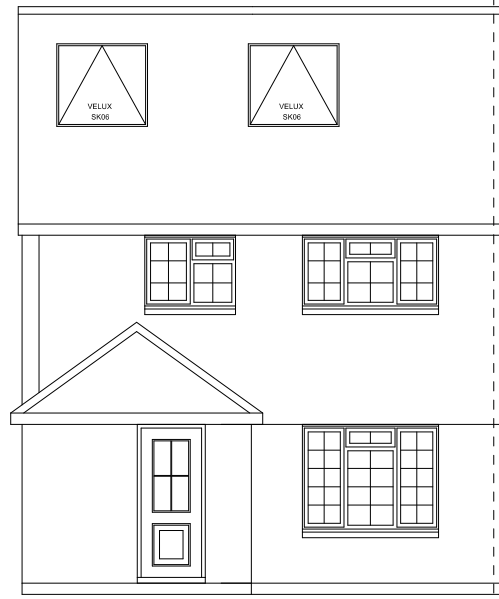
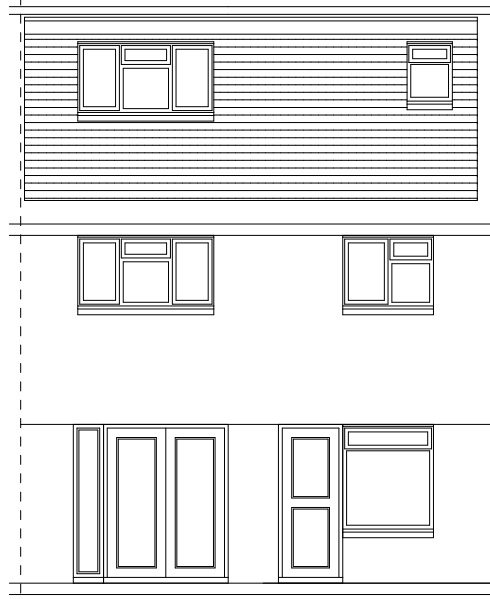


ADDITIONAL ROOF VOLUME - 23m³



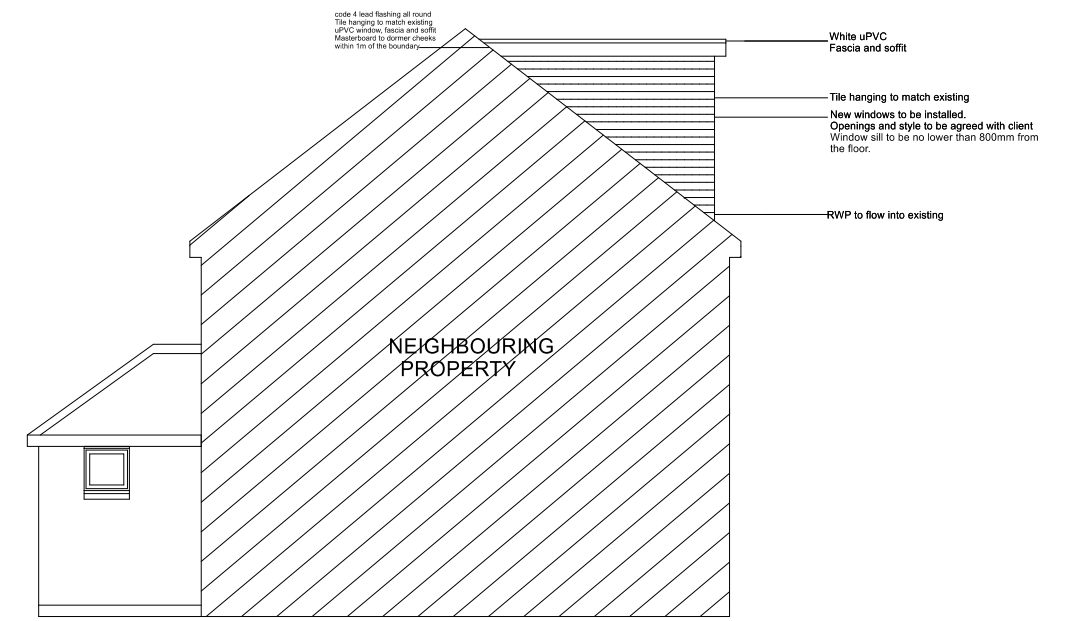
FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION



SIDE (SOUTH) ELEVATION



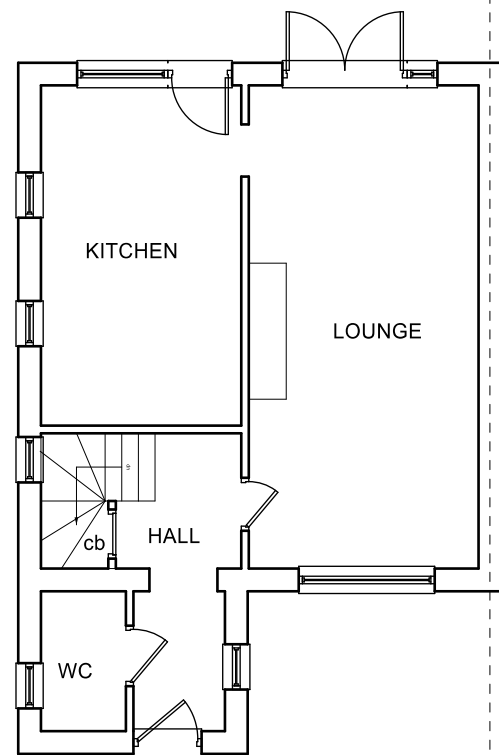
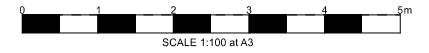
SIDE (NORTH) ELEVATION

Notes / Specification

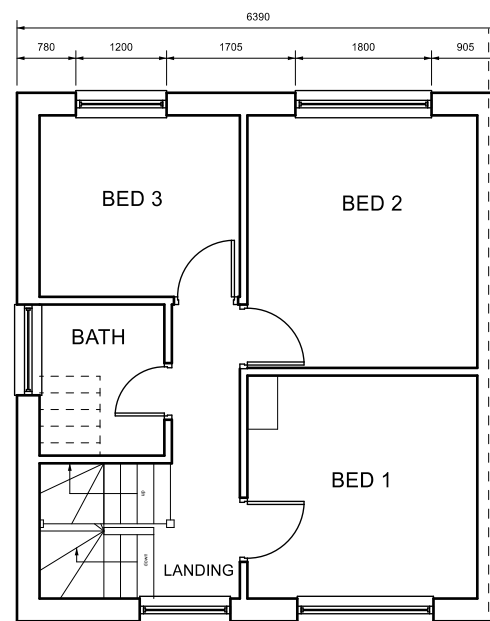
Staircase designed by specialist trimmers positioned to suit compliant staircase. Ensure 2m headroom, 42° pitch, 220mm max. rise, 220mm min. going, continuous handrail 900mm from pitch line. Vertical balustrade with max 99mm gap.

Approx. FFI-2600
200mm rise
min. 220mm going
ensure 2m headroom
Flight width- 800

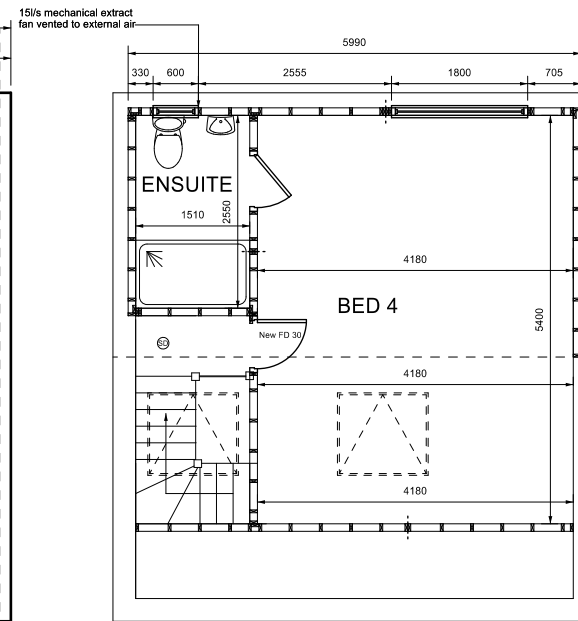
ALL MEASUREMENTS WITHIN THIS DOCUMENT ARE FOR DESIGN PURPOSES ONLY TO DETERMINE BEAM SIZE.
THE BUILDER IS ADVISED TO DOUBLE CHECK MEASUREMENTS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER PRIOR TO ORDERING MATERIALS
THE DESIGN ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MATERIALS INCORRECTLY ORDERED.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

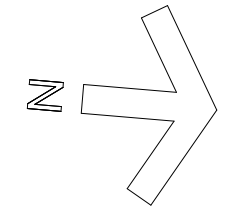
PLANNING NOTE
A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

A volume allowance of 40 cubic metres additional roof space for terraced houses*
A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
No extension to be higher than the highest part of the roof
Materials to be similar in appearance to the existing house
No verandas, balconies or raised platforms
Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
Roof extensions not to be permitted development in designated areas
Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves
*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so.
(Ref - planningportal.gov.uk)

PARTY WALL ACT
The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.



TBT Design Services

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Dilton, Aylesford
Kent, ME20 6EH

client 33 Holmoaks
Rainham, Kent

project
Rear Dormer
Loft Conversion

drawing title
Proposed Plans

drawing scales
1:100

date
FEBRUARY 2024

drawing no.
2124 Proposed Plans

drawn by
RC

PLANNING