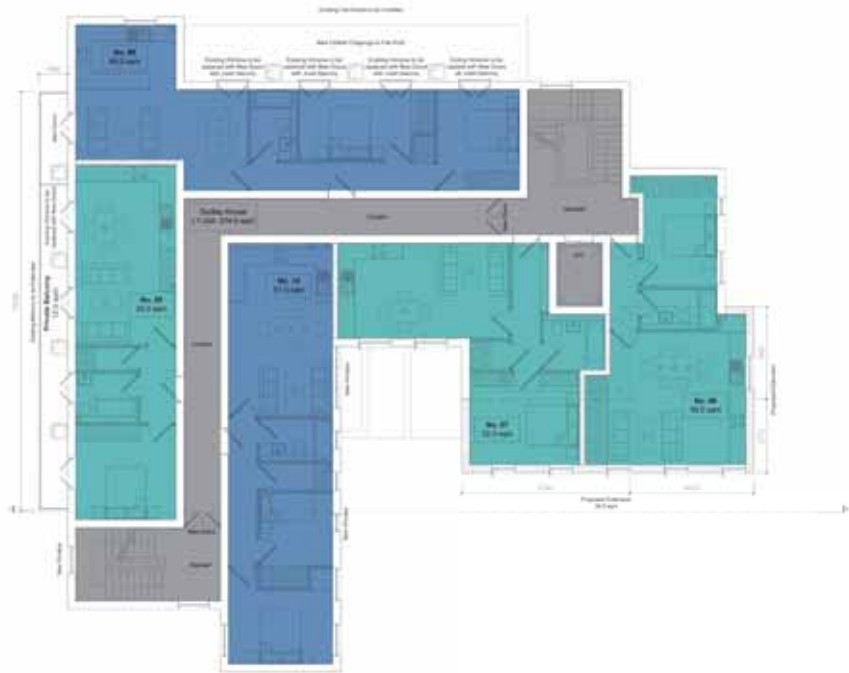
#### drw no

**1602.1/007**

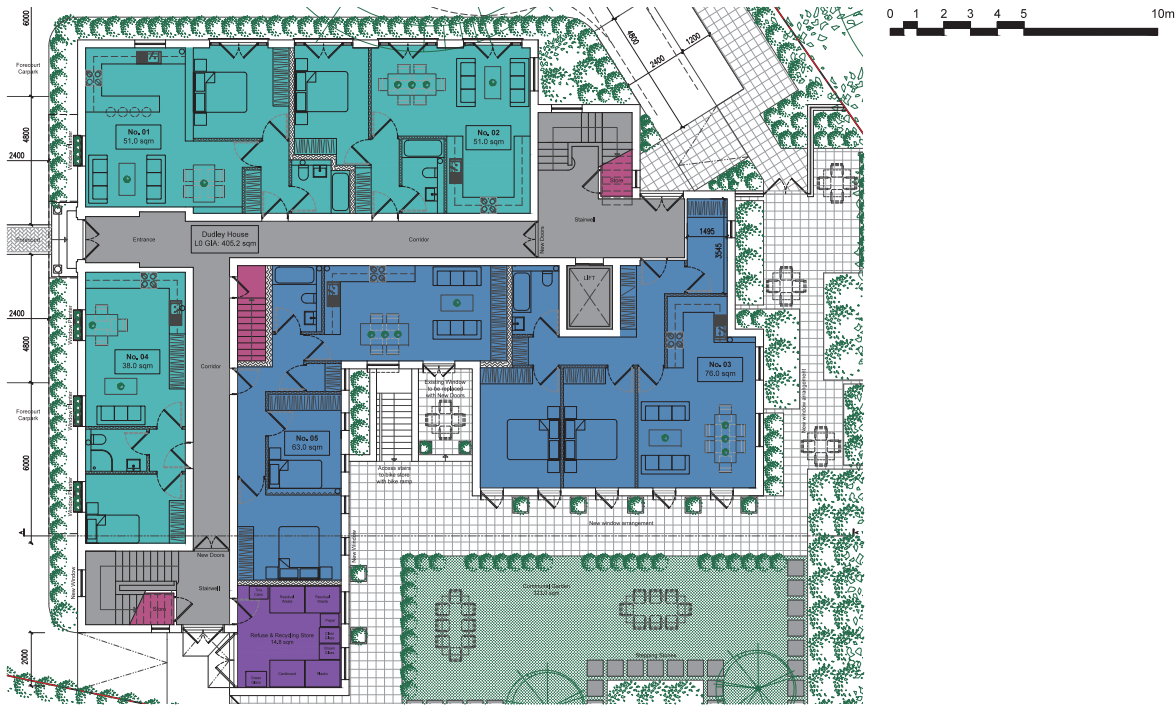




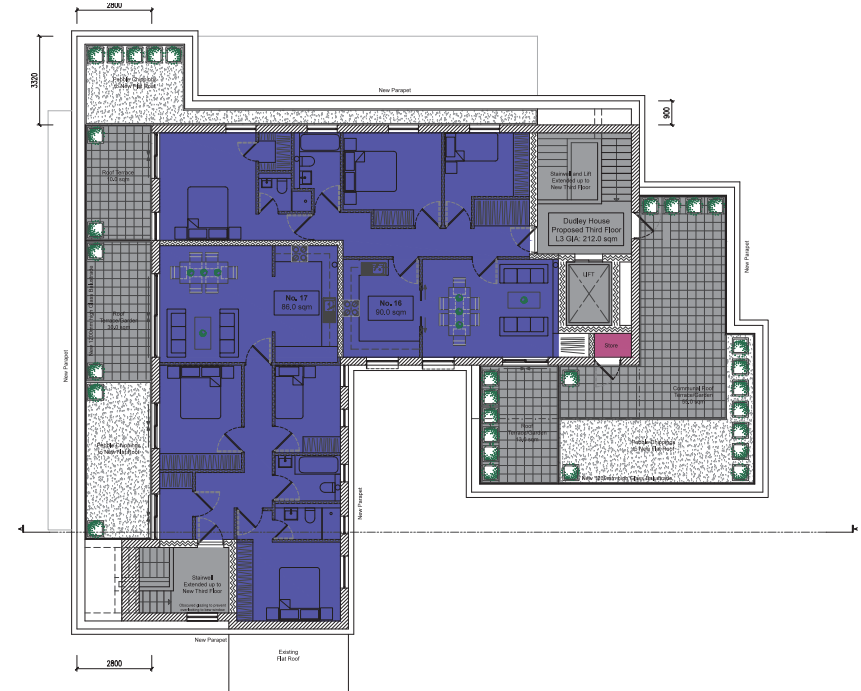
basement plan | 1:200 @ A3



first + second floor plans | 1:200 @ A3



ground floor plan | 1:200 @ A3



third floor plan | 1:200 @ A3



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**project**  
1602 | 17x residential units  
change of use & extension  
  
**address**  
dudley house | the grove  
isleworth | london | tw7 4jf  
  
**document**  
design evolution | part iii (02.05.2016)

**client**  
sts group investments  
  
**revision**  
na  
  
**date**  
21.06.2016  
  
**scale**  
1:200  
  
**drw no**  
1602.1/008



front | south elevation | 1:200 @ A3



rear | north elevation | 1:200 @ A3



side | east elevation | 1:200 @ A3



side | west elevation | 1:200 @ A3



**mids**  
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**address**  
dudley house | the grove  
isleworth | london | tw7 4jf

**document**  
design evolution | part iii (02.05.2016)

**client** sts group investments **revision** na

**date** 21.06.2016 **scale** 1:200 **drw no** 1602.1/009





site plan  
1:200 @ A3

0 1 2 3 4 5 10m

design evolution  
part iv

original issue date  
10.05.2016

#### amendments

Internal reconfiguration to flats; 10 & 15, to improve outlook from living/dining/kitchen area.

#### conclusion

The above amendments are a direct response to the pre-application meeting held on 09.05.2016.



