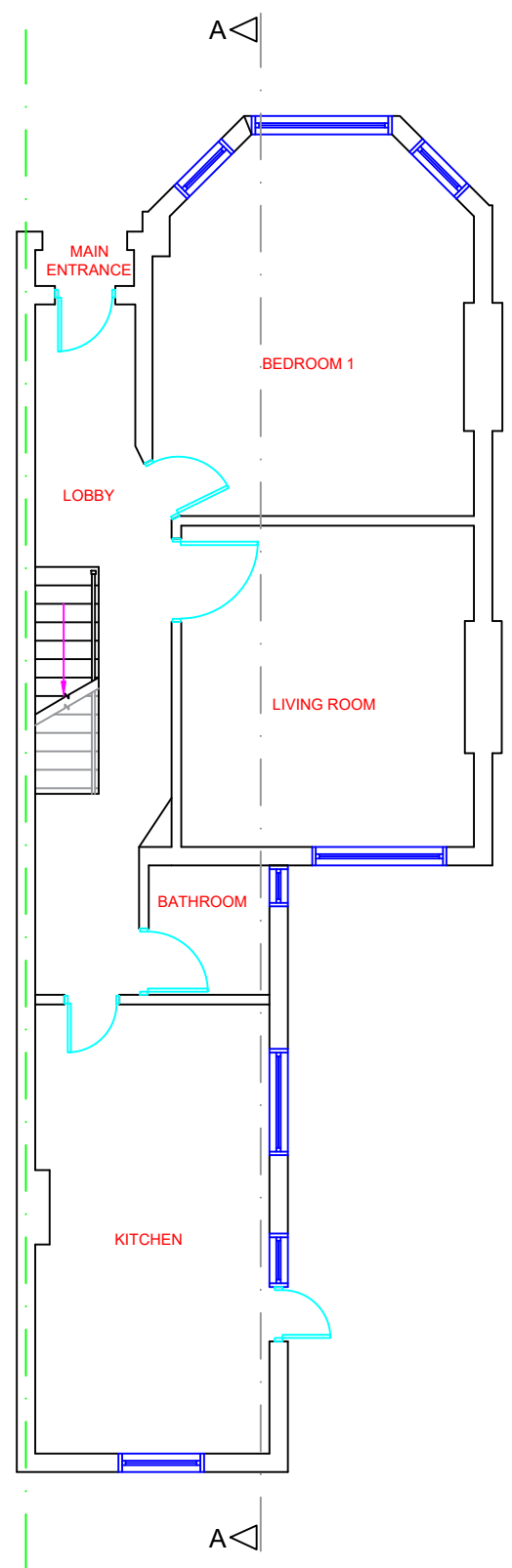


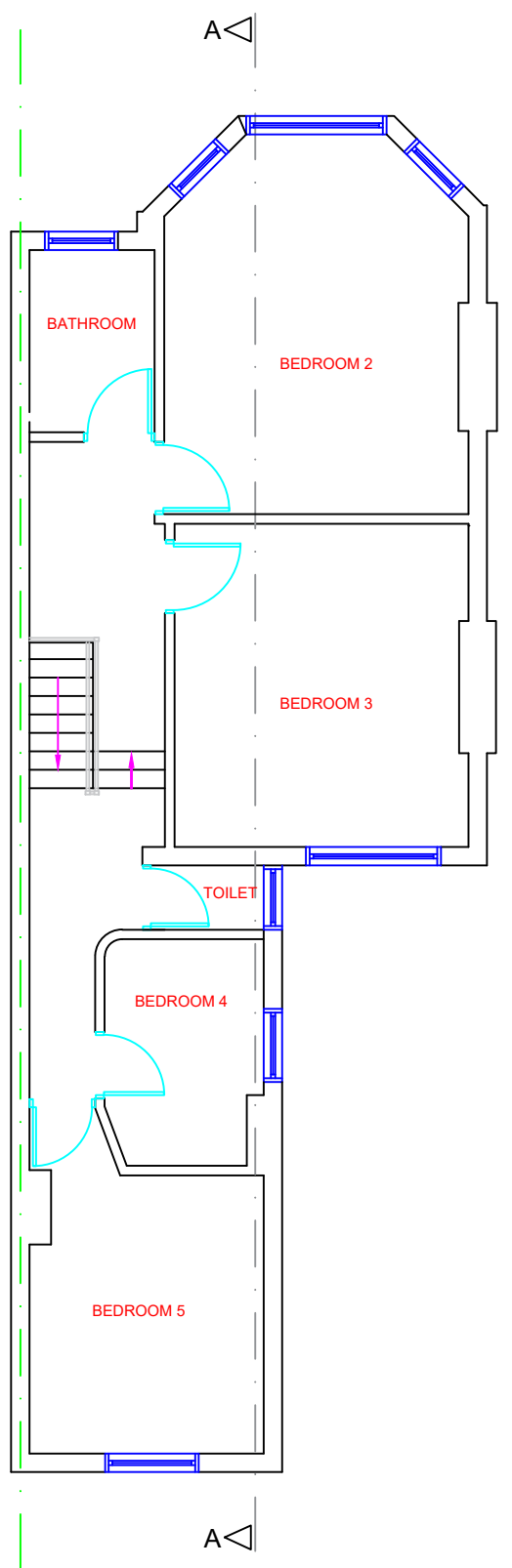


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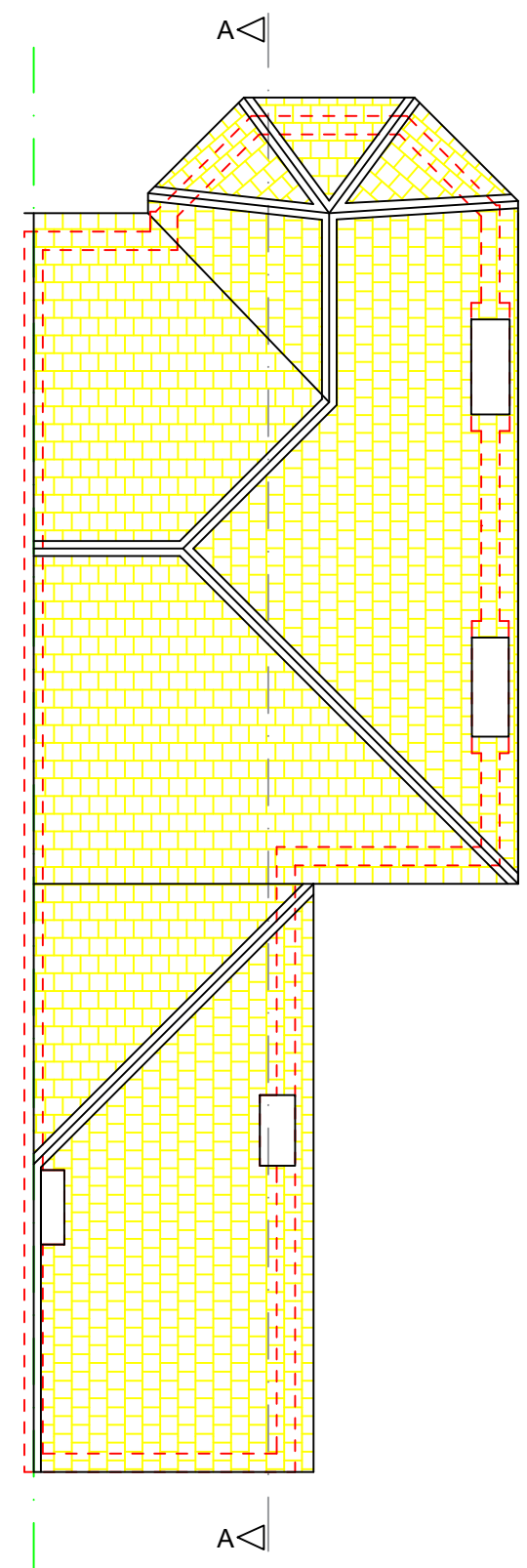
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project	187 FORDWYCH ROAD - LONDON NW2 3HN	
drawing no	ABC449/1000	
drawn by	R. L	contract no. ABC449
scale	1:100 @ A3	date 11/2024



