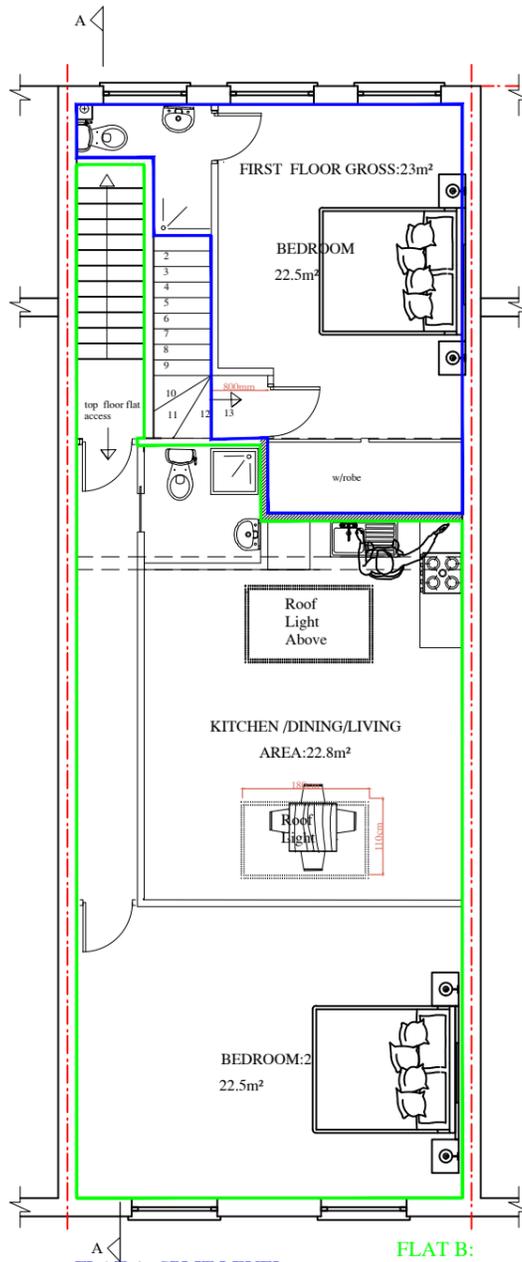


FLAT A: SPLIT LEVEL
GROUND FLOOR AREA:35.0m²

PROPOSED GROUND FLOOR PLAN

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

	AREA:59m ²	Min.Required
FLOOR GROSS	36.9+22.5=59.4m ²	
LIVING /KITCHEN/DINING	28.6m ²	25m ²
STORAGE	2.1m ²	2.0m ²
BEDROOM	18.4m ²	12.0m ²



FLAT A: SPLIT LEVEL
FIRST FLOOR AREA:22.5m²

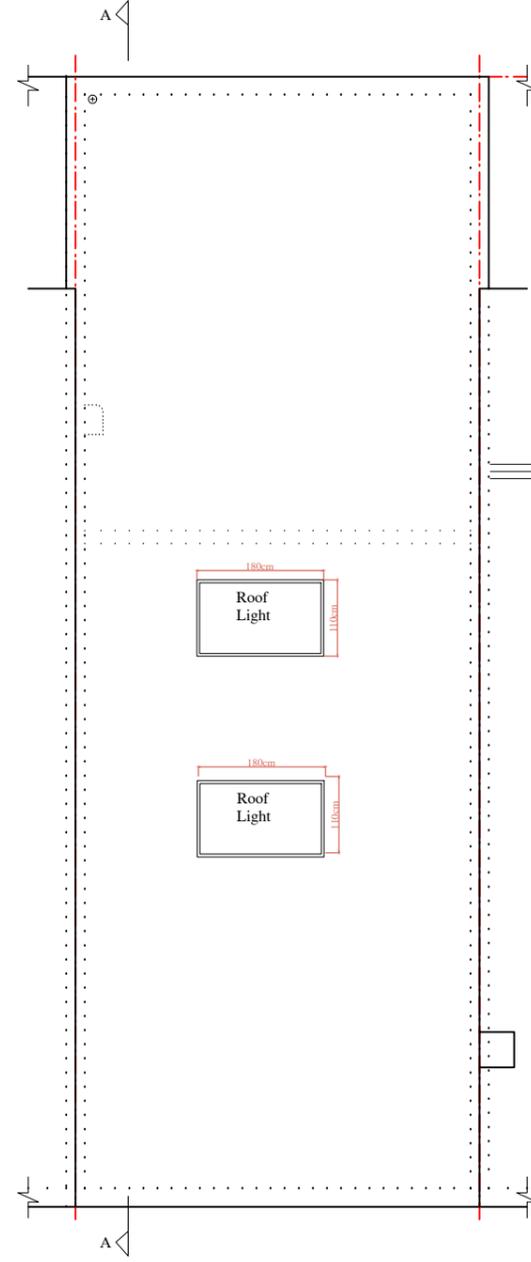
FLAT B:
FIRST FLOOR AREA:58.8m²

PROPOSED FIRST FLOOR PLAN

FLAT B:
1BED TWO PERSON
TOTAL G1:58.8

	AREA:58.8m ²	Min.Required
GROUND FLOOR GROSS	25.2m ²	25m ²
LIVING /KITCHEN/DINING	25.2m ²	25m ²
STORAGE		
BEDROOM 1:	12.5m ²	12.0m ²

— LINE SHOWS PROPOSED GROUND FLOOR PREMISES



PROPOSED ROOF PLAN

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's 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

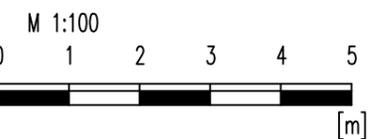
Alternative escape routes if the rooflight is not accessible or opens onto a safe area

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 BN1 5 8AU		
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