

NOTIFICATION OF WITHDRAWAL IN RESPECT OF A PLANNING APPLICATION

LOCATION:

46 FLORISTON AVENUE HILLINGDON

PROPOSED DEVELOPMENT:

Part two storey, part single storey side/rear extension.

DATE OF WITHDRAWAL:

29 October 2019

REASON FOR WITHDRAWAL:

see events

Distribution: 1) Local Land Charges
 2) Statutory Register
 3) File Copy

**Toobee**

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Mr Steve Pocock

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Revision:

A

Sheet:	DESIGN AND ACCESS STATEMENT	Job No:	4330	Page:	DAS-1
Project:	Proposed two/single storey rear/side extension.	Prepared by:	MW	Date:	22/08/2019

1: The Physical Characteristics

An end terrace 2 storey house, of brick/block construction with a painted render finish, with clay interlocking tiled roof, the property was built around 1950/1960.

2: Social Characteristics

Domestic Housing.. Floriston Avenue is a collection of mixed housing. Most have been extended/altered and upgraded..

3: Economic Impact

No significant economic impact is envisaged.

4: Why chose this location.

The applicant owns the property and feels the extension to the property, by the addition of extra bedrooms and bathrooms to the first floor and an extended kitchen/breakfast room/utility area to the Ground floor will help their family life

5: Conflicting issues

None that we know of.

6: The Proposed Use

The existing house is a three bedroom end of terrace house, the extra bedrooms, family bathroom and en-suites together with the addition of the utility area, breakfast area to the kitchen would be a help with life style and privacy with their family life.

7: Relationship with existing buildings

The new first floor extension and ground floor extension together with the existing houses are to finished in painted render with a new interlocking clay tile finished roof and new white finished windows.. There are numerous existing dwellings nearby with similar finishes. The extension will try to be sympathetic to the surrounding buildings and care has been taken to not create any loss of privacy to the adjoining buildings.

8: Landscaping

The existing landscaping, as far as possible, will be retained and enhanced.

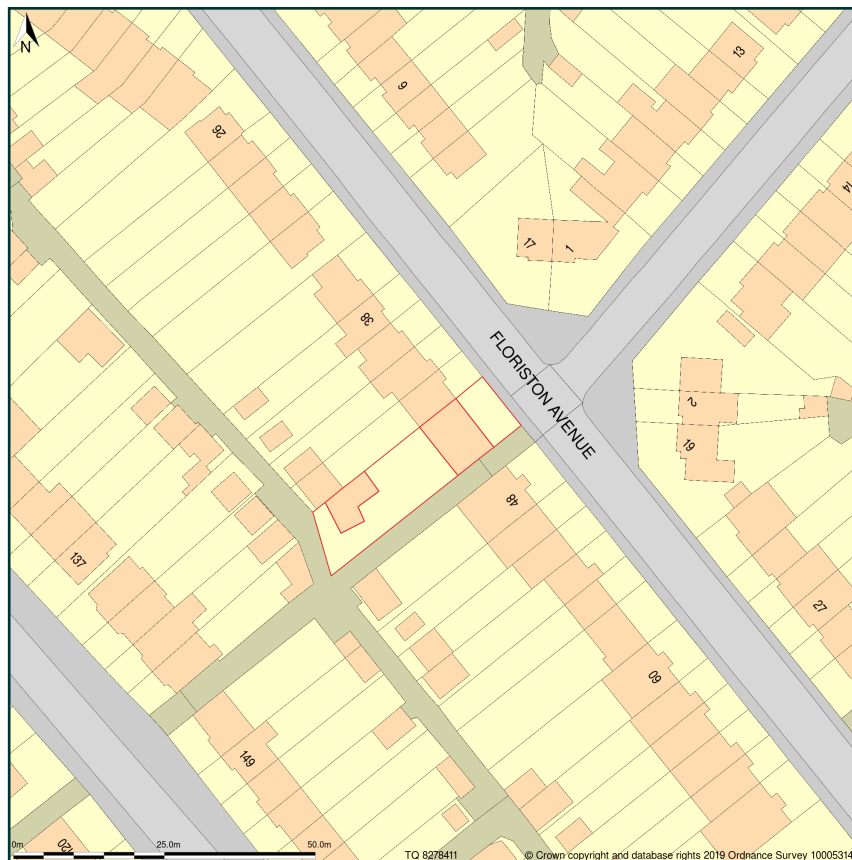
9: Access

The access up to the the front of the property will be by the existing paved frontage, which can easily park 3 cars.

List of Drawings

4330 -P-EX01-/A	Plans – Existing
4330 -P-EX02-/A	Elevations – Existing
4330 -P-FD03-/A	Plans – Foundations/Drainage
4330 -P-PC04-/A	Plans – Construction
4330 -P-PS05-/A	Plans – Services
4330 -P-EL06&6a-/A	Elevations+Section through – Proposed
4330 -P-EL07&7a-/A	?
4330 -P-SP08-/A	Site [1:500] & Location [1:1250]

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Site Plan shows area bounded by: 508202.17, 184045.26 508343.59, 184186.69 (at a scale of 1:1250), OSGridRef: TQ 8278411. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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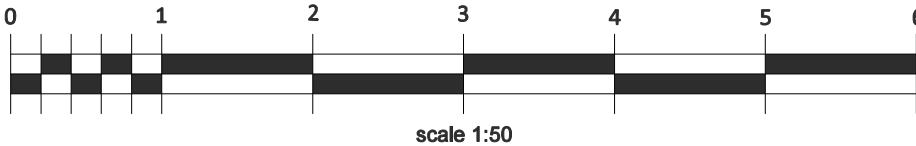


Block Plan shows area bounded by: 508228.07, 184070.92 508318.07, 184160.92 (at a scale of 1:500), OSGridRef: TQ 8278411. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

