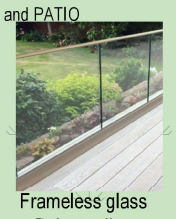
NEW EXTERNAL STAIRS & BALUSTRADING and PATIO ENCLOSURE
External staircase.
Max. rise - 200mm
Min. going - 230mm
Max. pitch to be 42 deg.
Handrail fixed at 1000mm above patio.
Glass guarding to be of laminated glass, minimum 30 min. fire resistance.

ALL TO MEET APPROVED DOC. K1.



Frameless glass Balustrading



Conifer Leaf Screening Hedging to be 1.7m high from patio level

Ground level
-1.94m

FLAT ROOFLIGHTS



VELUX or similar slim line aluminium roof light

Rooflights to be double glazed + to meet **'U' value of min. 1.2 W/m sq.K.**
All roof lights to be A-A fire rated.
Glazing Frame factor - 0.85.

Double up rafters on the side of opening, supporting double trimmers above & below opening.
Bolt together with M12 bolts 450c/s.

Manufacturers details & fire test certificate to be provided to the Building Inspector & the owner.

New internal walls
New external walls
Walls to be demolished
New doors/windows
Proposed work shaded
Rooflight

Steps down to GL
Patio
-260

Kitchen and living
4000
5000
Dining
FFL datum 0.00
Kitchen
1000
1000
Utility
MF
B
dryer W/M
Orange dotted line = 2m head height at loft level
Independent Annexe accomodation
Bedroom with en suite
new stairs up to FF
Entrance hall
Bathroom
Reception
void above
Lounge
Shed
Shed
single storey
Neighbours House no. 76
Neighbours House no. 80
Driveway
-260
Driveway
Driveway
Pavement
Tree
Tree

11 PROP GF PLAN
Scale: 1:100

scale - 1 : 100 @ A3

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

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Purpose - Householder planning application

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

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PROJECT: 78 Bridle Road, Pinner, HA5 2SH
DATE: 20/09/2026
DWG NO: PROP GF 11
REVISION:

PROPOSED