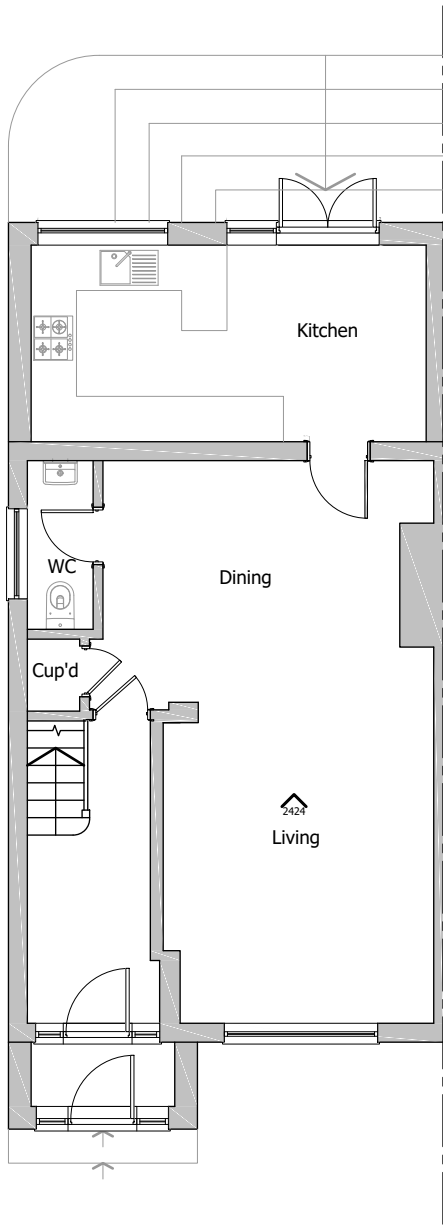
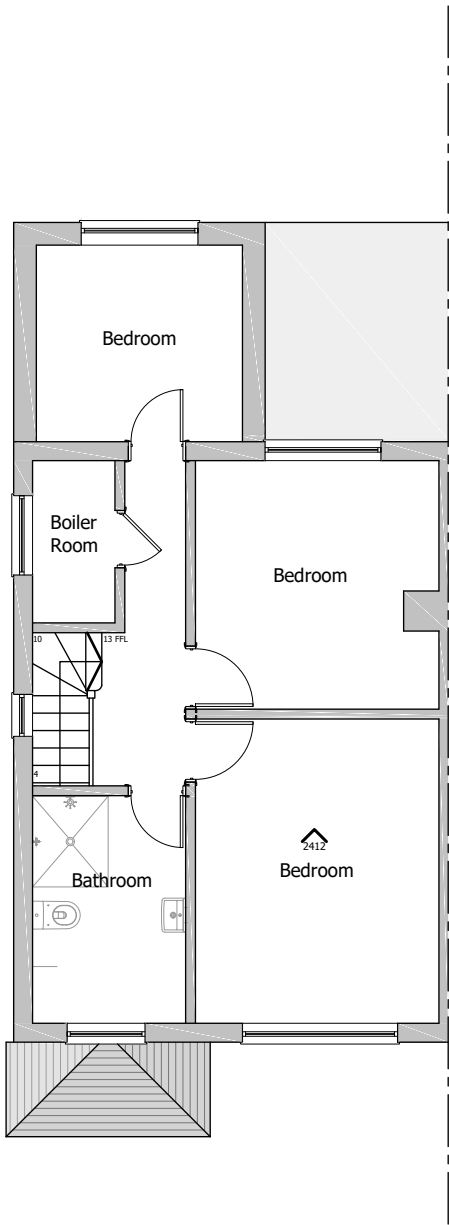
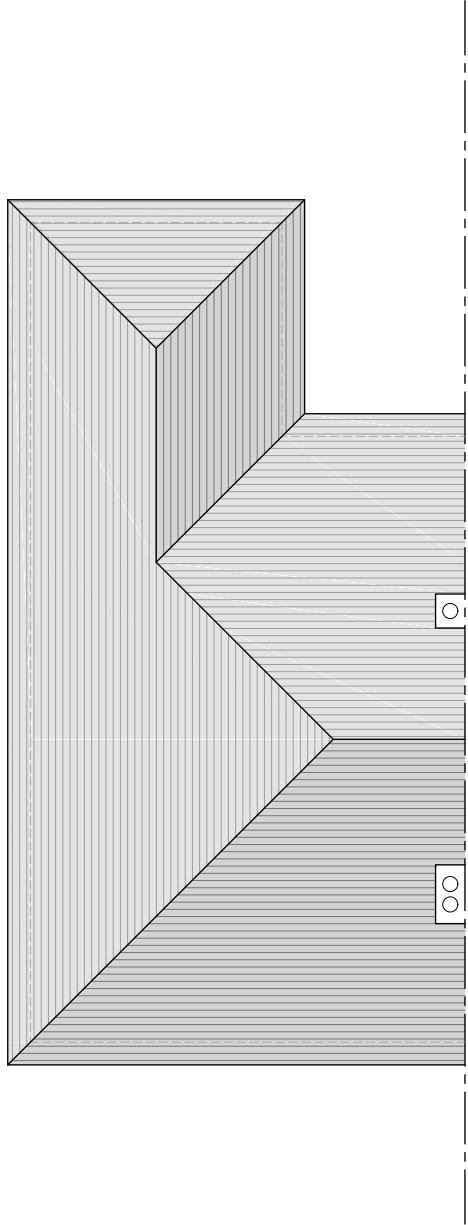