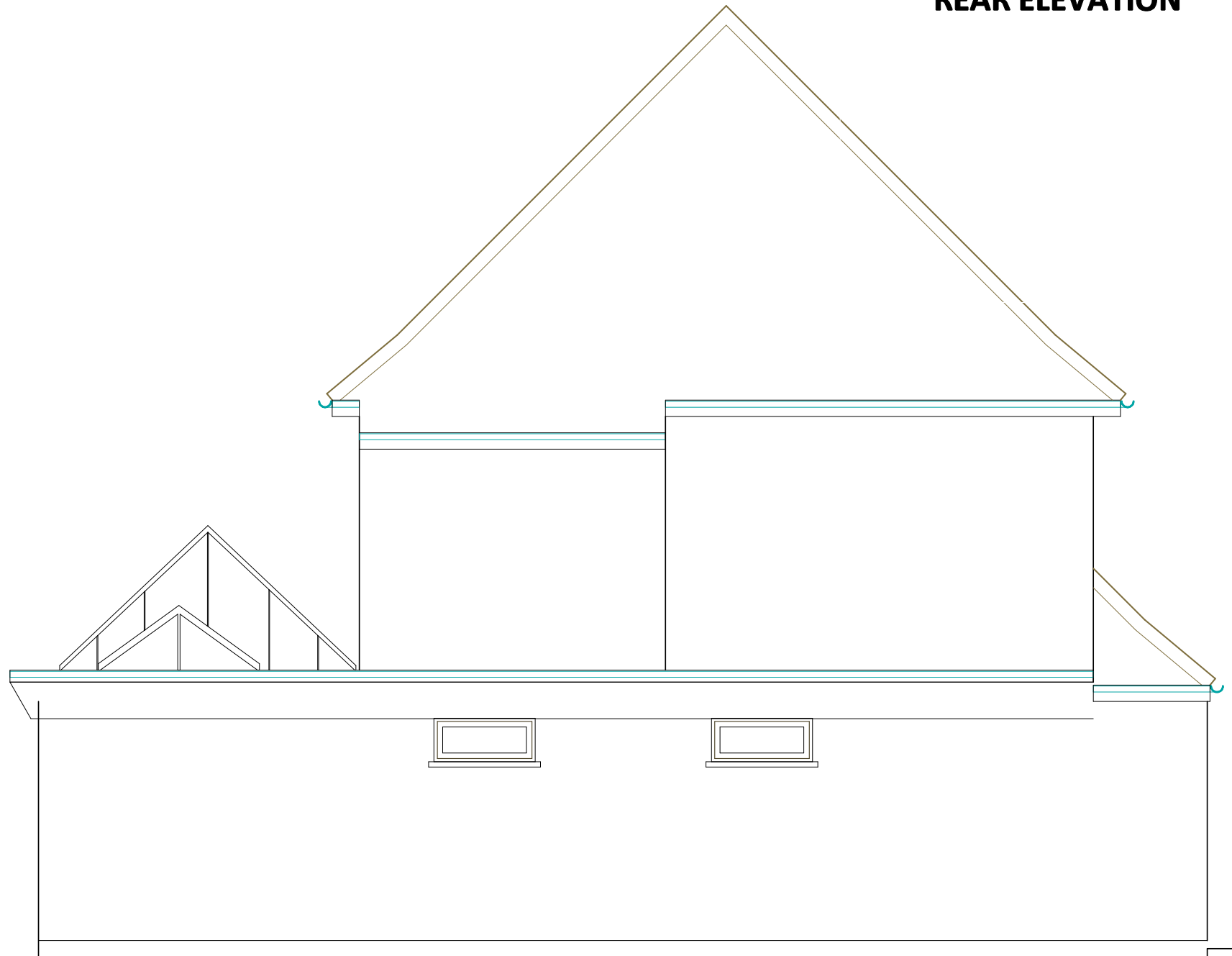
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REAR ELEVATION



