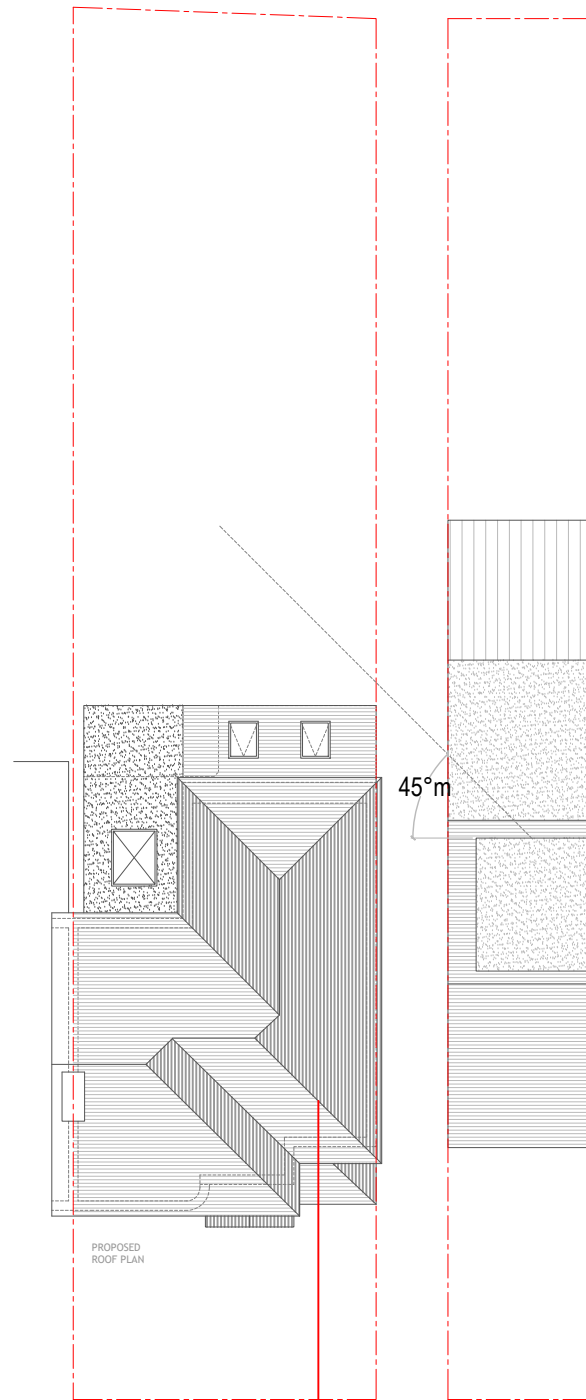
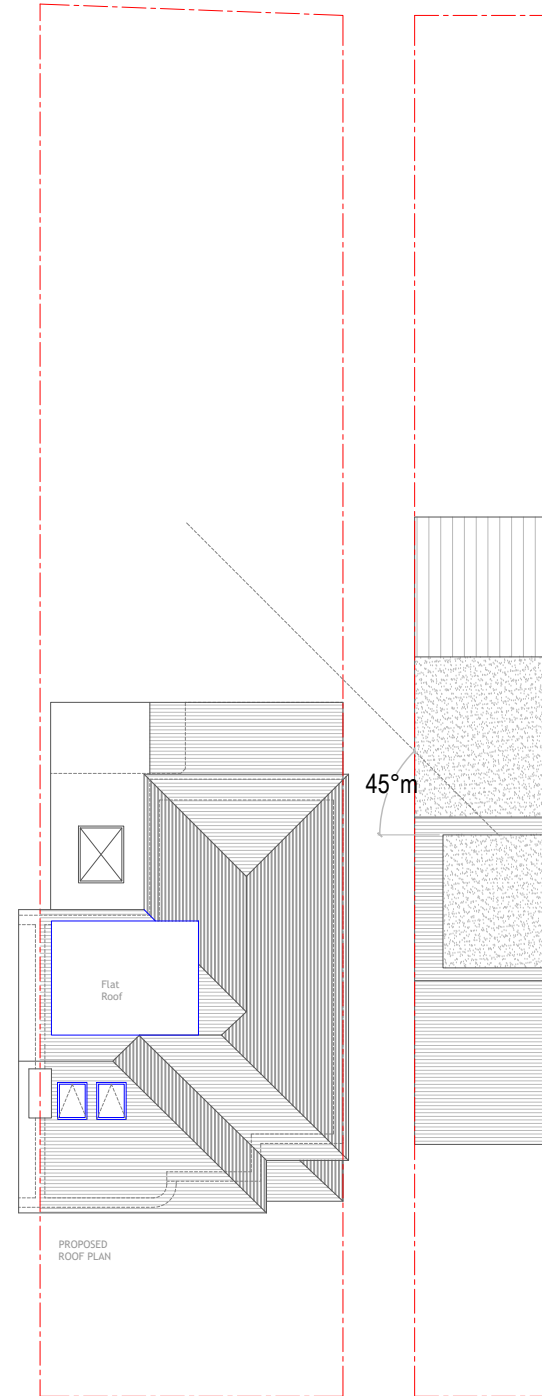




