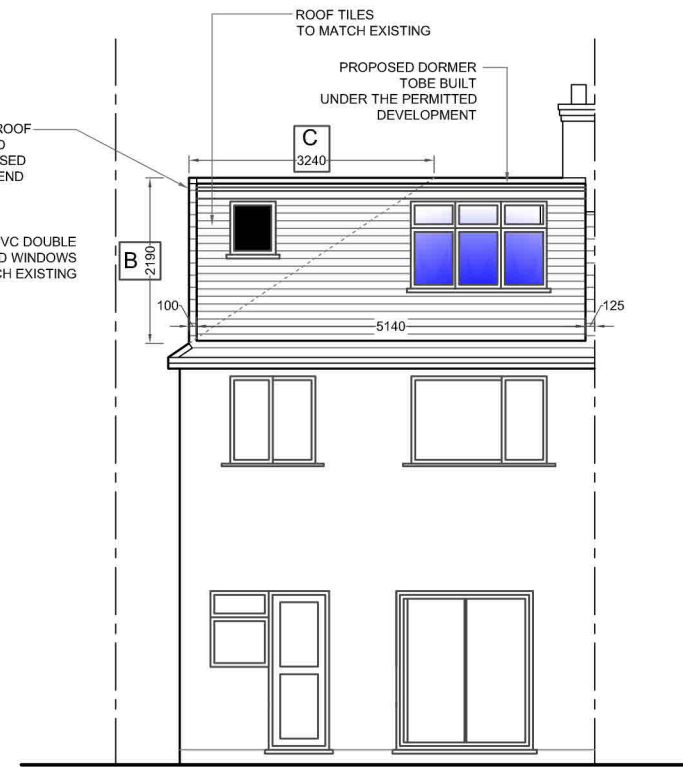


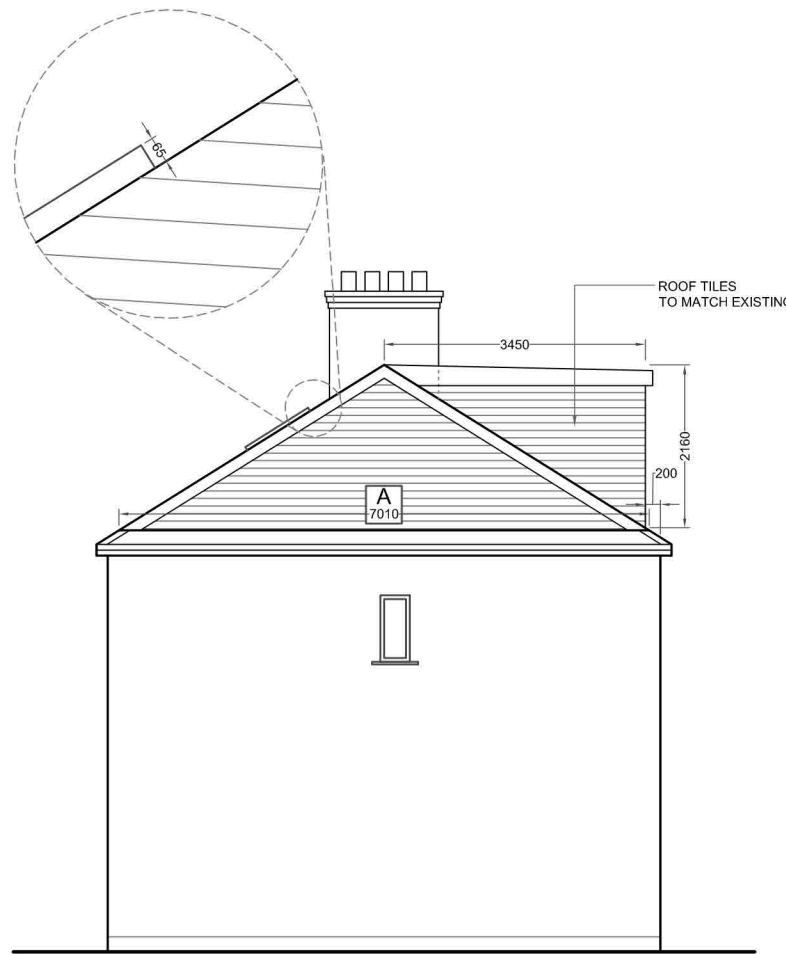
THE AGENT WILL NOT BE RESPONSIBLE FOR THE CONTRACT AFTER HAVING OBTAINED PLANNING PERMISSION AND/OR BUILDING REGULATION APPROVALS AND THAT THERE CAN BE NO GUARANTEE THAT PLANNING PERMISSION OR BUILDING REGULATION WILL BE OBTAINED. ANY WORKS WHICH ARE STARTED BEFORE APPROVALS WILL BE AT OWNERS RISK. NO RESPONSIBILITY WILL BE TAKEN FOR WORKS WHICH ARE UNFORESEEN AND FOR ANY SUBSEQUENT ALTERATIONS MADE WHICH ARE BEYOND THE CONTROL OF THE AGENT.



PROPOSED FRONT ELEVATION  
SCALE 1:100



PROPOSED REAR ELEVATION  
SCALE 1:100



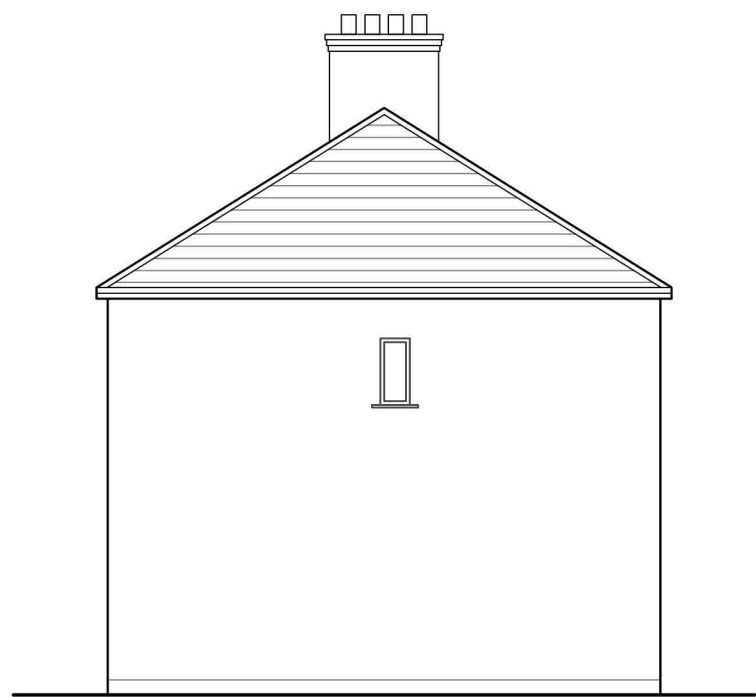
PROPOSED SIDE ELEVATION  
SCALE 1:100



EXISTING FRONT ELEVATION  
SCALE 1:100



EXISTING REAR ELEVATION  
SCALE 1:100



EXISTING SIDE ELEVATION  
SCALE 1:100

**CALCULATION OF EXTERNAL VOLUME OF THE PROPOSED HIP TO GABLE CONVERSION OF THE ROOF**

A = base length of gable = 7.01 m  
B = height of gable = 2.19 m  
C = top width from hip to gable = 3.24 m

