

NOTE:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

DIMENSIONS:  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

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DO NOT SCALE FROM THIS DRAWING. DIMENSIONS STATED ARE FOR GUIDANCE ONLY. CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS. MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

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THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS HAVE BEEN TAKEN. ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN LOFT IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND ANY EXISTING EXTENSIONS.  
IT IS THE RESPONSIBILITY OF OWNER TO DEMOLISH ANY EXTENSIONS WHICH WERE NOT PART OF ORIGINAL HOUSE BEFORE THE WORK ON PROPOSED LOFT COMMENCES.

NOTES:  
This drawing is for statutory planning purposes only. All measurements to be checked on site.

The owner has a duty under the Party Wall Act 1996 to serve a Party structure Notice to any adjoining owner if building work on or near an existing Party Wall involves:

- Support of Beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

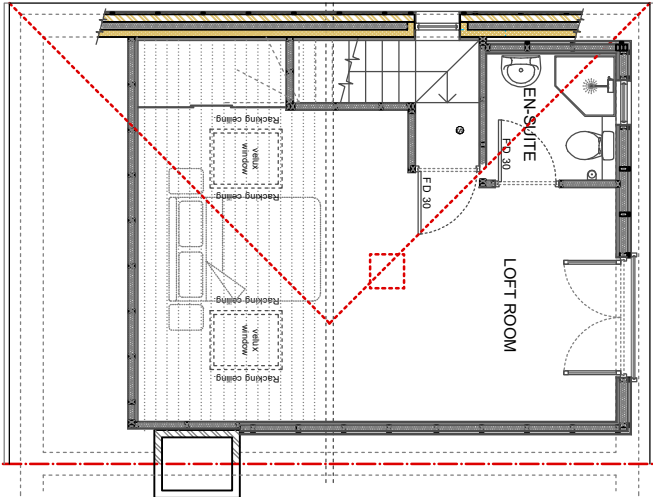
A Party Wall Agreement is required to be in place prior to construction work on site.

HIP TO GABLE LOFT CONVERSION  
VOLUME CALCULATIONS

VOLUME OF HIP TO GABLE = V1  
{ L1 x W1 x H1 } ÷ 6  
4.46mx8.12mx3.25m ÷ 6  
117.699  
6  
= 19.616m³

VOLUME OF PROPOSED  
MAIN DORMER = V2  
{ L2 x W2 x H2 } ÷ 2  
3.2mx5.2mx2.3m ÷ 2  
38.272  
2  
= 19.136m³

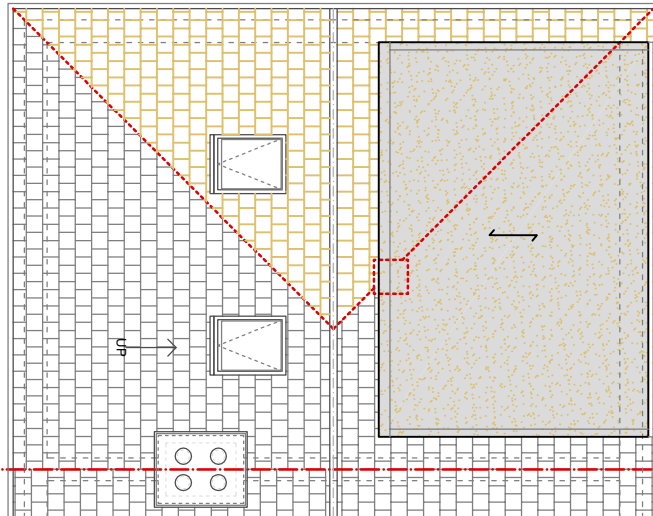
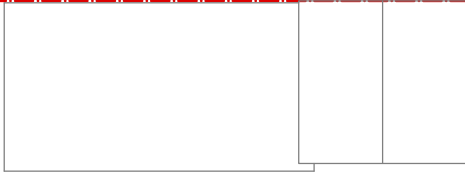
TOTAL VOLUME OF PROPOSED  
DORMER = V1+V2  
19.136m³+19.699m³  
38.835m³  
i.e: 38.835m³ < \*40.0m³  
40.0m³ PDR a volume allowance for terraced houses



LOFT FLOOR PLAN AS PROPOSED

1 ALMOND CLOSE, HAYES - UB3 1JQ

B/L



ROOF PLAN AS PROPOSED

1 ALMOND CLOSE, HAYES - UB3 1JQ

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P L A N N I N G I S S U E

REV.	DATE	DESCRIPTION	PROJECT
DWG NO:	CLP/A632/04	SCALE	LOFT CONVERSION WITH REAR DORMER AT 1 ALMOND CLOSE, HAYES - UB3 1JQ
DATE	JUN. 2023	DRAWN BY	DRAWING TITLE
		MQ	PROPOSED SECOND & ROOF PLAN



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