GROUND FLOOR PLAN



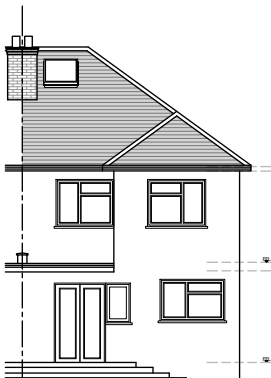
FIRST FLOOR PLAN



ROOF PLAN



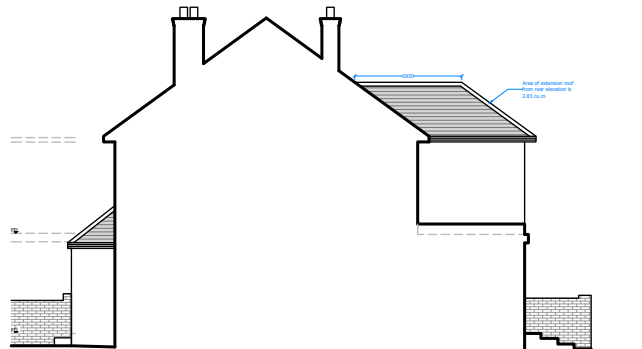
FRONT ELEVATION



REAR ELEVATION



FLANK ELEVATION (NORTH)



FLANK ELEVATION (SOUTH)

