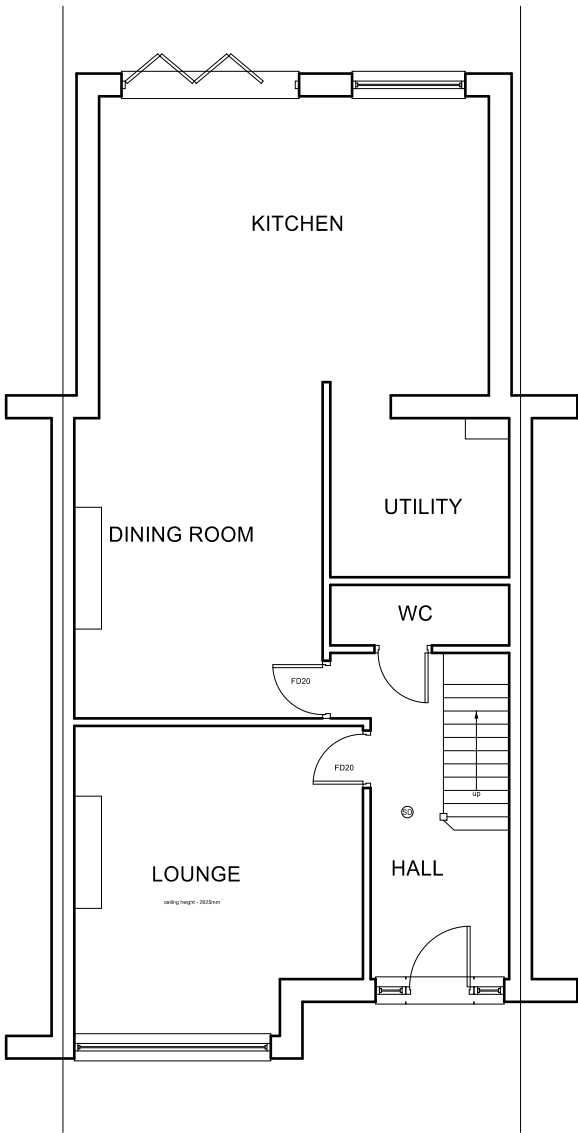
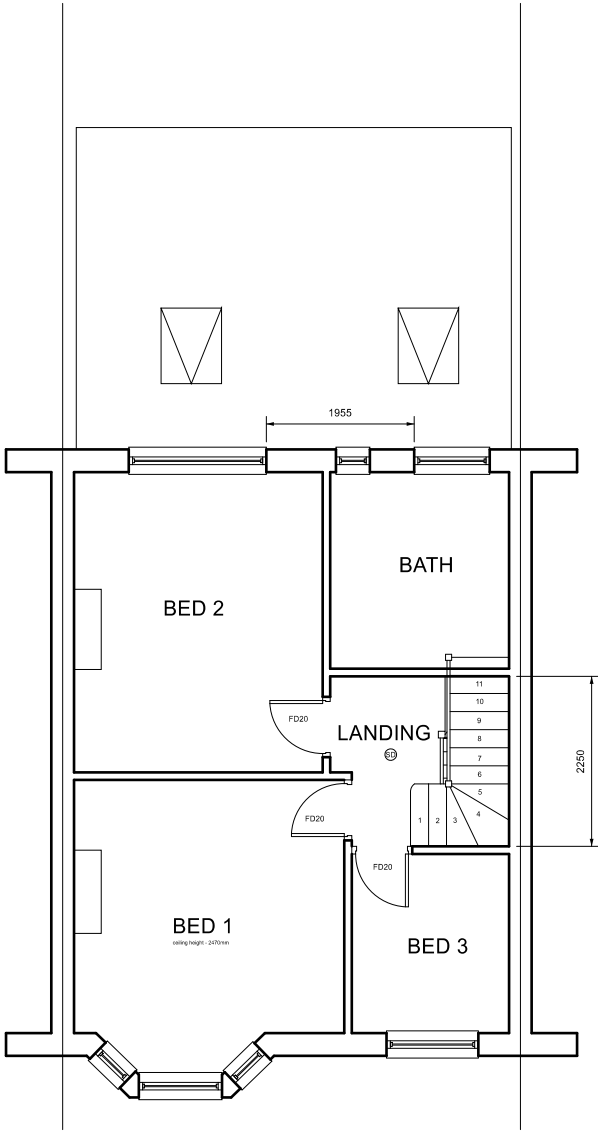
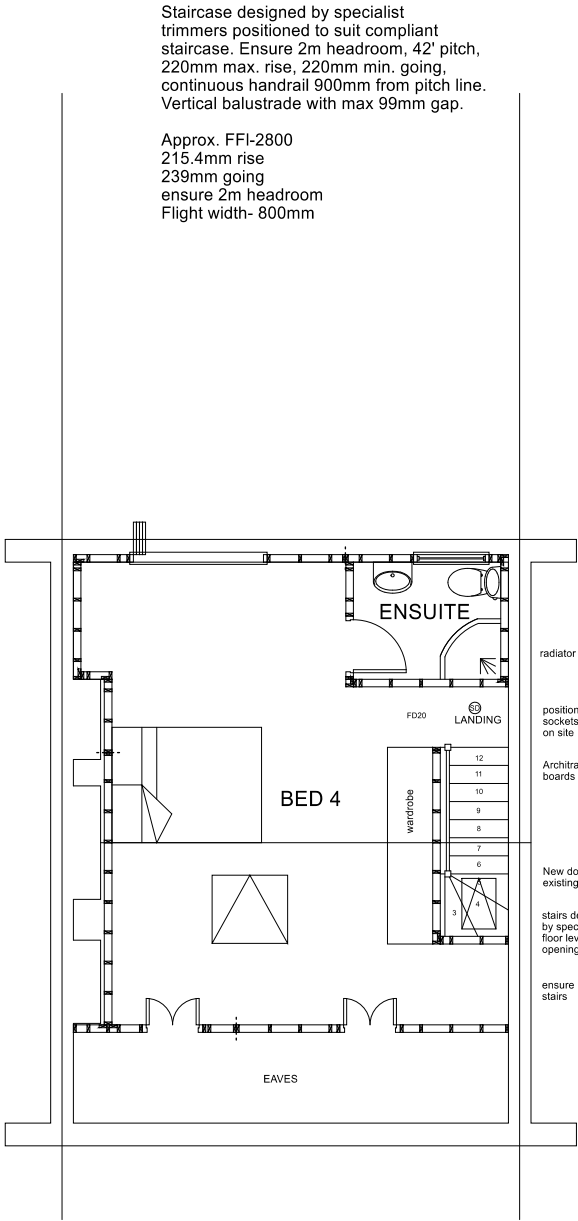




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR PLAN

Notes / Specification

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.

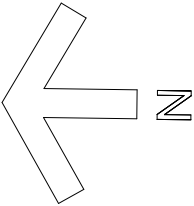
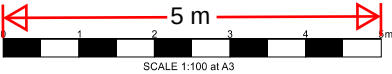
A Party wall agreement is to be in place prior to start of works on site.

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.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.



TBT Design Services

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Dilton, Aylesford
Kent, ME20 6EH

client 36 Woodfield Avenue,
Gravesend

project
Rear Dormer
Loft Conversion

drawing title
Proposed Plans

drawing scales 1:100	drawing no. 2145 Proposed Plans
date JULY 2024	drawn by RC

PLANNING