

-1 Block Plan Existing
1 : 500



-1 Block Plan Proposed
1 : 500



Unit 4A-4B Springfield Road
Hayes,
Middlesex,
UB4 0LD

t:0203 432 5269

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Drawing Status:

PLANNING

NOT FOR CONSTRUCTION

Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

Clients Name
William Dean

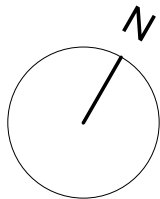
Drawing Title
Block Plan

Description
Ground Floor Rear Extension +
Loft Conversion

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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Drawing Number
230033-BR-D 0001

Issue Date 08/09/2026	Checked PN	Revision P1
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Drawing Status:

PLANNING

NOT FOR CONSTRUCTION

Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

Clients Name
William Dean

Drawing Title
Ground Floor

Description
Ground Floor Rear Extension +
Loft Conversion

Scale
1:100@A3

Date
FEB 2024

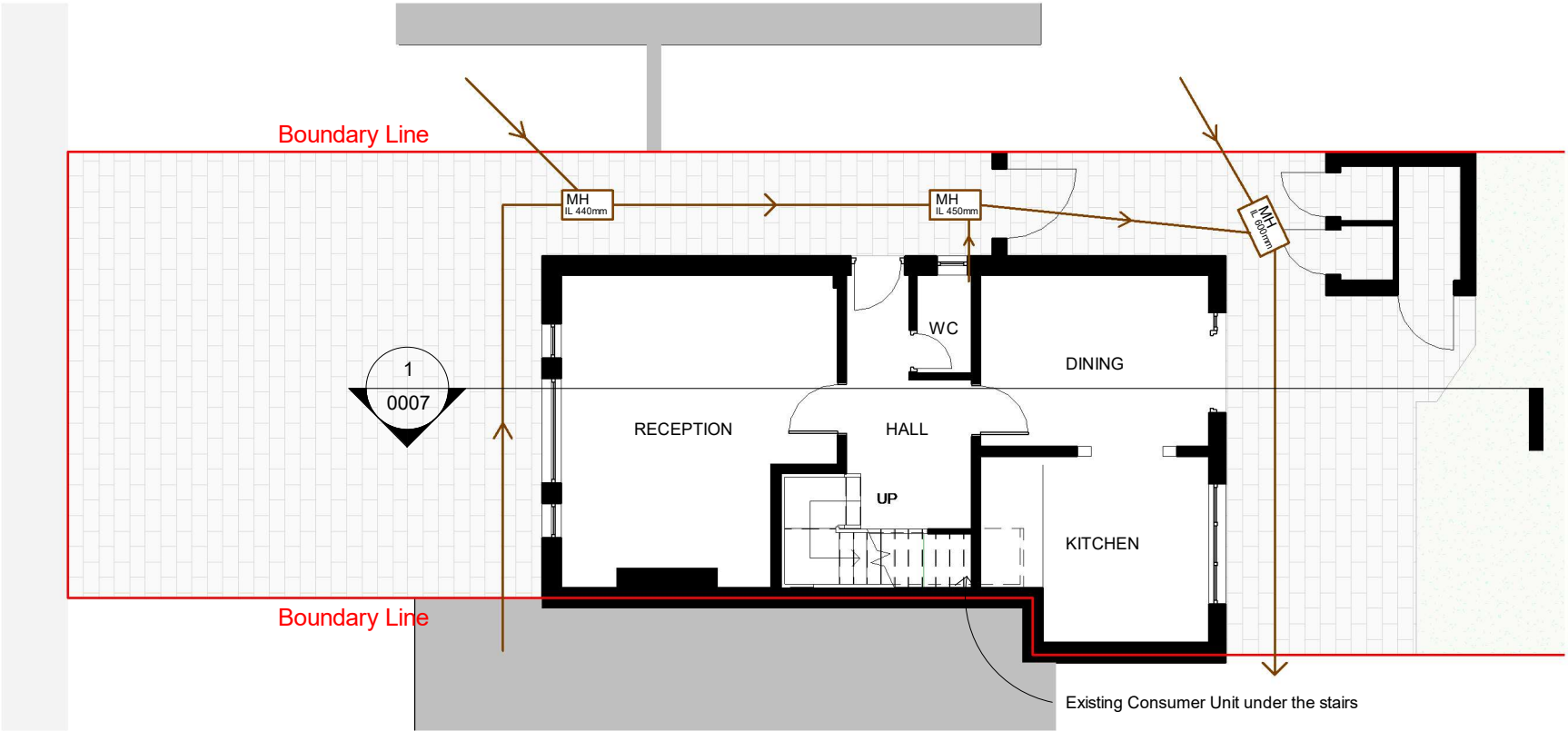
Drawn By
AA

Drawing Number
230033-BR-D 0002

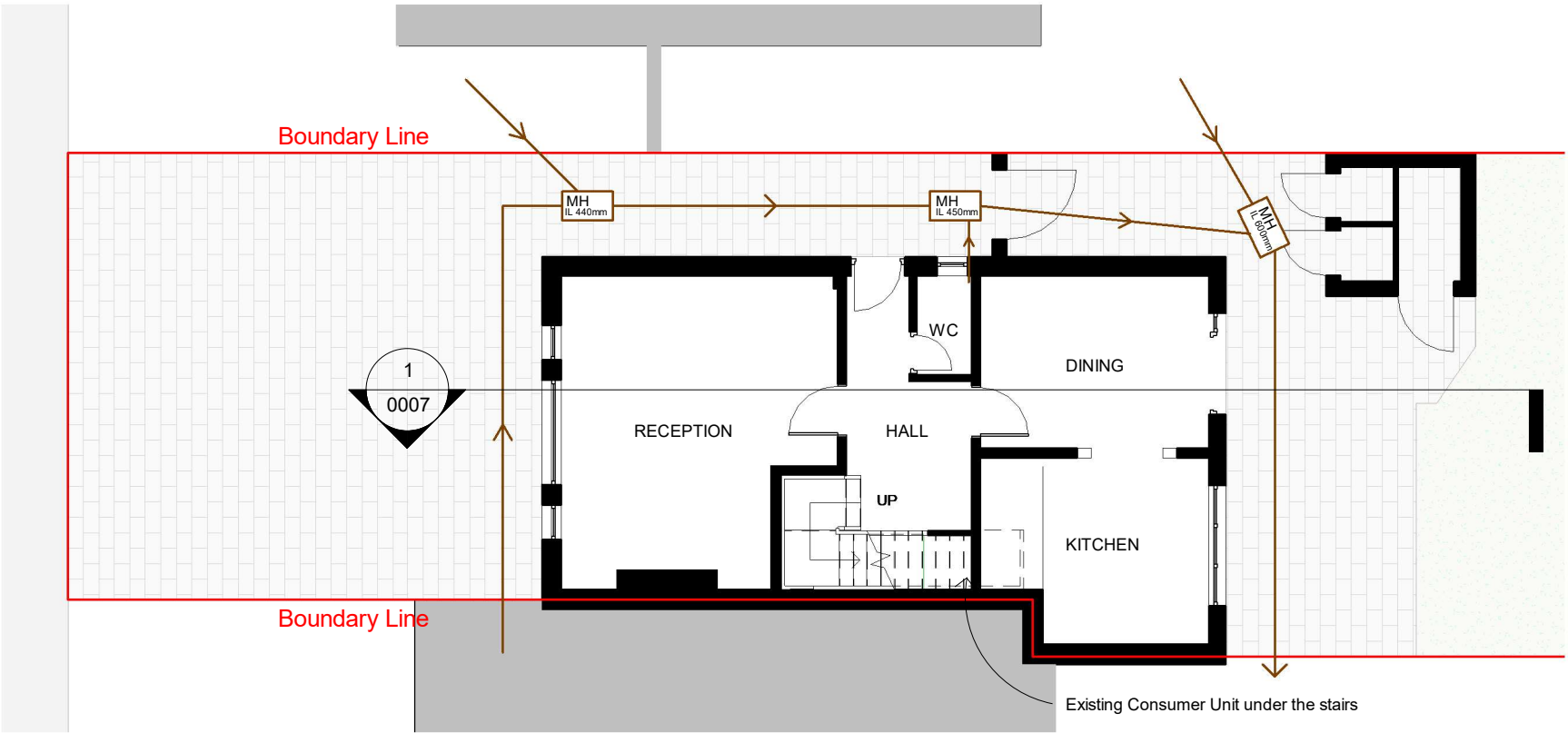
Issue Date
08/09/2026

Checked
PN

Revision
P1

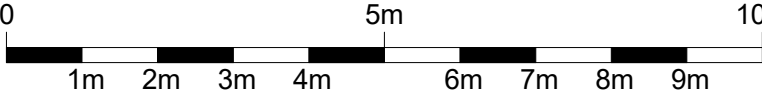


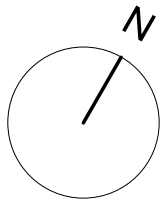
00 G.F. Existing
1 : 100



00 G.F. Proposed- No change proposed
1 : 100

- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY





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Drawing Status:

PLANNING

NOT FOR CONSTRUCTION

Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

Clients Name
William Dean

Drawing Title
First Floor

Description
Ground Floor Rear Extension +
Loft Conversion

Scale
1:100@A3

Date
FEB 2024

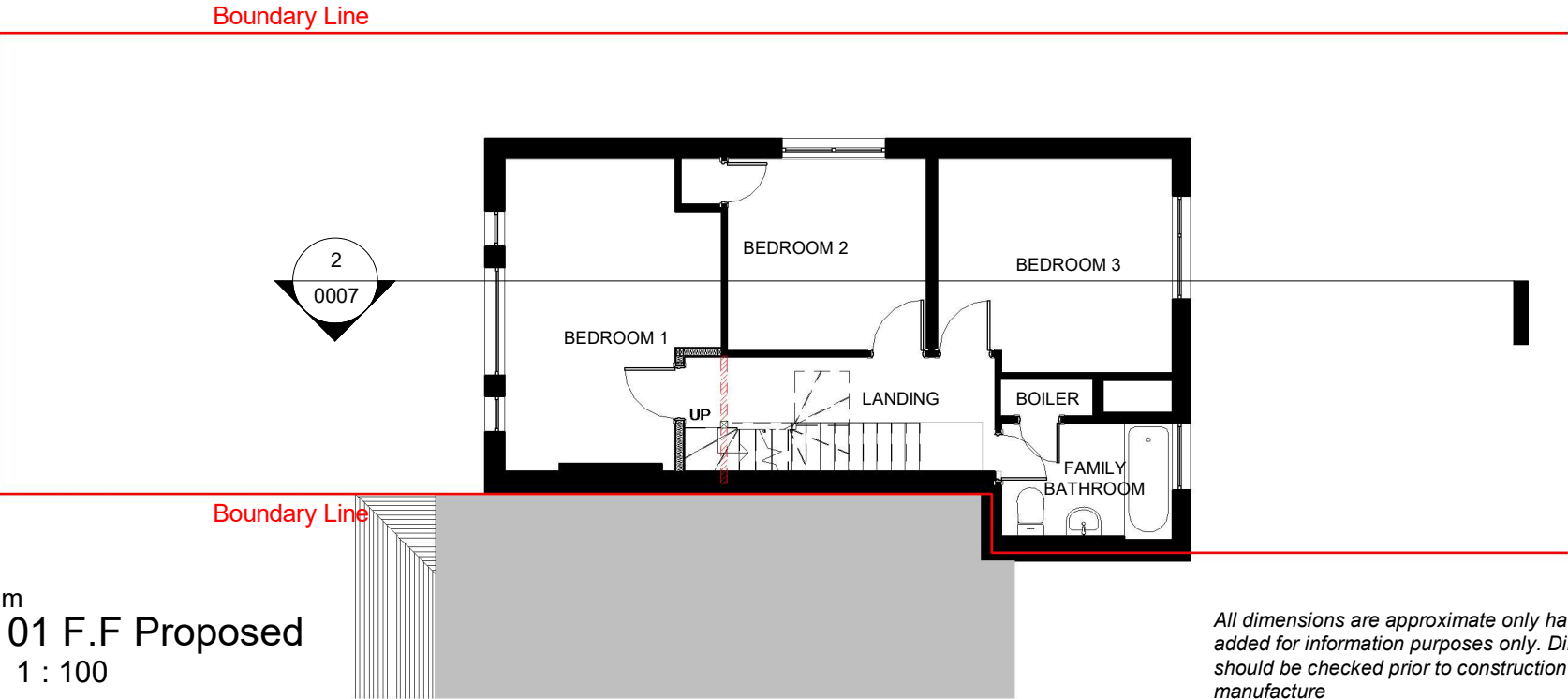
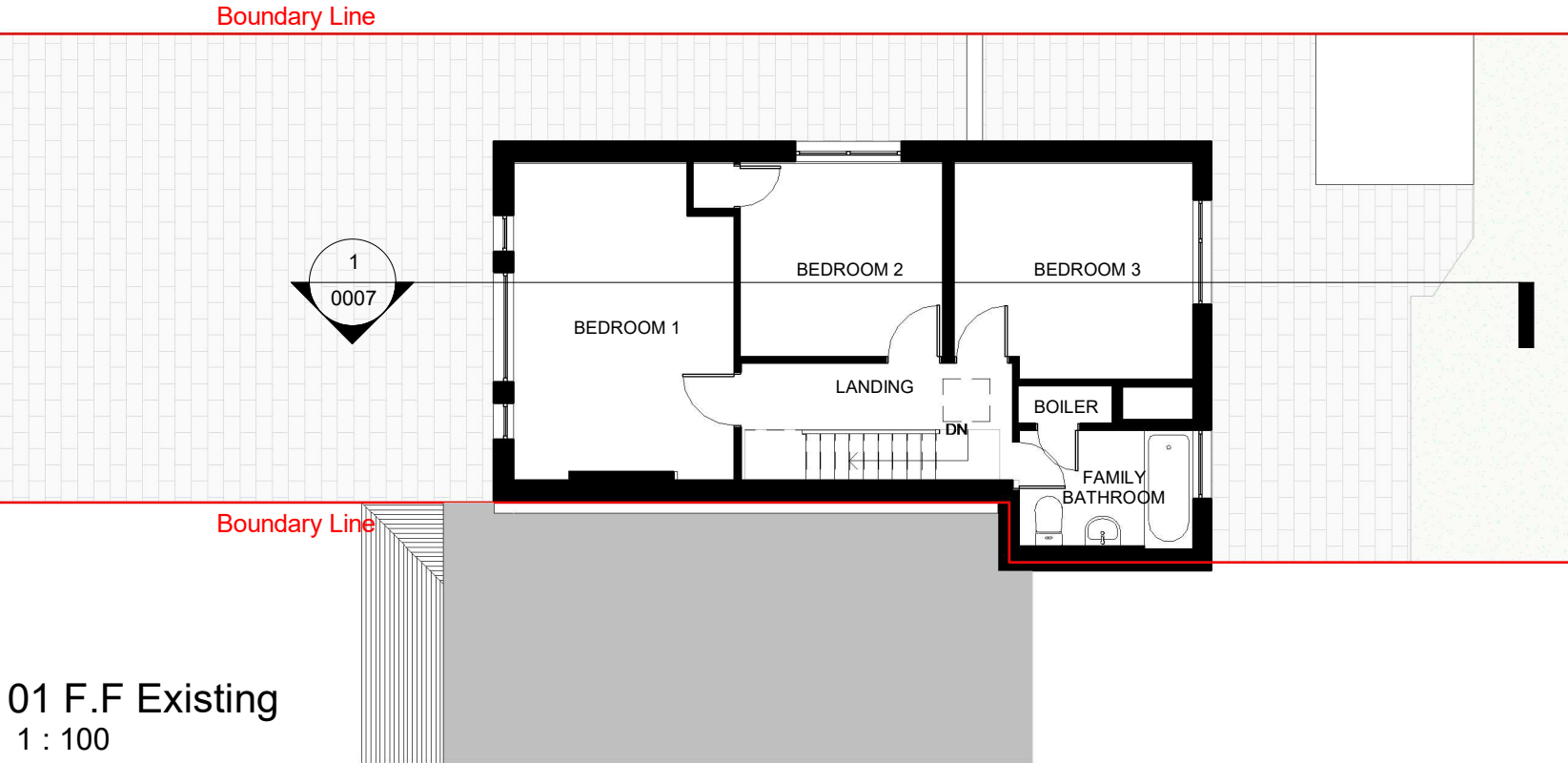
Drawn By
AA