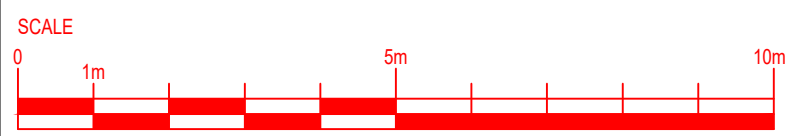
GROUND FLOOR PLAN



FIRST FLOOR PLAN



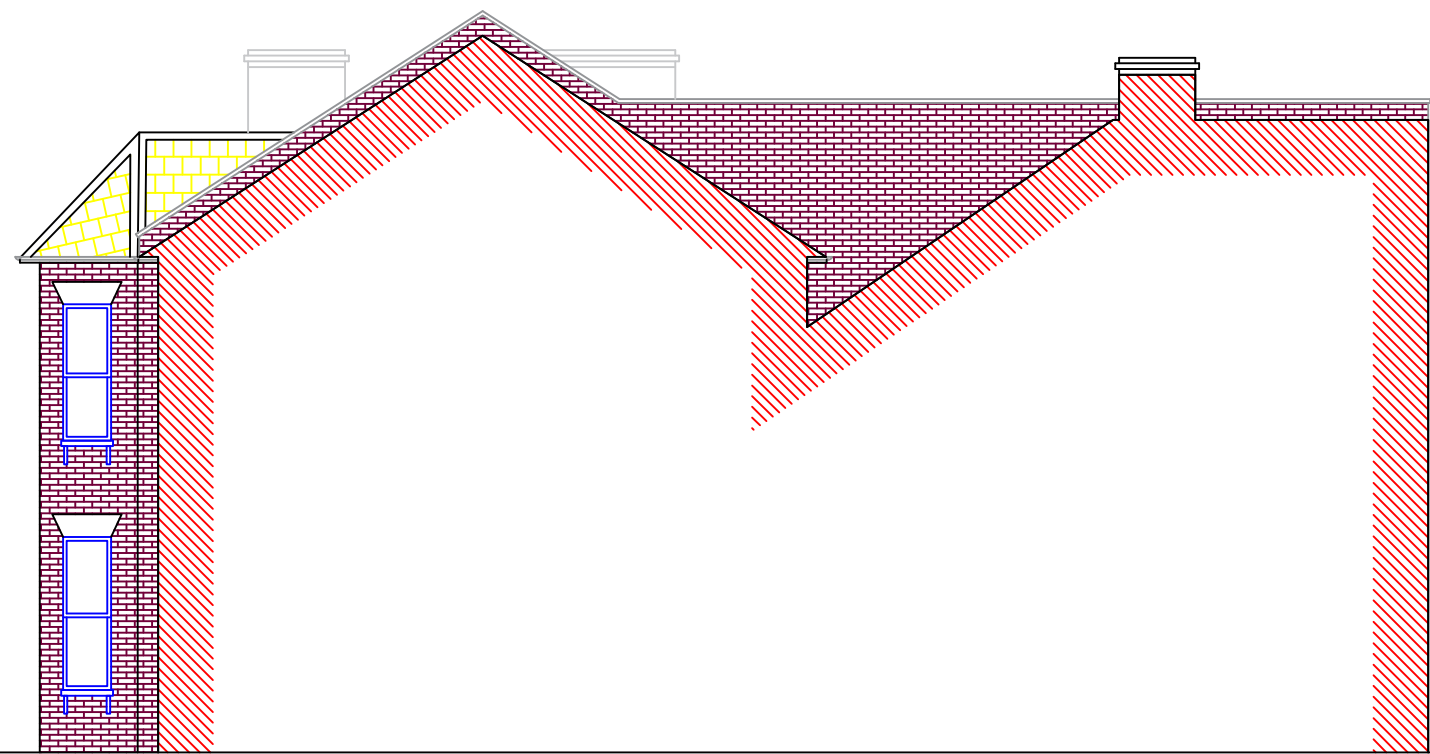
ROOF PLAN





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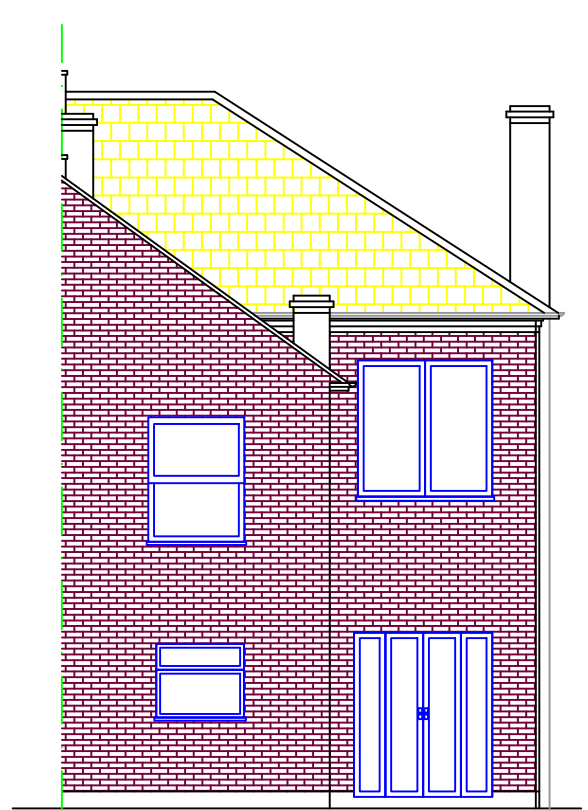
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project		187 FORDWYCH ROAD - LONDON NW2 3HN	
drawing no		ABC449/1001	
drawn by	R. L	contract no.	ABC449
scale		1:100 @ A3	
		date	
		11/2024	



