

CS40-01-1002

Proposed Plans & Elevations

40 Cheney Street
PINNER
HA5 2TB

Walls Removed

New Walls

Existing Walls

Boundary Wall

Sound Separating Walls

Proposed Extensions

NEArch

info@nearch.co.uk

COMPONENTS 2023

Paper Size	A2	Scale	1:100	Revision	1st	Date	May-23	Status	Planning Issue
Revision	Date	Description							

Please note that construction must only commence once planning, building control and any other approvals have been received. It is the responsibility of the owner/contractor to commence prior to these approvals.

IMPORTANT GENERAL NOTE
The specification is to be read in conjunction with the planning details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary. All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Structural Engineer or responsible person's immediately. The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.

PARTY WALL ACT 1996
OWNERS MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE FOR ANY BUILDINGS WORKS ARE TO COMMENCE

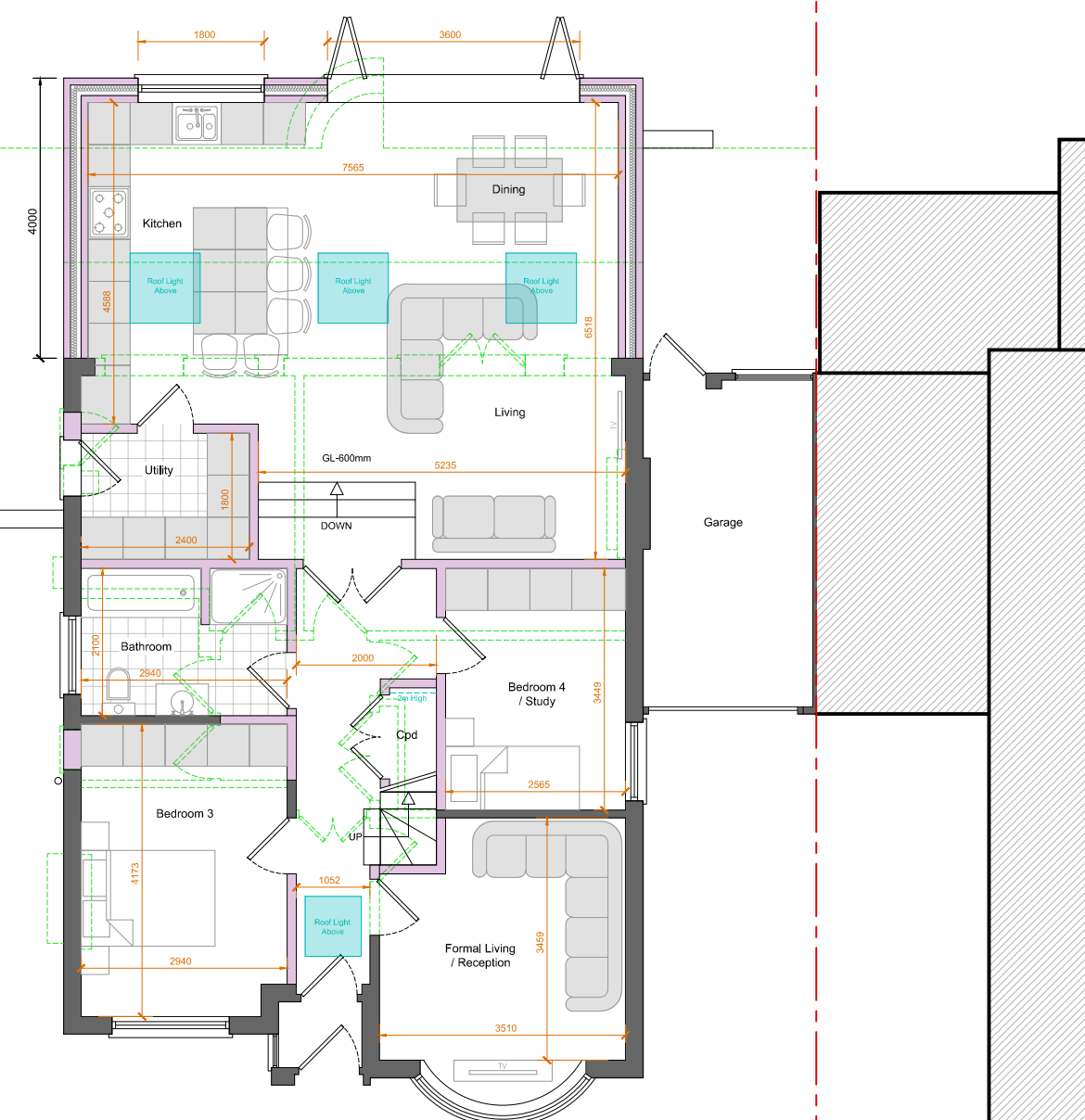
VOLUME CALCULATION

Total Volume of Dormers
 $(3.0m^2 \times 4.80m) \times 2 = 28.80m^3$

Total Volume of Hip-to-gable
 $4.20m \times 3.40m \times 8.62 / 6 = 20.52m^3$

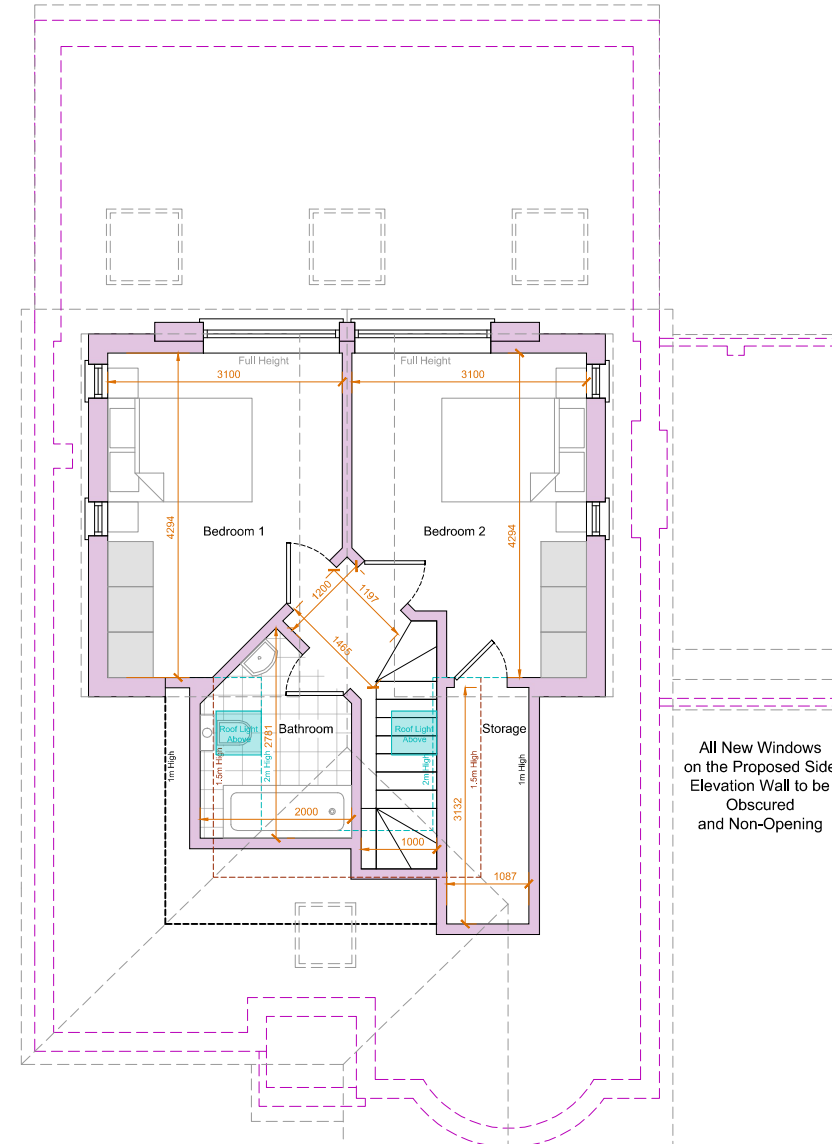
Total Volume of Roof Extensions
 $28.80m^3 + 20.52m^3 = 49.32m^3$

