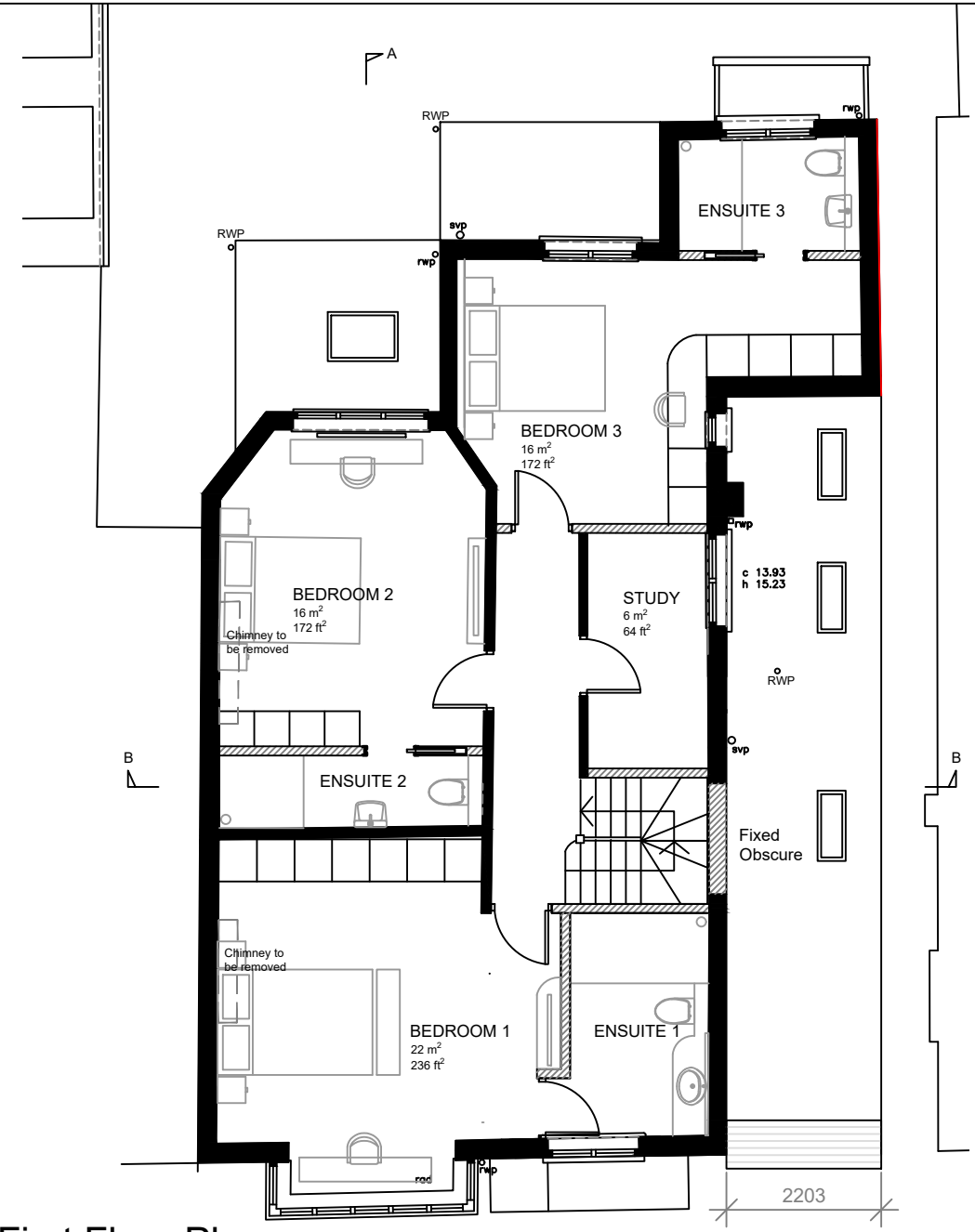
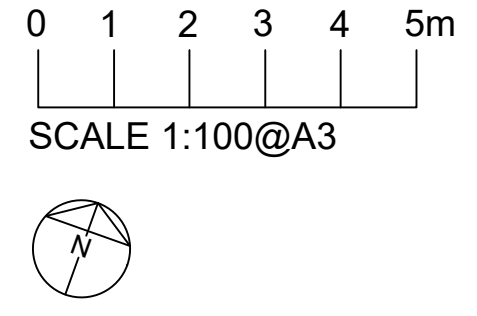


Ground Floor Plan



First Floor Plan

- Notes:
- Planners can scale from this drawing.
  - Contractor to verify all dimensions on site.
  - Any discrepancy to be reported to the architect for clarification.
  - Drawing and specifications to be read in conjunction with information from all other design consultants and contractors.
  - Drawings and specifications to be read in conjunction with Designer's Hazard and Environment Assessment Record in accordance with current CDM regulations.
  - All new proposed roof and wall finishes to match existing materials.
  - All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.



PD NOTES

**Class B and C: Loft conversion (Roof extension)**

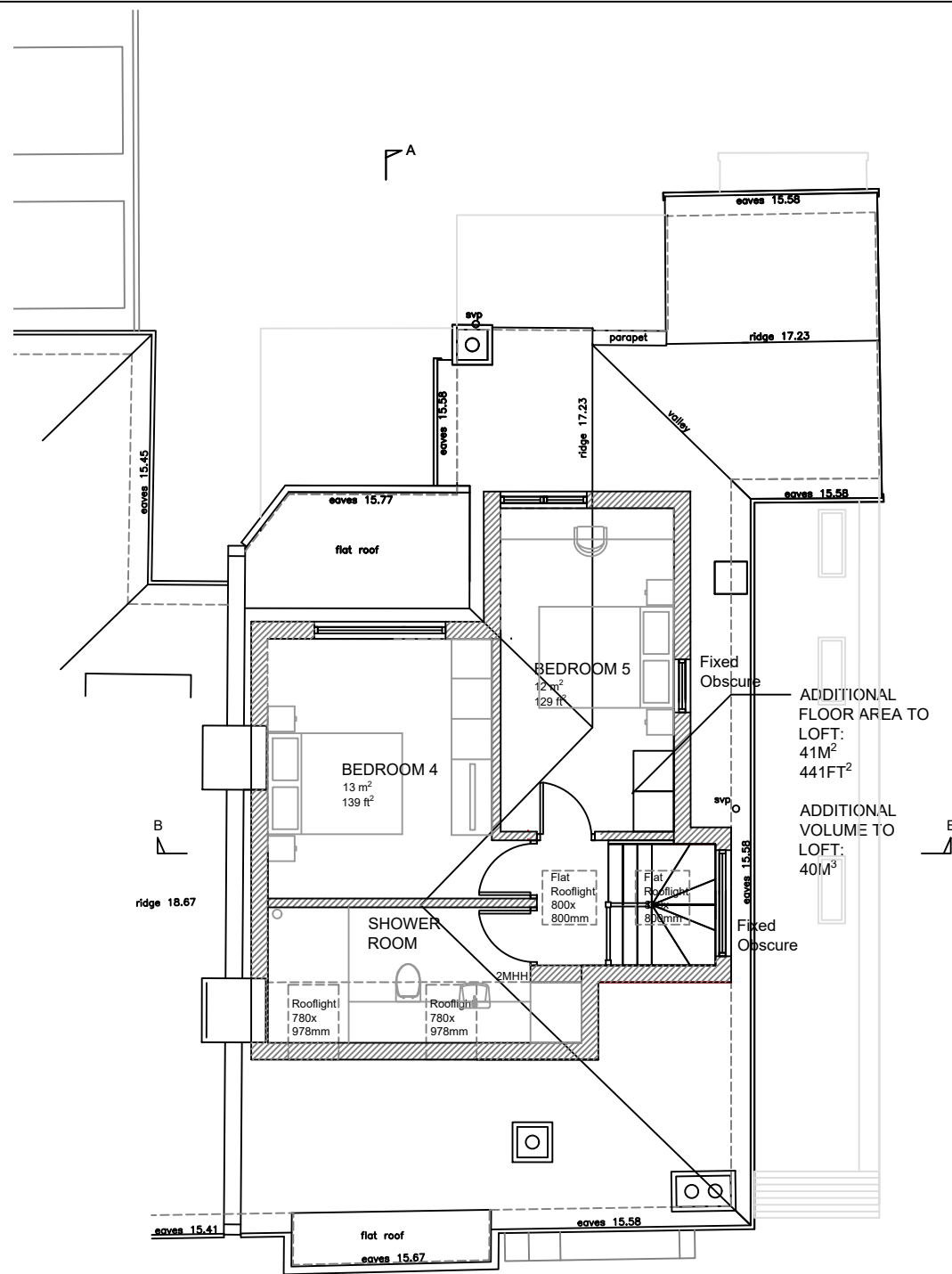
- Any additional roof space created must not exceed - 40 cubic metres for terraced houses. - 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
- Materials to be similar in appearance to the existing house.
- No part of the extension to be higher than the highest part of the existing roof.
- Verandas, balconies or raised platforms are NOT permitted development.
- Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves.
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any roof lights on the plane of the slope of the original roof will not protrude more than 150mm beyond the plane.

**Class A: Single-storey extension**

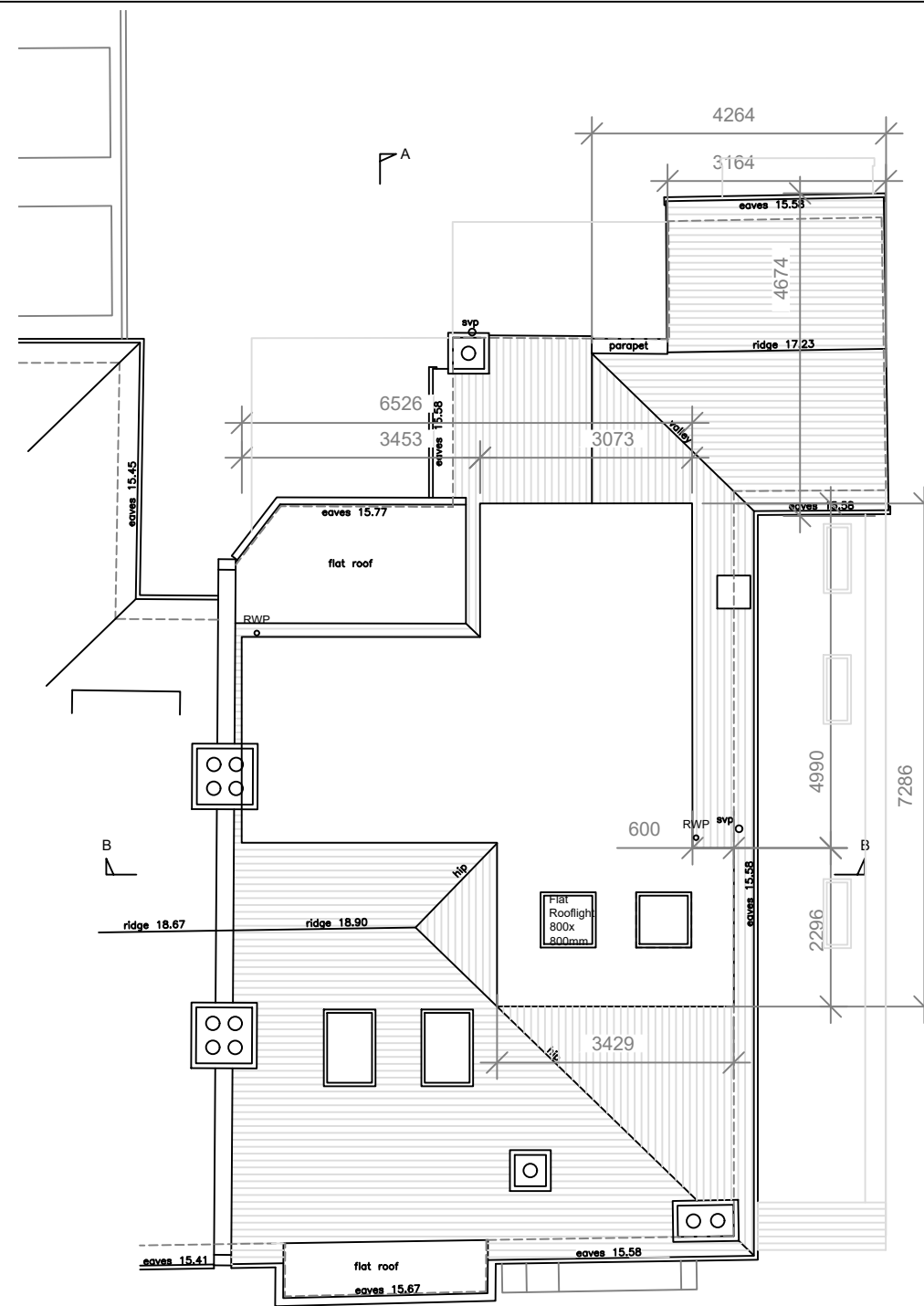
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
- No extension forward of the principal elevation or side elevation fronting a highway.
- Materials to be similar in appearance to the existing house.
- Side extensions to be single storey.
- Width of side extension must not have a width greater than half the width of the original house.
- Side extensions to have a maximum height of four metres and width no more than half that of the original house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Maximum eaves and ridge height of extension no higher than existing house.

rev	details	date
project		
4 Menelik Rd		
drawing		
Ground & First Plan As Proposed - Single storey rear & side extension & loft conversion		
job no	drawing no	rev
2215	10	
status		
Permitted Development		
date	scale @ A3	
13/09/22	1:100	

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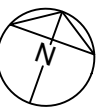
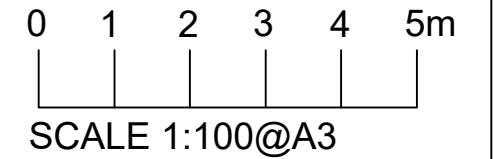


Loft Plan



Roof Plan

- Notes:
- Planners can scale from this drawing.
  - Contractor to verify all dimensions on site.
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  - Drawings and specifications to be read in conjunction with Designer's Hazard and Environment Assessment Record in accordance with current CDM regulations.
  - All new proposed roof and wall finishes to match existing materials.
  - All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.



PD NOTES

**Class B and C: Loft conversion (Roof extension)**

- Any additional roof space created must not exceed - 40 cubic metres for terraced houses.
- - 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
- Materials to be similar in appearance to the existing house.
- No part of the extension to be higher than the highest part of the existing roof.
- Verandas, balconies or raised platforms are NOT permitted development.
- Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
- Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves.
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any roof lights on the plane of the slope of the original roof will not protrude more than 150mm beyond the plane.


