

Other Tricon Design
TRICON DESIGN
Studio 21
497 Sunleigh Road
Wembley
HA0 4LY

Application Ref: 23577/APP/2024/571

Date of Decision: 30th April 2024

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES**: permission for the following:-

Application number: 23577/APP/2024/571

Date your planning
application was submitted: 5th March 2024

Site location: 35 Newcroft Close Hillingdon

Description:
Erection of two storey rear extension and first floor side extension following demolition of conservatory.

Application submitted by: Other TRICON DESIGN

Plans that this decision was
based on: See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The resultant development, by reason of the cumulative size, scale, bulk and massing of the proposed first floor rear extension in combination with the first floor side extension, together with its design (including the excessively large crown roof), would result in a visually dominant and incongruous form of development that fails to harmonise with the architectural composition of the host dwelling to the detriment of the character, appearance and visual amenities of the surrounding area. The proposed development therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of The London Plan (2021) and Paragraph 135 of the National Planning Policy Framework (2023).

2. The proposed development has failed to demonstrate that it would provide an adequate level of natural light or outlook for the future occupiers of a first floor bedroom. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan.

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

STANDARD INFORMATIVES

1. The decision to **REFUSE** planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1. Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMEI 9 Management of Flood Risk

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D8 (2021) Public realm

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

2. The decision to **REFUSE** planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Date of Decision: 30th April 2024

R Johnson

Roz Johnson
Head of Development Management and Building Control

END OF SCHEDULE

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 23577/APP/2024/571

SCHEDULE OF PLANS

The location plan.	Received	05-03-0024
TRICON/35NC/404.	Received	05-03-0024
TRICON/35NC/407 - Block Plan.	Received	05-03-0024
TRICON/35NC/401.	Received	11-03-0024
TRICON/35NC/403.	Received	11-03-0024
TRICON/35NC/405.	Received	11-03-0024
TRICON/35NC/406.	Received	11-03-0024

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 35 NEWCROFT CLOSE HILLINGDON

Development: Erection of two storey rear extension and first floor side extension following demolition of conservatory.

LBH Ref Nos: 23577/APP/2024/571

Drawing Nos: TRICON/35NC/401
 TRICON/35NC/405
 TRICON/35NC/404
 TRICON/35NC/407 - Block Plan
 The location plan
 TRICON/35NC/406
 TRICON/35NC/403

Date Plans received: 05-03-24 **Date(s) of Amendments(s):**

Date Application valid 05-03-24

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey detached house located on the western side of Newcroft Close in Hillingdon. The area is residential in character comprising predominantly of detached two storey dwellings in verdant plots.

The site is not located within a conservation area, is not listed and there are no TPOs on site. The plot has been identified as within the critical drainage area, by the Council's GIS records.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey rear extension and first floor side extension following demolition of conservatory.

1.3 Relevant Planning History

23577/APP/2023/2538

35 NEWCROFT CLOSE HILLINGDON

Construction of one additional storey (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision: 02-10-2023	Refused
23577/APP/2023/1206	35 NEWCROFT CLOSE HILLINGDON
Erection of two additional storeys (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).	
Decision: 30-05-2023	Refused
23577/APP/2023/1116	35 NEWCROFT CLOSE HILLINGDON
Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.	
Decision: 11-09-2023	Refused
23577/A/97/0134	35 NEWCROFT CLOSE HILLINGDON
Installation of a tiled pitched roof, replacing existing flat roof garage, front porch and bay window	
Decision: 12-05-1997	Approved

Comment on Planning History

There has been a lengthy planning history at the site as listed above. It is noted that application reference 23577/APP/2023/1116 for the erection of a part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear was refused for the following reason:

The cumulative impact of the proposed two storey side extension, together with the first floor rear extension, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in the extension appearing as a cramped, insubordinate and incongruous form of development, that would unacceptably close the undeveloped gap between this and the adjoining property, No. 37 Newcroft Close producing a terracing effect. The proposal would therefore be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).

An appeal was subsequently allowed under appeal reference APP/R5510/D/23/3329794 which is discussed below.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

6 neighbouring properties were consulted by letter dated 16.3.24. 3 letter of objection have been received raising concerns about:

- Impact on light and outlook

- Parking issues
- Not in keeping with character
- Possible future conversion to HMO or short term let use.

Officer response: Point one-three are addressed within the main body of the report. With respect to future use of the property, a further application may be required in the event of a change of use.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D8	(2021) Public realm
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and

established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) stresses that development should be well integrated with the surrounding area and lists the criteria under which this will be assessed including the need for public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions Policy DMHD1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported;
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- 7) in Conservation Areas, single storey side extensions may be required to be set back.

The proposed first floor side extension would remain the same as the previous application approved by PINS. The main assessment therefore is whether the additional depth of the rear extension and

the extended width of the first floor element of the rear extension which now wraps around the rear from the extended side addition, would be harmful to the character and appearance of the street scene, the host dwelling and neighbour amenity.

The proposed side extension has been previously allowed at appeal. The Inspector advised:

"The council argue that the use of a crown roof (for the side extension) would add bulk and massing, resulting in harm to the character of the area but I do not agree. I consider it would be very difficult to discern significant bulk from the front or the rear of the appeal dwelling as a result of the proposed design. I therefore do not agree that the proposals would be 'top heavy' as is the case made by the council.

I note that the concerns the council also raise include the effect of 'terracing' between properties along this part of the street, caused by the closure of a gap between No's 35 and 37. However, as the neighbouring property at No 37 already has a single storey garage to the side, this, in my view would preserve a gap between the dwellings, such that I do not agree the extension would result in unacceptable enclosure within the street scene.

I therefore do not consider that this would result in harm to the character and appearance of the host dwelling or wider streetscene. There would, in my view, be no offence to policies DMHB11, DMHB12 or DMHD1 of the LP2."

Officers therefore consider, in light of the recent appeal decision, that the side extension is acceptable.

