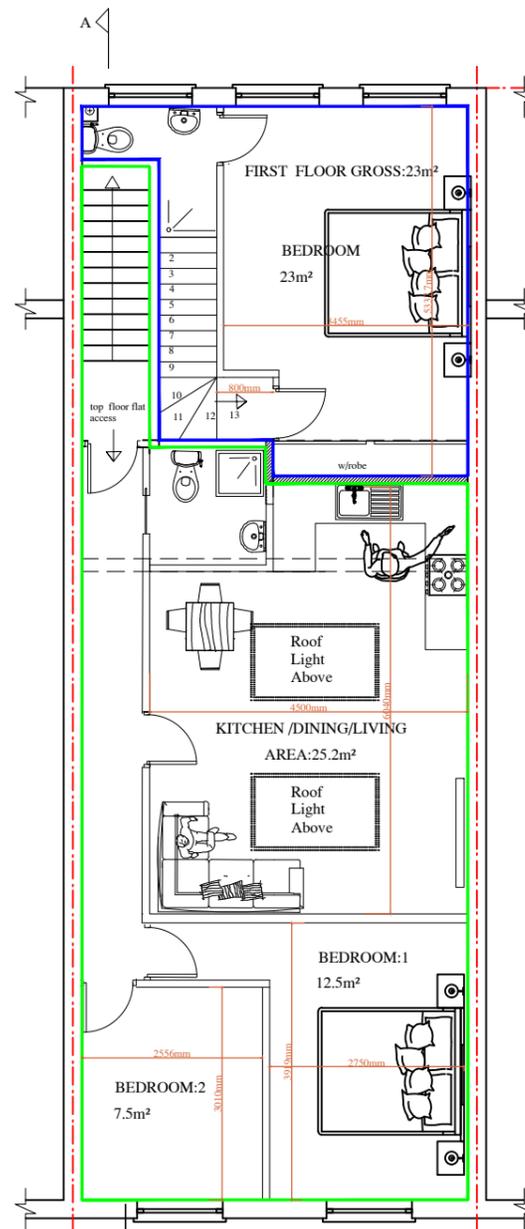
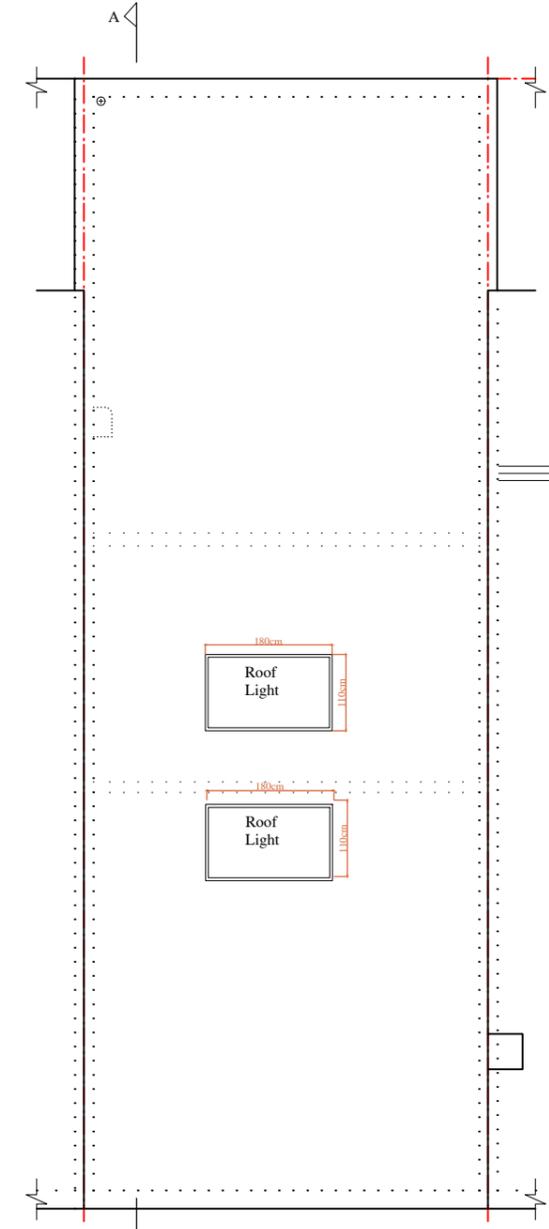


FLAT A: SPLIT LEVEL
GROUND FLOOR AREA:36.0m²
PROPOSED GROUND FLOOR PLAN



FLAT A: SPLIT LEVEL
FIRST FLOOR AREA:23m²
FLAT B:
FIRST FLOOR AREA:61m²
PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

1 BED TWO PERSON- SPLIT LEVEL
FLAT A:Ground floor flat:

	Area	Min.Required
FLOOR GROSS	59m ²	58m ²
LIVING /KITCHEN/DINING	27.5m ²	25m ²
STORAGE	2.1m ²	2.0m ²
BEDROOM	23m ²	12.0m ²

FLAT B:
2 BED THREE PERSON
TOTAL G1:61

	Area	Min.Required
GROUND FLOOR GROSS	61m ²	61m ²
LIVING /KITCHEN/DINING	25.2m ²	25m ²
STORAGE		
BEDROOM 1:	12.5m ²	12.0m ²
BEDROOM 2:	7.5m ²	7.5m ²

— LINE SHOWS PROPOSED GROUND FLOOR PREMISES

Planning Permission

A rooflight on a flat roof generally counts as a permitted development if it doesn't project more than 150 mm above the roof plane.

If it is larger, or you live in a conservation area or listed building, you may need planning permission.

2 Fire Safety

Being on the top floor matters because escape routes are limited.

If the flat is more than 7.5 m above ground, building regulations may require:

Fire-rated glazing or materials

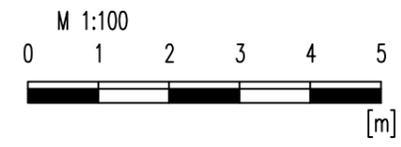
Alternative escape routes if the rooflight is not accessible or opens onto a safe area

A remote-controlled ventilated rooflight can help with smoke ventilation, but it cannot replace a proper fire escape.

3 Ventilation

UK regulations require kitchens to have adequate ventilation.

A flat rooflight can provide natural purge ventilation if it opens, but you may still need an extract fan to meet building regulations (especially if no vertical windows exist).



no	revision	date	control
project	130 SOUTH STREET LANCING - WEST SUSSEX BN15 8AU		
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