**mulhern iremonger**  
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na

#### date

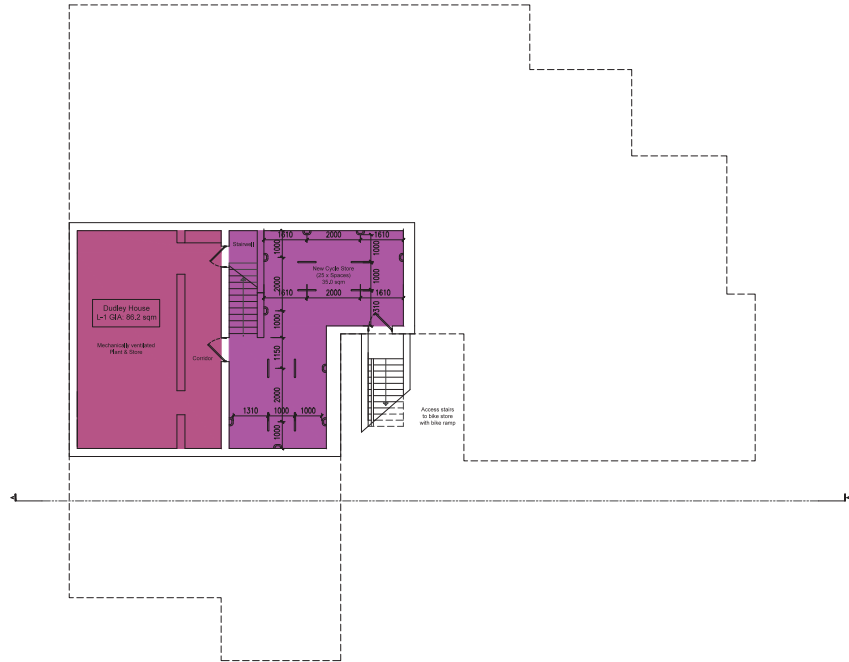
21.06.2016

#### scale

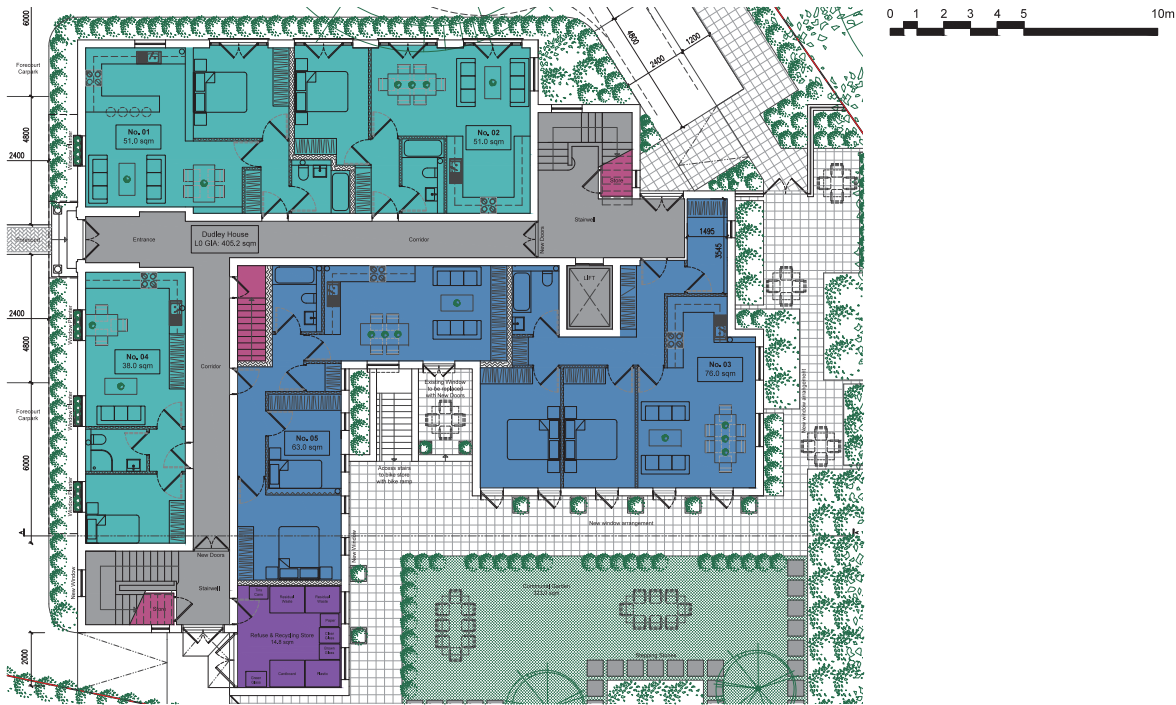
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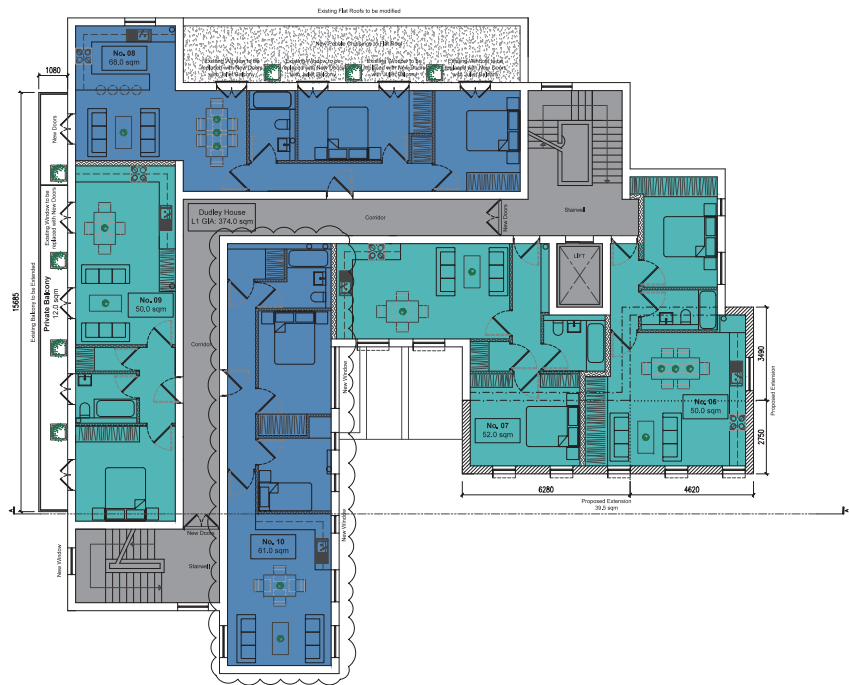
1602.1/010



