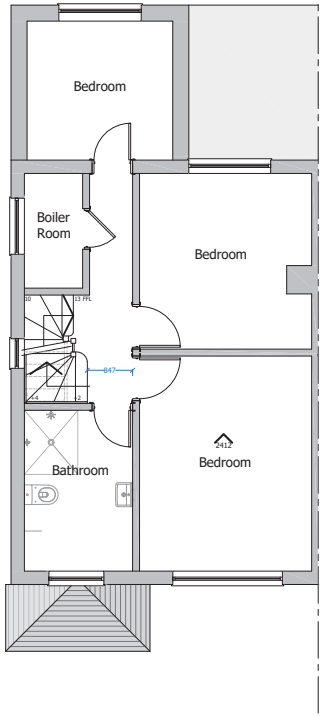
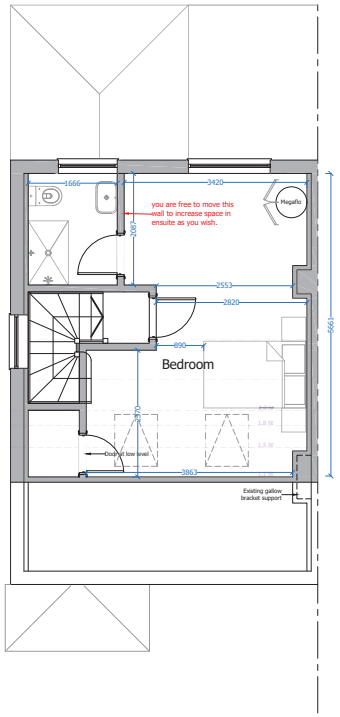
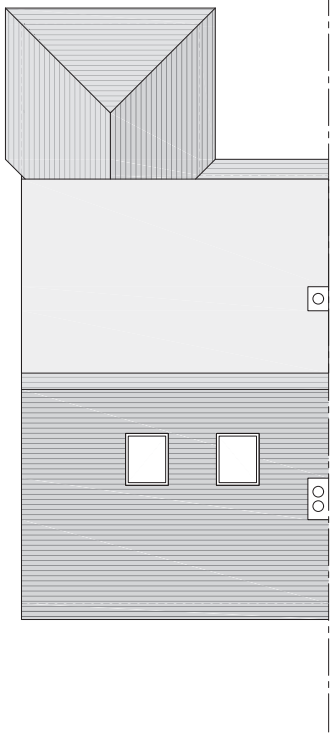



**FIRST FLOOR PLAN**




**FIRST FLOOR PLAN**



**ROOF PLAN**

Volume Calculation:

Roof of two storey ext:
(area x length)
2.8x2.83=7.92m³

Two storey ext roof intersection with proposed dormer:
(area x length)
2.01x1.66=3.34m³

Dormer:
(HxDxL) / 2
2.69x3.70x5.75=57.23
/2=28.62m³

(dormer-intersection)
28.62-3.34=25.28m³

Hip to Gable:
(BxHxL) / 6
8.01x3.13x4.0=100.28
/6=16.71m³

(Ext roof + Dormer + Gable)
7.92+25.28+16.71=**49.91m³**

**less than 50m³**

Council should check and confirm the above calculations and proposed drawings prior to commencement.

Roof extension PD:

- Max roof increase of 50 cubic metres additional roof space for 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 on article 2(3) land - conservation area, AONB, Broads
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves (edge of last tile)
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any alteration/roof window to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.

| | | | |
|---|---|---|---|
| PROJECT. | Loft conversion | | |
| ADDRESS. | 20 Mansfield Drive Hayes UB4 8DZ | | |
| DRAWING. | Proposed GA | | DATE. 06/2021 |
| REV. | SCALE.1/100 | PAGE. 02 | PAPER. A3 |

Do not scale from drawing (apart from the planning department). All dimensions/levels must be checked on site by a contractor/third party prior to commencement. Any discrepancies must be reported to us in writing before proceeding. All works are copyright protected and must not be copied or transmitted without our prior written permission. Copyright infringements shall be legally enforced and pursued. Works should not commence before a Planning/Building Control approval is received. Client bears full responsibility for any resulting alterations due to commencement of works prior to an approval.

1/100 2m 4m
1/200 4m 8m
1/500 10m 20m

| Date | Rev. | Details |
|---|---|---|
| - | | |

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