



01 01 PROP ELEV FRONT  
Scale: 1:100

JULIET BALCONY -

Balcony glass to be 21.5mm laminated toughened  
Railing to be min 1.1 meter high from SILL  
Strength - handrail/glass pressure must be able to take  
1.5kN/m and to meet BS 6180:2011 and be tested  
for impact loading in accordance with BS 6206 and  
BS EN 12600.

"Frameless Juliette system, Code: FBAL 100 R  
from Balconette" or similar

**GENERAL - New materials used in exterior work to match existing.**

DORMER WALLS - To be roof tiles to match existing

WINDOWS - All new windows to be double glazed, profile to match existing + set within opening to match existing.

ROOFLIGHTS - 'Velux' or similar.  
Projection to be max. 150mm beyond the plane of the roof-slope & flat roof.

DOORS -

All new doors to be double glazed , profile to match existing + set within opening to match existing.

RWP & GUTTERS -

to be UPVc black to match existing.

EAVES -

Detail to match existing, ie height of fascia & soffit width + colour of soffit and fascia

ROOF -

**Pitch roof** - Plain red/brown roof tiles to match existing.  
Tile type, size & colour to match existing.  
**Flat roof DORMER** - - to be GRP grey/green colour

**Loft Volume calculations:**

1) Roof Volume :  
Base of gable wall= 7.95m  
Width of gable wall=4.28m  
Height of gable wall=2.77m

Increase in roof volume  
 $= (7.95 \times 4.28 \times 2.77) / 6$   
 $= 15.70 \text{ cu.m.}$

2)Dormer Volume:  
Length of dormer=6.5m  
Height of dormer=2.4m  
Projection of dormer=3.7m

Volume of Dormer  
 $= (6.5 \times 2.4 \times 3.7) / 2$   
 $= 28.86 \text{ cu.m.}$

**TOTAL VOLUME**  
 $= 15.70 + 28.86$   
 $= 44.56 \text{ cu.m.} < 50.0 \text{ cu.m.}$



02 02 PROP ELEV REAR  
Scale: 1:100

REV A - 01/05/2024  
Rooflights added to front elevation

Purpose - Certificate of lawful development

All dimensions to be checked on site.  
All omissions & discrepancies to be reported to the designer.

PROJECT: 74 Boldmere Rd.  
Pinner, HA5 1PP

DATE: 20/02/2024

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DWG NO:

PROP ELEV

REVISION:

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tel : 0796 222 3141  
email : sandeep@sskarchitects.co.uk

0 1m 2m 3m 4m 5m 6m 7m 8m 9m

scale - 1 : 100 @ A3

**PROPOSED**