

STATUS: PLANNING SUBMISSION	
PROJECT: BROMFELDE CORNER	
CLIENT: BASIS POINT PROPERTIES LTD 25 Bromfelde Road SW4 6PP	
DESIGN: BASIS POINT DESIGN Contact: Dana Tonkin M +44 755 7780841 dana@basispoint.design 12 Park Street Windsor SL4 1LU	
TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: LOCATION PLAN	
Dwg No: P01	
DATE	- 10.03.2022
SCALE	- 1:500
CAD BY	- I-SCOPE
REVISION	E



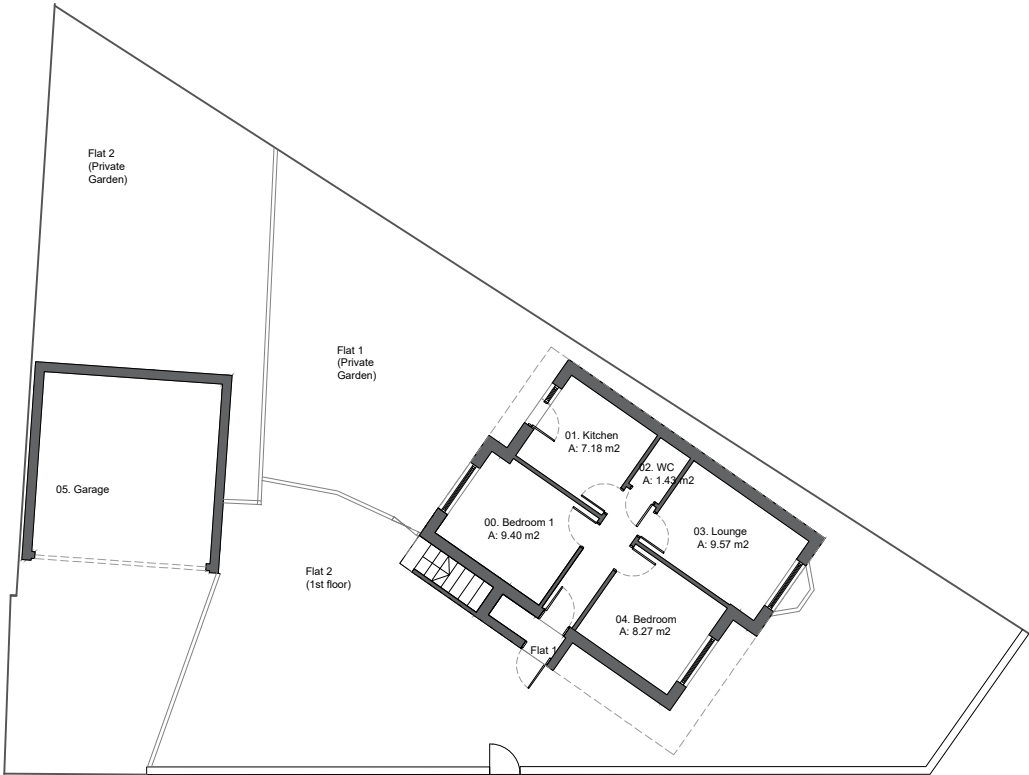


Existing house and garage - Corner Bromfelde and Union Road

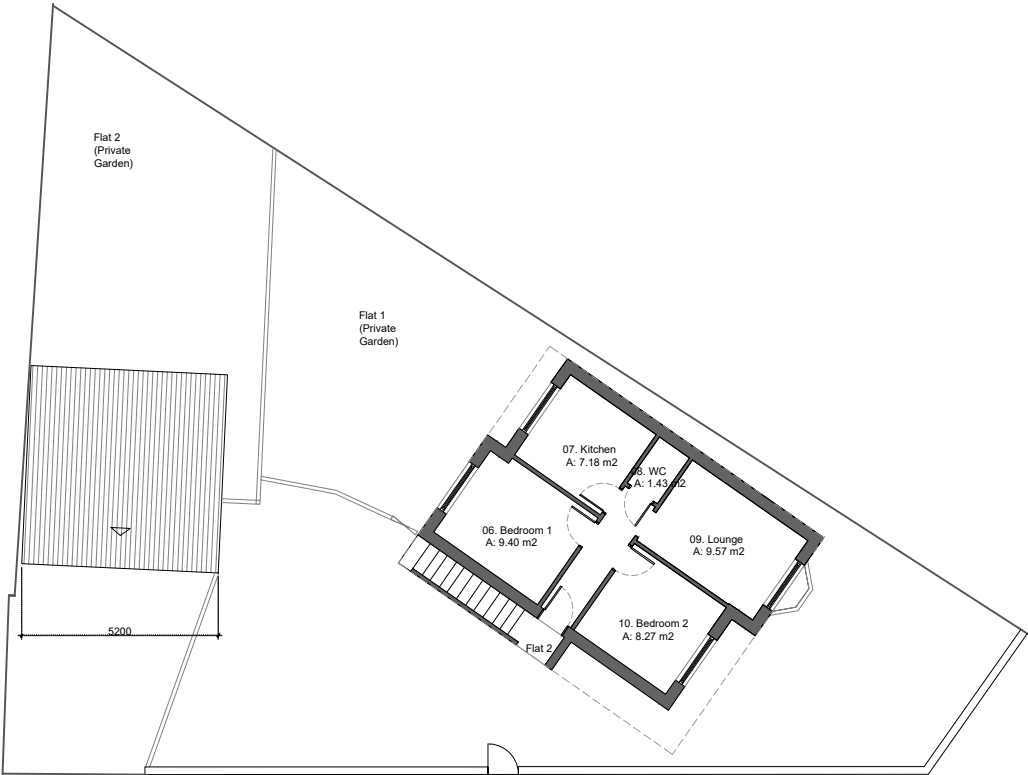


Existing house and garage - Looking from back garden

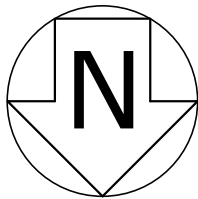
EXISTING SITE PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



0 1 2 3 4 5 6m

SCALE

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dana@basispoint.design
12 Park Street Windsor SL4 1LU