AS APPROVED UNDER REF:
51773/APP/2024/606

EXISTING



PROPOSED

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least $\frac{2}{3}$ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions



www.mosaicbuildingdesign.co.uk

info@mosaicbuildingdesign.co.uk

020 385 68 385 / 0770 910 6090

Mosaic Building Design LTD, 86-90 Paul Street, London, EC2A 4NE

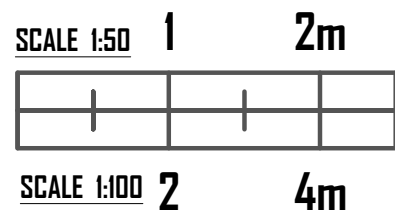
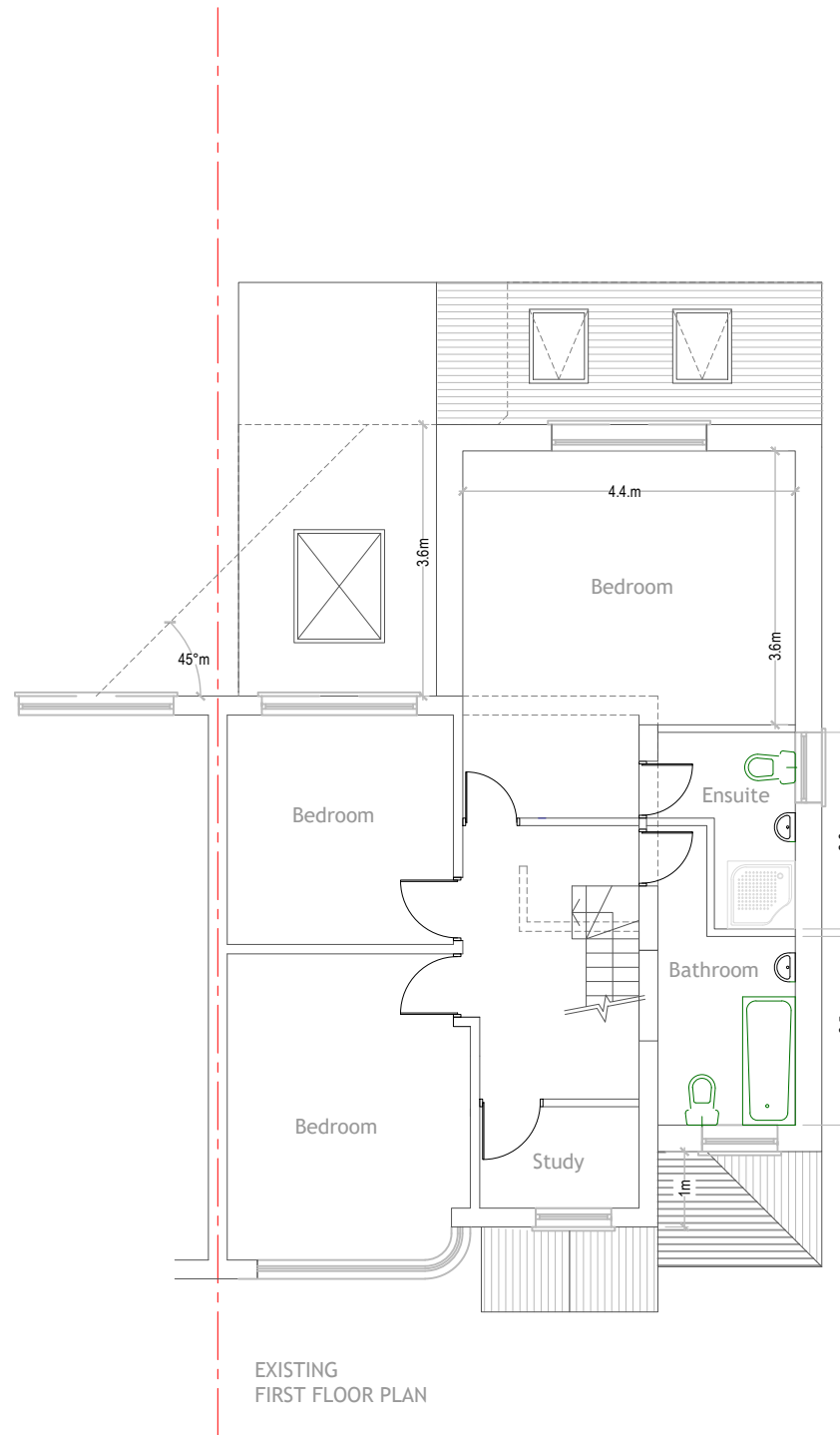
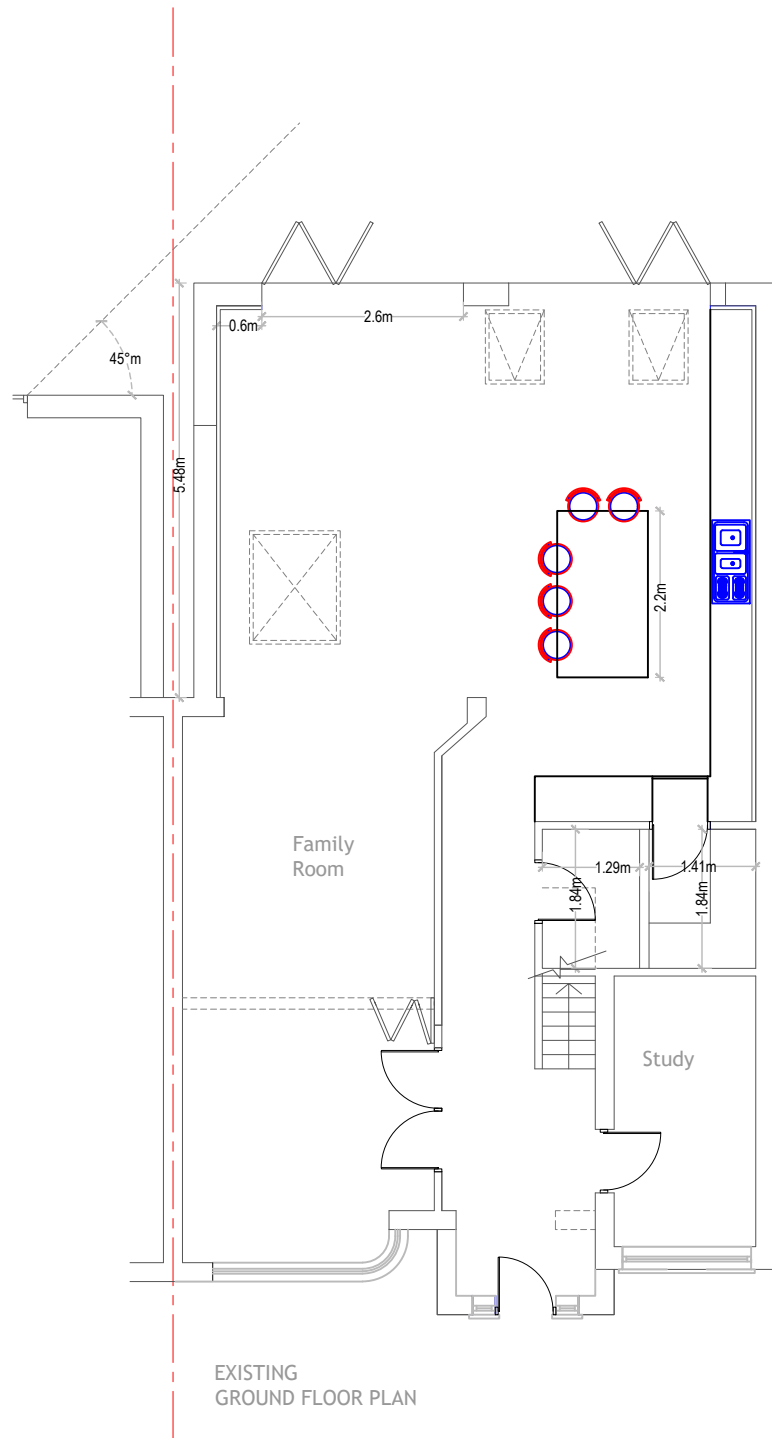
Company Registration No. 10853256

