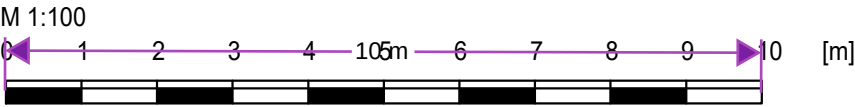


NOTE: ALL MATERIALS TO BE USED SHOULD BE SIMILAR IN APPEARANCE TO THE EXISTING HOUSE



NOTE: THE EXISTING CONSTRUCTION/WALLS ARE ASSUMED TO BE SOLID BRICK/BLOCK MASONRY.

PROPOSED DORMER TO BE BUILT UNDER THE PERMITTED DEVELOPMENT (VOLUME OF THE DORMER SHOULD BE UNDER 50 CUBIC METERS)

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

A = base length of gable = 8.6 m
B = height of gable = 3.3 m
C = top width from hip to gable = 4.21 m

EXTERNAL VOLUME OF GABLE = $8.6 \times 3.3 \times 4.21 / 6 = 19.9 \text{ m}^3$

CALCULATION OF EXTERNAL VOLUME OF THE PROPOSED REAR DORMER

Max. height of dormer = 2.20 m
projection of dormer = 2.93 m
side area = $0.5 \times 2.20 \times 2.93 = 3.22\text{sq.m}$

EXTERNAL VOLUME OF THE DORMER = $8.77 \times 3.22 = 28.23\text{m}^3$

GABLE CONVERSION & DORMER TO BE DONE UNDER PERMITTED DEVELOPMENT ALLOWANCE

TOTAL EXTERNAL VOLUME OF ROOF EXTENSION & SIDE DORMER
GABLE CONVERSION $19.9 + \text{ROOF DORMER } 28.23 = 48.13\text{m}^3 < 50\text{m}^3$

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.

GENERAL NOTES

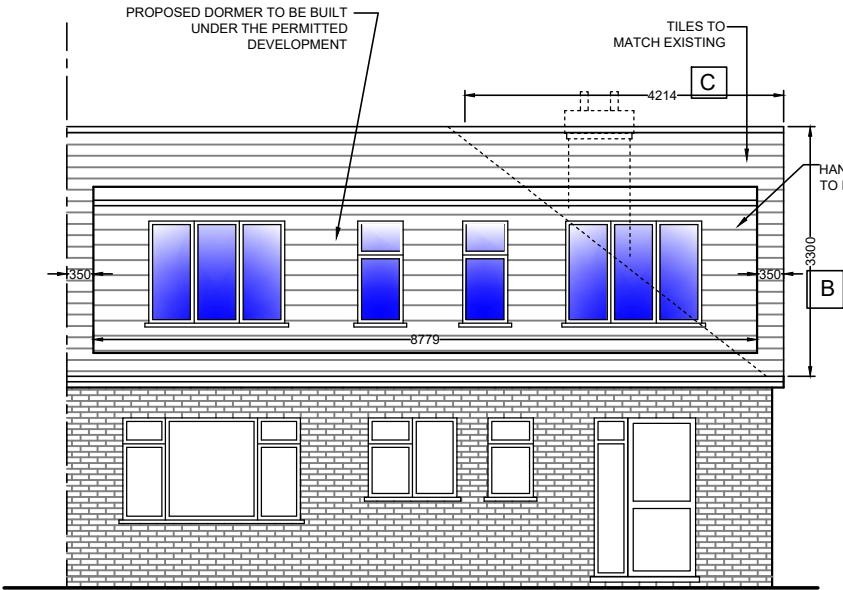
The dimensions are approximate. All dimensions, roof angles and heights must be checked on site prior to commencement.

Contractor to check site thoroughly & report any discrepancies prior to commencement.