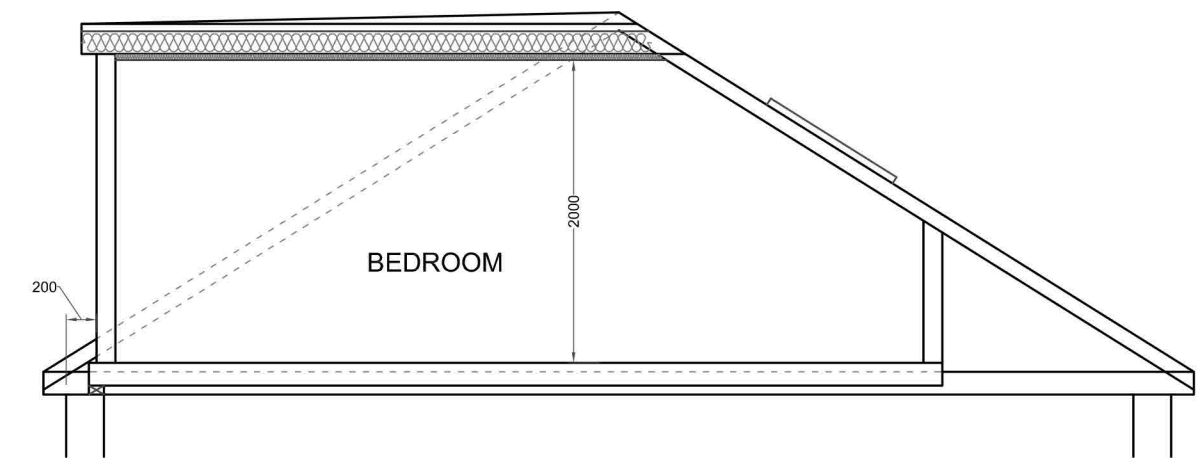
EXTERNAL VOLUME OF GABLE =  $7.01 \times 2.19 \times 3.24 / 6 = 8.29 \text{ m}^3$

**CALCULATION OF EXTERNAL VOLUME OF THE PROPOSED REAR DORMER**

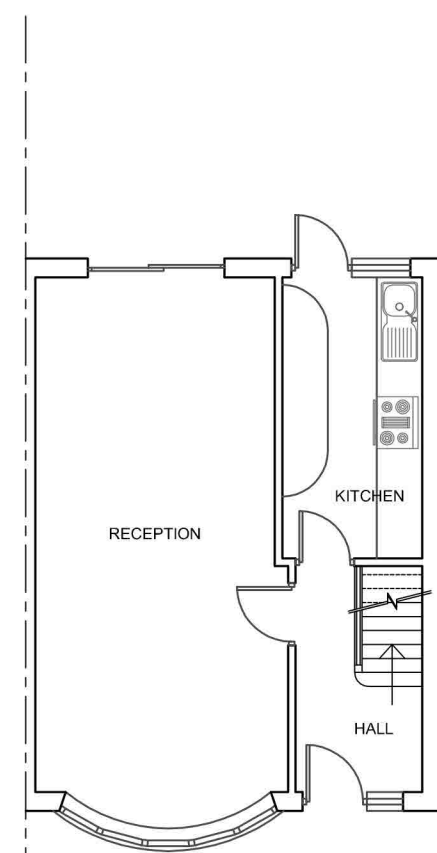
Max. height of dormer = 2.16 m  
projection of dormer = 3.45 m  
side area =  $0.5 \times 2.16 \times 3.45 = 3.72 \text{ sq.m}$

EXTERNAL VOLUME OF THE DORMER =  $3.72 \times 5.14 = 19.12 \text{ m}^3$

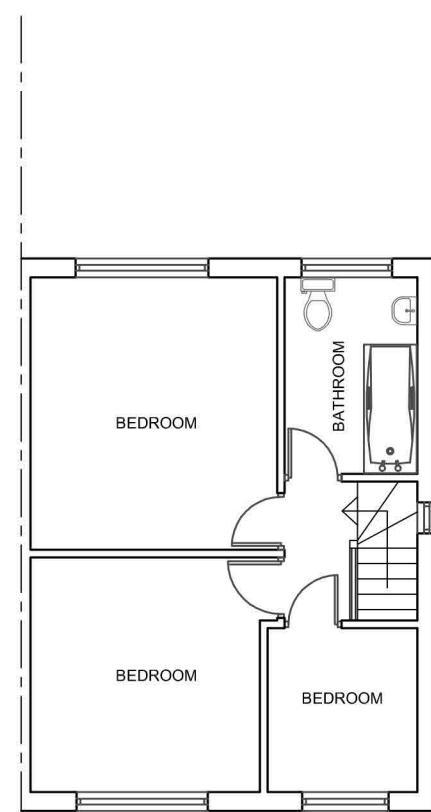
**GABLE CONVERSION & DORMER TO BE DONE UNDER PERMITTED DEVELOPMENT ALLOWANCE**  
**TOTAL EXTERNAL VOLUME OF ROOF EXTENSION & REAR DORMER**  
GABLE CONVERSION  $8.29 +$  ROOF DORMER  $19.12 = 27.41 \text{ m}^3 < 50 \text{ m}^3$