Under 50m³ permitted for a detached house



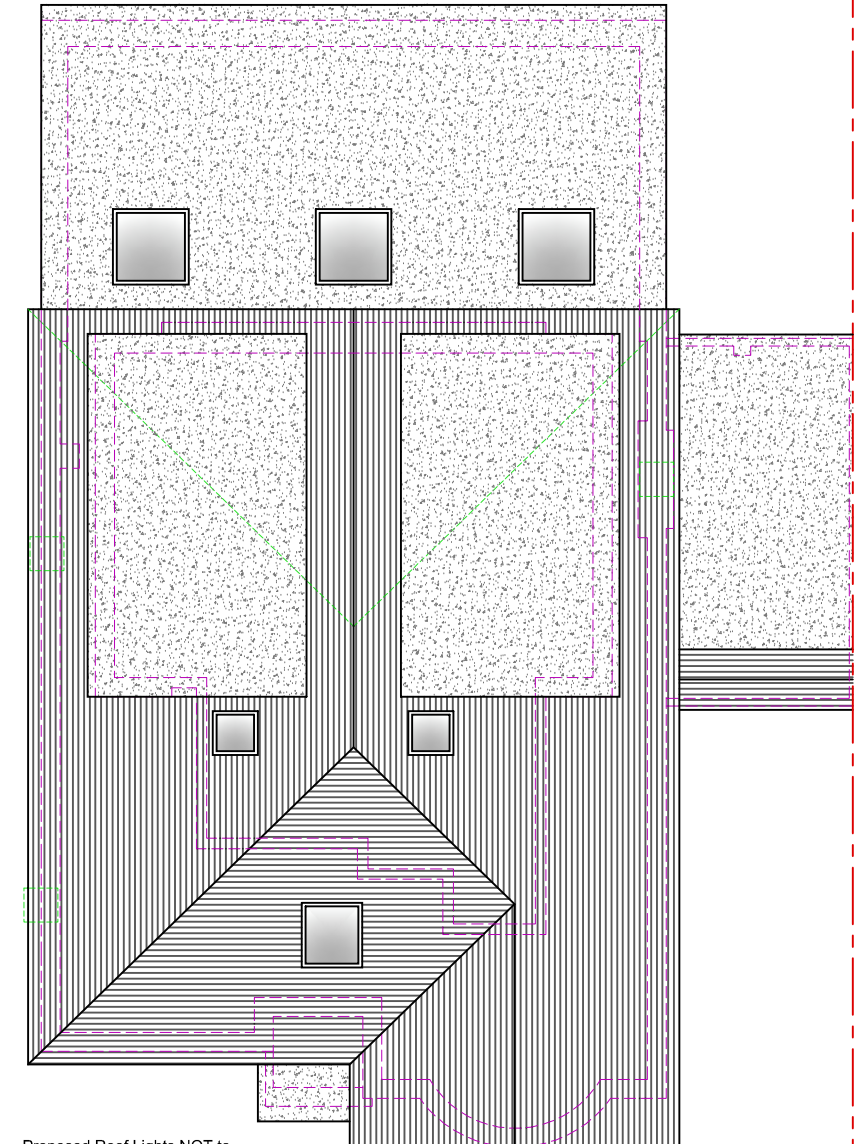
Proposed Ground Floor Plan
Scale 1:100
GIA 104.4m²

