



NOTE:
This drawing is to be read in conjunction with the Construction Notes and Structural Engineer's details.
The Contractor is responsible for all setting out and must check levels and dimensions on site before ordering materials or commencing work.
Refer to written dimensions only. Do not scale from drawings, except for the purposes of Planning assessment.
The Architect is to be immediately notified of any omissions or discrepancies.
Building work should not commence until all statutory approvals have been granted, i.e. Planning, Building Control, etc.
If a public sewer is discovered, consent to 'Build-over/Close-to' may be required from the Water Authority.

PARTY WALLS:
Work to Party Walls (including insertion of flashings, beam bearings, etc) are subject to Party Wall agreements with neighbours and are to be arranged by the Client in accordance with the Party Wall Act (i.e. Providing two months written notice).

- Direction of Joists
- Below ground drainage - Surface Water
 - Below ground drainage - Foul Water
 - Discharge pipes
- Existing structure
- Proposed structure
- <1500mm Max Headroom
- Insulation
- Removed structure
- 1.8m sq Area
- 15.8 m sq Area
- Section line
- Section line
- FD30 30min Fire Doors
- M.O.E. Means of Escape
- O.G. Obscured Glazing

NOTE:
This design do fall under permitted development because:-
Volume of rear dormer = 2.342m x 3.6m = 3.655m
Total Volume = 15.41 < PD = 50m3
Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
Materials to be similar in appearance to the existing house
The roof enlargement does not overhang the outer face of the wall of the original house.

C	13/07/2026	Client Amendments	DLS
B	07/07/2026	Client Amendments	DLS
A	06/07/2026	Client Amendments	DLS
Revision	Date:	Details:	Initials:

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CREATE INSPIRE ENHANCE

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PROJECT:
20 Nelson Road,
Horsham, RH12 2JE
West Sussex

DRAWING TITLE:
Rear extension and loft conversion

DATE:	30/06/2026
SCALE:	Various @ A1
DRAWN:	DS
CHECKED:	SC
SHEET	OF
26/038	PL1
PROJECT NUMBER:	DRAWING NUMBER:
REVISION:	

FOR APPROVAL