


Drawing Number  
**CS40-01-1002B**

Proposed  
Plans & Elevations

Site Address  
40 Cheney Street  
PINNER  
HA5 2TB

Legend  
Walls Removed  
New Walls  
Existing Walls  
Boundary Wall  
Sound Separating Walls  
Proposed Extensions

**NEArch**  
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Paper Size <b>A2</b>	Scale <b>1:100</b>	Revision <b>B</b>	Date <b>Jul-23</b>	Status Planning Issue
Revision <b>A</b>	Date 20.07.2023	Description Planning Officer Email Dated 20.07.2023		
Revision <b>B</b>	Date 28.07.2023	Description Planning Officer Email Dated 28.07.2023		

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 plans/section 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/Surveyor/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**  
OWNER'S MUST ENSURE ALL PARTY WALL AGREEMENTS ARE IN PLACE FOR ANY BUILDINGS WORKS ARE TO COMMENCE

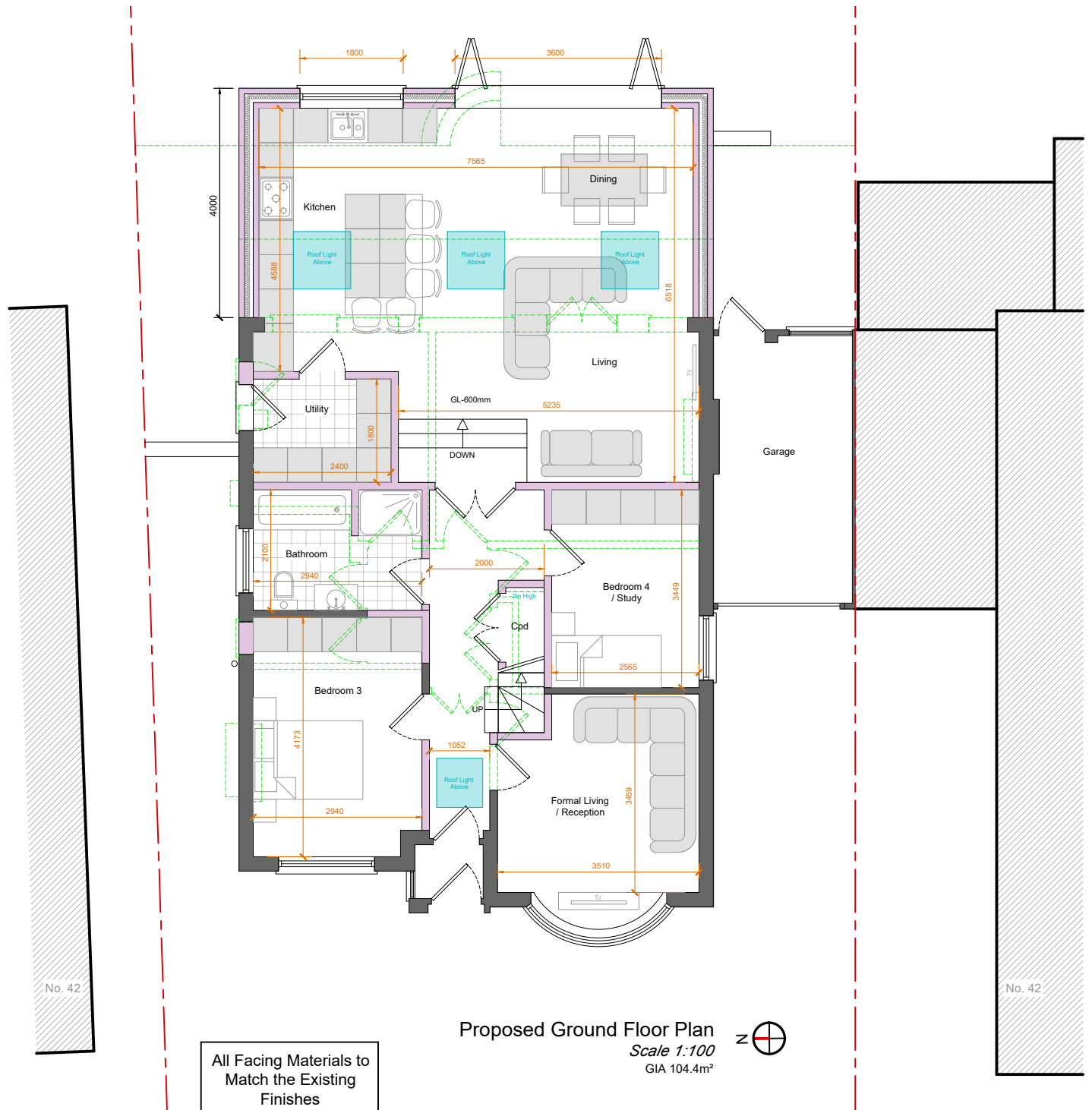
VOLUME CALCULATION

Total Volume of Dormers  
(3.0m<sup>2</sup> x 4.80m) x 2 = 28.80m<sup>3</sup>

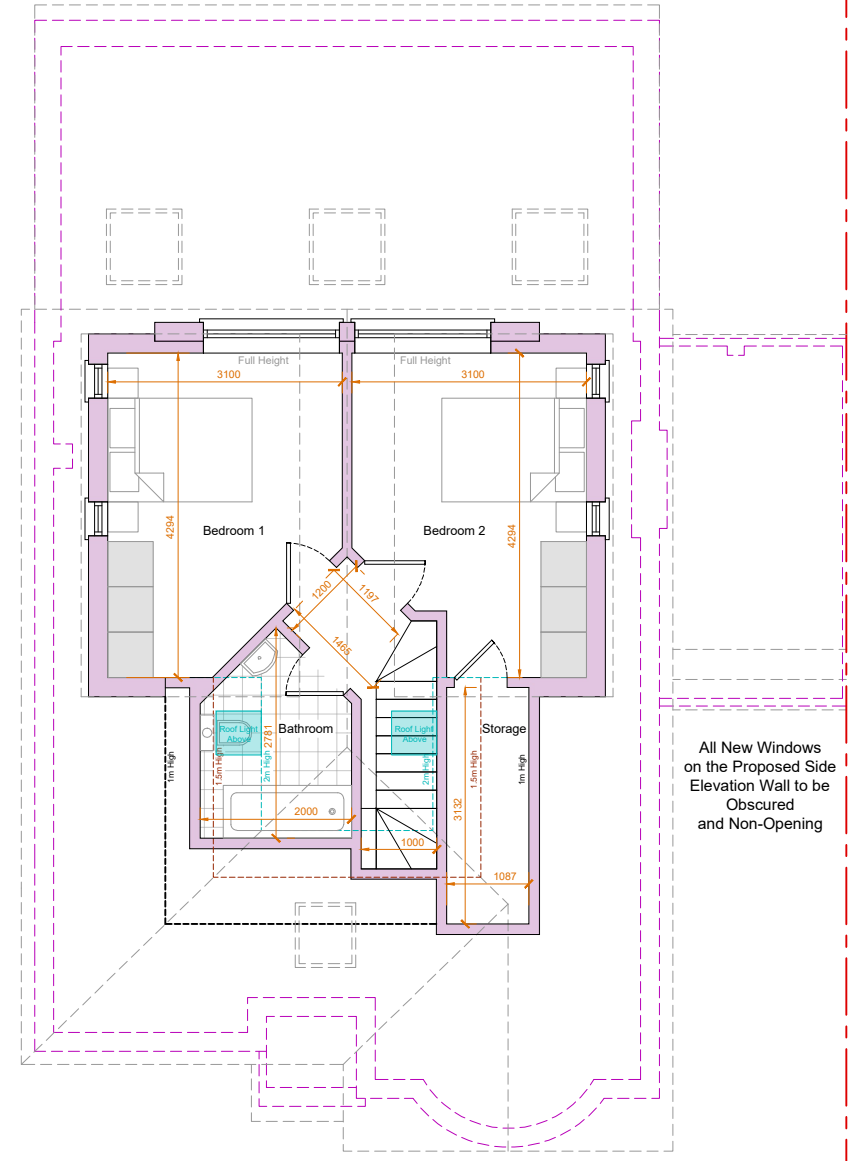
Total Volume of Hip-to-gable  
4.20m x 3.40m x 8.62 / 6=20.52m<sup>3</sup>

Total Volume of Roof Extensions  
28.80m<sup>3</sup> + 20.52m<sup>3</sup> = 49.32m<sup>3</sup>

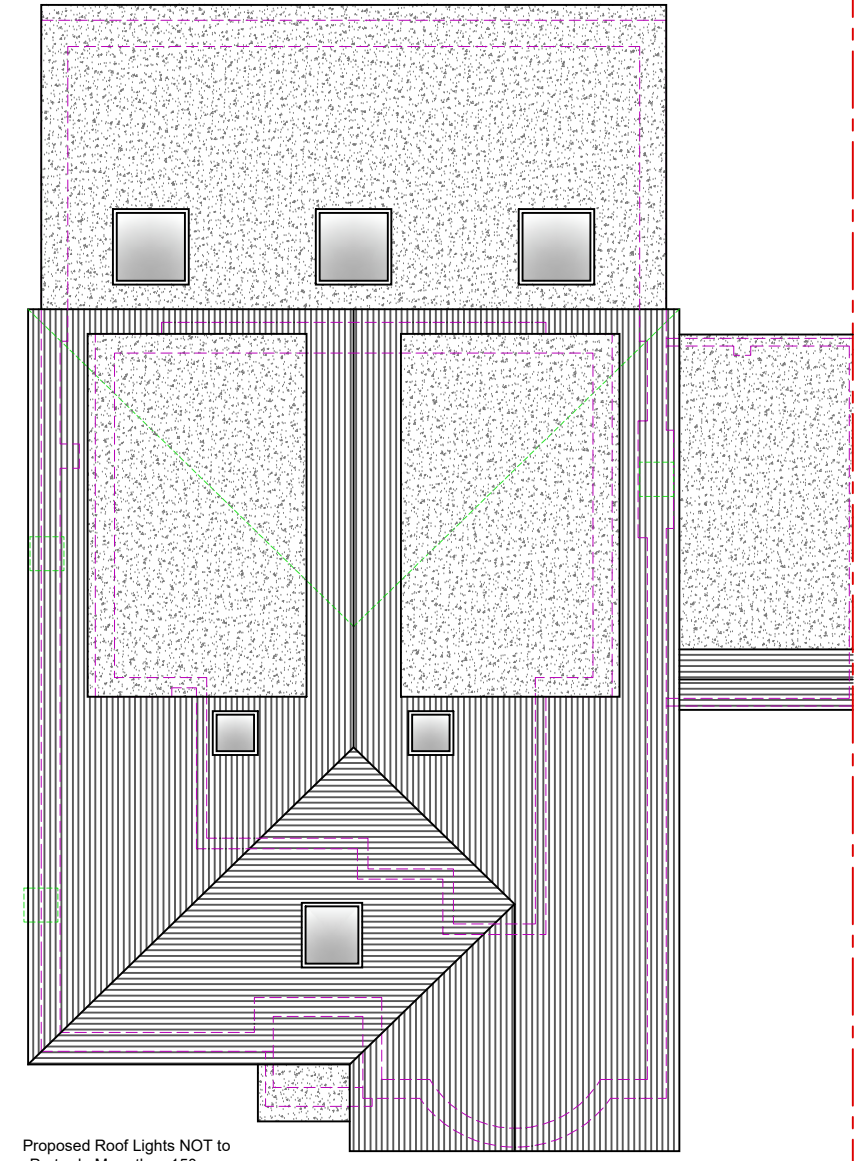
Under 50m<sup>3</sup> permitted for a detached house



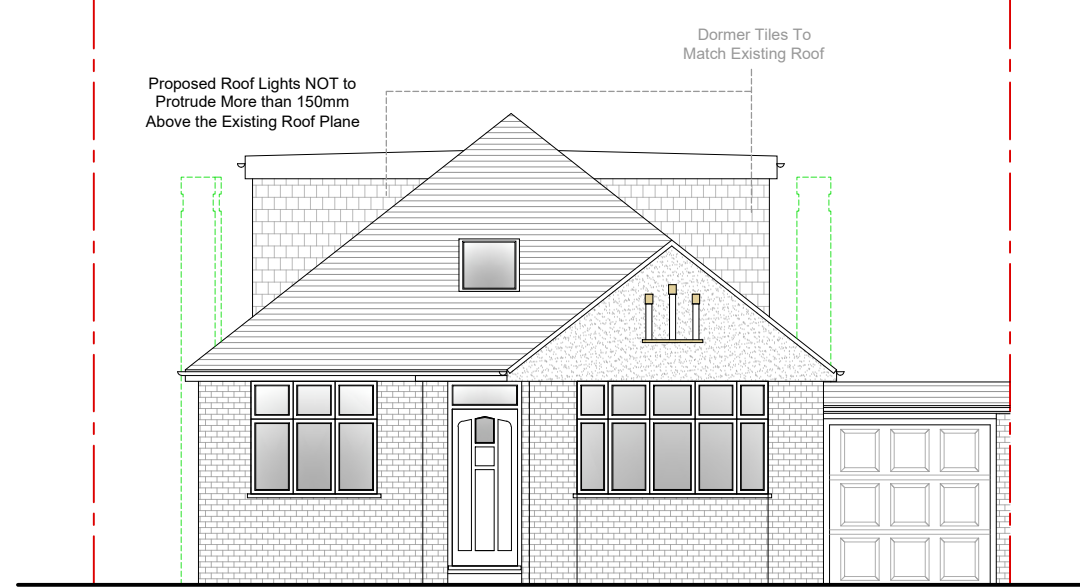
Proposed Ground Floor Plan  
Scale 1:100  
GIA 104.4m<sup>2</sup>



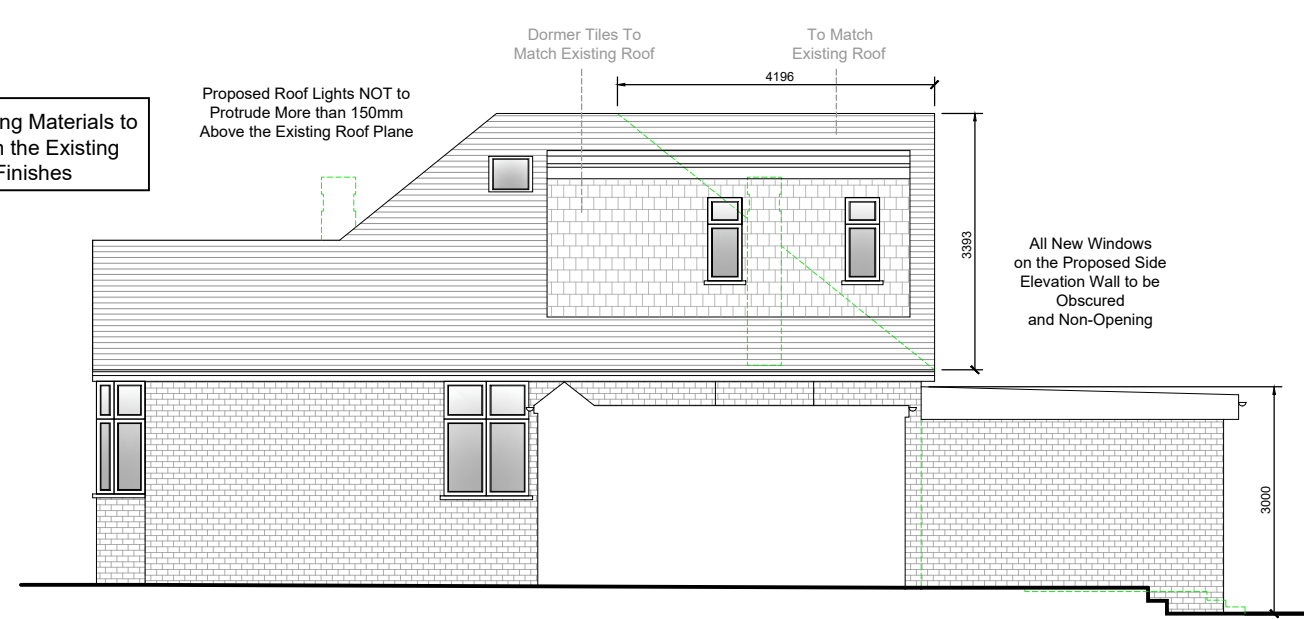
Proposed Loft Floor Plan  
Scale 1:100  
GIA 38.1m<sup>2</sup>