Drawing Number
230033-BR-D 0003

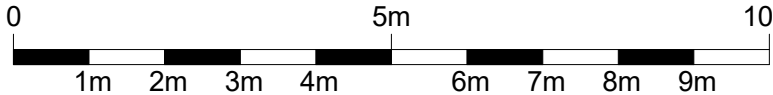
Issue Date
08/09/2026

Checked
PN

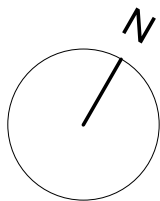
Revision
P1



- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY



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PLANNING

NOT FOR CONSTRUCTION

Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

Clients Name
William Dean

Drawing Title
Loft Plans

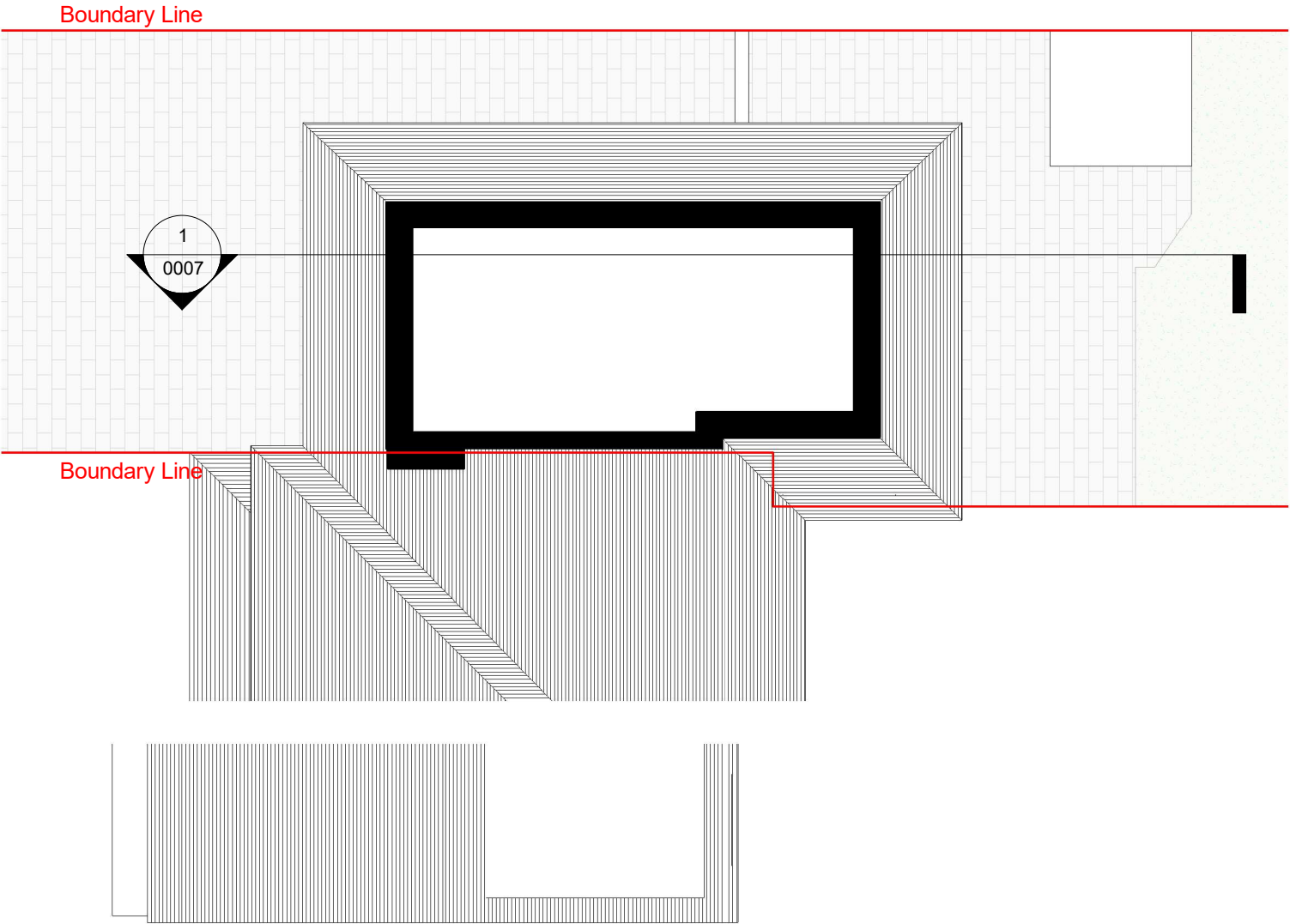
Description
Ground Floor Rear Extension +
Loft Conversion