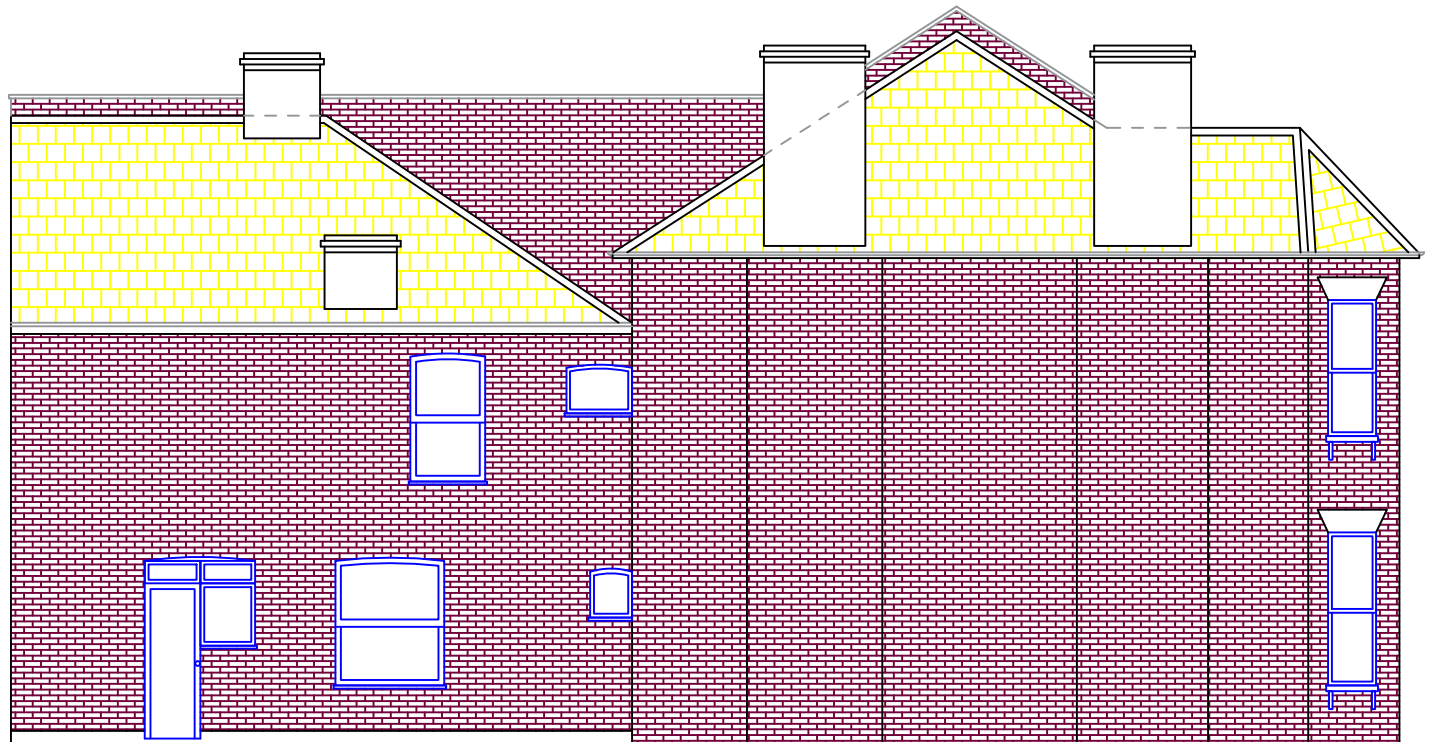
RIGHT SIDE (PARTY WALL) ELEVATION



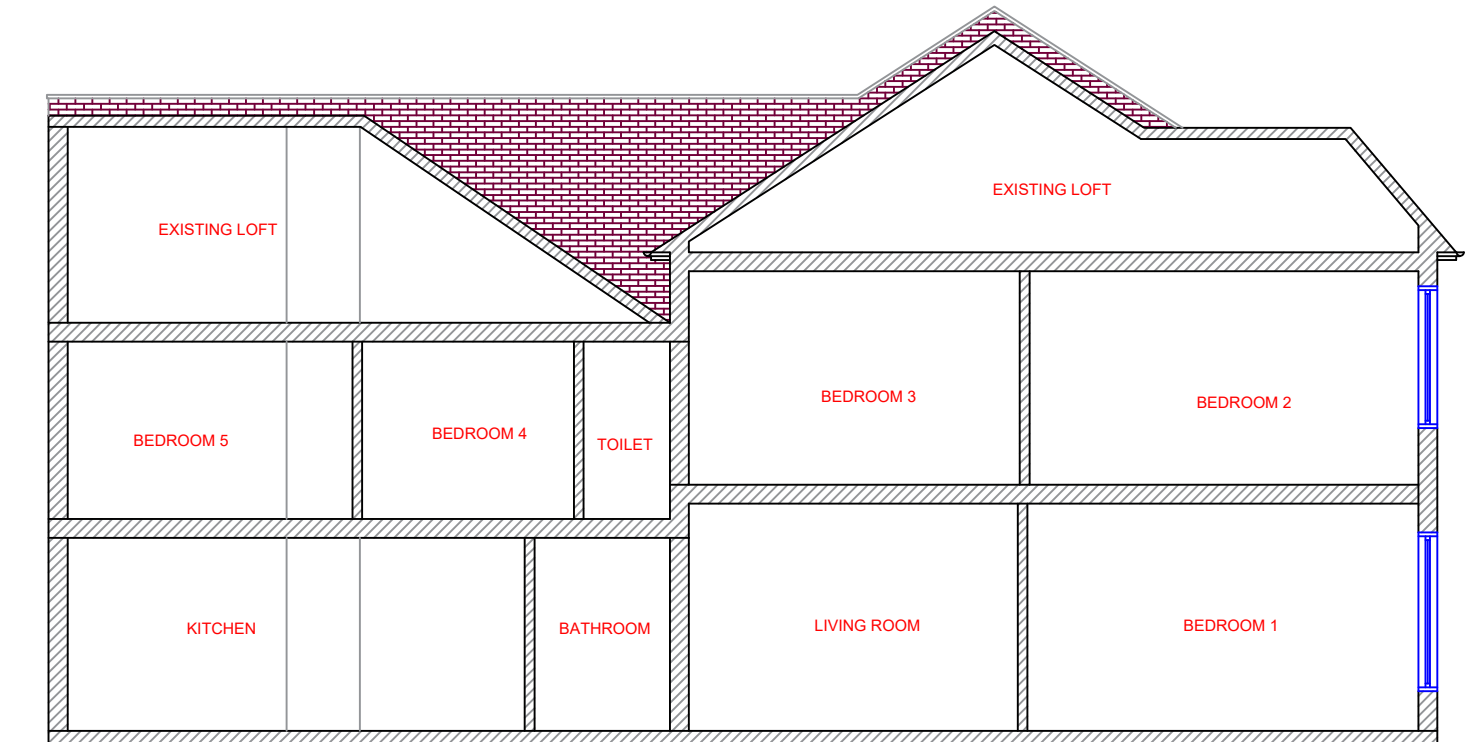
FRONT ELEVATION



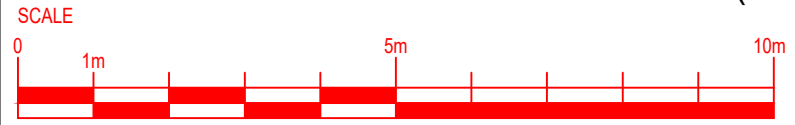
REAR ELEVATION



