

Notes:

1. Do not scale this drawing

2. All dimensions to be verified on site and any discrepancy reported to the client

3. This drawing to be read in conjunction with all relevant drawings

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

client/builder to obtain all planning permission approvals from the relevant authority, commencement of building works prior to the planning & building control approvals is to client/builders own risk

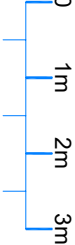
roof lights:
final size and position of roof lights to clients requirements

all rainwater gutturing, down pipes locations to be confirmed by architect & not to encroach neighbors property

client/builder to liaise with local water board for any new works on or within the public sewer or drain runs and obtain approval from the local authority prior to commencement of any works

Proposed Single Storey
Rear Extension
Rear Double Storey
Rear Extension

REV	AMENDMENT	DATE	CHND
A	Planning Issue	02.02.22	RS



Scale Bar

CLIENT
Wahied Abdu Manan

PROJECT
66 Hobart Close
Hayes - Middlesex
UB4 9NU

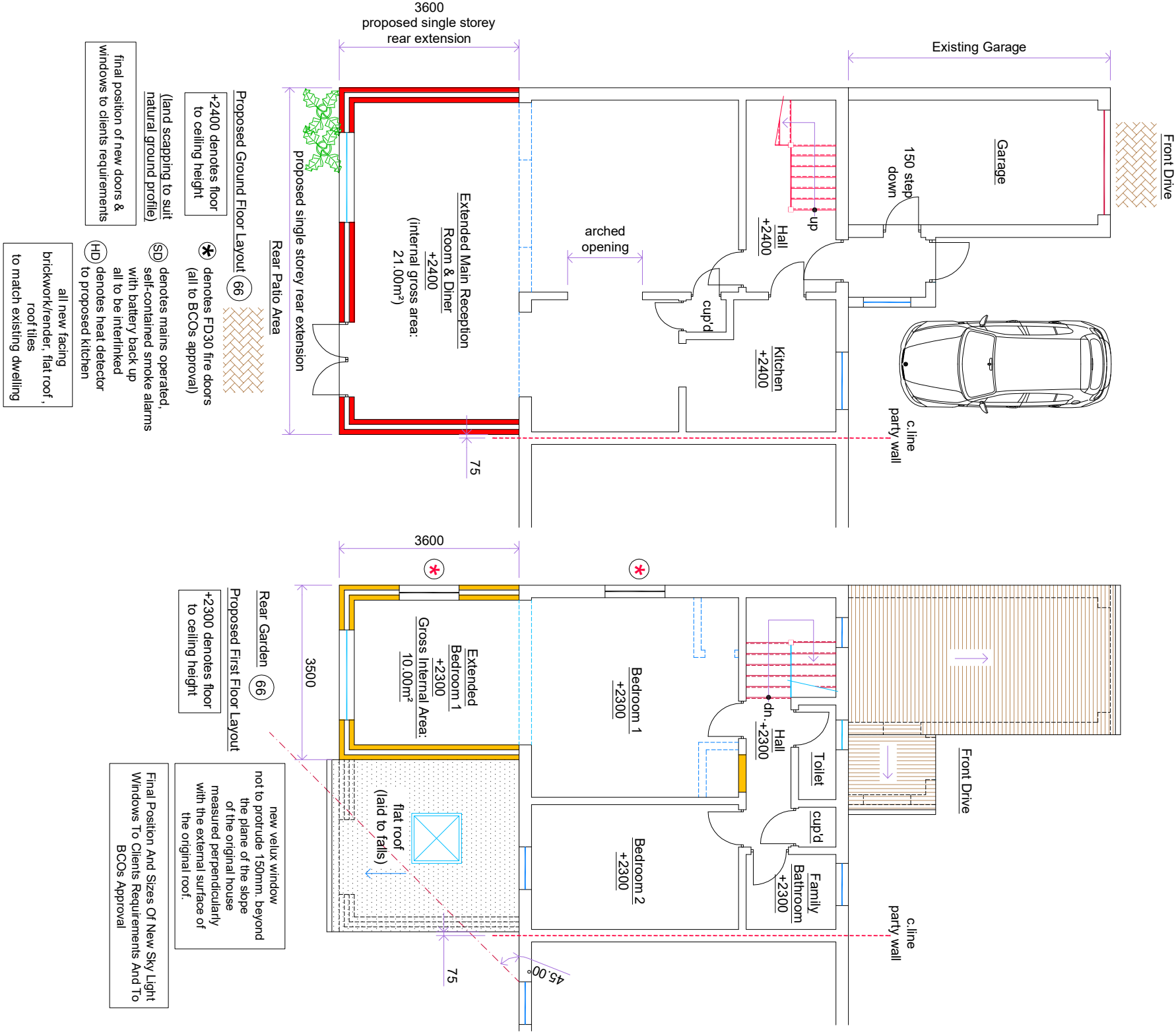
DRAWING TITLE
Proposed Single Storey Rear Extension
Part Double Storey Rear Extension
Proposed Floor Layouts
Sheet 2

SCALE	DRAWN BY	CHECKED	DATE
1:50 @ A1	RS	RS	02.02.22
1:100 @ A3			

DRAWING STATUS
Planning Issue

DRAWING NUMBER
2021 - 136 - 02

REVISION
A



Front Drive

Existing Garage

Garage

150 step down

c.line party wall

cup'd

Kitchen +2400

Hall +2400

up

arched opening

Extended Main Reception Room & Diner +2400 (internal gross area: 21.00m²)

proposed single storey rear extension

proposed single storey rear extension

Rear Patio Area

Proposed Ground Floor Layout (66)

+2400 denotes floor to ceiling height

(land scapping to suit natural ground profile)

final position of new doors & windows to clients requirements

all new facing brickwork/render, flat roof, roof tiles to match existing dwelling

denotes FD30 fire doors (all to BCOs approval)

denotes mains operated, self-contained smoke alarms with battery back up all to be interlinked

denotes heat detector to proposed kitchen

Front Drive

c.line party wall

cup'd

Family Bathroom +2300

Toilet

Hall dn +2300

Bedroom 1 +2300

Bedroom 2 +2300

Extended Bedroom 1 +2300 (Gross Internal Area: 10.00m²)

Proposed First Floor Layout

+2300 denotes floor to ceiling height

Rear Garden (66)

new velux window not to protrude 150mm, beyond the plane of the slope of the original house measured perpendicularly with the external surface of the original roof.

flat roof (laid to falls)

45.00°

75

3500

3600

Final Position And Sizes Of New Sky Light Windows To Clients Requirements And To BCOs Approval

Rear Garden

Proposed Roof Layout (66)

all new facing brickwork/render, flat roof, roof tiles to match existing dwelling