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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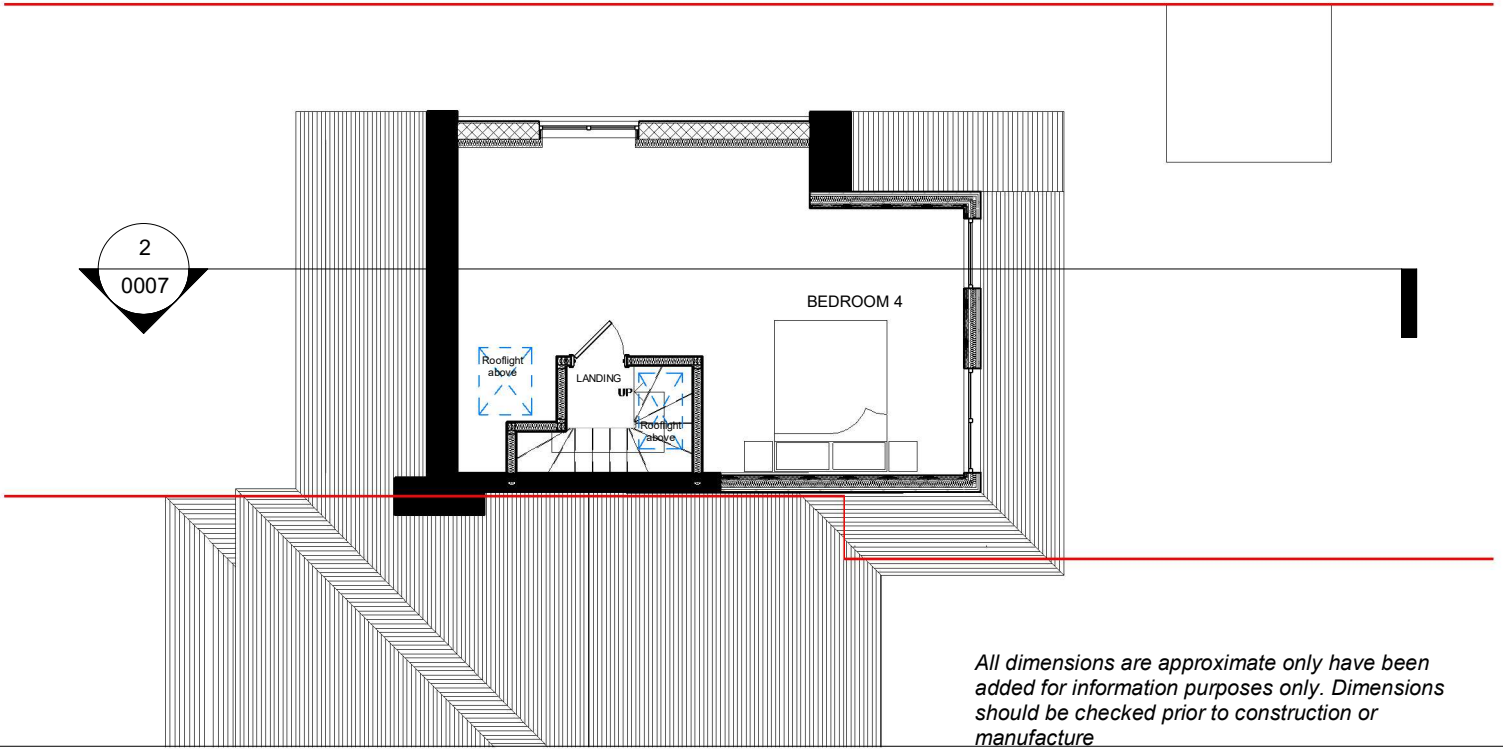
Drawing Number
230033-BR-D 0004

Issue Date 08/09/2026	Checked PN	Revision P1
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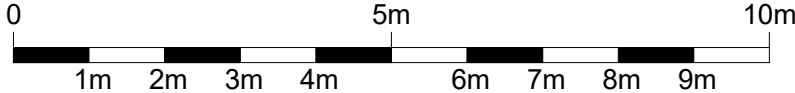
02 Loft Existing
1 : 100



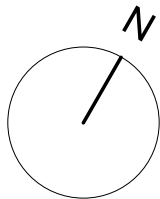
02 Loft Proposed
1 : 100



- EXISTING
- PROPOSED
- DEMOLITION
- SITE BOUNDARY



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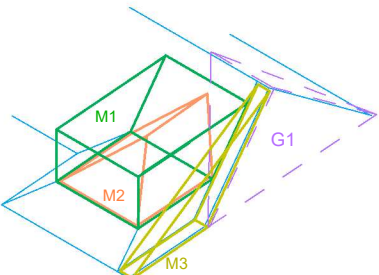
LOFT CALCULATION

V (Volume)

Total Additional Volume added = (M1-M2) + M3 + G1

Hip to Gable (G1)

V = 7.73 x 3.66 x 3.45/6 = 16.27 m³



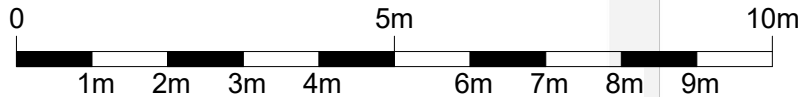
Rear Dormer

V = (M1-M2) + M3 = (28.49 - 8.89) + 4.11 = 23.71 m³

Total Volume = V(Hip to Gable + Rear Dormer) = 39.98 m³

Loft Conversion

1. Roof space created must not exceed these volume allowance of 40 cubic metres for terraced houses.
2. Materials to be similar in appearance to the existing house.
3. No part of the extension is higher than the highest part of the existing roof.
- 4.Side-Facing windows are obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
5. Roof extensions apart from hip to gable ones to be set back as far as is practicable at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
6. Rooflights not to project over 150mm beyond the line of roof til



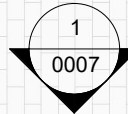
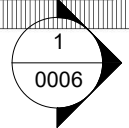
Boundary Line

Boundary Line

Boundary Line

Boundary Line

03 Roof Existing
1 : 100

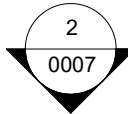


43

42

42

03 Roof Proposed
1 : 100



42

3660

4710

29

3975

42

42

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DESIGN

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Drawing Status:

PLANNING

NOT FOR CONSTRUCTION

Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

Clients Name
William Dean

Drawing Title
Roof Plans

Description
Ground Floor Rear Extension +
Loft Conversion

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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Drawing Number
230033-BR-D 0005

Issue Date 08/09/2026	Checked PN	Revision P1
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Project Name
32 Stafford Road

