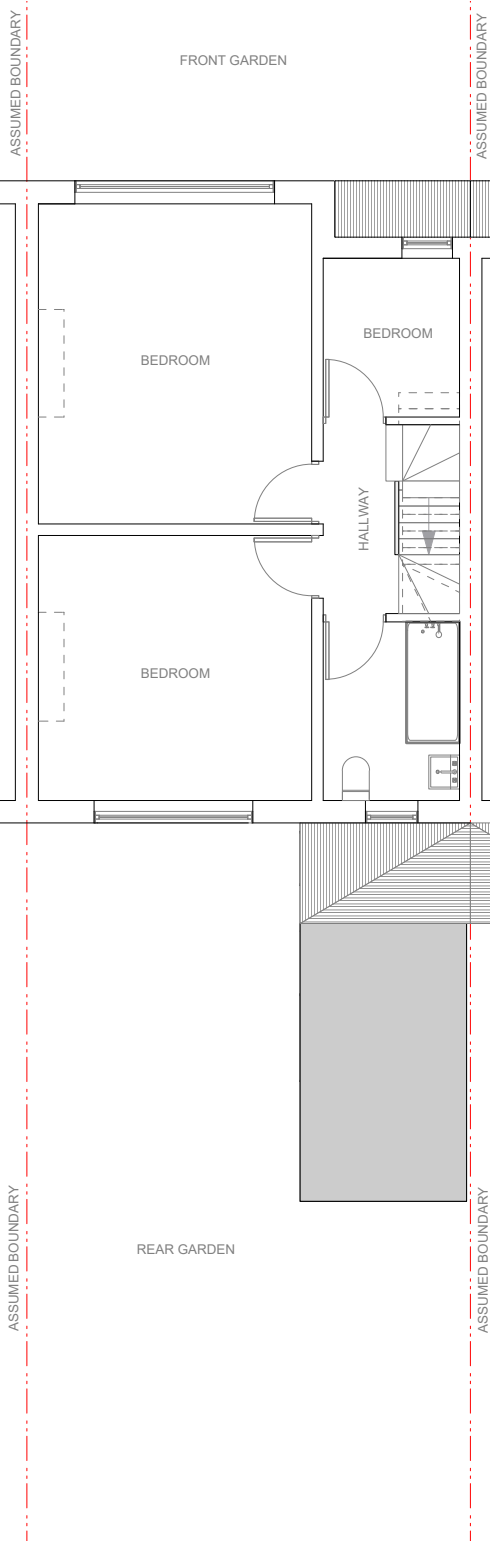
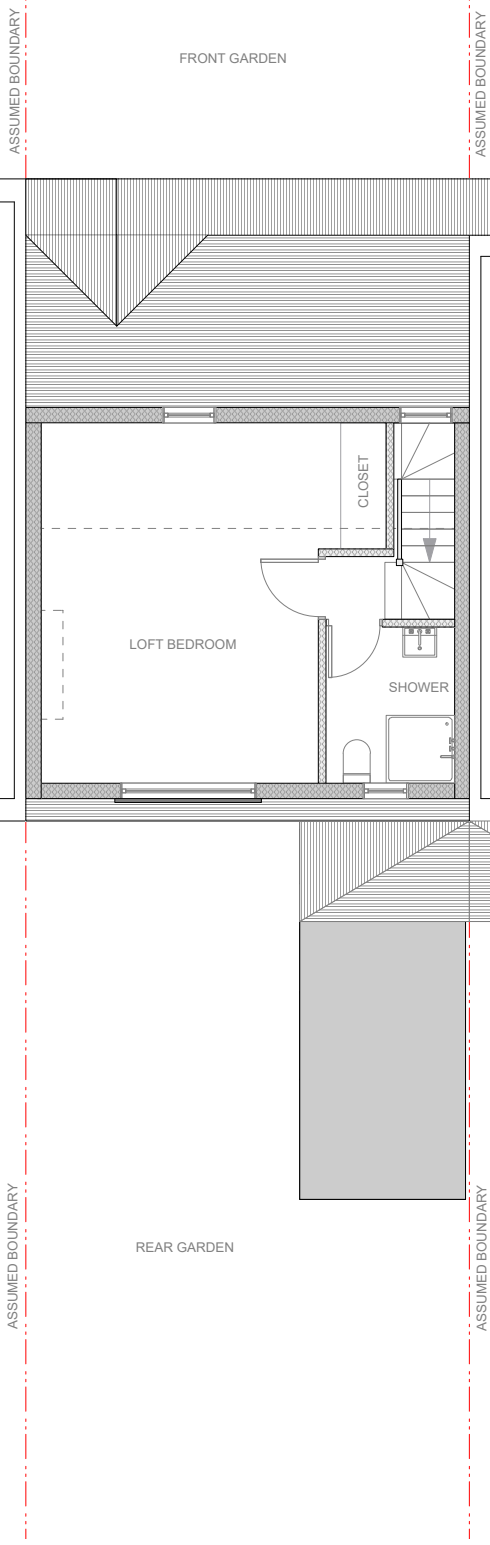


NOTE: ALL PROPOSED MATERIALS
TO MATCH EXISTING



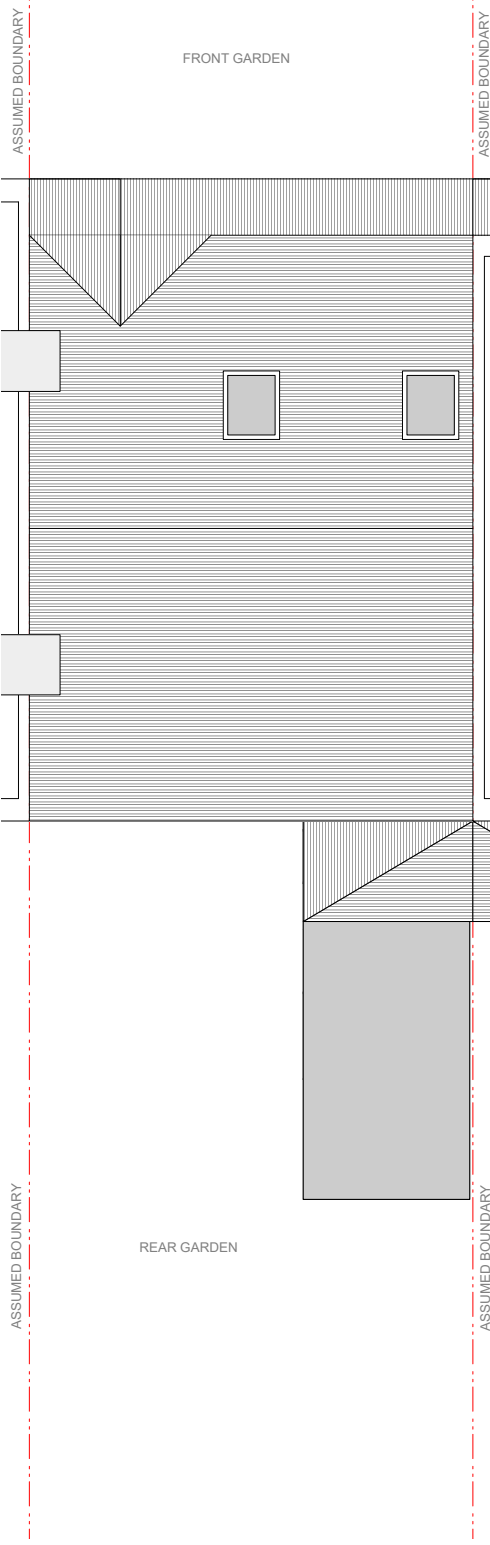
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EX-10

FIRST FLOOR PLAN
Scale: 1/100



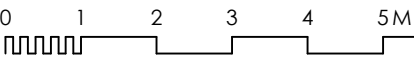
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EX-10

LOFT FLOOR PLAN
Scale: 1/100



1
EX-10

ROOF FLOOR PLAN
Scale: 1/100



Issue.

