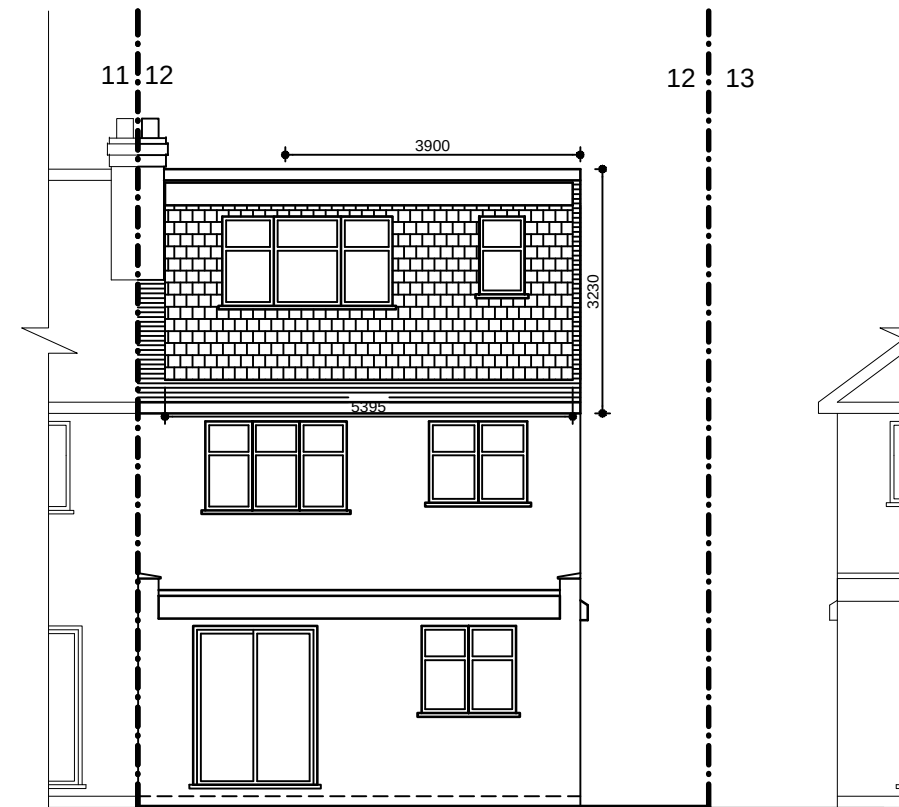




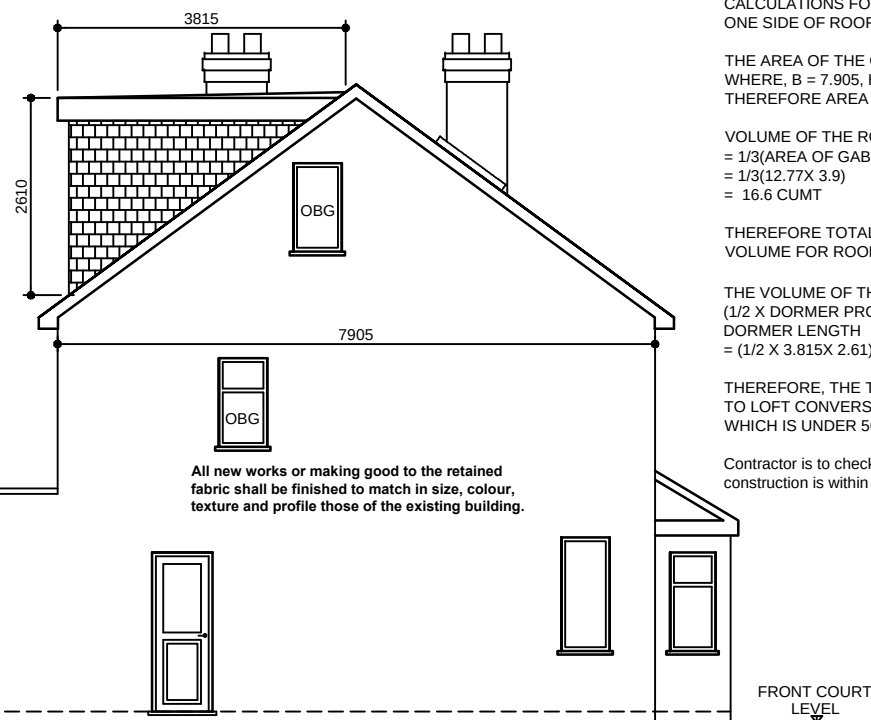
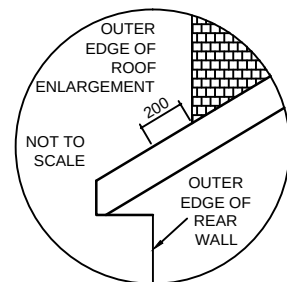
FRONT ELEVATION PROPOSED
(BOUNDARY WALL/FENCE ARE OMITTED FOR CLARITY OF ELEVATION)



REAR ELEVATION PROPOSED
(BOUNDARY WALL/FENCE & SHED ARE OMITTED FOR CLARITY OF ELEVATION)

ENLARGED EAVES DETAIL

As per recent High Court case (Waltham Forest London Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2816, the 20cm set back should be measured from the closest point of the projecting eaves (which is the intersection with the wall), rather than from the outer edge of the projecting eaves.