LEFT SIDE (FLANK WALL) ELEVATION



SECTION A-A



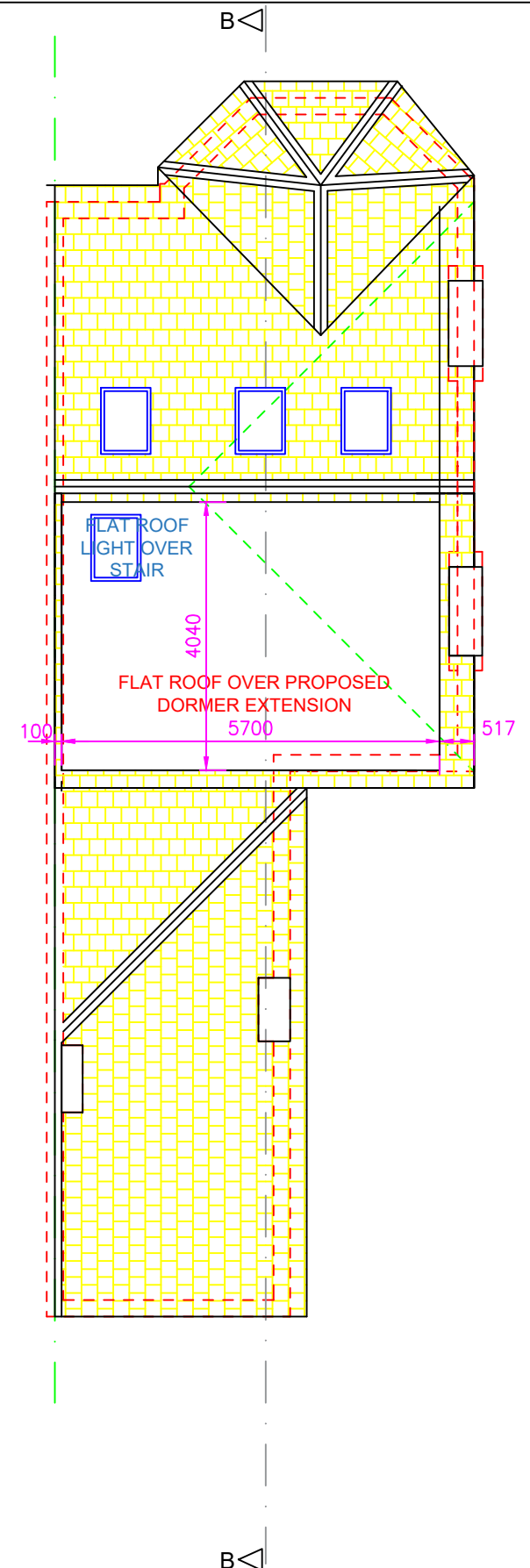
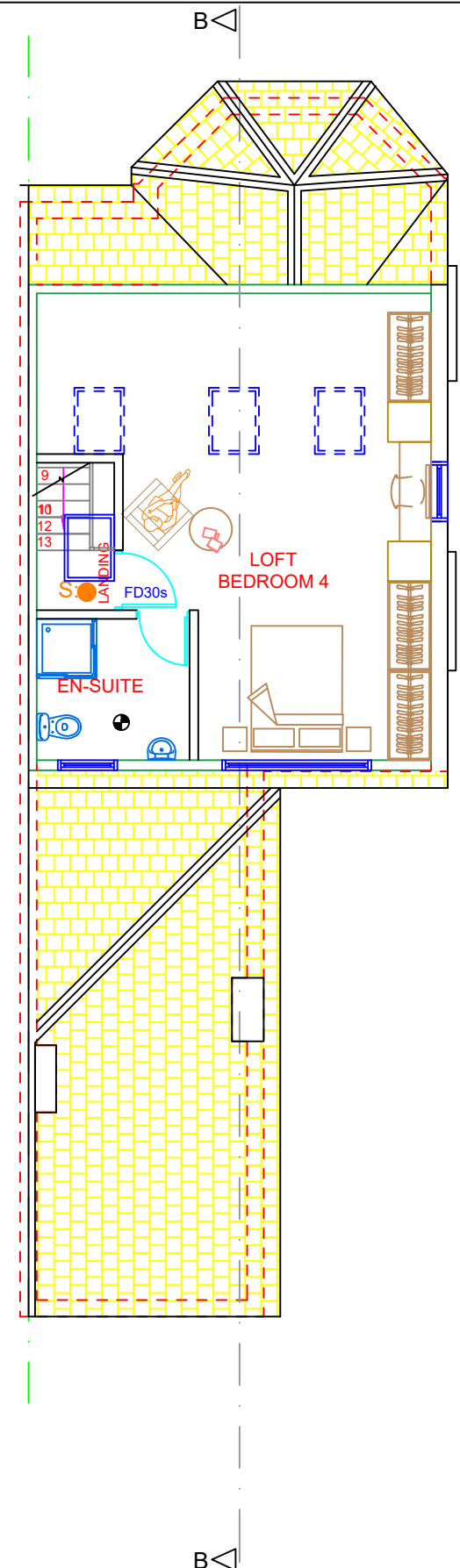
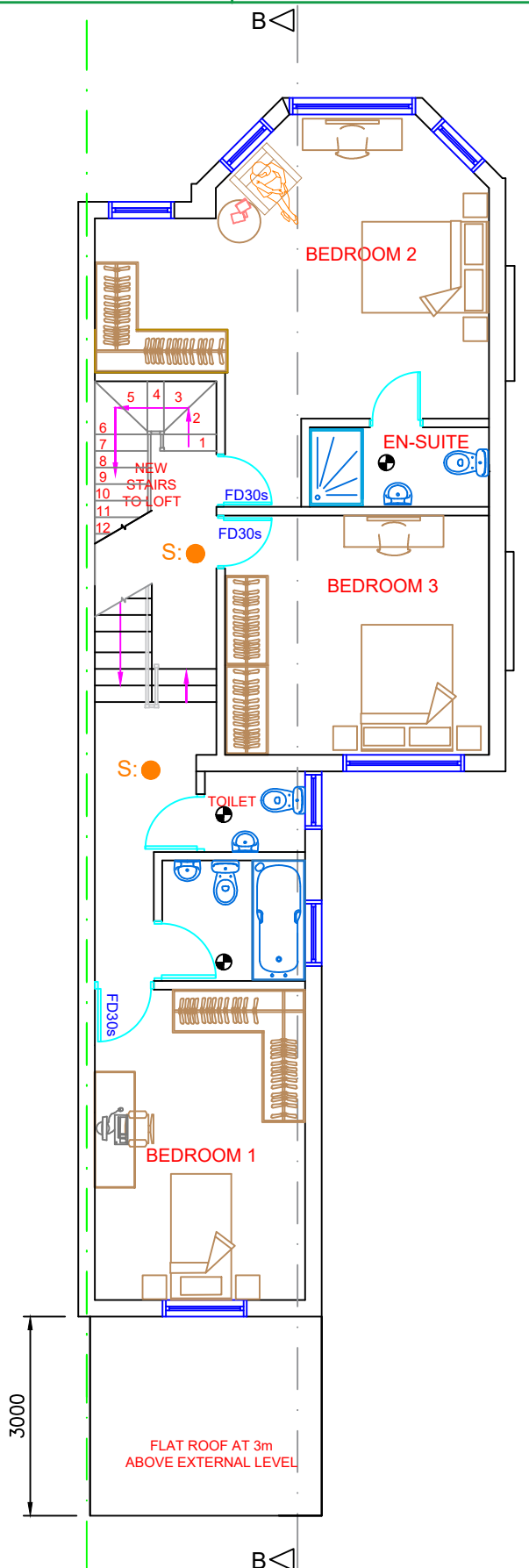
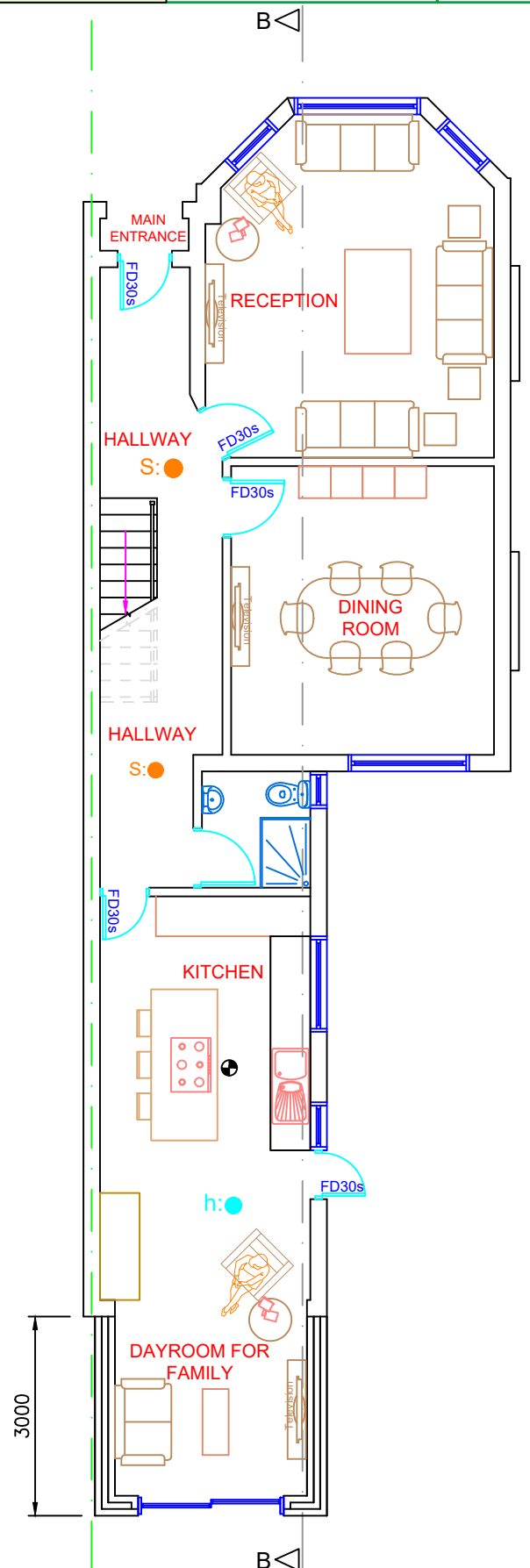