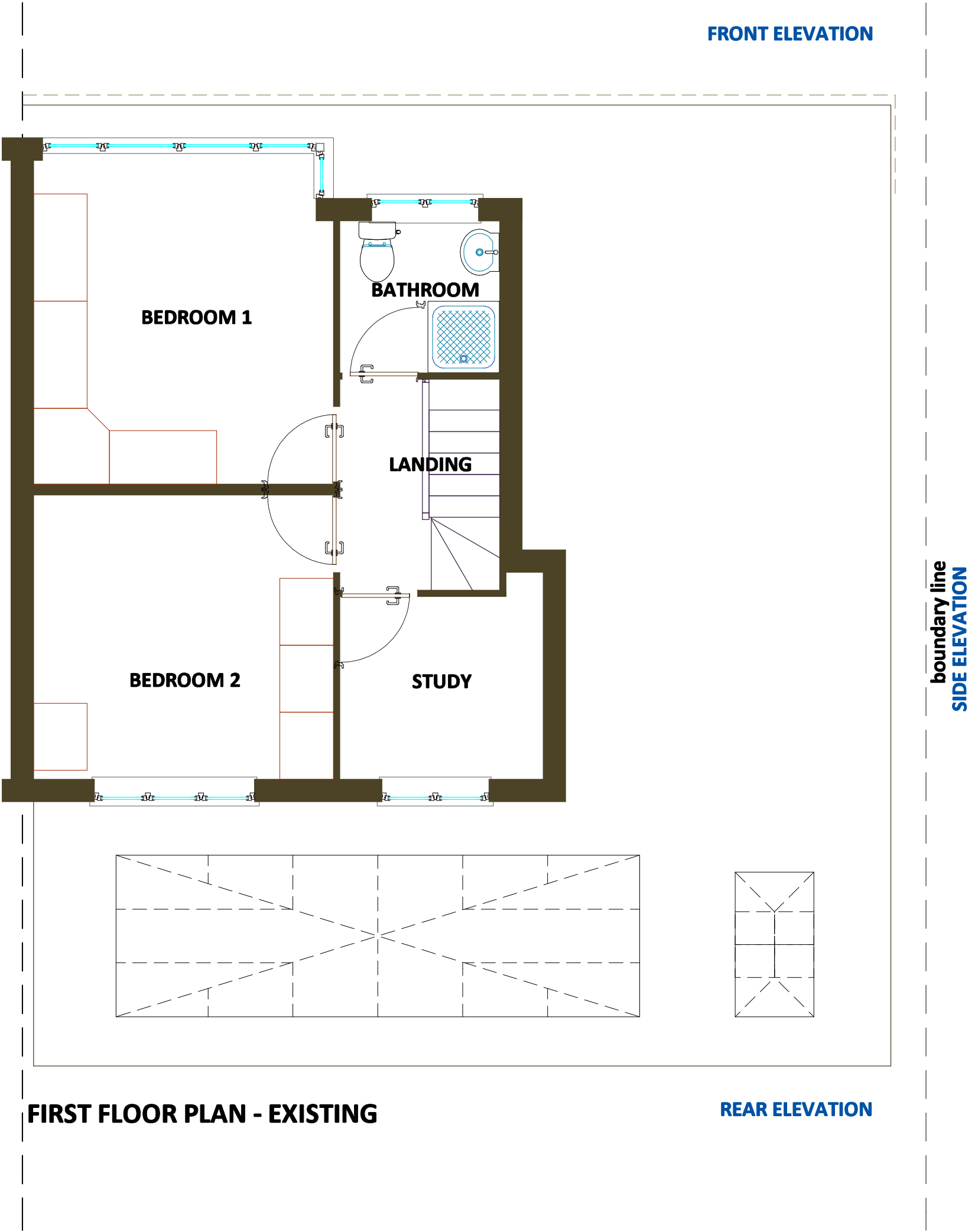
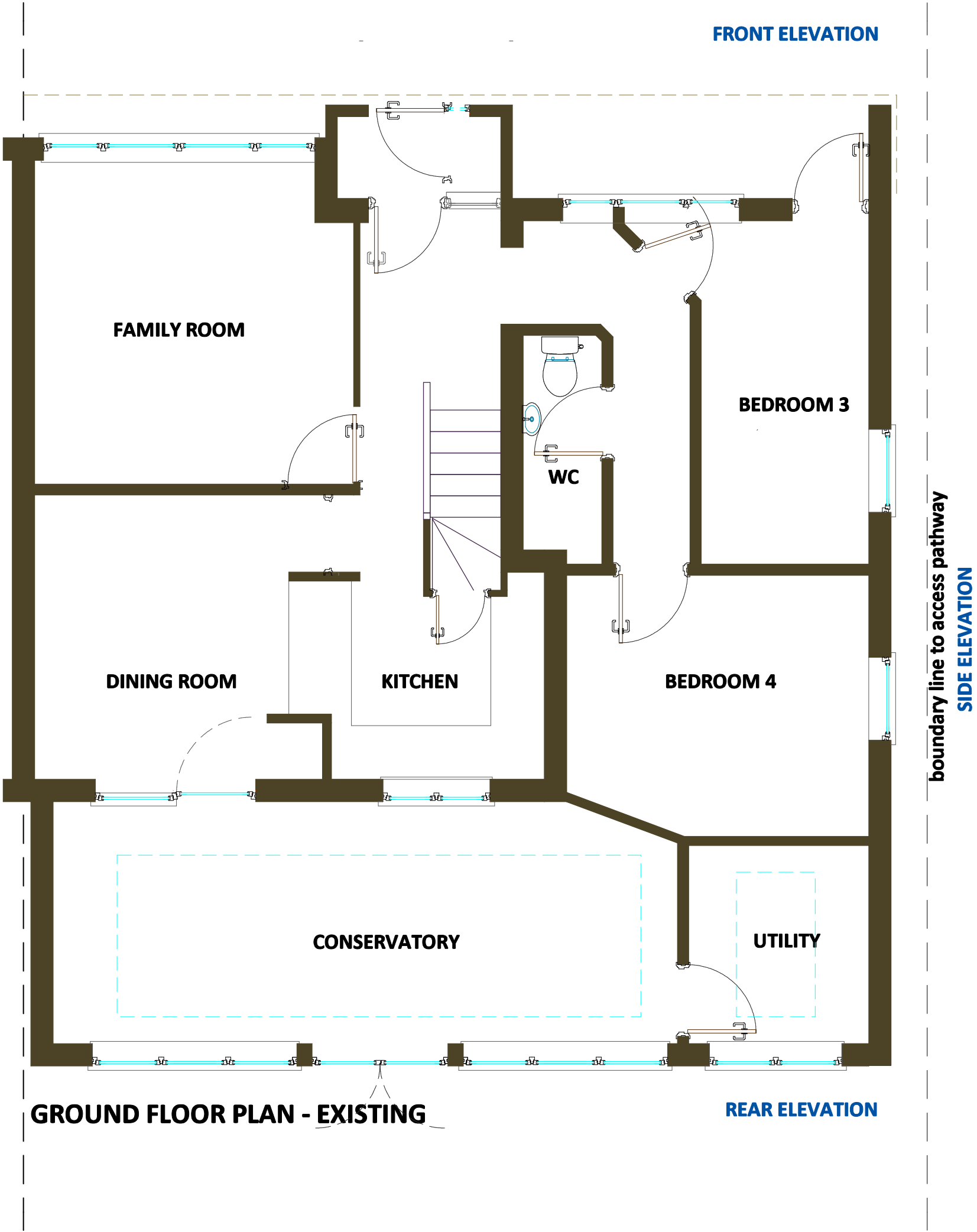
SIDE ELEVATION



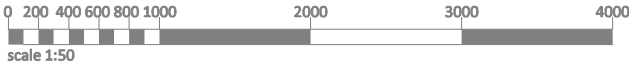
FRONT ELEVATION

ELEVATIONS: EXISTING

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			Revision: B	
Drawing:	ELEVATIONS: EXISTING	Job No: 4330	Page:	P-EX02
Project:	Part two storey, part single storey side/rear ext'n	Scale: 1:50 @ A2	Date:	05-01-2019