TOWN PLANNER:
PENDLETON ASSOCIATES
J.Patel
jp@pendleton-assoc.com

TITLE:
EXISTING HOUSE AND GARAGE
PLANS

Dwg No: P02

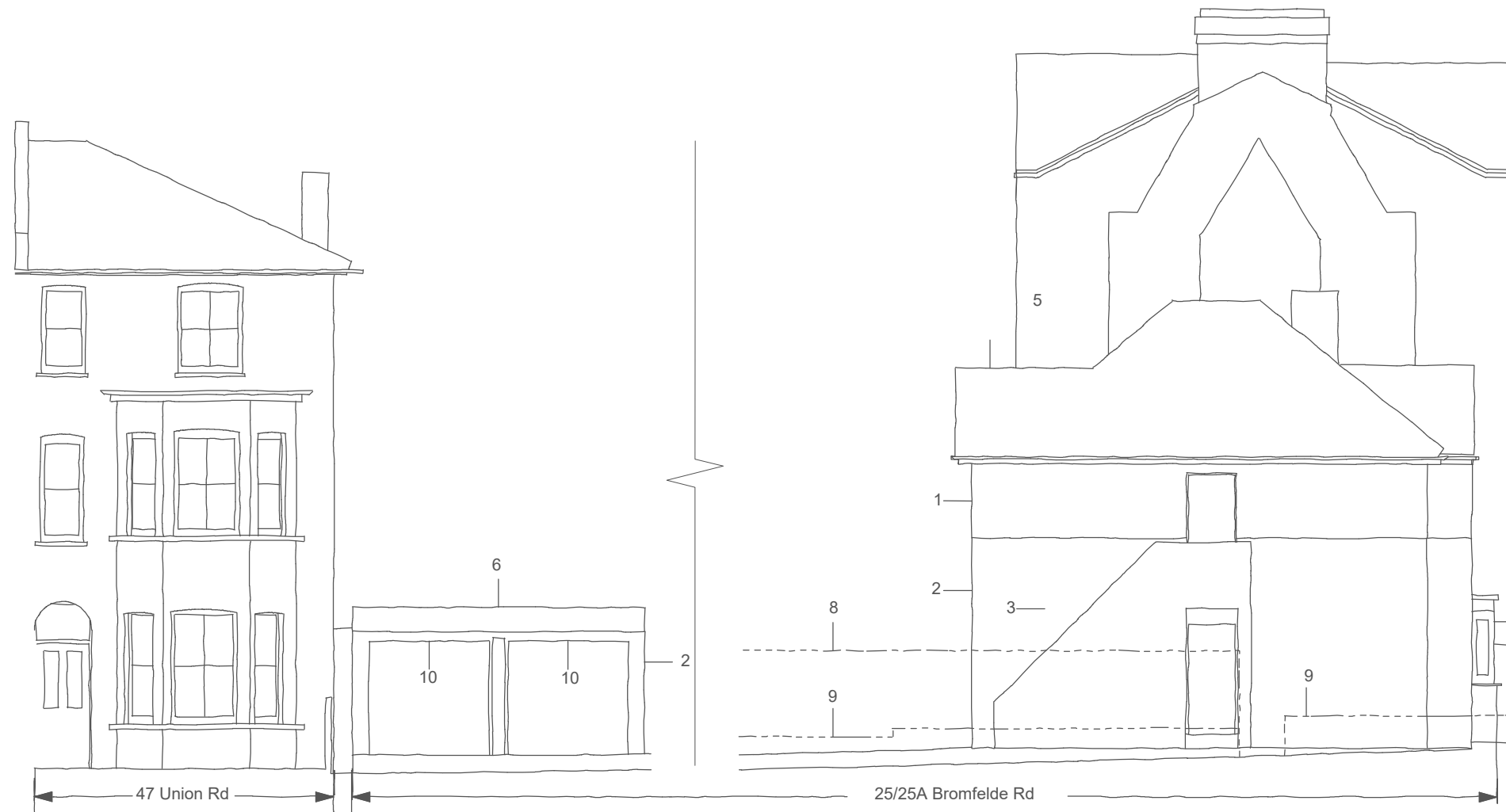
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PO/NT

DATE - 10.03.2022

SCALE - 1:200

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Existing Union Road
Elevation



Existing Bromfelfe Road Elevation



Existing Rear Elevation (looking towards Bromfelfe Rd)

0 1 2 3 4 5 6m

SCALE

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dana@basispoint.design
12 Park Street Windsor SL4 1LU

TOWN PLANNER:
PENDLETON ASSOCIATES
J.Patel
jp@pendleton-assoc.com

TITLE:
EXISTING HOUSE AND GARAGE
ELEVATIONS

Dwg No: P03

BAS/S
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DATE - 10.03.2022

SCALE - 1:100

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View of Bromfelde Corner (looking towards Bromfelde Road)



Existing back garden



View of existing garage



View of Union Road (looking towards Bromfelde Corner)



Existing back garden



View of existing garage



View of 25- 37 Bromfelde Road

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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: SITE PHOTOS	
Dwg No: P04	REVISION E



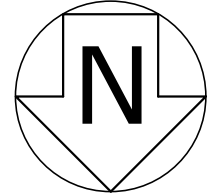
SITE DATA	CURRENT	PROPOSED
Site area	302 m2	302 m2
Zoning	Dwelling	Dwelling
No. of dwelling units	2	6
GFA (Ground Floor Area)	79 m2	172 m2
Building height (stories)	2	3
Communal garden	NA	69 m2
Private gardens	NA	20 m2
Cycle enclosure	0	30 m2
Refuse area	NA	4 m2
Parking	2 cars	13 Cycles
Pavement area	unchanged	unchanged

INTERNAL AREA OF BUILDING	m2
Ground Floor	158,2
First floor	139,6
Second floor	116,6
Third floor	44,2
Total internal building area	458,6

*Note: incl. stairwell

Proposed lockable cycle storage	
LONG STAY	
Storage box style	12
Storage box Adapted	1
SUB TOTAL	13
SHORT STAY	
Sheffield stand style	2
TOTAL	15

CAPACITY OF WASTE:
Flats 1,3,4,5,6 : 90L storage for waste and 55L storage for recycling
Flat 2 : 140L storage for waste and 110L storage for recycling
Total of 600L for waste and 385L for recycling



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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: PROPOSED SITE PLAN	
Dwg No: P05	
REVISION	E



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English Laurel Hedging
(Prunus Laurocerasus)



Form shrub –
Evergreen type A -
BOXWOOD
(Buxus spp. and hybrids)



Form shrub –
Evergreen type B -
ARBORVITAE
(Thuja spp.)



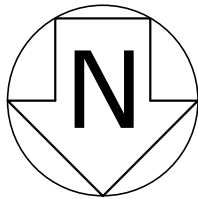
Form shrub –
Seasonal color type C -
AZALEA & RHODODENDRON
(Rhododendron spp.)



Ground cover –
Type A evergreen -
Blue Rug
(Wiltonii Juniper)



Ground cover –
Type B seasonal color –
Carpet forming mauve Thyme
(Elfin thyme)



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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: PROPOSED LANDSCAPING PLAN	
Dwg No: P06	REVISION E
DATE - 10.03.2022	
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LOCKABLE CYCLE STORAGE BOXES

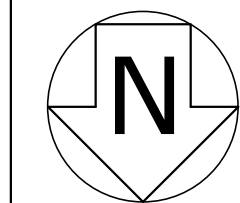
WINDOWS

- Obscure glass to all bathroom windows

REFUSE

- A minimum of 60 litres internal storage for refuse and recyclables will be provided within each flat.