All Facing Materials to Match the Existing Finishes



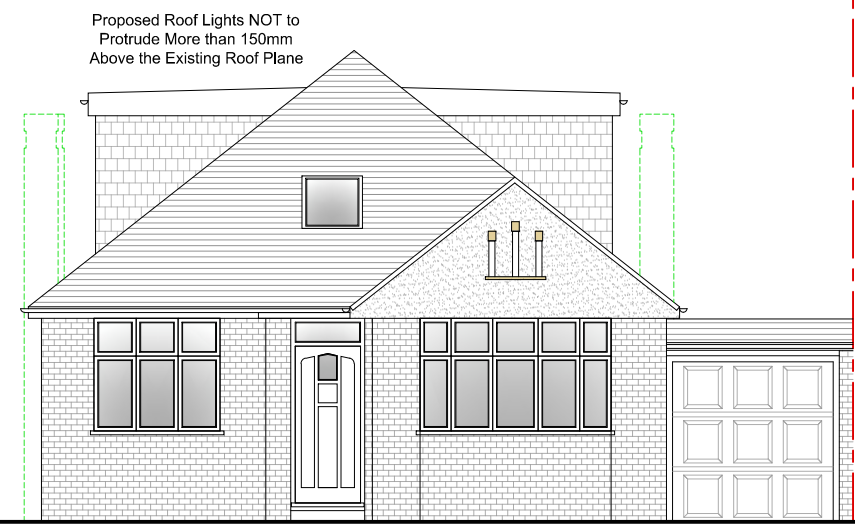
Proposed Loft Floor Plan
Scale 1:100
GIA 38.1m²