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Date	Rev.	Details
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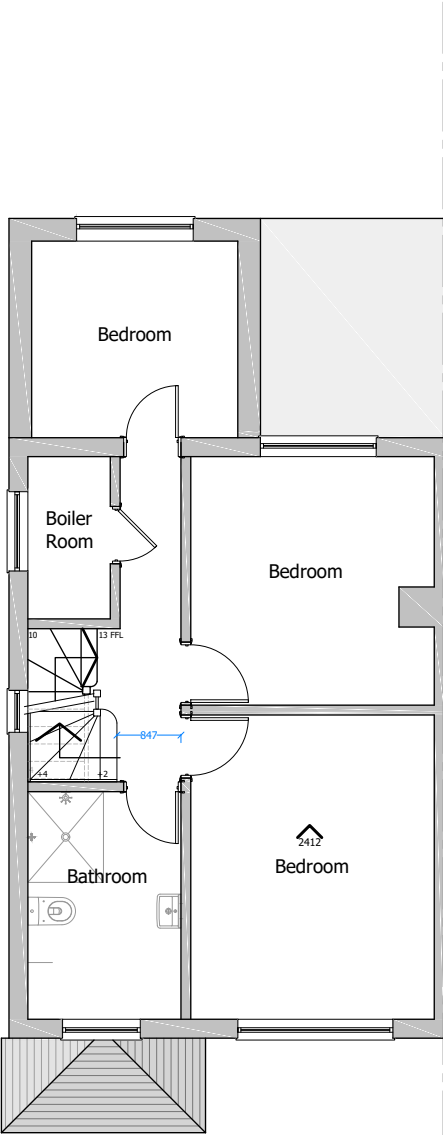
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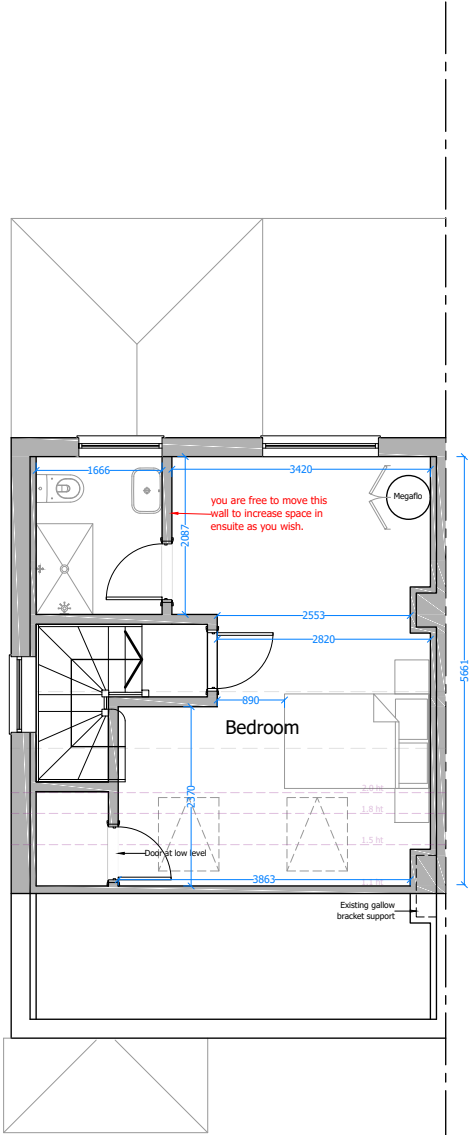
PROJECT.	Loft conversion		
ADDRESS.	20 Mansfield Drive Hayes UB4 8DZ		
DRAWING.	Existing GA		DATE. 06/2021
REV.	SCALE.1/100/200	PAGE. 01	PAPER. A3

Unit 1 Cowley Mill Trading Estate
Longbridge Way, Uxbridge
UB8 2YG

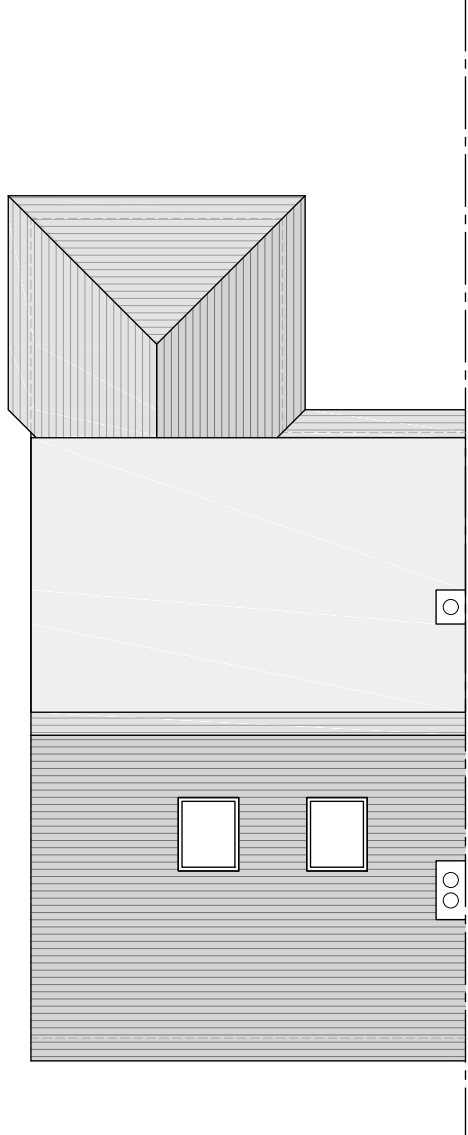
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FIRST FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Volume Calculation:

Roof of two storey ext:
(area x length)
 $2.8 \times 2.83 = 7.92\text{m}^3$

Two storey ext roof intersection
with proposed dormer:
(area x length)
 $2.01 \times 1.66 = 3.34\text{m}^3$

Dormer:
(HxDxL) / 2
 $2.69 \times 3.70 \times 5.75 = 57.23$
/2 = 28.62m^3

(dormer-intersection)
 $28.62 - 3.34 = 25.28\text{m}^3$

Hip to Gable:
(BxHxL) / 6
 $8.01 \times 3.13 \times 4.0 = 100.28$
/6 = 16.71m^3

(Ext roof + Dormer + Gable)
 $7.92 + 25.28 + 16.71 = 49.91\text{m}^3$

less than 50m^3

Council should check and
confirm the above calculations
and proposed drawings prior to
commencement.

Roof extension PD:

- Max roof increase of 50 cubic metres additional roof space for 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 on article 2(3) land - conservation area, AONB, Broads
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves (edge of last tile)
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any alteration/roof window to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.

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PROJECT. Loft conversion

ADDRESS. 20 Mansfield Drive Hayes UB4 8DZ

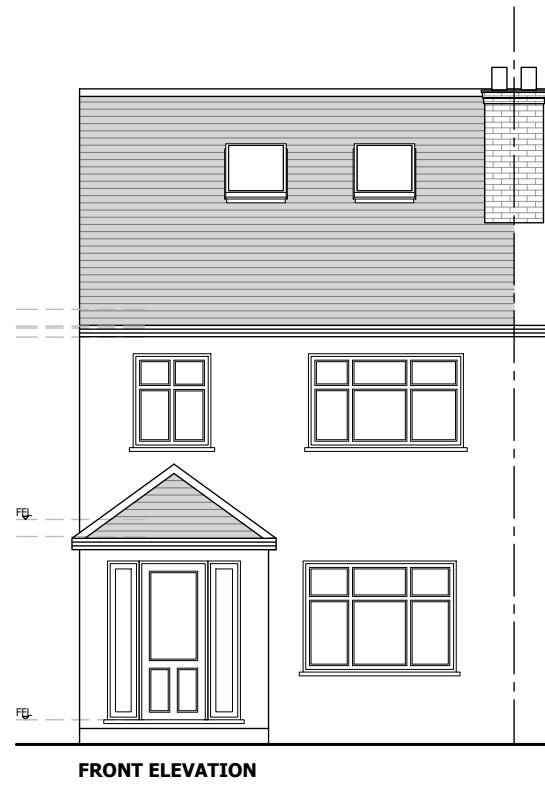
DRAWING. Proposed GA

DATE. 06/2021

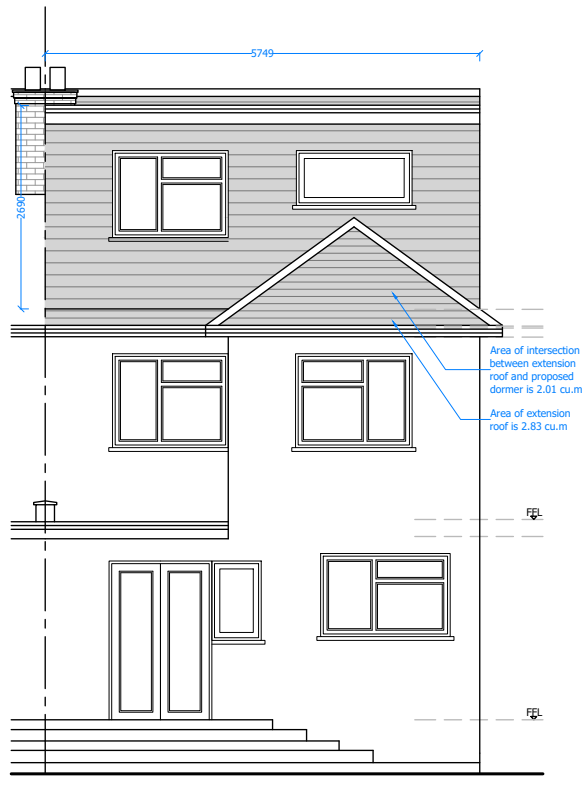
REV. SCALE.1/100

PAGE. 02

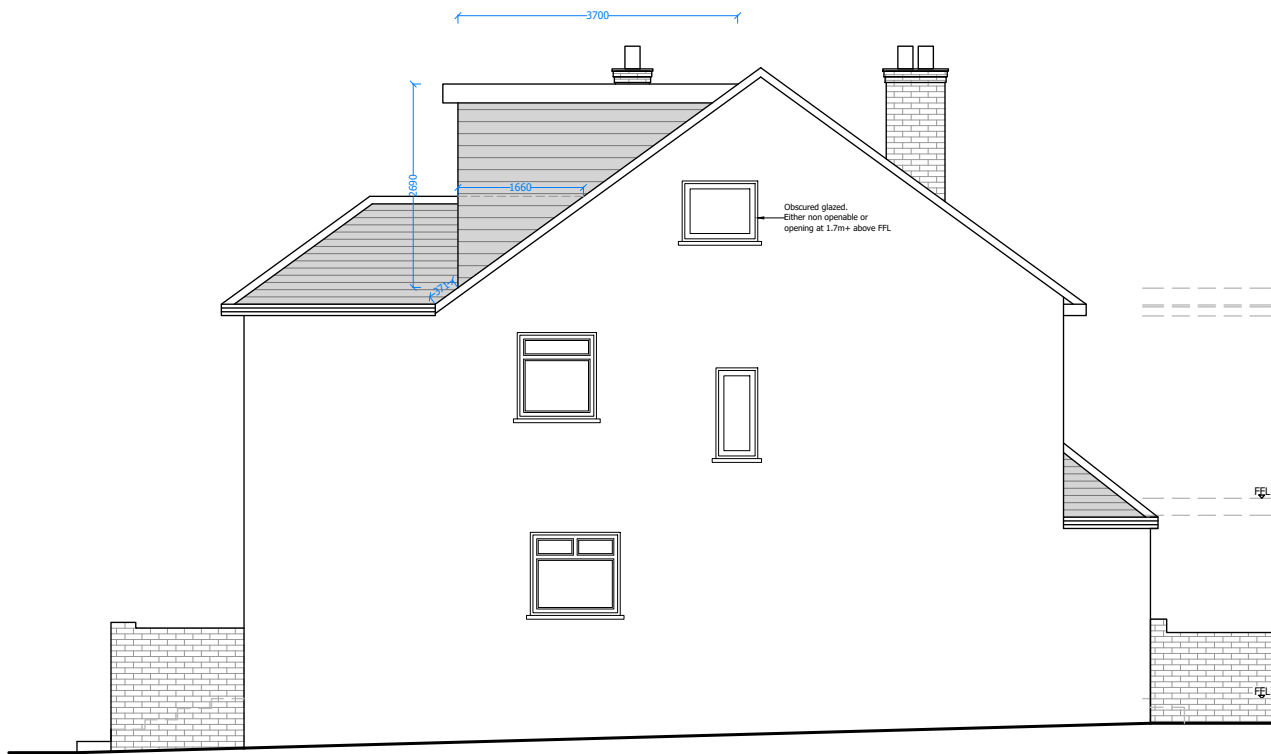
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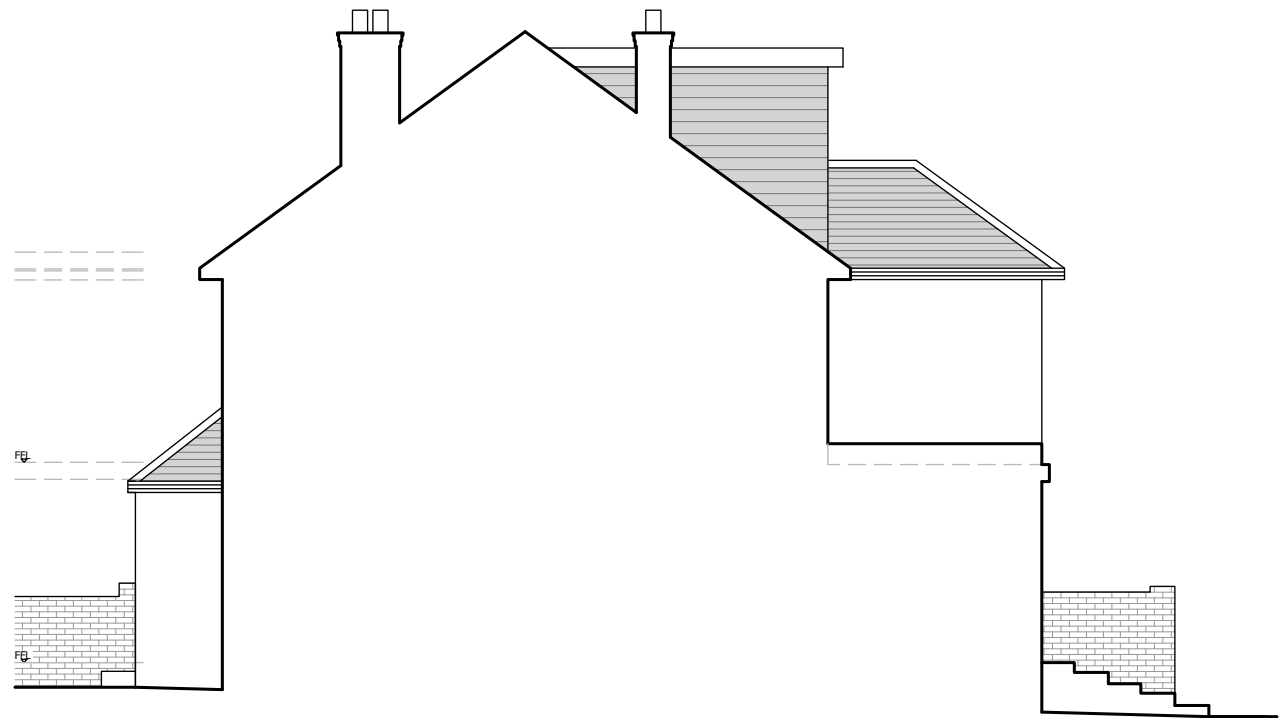
FRONT ELEVATION