SUBJECT TO PLANNING APPROVAL

CLIENT Mr D Shah	PROJECT Loft Conversion	DRAWING Block Plan	STAGE Permitted Development	CHECKED SCALE 1:200 @A3	APPROVED DATE SEP 2024	DRAWING No. 39 Rochester Road HA6 1NJ_LPD-01	REV A
---------------------	----------------------------	-----------------------	--------------------------------	----------------------------	---------------------------	---	----------

Scale 1:200





CLIENT
Mr D Shah

PROJECT
Loft Conversion

DRAWING
Existing Plans

SUBJECT TO PLANNING APPROVAL

STAGE
Permitted
Development

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions



www.mosaicbuildingdesign.co.uk

info@mosaicbuildingdesign.co.uk

020 385 68 385 / 0770 910 6090

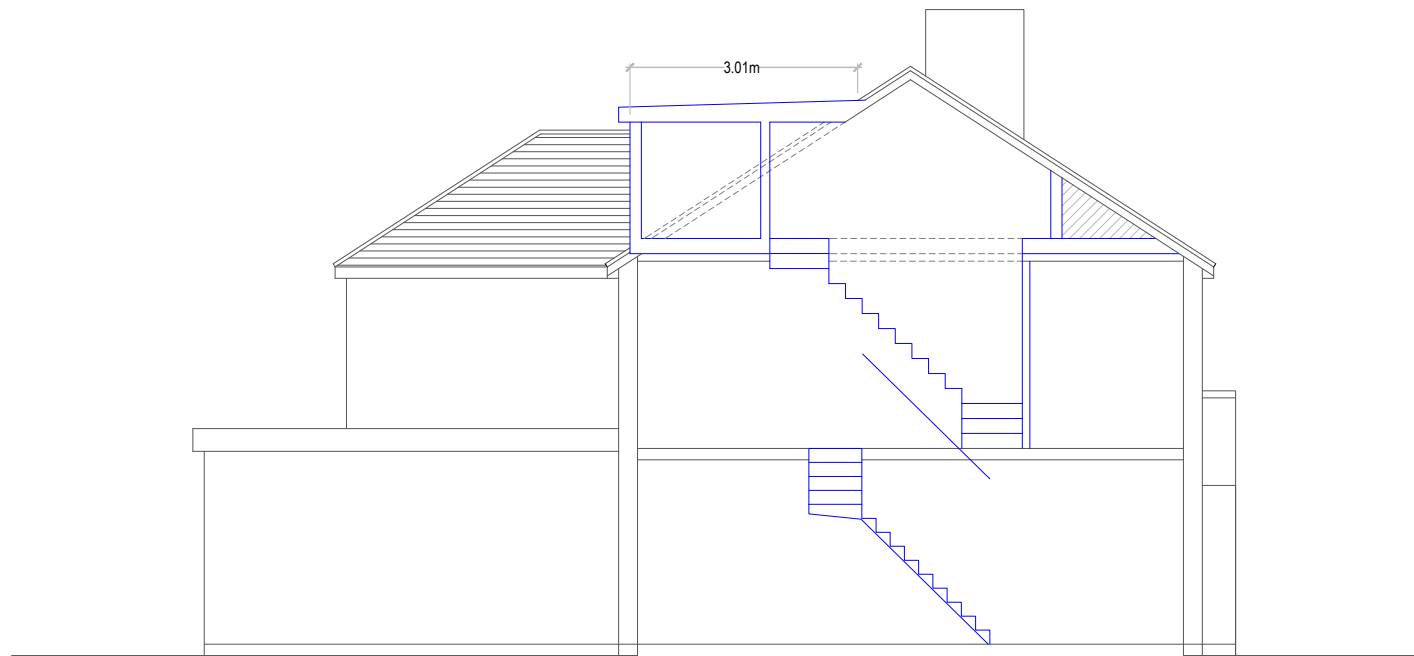
Mosaic Building Design LTD, 86-90 Paul Street, London, EC2A 4NE