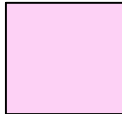

**Class A: Single-storey extension**

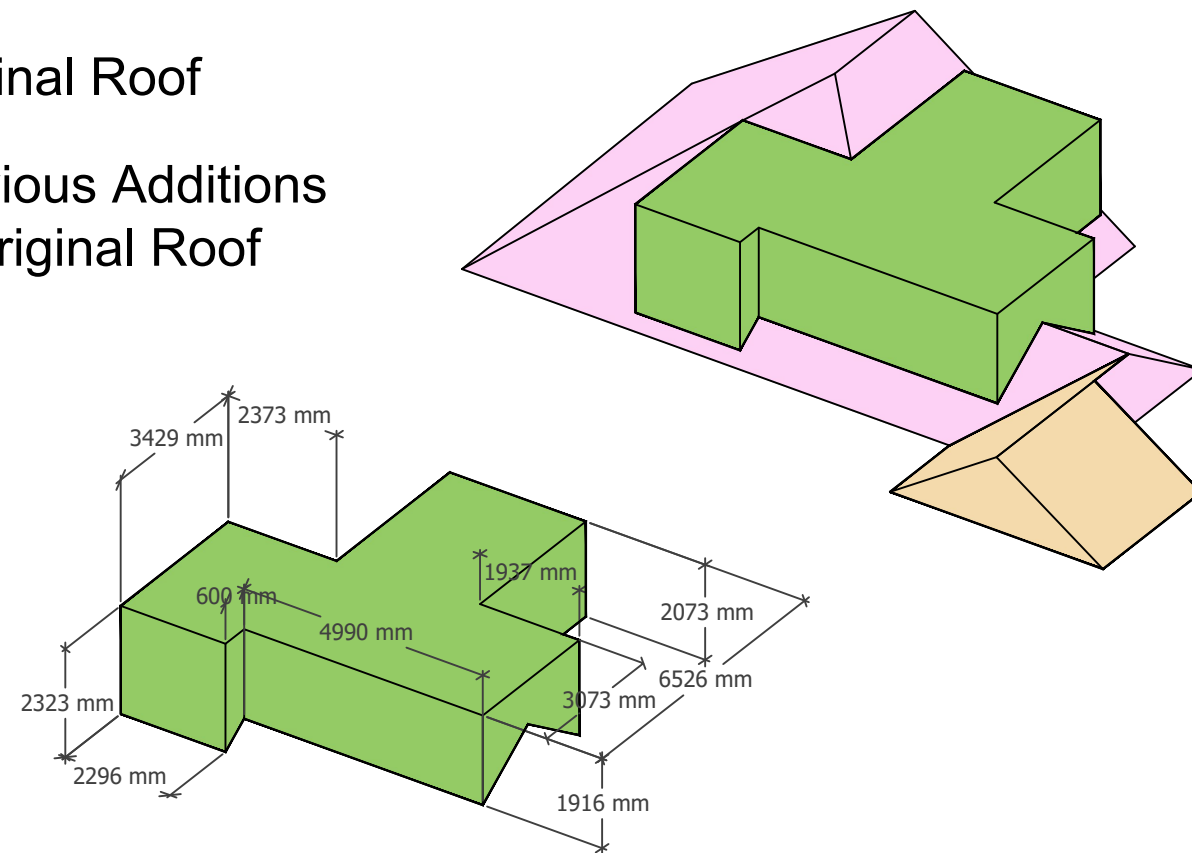
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
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- Materials to be similar in appearance to the existing house.
- Side extensions to be single storey.
- Width of side extension must not have a width greater than half the width of the original house.
- Side extensions to have a maximum height of four metres and width no more than half that of the original house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Maximum eaves and ridge height of extension no higher than existing house.

rev	details	date
project		
4 Menelik Rd		
drawing		
Loft & Roof Plan		
As Proposed - Single storey rear & side extension & loft conversion		
job no	drawing no	rev
2215	11	
status		
Permitted Development		
date	scale @ A3	
13/09/22	1:100	

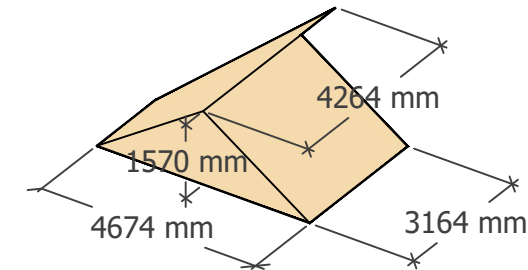
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-  Additional Volume
-  Original Roof
-  Previous Additions to Original Roof



Previous roof addition



Additional Volume = 38.5m<sup>3</sup>  
 Previous roof additions (over garage) = 11.5m<sup>3</sup>  
 Total (over garage) = 50m<sup>3</sup>

- Notes:
- Planners can scale from this drawing.
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  - Drawings and specifications to be read in conjunction with Designer's Hazard and Environment Assessment Record in accordance with current CDM regulations.
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  - All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

PD NOTES

**Class B and C: Loft conversion (Roof extension)**

- Any additional roof space created must not exceed - 40 cubic metres for terraced houses.
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- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any roof lights on the plane of the slope of the original roof will not protrude more than 150mm beyond the plane.