REAR ELEVATION



FLANK ELEVATION (NORTH)



FLANK ELEVATION (SOUTH)

PROJECT.	Loft conversion		
ADDRESS.	20 Mansfield Drive Hayes UB4 8DZ		
DRAWING.	Proposed Elevations		DATE. 06/2021
REV.	SCALE.1/100	PAGE. 03	PAPER. A3

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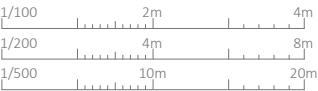
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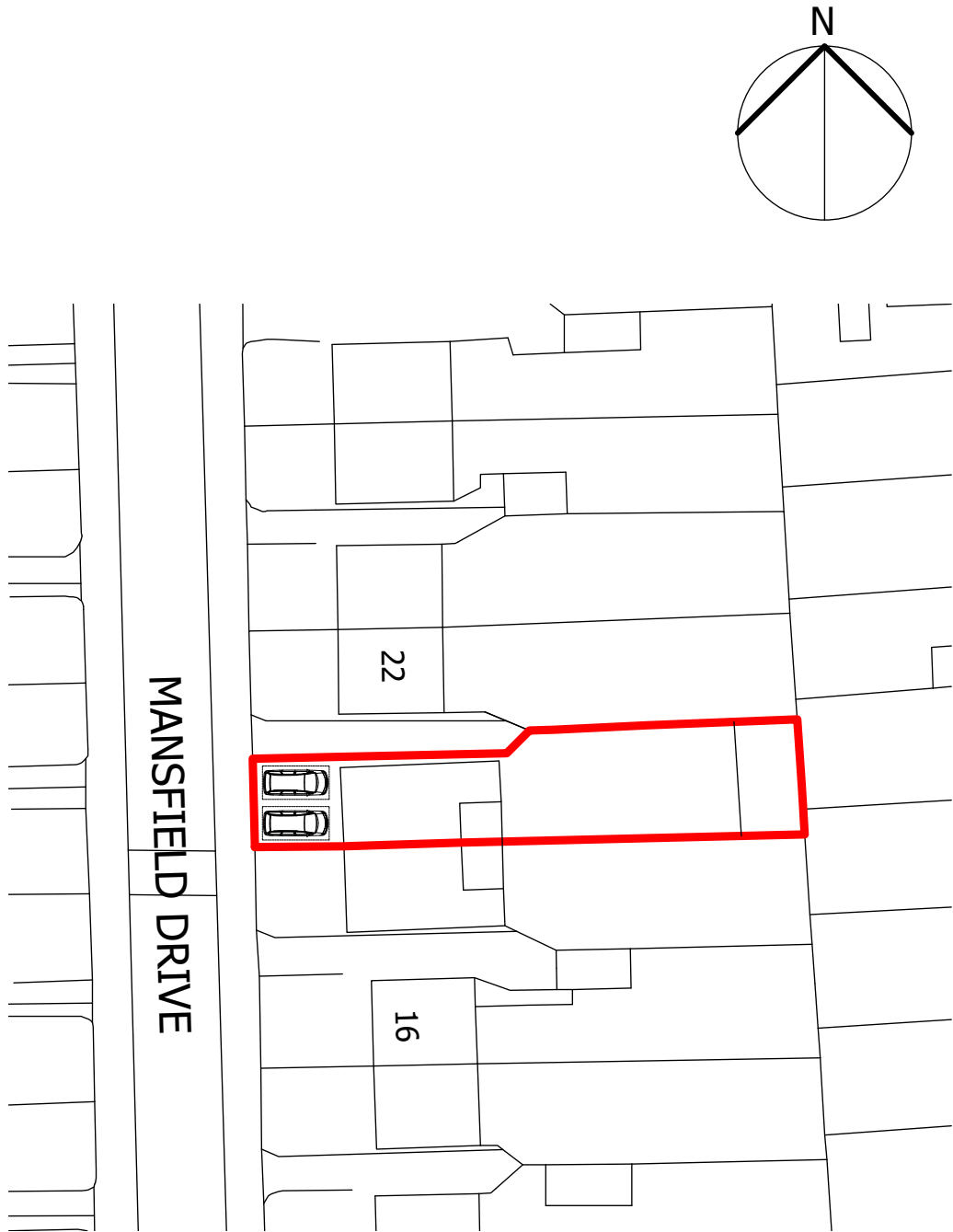
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Date	Rev.	Details
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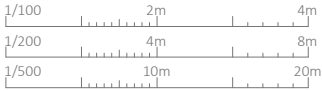


Site Plan
1/500



Location Plan
1/1250

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Date	Rev.	Details
-		

PROJECT.	Loft conversion		
ADDRESS.	20 Mansfield Drive Hayes UB4 8DZ		
DRAWING.	Site Plan & Location Plan	DATE.	07/2021
REV.	SCALE.1/500/1250	PAGE. 04	PAPER. A3

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