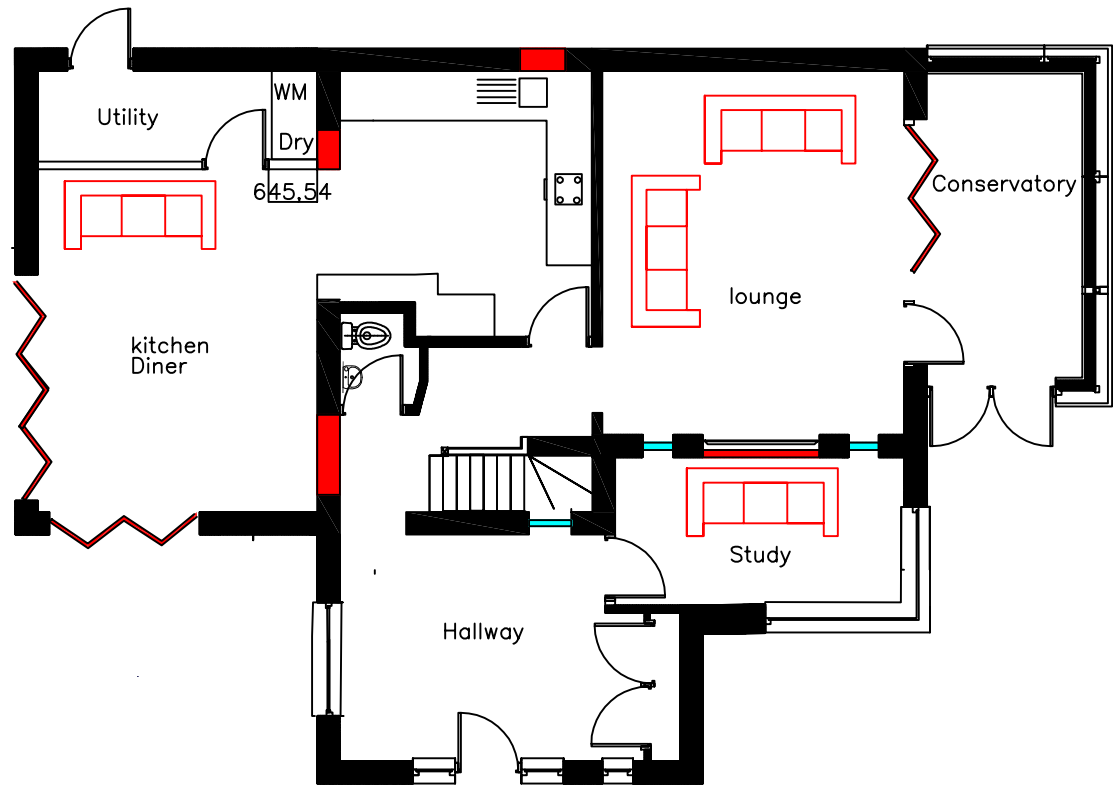
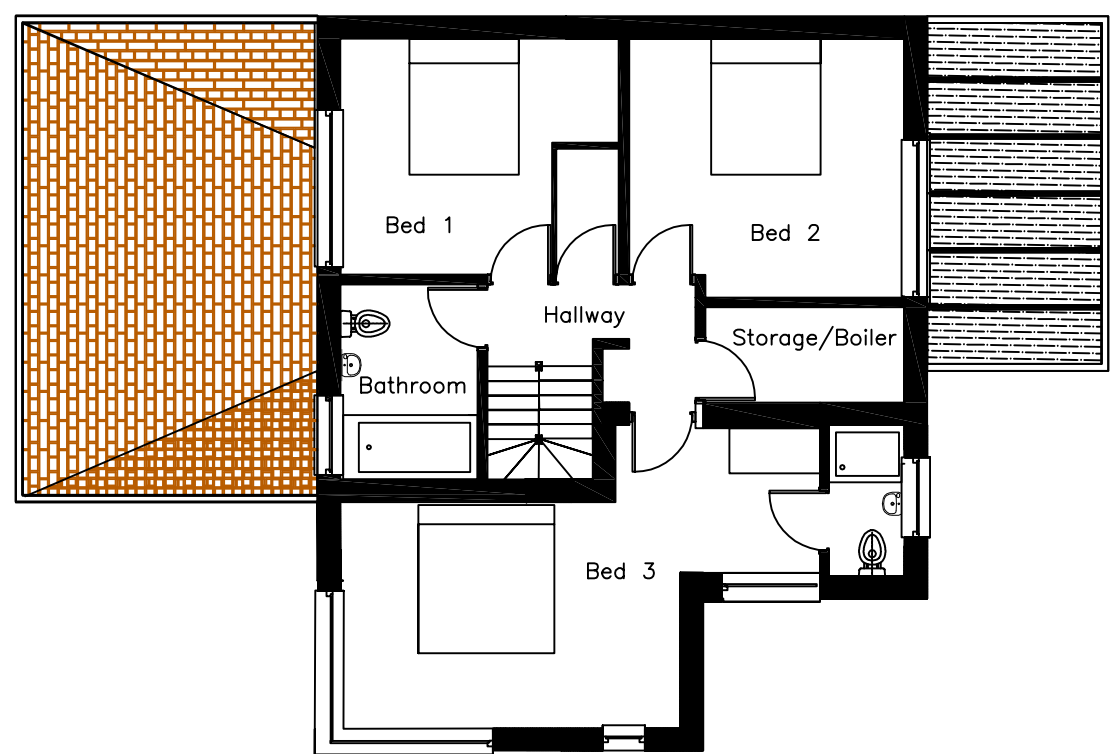
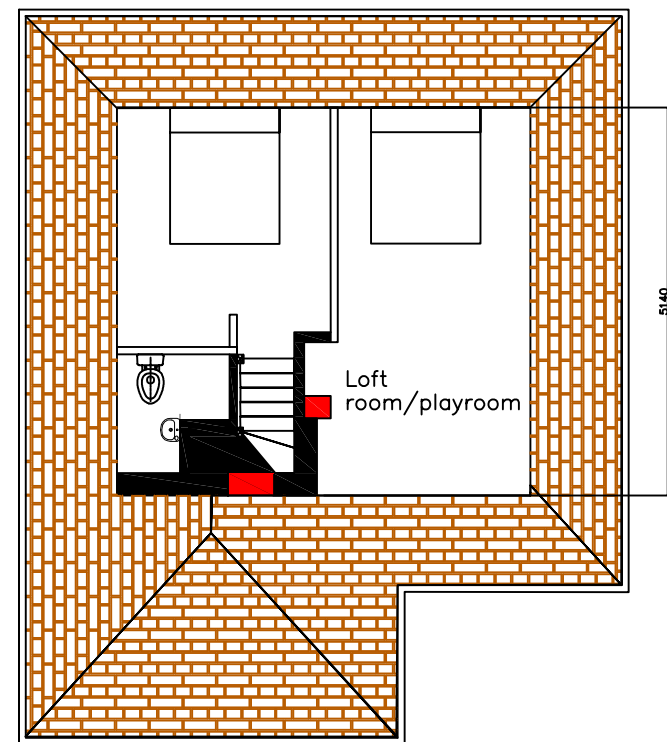




