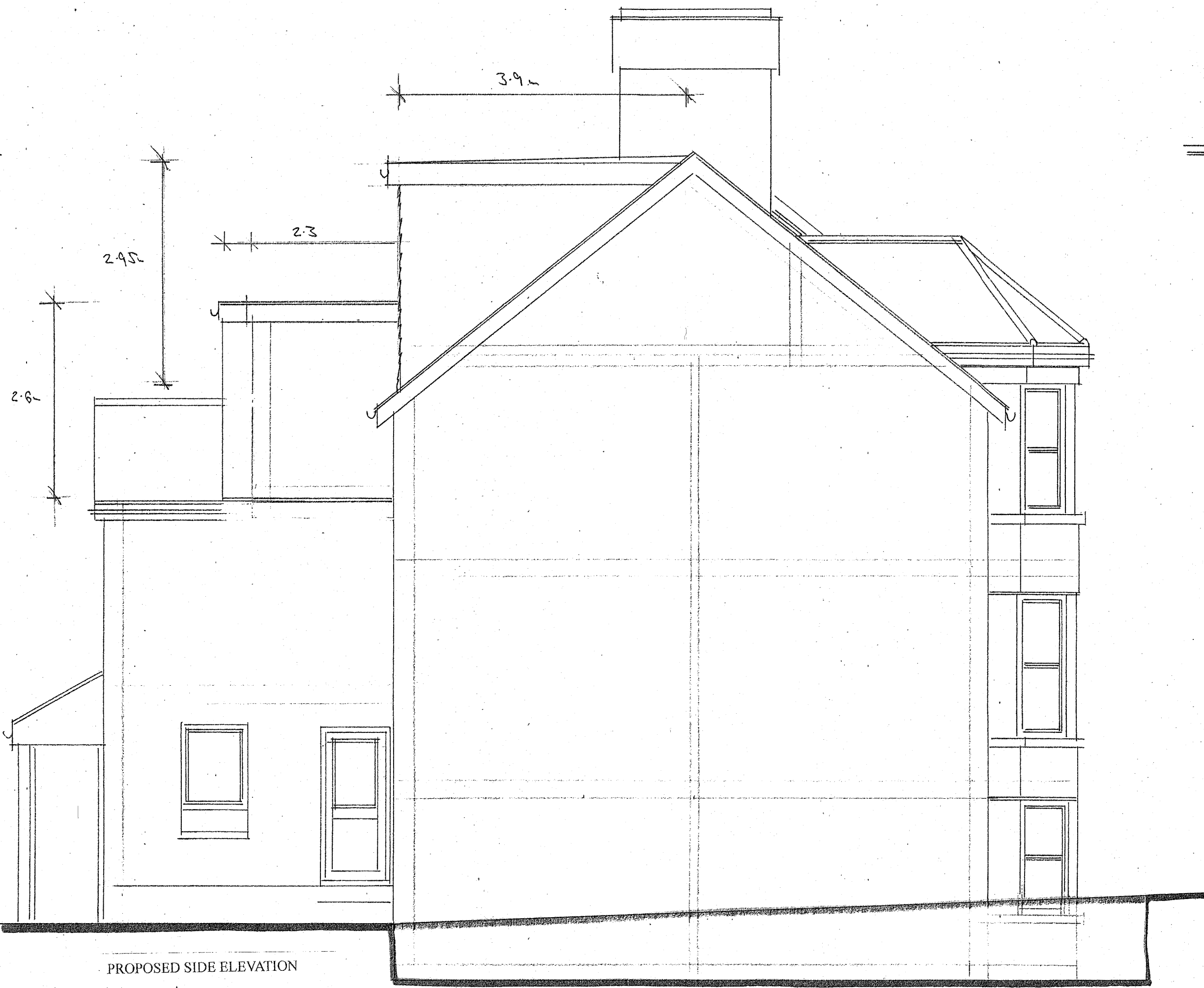