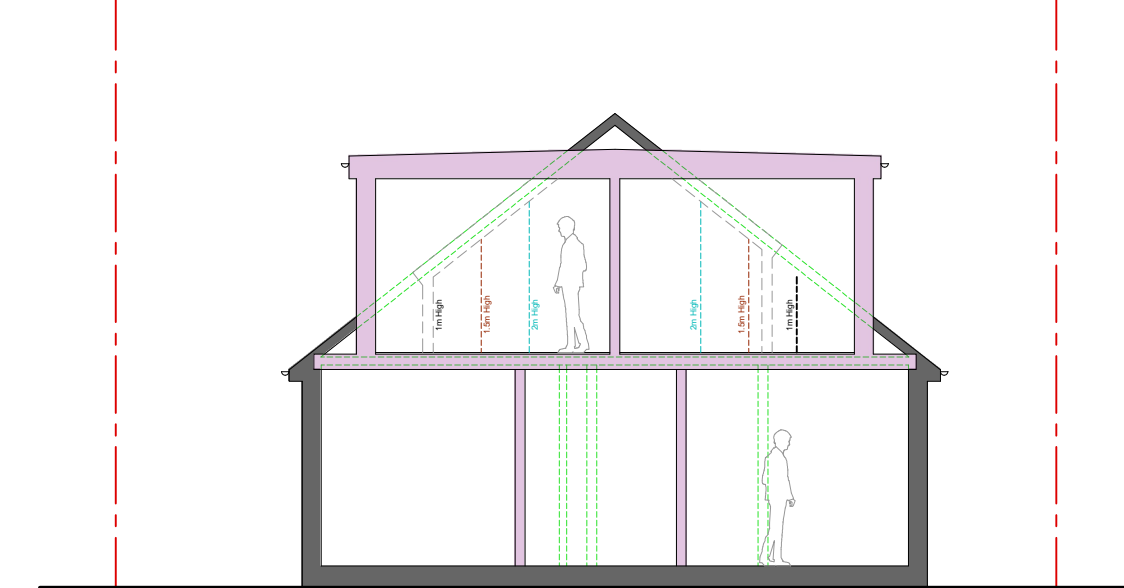
Proposed Roof Plan  
Scale 1:100



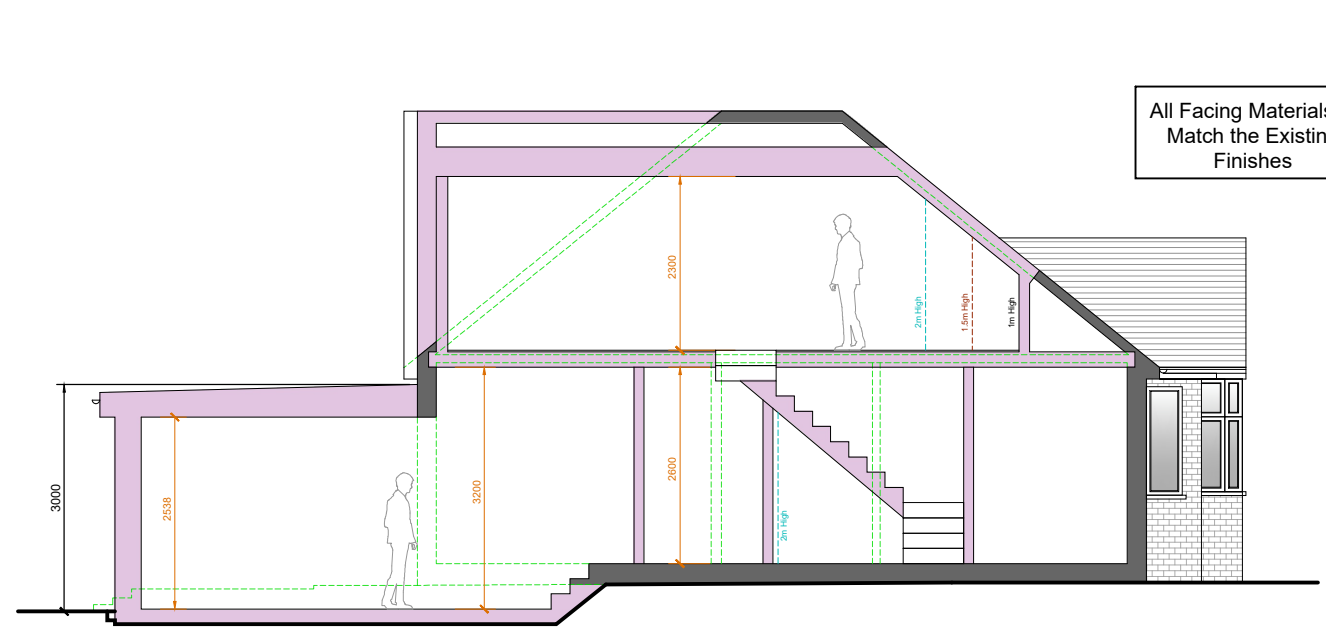
Proposed Front Elevation  