PLANS: EXISTING



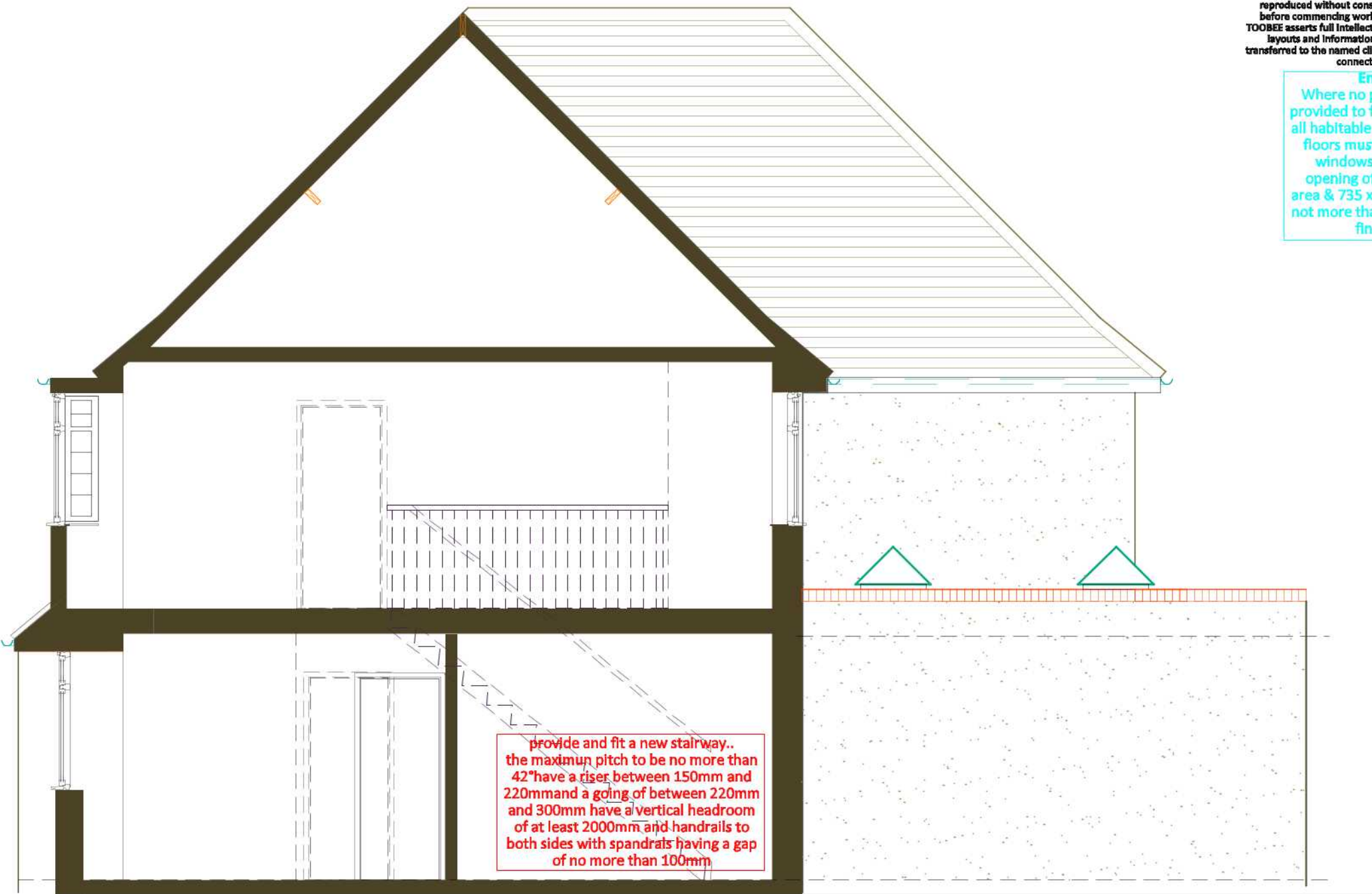
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		Drawing: PLANS: EXISTING	Job No: 4330	Revision: A	
Project: Part two storey, part single storey side/rear ext'n		Scale: 1:50 @ A2	Page: P-EX01	Date:	

Emergency egress

Where no protected escape route is provided to final exit from the building, all habitable rooms on ground and first floors must have emergency egress windows with at least one clear opening of not less than 0.33m² in area & 735 x 450mm or 450 x 735mm - not more than 1100mm above internal finished floor level.