Planning Application
Not for construction

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Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015
The client must abide by the CDM Regulations 2015 and you may have a requirement under the CDM Regulations 2015 to notify the Health & Safety Executive.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. (b) Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise is agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

(a) Various work that is going to be carried out directly to an existing party wall or party structure

(b) New building at or astride the boundary line between properties

(c) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

We confirm that we do not accept any responsibilities regarding the boundary line or party wall matters or any issues raised by neighbours unless otherwise is agreed with us in writing.

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Revision.	Description
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You Architecture Ltd.

A 60 Pinkwell Lane, UB3 1PH
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T +44(0) 20 87 56 04 39
E info@youarchitecture.co.uk

Project:

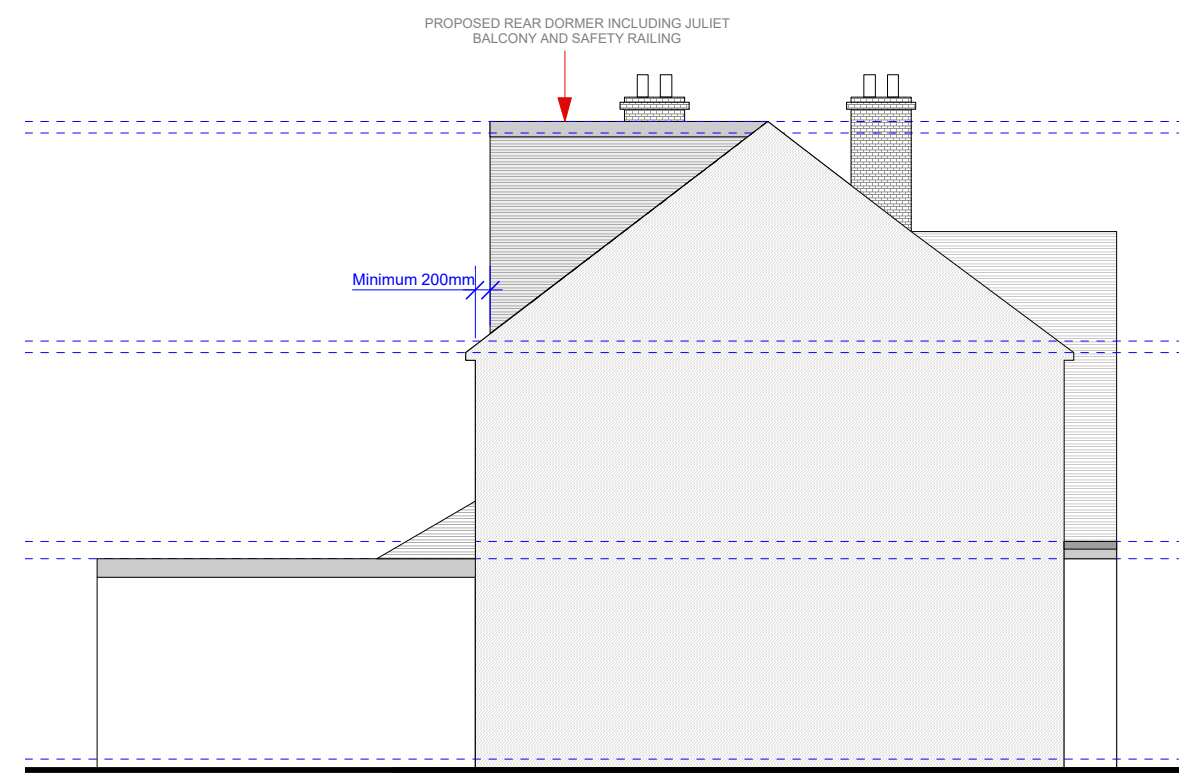
55 Granville Road UB10 9AE

Drawing Title:

Proposed Plans

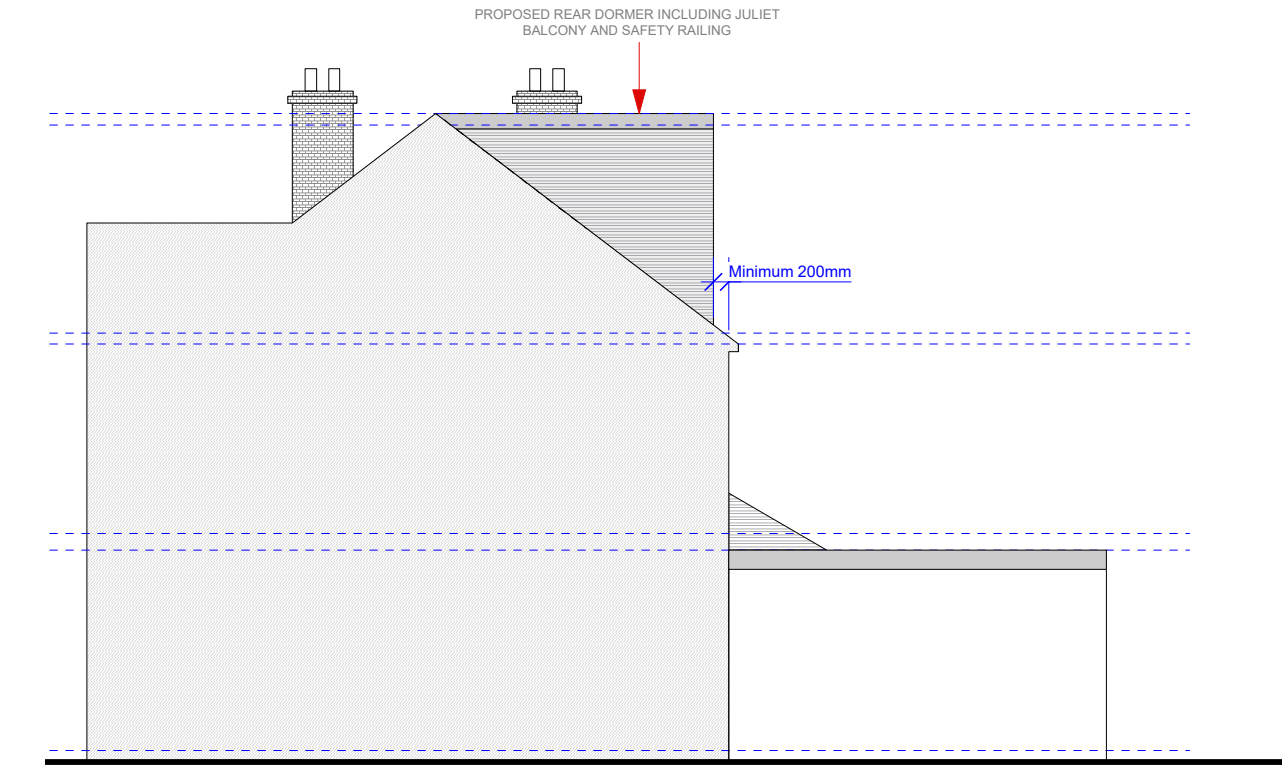
Dwg no:	Revision.	Date:
0192-PR-10	A	25.02.2024
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NOTE: ALL PROPOSED MATERIALS
TO MATCH EXISTING