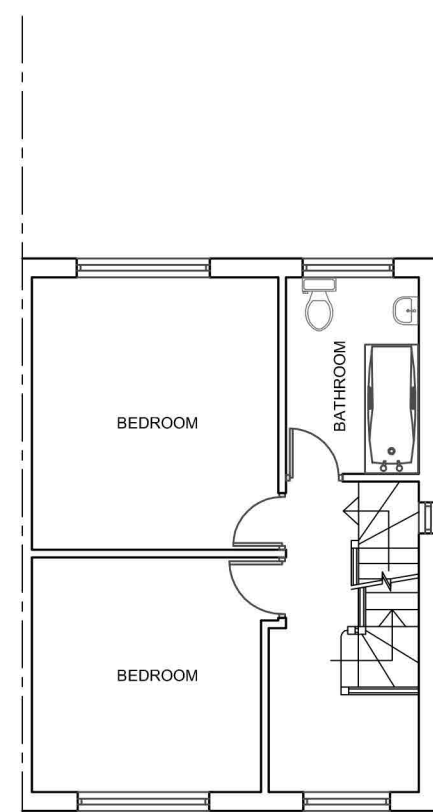
SECTION AT A-A  
SCALE 1:50



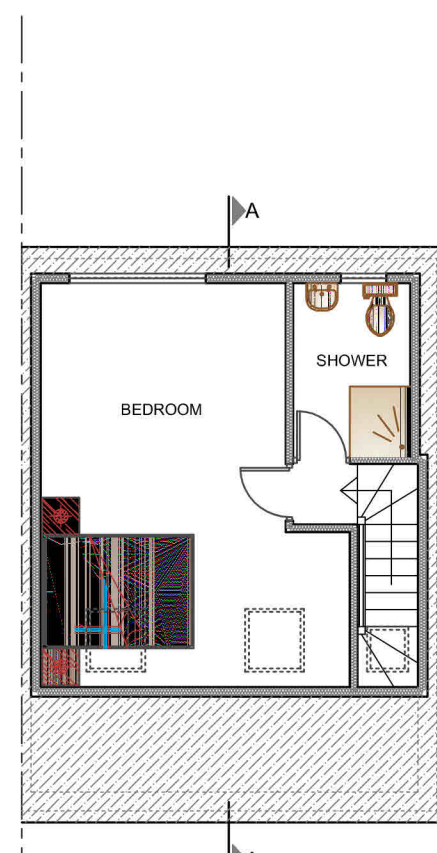
EXISTING GROUND FLOOR  
SCALE 1:100



EXISTING FIRST FLOOR  
SCALE 1:100



PROPOSED FIRST FLOOR  
SCALE 1:100



PROPOSED LOFT FLOOR  
SCALE 1:100



**GENERAL NOTES**

**1. DIMENSIONS**

All dimensions to be checked on site.

Contractor to check site thoroughly & report any discrepancies.

REVISIONS	DESCRIPTION	DATE

<b>PROJECT</b>	
PROPOSED LOFT CONVERSION WITH A REAR DORMER AT 26 BERRY AVENUE, WATFORD, WD24 6RY	
<b>TITLE</b>	
EXISTING AND PROPOSED PLANS, ELEVATIONS & SECTION	
<b>SCALE</b>	<b>DATE</b>
1:50, 100 @ A2	JAN, 2024
<b>DRAWING NO.</b>	<b>REVISIONS</b>
HBS-241-13	

P L A N N I N G I S S U E