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**title** PROPOSED PLANS  
**project** 187 FORDWYCH ROAD - LONDON NW2 3HN  
**drawing no** ABC449/2000  
**drawn by** R. L **contract no.** ABC449  
**scale** 1:100 @ A3 **date** 03/2025

- h:** ● HEAT DETECTORS TO ALL KITCHEN AREAS & CONNECTED TO SMOKE DETECTOR'S CIRCUIT
- S:** ● SMOKE DETECTOR SYSTEM CONNECTED TO INDEPENDENT CIRCUIT & BRITISH STANDARDS
- ⊖ MECHANICAL EXTRACT FANS. KITCHEN WITH (30L/s) & BATH AREAS TO BE 15L/s EXTRACT FAN FITTED TO LIGHT SWITCH WITH 15MINUTES OVER RUN IN ACCORDANCE TO APPROVED DOC-F





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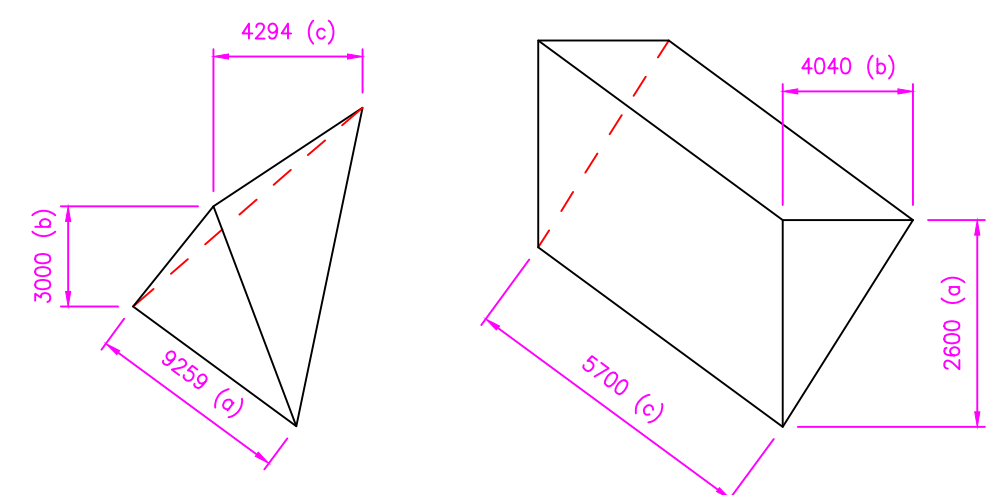
title	PROPOSED FRONT & REAR ELEVATIONS	
project	187 FORDWYCH ROAD - LONDON NW2 3HN	
drawing no	ABC449/2001	
drawn by	R. L	contract no. ABC449
scale	1:100 @ A3	date 03/2025

ALL MATERIAL USED FOR THE NEW DORMER TILES MUST MATCH EXISTING ROOF TILES FINISH. THE DORMER ROOF TO BE FLAT & FELTED. ALL NEW WINDOWS TO HAVE MATCHING MATERIAL IN COMPLIANCE WITH EXISTING SITE CONSTRAINTS

ALL WINDOWS TO NEW AREAS TO BE DOUBLE GLAZED AND TRICKLE VENTED AND INSTALLED TO COMPLIANCE WITH PART-N & PART-L OF BUILDING REGULATIONS. ALL FRAMES TO BE SEALED AT EDGES AND WEATHER TIGHT. THE NEW WINDOW FINISHES TO CLIENT SPECIFICATION & INSTRUCTIONS & MATCH EXISTING

THE ROOF LIGHTS PROPOSED IN THE FRONT ROOF SLOPE WILL NOT PROTRUDE MORE THAN 150mm BEYOND THE PLANE OF THE SLOPE OF THE ORIGINAL ROOF WHEN MEASURED FROM PERPENDICULAR WITH THE EXTERNAL SURFACE OF THE ORIGINAL ROOF.

CODE-5 LEAD DRESSING AROUND THE NEW ROOF DRESSED AROUND THE WALLS WITH FLASHING & SOAKER TO ALL ROOF AREA IN ACCORDANCE WITH LEAD ASSOCIATION



**VOLUME-A (RAISED GABLE)**  
 Volume of Triangular Pyramid =  $((ab/2) \times c) / 3$   
 $((9.259 \times 3.00 / 2) \times 4.294) / 3 = 19.8791$   
 Roof volume A =  $19.88m^3$

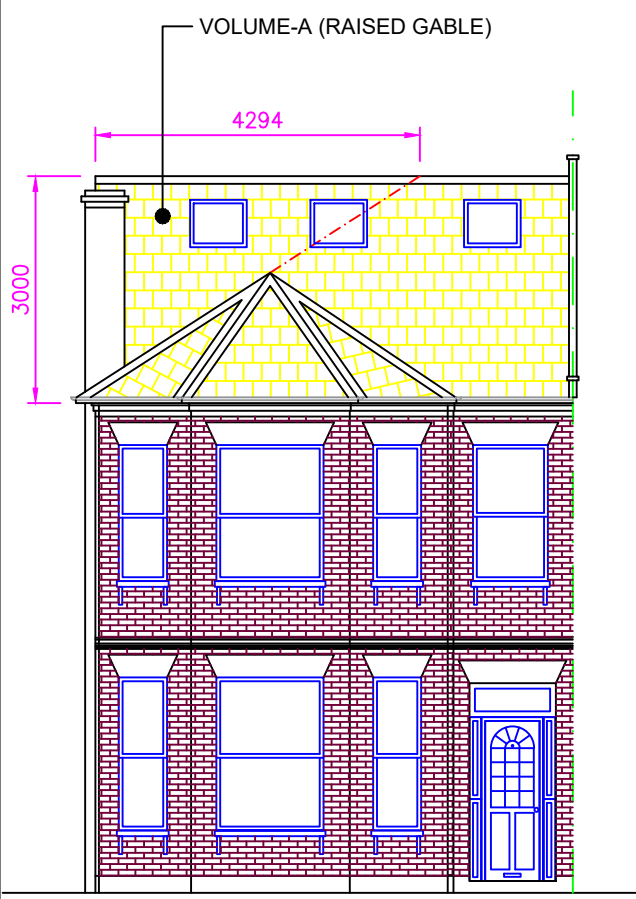
**VOLUME B (REAR DORMER)**  
 Volume of Prism =  $(ab/2) \times c$   
 $(2.600 \times 4.040/2) \times 5.70 = 29.9364$   
 DORMER VOLUME B =  $29.94m^3$

**TOTAL ADDITIONAL ROOF VOLUME USED:**  
 VOLUME A + B = TOTAL VOLUME  
 $19.88 + 29.94 = 49.82m^3$   
 TOTAL ADDITIONAL ROOF VOLUME USED =  $49.82m^3 < 50.00m^3$

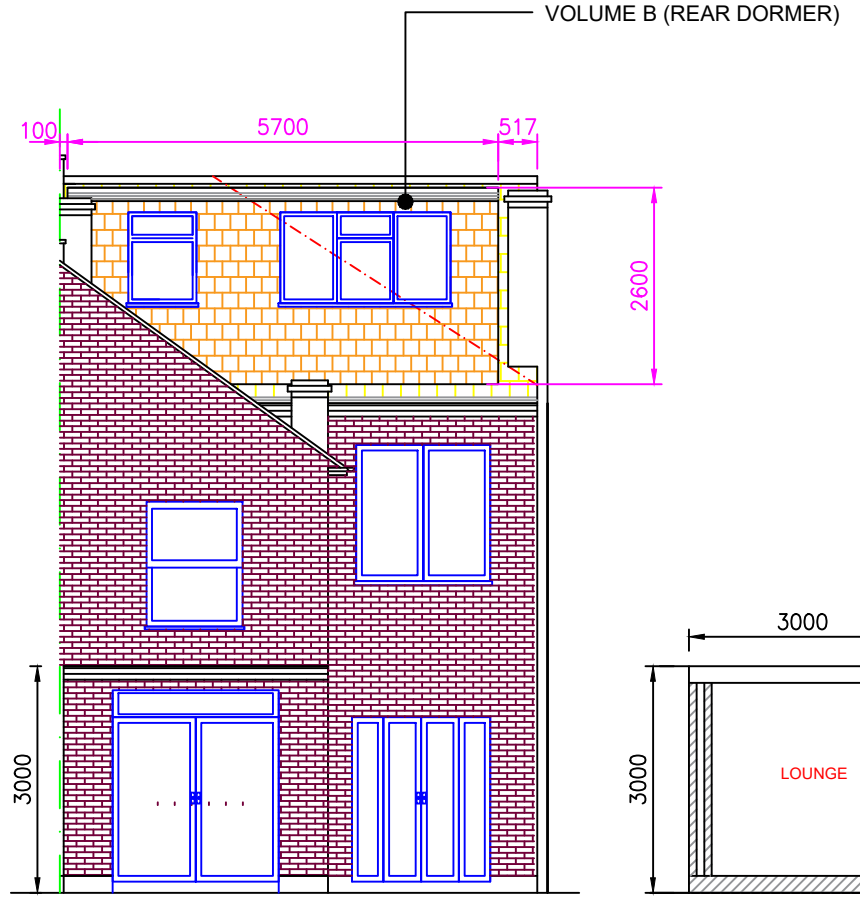
THE ROOF & DORMER EXTENSIONS ARE CONSTRUCTED UNDER PERMITTED DEVELOPMENT, CLASS-B (2008); **INCREASED ROOF VOLUME BY:  $49.82m^3 < 50m^3$**

