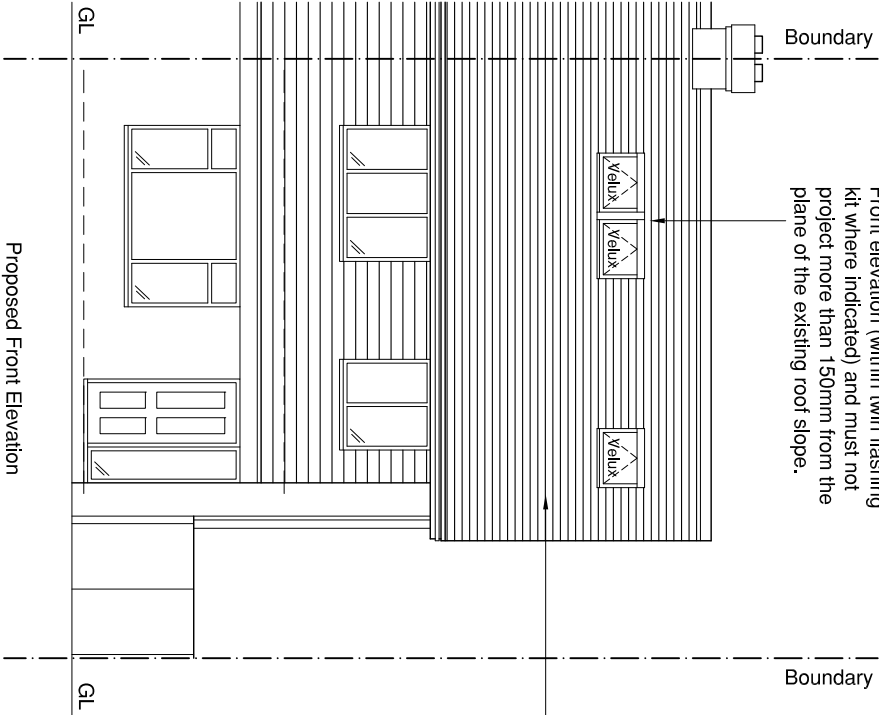


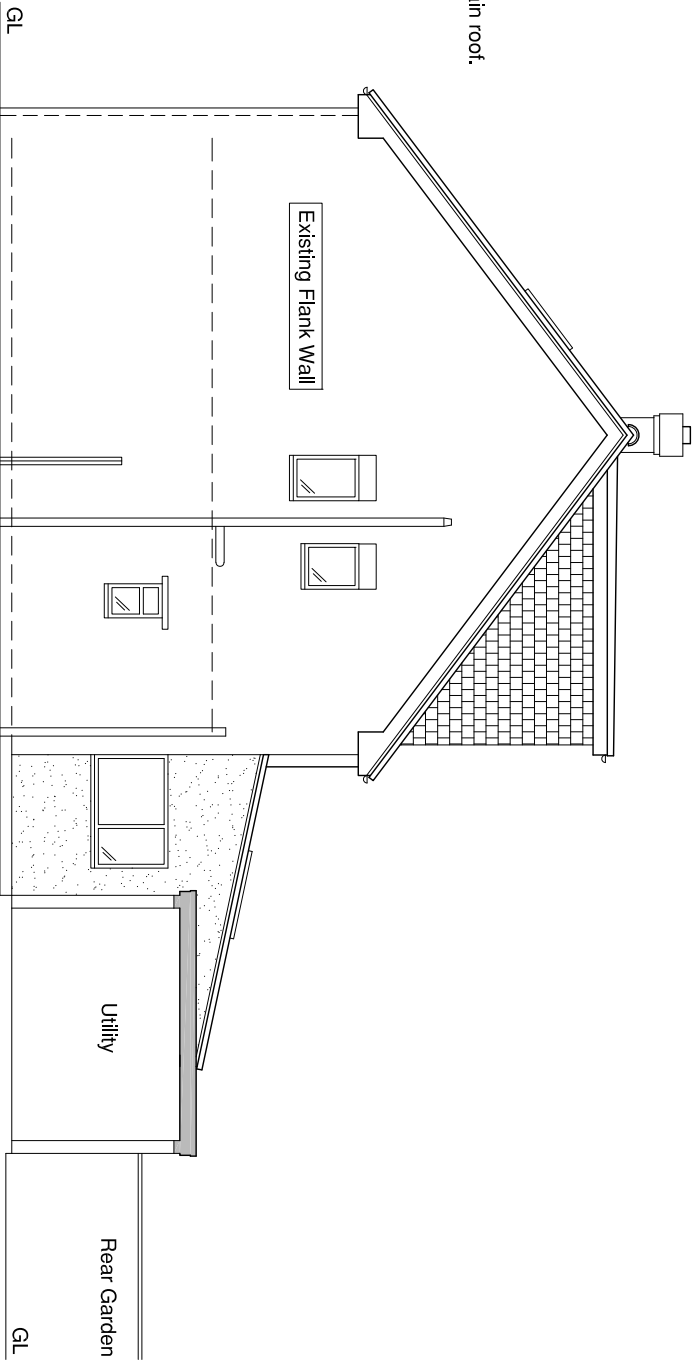
All flashings, valleys, drips and
soakers to the Lead Development
Associations details