All Facing Materials to Match the Existing Finishes

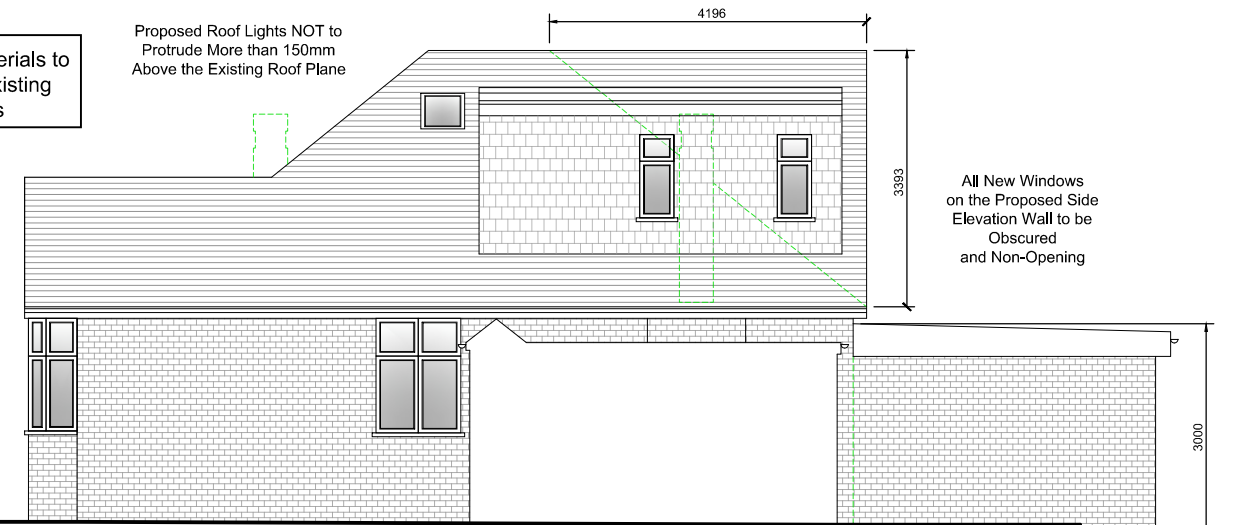


Proposed Roof Plan
Scale 1:100

All Facing Materials to Match the Existing Finishes



Proposed Front Elevation
Scale 1:100

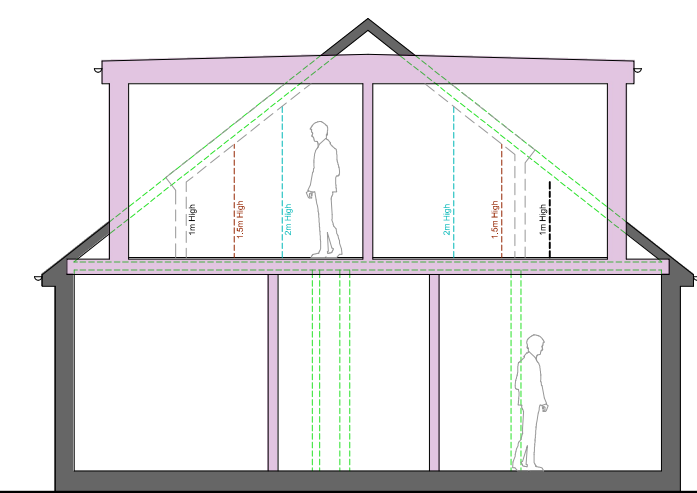


Proposed Side Elevation
Scale 1:100

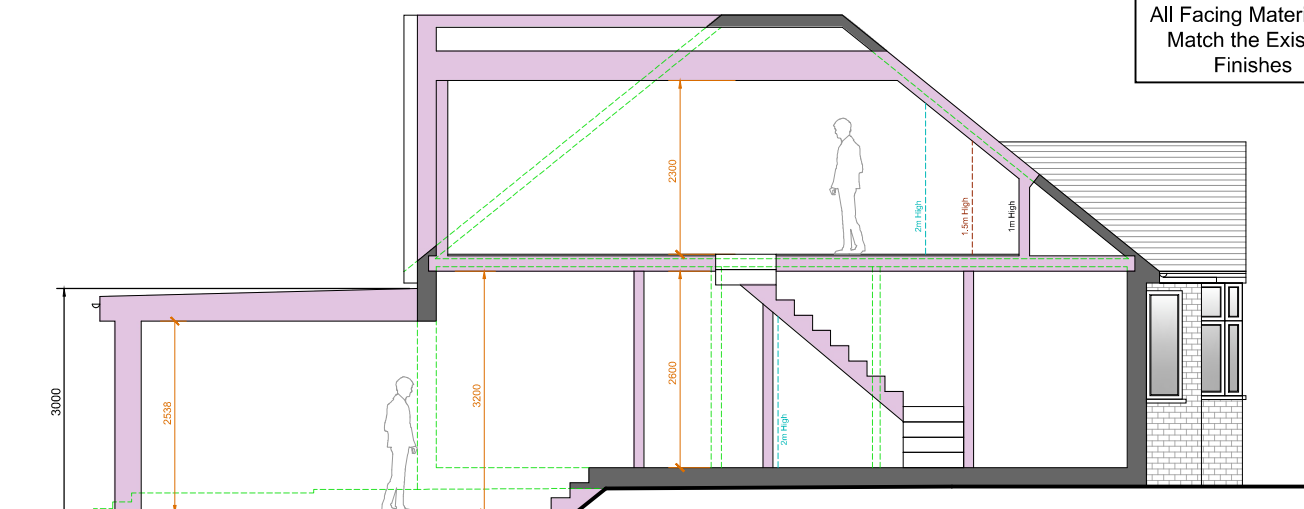
All Facing Materials to Match the Existing Finishes

Proposed Roof Lights NOT to Protrude More than 150mm Above the Existing Roof Plane

All New Windows on the Proposed Side Elevation Wall to be Obscured and Non-Opening