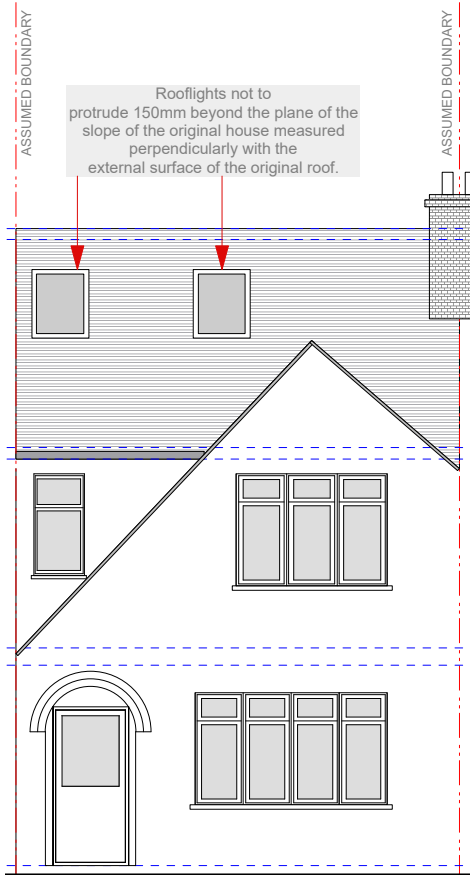
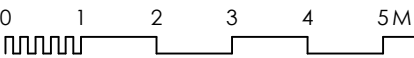


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EX-20
SIDE ELEVATION PLAN
Scale: 1/100

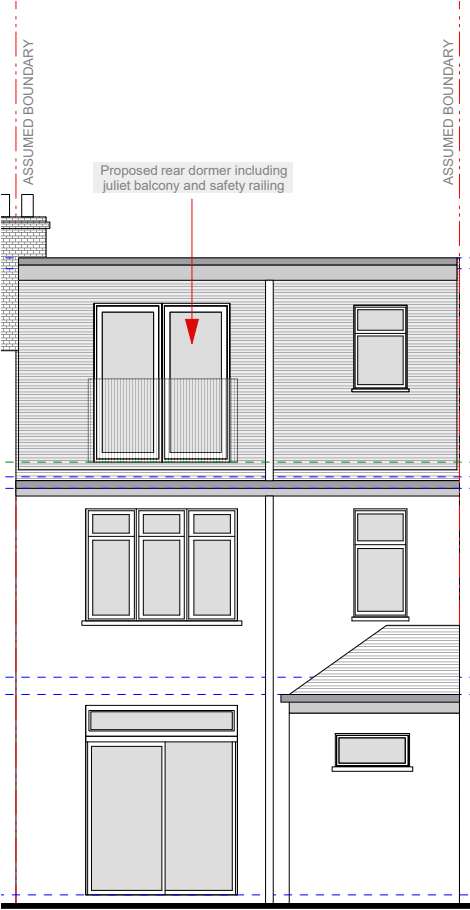
PERMITTED DEVELOPMENT CHECKLIST FOR LOFT
EXTENSION/CONVERSION:
* A volume allowance of 40 cubic metres additional roof
space for terraced houses* * A volume allowance of 50 cubic
metres additional roof space for detached and semi-detached houses* * No extension
beyond the plane of the existing roof slope of the principal elevation that fronts the highway * No
extension to be higher than the highest part of the roof *
Materials to be similar in appearance to the existing house *
No verandas, balconies or raised platforms * Side-facing
windows to be obscure-glazed; any opening to
be 1.7m above the floor * Roof extensions not to be
permitted development in designated areas** * Roof extensions, apart from hip to
gable ones, to be set back, as far as practicable, at least 20cm from the original
eaves * The roof enlargement cannot overhang the outer
face of the wall of the original house. * Rooflights not to protrude
150mm beyond the plane of the slope of the original house measured perpendicularly with the
external surface of the original roof.



1
EX-20
SIDE ELEVATION PLAN
Scale: 1/100



1
EX-20
FRONT ELEVATION PLAN
Scale: 1/100



1
EX-20
REAR ELEVATION PLAN
Scale: 1/100

Issue.

Planning Application Not for construction

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0192-PR-20	A1	25.02.2024
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1:100@A3p		