

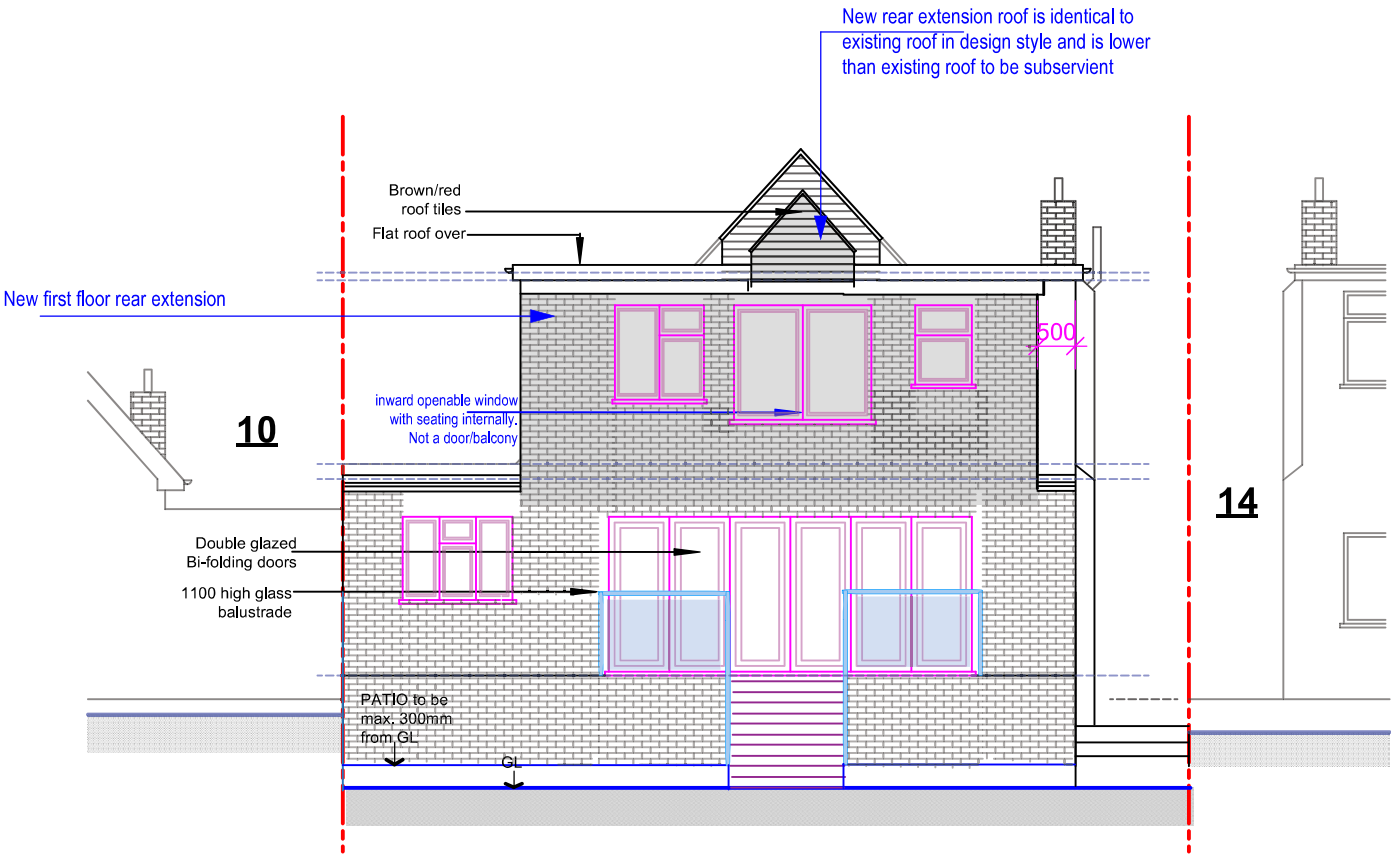
Both front and rear of property have kept all design styles and elements to match the existing. Extensions have also been made subservient to main dwelling while keeping identical character and style to existing dwelling

FRONT ELEVATION

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

- WALLS** - To be facing brickwork
- WINDOWS** - All new windows to be double glazed, profile to match existing + set within opening to match existing.
- Side windows to be obscure glazing, top opening to be 1.7m from FFL.
 - Side window at boundary to be obscure glazing & fixed light.
- 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.

- ROOFLIGHTS** - 'Velux' or similar. Projection to be max. 150mm beyond the plane of the roof-slope & flat roof.
- 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 - to be GRP grey/green colour
- DORMER** - Dormer to be lower than top of existing roof ridge.
- JULIET BALCONY** - External face including side cheeks to be red/brown roof tiles, colour to match main roof tiles.
- Railing to be min 1.1 meter high from SILL**
Strength - handrail 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.



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REAR ELEVATION

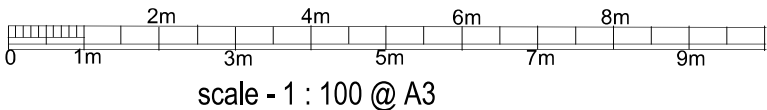
This application seeks to follow the same design approach achieved at 106 Harlyn Drive
REF - 2024/APP/2019/876
and
4 Chamberlain Way
REF - 48300/APP/2017/677

Pre-planning report
Dated: 29 March 2022
Ref: 9856/PRC/2021/264

PROPOSED



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Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 12 Chamberlain Way, Pinner, HA5 2AY	DATE: 26/05/2022
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