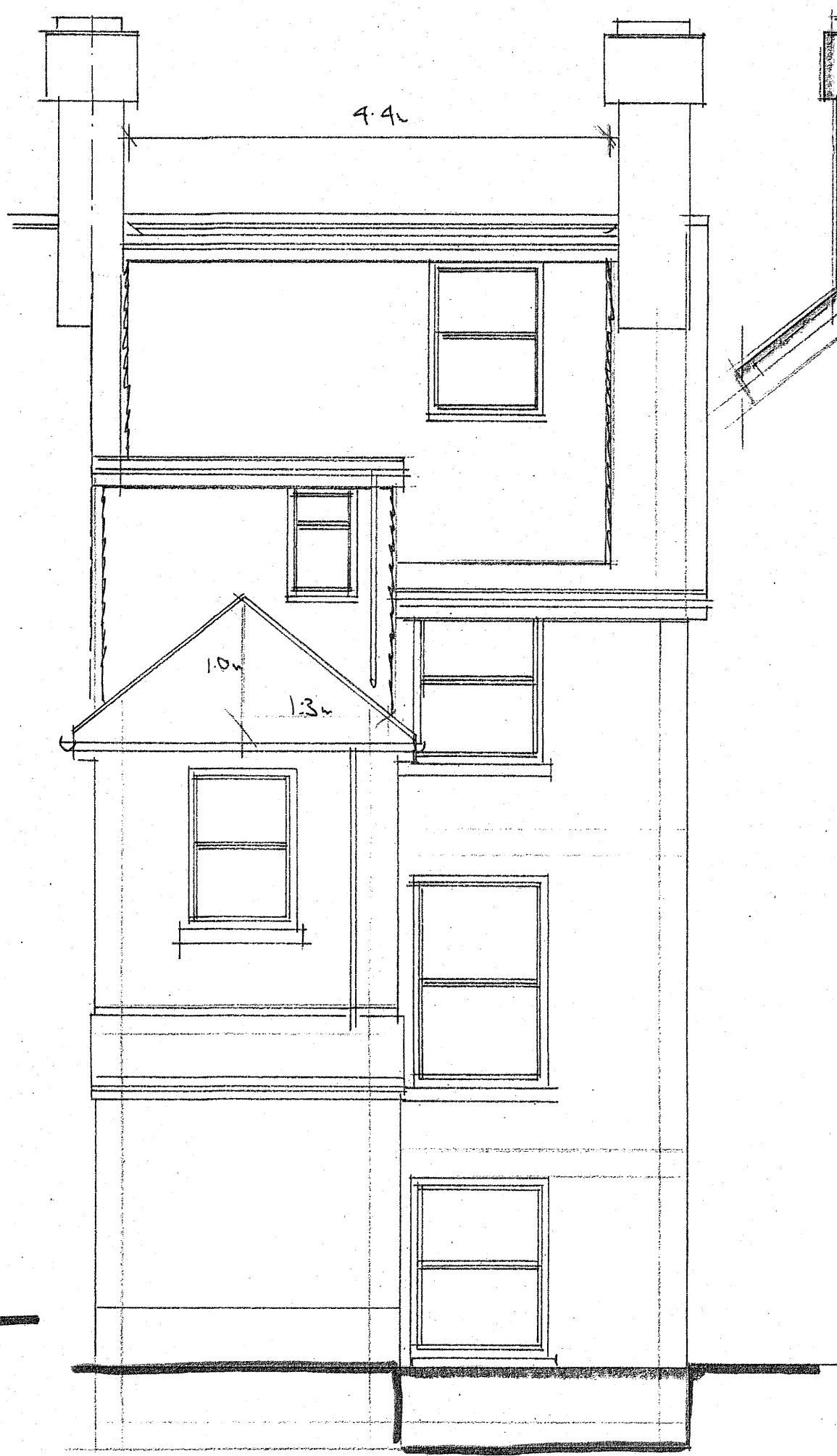