Company Registration No. 10853256

CHECKED . APPROVED .
SCALE 1:100 @A3 DATE SEP 2024

DRAWING No.
39 Rochester Road HA6 1NJ_LPD-02

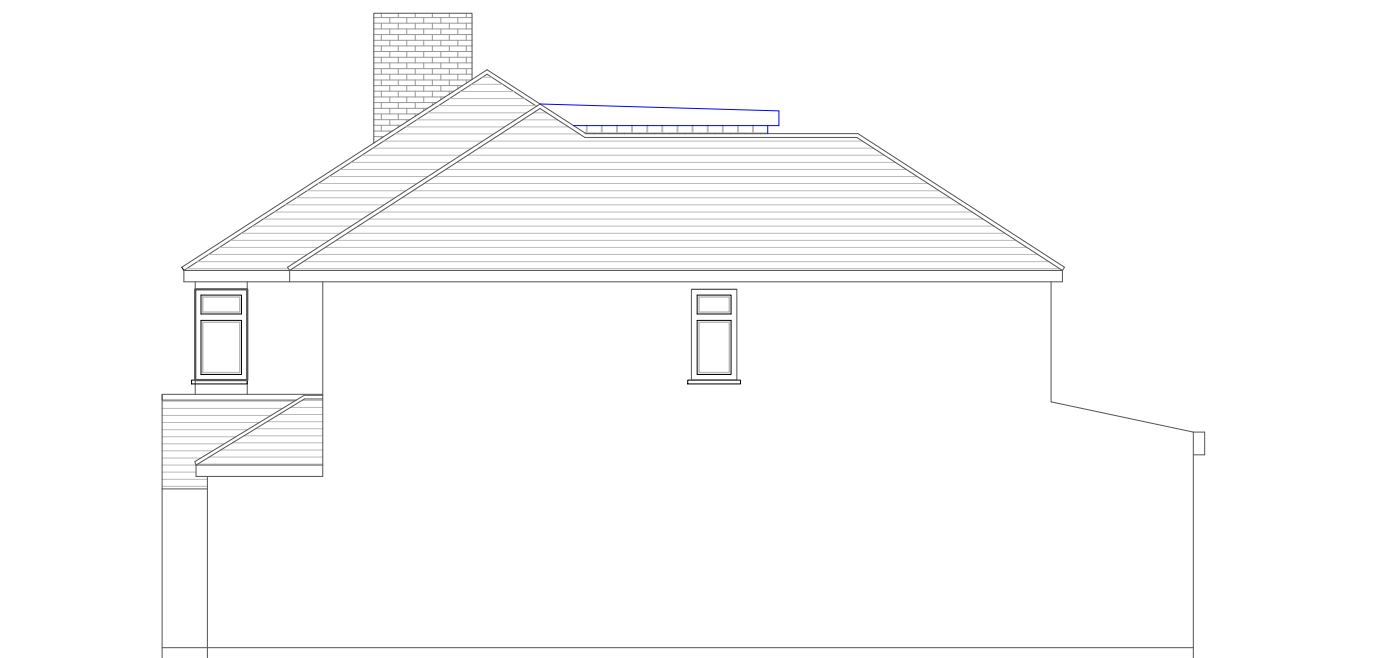
REV
A



PROPOSED
SIDE SECTIONAL ELEVATION



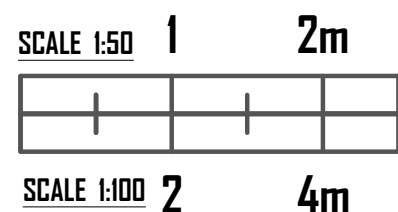
PROPOSED
FRONT ELEVATION



PROPOSED
SIDE ELEVATION



PROPOSED
REAR ELEVATION



CLIENT Mr D Shah		PROJECT Loft Conversion	DRAWING Proposed Elevations	STAGE Permitted Development	
				SUBJECT TO PLANNING APPROVAL	
				CHECKED SCALE 1:100 @A3	APPROVED DATE SEP 2024
DRAWING No. 39 Rochester Road HA6 1NJ_LPD-05					REV A

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least $\frac{2}{3}$ of way up door frame
- SD** Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD** Mains powered and interlinked operated heat detector with battery back up
- Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions



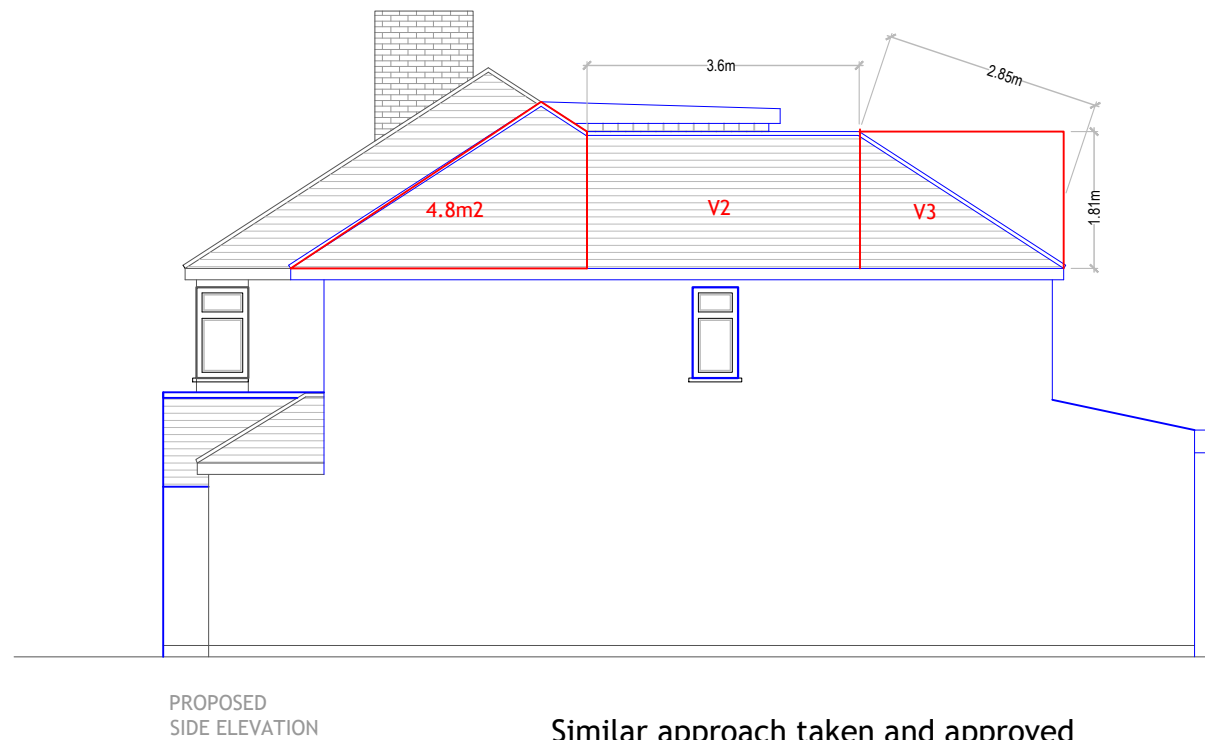
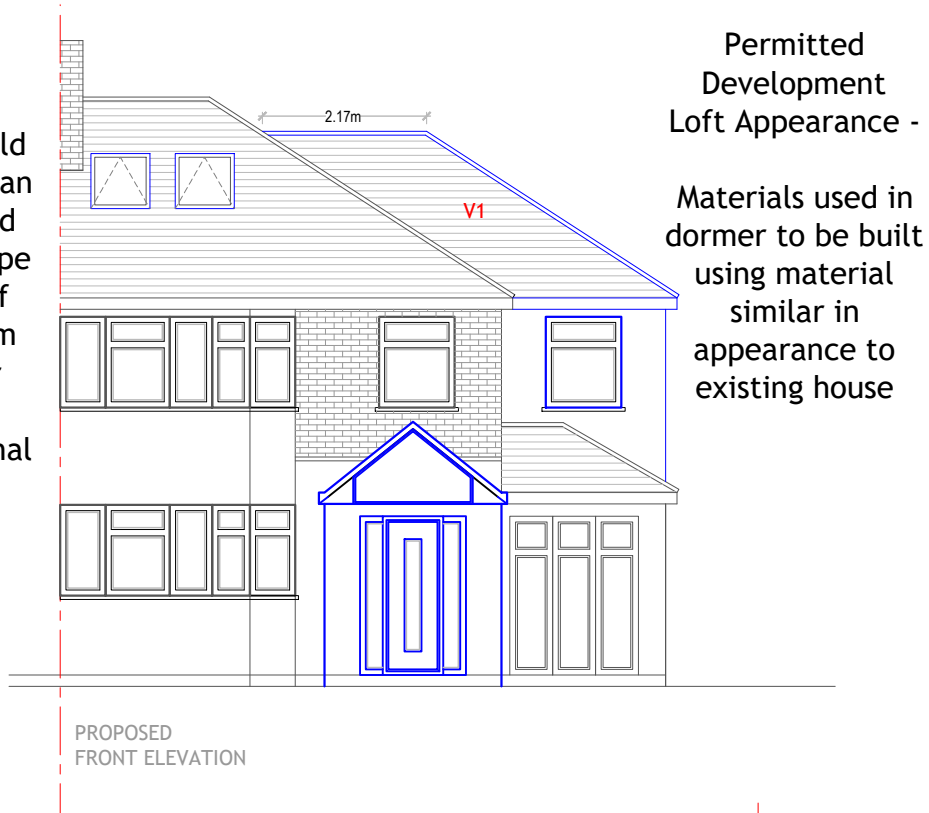