Clients Name
William Dean

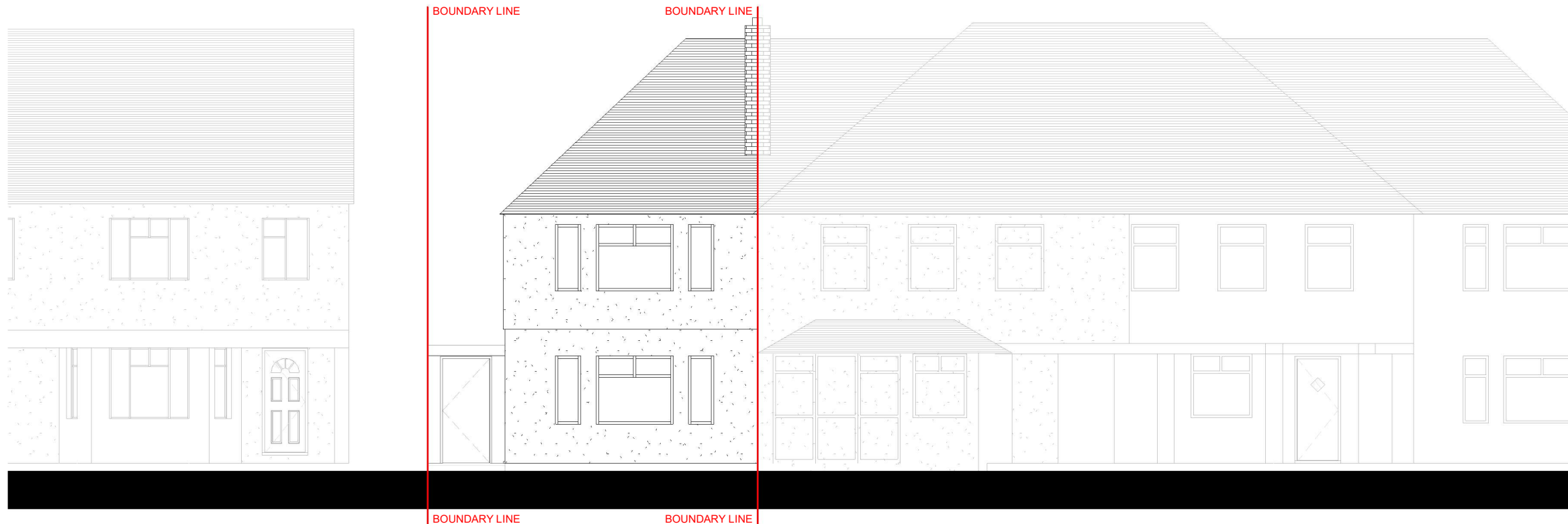
Drawing Title
Front Elevation

Description
Ground Floor Rear Extension +
Loft Conversion

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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Drawing Number
230033-BR-D 0008

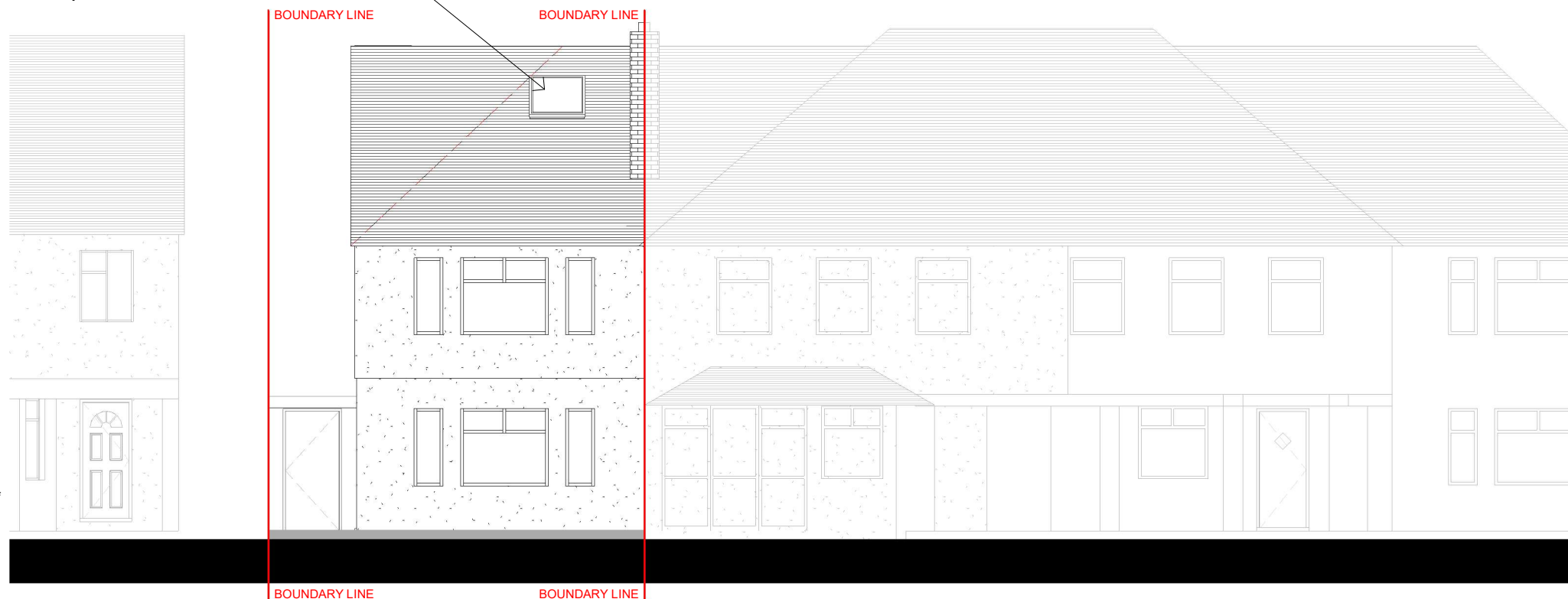
Issue Date 08/09/2026	Checked PN	Revision P1
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Front elevation - Existing
1 : 100

All proposed materials to match existing

Rooflights not to project over 150mm
beyond the line of roof tile.

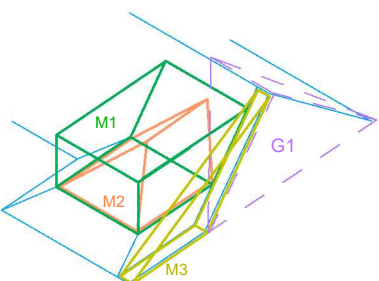


Front elevation - Proposed
1 : 100

LOFT CALCULATION V (Volume)

Total Additional Volume added = (M1-M2) + M3 + G1

Hip to Gable (G1)
 $V = 7.73 \times 3.66 \times 3.45/6 = 16.27 \text{ m}^3$

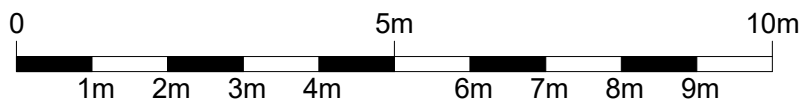


Rear Dormer
 $V = (M1-M2) + M3 = (28.49 - 8.89) + 4.11 = 23.71 \text{ m}^3$

Total Volume = V(Hip to Gable + Rear Dormer) = 39.98 m³

Loft Conversion

1. Roof space created must not exceed these volume allowance of 40 cubic metres for terraced houses.
2. Materials to be similar in appearance to the existing house.
3. No part of the extension is higher than the highest part of the existing roof.
4. Side-Facing windows are obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
5. Roof extensions apart from hip to gable ones to be set back as far as is practicable at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
6. Rooflights not to project over 150mm beyond the line of roof tile



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Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

