

MATERIALS KEY:

- 1 Tiles to match existing in material, colour and texture
- 2 Vertical hanging tiles to match the existing in colour and size
- 3 Soffit and fascia to match existing
- 4 Window to match existing in colour and material
- 5 Facing brickwork to match the brick material on the existing house

MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

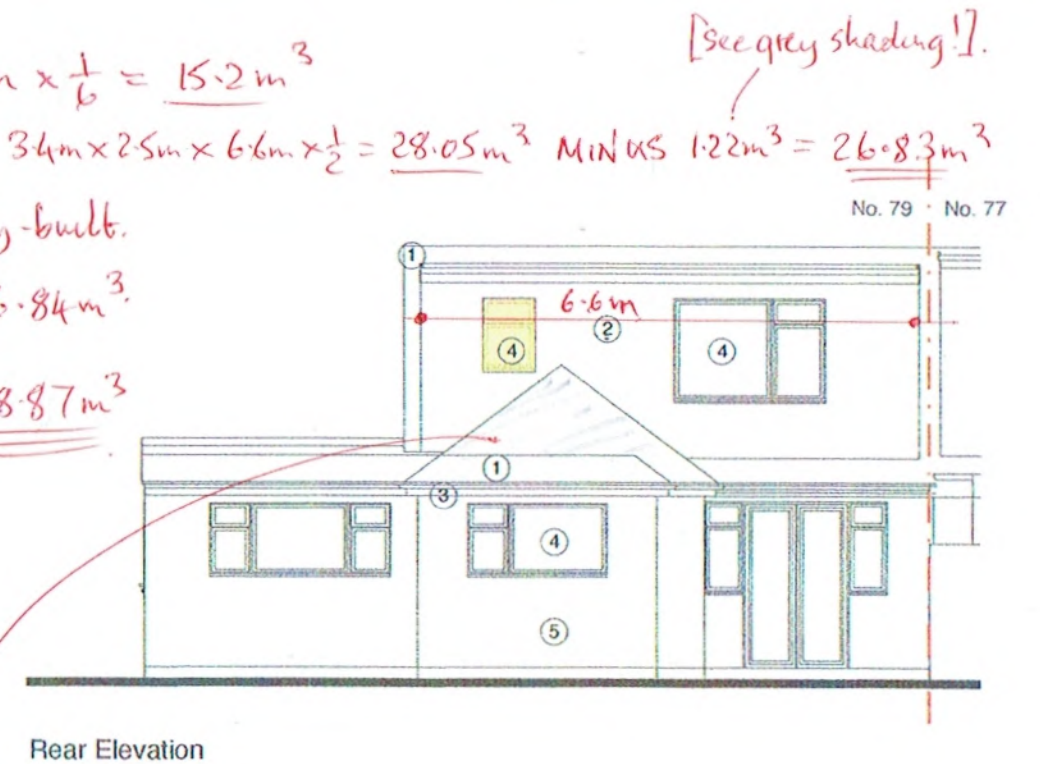
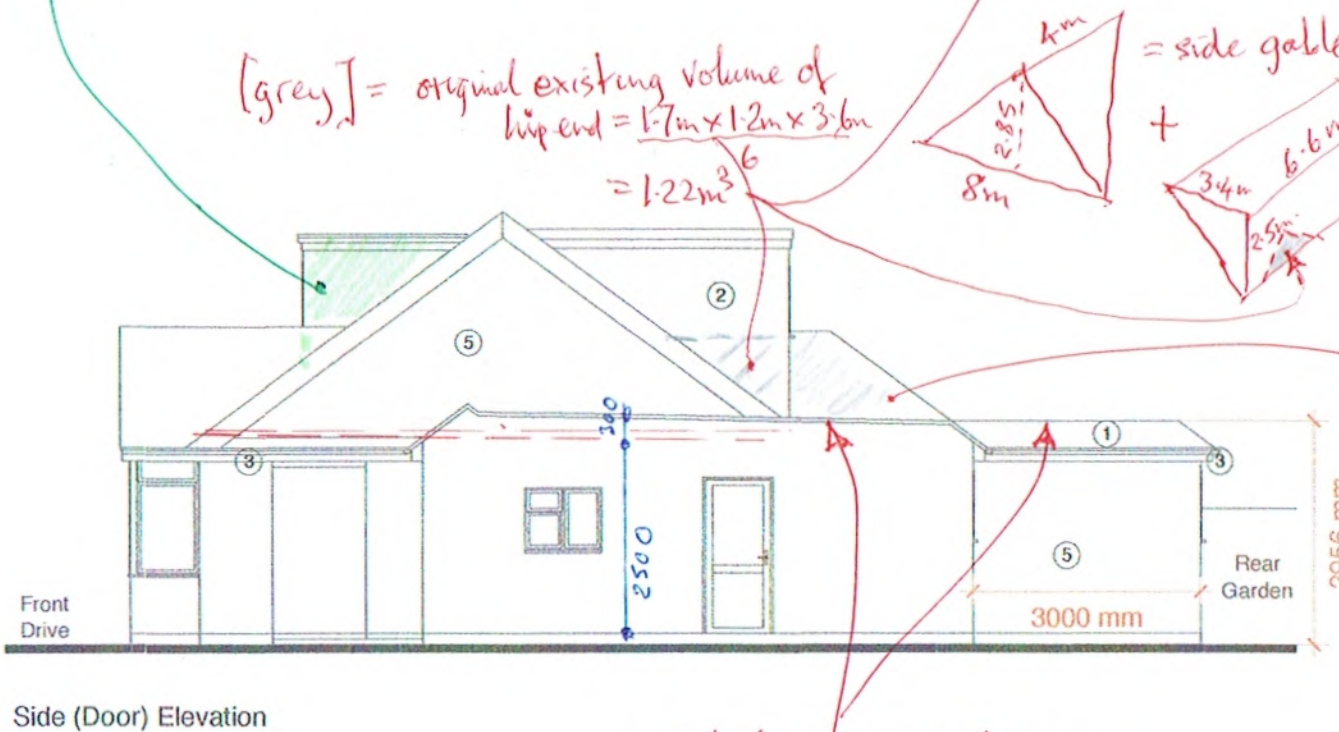
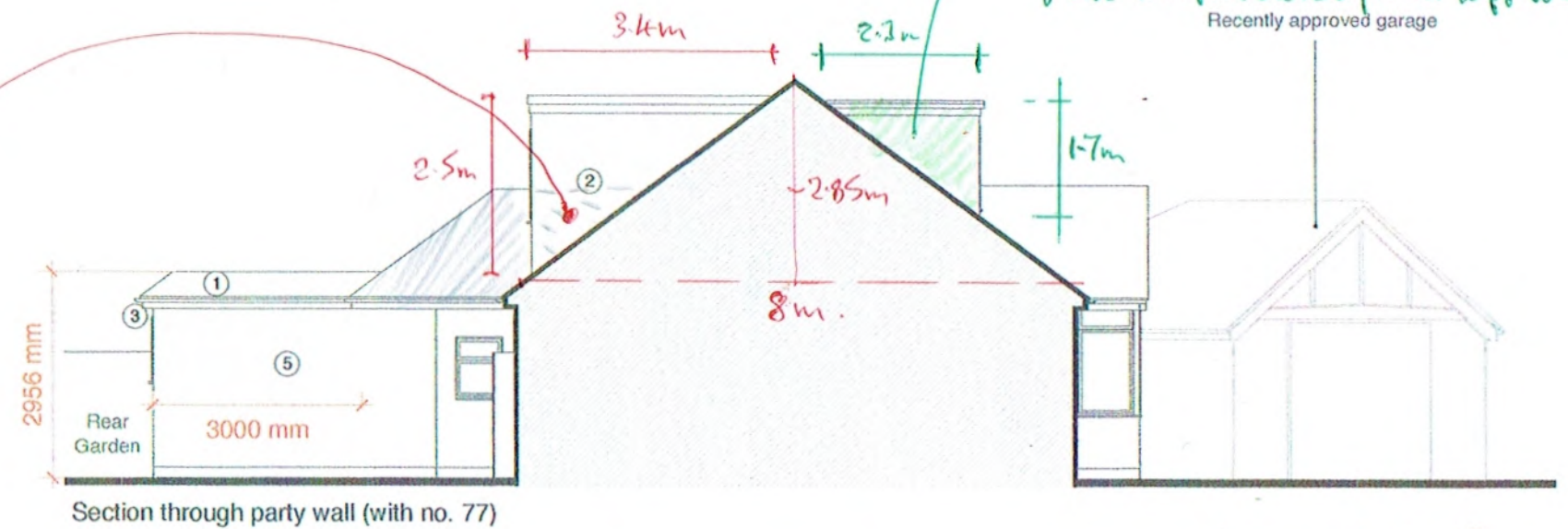
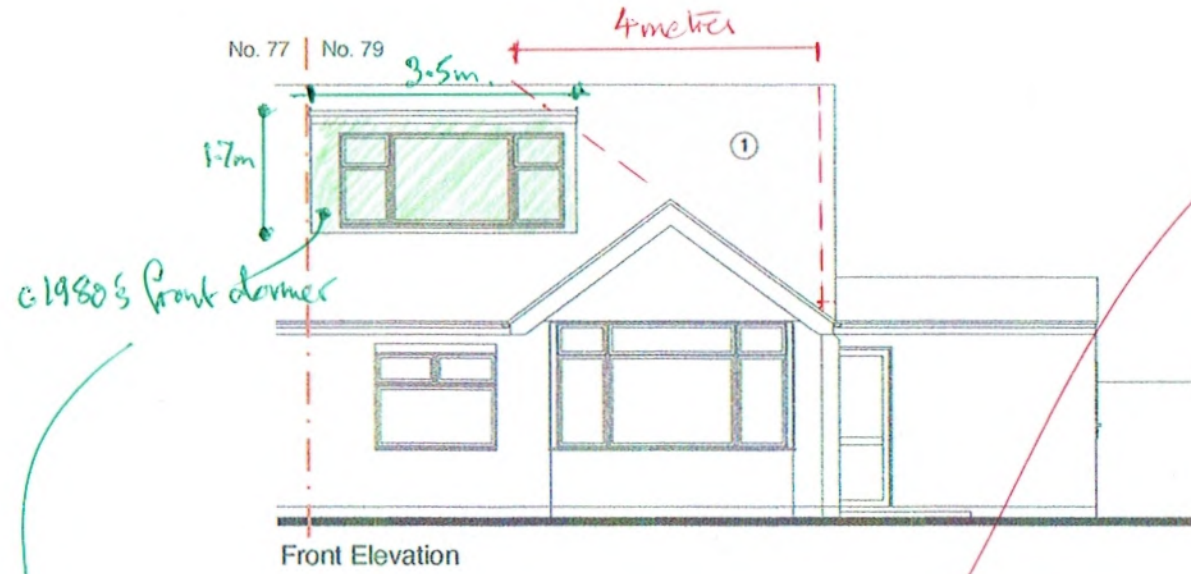
KEY

