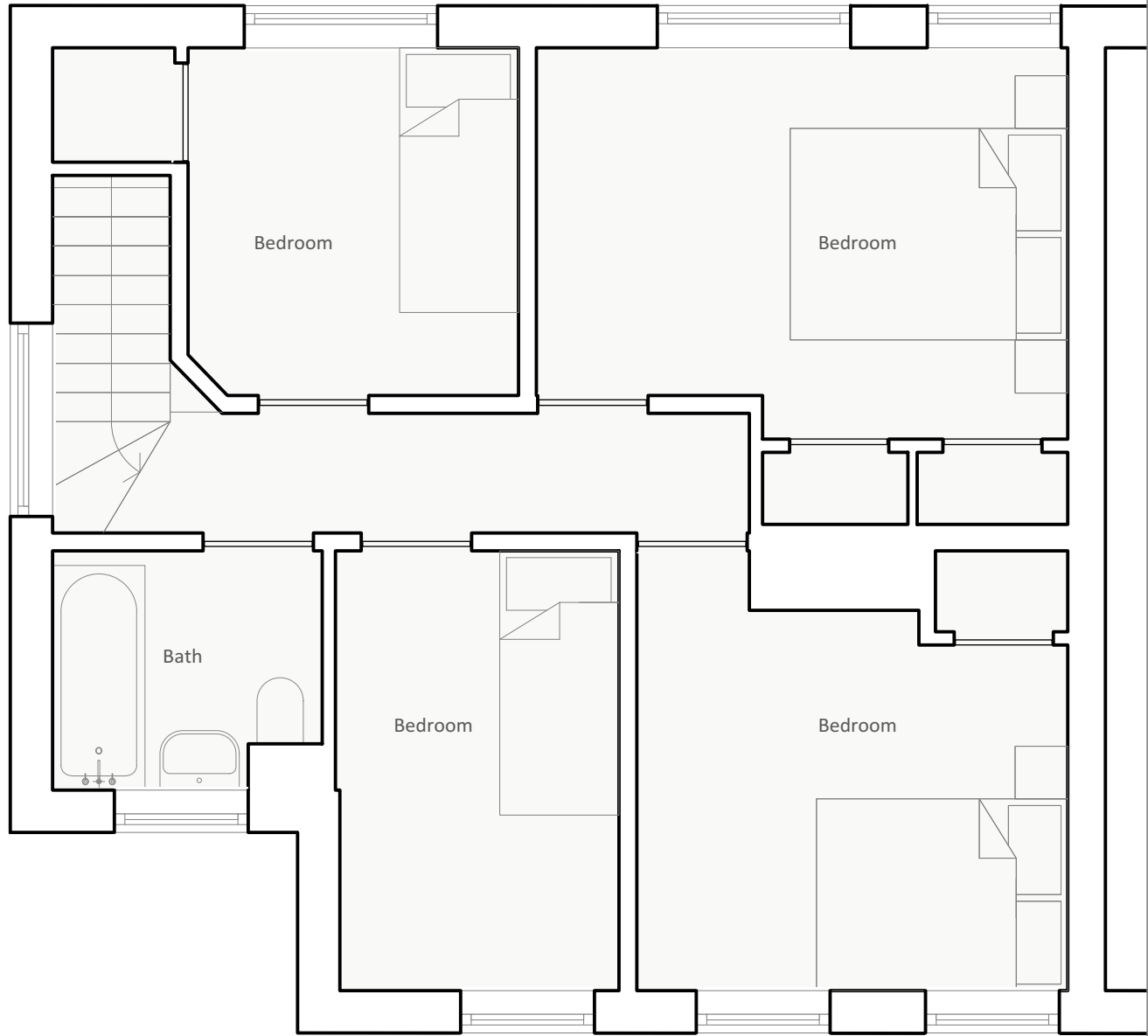


PLAN
proposed first floor



PLAN
existing first floor



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 - 35.2m3, within <40m3 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 - FIRST FLOOR Existing and Proposed		PL_P_11