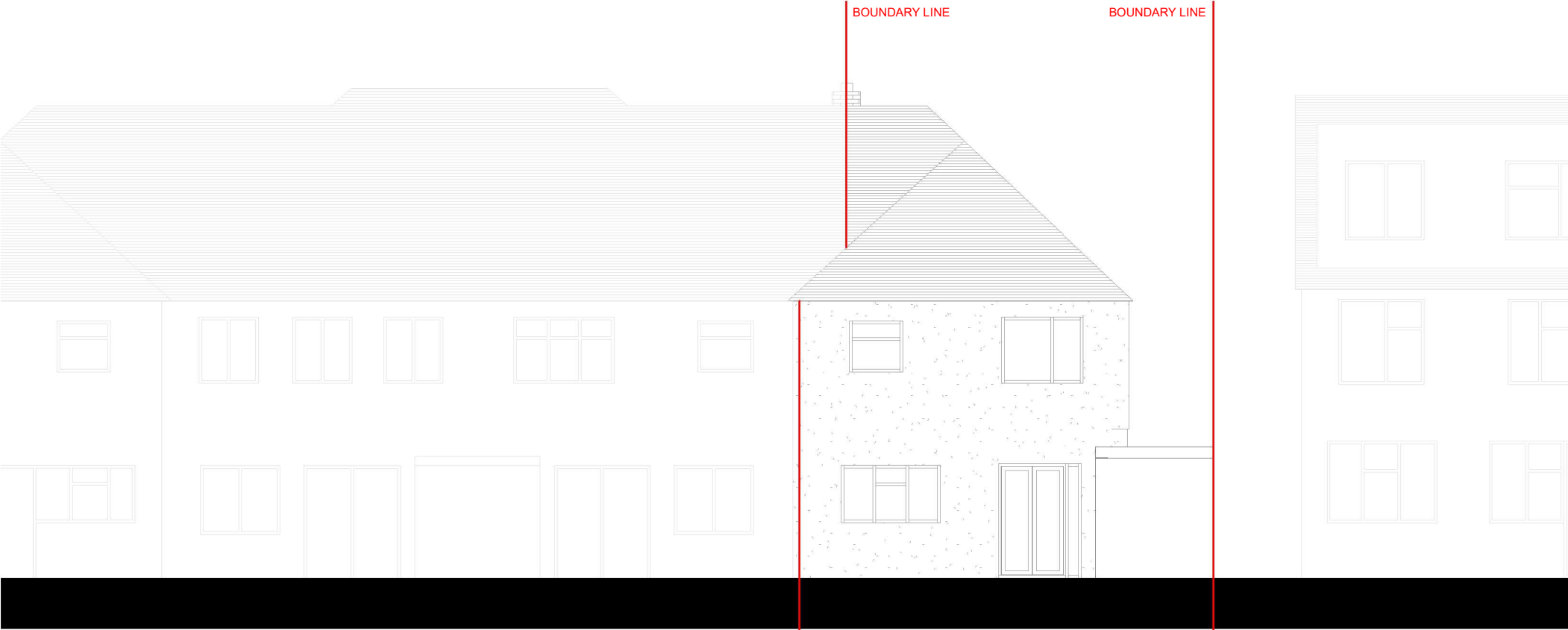
Clients Name
William Dean

Drawing Title
Rear Elevation

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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Drawing Number
230033-BR-D 0009

Issue Date 08/09/2026	Checked PN	Revision P1
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Rear elevation - Existing
1 : 100

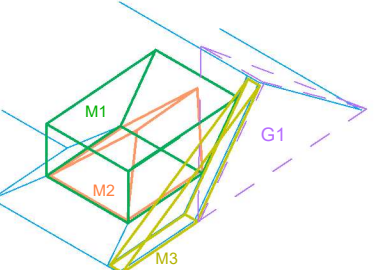


Rear elevation - Proposed
1 : 100

LOFT CALCULATION
V (Volume)

Total Additional Volume added = (M1-M2) + M3 + G1

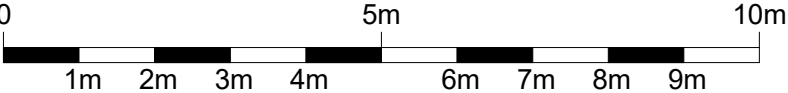
Hip to Gable (G1)
V = 7.73 x 3.66 x 3.45/6 = 16.27 m³



Rear Dormer
V = (M1-M2) + M3 = (28.49 - 8.89) + 4.11 = 23.71 m³

Total Volume = V(Hip to Gable + Rear Dormer) = 39.98 m³

- Loft Conversion**
1. Roof space created must not exceed these volume allowance of 40 cubic metres for terraced houses.
 2. Materials to be similar in appearance to the existing house.
 3. No part of the extension is higher than the highest part of the existing roof.
 - 4.Side-Facing windows are obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
 5. Roof extensions apart from hip to gable ones to be set back as far as is practicable at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
 6. Rooflights not to project over 150mm beyond the line of roof til



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PLANNING

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Rev.	Description	by	Date
P1	Issued for planning	AA	08/09/2026