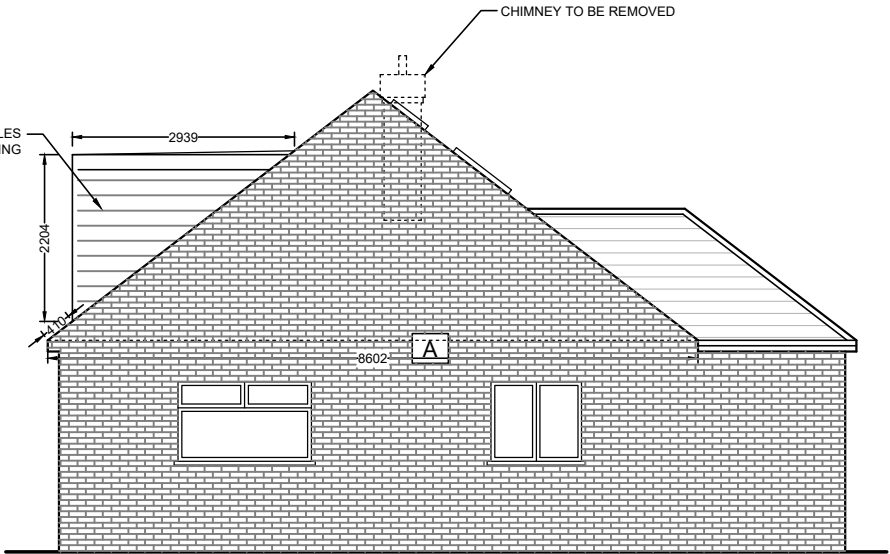
This drawing shall not be used for Building Regulations and/or Construction purposes.

PARTYWALL ACT 1996 etc.
It is owner's / client's responsibility to fulfil thier duty under this act. Under the terms and conditions of the above act ***It will be necessary for a Partywall notice to be served on the adjoining neighbouring property.***
No part of new works i.e. Foundations, Walls or Roofs to oversail the boundary.

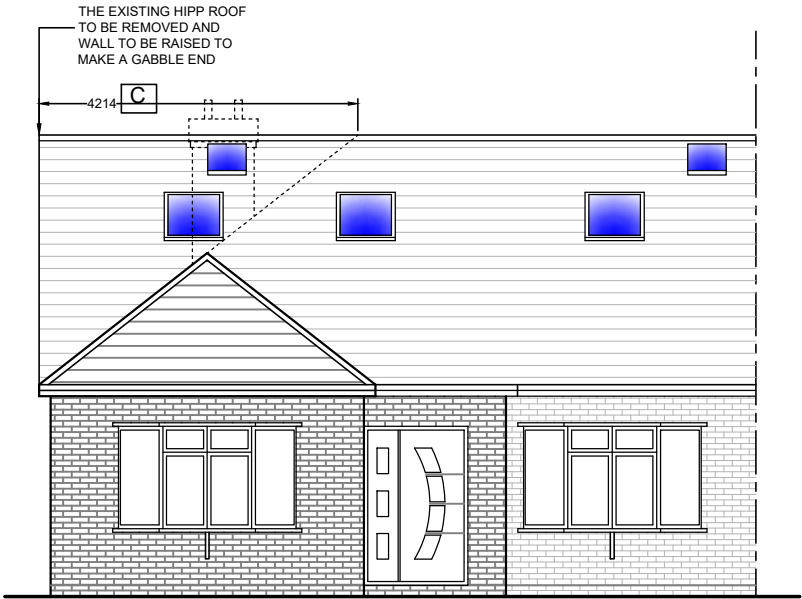
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PROPOSED REAR ELEVATION
(SCALE 1:100)



PROPOSED SIDE ELEVATION
(SCALE 1:100)



PROPOSED FRONT ELEVATION
(SCALE 1:100)

The proposed front roof lights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

Location of the drain/manhole unknown.
Location/invert level/change in direction of the drain/manhole is subject to the local water authority approval.

REVISIONS		DATE
 ICON DESIGN STUDIO LTD. 187 Marlborough Road Gillingham, ME7 5HR. Ph: 078 0066 0183 icondesignltd@gmail.com		
PROJECT	PROPOSED LOFT CONVERSION WITH A REAR DORMER AND FRONT ROOF LIGHTS AT 45 CERNE ROAD GRAVESEND DA12 4BL	
DRAWING	PROPOSED ELEVATIONS	
CLIENT	MR RAFAL KUCHARSKI	
DATE	MARCH 2025	SCALE 1:100 @ A3
DRG NO.	ICON-182-C3	REVISIONS

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