

The Contractor is to check all dimensions on site and report any discrepancies to the Contract Administrator. This drawing is to be read in conjunction with all other standard documentation.

GENERAL NOTES

This drawing is for Planning and Building Regulation submission only, NOT a working drawing. Contractor to take all relevant site dimensions, levels, drainage runs and inverts prior to starting work.

Any construction work carried out prior to receiving all necessary approvals for planning and /or building regulations is entirely at the householders / clients risk.

It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences. All building work to be completed to the satisfaction of the local authority building control officer and in accordance with the current building regulations and as such additional unforeseen building works may be required on site. Client to be aware of responsibilities under Party Wall Act and to obtain written approval for work affecting boundary wall.

Contractor to carry out work in a safe and proper manner with due care for health and safety of operatives. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. All materials above 20kg to be lifted with mechanical device.

The contractor shall inspect all adjoining properties which may be affected by the work prior to commencement or works and record and report with the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Elements of structure to have min. ½ hour fire resistance.

Plumbing and electric requirements to be agreed with client. Glazing in critical locations to be safety glass in accordance with part N of regs. And BS 6206 in doors and within 300 of doors to a height of 1500 above FFL and to 800 above FFL elsewhere.

Smoke alarms as shown (and or agreed) to be interlinked and wired to mains on separate fuse. Steel beam sat on concrete pad stones min. 150 seating. (where necessary as required by building control.)

Robust construction details to be used to limit air leakage and ensure continuity of insulation. Radiators to be fitted with thermostatic controls. Approved Document L1 2005

From the 1st April 2005, all new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boiler in the UK) rating of 86%. From the 1st of April 2005 Oil fired boilers must have a minimum SEDBUK rating of 85%.

Exceptional Circumstances permitting the installation of a Non - Condensing boiler. The installer must complete an Assessment form using the procedure described in the document guide to the condensing boiler installation procedure for dwellings (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.

Permitted development calculations of volume of hip to gable
Formula for hip to gable = 1/3 (base x height)
Value of base - Area of base = 1/2 (length x depth)

Length - measure on side elevation from eaves to eaves.
Depth - measure on side elevation from ridge of new gable to where it meets the bottom of the roof (i.e. where the original side of roof had its eaves)

Put values of base in Formula for hip to gable

Formula for hip to gable = 1/3 (base x height)

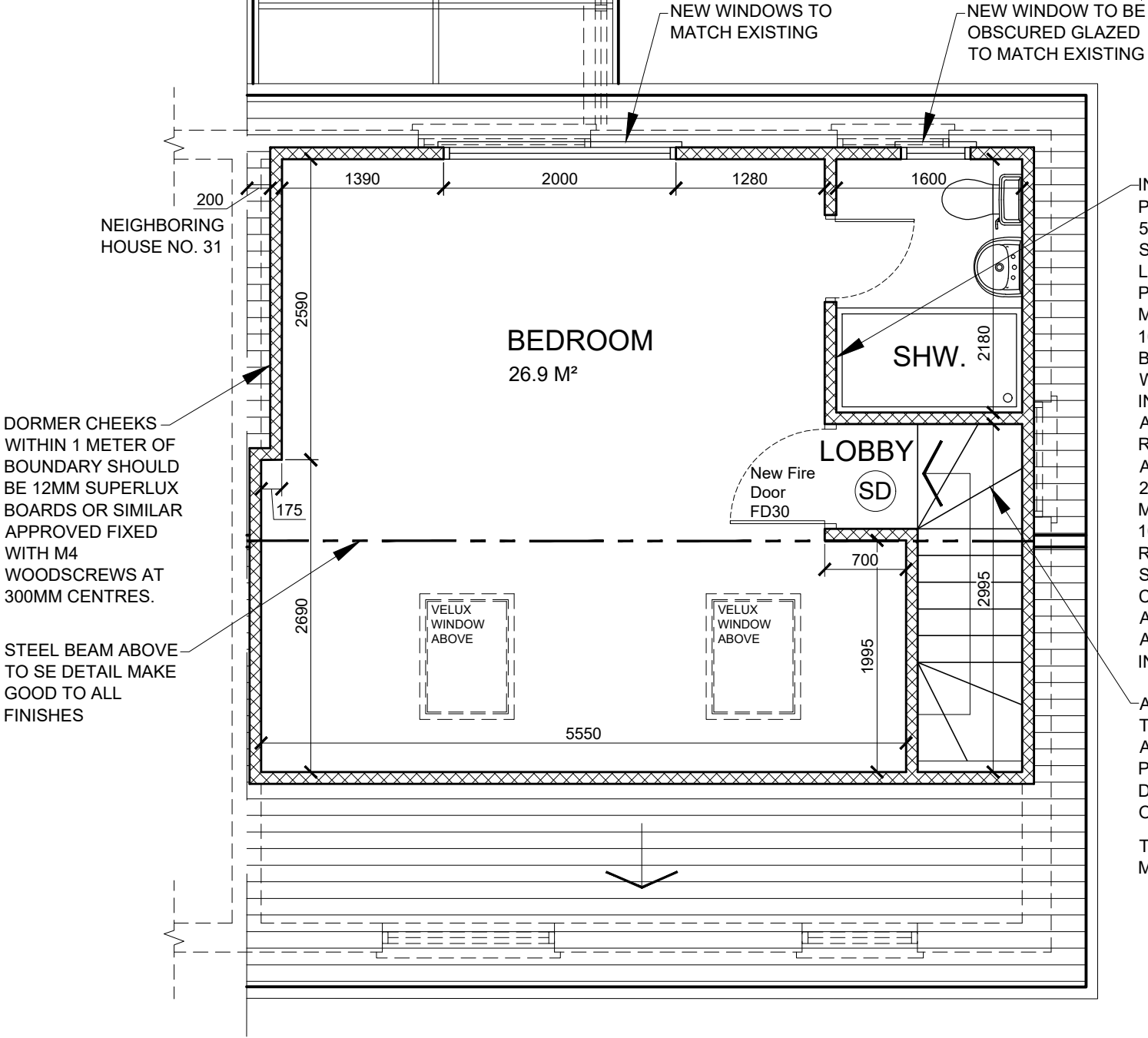
Height - measure on existing front elevation distance from the existing ridge (at top of hip) to end of the ridge of the proposed gable.

Area of base = 1/2 (length x depth)
= 1/2 (7.1 x 3.4)
= 12.1
Formula for hip to gable = 1/3 (base x height)
= 1/3 (12.1 x 2.9)
= 11.7
Volume for rear dormer = 1/2 (length x height x depth)
= 1/2 (6.7 x 2.3 x 3.4)
= 26.2

Volume of hip to gable and rear dormer = 11.7 + 26.2 = 37.9cu. m.

DORMER CHEEKS WITHIN 1 METER OF BOUNDARY SHOULD BE 12MM SUPERLUX BOARDS OR SIMILAR APPROVED FIXED WITH M4 WOODSCREWS AT 300MM CENTRES.

STEEL BEAM ABOVE TO SE DETAIL MAKE GOOD TO ALL FINISHES



EXISTING LOFT PLAN

rev.	description	date	chkd.
Design And Plan CONSULTANTS 93 Cotmandene Crescent, Orpington, Kent BR5 2RA 020 3004 9238 07931 931 035 s.nagpal@dapconsultants.co.uk www.dapconsultants.co.uk			
project : 33 Bucks Cross Road Northfleet			
drawing title : Existing Loft Plan			
drawn: TK	chkd: SS	date: 01.07.2025	
status: Permitted Dev.		scale: 1:50@A3	
proj no: 2802	drg no: 04	rev no: A	