



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

4 OCT 2011

2011/2265

31 NORTHAW ROAD EAST, CUFFLEY HERTS.
PROPOSED GARDEN ROOM & UTILITY ROOM

Dwg. 10.039 - SK02
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29th September 2011



EXISTING CONSERVATORY

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

PLANNING
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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

EXISTING CONSERVATORY TO BE DEMOLISHED AND NEW GARDEN ROOM TO BE CONSTRUCTED ON EXISTING BRICK-BUILT UNDERCROFT WITH THE FLOOR LEVEL RAISED TO MATCH THE FLOOR LEVEL IN THE HOUSE.

PLANNING DEPARTMENT

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