GR FL	AREA m2	GARDEN	STORAGE
1 (2BR 3PPL)	63,8	6	2,1
2 (2BR 4PPL)	81,8	11	4,9



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PENDLETON ASSOCIATES
J.Patel
jp@pendleton-assoc.com

TITLE:
PROPOSED GROUND FLOOR
PLAN

Dwg No: P07

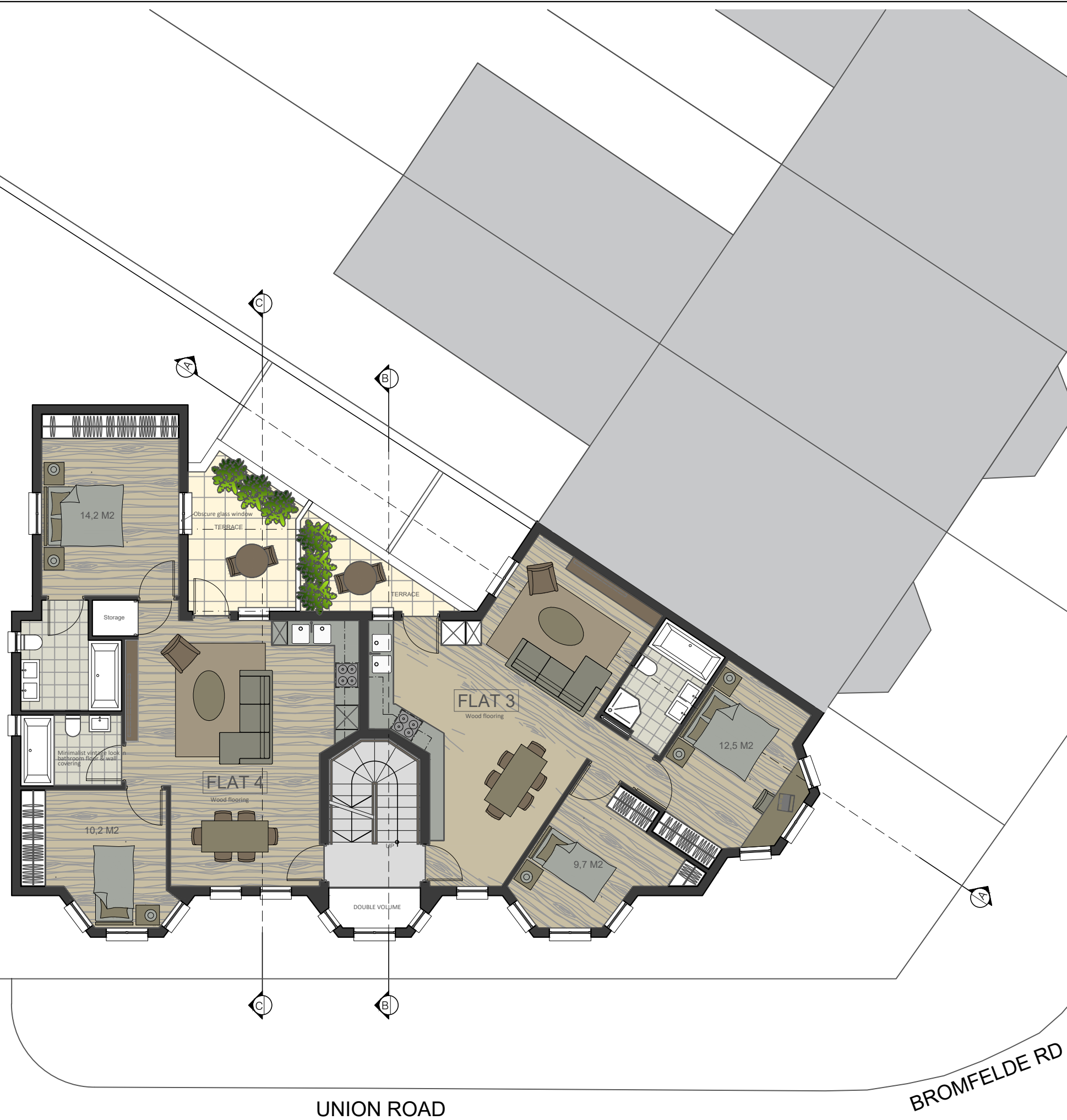
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DATE - 10.03.2022

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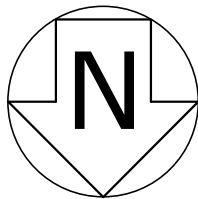
WINDOWS

- Obscure glass to all bathroom windows

REFUSE

- A minimum of 60 litres internal storage for refuse and recyclables will be provided within each flat.

FIRST FL	AREA m2	BALCONY	STORAGE
3 (2BR 3PPL)	62,6	4,9	2,1
4 (2BR 3PPL)	67,3	9	4,1



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jp@pendleton-assoc.com

TITLE:
PROPOSED 1ST FLOOR PLAN

Dwg No: P08

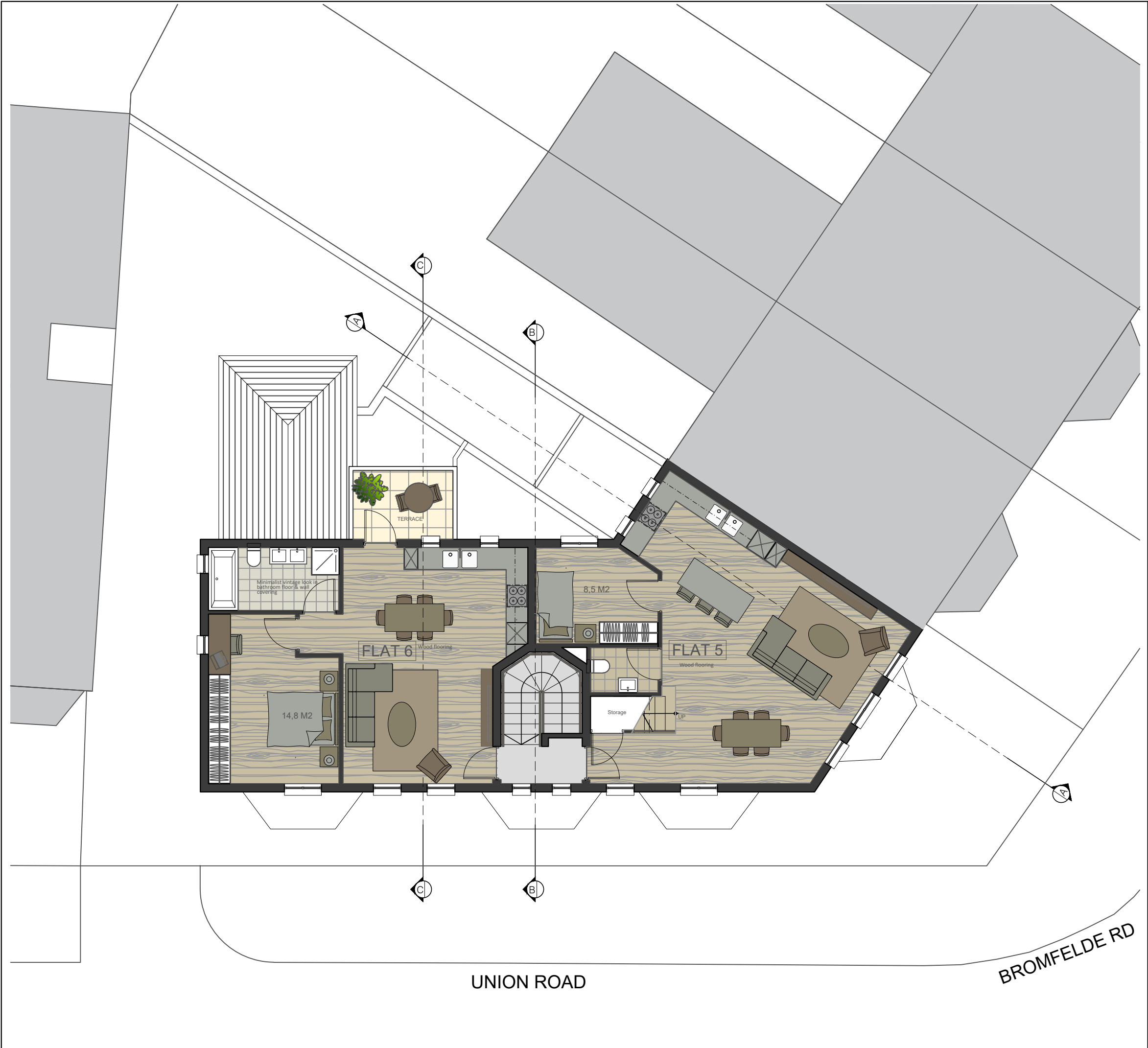
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DATE - 10.03.2022

SCALE - 1:100

CAD BY - I-SCOPE

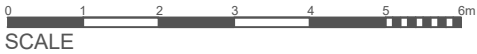
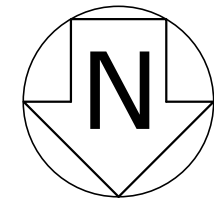
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- WINDOWS
- Obscure glass to all bathroom windows

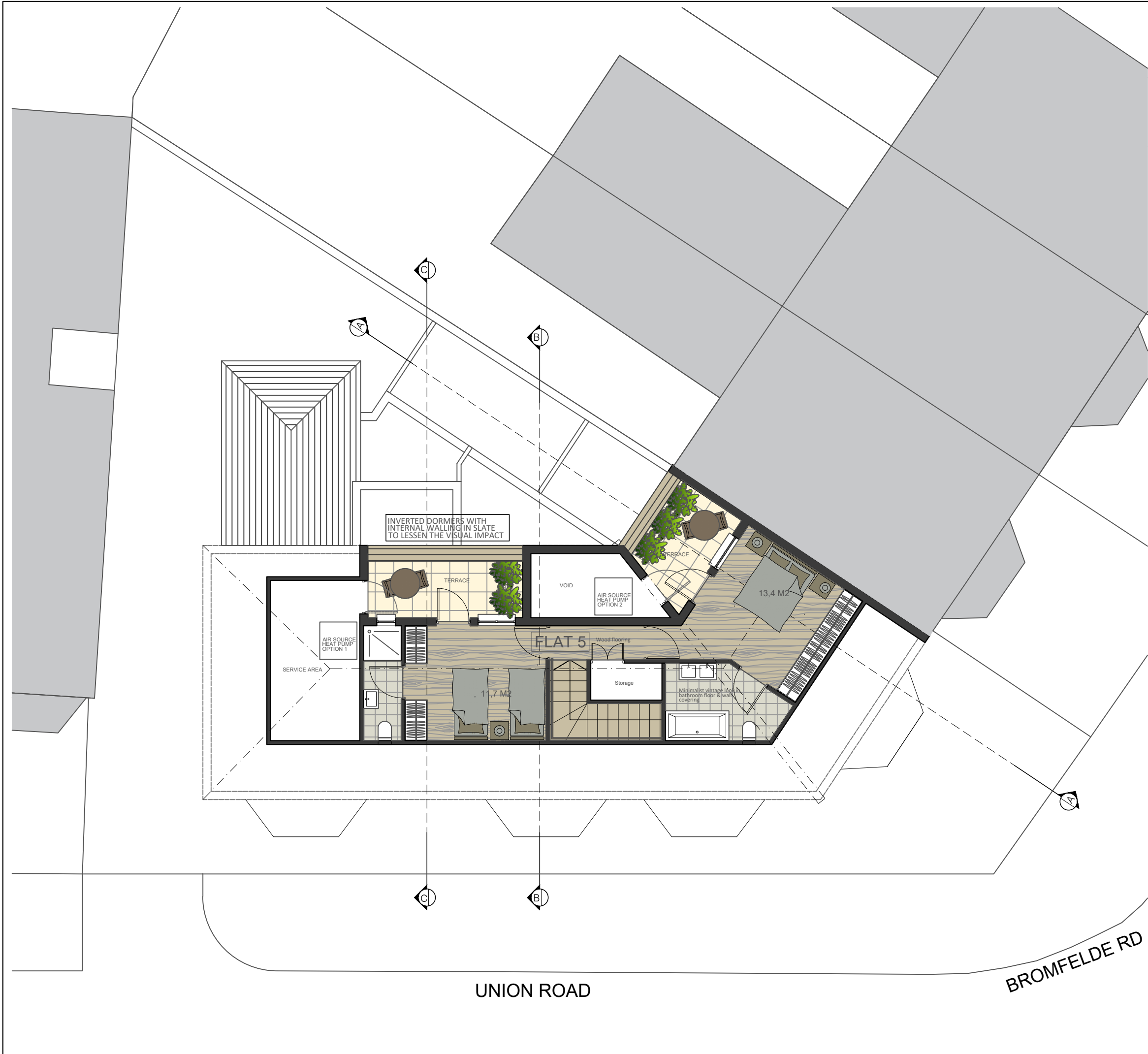
- REFUSE
- A minimum of 60 litres internal storage for refuse and recyclables will be provided within each flat.

SECOND FL	AREA m2	BALCONY	STORAGE
5 (3BR 5PPL)	99,1	9	7,9
6 (1BR 2PPL)	51,9	5	1,6



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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: PROPOSED 2ND FLOOR PLAN	
Dwg No: P09	
DATE	- 10.03.2022
SCALE	- 1:100
CAD BY	- I-SCOPE
REVISION	E





WINDOWS

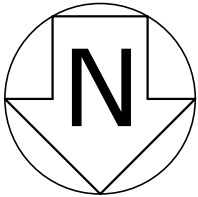
- Obscure glass to all bathroom windows

REFUSE

- A minimum of 60 litres internal storage for refuse and recyclables will be provided within each flat.

3RD FL -ATTIC	AREA m2	BALCONY	STORAGE
5 (3BR 5PPL)	99,1	9	6,9

NOTE
The total floor area maintaining 2.5m ceiling height is 36m2 (75% of 48m2)



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PENDLETON ASSOCIATES
J.Patel
jp@pendleton-assoc.com

TITLE:
PROPOSED 3RD FLOOR PLAN

Dwg No: P10

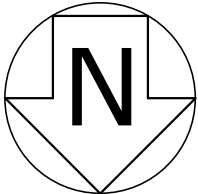
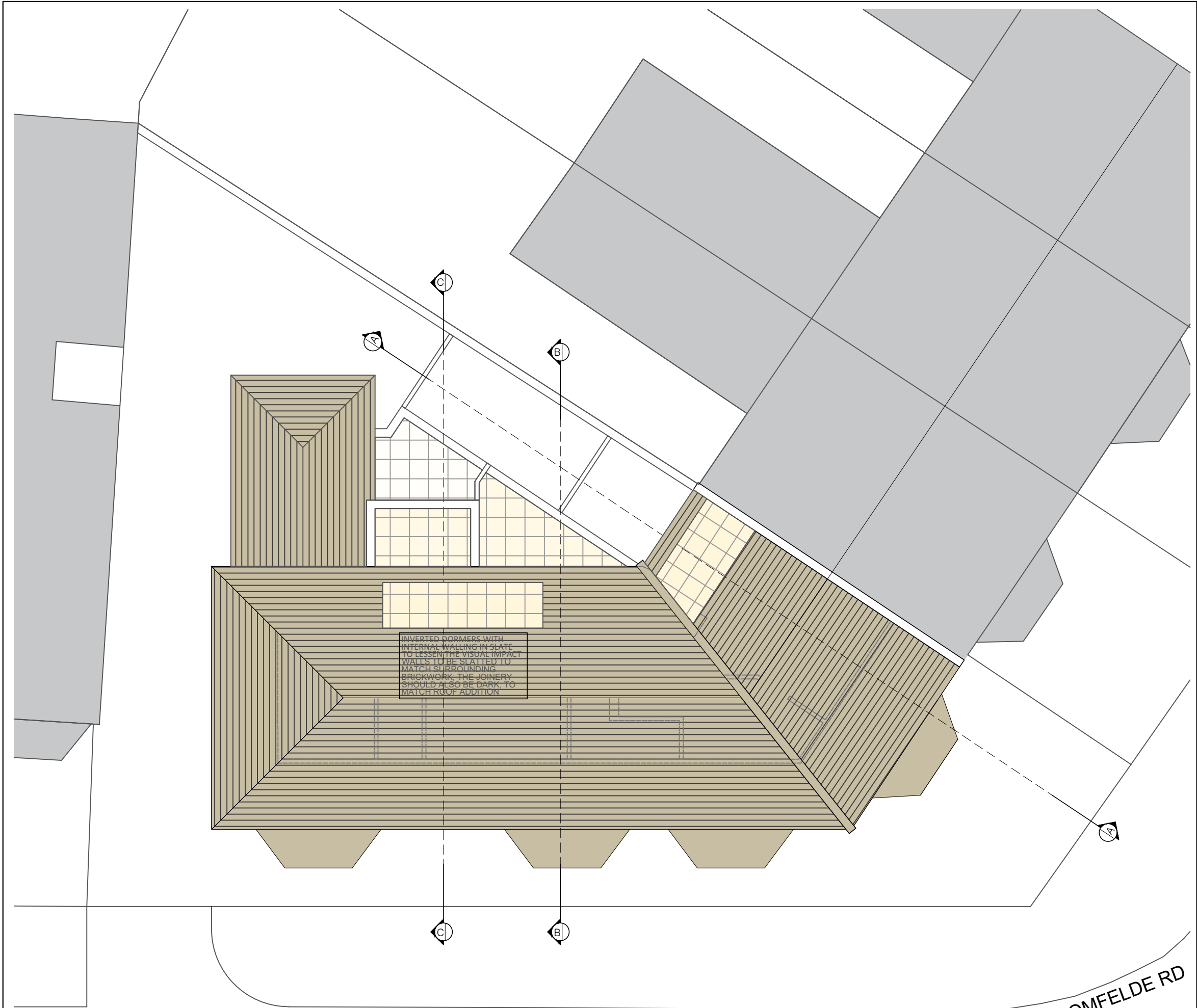
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DATE - 10.03.2022

SCALE - 1:100

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PENDLETON ASSOCIATES
J.Patel
jp@pendleton-assoc.com

TITLE:
PROPOSED ROOF PLAN

Dwg No: P11

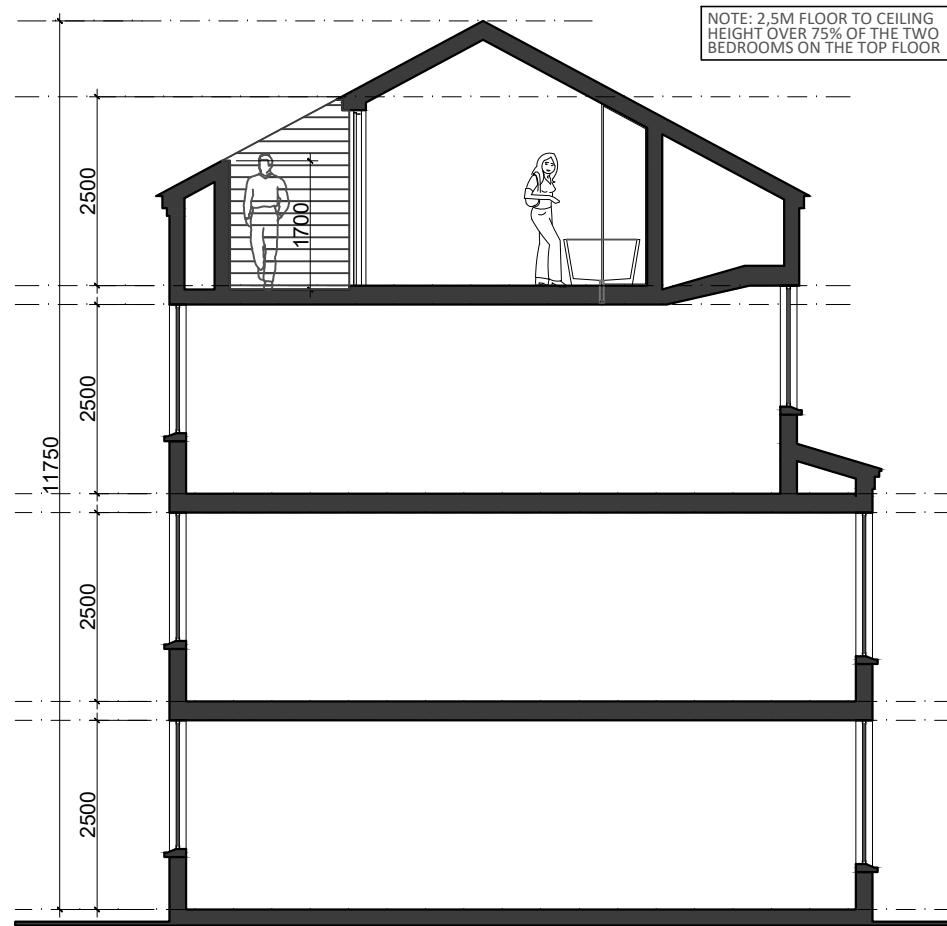


DATE - 10.03.2022

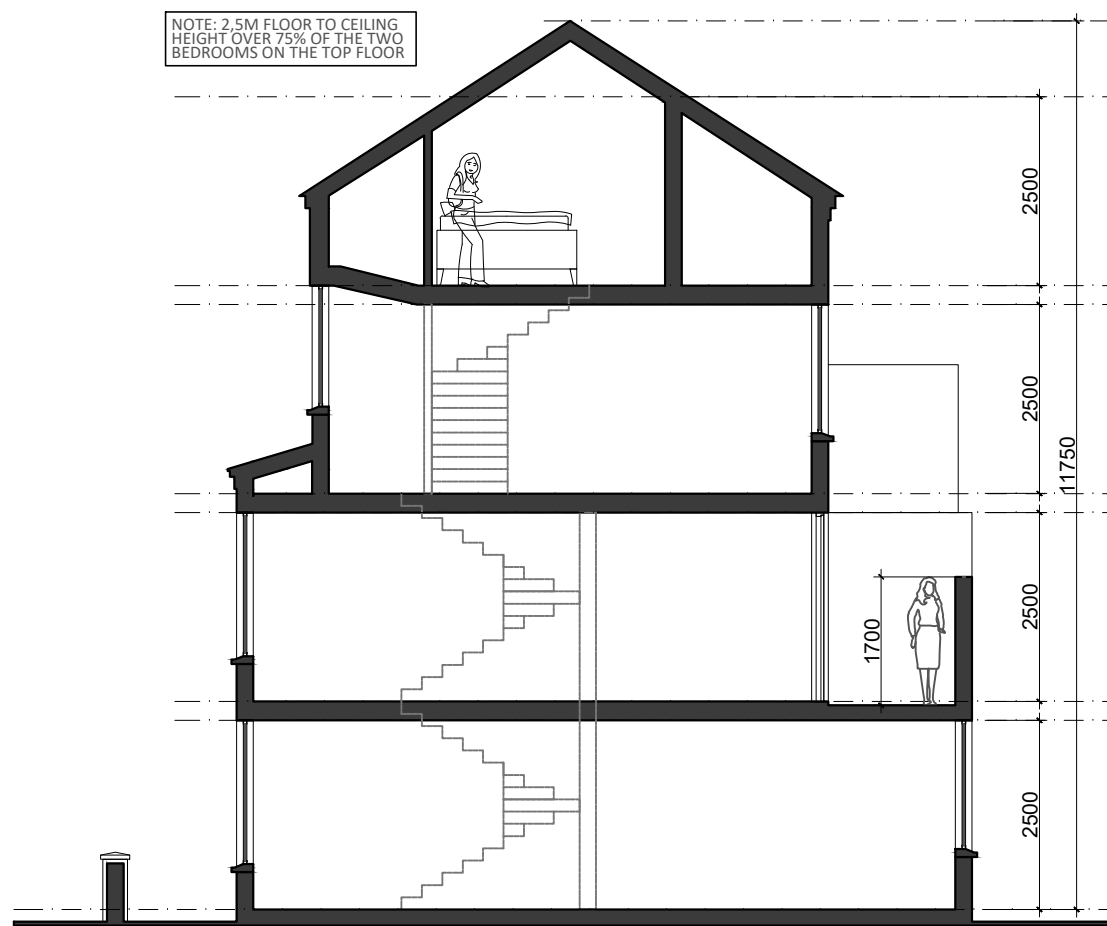
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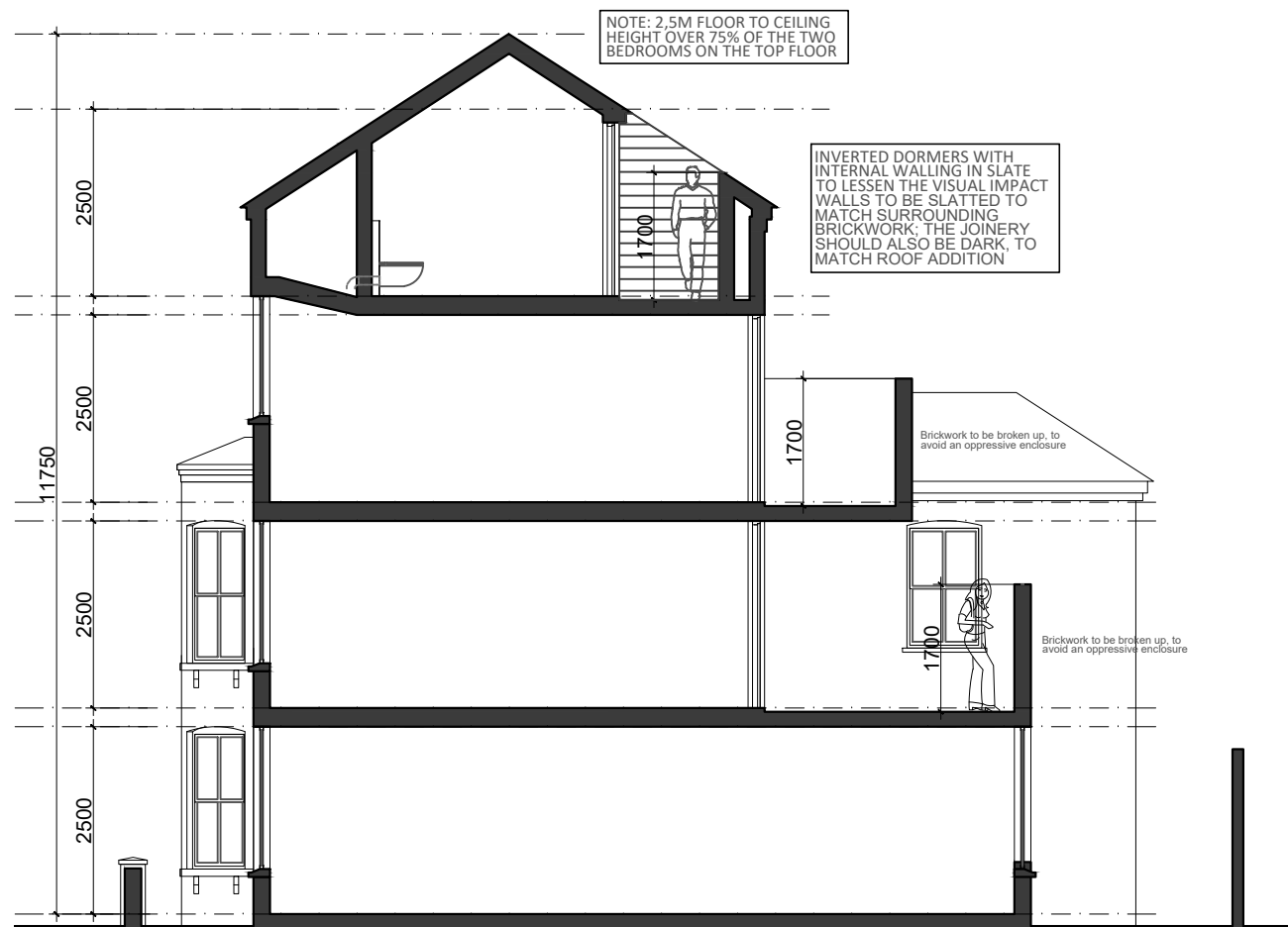
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PROPOSED SECTION A-A