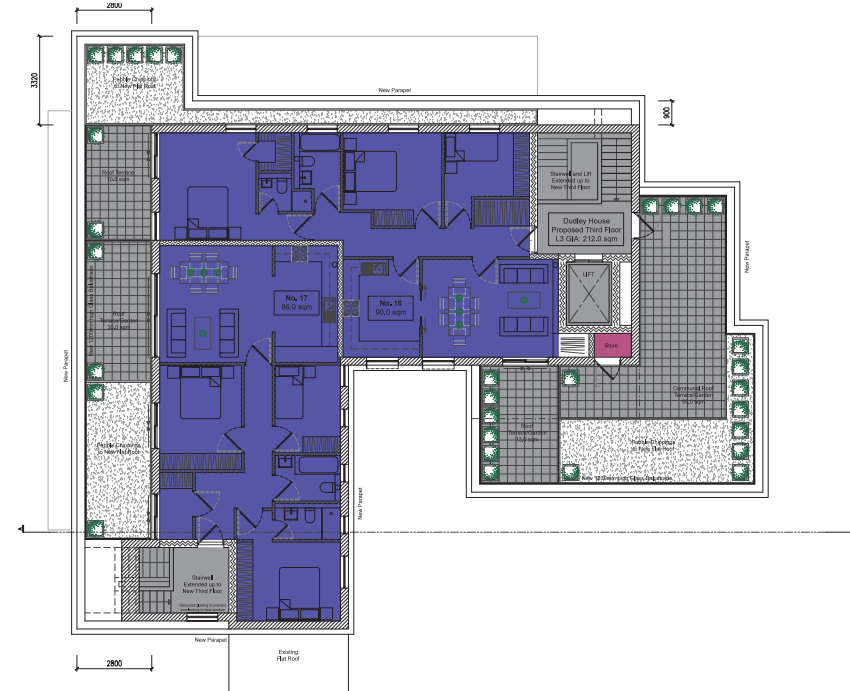
basement plan | 1:200 @ A3



ground floor plan | 1:200 @ A3



first + second floor plans | 1:200 @ A3



third floor plan | 1:200 @ A3

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project  
1602 | 17x residential units  
change of use & extension

address  
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document  
design evolution | part iv (10.05.2016)

client  
sts group investments

revision  
na

date  
21.06.2016

scale  
1:200

drw no  
1602.1/011



front | south elevation | 1:200 @ A3



rear | north elevation | 1:200 @ A3



side | east elevation | 1:200 @ A3



side | west elevation | 1:200 @ A3



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