

**NOTE: ALL PROPOSED MATERIALS
TO MATCH EXISTING**

Issue.

Planning Application

Not for building control or construction

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General Notes:

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Local Water Authority consent to be obtained when building over or near to public sewers.

Highways Authority Consent to be obtained when building over or near to highways.

CDM REGULATIONS 2015

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The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. **(b)** Exceeds 500 person days.

If the contract exceeds the above then it is the client's duty to appoint a Principal Designer & Principal Contractor. In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by others, unless otherwise agreed with us in writing. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

(a) Various work that is going to be carried out directly to an existing party wall or party structure

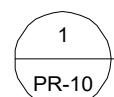
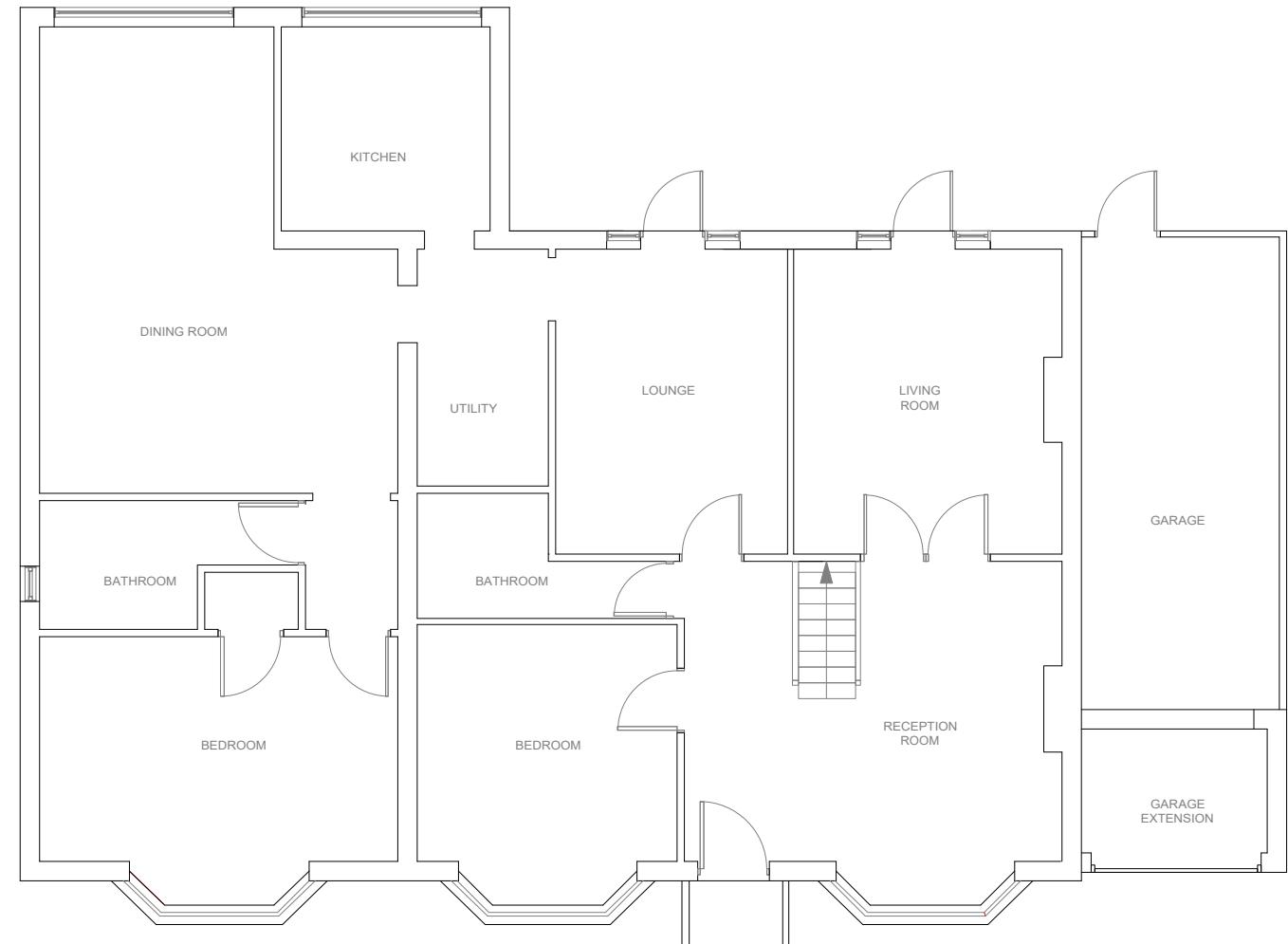
(B) New building at or astride the boundary line between properties

(C) Excavation within 3 or 6 metres of a neighboring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

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GROUND FLOOR PLAN
Scale: 1/100

Revision.	Description
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you Architecture Ltd.

A 60 Pinkwell Lane, UB3 1PH
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T +44(0) 20 87 56 04 39
E info@yourarchitecture.co.uk

Project:
41 Field Heath Avenue
UB8 3PD

Drawing Title:

Proposed Floor Plans

Dwg no: 0137-PR-10 **Revision:** F **Date:** 07.02.2022

Scale: 1:100@a3p **Drawn by:** **Checked by:**

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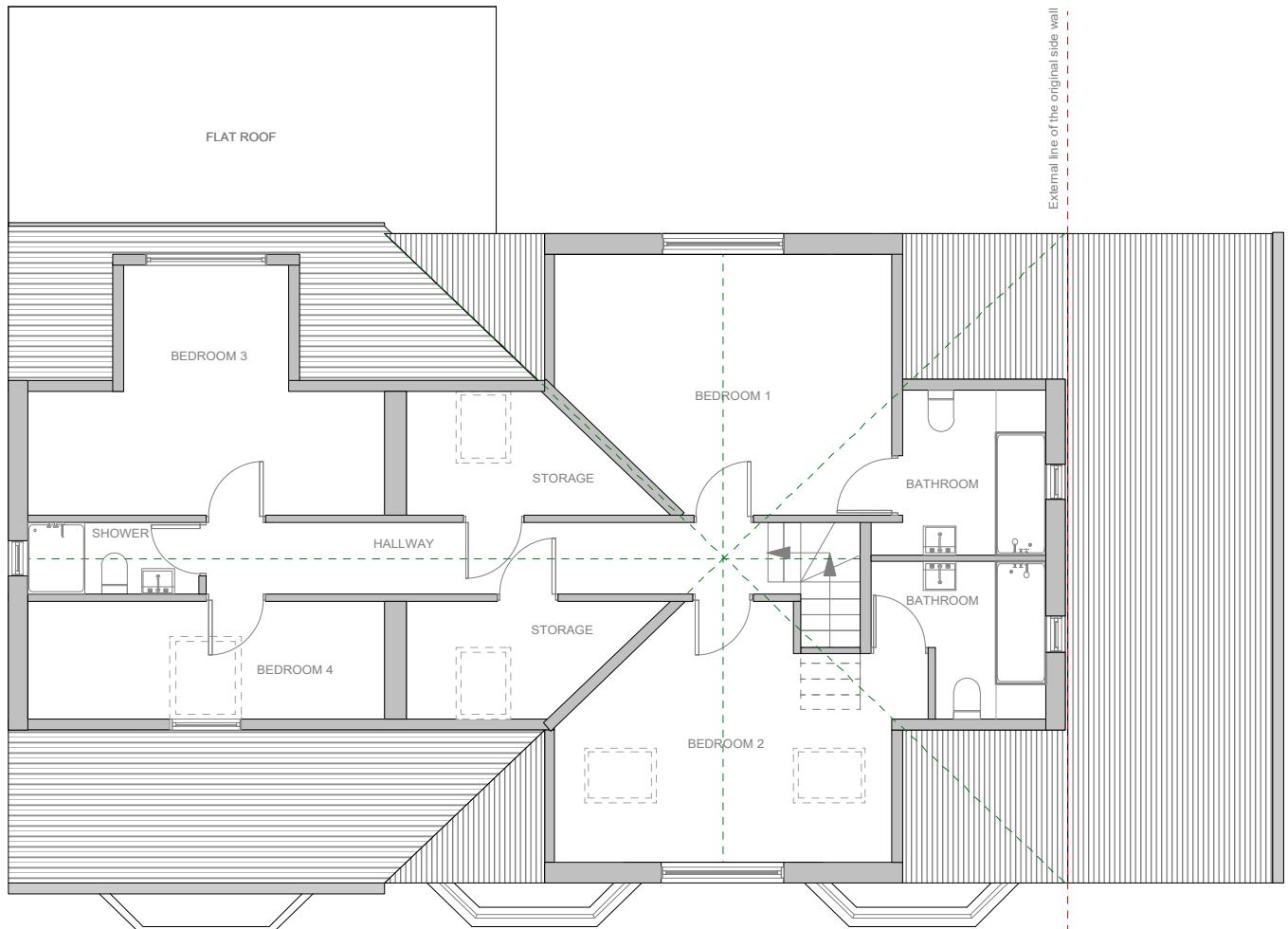
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1
PR-11

FIRST FLOOR PLAN
Scale: 1/100

Revision.	Description
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you Architecture Ltd.