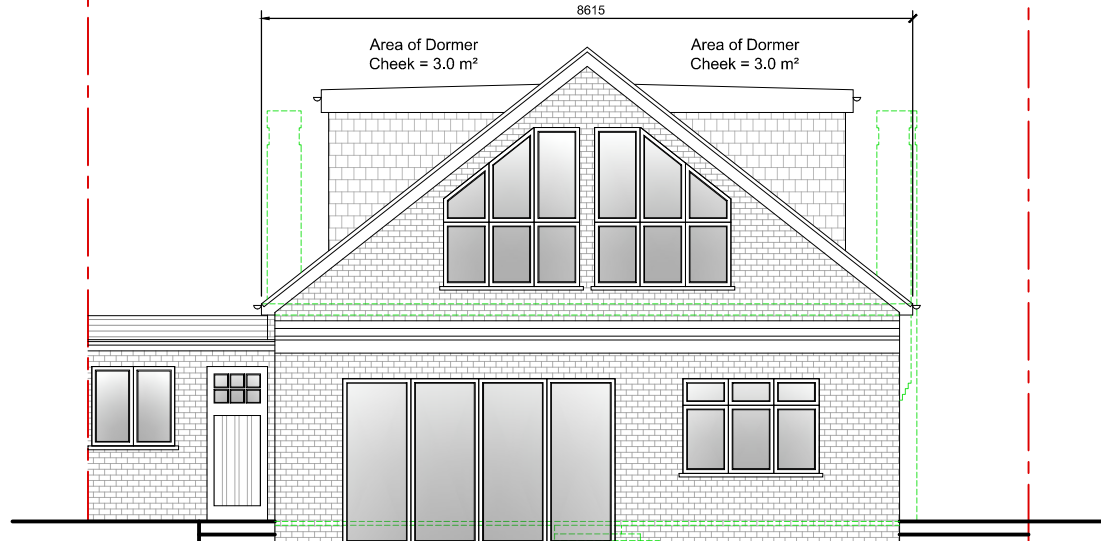


Proposed Rear Elevation
Scale 1:100



Proposed Side Section
Scale 1:100

All Facing Materials to Match the Existing Finishes



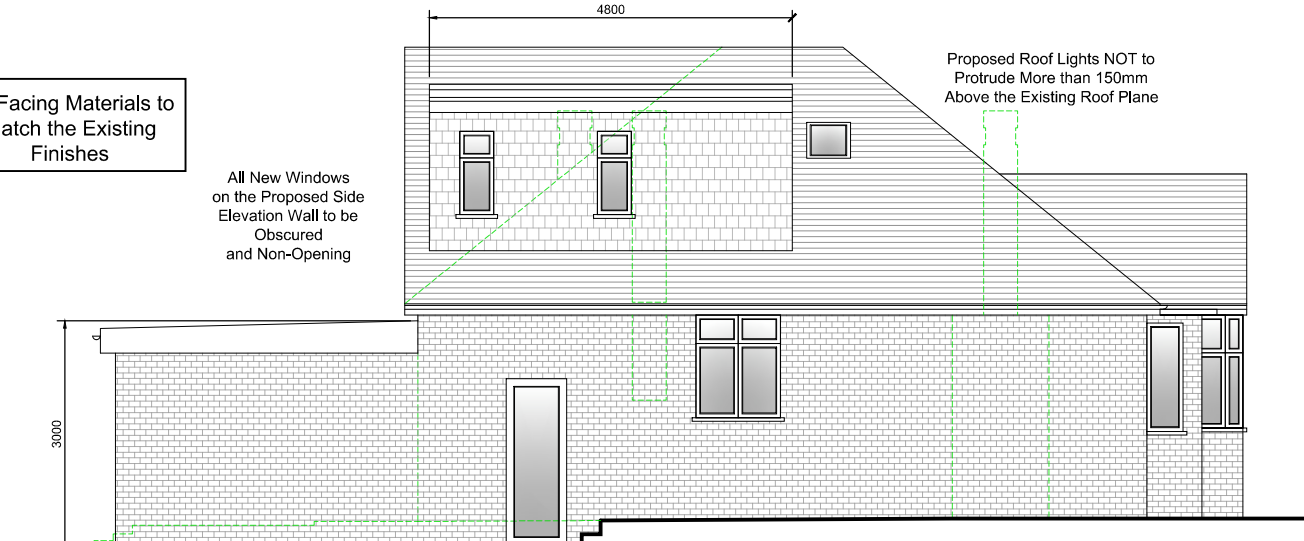
Proposed Rear Elevation
Scale 1:100

Area of Dormer Cheek = 3.0 m²

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