PROPOSED SECTION B-B



PROPOSED SECTION C-C



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12 Park Street Windsor SL4 1LU

TOWN PLANNER:
PENDLETON ASSOCIATES
J.Patel
jp@pendleton-assoc.com

TITLE:
PROPOSED SECTIONS

Dwg No: P12

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DATE - 10.03.2022

SCALE - 1:100

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REVISION E



PROPOSED UNION ROAD ELEVATION



PROPOSED BROMFELDE ROAD ELEVATION

External Walls	Gault brick with reconstituted stone detailing
Windows	High performance acoustic double glazed openable windows - heritage type - ground floor internal shutters for security
Rendered cornice	Plaster mould to preserve street look
Pitched Roof	Natural slate, to preserve street look
Balconies	Brick ; plastered & painted
Balconies hand-rail	Wrought iron

Street / perimeter boundary walls	Gault brick with reconstituted stone detailing
Street gates	Wrought iron, to preserve street look
Refuse store	Brick ; plastered & painted

- STAIRWELL
- Triple volume for for spaciousness value.
 - Stair core window bay to be treated to avoid a lighthouse effect
 - Double-height glass front door
 - Sense of innovation while restoring original features



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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: PROPOSED ELEVATIONS	
Dwg No: P13	
REVISION E	
DATE	- 10.03.2022
SCALE	- 1:100
CAD BY	- I-SCOPE



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

External Walls	Gault brick with reconstituted stone detailing
Windows	High performance acoustic double glazed openable windows - heritage type - ground floor internal shutters for security
Rendered cornice	Plaster mould to preserve street look
Pitched Roof	Natural slate, to preserve street look
Balconies	Brick ; plastered & painted
Balconies hand-rail	Wrought iron

Street / perimeter boundary walls	Gault brick with reconstituted stone detailing
Street gates	Wrought iron, to preserve street look
Refuse store	Brick ; plastered & painted



Example of brickwork to be broken up, to avoid an oppressive enclosure

- STAIRWELL
- Triple volume for for spaciousness value.
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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: PROPOSED ELEVATIONS	
Dwg No: P14	
REVISION E	



PROPOSED UNION ROAD BOUNDARY TREATMENT



PROPOSED BROMFELDE ROAD BOUNDARY TREATMENT

External Walls	Gault brick with reconstituted stone detailing
Windows	High performance acoustic double glazed openable windows - heritage type - ground floor internal shutters for security
Rendered cornice	Plaster mould to preserve street look
Pitched Roof	Natural slate, to preserve street look
Balconies	Brick ; plastered & painted
Balconies hand-rail	Wrought iron
Street / perimeter boundary walls	Gault brick with reconstituted stone detailing
Street gates	Wrought iron, to preserve street look
Refuse store	Brick ; plastered & painted

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TOWN PLANNER:
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TITLE:
PROPOSED STREET
BOUNDARY TREATMENT

Dwg No: P15

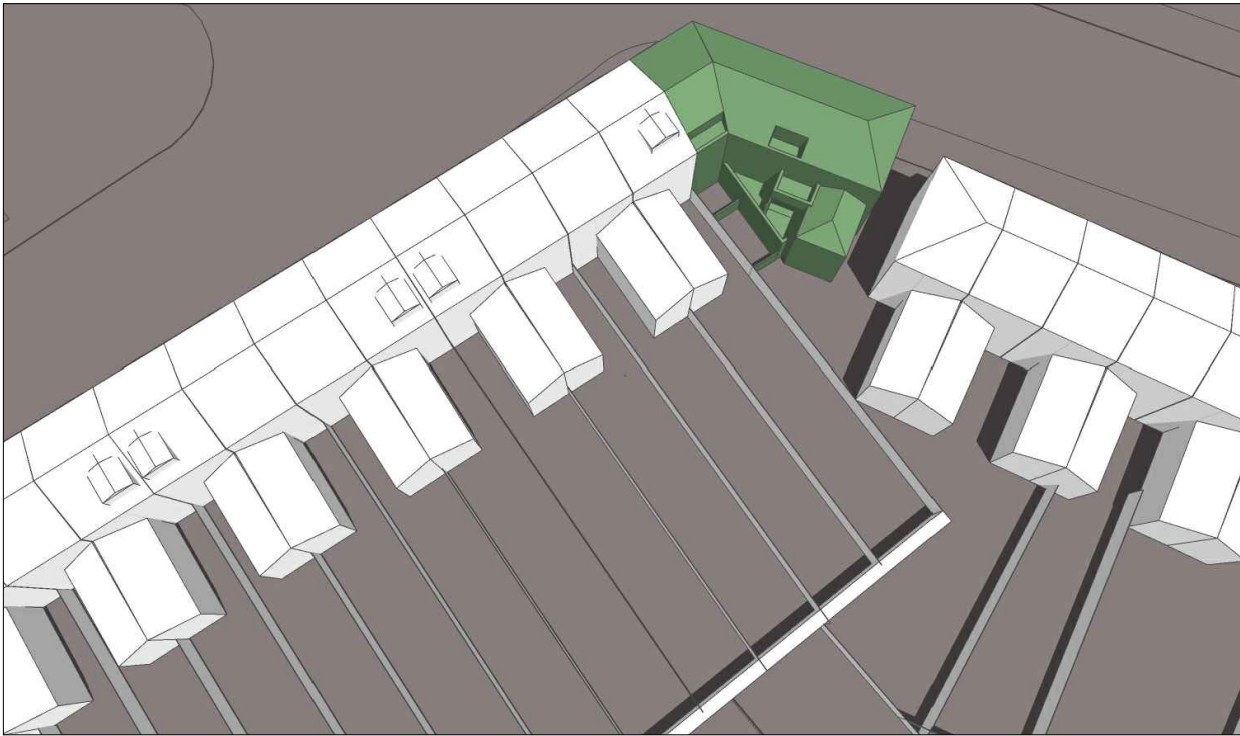
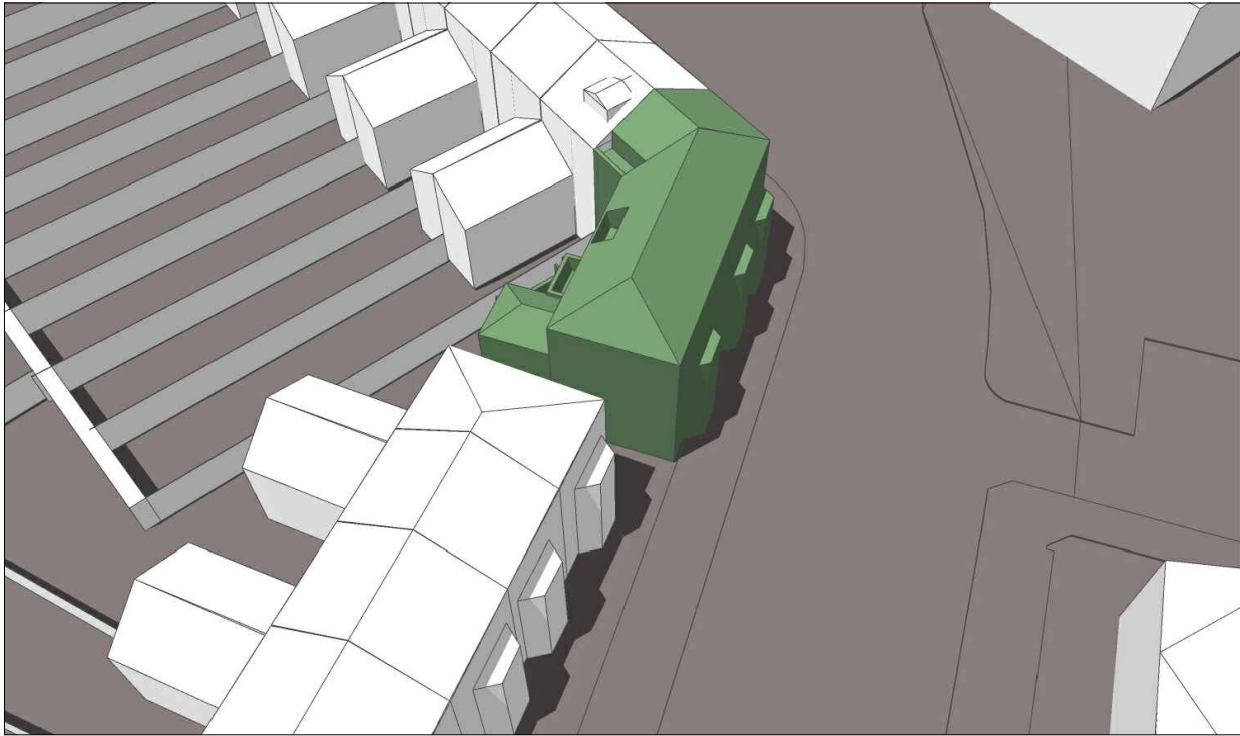
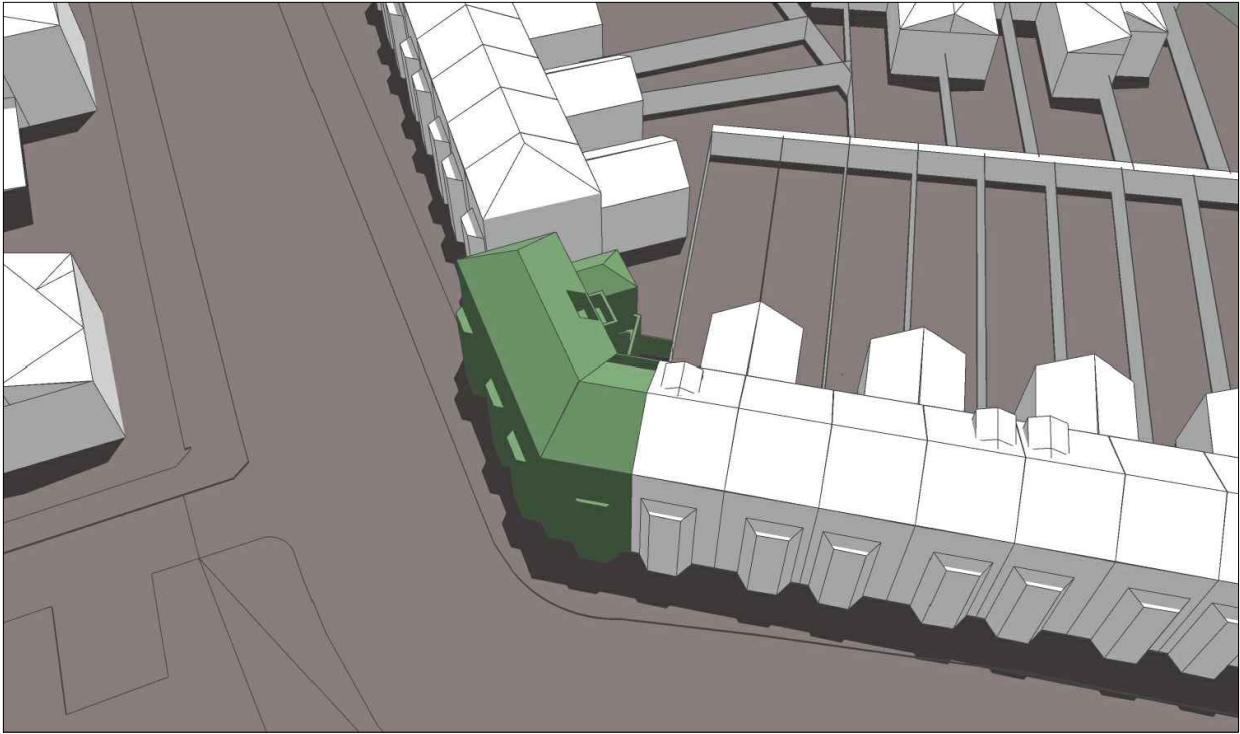
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TOWN PLANNER: PENDLETON ASSOCIATES J.Patel jp@pendleton-assoc.com	
TITLE: PROPOSED MASSING VISUALS	
Dwg No:	P16
REVISION	E

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DATE	- 10.03.2022
SCALE	- NOT TO SCALE
CAD BY	- I-SCOPE