



1

## 01 PROP ELEV SIDE

Scale: 1:100

### GENERAL -

#### New materials used in exterior work to match similar work on the street

WALLS - To be a mix of render painted white, timber cladding and facing brickwork

WINDOWS - All new windows to be double glazed, profile to match existing + set within opening to match existing.

- Side windows to be obscure glazing, top opening to be 1.7m from FFL.

ROOFLIGHTS 'Velux' or similar. Projection to be max. 150mm beyond the plane of the roof-slope & flat roof.



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 manufacturers instructions.



Slim line frame for pitched roof.  
Reset within roof tiles.  
Can be fixed to roof pitch as low as 12 deg. & as high as 90 deg.

ROOF LIGHTS on pitch roof  
Rooflights 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.  
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.

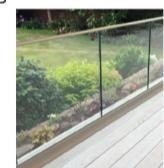
DOORS - All new doors to be double glazed, profile to match existing + set within opening to match existing.

RWP & GUTTERS - to be UPVc black to match existing.

EAVES - Detail to match existing, ie height of fascia & soffit width + colour of soffit and fascia

ROOF - Pitch roof - Plain red/brown roof tiles to match existing. Tile type, size & colour to match existing.  
Flat roof - to be GRP grey/green colour

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.



02

## 02 PROP ELEV SIDE

Scale: 1:100

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

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



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2m 4m 6m 8m  
0 1m 3m 5m 7m 9m

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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PROPOSED