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Project:
**41 Field Heath Avenue
UB8 3PD**

Drawing Title:
Proposed Floor Plans

Dwg no: 0137-PR-11 Revision: F Date: 07.02.2022

Scale: 1:100@a3p Drawn by: Checked by:

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Planning Application

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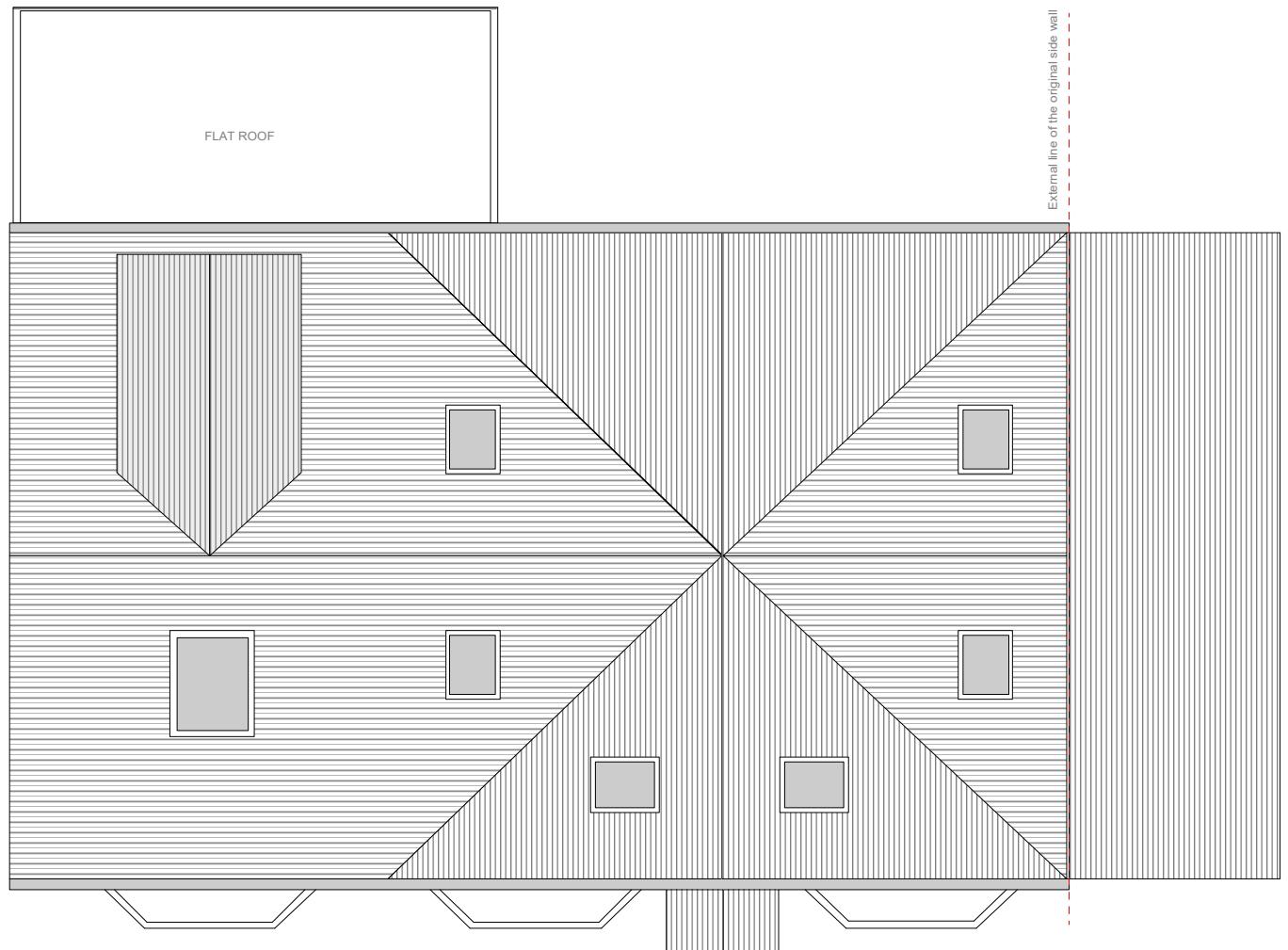
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1
PR-12
ROOF PLAN
Scale: 1/100

Revision.	Description

you Architecture Ltd.

