# CASE STUDY OF SIMILAR DEVELOPMENTS WITHIN THE VICINITY OF THE PROPERTY

## 47 DEANE CROFT ROAD EASTCOTE MIDDLESEX HA5 1ST

**75012/APP/2019/2623**
**Single storey rear extension, single storey front extension and conversion of garage to habitable use, involving alterations to side elevation**

**75012/APP/2019/2624**
**Conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights, and conversion of roof from hip to gable end, with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)**

## 56 DEANE CROFT ROAD EASTCOTE MIDDX HA4 1SP

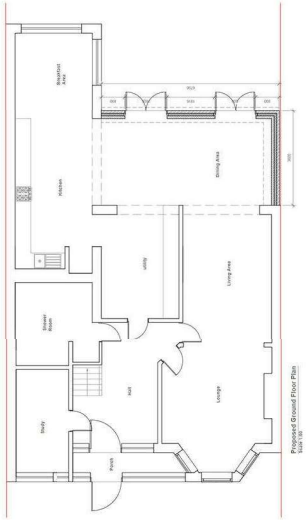
**64206/APP/2017/2273**
**Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development).**

**64206/APP/2013/3**
**Single storey front/side/rear extension and porch to front, single storey detached outbuilding to rear for use as a home gymnasium, involving demolition of existing outbuilding**

## 24 ABBOTSBURY GARDENS EASTCOTE HA5 1SZ

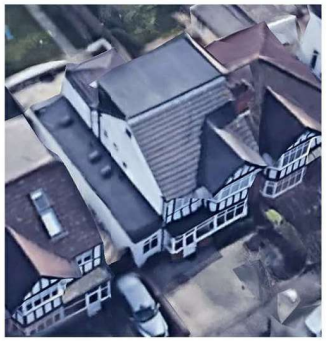
**17372/APP/2017/40**
**Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)**

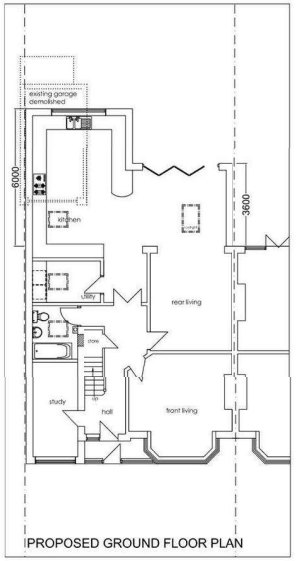
**17372/APP/2014/4514**
**Single storey rear extension**




## 12 ABBOTSBURY GARDENS EASTCOTE HA5 1SU

**70267/APP/2014/3104**
**Single storey front extension, single storey side extension, part two storey part single storey rear extensions.**





PROPOSED GROUND FLOOR PLAN

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES
1. CHECK ALL DIMENSIONS ON SITE.

2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.

4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.

5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)

6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2007.

7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR

8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING

9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.

11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.

12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.

13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).

15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.

16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.

17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.

19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.

20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

0 1 2 3 4 5 6
1:100m

0 0.5 1 2 3
1:50m

| No.: | Revision: | Date: |
|---|---|---|
| | | |

BISCHELL
THE DESIGN & BUILD COMPANY

Bischell - Design & Build -
Suite 114
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF
www.bischell.co.uk

Client: Nim Parmar
48 Deane Croft Rd, Eastcote, Pinner HA5 1SR

Drawing Title: Case Study

Status: PN-HH

| Scale: | Date: | Drawn By: |
|---|---|---|
| @A2 | 03-09-2021 | S.VEN |

Drawing No.: PN-012
Rev: