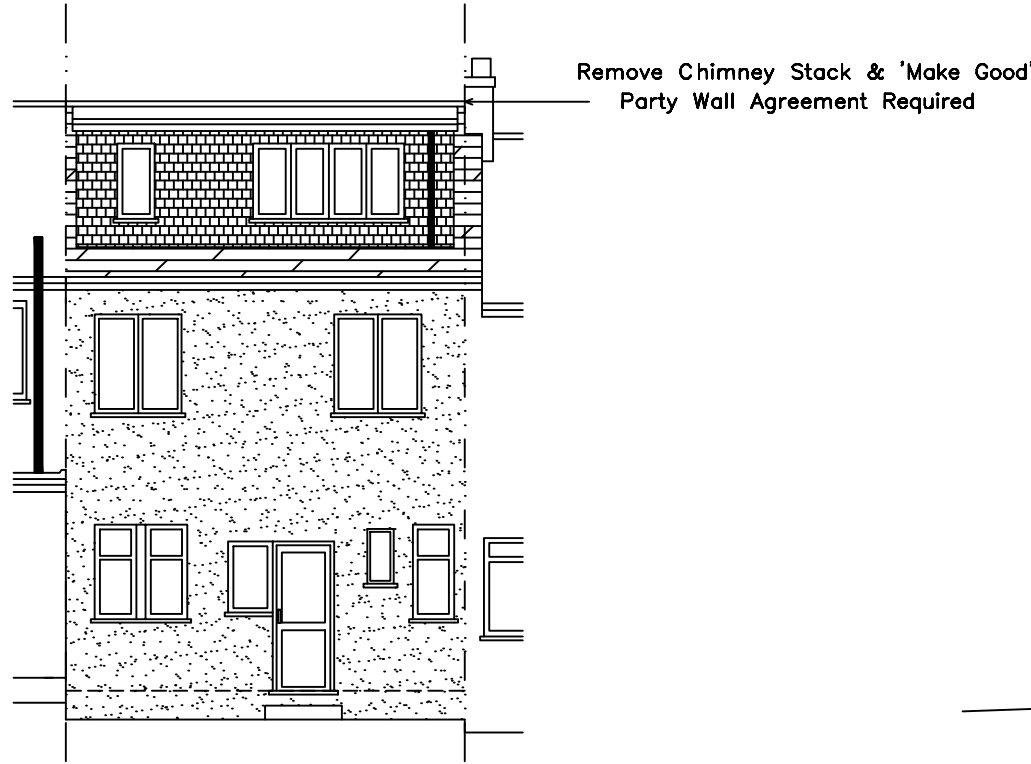


Raise Roof Level to Match Level of 48 Hatherleigh Road as per Approved Planning Ref: 22110/APP/2020/3266

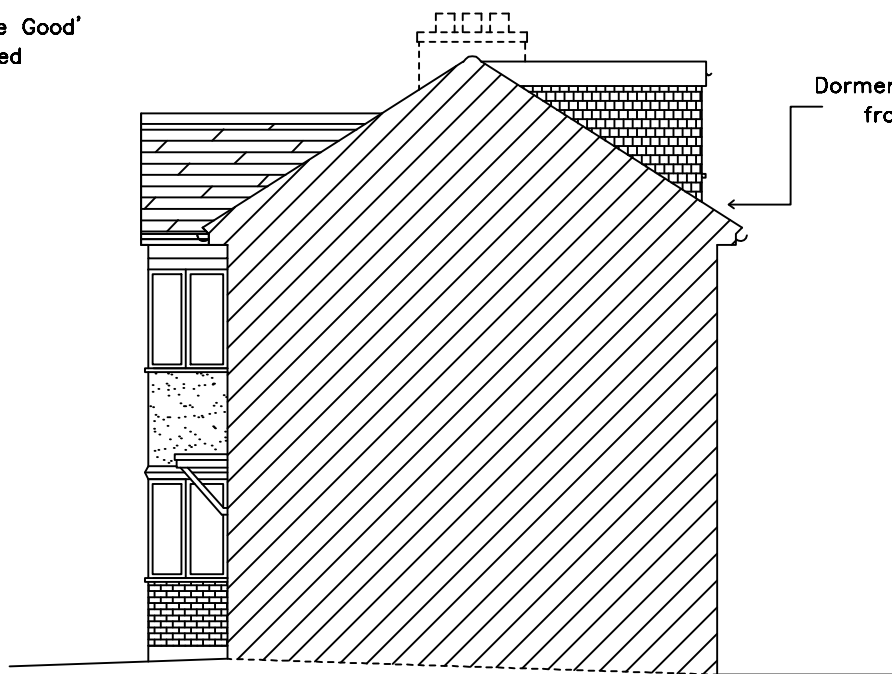
Proposed Roof lights NOT to protrude > 100mm from Existing plane of Pitched Roof



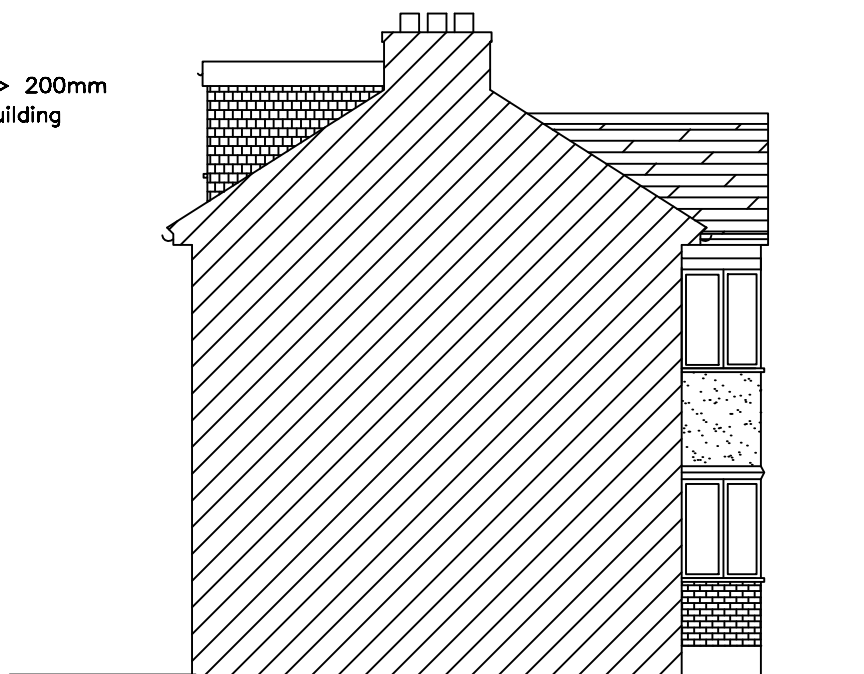
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

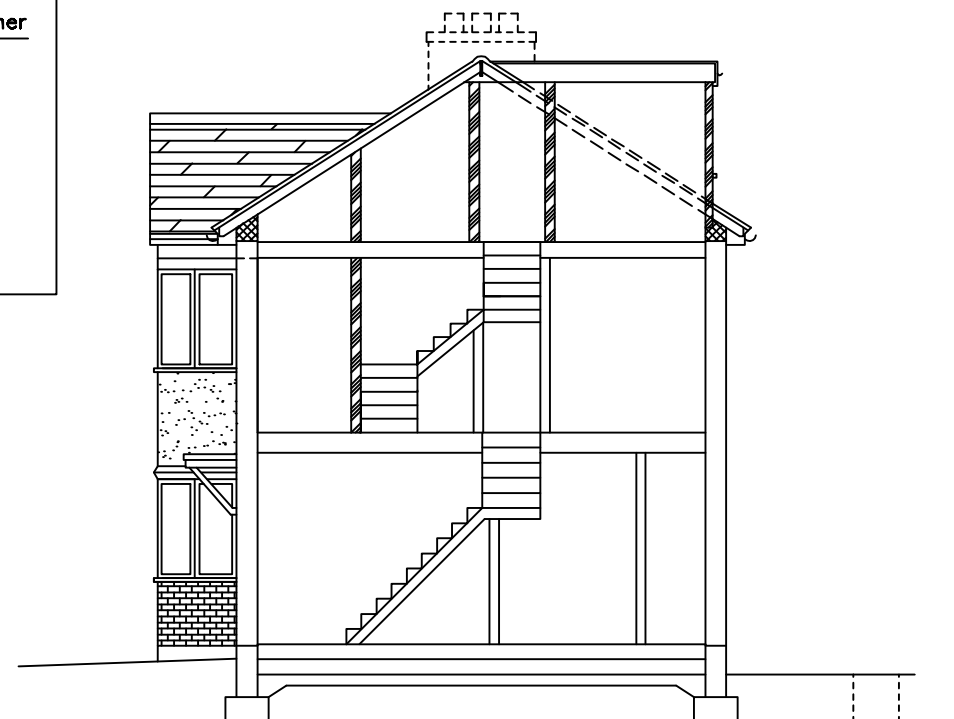


PROPOSED SIDE ELEVATION

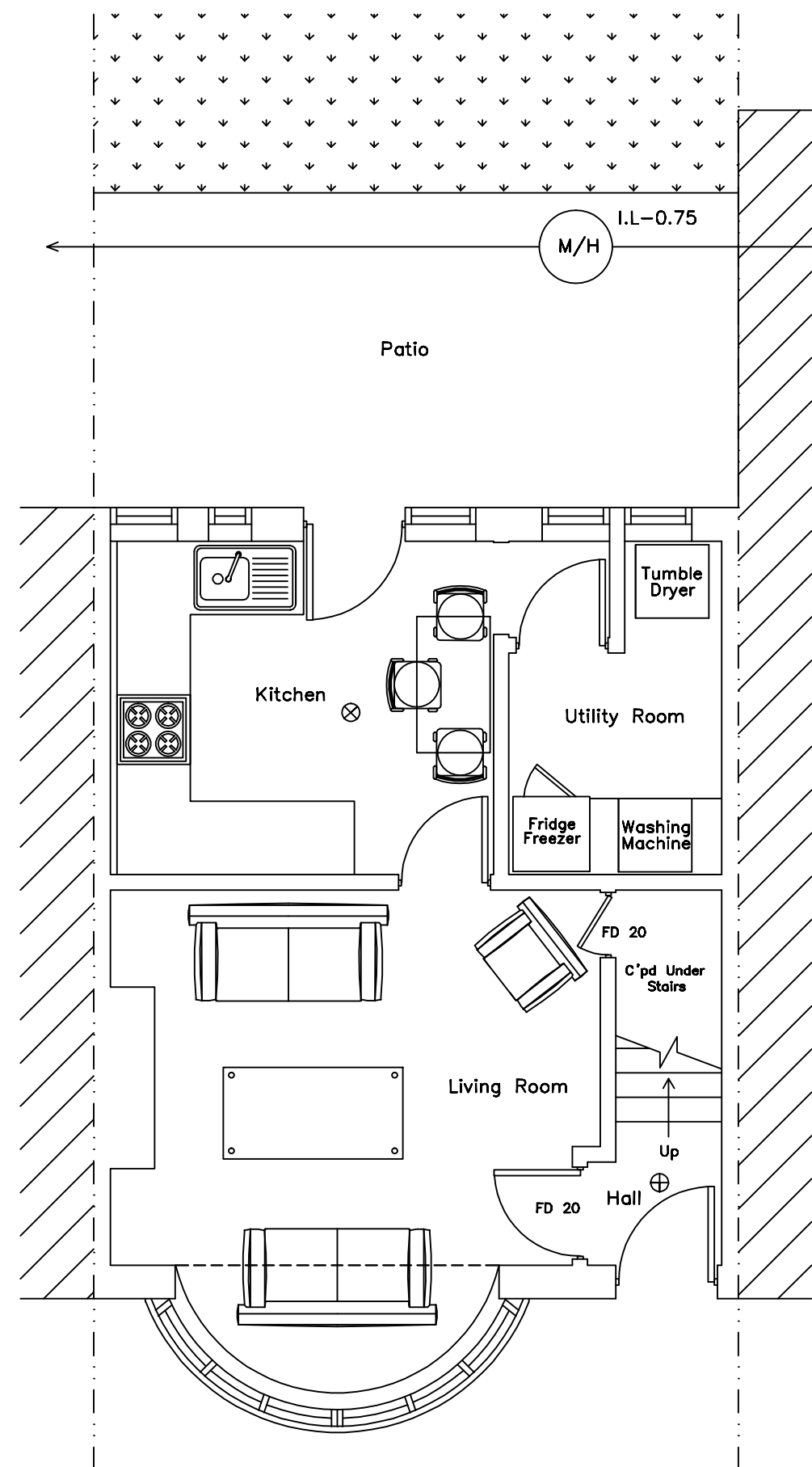
Existing Volume created by Raising Ridge
Total = 9.8m³

Additional Volume created by Rear Dormer
Width of Dormer = 5.1m
Depth of Dormer = 3.1m
Height of Dormer = 1.9m
Total = 30.04/2 = 15.02m³

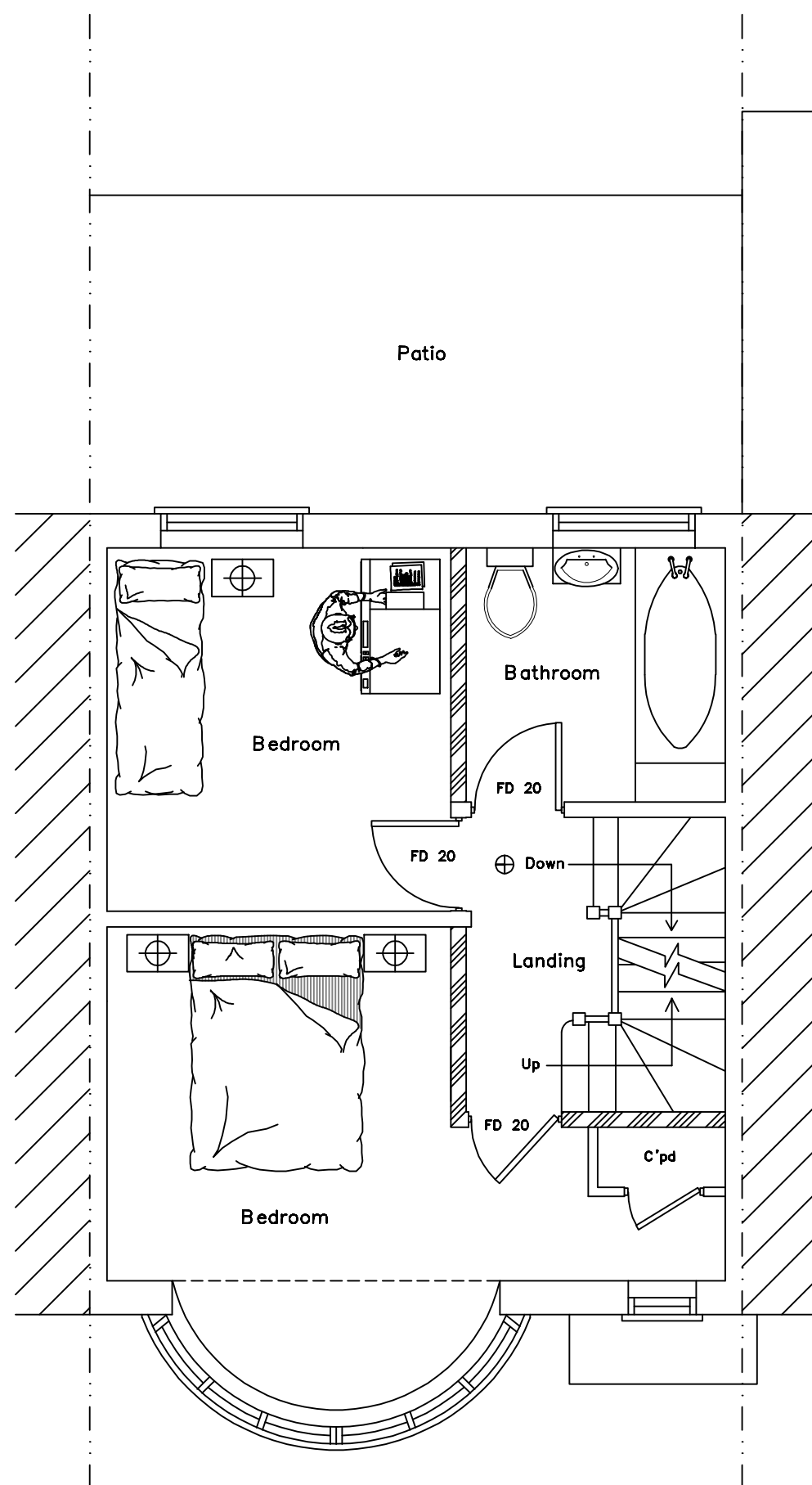
Total Additional Volume = 24.82m³
(Allowable = 40m³ for Terraced Dwelling)



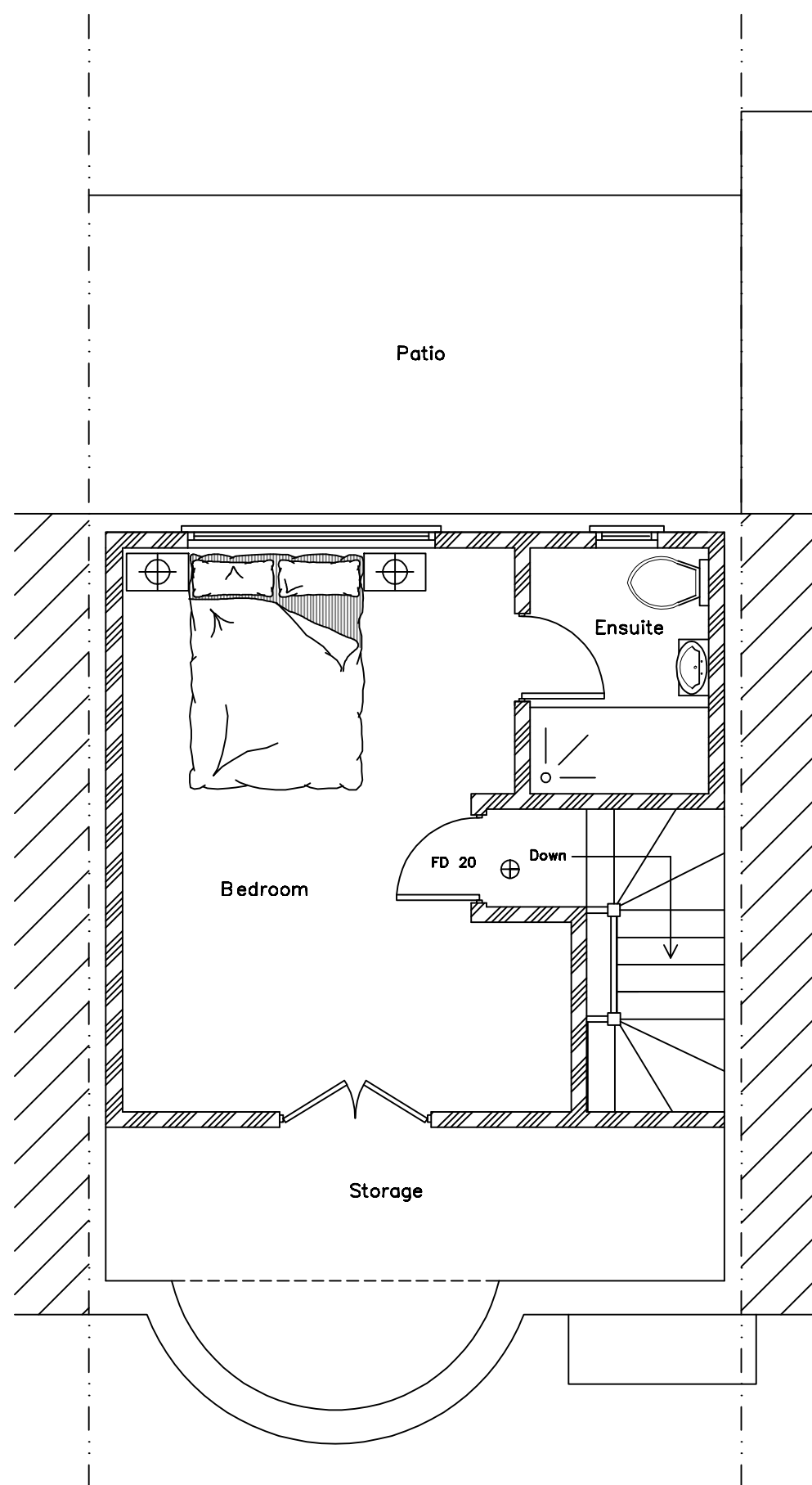
PROPOSED SECTION



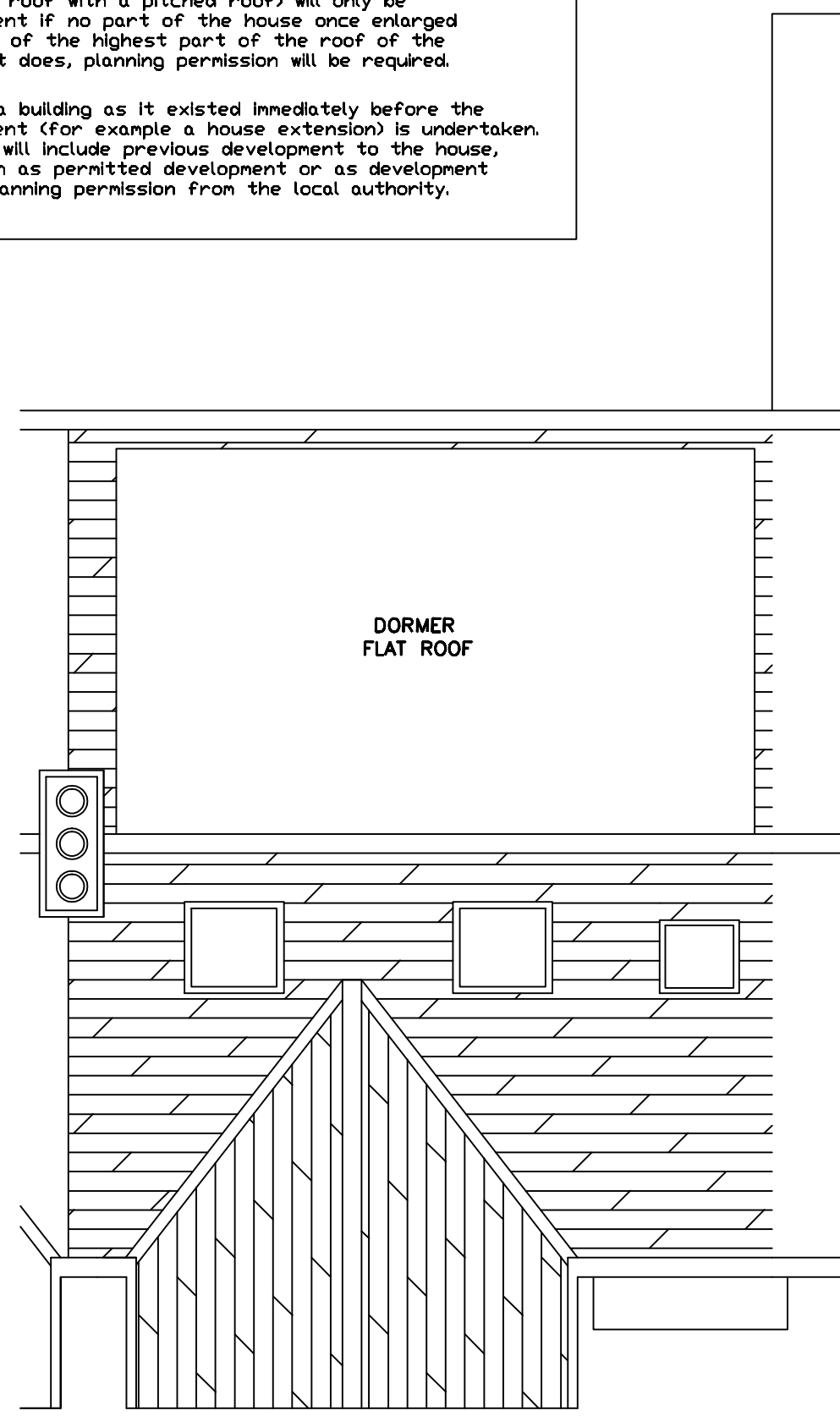
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

IMPORTANT NOTE:

In order to meet Permitted Development requirements the Raising of the Roof Level (Ref: 2210/APP/2020/3266) will be carried out prior to the formation of the rear dormer & Front Roof Lights

(Extracts taken from Permitted Development Rights for Householders - Technical Guidance Sept 2019)

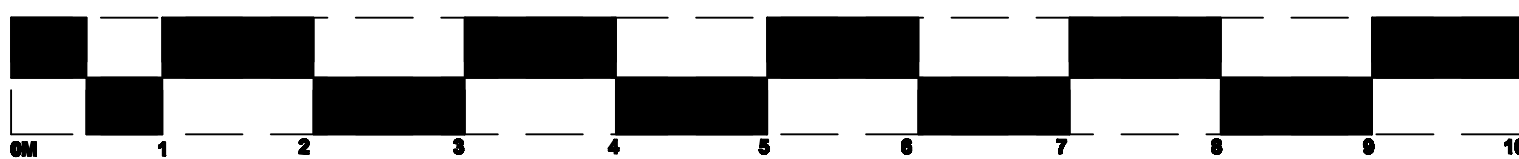
Additions and alterations made to a roof to enlarge a house (For example a loft conversion or the replacement of an existing flat roof with a pitched roof) will only be permitted development if no part of the house once enlarged exceeds the height of the highest part of the roof of the existing house. If it does, planning permission will be required.

'Existing' - means a building as it existed immediately before the permitted development (For example a house extension) is undertaken. The existing house will include previous development to the house, whether undertaken as permitted development or as development resulting from a planning permission from the local authority.

