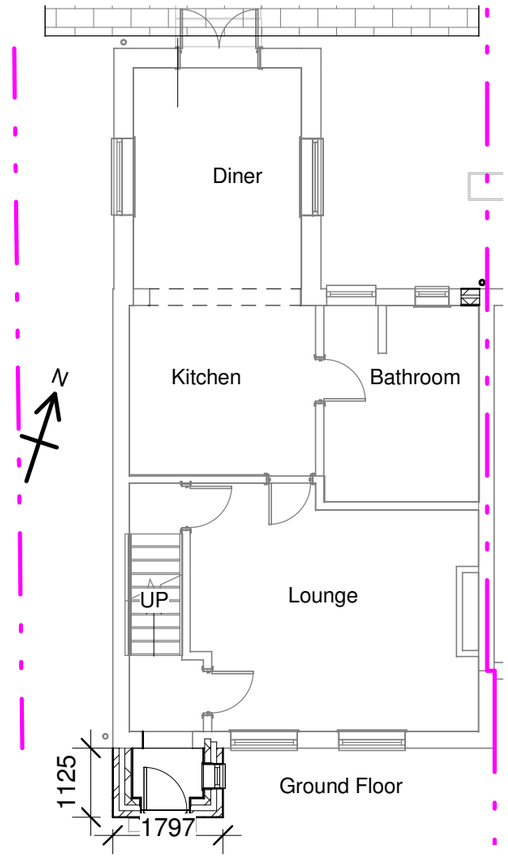
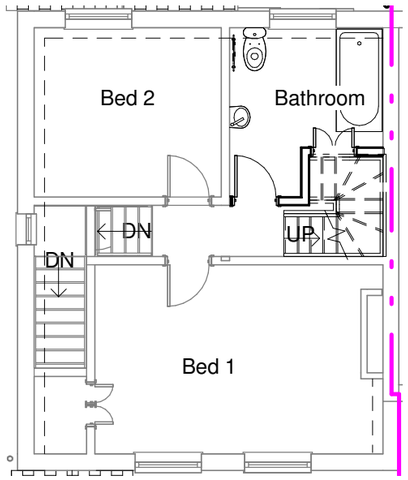
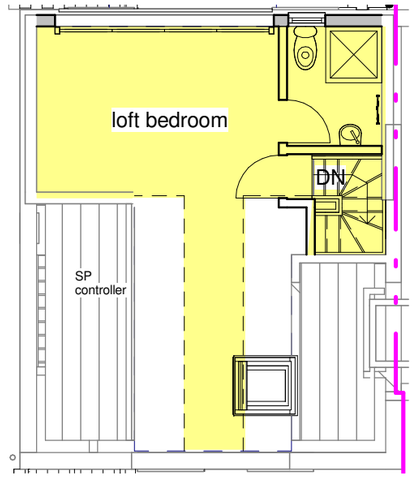


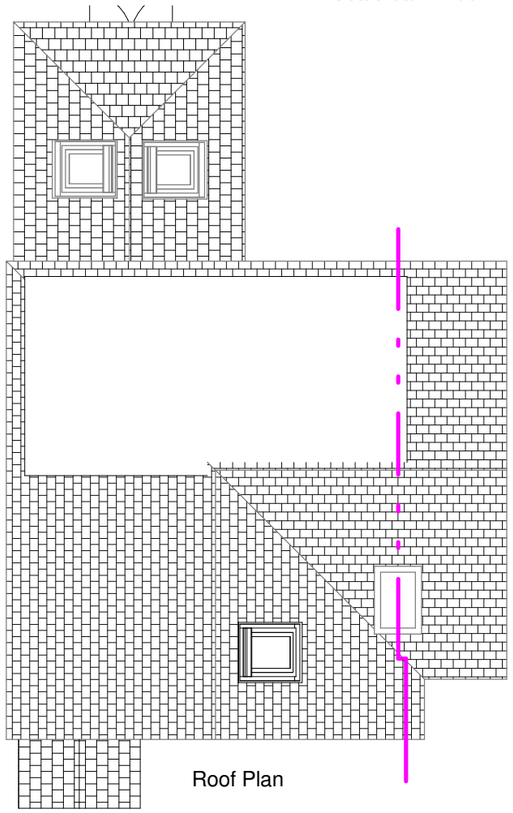
Ground Floor



First floor



Loft Floor



Roof Plan

0 3M

Scale bar 1:100

CONSTRUCTION & SURVEYING LTD

BUILDING CONSULTANCY
STRUCTURAL ENGINEERING AND PARTY WALL MATTERS

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Web WWW.Casltd.org.
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Client:	Mr. S. Brooks & Ms. S. Pankhurst	
Project	8 Tower Road, Lancing, BN 15 9HT	
Scale		Drawing No.
Scaling for planners use only	1:100 On A3	29/11/21 786 03C

Proposed plans, elevations for Permitted Development.
Outbuildings shown on separate page
Print in colour