The current proposal however differs from that which was allowed at appeal. The rear extension at first floor level expands across the entire width of the detached dwelling, projecting 3.5m in depth and finished with a large crown roof. It is very clear from visiting site and assessing the design of the other buildings within the street scene, that crown roofs do not form part of the character and appearance of this street. As such the introduction of a crown roof itself would present a departure from the design and character and appearance of the street scene. Furthermore the proposed scale of the crown roof which now extends excessively to incorporate the rear and side extensions. The proposed rear extension would fail to appear as a subordinate addition. The rear extension would be visible from surrounding residential properties and views from both within the gardens of the properties on Newcroft Close and Normans Close causing visual harm. The proposed crown roof form would add substantial bulk and massing to the host building, appearing over dominant, failing to respect the architectural integrity of the host building or be in keeping with the wider character and appearance of the area, contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

Neighbouring Amenity Impact:

The application site abuts the boundaries of No.37 and 33 Newcroft Close, given that the side extension already benefits from permission, as set out above it is the proposal for a double storey rear extension which is subject to assessment.

The proposed single storey rear element would exceed the prescribed measurements set out in Policy DMHD1 of the Hillingdon Local Plan, however No 37 has a deep side element which would obscure much of the bulk and massing from the single storey element. Whilst no 33 has not been extended by way of rear extension, there is a significant gap between the two properties, which would mitigate much of the sense of enclosure, loss of outlook and light of the property. Furthermore, the first floor elements have been shown to not impede on the 45 degree sight line as

evidenced on the proposed plans.

Whilst the proposed first floor side element would be close to the side windows at No 37, these do not appear to be primary windows serving habitable spaces and the impact would be acceptable in this instance. No side windows are proposed to the extension.

As such, the proposal, would not be detrimental to the residential amenity of adjacent and surrounding occupiers in terms of overdominance, outlook, sense of enclosure, visual intrusion, loss of daylight/sunlight or overbearing impact. Therefore, the proposal would on balance comply with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Standards of Accommodation:

Policy D6 of the London Plan refers to the requirement for residential development to provide adequate levels of living accommodation. More specifically development should be designed with appropriate minimum internal space and habitable rooms should be served by windows which provide adequate outlook, daylight and sunlight.

The proposed first floor rear extension would result in the loss of the rear facing window to an existing first floor bedroom. This is the only window which serves this habitable room therefore the resultant standard of amenity to this habitable room would be diminished and poor given that the occupants would not benefit from any source of natural light or outlook. The proposed development has therefore failed to demonstrate that it would provide an adequate level of natural light or outlook for the future occupiers of a first floor bedroom. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan.

External Amenity:

The proposal would retain some 200sqm. of rear amenity space which would meet the requirements of Policies DMHD1 and DMHB18 which seek to ensure sufficient private amenity space for current and future occupants of a property.

Highways and Parking:

The proposal would not impact the existing parking provision.

Conclusion:

The proposal is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The resultant development, by reason of the cumulative size, scale, bulk and massing of the proposed first floor rear extension in combination with the first floor side extension, together with its

design (including the excessively large crown roof), would result in a visually dominant and incongruous form of development that fails to harmonise with the architectural composition of the host dwelling to the detriment of the character, appearance and visual amenities of the surrounding area. The proposed development therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of The London Plan (2021) and Paragraph 135 of the National Planning Policy Framework (2023).

2. NON2 Non Standard reason for refusal

The proposed development has failed to demonstrate that it would provide an adequate level of natural light or outlook for the future occupiers of a first floor bedroom. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan.

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2. The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

Part 1 Policies

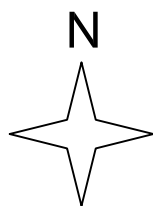
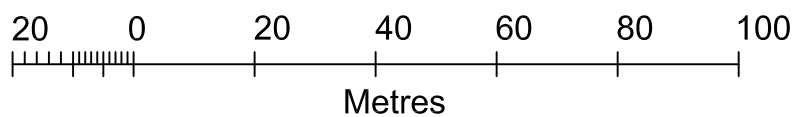
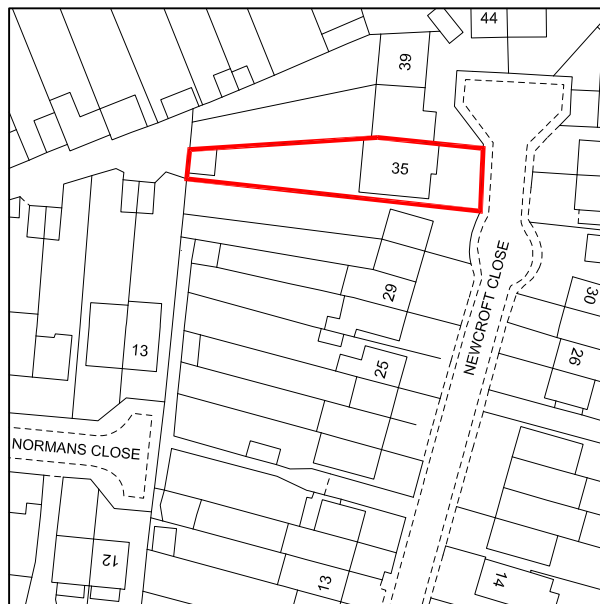
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11	Design of New Development
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DMHB 18	Private Outdoor Amenity Space
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LPP D8	(2021) Public realm
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

Contact Officer:	Nicola Taplin	Telephone No:	01895 250230
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ADDRESS:

35 NEWCROFT CLOSE
UXBRIDGE
UB8 3RH

SCALE:

1:1250@A4



PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTE:
DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM IN PART OR WHOLE BY ANY MEANS WHATSOEVER WITHOUT PRIOR WRITTEN CONSENT AND MAY ONLY BE USED BY THE PRESENT OWNER IN RELATION TO THE PROPERTY AS REFERRED TO ON THE DRAWING. THIS DRAWING MAY BE COPIED BY AN AUTHORISED OFFICER OF THE LOCAL AUTHORITY WITH THE SOLE PURPOSE TO ASSIST IN THE DETERMINATION OF A PLANNING OR BUILDING REGULATIONS APPLICATION AND MAY NOT BE USED FOR ANY OTHER PURPOSE UNLESS OTHERWISE AGREED IN WRITING.

DIMENSIONS STATED ARE FOR GUIDANCE ONLY, CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS, MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

NO SITE SUPERVISION IS IMPLIED OR UNDERTAKEN UNLESS OTHERWISE SEPARATELY ARRANGED.
THE DRAWING DOES NOT INDICATE THE EXTENT OF ANY EXCAVATION WORKS AND THE CONTRACTOR IS TO DETERMINE THIS PRIOR TO SUBMITTING A QUOTATION FOR THE WORKS OR COMMENCING ANY WORKS.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS HAVE BEEN TAKEN. ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND

-  = SMOKE DETECTOR WITH SOUNDER
-  = EMERGENCY LIGHTING TO BS5266: Part 1 1988
-  = HEAT DETECTOR
- FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME

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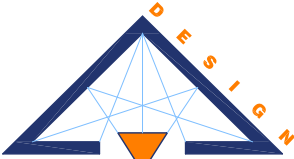
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AT

FIRST ISSUE

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
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STUDIO 21



TRICON

497 SUNLEIGH ROAD HA0 4LY [020 8252 3233]

PROJECT

35 NEWCROFT CLOSE
UXBRIDGE
UB8 3RH

DWG TITLE

PROPOSED SITE PLAN

CLIENT

MR. RAJIV KUMAR

DWG NO:

TRICON/35NC/407

ISSUE

A

SCALE

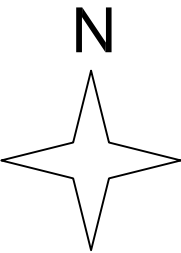
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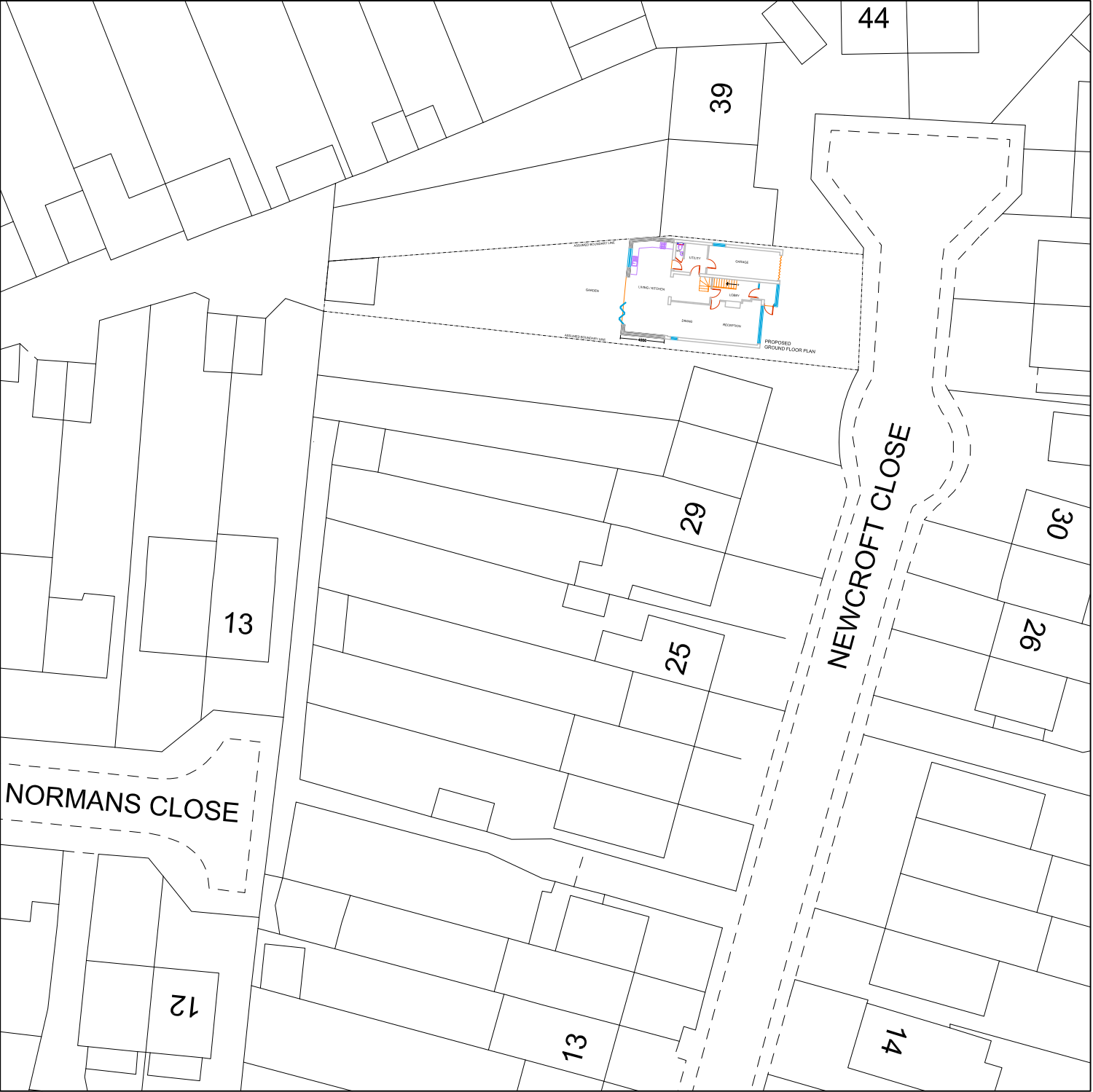
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Metres