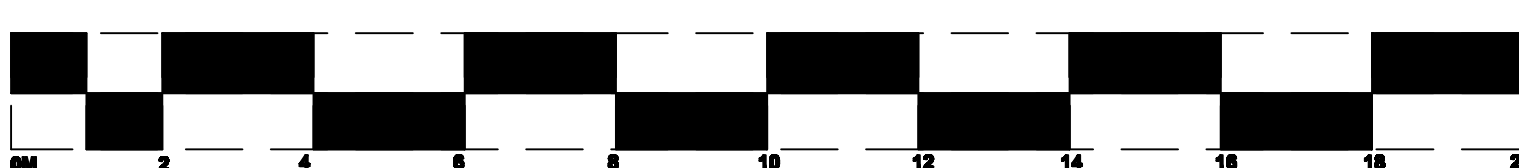
- Materials to match existing
- Doors to match existing
- Windows to match existing

- ⊕ Smoke Detector Interlinked with Battery Back-up to Ground, 1st & 2nd Floor Landings
- ⊗ Heat Detector with Battery Back-up
- FD 20 Fire Door Resistant for 20 Minutes. Doors incorporated with intumescent strips and fitted with 3 No steel hinges

SCALE 1:50



SCALE 1:100



NOTES

- NECESSARY NOTICES ON RELEVANT ADJOINING OWNERS IN RESPECT OF WORKS ON THE PARTY WALLS ARE THE OWNERS RESPONSIBILITY. THE APPOINTMENT OF A PARTY WALL SURVEYOR IS ADVISED.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ORDERING MATERIALS OR COMMENCING WORK.
- IN CASE OF DISCREPANCIES IN DRAWINGS OR VERBALS REFER TO DRAWINGS FOR CLARIFICATION BEFORE ORDERING MATERIALS OR COMMENCING WORK.
- UNLESS OTHERWISE SPECIFIED BY CLIENT OR CONTRACTOR WILL NOT BE ACCEPTED. DRAWINGS DOES NOT ACCEPT RESPONSIBILITY FOR ADDITIONAL COSTS OF ADDITIONAL MATERIALS ETC. AS A RESULT OF UNUSUAL DECISIONS.
- FOR ANY INFORMATION NOT COVERED BY THESE DRAWINGS REFER TO DRAWINGS FOR CLARIFICATION.
- THE CONTRACTOR MUST ENSURE THAT THE WORK IS BEING CARRIED OUT TO THE LATEST REVISIONS OF ALL WORKING DRAWINGS BEFORE WORK COMMENCES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO INFORM THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON SITE AND AT ALL PRESCRIBED STAGES OF WORK THAT THE PROJECT SURVEYOR MAY REQUIRE.
- IF WORK COMMENCES ON SITE BEFORE FULL PLANS APPROVAL HAS BEEN GIVEN THE CONTRACTOR ACCEPTS NO RESPONSIBILITY FOR ANY ADDITIONAL WORK OR MATERIALS THAT THE PROJECT SURVEYOR MAY REQUIRE.
- THIS DRAWING AND ALL COPIES PRODUCED REMAIN THE COPYRIGHT AND PROPERTY OF THE DRAFTSMAN. IT MAY ONLY BE REPRODUCED BY THE DRAFTSMAN AND ALL COPIES MUST BE RETURNED TO THE DRAFTSMAN IF DEMANDED.
- BY USING THIS DRAWING THE USER AND HIS EMPLOYEE SIGNIFY THEIR AGREEMENT OF THE ABOVE TERMS AND CONDITIONS.
- THIS DRAWING AND OTHERS IN RESPECT TO THE PROPERTY WILL FORM PART OF THE CONTRACT DOCUMENTATION AND ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION ACCOMPANYING THESE DRAWINGS.

Colneside Building Design

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colneside@mail.com



Drawing No.
50HthrlghCPLA/21/03

Scale:

1:50
1:100

Paper:

A1

Issue Date:

30/01/2021

Client:
Mr & Mrs McKenzie

50 Hatherleigh Road

Ruislip Manor

HA4 6AU

Description:

Loft Conversion with Rear Dormer & Roof Lights to Front Elevation Including Reducing Level of Existing First Floor Ceiling Height