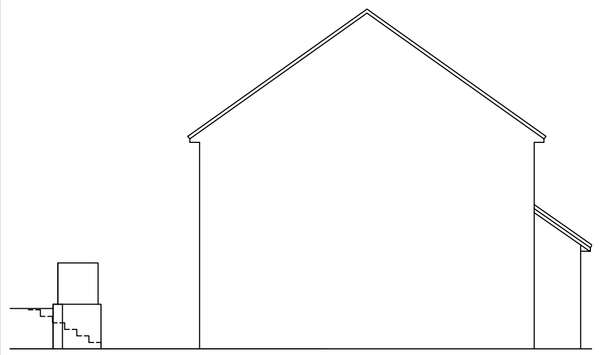
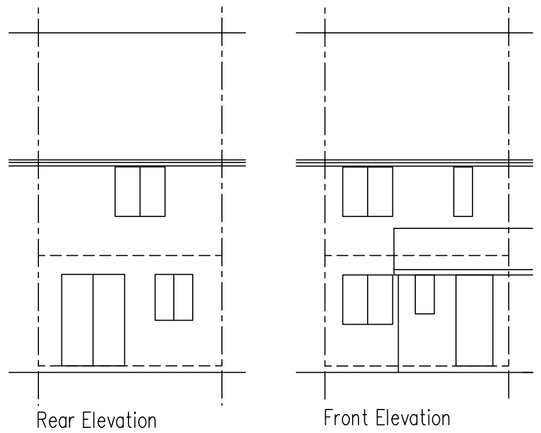
As Existing...

Scale 1:100

0 1 2 3 4 5m

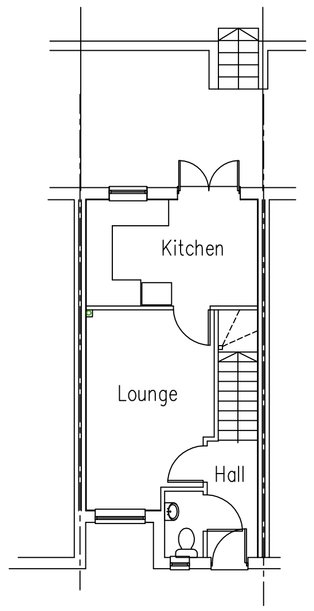


Side Elevation

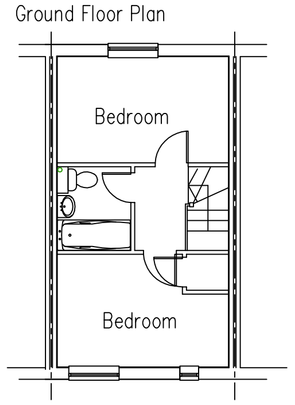


Rear Elevation

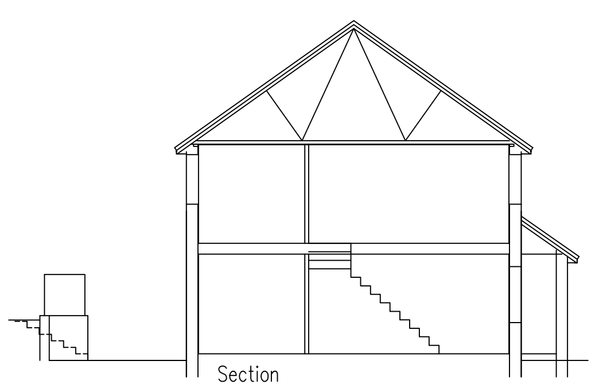
Front Elevation



Ground Floor Plan

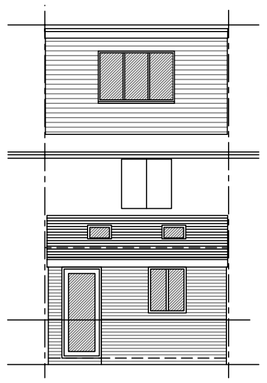


First Floor Plan



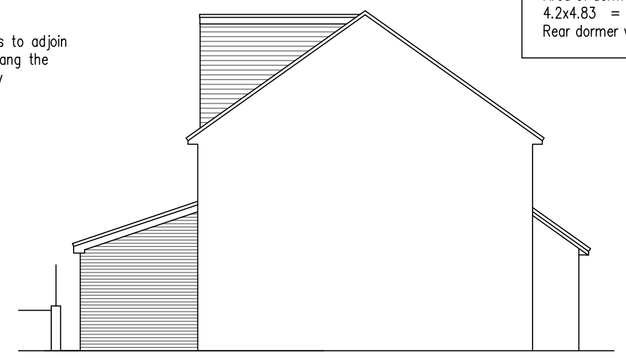
Section

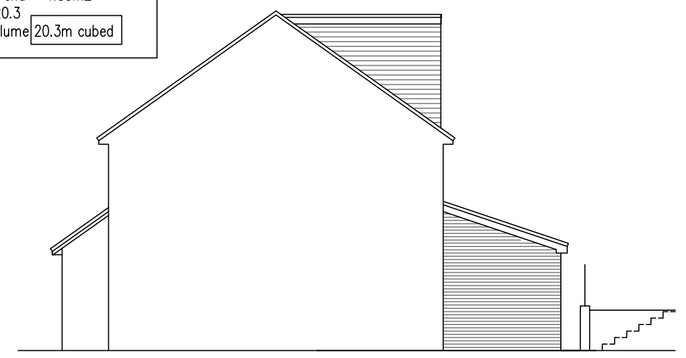
As Proposed...



No works to adjoin or overhang the boundary

Rear dormer volume calculation:
Dormer Width = 4.2m
Area of dormer end = 4.83m2
4.2x4.83 = 20.3
Rear dormer volume 20.3m cubed

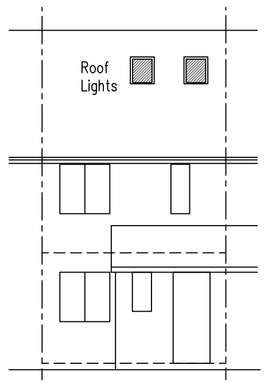




Rear Elevation @ 1:100 **Side Elevation @ 1:100**

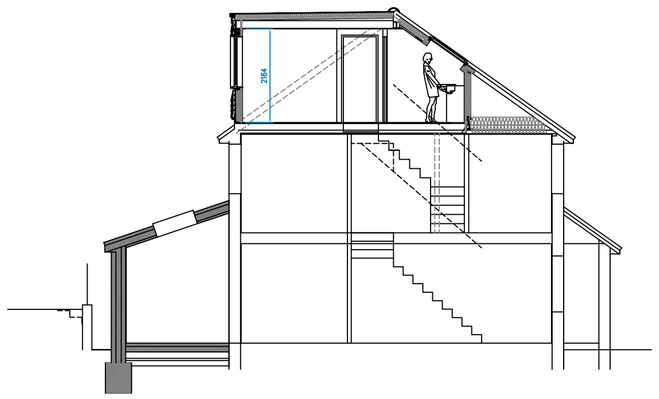
Side Elevation @ 1:100

0 1 2 3 4 5m

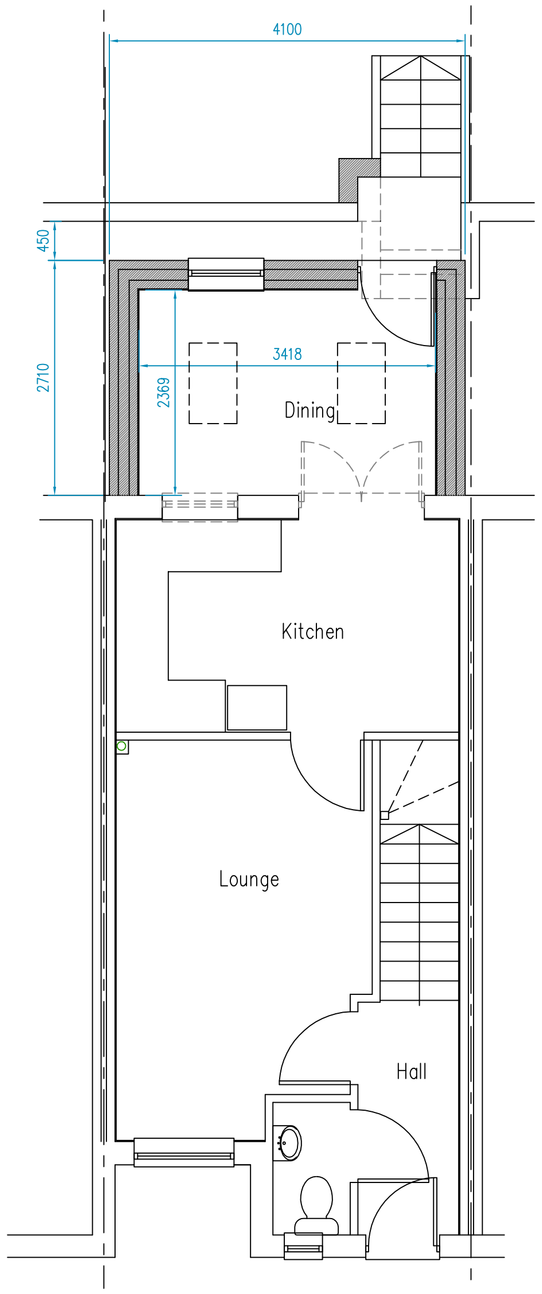


Front Elevation @ 1:100

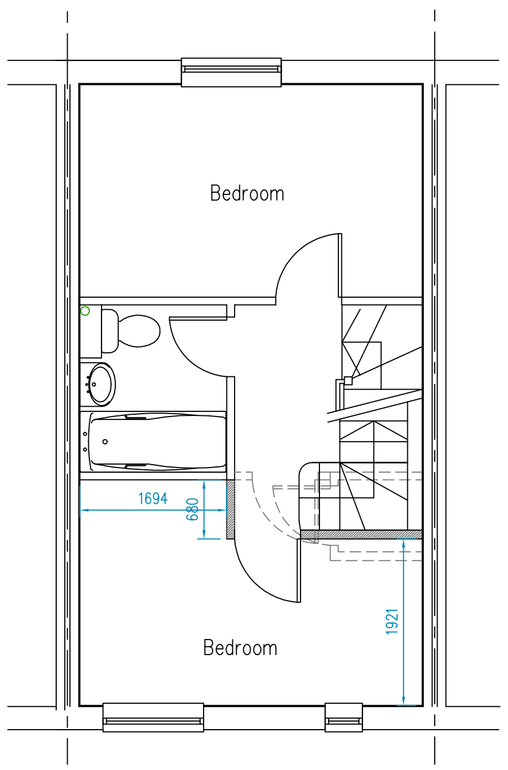
0 1 2 3 4 5m



Section @ 1:100

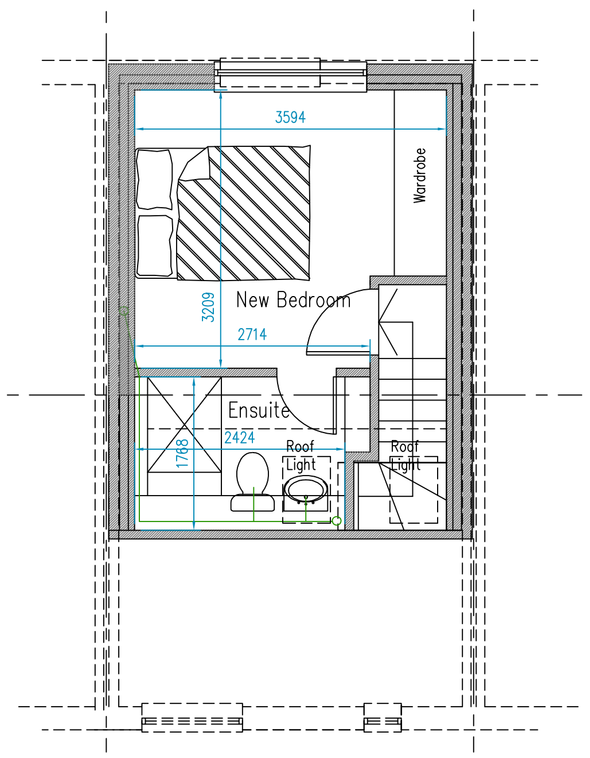


Ground Floor Plan @ 1:50

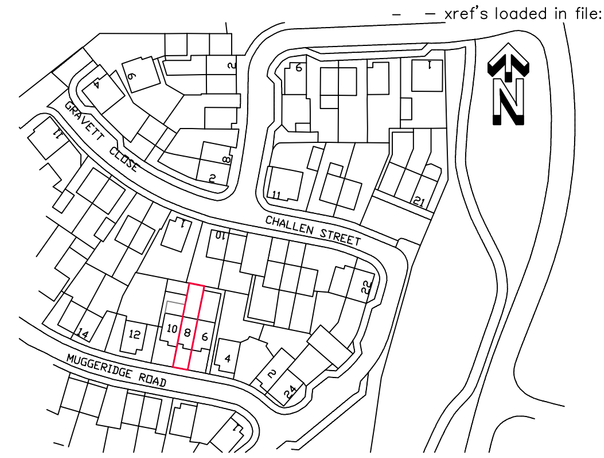


First Floor Plan @ 1:50

0 1 2 3 4 5m



Second Floor Plan @ 1:50



Location Plan @ 1:1250 0m 50m

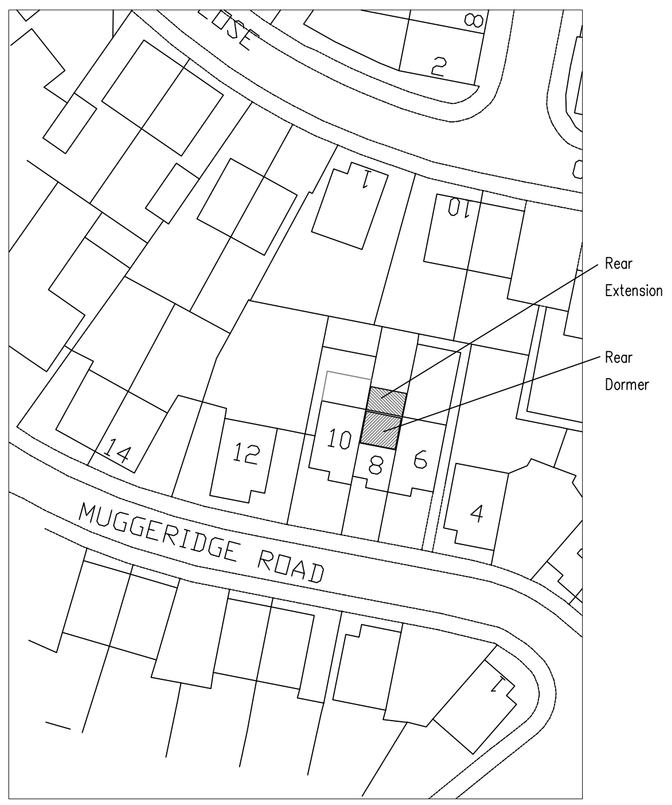
Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

PERMITTED DEVELOPMENT NOTES: Rear Extension
SCHEDULE 2 PART 1
Class A
The proposed works comply with the following conditions
A.1(a) – The property has NOT been created by a "change of use"
A.1(b) – The total area of ground covered by buildings including the proposed extension within the curtilage of the dwellinghouse (other than the original dwellinghouse) DOES NOT exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
A.1(c) – The extension is no higher than the highest part of the roof of the existing building.
A.1(d) – The eaves of the extension are no higher than the eaves of the existing building.
A.1(e) – The extension does not extend beyond a wall which–
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse
A.1(f) – The single storey extension:
(i) does not extend beyond the rear wall of the original house by more than 3 metres
(ii) does not exceed 4 metres in height
A1(g) – N/A the development does not exceed the limits in paragraph A1(f)
A.1(h) –N/A the extension is single storey
A.1(i) – The single storey part extension is within 2m of a boundary but the eaves are less than 3m high.
A.1(j) – N/A extension does not extend beyond the side elevation of the original dwellinghouse
A.1(k) – The works does not consist of a veranda, balcony or raised platform, replacement of a microwave antenna, a chimney, flue or SVP, or alteration to the existing roof.

A.2 – The dwelling is not on article 2(3) land

A.3(a) The materials will match the existing.
A.3(b) – There are no windows in the side elevation
A.3(c) –N/A the extension is single storey

A4 –N/A the development does not exceed the limits in paragraph A1(f)



Block Plan @ 1:500

1. CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
2. WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED Drawing can be scaled for planning
3. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS

FIRE STRATEGY:
Stair enclosure – to be designated a protected stair. Investigate existing construction and report to Architect.
All doors onto stair enclosure to be FD20 standard, Any glazed doors to be replaced with FD20 standard doors

Ceilings – existing ground and first floor ceilings to achieve 1/2 hour fire resistance. Investigate existing construction and report to Architect

Steelwork –to be encased with 15mm British Gypsum Glasroc Firecase s boards to give 30 minutes minimum period of fire resistance

Smoke detectors – 3no. smoke detectors, interlinked (all sound together), mains powered with battery back up, to be located in hall and first and second floor landings.

PERMITTED DEVELOPMENT NOTES:
Loft Conversion

Class B
The proposed works comply with the following conditions

B.1a – No part of the proposed works exceeds the height of the existing roof.
B.1b – No part of the proposed works extends beyond the plane of a roof slope forming the principle elevation.
B.1c – The proposed works increases the roof space by less than 40cubic metres.
B.1d – The works does not consist of a veranda, balcony (that projects), chimney or flue.

B.2a – Materials will match existing.

Class C

(Such alterations will not involve any enlargement of the house but covers the installation of rooflights.)

Under Class C the following limits and conditions apply:

C.1 The alteration (i.e. the velux window) will not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof

Any protrusion from the roof (i.e. the rooflight and its frame), will be limited to 150mm

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house shall be:
(a) obscure-glazed and
(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

JNA ARCHITECTS
CHARTERED ARCHITECTS
14a Brighton Road, Southgate
Crawley, West Sussex, RH10 6AA
Tel: 01293 439323 FAX: 01293 530160
www.jna-architects.co.uk

PROJECT
8 Muggeridge rd.
Billingshurst
West Sussex
RH14 9YY

Proposed Loft Conversion and Rear Extension – Cert Law

SCALE	DRG. NO.	REV.
as shown	J1793–03	–
DATE Apr' 26		
DRAWN JN		