PROPOSED REAR SINGLE STOREY REAR EXTENSION AT 3m DEEP MEASURED FROM REAR WALL OF ORIGINAL WALL AND AT 3m HEIGHT FROM GARDEN AMENITY LEVEL TO MEET PERMITTED DEVELOPMENT CLASS-A IN MATCHING FINISHING TO MAIN WALLS TO COMPLIANCE OF PERMITTED DEVELOPMENT CLASS-A1

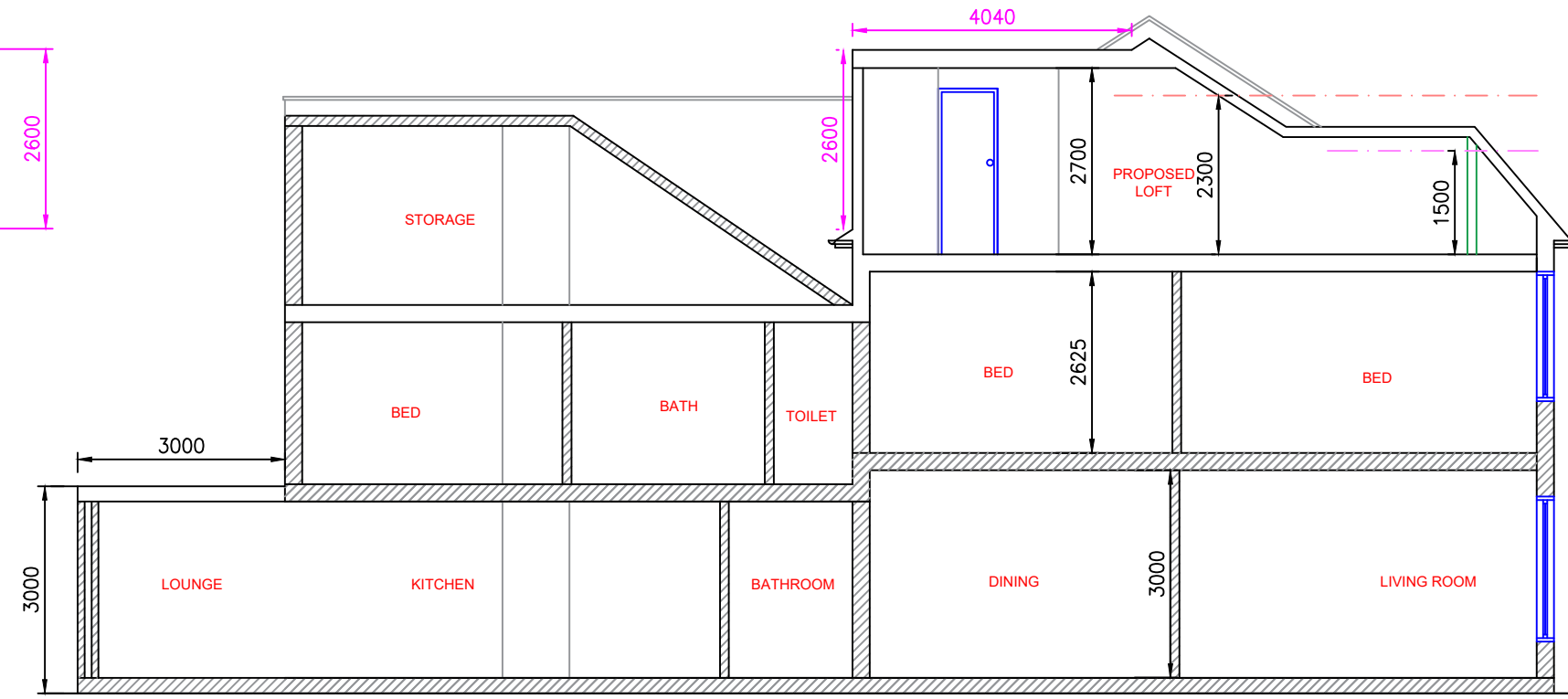
**NEW DORMER & ROOF EXTENSION TO BE CONSTRUCTED UNDER PERMITTED DEVELOPMENT CLASS-B AND GROUND FLOOR REAR EXTENSION UNDER CLASS-A.**