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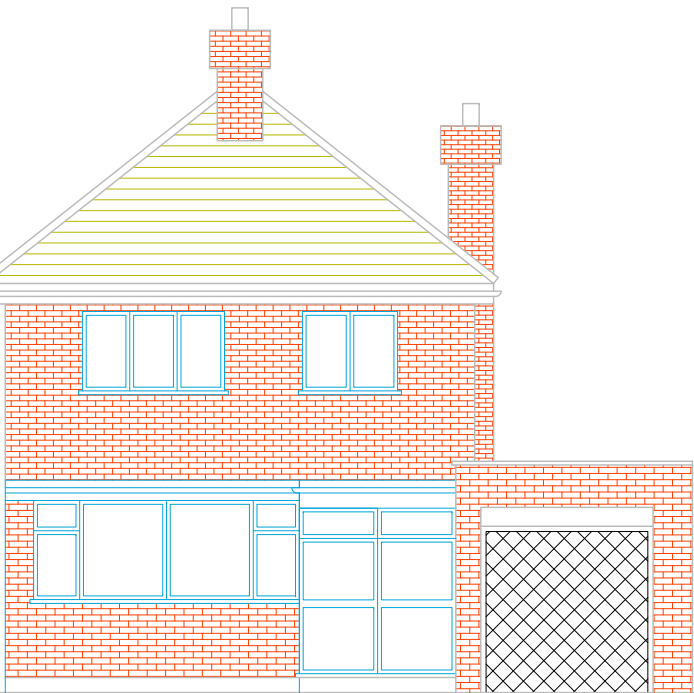
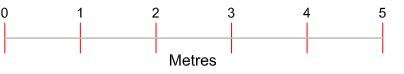
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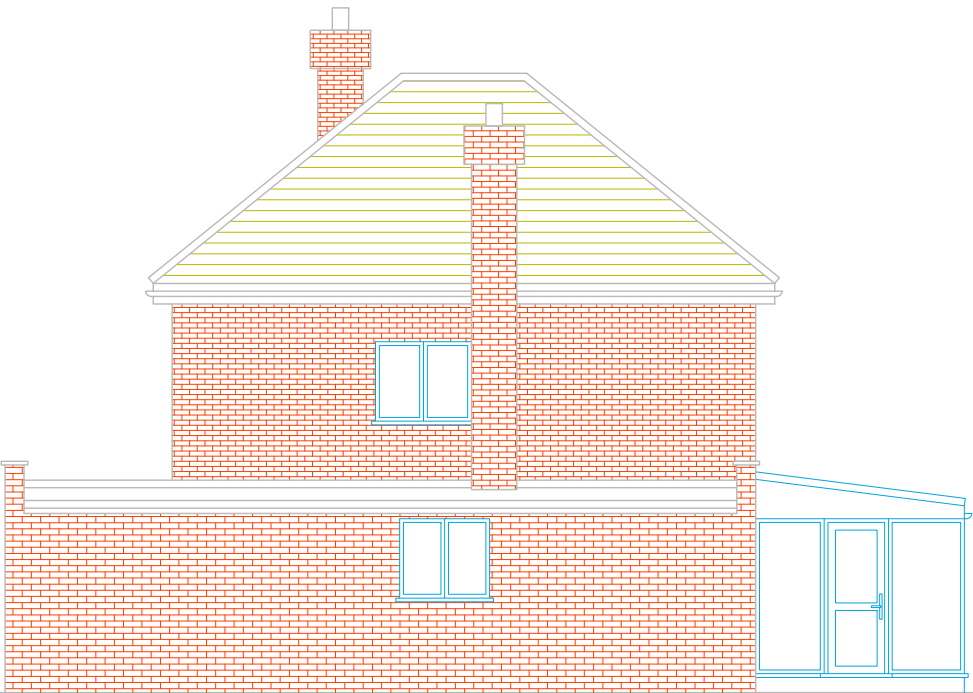
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LEGEND

-  = SMOKE DETECTOR WITH SOUNDER
-  = EMERGENCY LIGHTING TO BS5266: Part 1 1988
-  = HEAT DETECTOR
- FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME



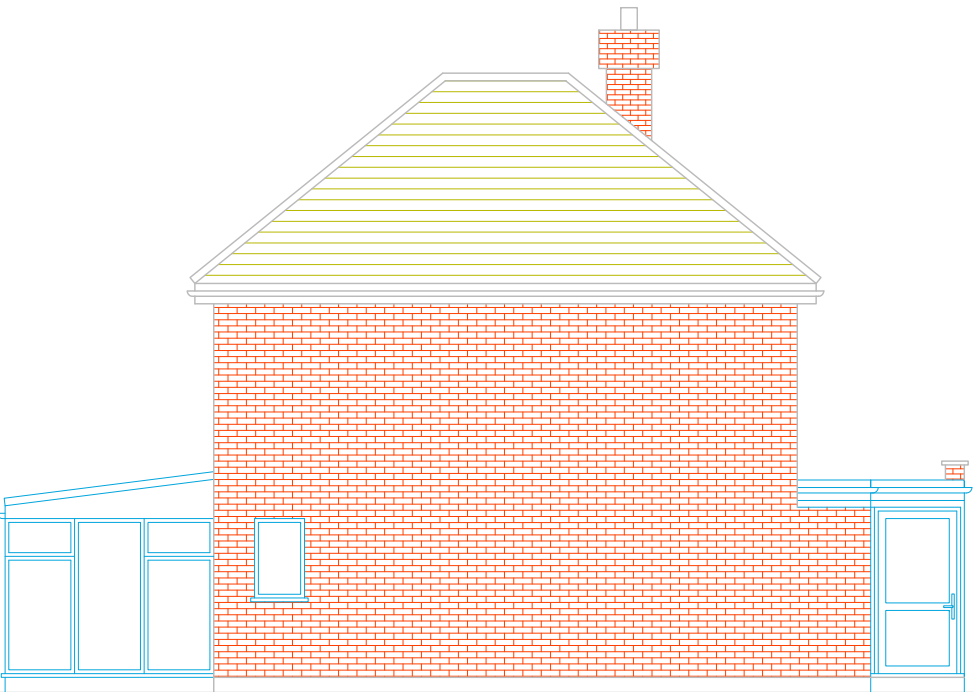
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FRONT ELEVATION



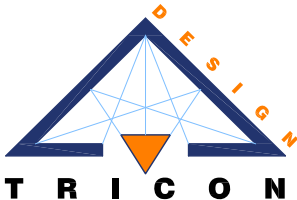
EXISTING
SIDE ELEVATION-1



EXISTING
REAR ELEVATION



EXISTING
SIDE ELEVATION-2

A		040324	AT	FIRST ISSUE	
ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION	
STUDIO 21  497 SUNLEIGH ROAD HA0 4LY [020 8252 3233] PROJECT 35 NEWCROFT CLOSE UXBRIDGE UB8 3RH					
DWG TITLE					
ELEVATIONS					
CLIENT					
MR. RAJIV KUMAR					
DWG NO:				ISSUE	
TRICON/35NC/403				A	
SCALE	DATE	DRAWN BY			
1:100@A3	04 MAR	AT			

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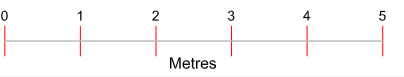
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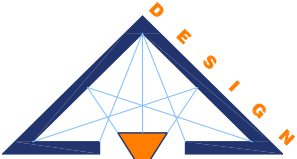
040324