Proposed Ground floor plan

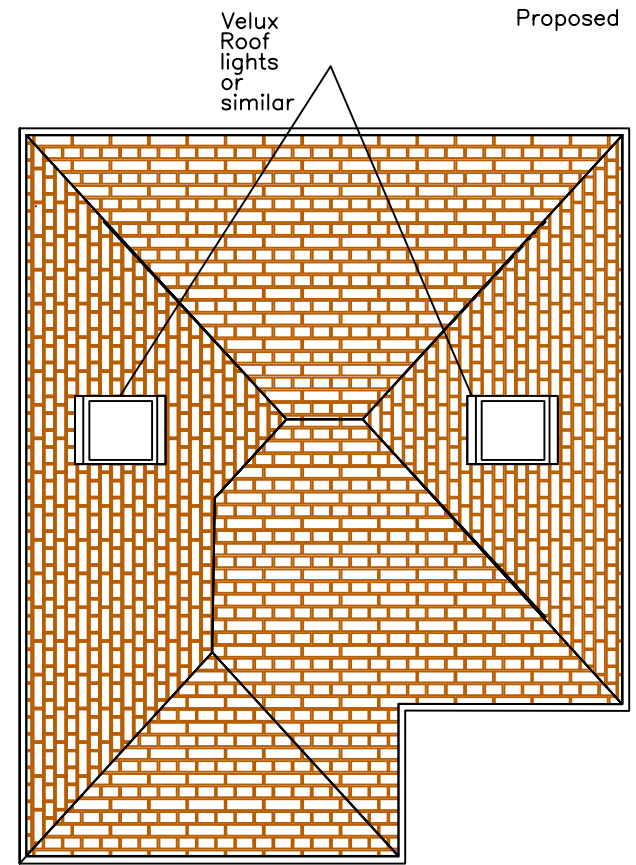


Proposed First Floor Plan



Proposed Loft Floor Plan

5m 10m



Proposed Roof Plan

General Notes

Planning Statement

Design and Position

The extension has been carefully designed to make sure the front projections are maintained to the original design profiles of the existing house. There are no projections that can be considered over bearing to the No 3 The Larches as the proposed extension is located to the frontage of the plot. The Bulk or density or its impact on the street scene has been reduced to accommodate an constant 4m off set from the front boundary. The Two storey section of the proposal is located with in the depth of No 1 The Larches and can still enjoy amenity in their garden as it is set back considerably. due to the nature and significance of this particular plot this proposal should not cause unacceptable harm to the amenity of surrounding land,buildings,street scene and focuses on a high degree of privacy and amenity to the neighbouring occupiers

Materials & Appearance

The proposed scheme as adopted extensive materials and construction details to emphasise the density and appearance of the existing house. The use of extra windows have enhanced the appeal and broken the large solid appearance of the wall area thus allowing a softer appeal whilst allowing good degree of light into the property.

Existing Screening & loss of light

The proposal ensures that the existence of mature vegetation and trees significantly mitigates any impact the proposal may have on the level of outlook enjoyed by the neighbour and reduces the impact of the of the development close to the boundary. The eaves height of the proposed single storey projection is maintained in line with existing building .

The two storey of section of the extension has incorporated the continuation of the particular "hip" design of the roof which will incorporate a loft room and complete rebuild so existing lines are accommodated

Ventilation

All ventilation and air extraction will be designed to expel away from 3 The Larches.

	East elevation Amended	
No.	Revision/Issue	Date

Firm Name and Address

AzA Developments ltd
1 The Larches
Hillingdon
UB10 0DJ

Project Name and Address

1 The Larches
Hillingdon
UB10 0DJ

Two storey front extension and conversion of roofspace to habitable use to include 2 side rooflights - Proposed Elevations A3

Project	Sheet
Date	19.2.18
Scale	1.100
	Rev D