



ROOF LANTERN
over flat roof
KORNICHE or similar
slim line aluminium
roof lantern

To be double glazed + to meet 'U' value of
min. 2.0 W/m sq.K.
All roof lights to be A-A fire rated.

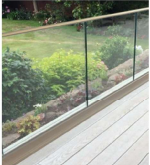
Fully thermally broken construction.

Double up rafters on the side of opening, supporting double
trimmers above & below opening. Bolt together with M12
bolts at 450 c/s.
Must be 450mm minimum clear opening with
non opening fasteners.

Fixed in accordance with the manufacturers instructions.

- New internal walls
- New external walls
- Walls to be demolished
- New doors/windows
- Proposed work shaded
- Rooflight

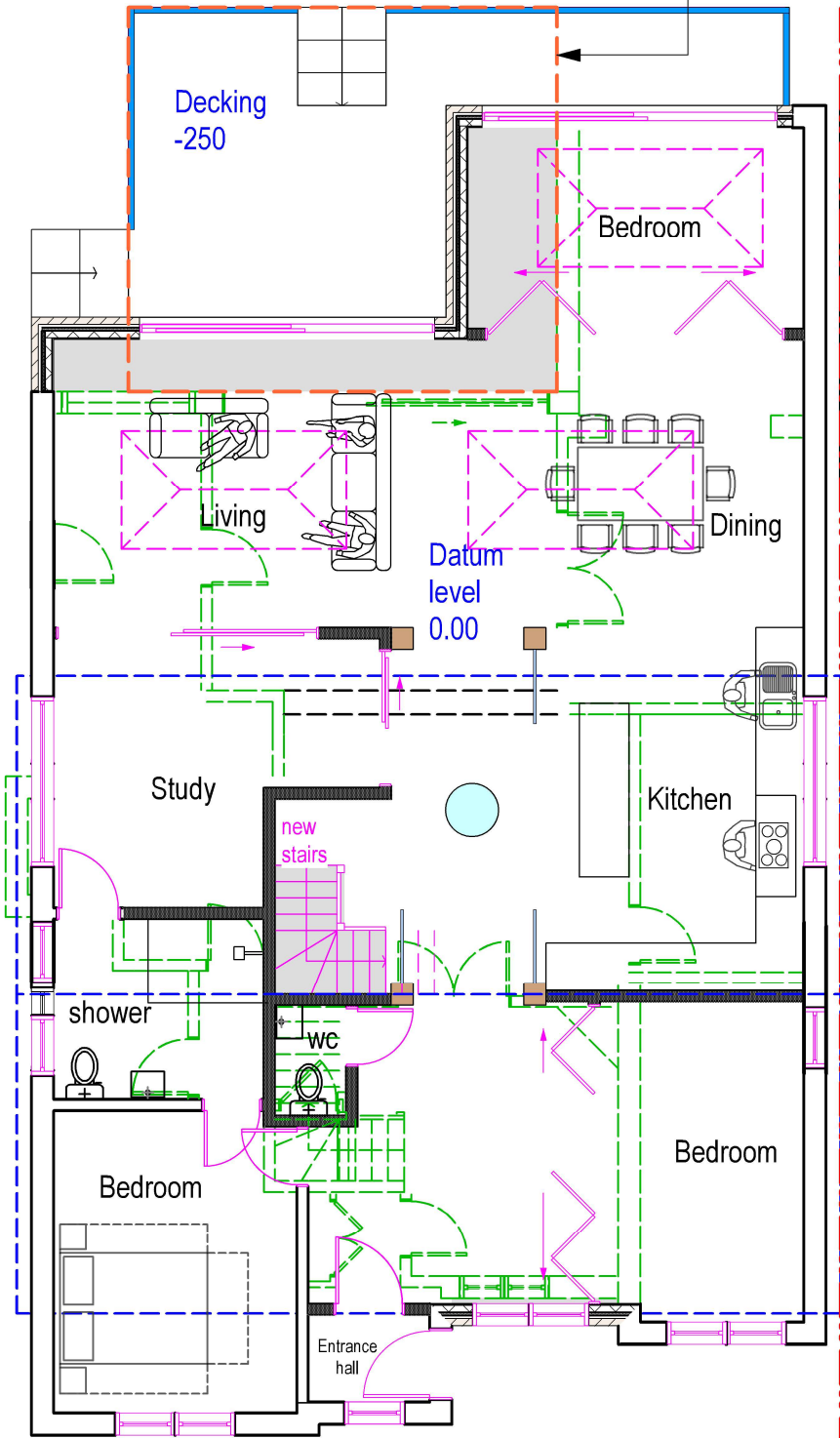
PATIO ENCLOSURE
NEW EXTERNAL STAIRS & BALUSTRADING
External staircase.
Max. rise - 200mm
Min. going - 230mm
Max. pitch to be 42 deg.
Handrail fixed at 1000mm above patio.
Glass guarding to be of laminated glass,
minimum 30 min. fire resistance.
ALL TO MEET APPROVED DOC. K1.



Frameless glass
Balustrading

GL
-900

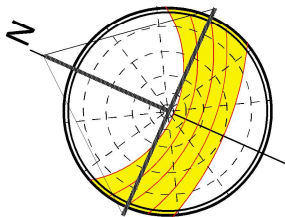
Orange dotted line
shows existing raised
patio/decking footprint.
New patio to be the same
height as existing.



This application seeks to add to an already
approved gable end and rear dormer
application under certificate of lawfulness
REF - 19664/APP/2023/3123

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PROP GROUND FLOOR PLAN
Scale: 1:100

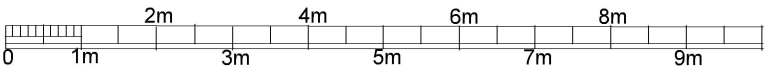


PROPOSED

REV A - 11/04/2025
Gable window reduced
Front sloping roof reinstated



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scale - 1 : 100 @ A3

Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 39 Hillside Road, HA6 1PY	DATE: 20/02/2025
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