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FIRST ISSUE

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
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STUDIO 21



TRICON

497 SUNLEIGH ROAD HA0 4LY [020 8252 3233]

PROJECT

35 NEWCROFT CLOSE
UXBRIDGE
UB8 3RH

DWG TITLE
PLANS

CLIENT
MR. RAJIV KUMAR

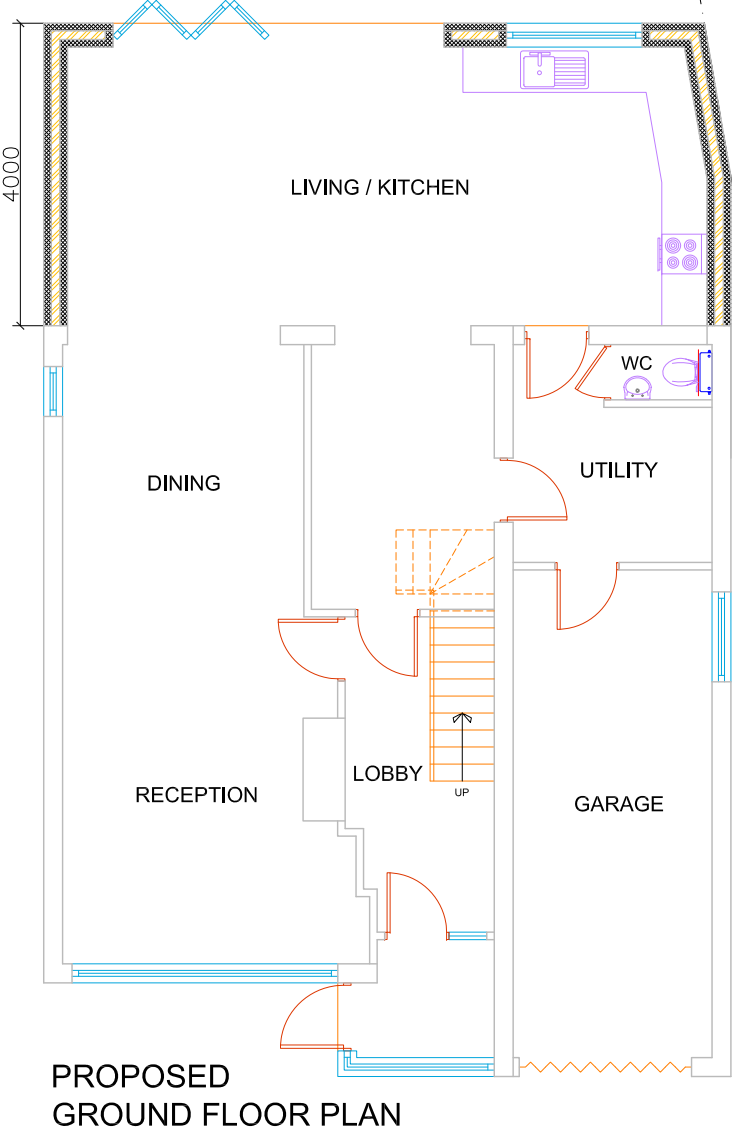
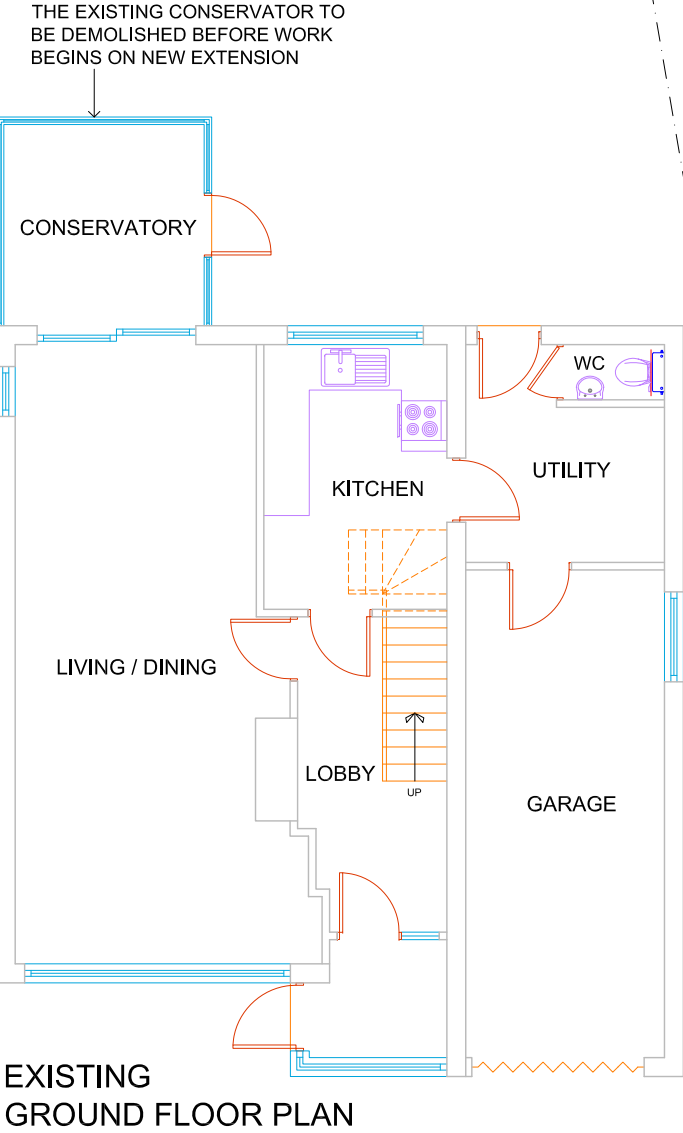
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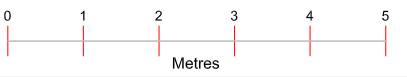
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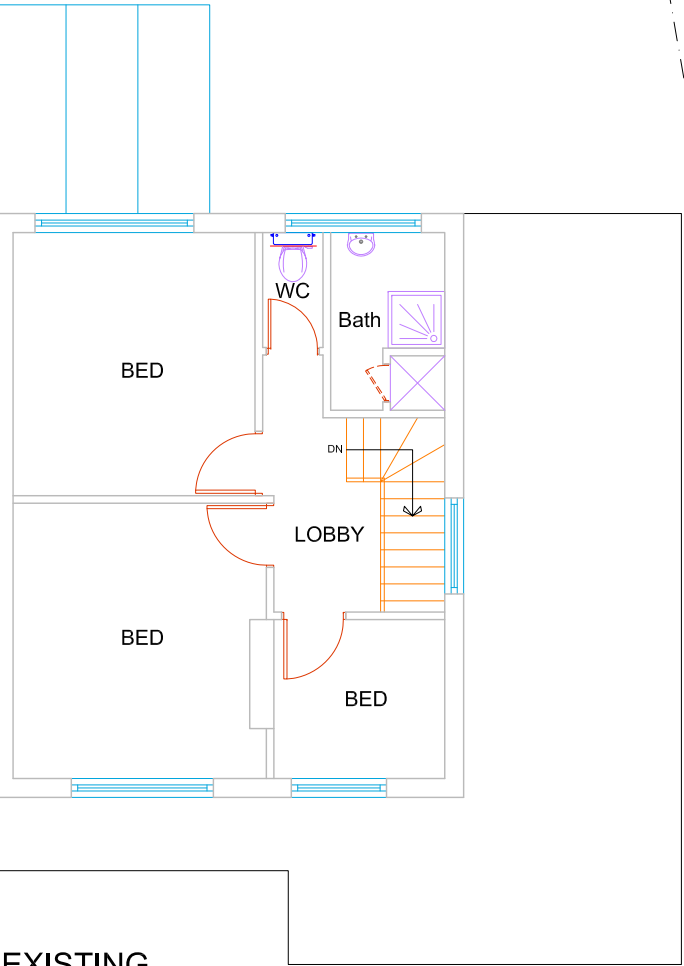
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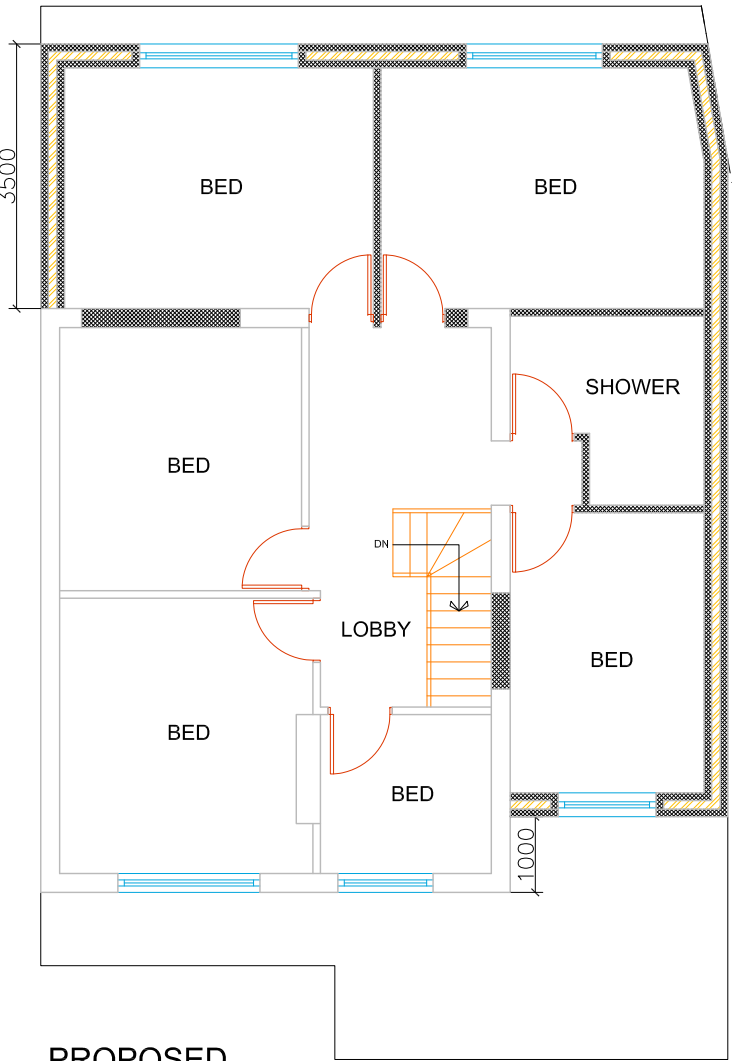
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DWG TITLE					
PLANS					
CLIENT					
MR. RAJIV KUMAR					
DWG NO:				ISSUE	
TRICON/35NC/402				A	
SCALE	DATE	DRAWN BY			
1:100	04 MAR	AT			