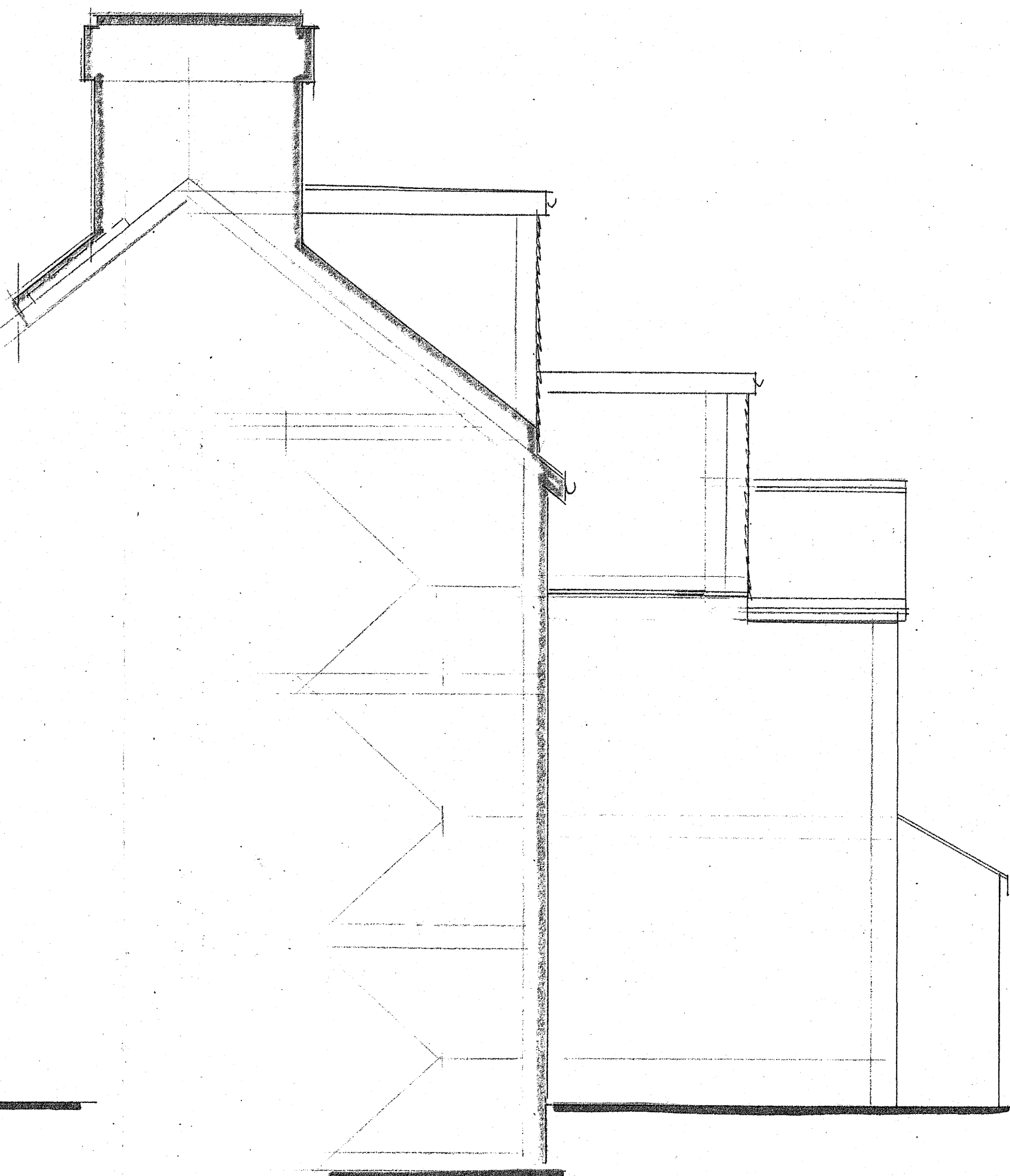
PROPOSED FRONT ELEVATION



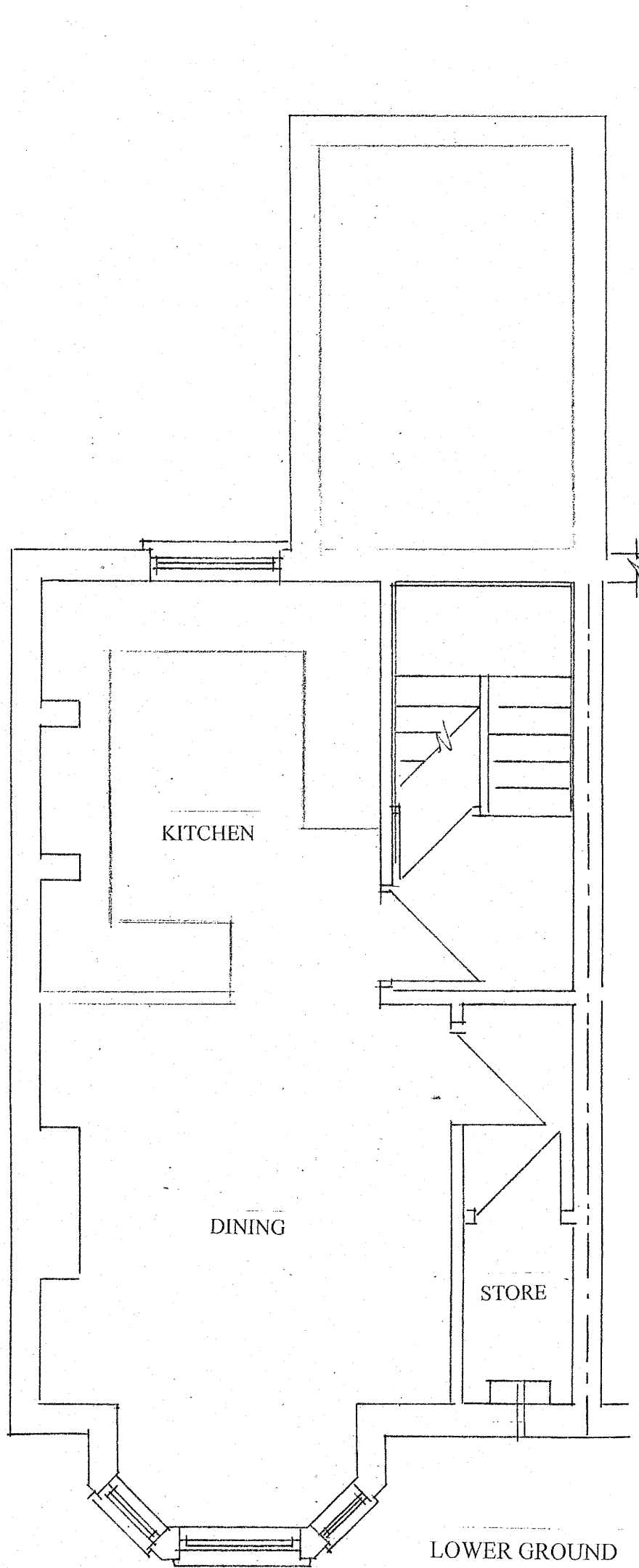
PROPOSED SIDE ELEVATION



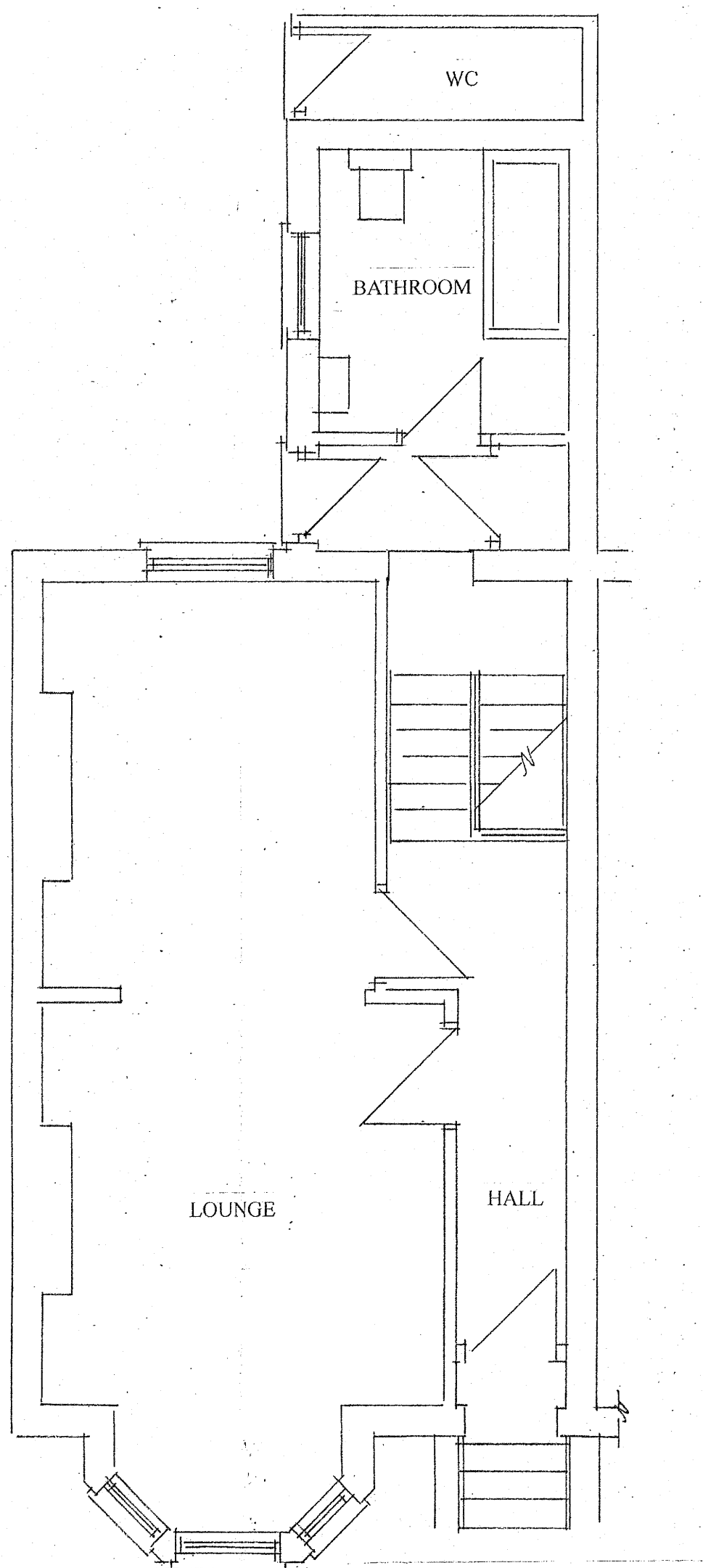
PROPOSED REAR ELEVATION



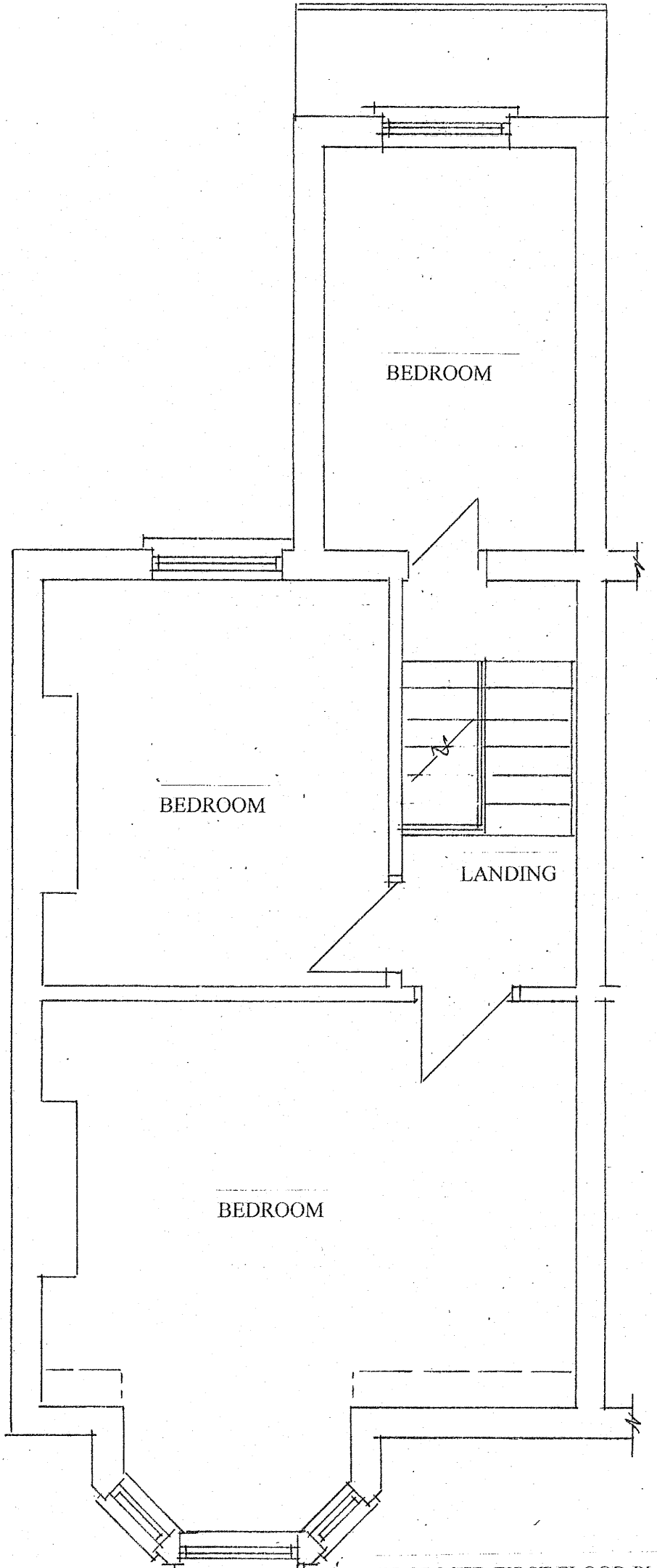
PROPOSED SIDE ELEVATION



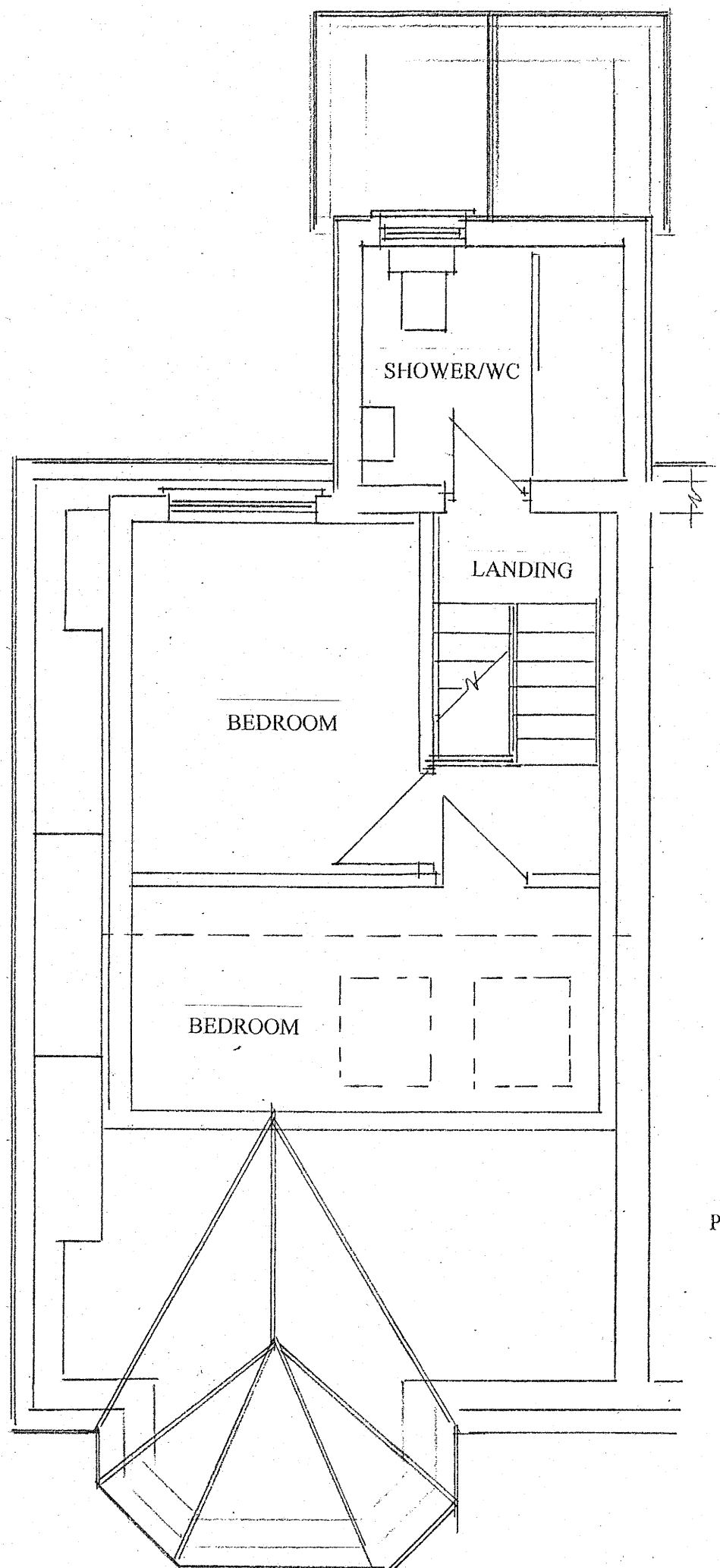
LOWER GROUND FLOOR



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

VOLUME CALCULATION

