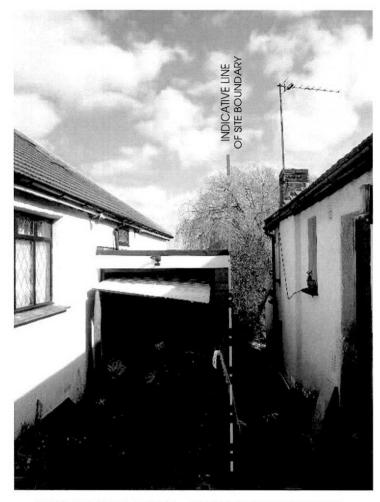
## 31 NORTHAW ROAD EAST, CUFFLEY HERTS. EN6 4LU PROPOSED CONVERSION OF EXISTING GARAGE TO PROVIDE UTILITY ROOM

Dwg. 10.039 - SK03 spirit - architecture & design Itd 29th September 2011



FRONT OF EXISTING GARAGE - FACING NORTHAW ROAD EAST

Existing garage to be converted to Utility Room Existing flat roof and up and over door to be removed. Front of garage to be extended by approx, 1.1m Flank wall to boundary to be raised and new flat roof constructed at level of main eaves



VIEW FROM LOFT ROOM ACROSS ROOF OF EXISTING GARAGE (Rear roofscapes of 33 and 35 Northaw Road East beyond)

PLANNING DEPARTMENT

2011/2265 4 OCT 2011



**EXISTING CONSERVATORY** 

Existing conservatory to be removed and new timber-framed Garden Room to be constructed on existing brick sub-structure



14 OCT 2011

2011/2265



EXISTING GARDEN STORE AT REAR OF GARAGE

View to existing Garden Store at the back of the existing garage.

The Garden Store is to be retained.

The existing tiled steps and landings are to be retained.



EXISTING SINGLE-STOREY GARAGE TO BE RETAINED BUT EXTENDED & MODIFIED FOR USE AS A UTILITY ROOM WITH ACCESS FROM THE HOUSE, NEW FLOOR LEVEL TO MATCH EXISTING.

THE UTILITY ROOM WILL EXTEND APPROX. 1.1M FURTHER TOWARDS THE FRONT OF THE HOUSE DEPARTMENT.

IO BE CONSTRUCTED ON EXISTING DIRECT-BUILT UNDERCORD.

THE UTILITY ROOM WILL EXTEND APPROX. 1.1M FURTHER TOWARDS THE FRONT OF THE HOUSE.

EXISTING CONSERVATORY TO BE DEMOLISHED AND NEW GARDEN ROOM TO BE CONSTRUCTED ON EXISTING BRICK-BUILT UNDERCROFT WITH THE FLOOR

4 OCT 2011 2011/2265