SIDE ELEVATION PROPOSED (AS SEEN FROM ALLEYWAY)
(BOUNDARY WALL/FENCE & SHED ARE OMITTED FOR CLARITY OF ELEVATION)

VOLUME CALCULATIONS.

The dormer is to be built under permitted development class B, the total increase in volume of the roof is to be under 50 cumt.

CALCULATIONS FOR CONVERTING HIP TO GABLE END AT ONE SIDE OF ROOF:

THE AREA OF THE GABLE END = $1/2 \times B \times H$
WHERE, $B = 7.905$, $H = 3.23$
THEREFORE AREA = $1/2 \times 7.905 \times 3.23 = 12.77$ SQM

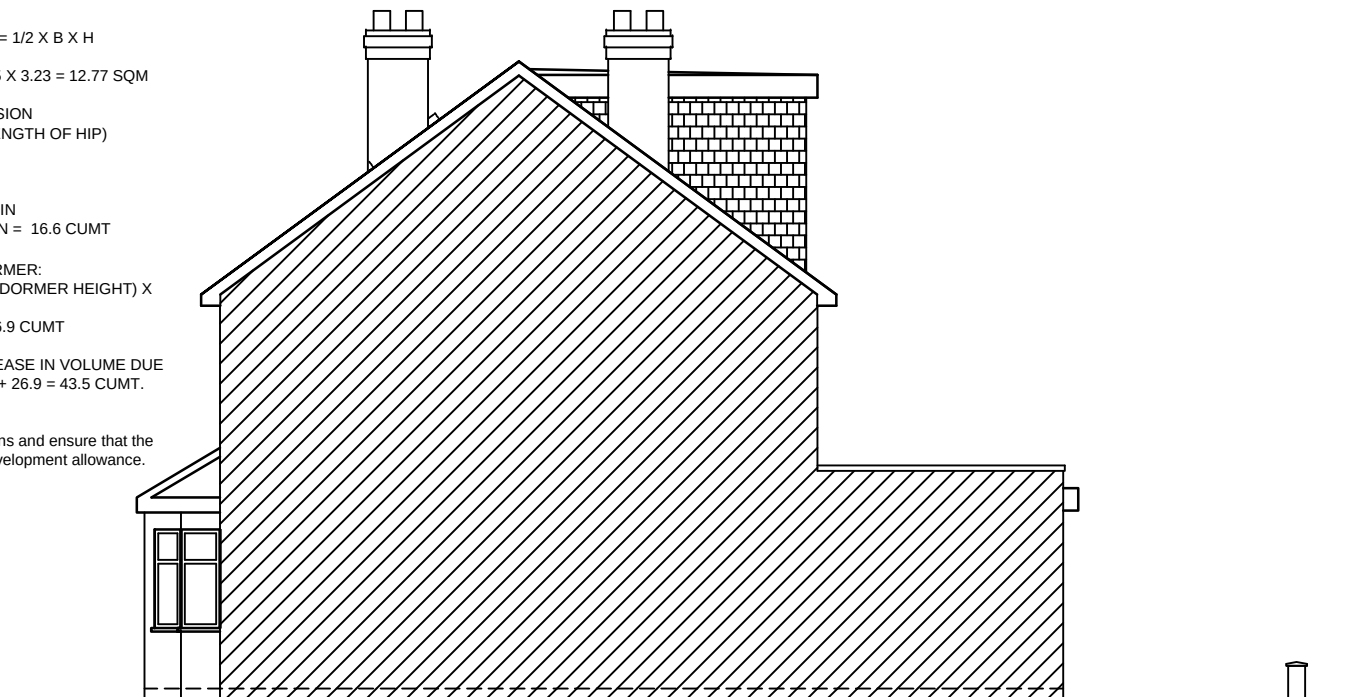
VOLUME OF THE ROOF EXTENSION
= $1/3(\text{AREA OF GABLE END} \times \text{LENGTH OF HIP})$
= $1/3(12.77 \times 3.9)$
= 16.6 CUMT

THEREFORE TOTAL INCREASE IN VOLUME FOR ROOF EXTENSION = 16.6 CUMT

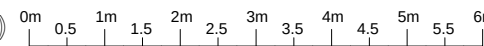
THE VOLUME OF THE NEW DORMER:
 $(1/2 \times \text{DORMER PROJECTION} \times \text{DORMER HEIGHT}) \times \text{DORMER LENGTH}$
= $(1/2 \times 3.815 \times 2.61) \times 5.395 = 26.9$ CUMT

THEREFORE, THE TOTAL INCREASE IN VOLUME DUE TO LOFT CONVERSION IS, $16.6 + 26.9 = 43.5$ CUMT. WHICH IS UNDER 50 CUMT.

Contractor is to check all dimensions and ensure that the construction is within permitted development allowance.



SIDE ELEVATION PROPOSED (AS SEEN FROM NO 11)
(BOUNDARY WALL/FENCE & SHED ARE OMITTED FOR CLARITY OF ELEVATION)



			PROJECT: HIP TO GABLE LOFT CONVERSION WITH A REAR DORMER AND ASSOCIATED ALTERATIONS AT 12 PEACHEY LANE, COWLEY, UXBRIDGE UB8 3RX	Title: Elevations Proposed	
	21/10/2020	FOR CERTIFICATE OF LAWFULNESS		Drawn By: PSL	Rev: Date:21/10/2020
	20/10/2020	FOR CLIENTS REVIEW		SCALE: 1:100@A3	DRG. NO: 2101-PEACHEY LANE 12-104
Rev	Date	Comment			