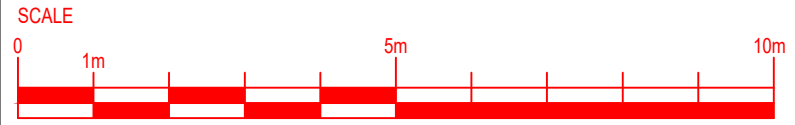
FRONT ELEVATION



REAR ELEVATION



SECTION BB



ALL FLANK WALL CHIMNEYS TO BE RETAINED AS PART OF WORKS



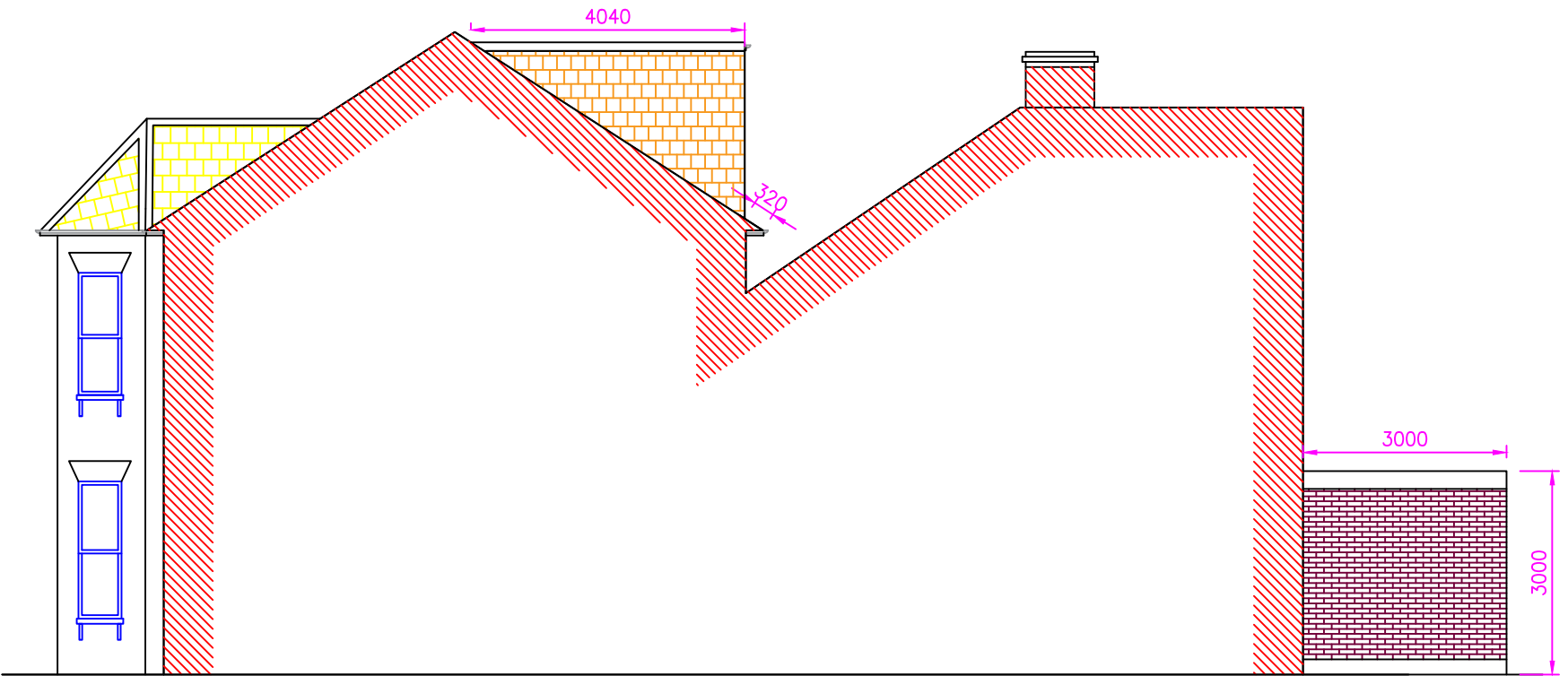


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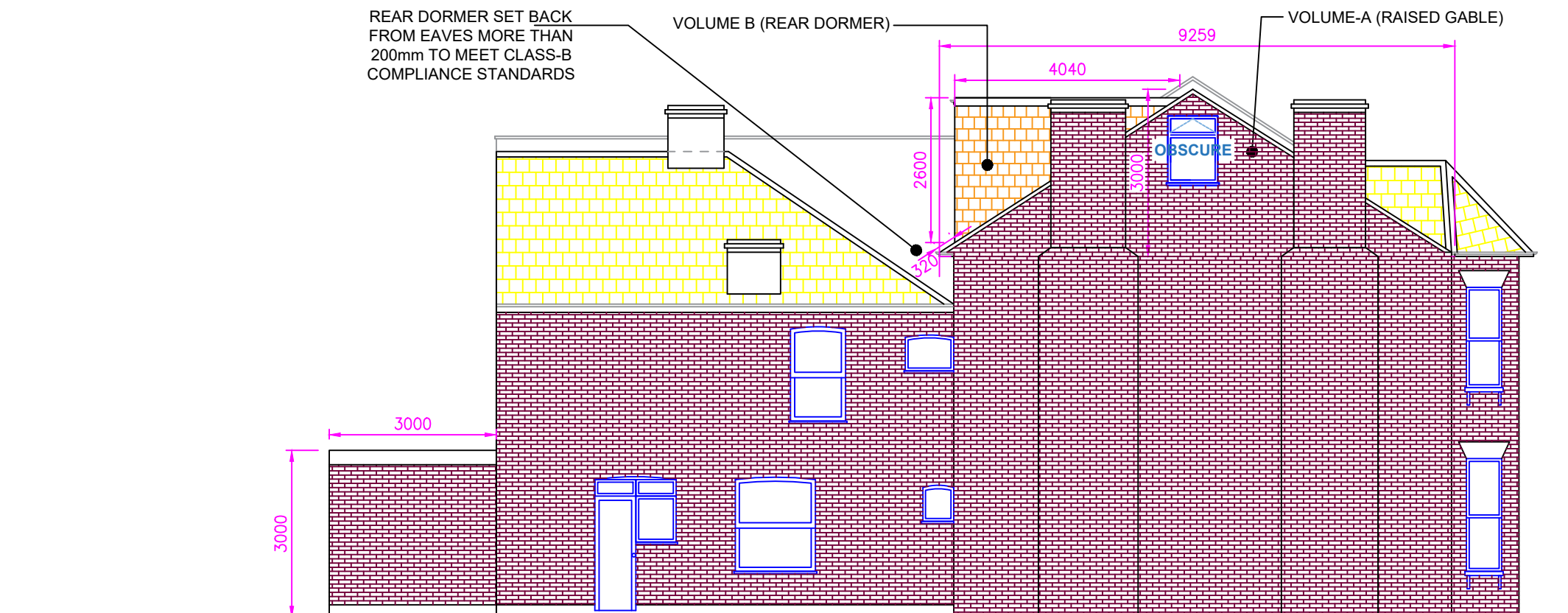
title	PROPOSED SIDE ELEVATIONS	
project	187 FORDWYCH ROAD - LONDON NW2 3HN	
drawing no	ABC449/2002	
drawn by	R. L	contract no. ABC449
scale	1:100 @ A3	date 03/2025

NEW SANITARY FOUL WATER TO ALL LEVELS DISCHARGE INTO EXISTING FOUL WATER SYSTEM VIA NEW SVP. RODDING EYE REQUIRED AT THE CHANGE IN DIRECTION OF DRAINAGE RUN FROM PROPOSED WC TO SVP. THE SVP EXTENDED 900mm ABOVE ANY WINDOW OPENINGS & CLOSED BY A LOUVRE CAP. THE EXISTING SVP TO BE RELOCATED TO FLANK WALL FOR FW DISCHARGE OF ALL LEVELS AND INSTALLED TO COMPLIANCE WITH PART-H OF BUILDING REGULATIONS

ALL MATERIAL FOR PROPOSED EXTENSIONS TO MATCH CURRENT FACADE BY USING BROWN CLAY ROOF TILES TO REPLICATE MAIN ROOF FINISH AND USE SMOOTH RENDER AND PAINTED TO MATCH EXISTING FACADES.



RIGHT SIDE (PARTY WALL SIDE) ELEVATION



ALL FLANK WALL CHIMNEYS TO BE RETAINED AS PART OF WORKS

LEFT SIDE (FLANK WALL SIDE) ELEVATION

PROPOSED SIDE ELEVATION WINDOW TO BE IN OBSCURE GLAZING AND ONLY TOP OPENING SET AT 1.7m ABOVE FFL