Project Name
32 Stafford Road

Clients Name
William Dean

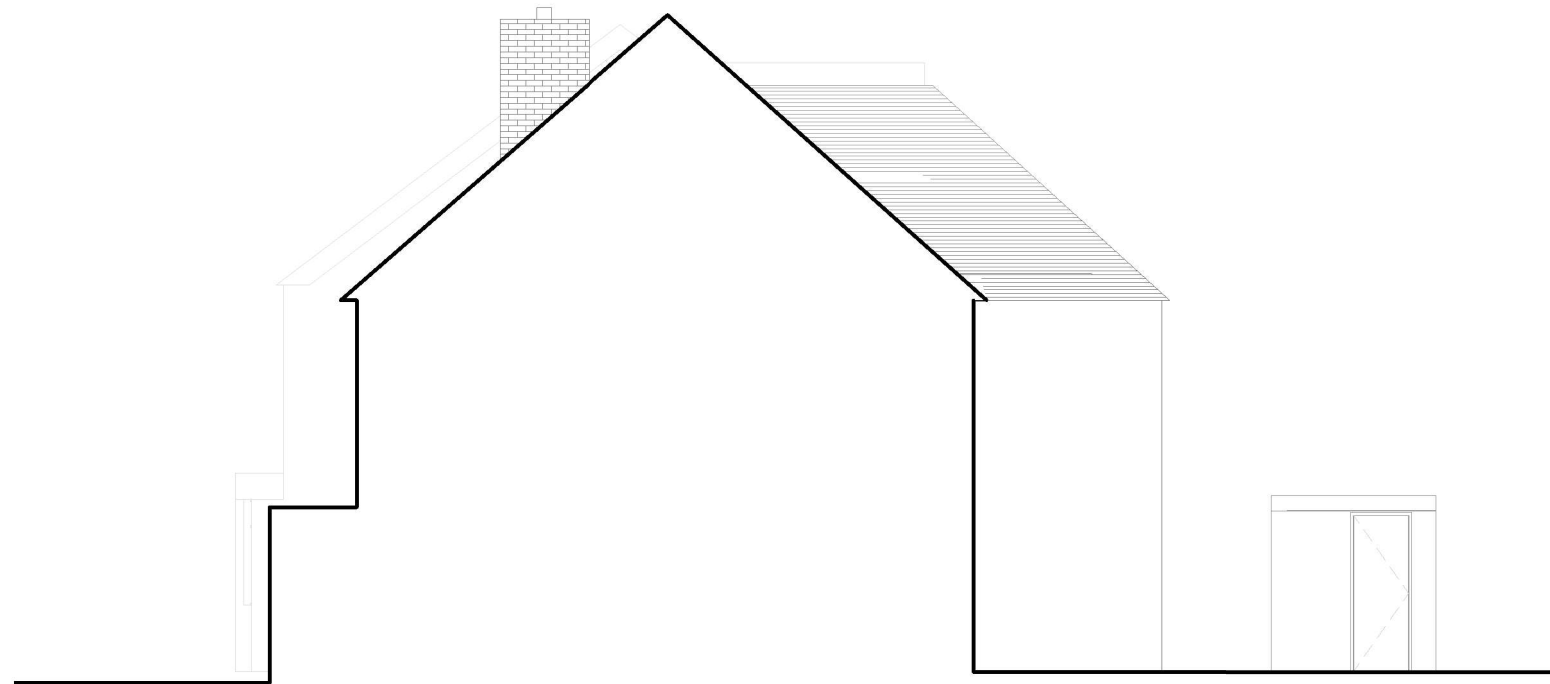
Drawing Title
Side Elevation 1

Description
Ground Floor Rear Extension +
Loft Conversion

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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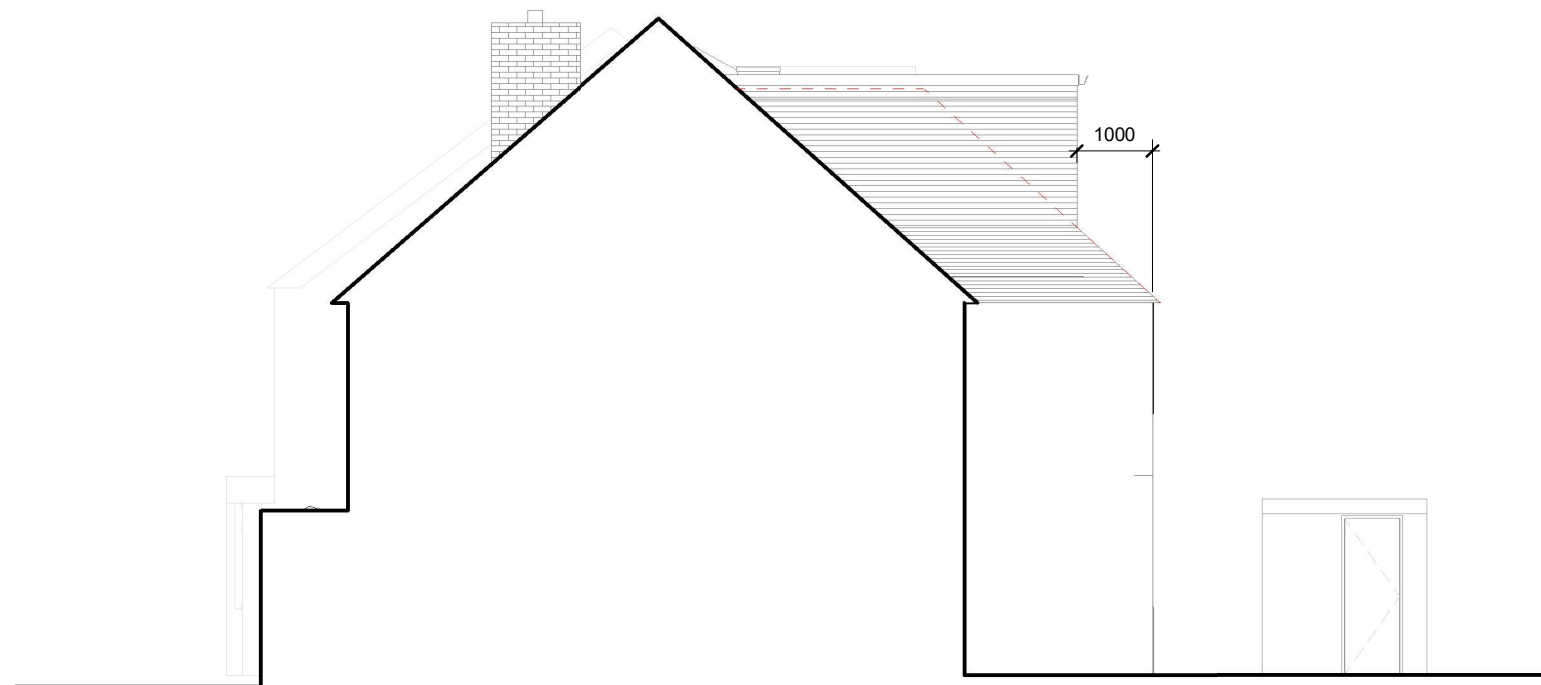
Drawing Number
230033-BR-D 0010

Issue Date 08/09/2026	Checked PN	Revision P1
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Side elevation 1- Existing
1 : 100

All proposed materials to match existing



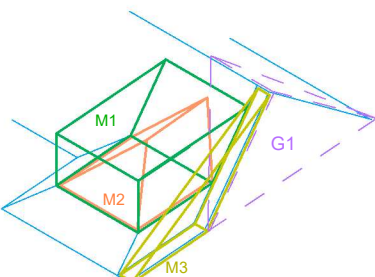
Side elevation 1- Proposed
1 : 100

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LOFT CALCULATION V (Volume)

Total Additional Volume added = (M1-M2) + M3 + G1

Hip to Gable (G1)
 $V = 7.73 \times 3.66 \times 3.45/6 = 16.27 \text{ m}^3$

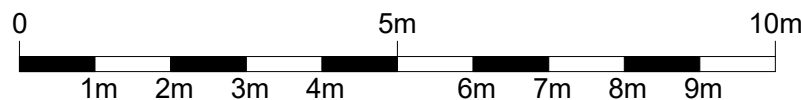


Rear Dormer
 $V = (M1-M2) + M3 = (28.49 - 8.89) + 4.11 = 23.71 \text{ m}^3$

Total Volume = V(Hip to Gable + Rear Dormer) = 39.98 m³

Loft Conversion

1. Roof space created must not exceed these volume allowance of 40 cubic metres for terraced houses.
2. Materials to be similar in appearance to the existing house.
3. No part of the extension is higher than the highest part of the existing roof.
4. Side-Facing windows are obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
5. Roof extensions apart from hip to gable ones to be set back as far as is practicable at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
6. Rooflights not to project over 150mm beyond the line of roof til



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Project Name
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Clients Name
William Dean

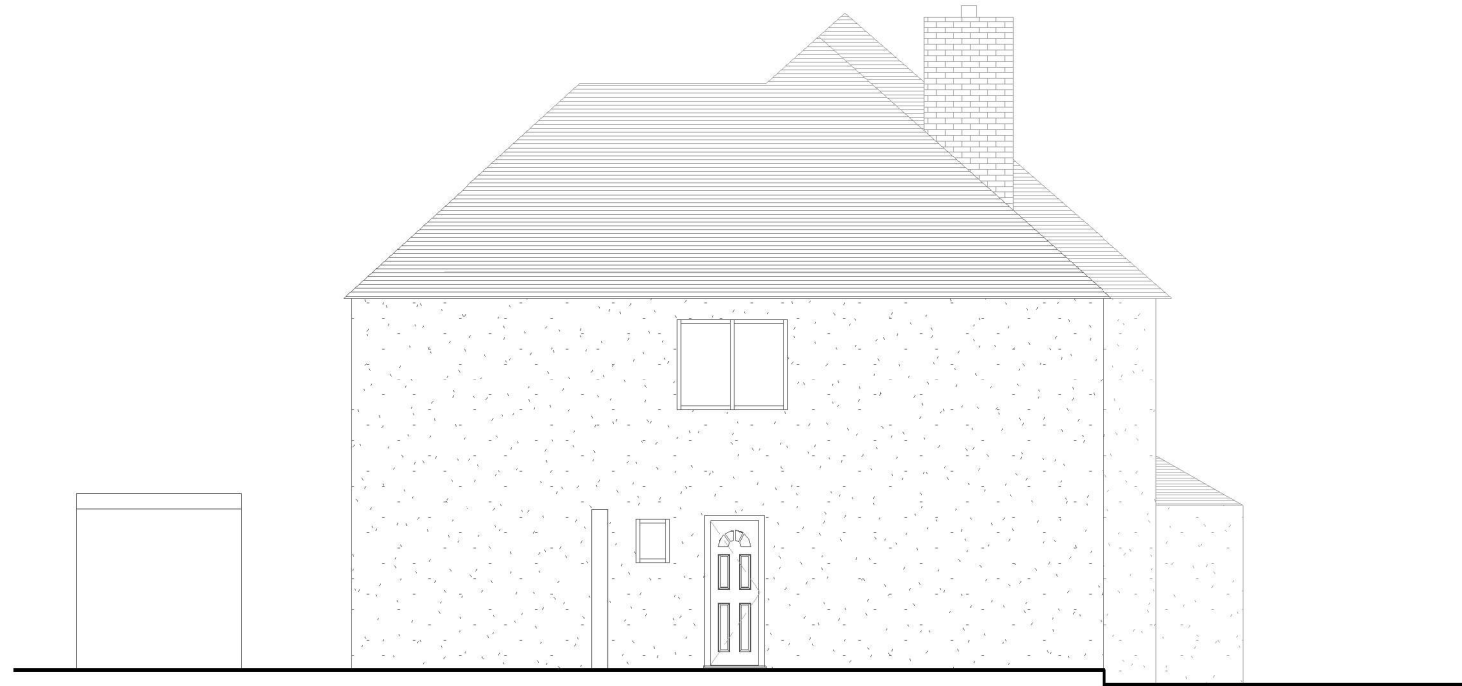
Drawing Title
Side Elevation 2

Description
Ground Floor Rear Extension +
Loft Conversion

Scale 1:100@A3	Date FEB 2024	Drawn By AA
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Drawing Number
230033-BR-D 0011

Issue Date 08/09/2026	Checked PN	Revision P1
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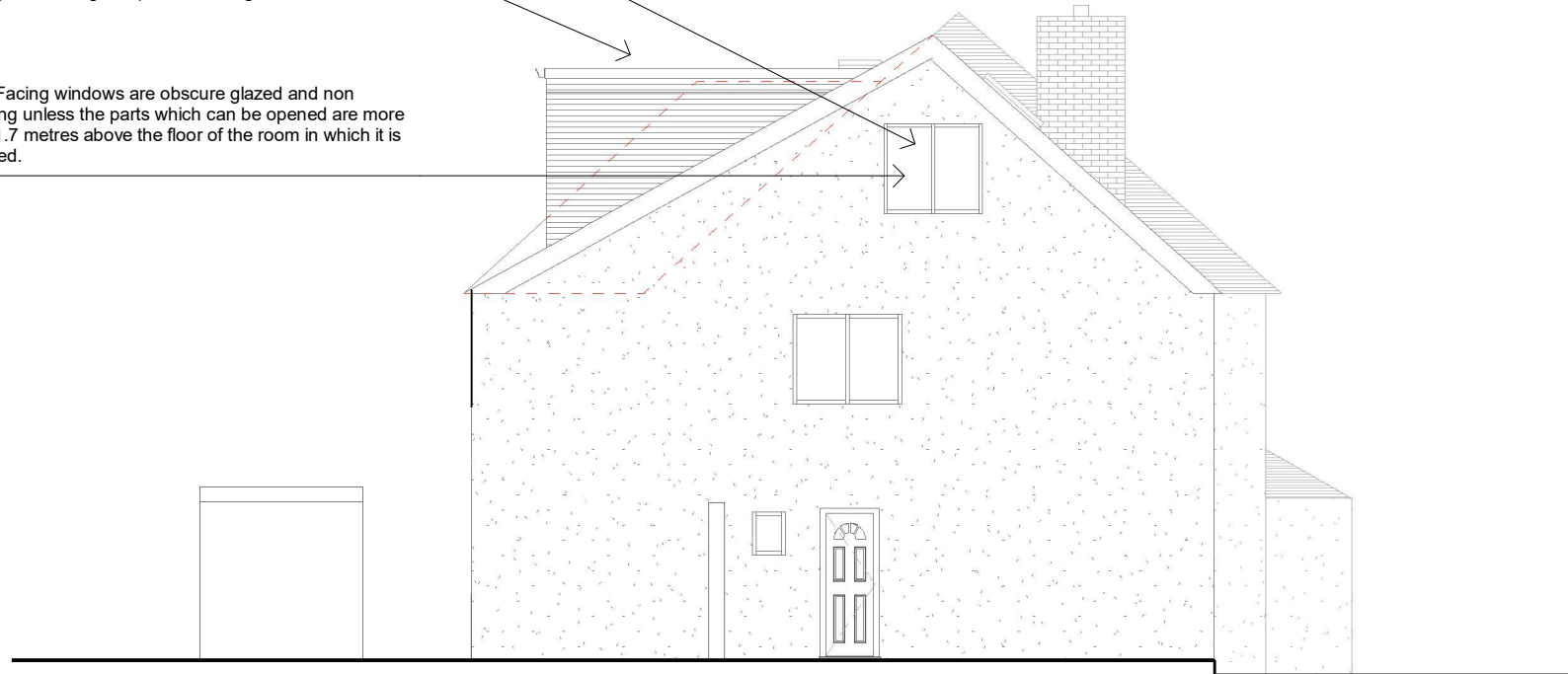
Side elevation 2 - Existing
1 : 100

All proposed materials to match existing

Frosted window

No part of the alteration would exceed the height of the highest part of the original roof

.Side-Facing windows are obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

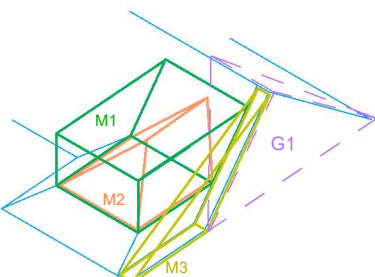


Side elevation 2 - Proposed
1 : 100

LOFT CALCULATION V (Volume)

Total Additional Volume added = (M1-M2) + M3 + G1

Hip to Gable (G1)
 $V = 7.73 \times 3.66 \times 3.45/6 = 16.27 \text{ m}^3$

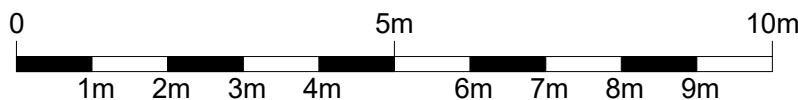


Rear Dormer
 $V = (M1-M2) + M3 = (28.49 - 8.89) + 4.11 = 23.71 \text{ m}^3$

Total Volume = V(Hip to Gable + Rear Dormer) = 39.98 m³

Loft Conversion

- Roof space created must not exceed these volume allowance of 40 cubic metres for terraced houses.
- Materials to be similar in appearance to the existing house.
- No part of the extension is higher than the highest part of the existing roof.
- Side-Facing windows are obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- Roof extensions apart from hip to gable ones to be set back as far as is practicable at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.
- Rooflights not to project over 150mm beyond the line of roof til



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