TARGET 40m³ MAX

Volume of encapsulated rear addition roof

1 x 1.3 x 2.3 = 2.99

DORMER

$\frac{4.4 \times 3.8 \times 2.95}{2} = 25.311$

OUT RIGGER DORMER

2.8 x 2.6 x 2.3 = 16.744

Therefore

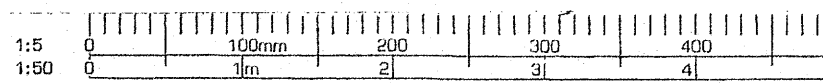
25.3112 + 16.744 - 2.99 = 39.065m³

PROPOSED CONSTRUCTION

- * New fascia and soffits will be constructed to match the existing.
 - * The new flat roof is to have three layer felt cover. With matching fascia and gutters.
 - * The new dormer cheeks and gable are to be covered in matching small hanging tiles to match the colour of the main roof.
 - * No part of the proposed alteration will be higher than the existing ridge including the S&VP.
 - * No part of the proposed dormer is to encroach over the centre line of the party wall.
 - * All new windows will be white UPVC double glazed to match the existing in style.
 - * Obscured to bathroom. Roof windows will be a maximum of 100mm above the line of the roof.
 - * The rear elevation dormer walls will be set back a minimum of 225mm from the fascia.
 - * All additional foul drainage will discharge to the main drains via S&VP as detailed. (If applicable)
 - * No additional roof plan area has been created.
- No alterations are proposed to any of the existing external surfaces to the front and

NOTE

The cubic additional volume of the proposed roof alterations and dormer will be no greater than 40m³.



PROPOSED
LOFT CONVERSION WITH
OUTRIGGER DORMER
PROPOSED PLANS & ELEVATIONS

SITE: 30 OLD ROAD EAST
GRAVESEND
KENT
DA12 1NR
FOR: MR & MRS GREGORY

PHILIP TAYLOR BUILDING PLANS
01622 861408
DRAWN NO 279/02/2512
SCALE 1:50
DATE 16/1/25