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Project:
**41 Field Heath Avenue
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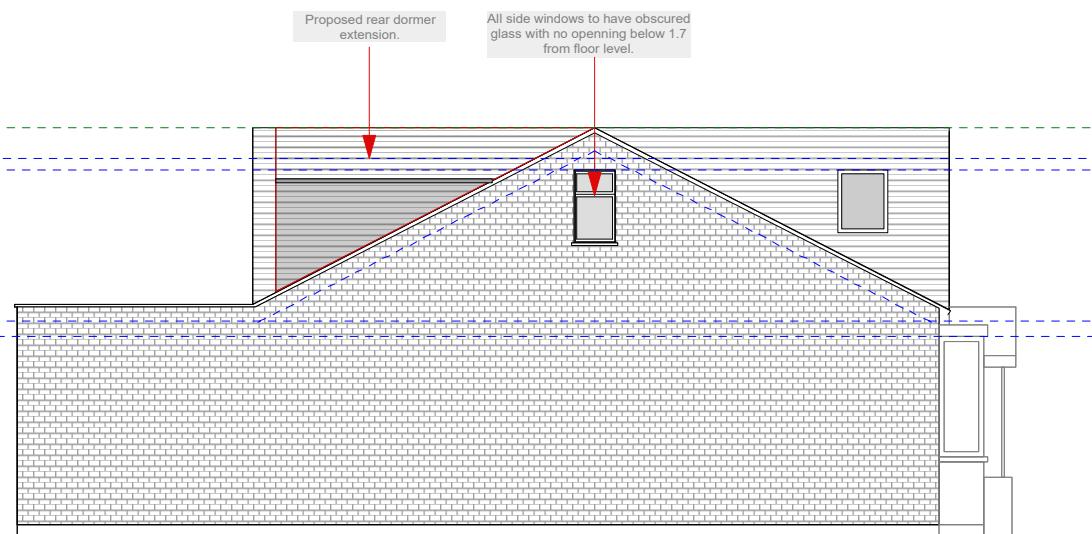
Drawing Title:
Proposed Floor Plans

Dwg no: 0137-PR-12 Revision: F Date: 07.02.2022

Scale: 1:100@a3p Drawn by: Checked by:

0 1 2 3 4 5M

**NOTE: ALL PROPOSED MATERIALS
TO MATCH EXISTING**



1
PR-20
SIDE ELEVATION
Scale: 1/100

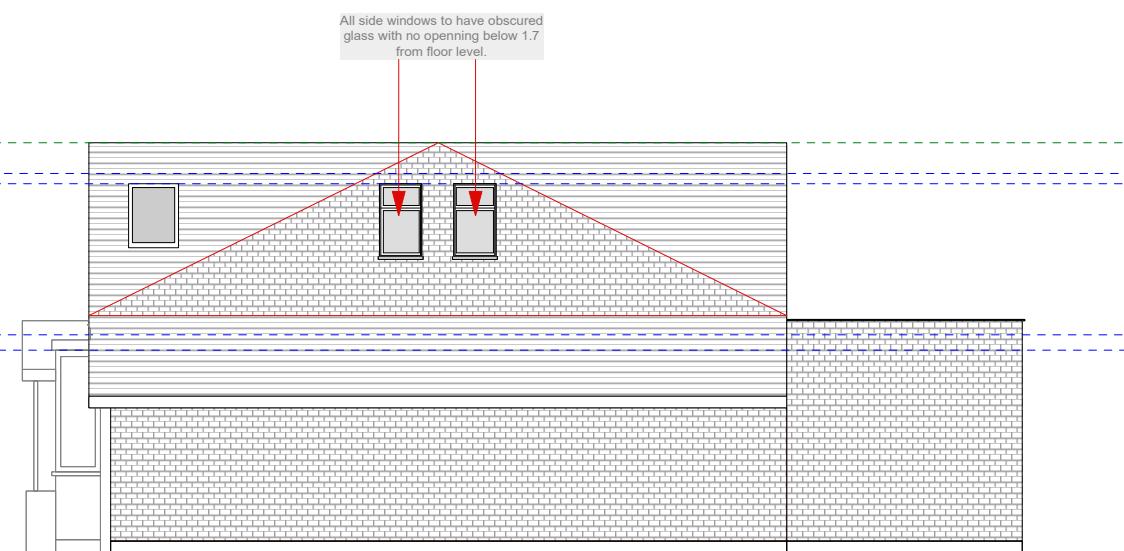
VOLUME CALCULATION:

Hip to gable extension = 15.5 (M3)

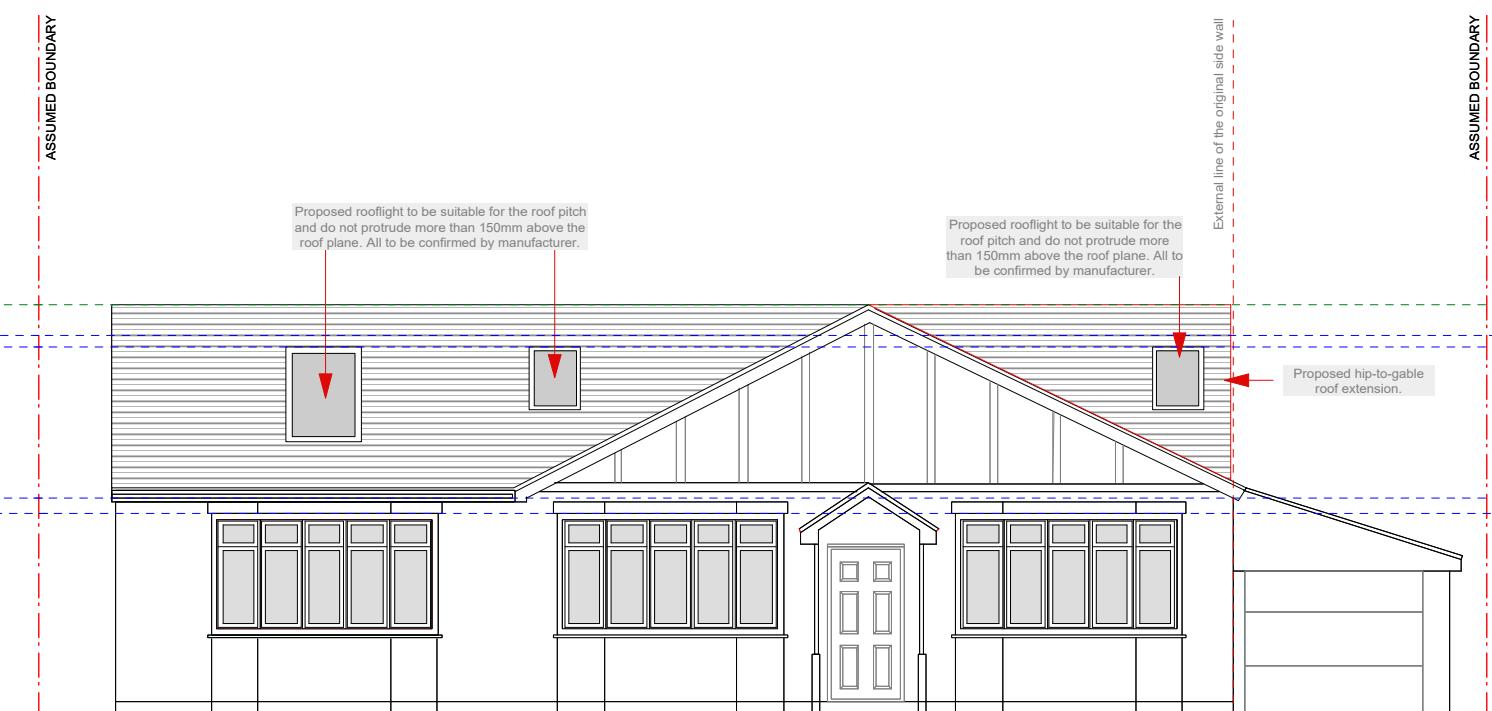
Rear dormer extension = 8 (M3)

Total extension = 23.5 (M3) < 50 (M3)

All side windows to have obscured glass with no opening below 1.7m from floor level.