**Class A: Single-storey extension**

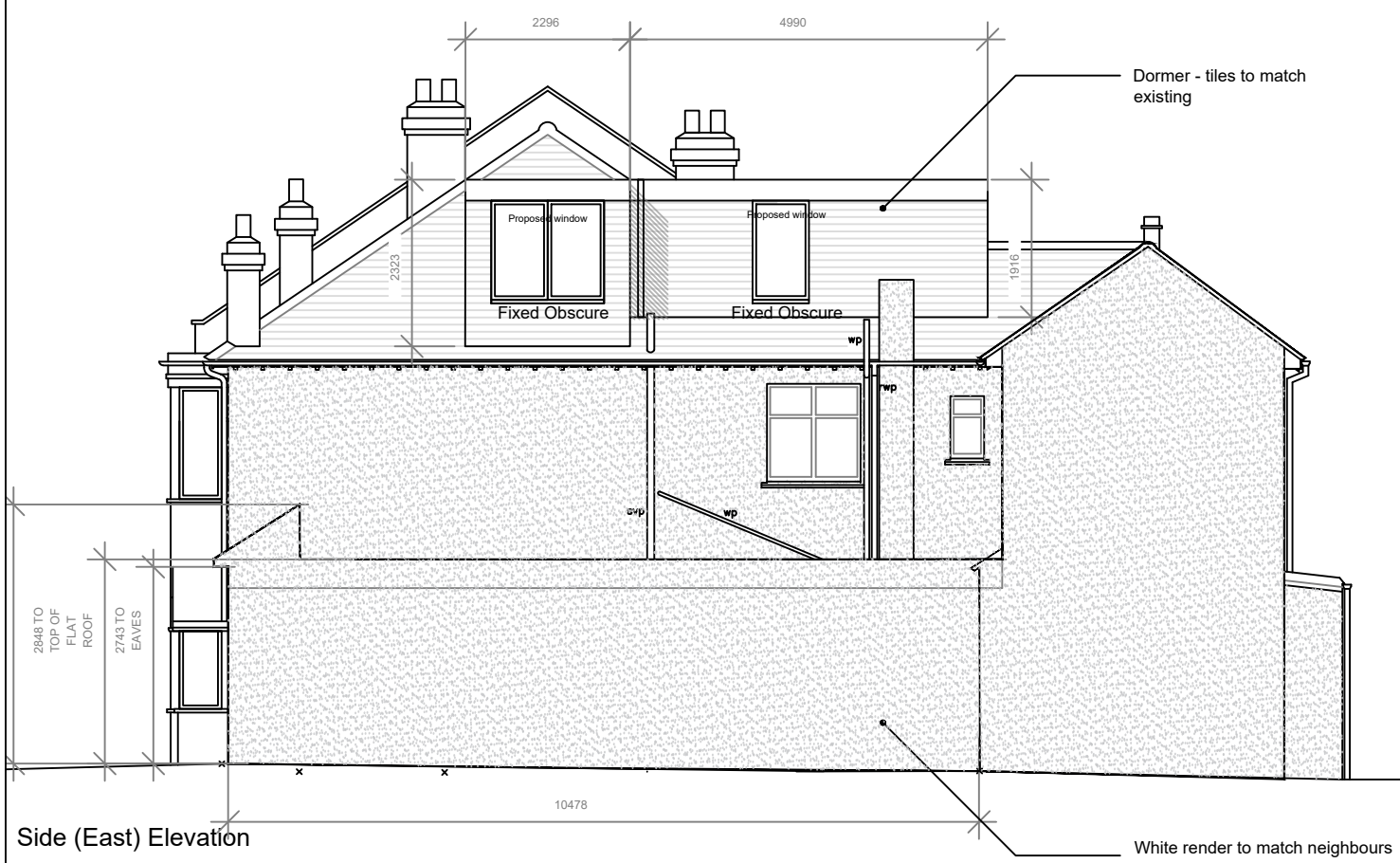
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
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- The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
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- Width of side extension must not have a width greater than half the width of the original house.
- Side extensions to have a maximum height of four metres and width no more than half that of the original house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Maximum eaves and ridge height of extension no higher than existing house.

rev	details	date
project		
4 Menelik Rd		
drawing		
Additional Volume Calculation As Proposed - Single storey rear & side extension & loft conversion		
job no	drawing no	rev
2215	12	
status		
Permitted Development		
date	scale @ A3	
13/09/22	1:100	

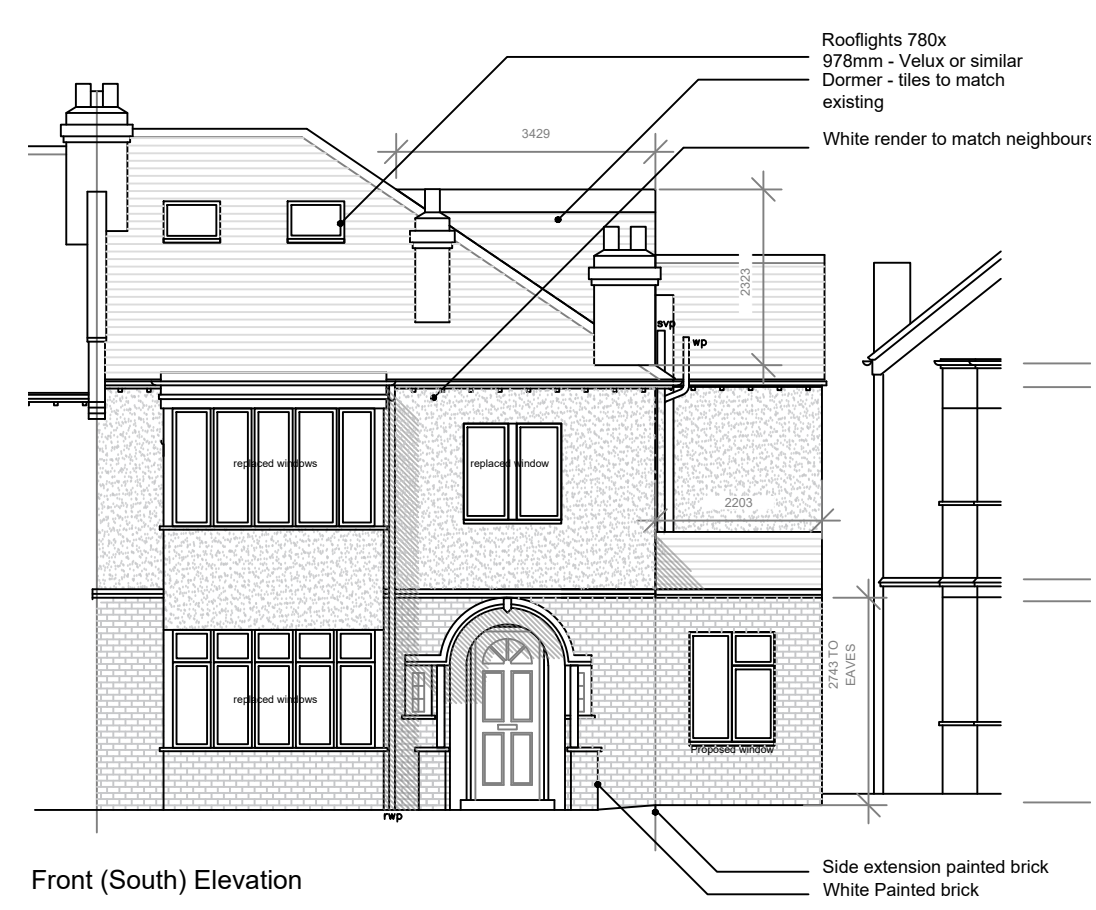
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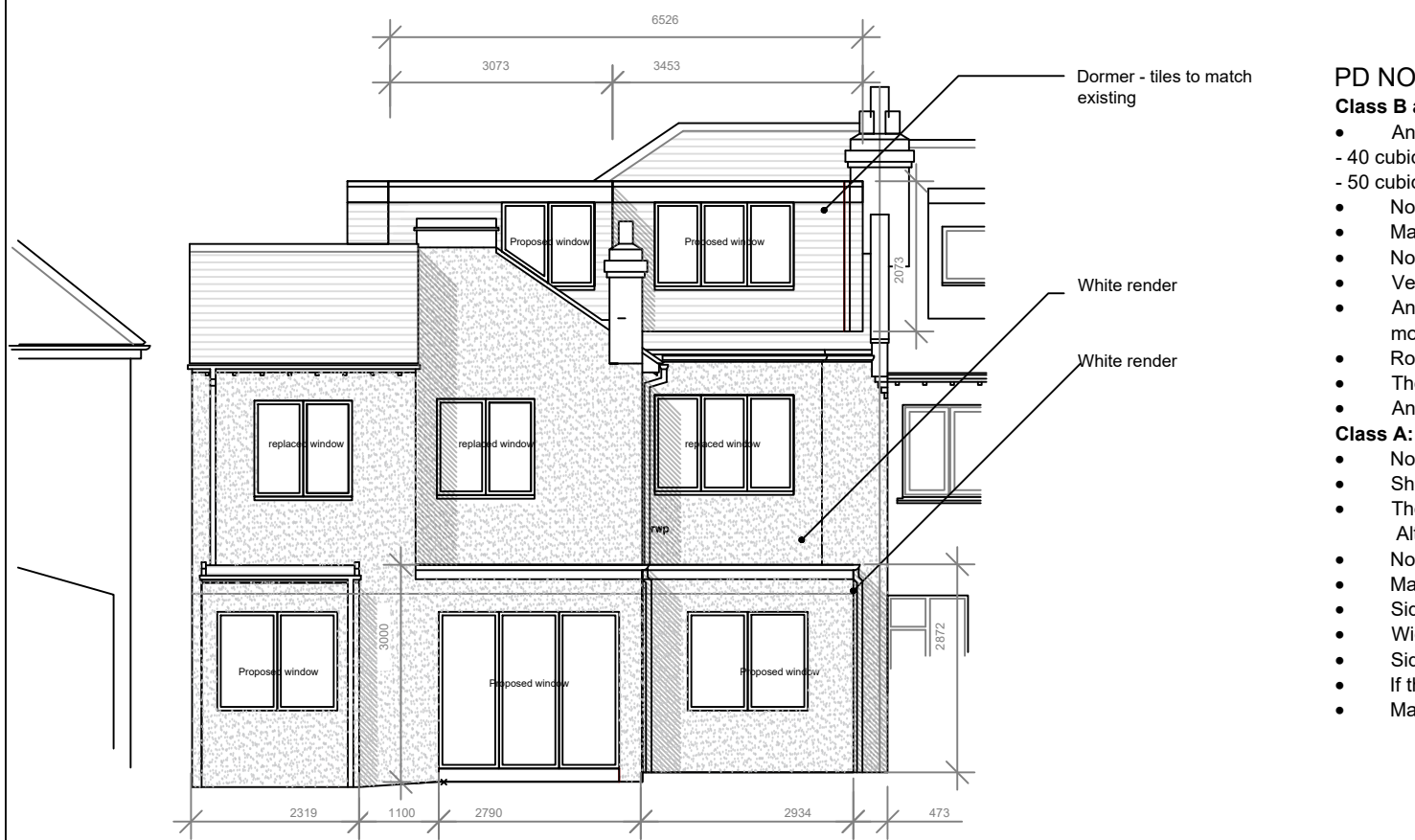
- Notes:
- Planners can scale from this drawing.
  - Contractor to verify all dimensions on site.
  - Any discrepancy to be reported to the architect for clarification.
  - Drawing and specifications to be read in conjunction with information from all other design consultants and contractors.
  - Drawings and specifications to be read in conjunction with Designer's Hazard and Environment Assessment Report in accordance with current CDM regulations.
  - All new proposed roof and wall finishes to match existing materials.
  - All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.