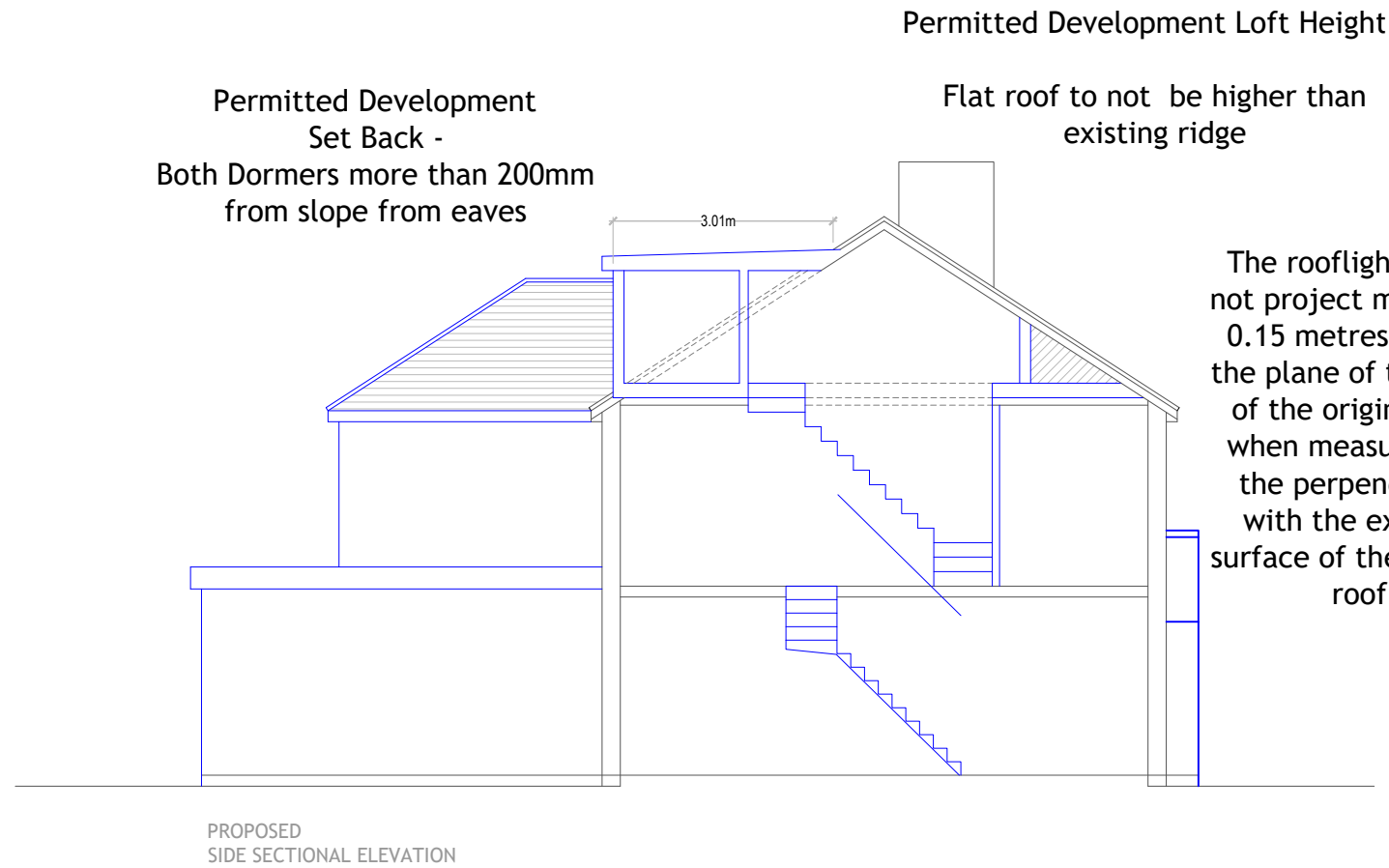
www.mosaicbuildingdesign.co.uk