3 No. MK04 Velux windows to
Front elevation (within twin flashing
kit where indicated) and must not
project more than 150mm from the
plane of the existing roof slope.

Note: Contractor to ensure
existing chimney terminates
min. 1m above any rooftop
opening within 2.3m

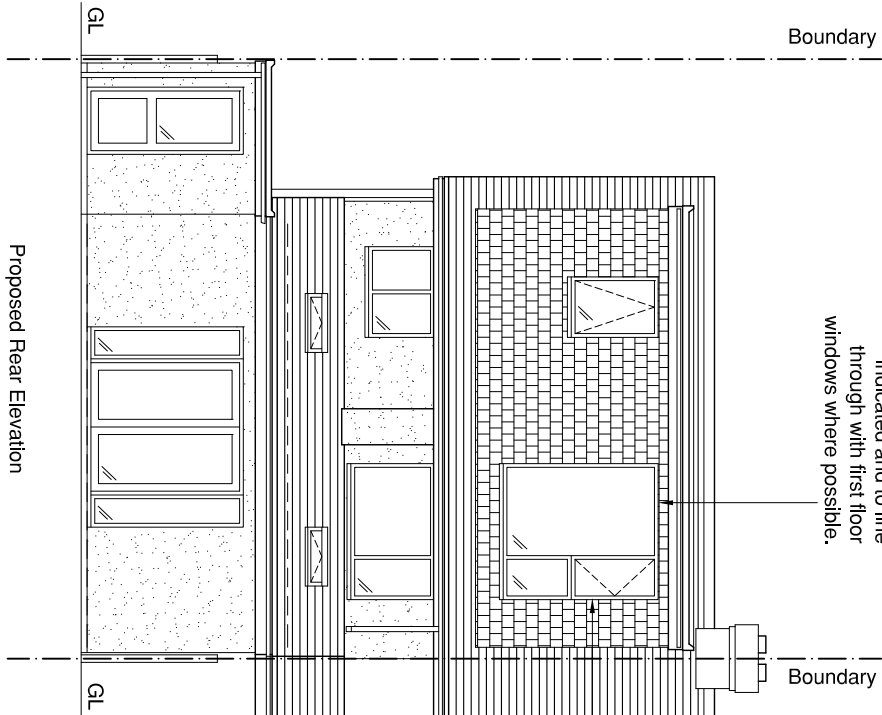


Existing main roof.