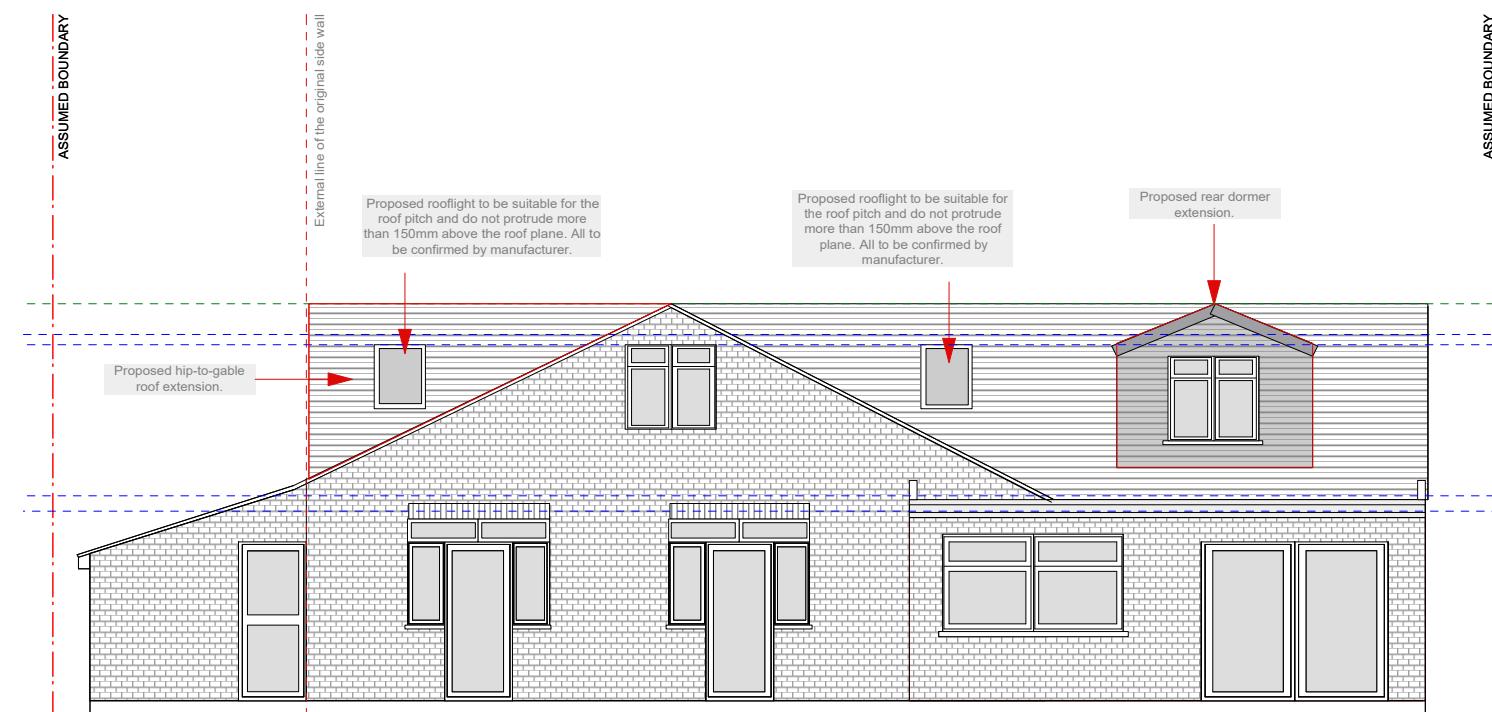
1
PR-20
SIDE ELEVATION
Scale: 1/100



1
PR-20
FRONT ELEVATION
Scale: 1/100

PERMITTED DEVELOPMENT CHECKLIST FOR LOFT EXTENSION/CONVERSION:

* A volume allowance of 40 cubic metres additional roof space
for terraced houses** A volume allowance of 50 cubic metres additional roof space
for detached and semi-detached houses* * No extension beyond the plane of the existing roof slope of
the principal elevation that fronts the highway * No extension to be higher than the highest part of the roof * Materials
to be similar in appearance to the existing house * No verandas, balconies or raised platforms * Side-facing windows
to be obscure-glazed; any opening to
be 1.7m above the floor * Roof extensions not to be permitted development in
designated areas** * Roof extensions, apart from hip to gable ones, to be set
back, as far as practicable, at least 20cm from the original
eaves * The roof enlargement cannot overhang the outer face of the
wall of the original house. * Rooflights not to protrude 150mm beyond the plane of the
slope of the original house measured perpendicularly with the
external surface of the original roof.



1
PR-20
REAR ELEVATION
Scale: 1/100

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Project:
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UB8 3PD

Drawing Title:

Proposed Elevations

Dwg no:	Revision:	Date:
0137-PR-20	F	07.02.2022

Scale:	Drawn by:	Checked by:
1:100@a3p		