info@mosaicbuildingdesign.co.uk

020 385 68 385 / 0770 910 6090

Mosaic Building Design LTD, 86-90 Paul Street, London, EC2A 4NE

Company Registration No. 10853256



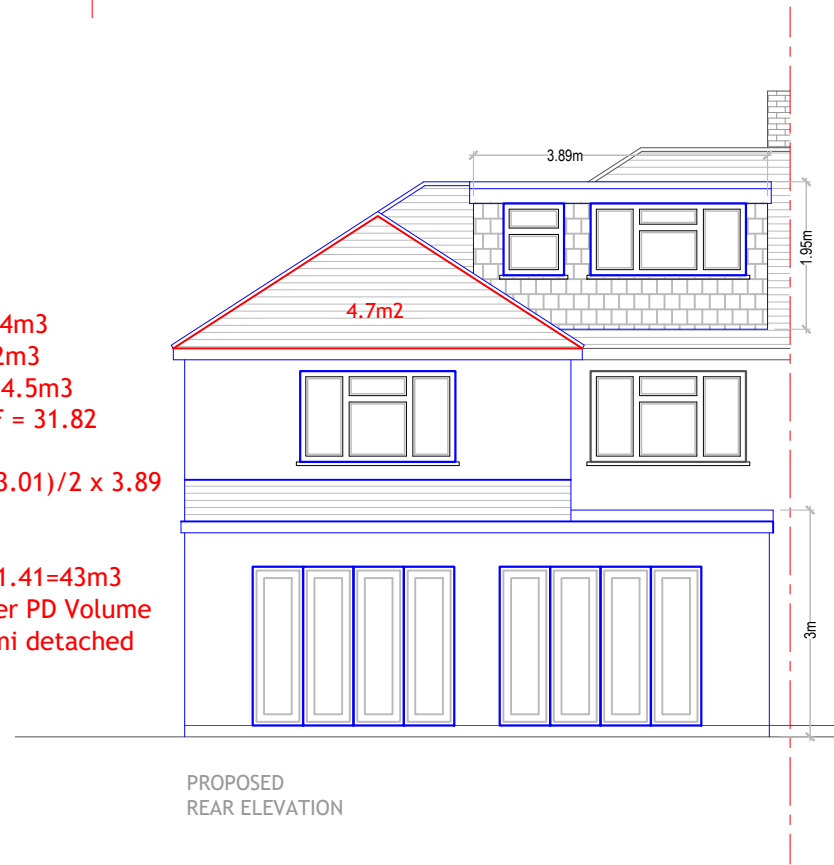
PROPOSED FRONT ELEVATION

PD VOLUME CALC

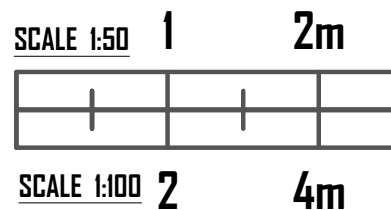
$$\begin{aligned} V1 &= 4.8 \times 2.17 = 10.4m^3 \\ V2 &= 4.7 \times 3.6 = 16.92m^3 \\ V3 &= (4.7 \times 2.85) / 3 = 4.5m^3 \\ \text{TOTAL SIDE ROOF} &= 31.82 \end{aligned}$$

$$\begin{aligned} \text{DORMER} &= (1.95 \times 3.01) / 2 \times 3.89 \\ &= 11.41m^3 \end{aligned}$$

$$\begin{aligned} \text{TOTAL} &= 31.82 + 11.41 = 43.23m^3 \\ \text{therefore ok under PD Volume allowance for semi detached house} &= 50m^3 \end{aligned}$$



Similar approach taken and approved by Hillingdon Council ref - 59686/APP/2014/2370 38 ROCHESTER ROAD NORTHWOOD



ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD Mains powered and interlinked operated heat detector with battery back up
- Ex Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

MOSAIC
BUILDING DESIGN

www.mosaicbuildingdesign.co.uk
info@mosaicbuildingdesign.co.uk
020 385 68 385 / 0770 910 6090

Mosaic Building Design LTD, 86-90 Paul Street, London, EC2A 4NE
Company Registration No. 10853256

SUBJECT TO PLANNING APPROVAL			
CLIENT Mr D Shah	PROJECT Loft Conversion	DRAWING Proposed Elevations Volume calculation	STAGE Permitted Development
DRAWING No. 39 Rochester Road HA6 1NJ_LPD-06			REV A