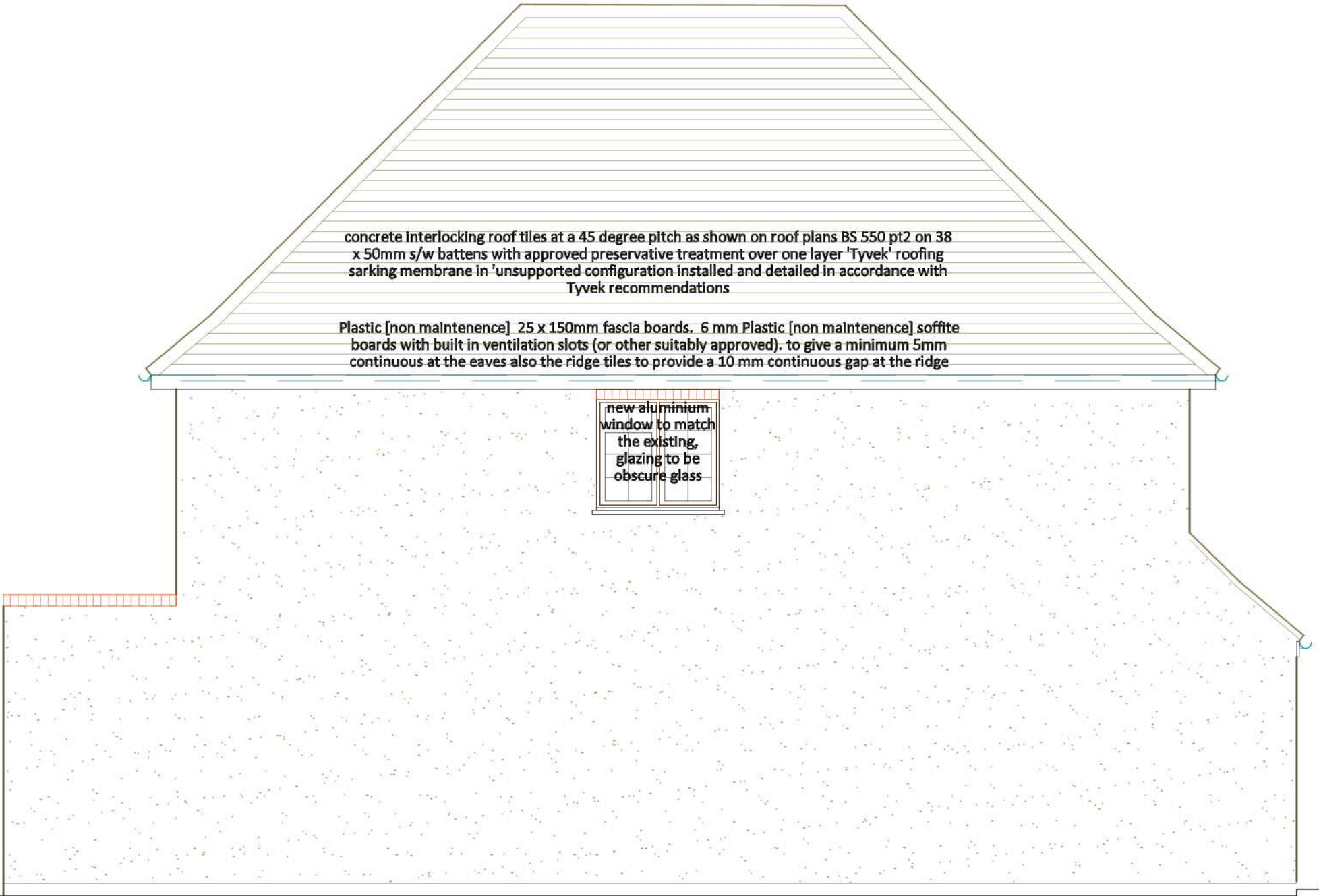
FRONT ELEVATION



SECTION THROUGH THE EXISTING AND SIDE ELEVATION

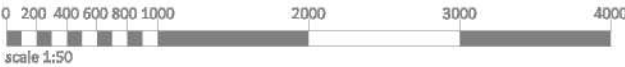


REAR ELEVATION



SIDE ELEVATION

ELEVATIONS: PROPOSED



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For Approval:
Building Regulations: ☒
For Construction:
As Built:

Revision: **B**
Page: **P-EL06**
Date: **02-08-2019**

Drawing: **ELEVATIONS: PROPOSED**
Project: **Part two storey, part single storey side/rear ext'n**

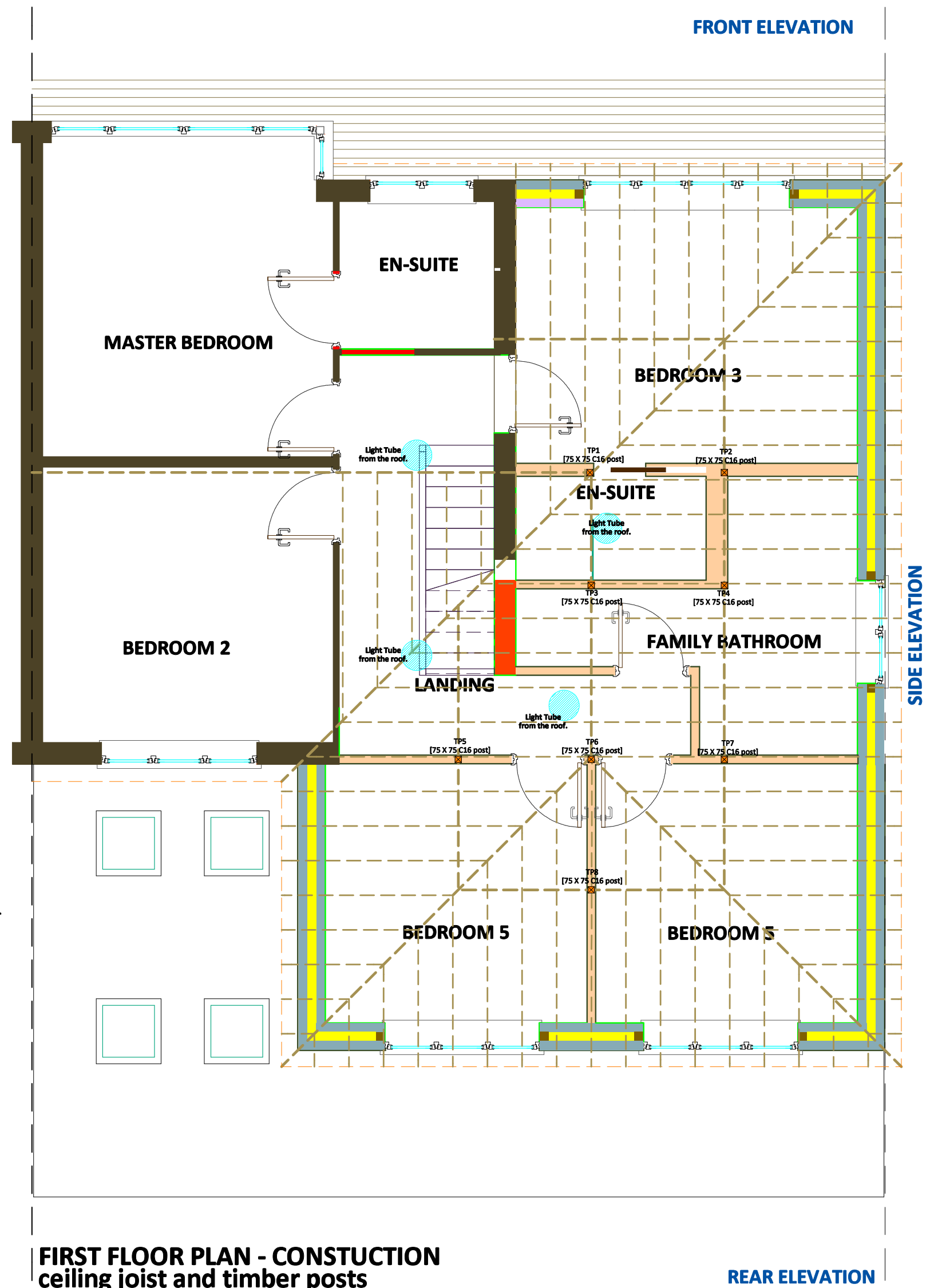
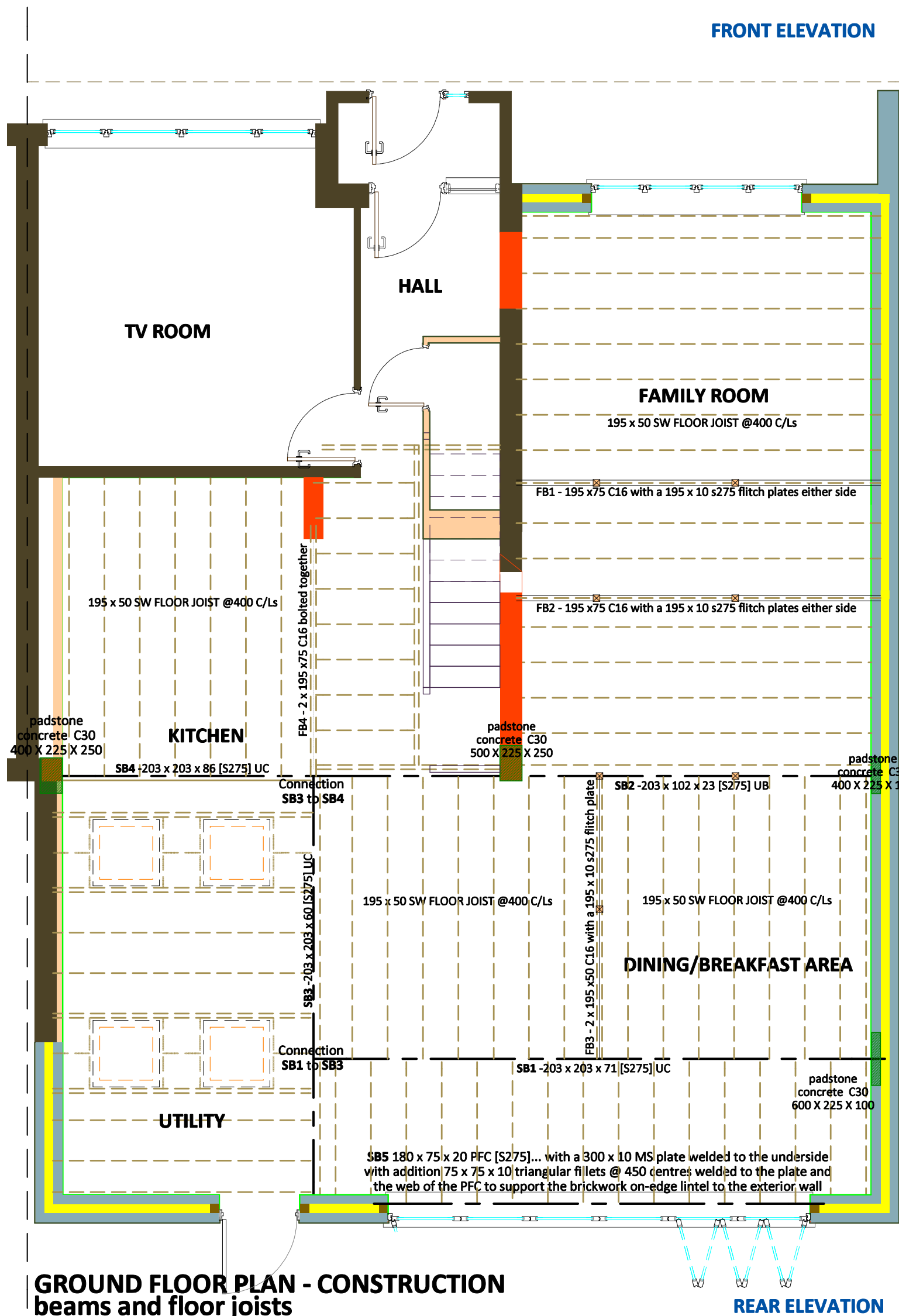
Job No: **4330**
Scale: **1:50 @ A2**

between all new floor joist, fit noggings for torsional stability and fit between joists 100mm of rockwool sound insulation.

provide and fit a new stairway.. the maximum pitch to be no more than 42° have a riser between 150mm and 220mm and a going of between 220mm and 300mm have a vertical headroom of at least 2000mm and handrails to both sides with spandrels having a gap of no more than 100mm

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- facing brickwork
- blockwork
- lightweight blockwork
- 100mm studwork
- 75mm studwork
- 50mm composite
- Celotex insulation
- Rockwool insulation
- 12mm plaster
- 12.5mm plasterboard
- Catnic position
- Steel beam [s275]
- Timber Joist's/rafters
- Purlins/Ridge
- Concrete padstone



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Building Regulations: ☒

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Revision:

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Job No:

4330

Page:

P-PC04

Scale:

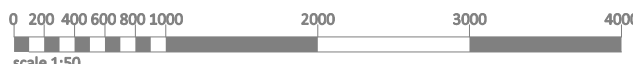
1:50 @ A2

Date:

02-08-2019

Drawing: **PLANS: CONSTRUCTION**

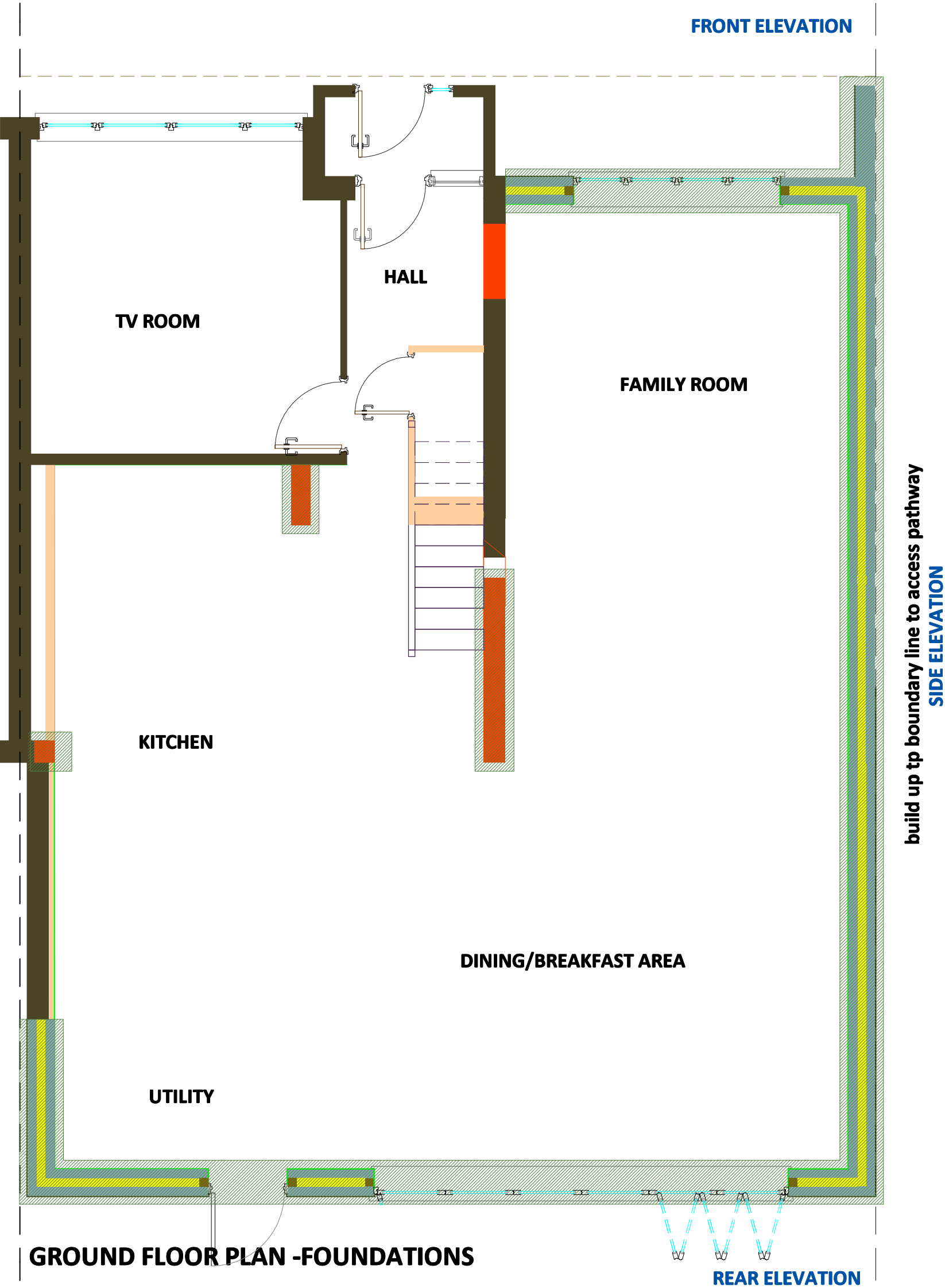
Project: **Part two storey, part single storey side/rear ext'n**



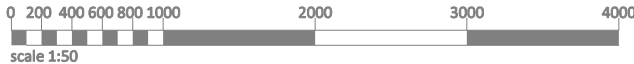
Builder/Local Authority to check to see if the existing foundations are adequate for the proposed works.

Pre-stressed concrete bridging lintel to be provided over drain runs within brickwork below ground level and pipe surrounded by pea shingle packing. Where the pipe passes within concrete footing a flexible coupling is to be used either side and is to be sleeved with 100mm polystyrene. New pipe runs to be in UPVC.

Trench fill concrete foundation a minimum of 1000mm deep and to the satisfaction of the Council Building Surveyor. Allowence to be made for any mature trees are within 30 metres of the new foundations should be in accordance with NHBC standards. chapter 4.2 "Buildings near trees" regulation A1.



PLANS: FOUNDATIONS/DRAINAGE



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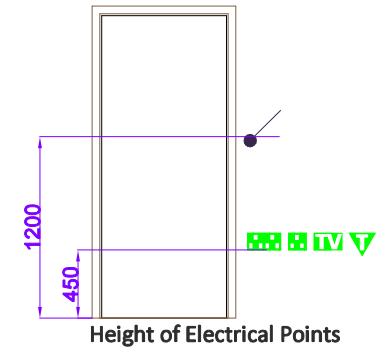
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Job No:	4330	Revision:	A
Page:	P-FD03	Date:	05-01-2019

Drawing:	PLANS: FOUNDATIONS/DRAINAGE
Project:	Part two storey, part single storey side/rear ext'n

Scale:	1:50 @ A2
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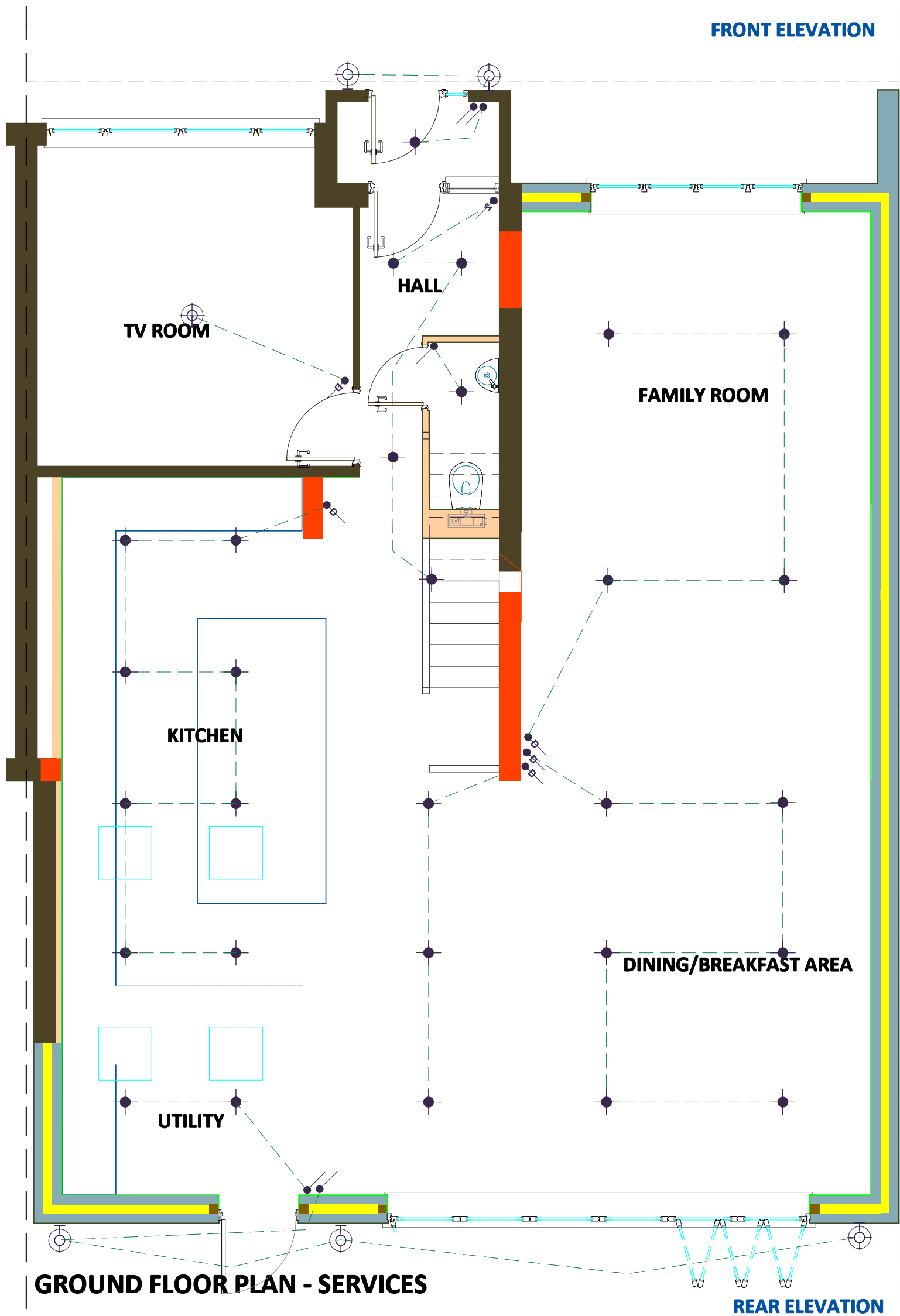
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All contractors to ensure that all existing services are kept intact during the construction & are only turned off/relocated with the clients approval.

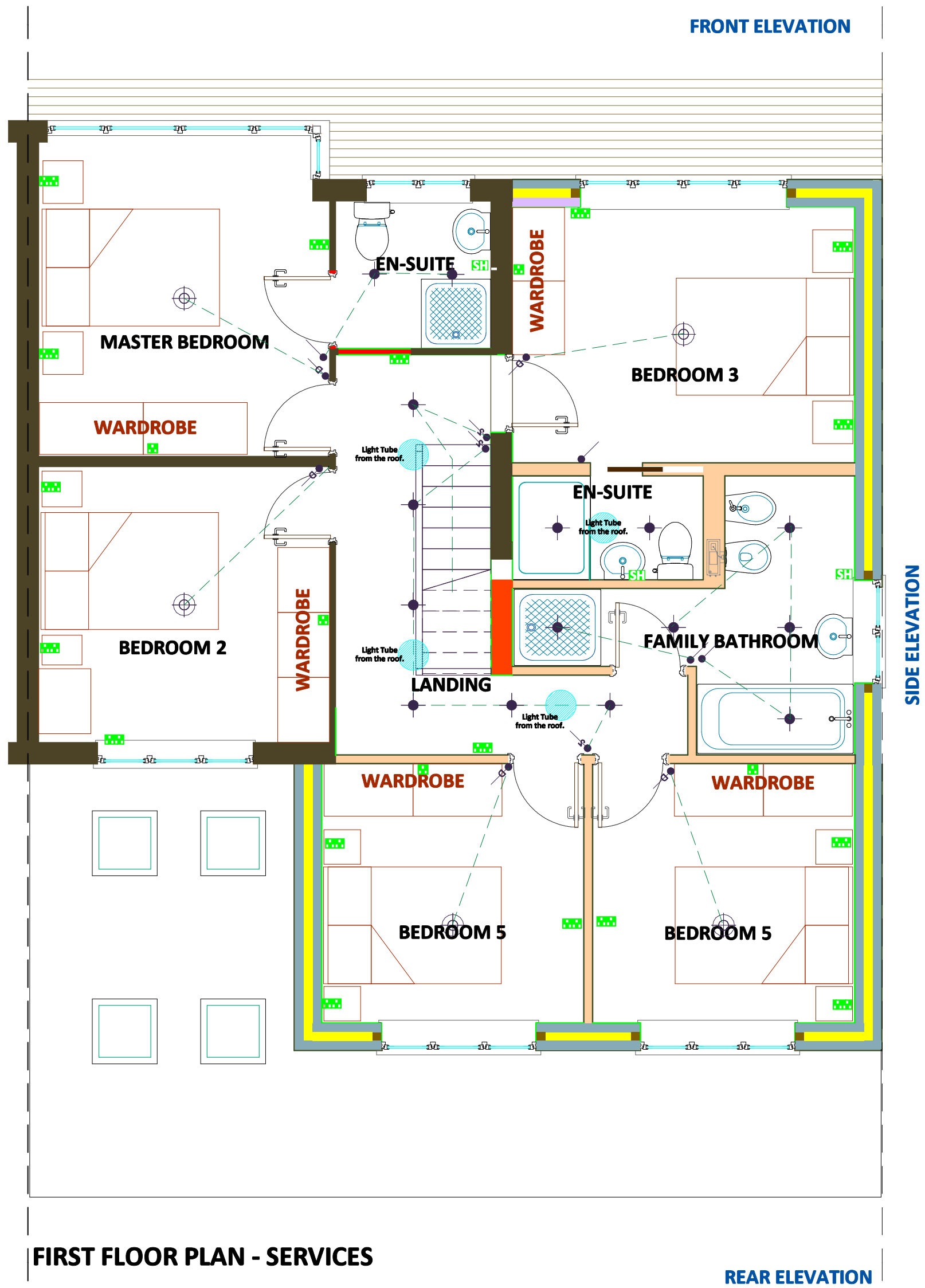


Height of Electrical Points

- spotlight
- spotlight-directional
- spotlight-wallwasher
- light point
- light point + pendant
- wall light
- wall light -security
- fluorescent
- LED under cupboard L
- HD SD mains linked smoke and heat detectors
- Switch point
- Switch - Dimmer
- Switch - 2 Way
- Switch - 2 Way Dimmer
- Switch - Pull
- Plezo Eye
- DSSO 13a
- SSSO 13 a
- DSSO 13a [ex]
- SSSO 13a [ex]
- Spur point
- 20a Socket
- Cooker point
- TV aerial
- Shaver point
- telephone socket



build up tp boundary line to access pathway
SIDE ELEVATION



FIRST FLOOR PLAN - SERVICES

REAR ELEVATION

PLANS: SERVICES



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For Approval:
Building Regulations: ☒
For Constructions:
As Built:

Drawing: **PLANS: SERVICES**
Project: **Part two storey, part single storey side/rear ext'n**

Job No: **4330**
Scale: **1:50 @ A2**

Revision: **B**
Page: **P-PS05**
Date: **02-08-2019**

0 200 400 600 800 1000 2000 3000 4000
scale 1:50