Proposed Side Elevation

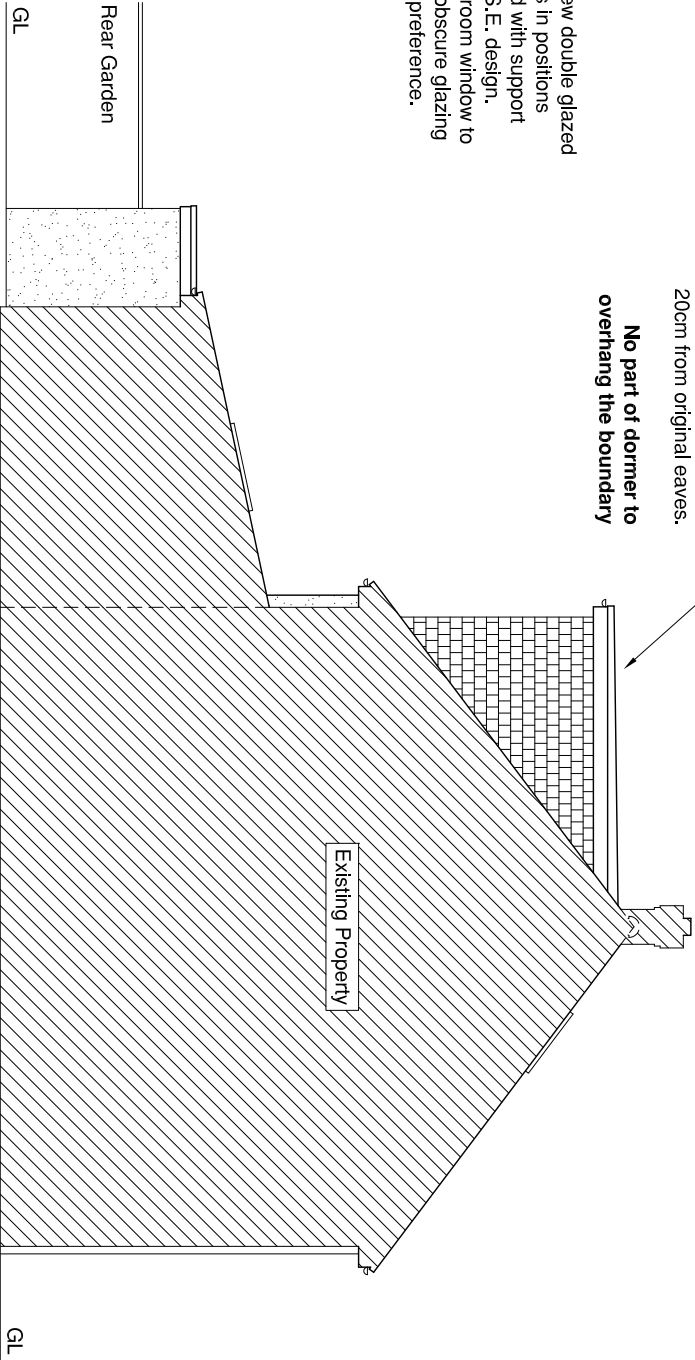
New openings in positions
indicated and to line
through with first floor
windows where possible.



2 No. New double glazed
windows in positions
indicated with support
over to S.E. design.
Shower room window to
receive obscure glazing
to client preference.

Flat roof dormer to receive
tile clad face & cheeks.
Windows and rainwater
goods to match existing with
any enlargement set back,
as far as practicable, at least
20cm from original eaves.

No part of dormer to
overhang the boundary



General notes:
This drawing must be read in conjunction
with the following:
1725-01 Plans as Existing
1725-02 Elevations as Existing
1725-03 Elevations as Proposed
1725-04 Ground Floor Plan as Proposed
1725-05 First Floor Plan as Proposed
1725-06 Loft Floor Plan as Proposed

**IMPORTANT NOTE: A Party Wall
agreement may be required for
these works. See information in the
adjacent titleblock for further details**

Flat Roof dormer volume = 31.43m³
Total volume = 31.43m³

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015:

Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations docs. The client, for all future works, will need to be made aware their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client. See Specification Notes drawing for list of this project pre-construction CDM requirements. The appointed Principal Contractor (or client) should agree or supplement this list prior to commencement of any works.

Rev	Description

PLANNING

Scale Bar:



EPLANNNING
ARCHITECTURAL DESIGN CONSULTANTS
Email: info@ekplanning.co.uk
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Project Title:
Mr & Mrs Stone
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Drawing:
Loft Conversion
Elevations
Proposed

Date:	25/03/2026	Drawing Number:
Scale:	1:100 @ A3	
Drawn:	G.J.O.	1725 - 03
Checked:	S.W.	Revision: