

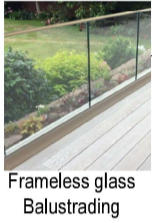


**FLAT ROOF LIGHT**  
VELUX or similar  
slim line aluminium  
roof light

To be double glazed + to meet 'U' value of min. 2.0W/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.  
Fixed in accordance with the manufacturers instructions.

**PATIO ENCLOSURE**  
NEW EXTERNAL STAIRS & BALUSTRADING

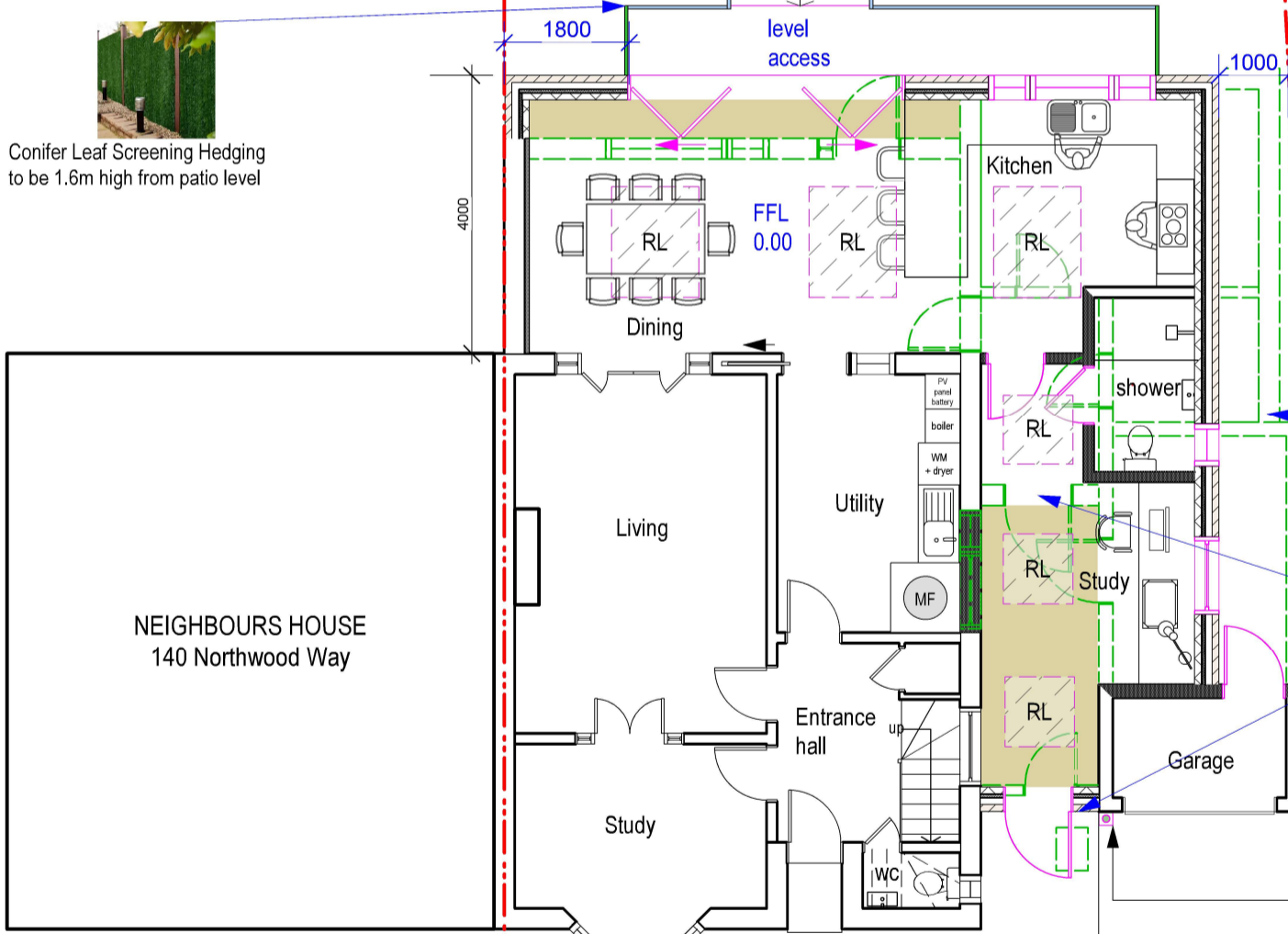
External staircase.  
Max. rise - 200mm  
Min. going - 230mm  
Max. pitch to be 42 deg.  
Handrail fixed at 1000mm above patio.  
Glass guarding to be of laminated glass, minimum 30 min. fire resistance.  
ALL TO MEET APPROVED DOC. K1.



Frameless glass  
Balustrading



Conifer Leaf Screening Hedging  
to be 1.6m high from patio level



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

NEIGHBOURS RASIED  
GF EXTENSION

NEIGHBOURS HOUSE  
136 Northwood Way

NEIGHBOURS HOUSE  
140 Northwood Way

New side  
access created.  
Existing  
structure  
reduced in width

original second  
front access  
door moved  
forward

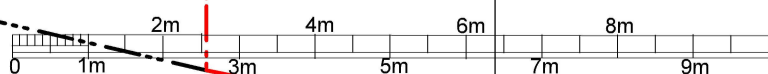
EV charging port  
installed and specified by a specialist  
min. 7kW of power  
All to be in line with  
Building regulations part S.

10 **PROP GF PLAN**  
Scale: 1:100

This application seeks to follow the same design approach achieved at the neighbouring property  
[136 Northwood Way - REF 1402/APP/2015/3061](#)  
Side to rear wrap around extension taken from raised patio level



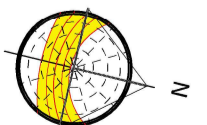
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scale - 1 : 100 @ A3

Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer. © SSK architects owns the copyright of this drawing which must not be reproduced in whole or part without the written permission.	PROJECT: 138 Northwood Way, HA6 1RE	DATE: 25/10/2025
	DWG NO: <b>PROP GF</b>	REVISION: <b>10</b>



**PROPOSED**