EXISTING
FIRST FLOOR PLAN



PROPOSED
FIRST FLOOR PLAN

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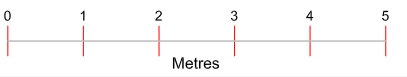
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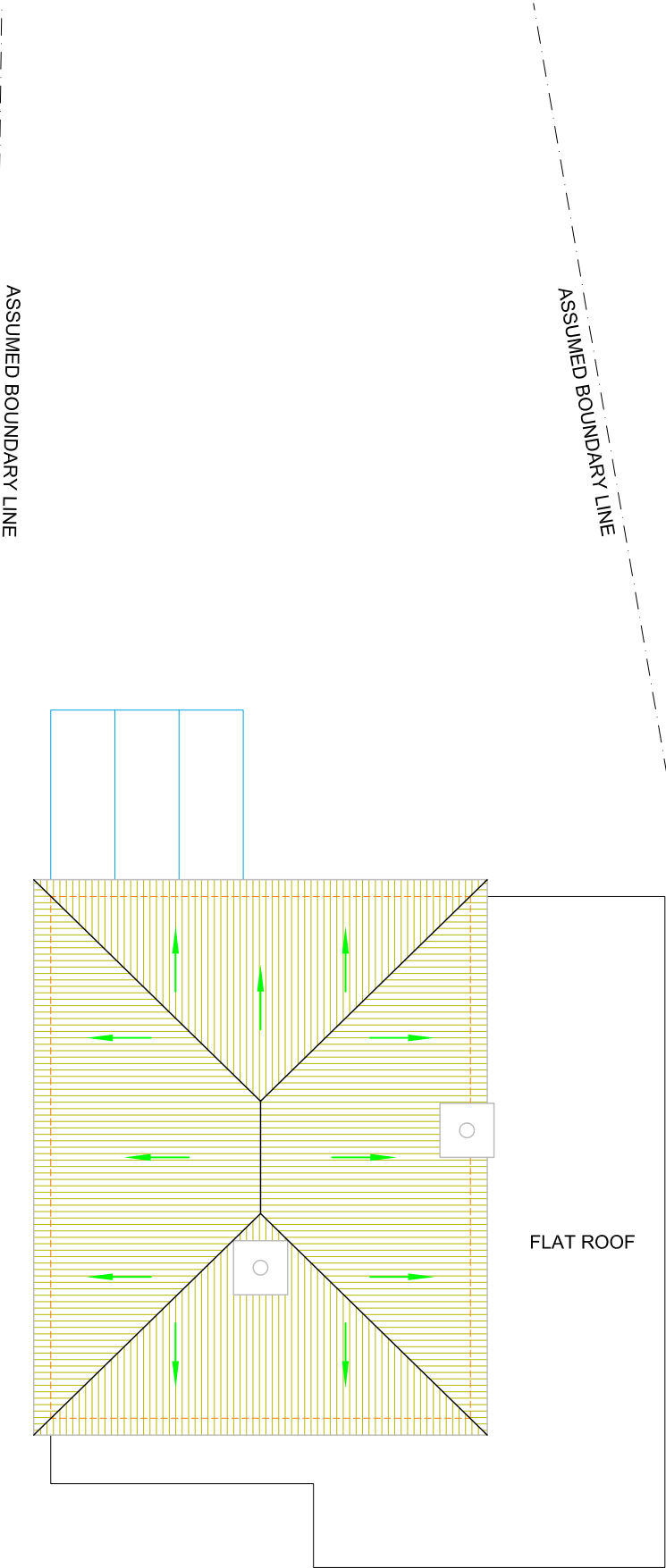
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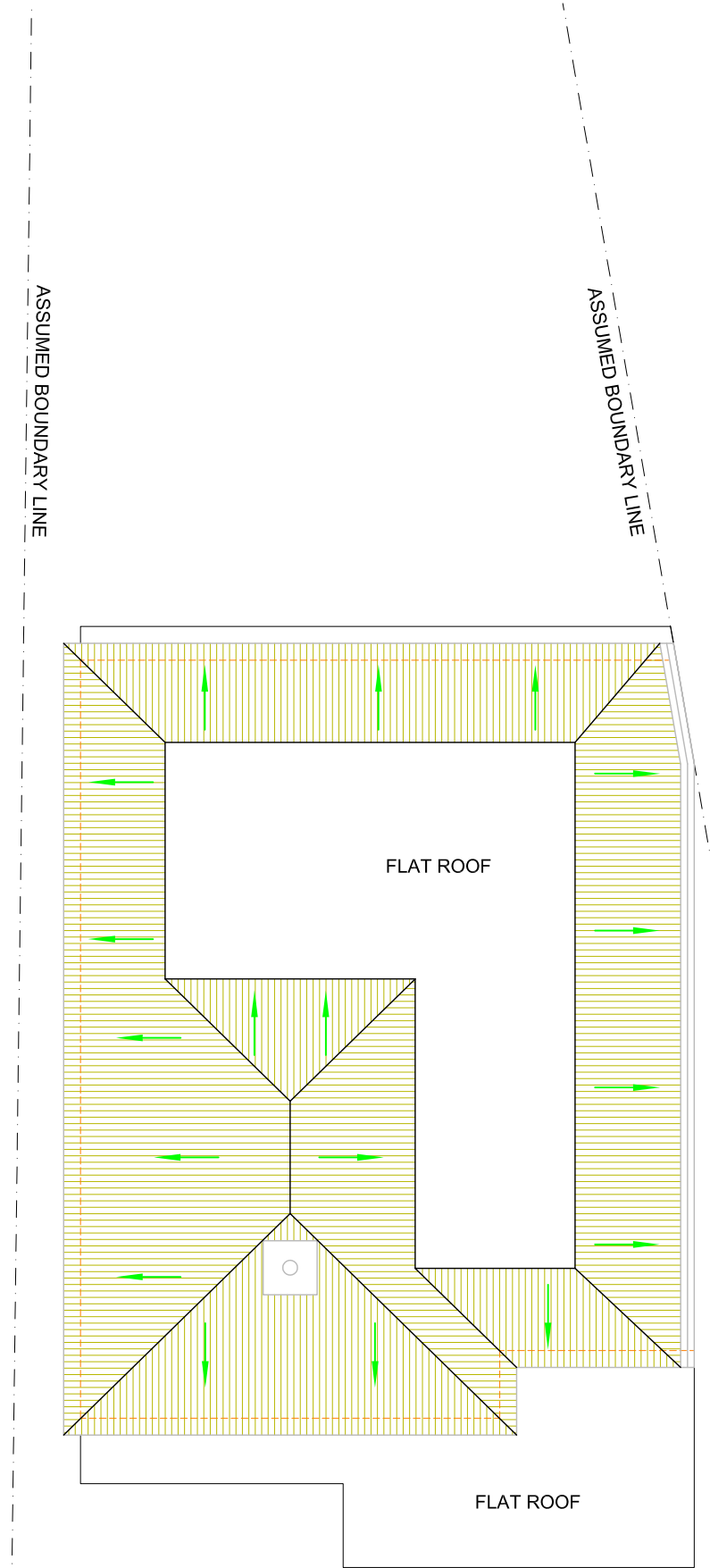
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DWG TITLE					
ROOF PLANS					
CLIENT					
MR. RAJIV KUMAR					
DWG NO:				ISSUE	
TRICON/35NC/405				A	
SCALE	DATE	DRAWN BY			
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EXISTING ROOF PLAN



PROPOSED ROOF PLAN

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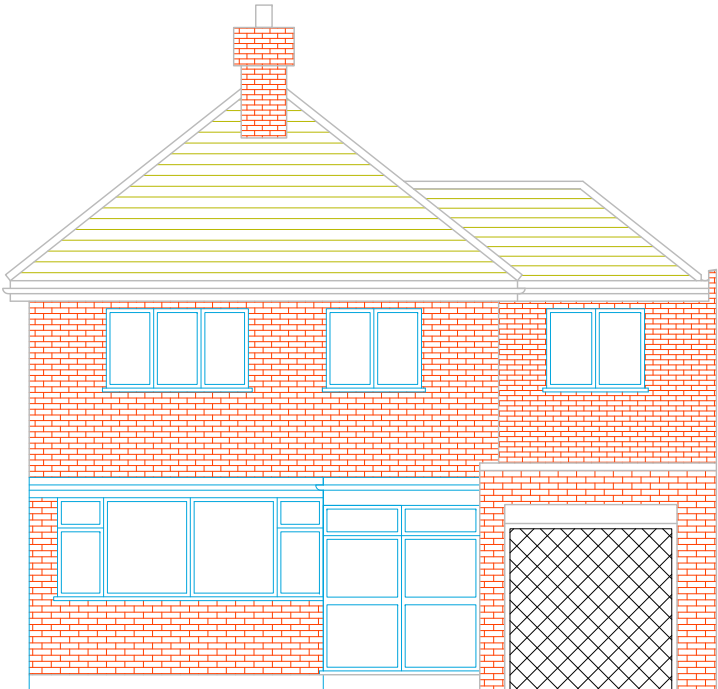
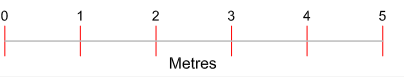
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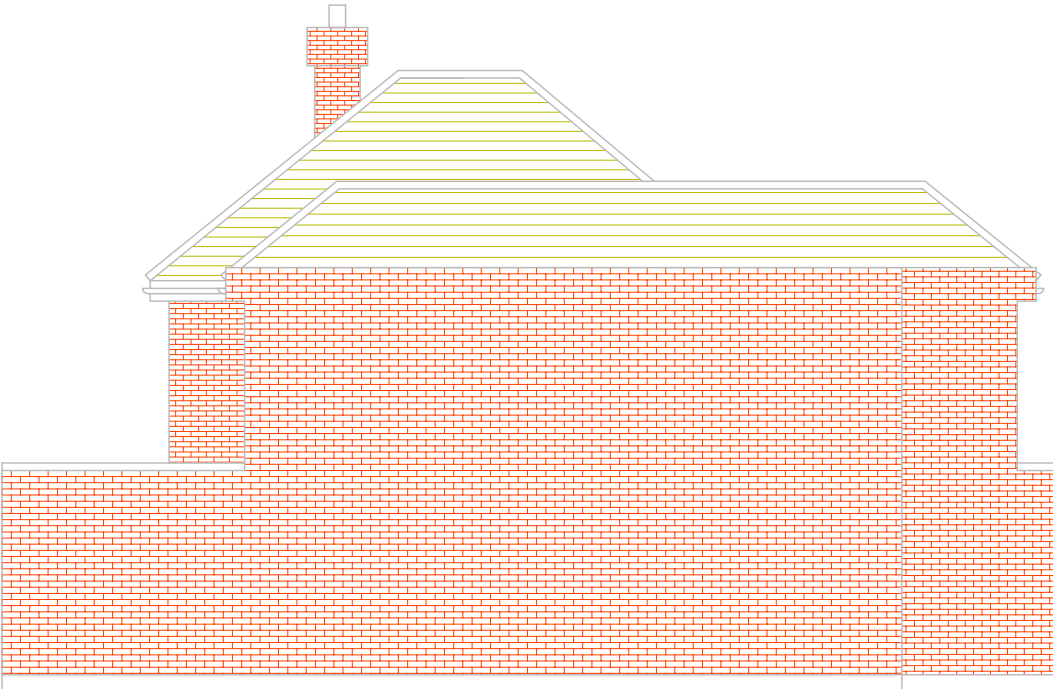
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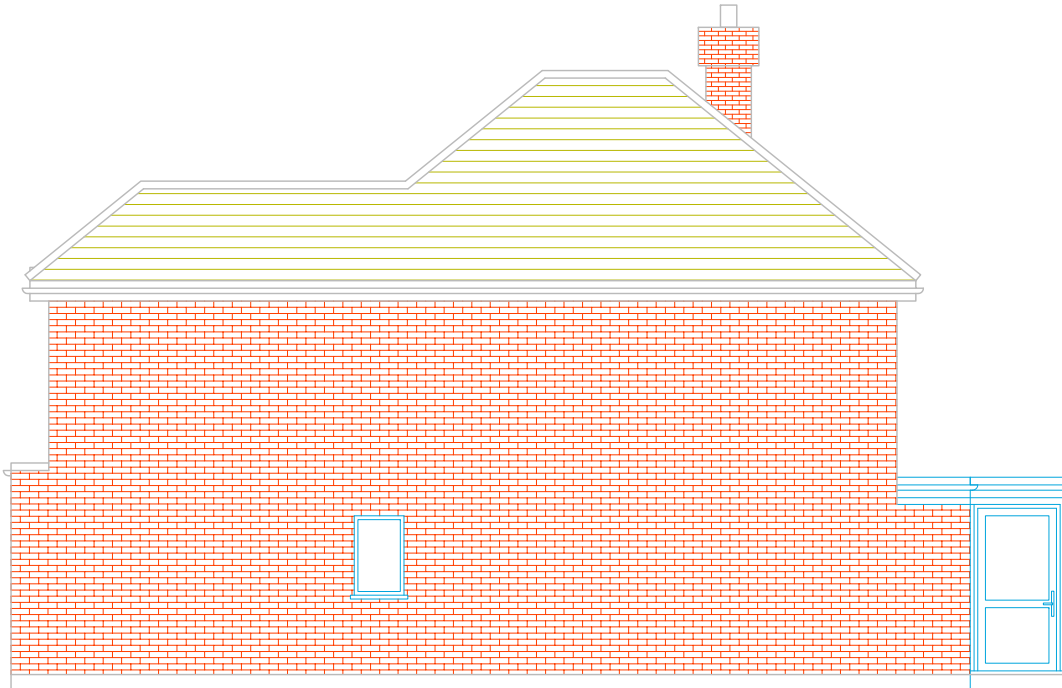
PROPOSED
FRONT ELEVATION



PROPOSED
SIDE ELEVATION-1



PROPOSED
REAR ELEVATION



PROPOSED
SIDE ELEVATION-2

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