Side (East) Elevation



Front (South) Elevation



Rear (North) Elevation

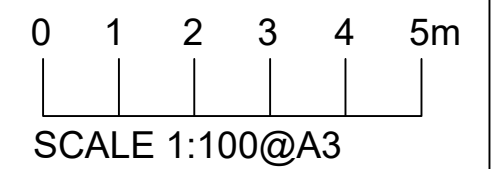
**PD NOTES**

**Class B and C: Loft conversion (Roof extension)**

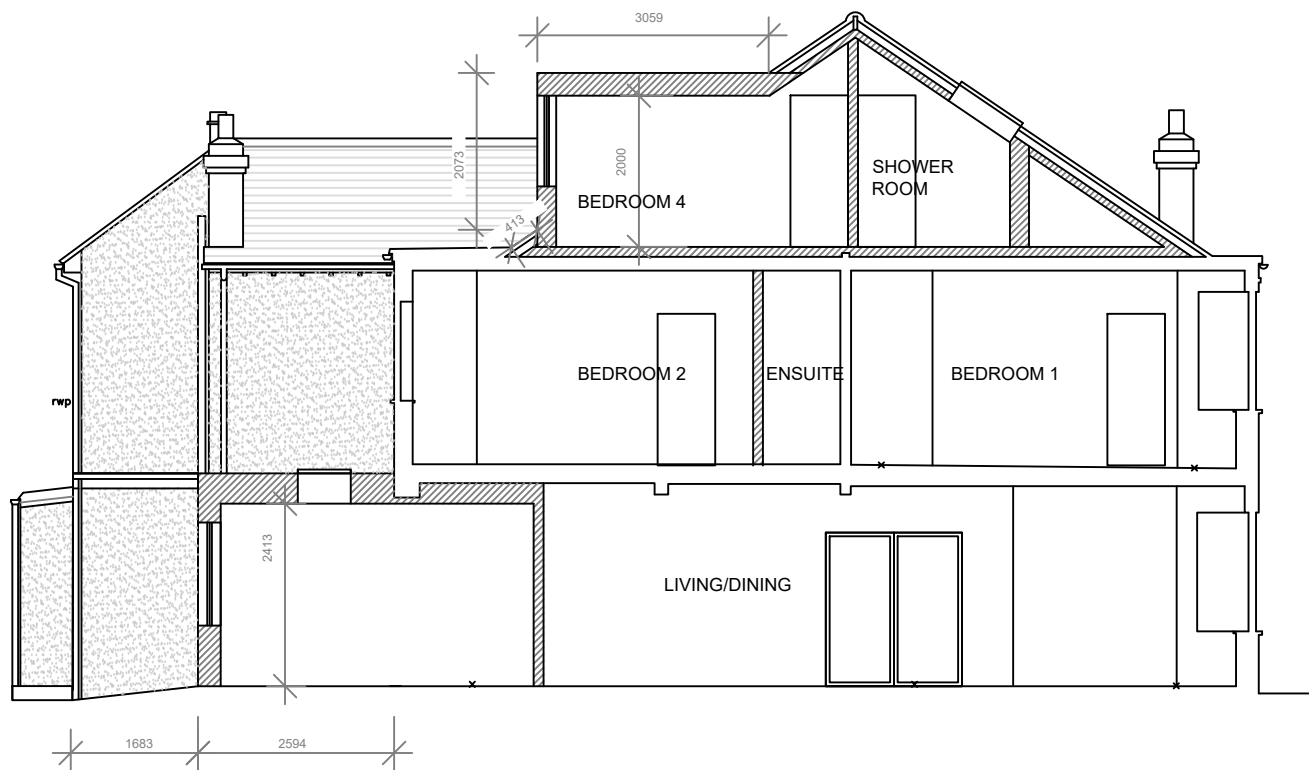
- Any additional roof space created must not exceed - 40 cubic metres for terraced houses. - 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
- Materials to be similar in appearance to the existing house.
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- Any roof lights on the plane of the slope of the original roof will not protrude more than 150mm beyond the plane.