= Obscured glazing to windows (minimum scale for the Pilkington scale)

= Proposed structure

[green] = front dormer volume, built c.1980s, BUT volume deducted from lawful development loft volume

Recently approved garage



[grey] = original existing volume of hip end = $1.7m \times 1.2m \times 3.6m = 1.22m^3$

= side gable proposed volume = $8m \times 2.85m \times 4m \times \frac{1}{6} = 15.2m^3$

= rear dormer proposed volume = $3.4m \times 2.5m \times 6.6m \times \frac{1}{2} = 28.05m^3$ MINUS $1.22m^3 = 26.83m^3$

non-lawful but already-built front dormer volume = $2.3m \times 1.7m \times 3.5m = 6.84m^3$

$15.2 + 26.83 + 6.84 = 48.87m^3$

[See grey shading!]

note! these side extensions are flat-roofed $\therefore$ no lawful loft volume previously created. $\therefore$ no volume here to be taken into account.

note! [shaded grey] = the original as-built c.1930s kitchen 350 tiled roof, volume is "original volume" so is not included in extension volumes.

Address: 79 Field Close, Hoylake Crescent, Ickenham, UB10 8JQ

Client: Neale Whittall

Date: October 2023

1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title: As Proposed - lawful volumes calculations.

Elevations

Lawful development application for a loft conversion and a 3m single storey rear extension

Project no. / Stage / Drawing no. / Revision: 0398- PLA- 56A

Revision notes: A - First Issue

Drawn by: IR