Proposed South Elevation
Scale: 1:100

Proposed East Elevation/Section C-C
Scale: 1:100

Proposed North Elevation
Scale: 1:100

Proposed West Elevation/Section A-A
Scale: 1:100

Proposed Section B-B
Scale: 1:100

Proposed Roof Plan
Scale: 1:100

Proposed Loft Floor Plan
Scale: 1:100

Proposed First Floor Plan
Scale: 1:100

Proposed Ground Floor Plan
Scale: 1:100

SITE PHOTOS

Location Plan
Scale: 1:1250

SITE AREA - 143.1m²
Block Plan
Scale: 1:500

FOR APPROVAL

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

Area: 11.6 sq m

Removed structure

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 = H-2.5, D-3.9, L-5.7 = 29.25m3

Total Volume = 29.25m3 < 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.

Revision:	Date:	Details:	Initials:
A	13/01/2026	Client Amendments	DLS

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SHEAR ARCHITECTURAL

CREATE INSPIRE ENHANCE

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PROJECT:
34 Crabtree Lane,
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West Sussex

DRAWING TITLE:
Ground floor extension - 1-bedroom flat.
Loft convertion with rear dormer - 5-bedroom HMO.

NORTH

DATE:	22/11/2025
SCALE:	Various @ A1
DRAWN:	SC
CHECKED:	DS
SHEET	OF

PROJECT NUMBER:	DRAWING NUMBER:	REVISION:
25/063	PL1	A