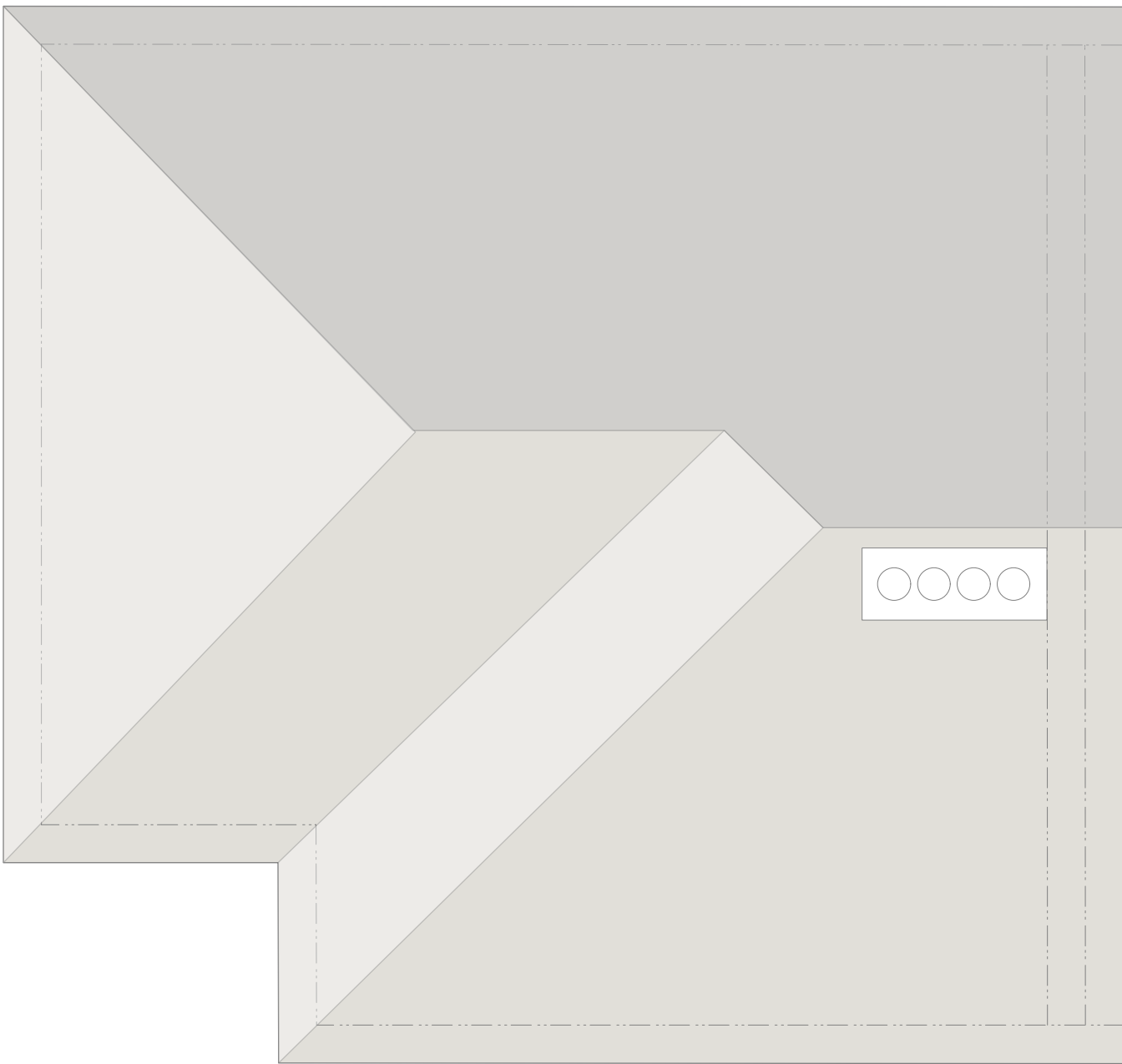


PLAN  
proposed roof



PLAN  
existing roof



0

4m

GARETH  
HUNTER  
architect

PERMITTED DEVELOPMENT CRITERIA  
Class A - No part of the house once enlarged exceeds the height of the highest part of the roof of the existing house  
Class A / B - The external materials of proposed extension similar to external materials of the original dwelling house  
Class B - Dormer Wall set back min 200mm from eaves  
Class B - Volume change - 35.2m<sup>3</sup>, within <40m<sup>3</sup> threshold of terrace house  
Class B - Hip-to-Gable enlargement  
Class C - Front Roof lights to not protrude more than 150mm from the roof level.

DIMENSIONS  
All measurements shown are approximate and should not be relied upon for construction.  
Neighbouring properties have not been surveyed, and are therefore indicatively shown,  
including garden levels and will be subject to Party Wall Matters.  
Depths of build ups assumed for existing floors are indicative and can only be confirmed  
during opening-up works, as part of the construction phase.  
Any proposed roof-light sizes and positions are subject to final verification on site.

NOTES  
Site boundaries are indicative and may require confirmation with Land Registry. A Party Wall  
surveyor should be consulted to verify if adjoining owners are notifiable. Any structural items  
shown are indicative only and subject to verification from a Structural Engineer.  
Do not scale from this drawing for construction purposes. Dimensions indicated should not be  
relied upon for ordering of materials or engaging with sub-contractors - all dimensions to be  
verified on site.

SCALE  
1:50

SIZE  
A3

PROJECT  
13 Crossthwaite Ave

CODE  
21-02

REV  
/

REVISION / COMMENTS  
26.04.21 / Planning Issue

DRAWING  
PLANS - ROOF  
Existing and Proposed

PL\_P\_13