Scale 1:100



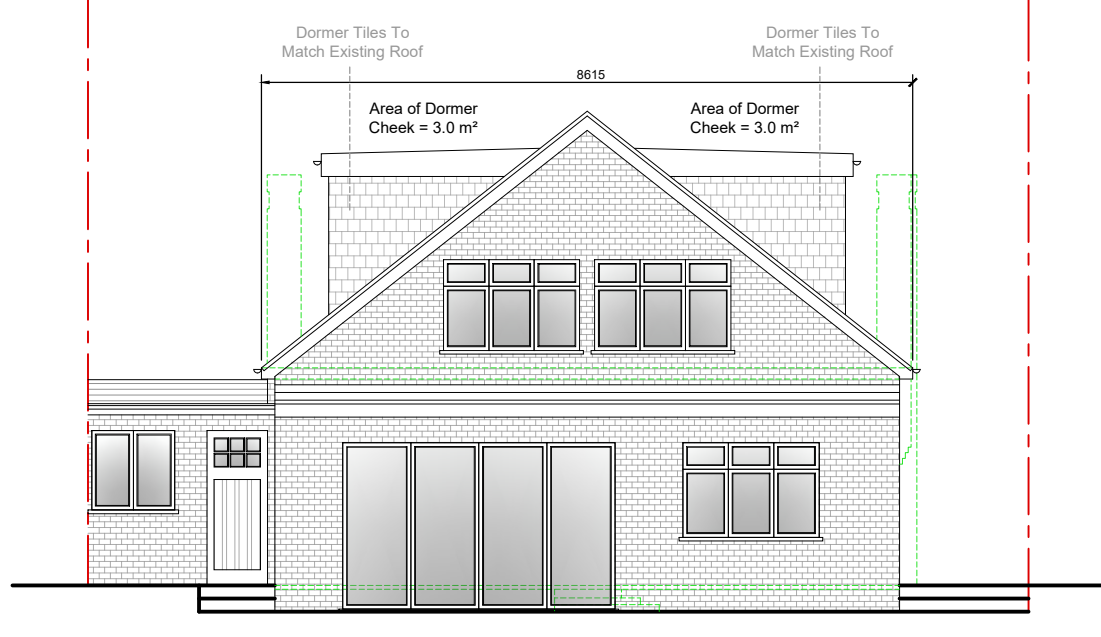
Proposed Side Elevation  
Scale 1:100



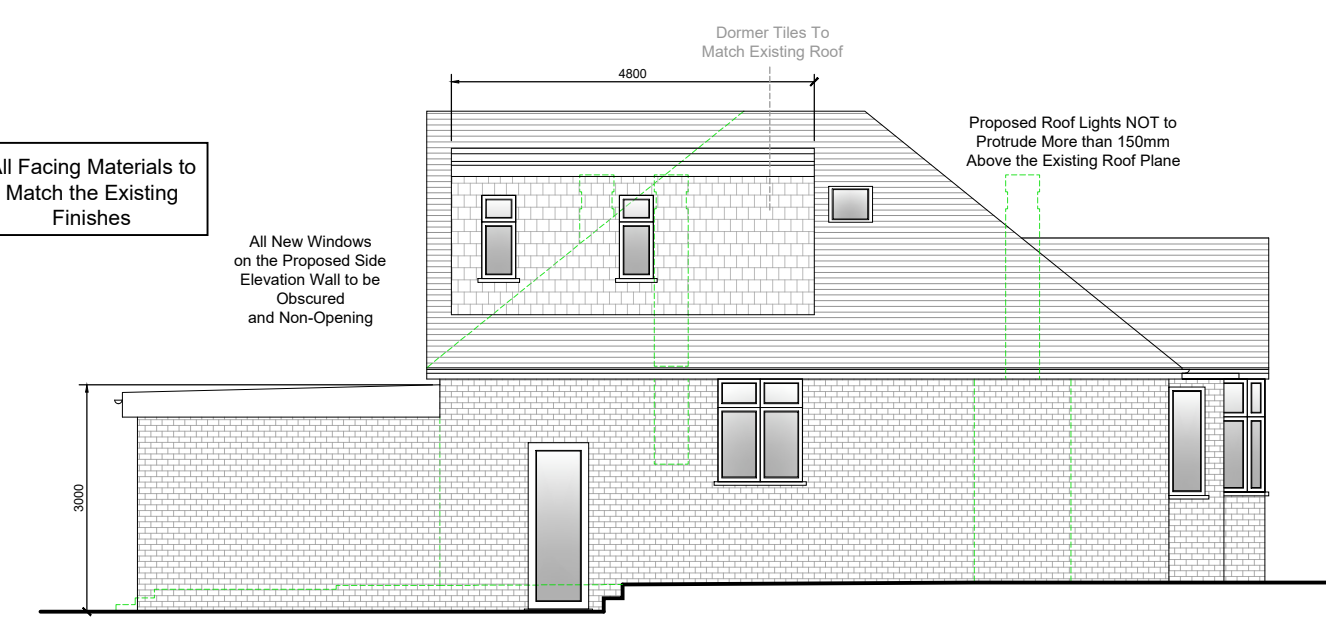
Proposed Rear Elevation  
Scale 1:100



Proposed Side Section  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100