

No new construction to exceed boundary line without neighbour agreement in place.

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

Boundary

Roof Below

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

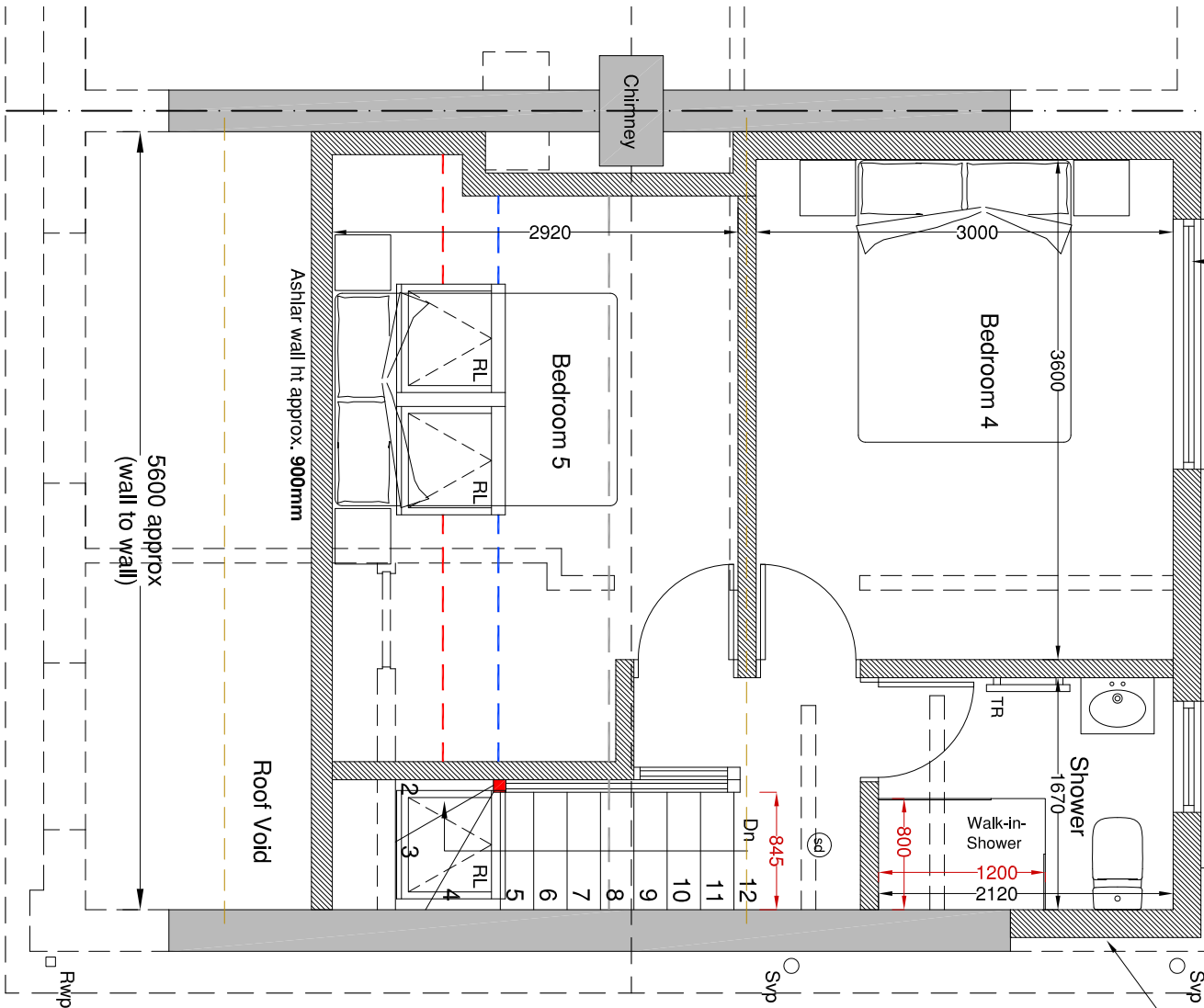
New openings in positions indicated and to line through with first floor windows where possible.

Existing walls below roof covering (shown dashed).

Flat roof dormer to receive tile clad face and cheeks. Ridge to be no higher than main roof. Windows and rainwater goods to match existing. **No part of dormer to overhang the boundary**

Adjacent Property

Adjacent Property



Key (indicative heights)

- 1500mm high position
- 1800mm high position
- Skirting Line (See Section)

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

Proposed Loft Floor Plan

Scale 1:50 @ A3

Boundary

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

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.

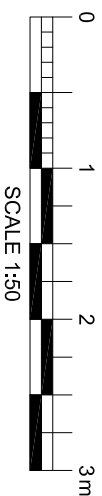
All dimensions are to be checked and confirmed on site by the contractor. dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015:

Essential Planning are appointed only as Principal Designer up to the production of planning & building regulations drawings. The client, for all future works, will need to be made aware of 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	Date	Description
PLANNING		

Scale Bar:



E PLANNING
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Project Title:
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Drawing:
Loft Conversion
Loft Floor Plan
Proposed

Date:	25/03/2026	Drawing Number:
Scale:	1:50 @ A3	
Drawn:	G.J.O.	1725 - 06
Checked:	S.W.	Revision:

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