Dormer
Volume Calcs:
Divide dormer into 3 section - A,B & C

Volume A:
sectional area (Triangle)- 2.833 x 2.940/2=4.165M2 x 2.982=12.43M3
Volume B:
sectional area (Triangle) - 2.833 x 2.940/2=4.165M2 x 3.027/2=6.30M3
Volume C:
1/3 base area (Triangle) x length
1/3 *(3.08 x 2.9/2) X 3.027 = 4.51M3 x2 as gable end of dormer is square
= 9.02M3
Total new volume = 12.43 + 6.3+9.02= 27.75M3 which is less than 40M3

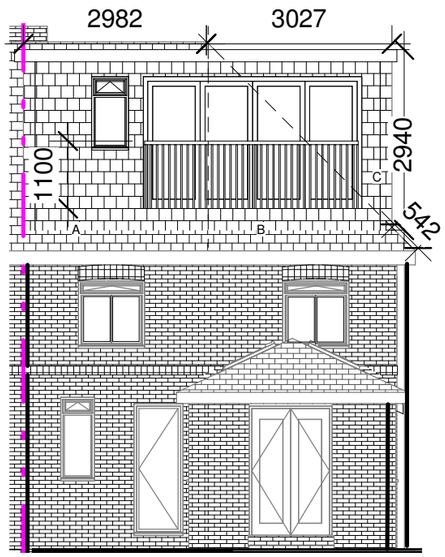
PD rules- dormer not above ridge, roof lights do not protrude more than 150mm, dormer face(s) set back from eaves by more than 200mm.
Materials
Walls to be tile hung to match existing roof,
Windows to match existing, door to match in style.
Rear Juliette balcony not to protrude more than 100mm

The property is not known to be in a "designated area" and the designer has not been made aware of any Pre-existing planning conditions/Article 4 restrictions limiting permitted development rights. The property is not in a conservation Area.

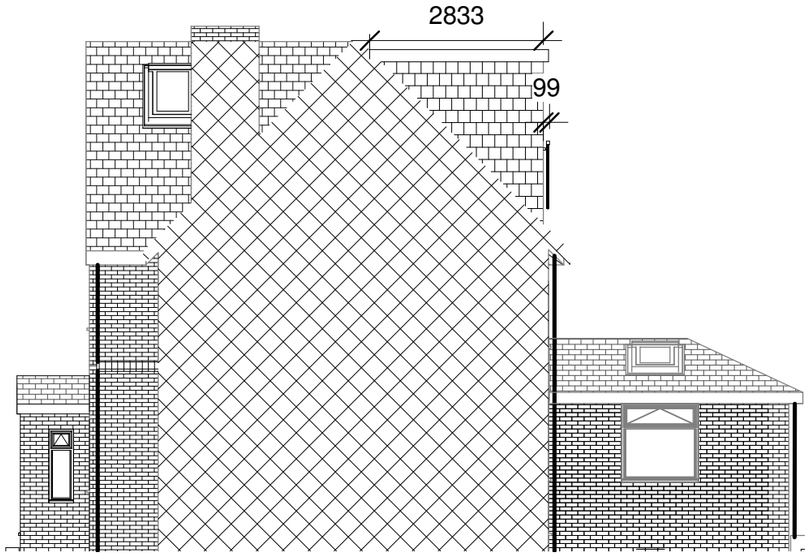
General:
Juliette balcony min 1100mm from finished internal floor height,
with spacings less than 100mm to all areas,
with no projection past building by more than 100mm

Roof light windows, to be min 1.0M below that of chimney adjacent.

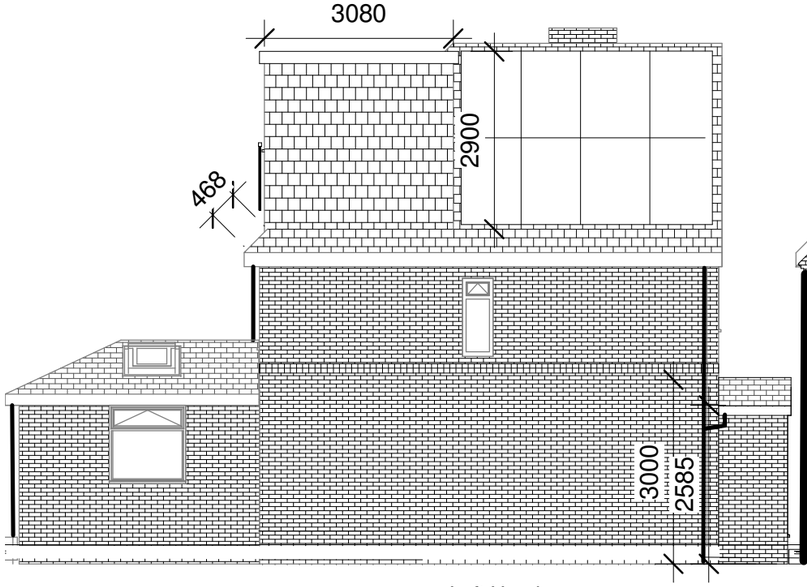
Porch
Size 1.125 x 1.797 =2.02M2- less than 3.0M2
Height not exceeding 3.0M
Further than 2.0M from a highway.
Door and window to match existing
Walls to match existing brickwork
Roof to match existing plain tiles.



Rear Elevation
(North Face)



Party Wall Elevation
(East Face)



Left Hand
(West) Elevation



Front Elevation
(South Face)