**Class A: Single-storey extension**

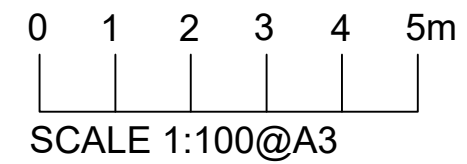
- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
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- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Maximum eaves and ridge height of extension no higher than existing house.



rev	details	date
project		
4 Menelik Rd		
drawing		
Elevations		
As Proposed - Single storey rear & side extension & loft conversion		
job no	drawing no	rev
2215	13	
status		
Permitted Development		
date	scale @ A3	
13/09/22	1:100	
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Section A-A



- Notes:
- Planners can scale from this drawing.
  - Contractor to verify all dimensions on site.
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  - Drawings and specifications to be read in conjunction with Designer's Hazard and Environment Assessment Record in accordance with current CDM regulations.
  - All new proposed roof and wall finishes to match existing materials.
  - All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

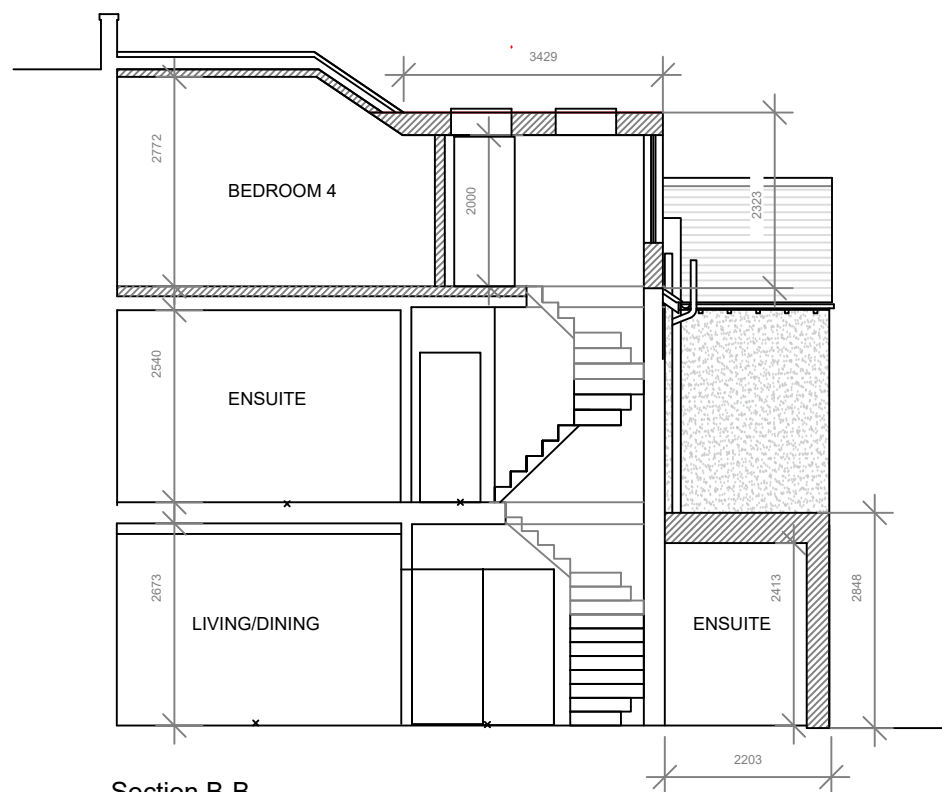
PD NOTES

**Class B and C: Loft conversion (Roof extension)**

- Any additional roof space created must not exceed - 40 cubic metres for terraced houses.
- - 50 cubic metres for detached and semi-detached houses.
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- Materials to be similar in appearance to the existing house.
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- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any roof lights on the plane of the slope of the original roof will not protrude more than 150mm beyond the plane.

**Class A: Single-storey extension**

- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.
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- Width of side extension must not have a width greater than half the width of the original house.
- Side extensions to have a maximum height of four metres and width no more than half that of the original house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Maximum eaves and ridge height of extension no higher than existing house.



Section B-B

rev	details	date
project		
4 Menelik Rd		
drawing		
Sections		
As Proposed - Single storey rear & side extension & loft conversion		
job no	drawing no	rev
2215	14	
status		
Permitted Development		
date	scale @ A3	
13/09/22	1:100	

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