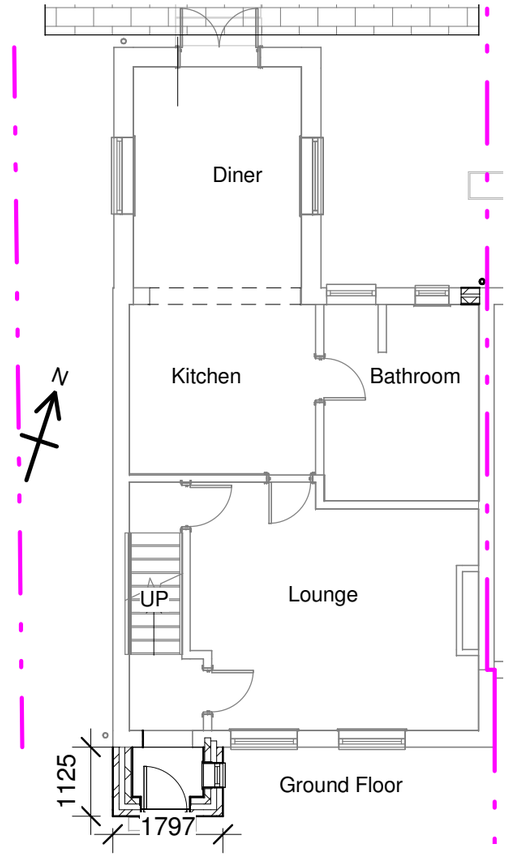
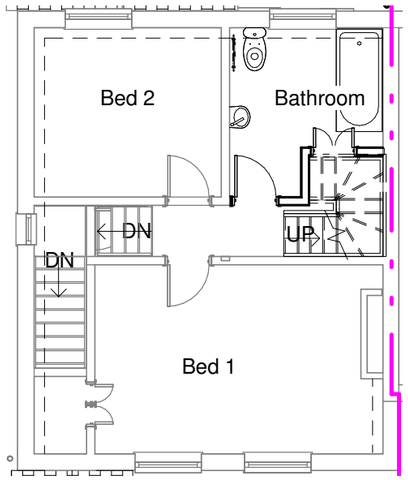
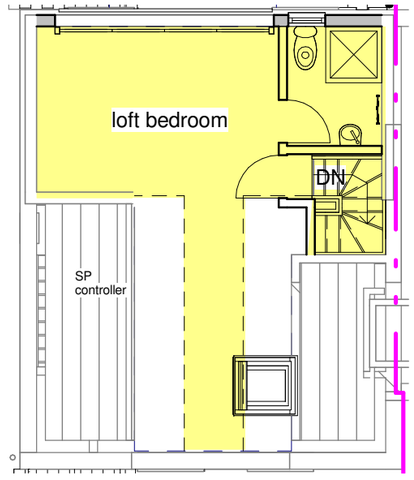


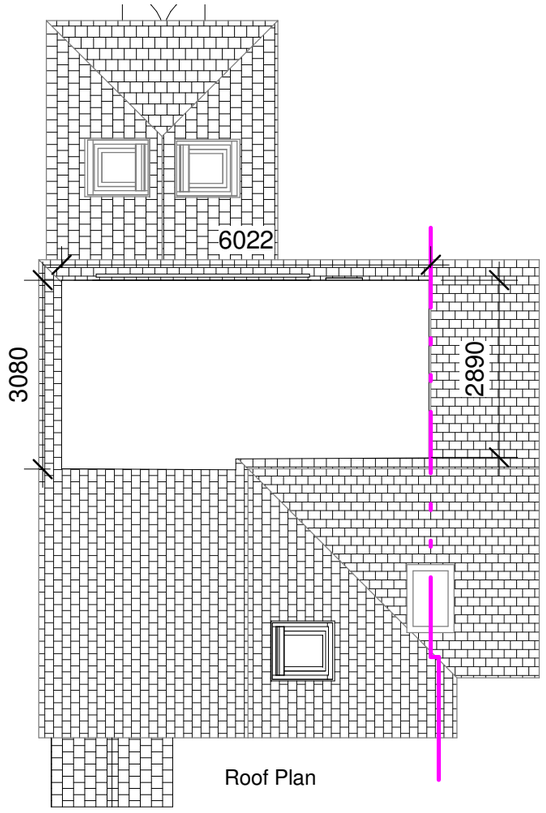
Ground Floor



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.
Mob: 07885 606 967 Office: 01342 477 577

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	2/12/21 786 03D

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

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

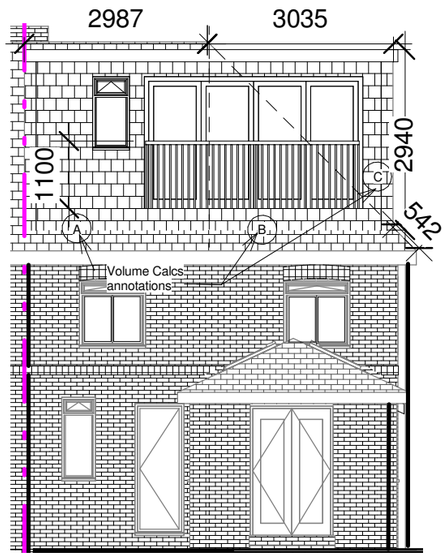
Volume A:
sectional area (Triangle)- 2.89 x 2.940/2=4.25M2 x 2.987=12.70M3
Volume B:
sectional area (Triangle) - 2.89 x 2.940/2=4.165M2 x 3.035/2=12.89M3
Volume C:
1/3 base area (Triangle) x length
1/3 *(3.08 x 2.9/2) X 3.027 = 4.51M3 x2 as gable end of dormer is square
= 9.02M3
Total new volume = 12.70 + 12.89 +9.02= 33.98M3 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, and volume less than 40M3
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.
Flat roof- felt/ fibreglass.

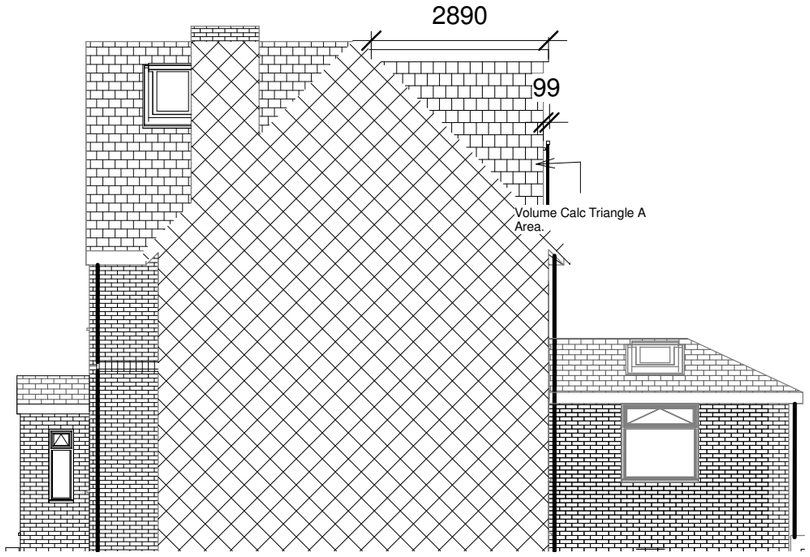
The property is not known to be in a "designated area" and the designer has not been made aware of any Pre-existing planning conditions/Article 4 restrictions limiting permitted development rights. The property is not in a conservation Area.
General:
Juliette balcony min 1100mm from finished internal 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.

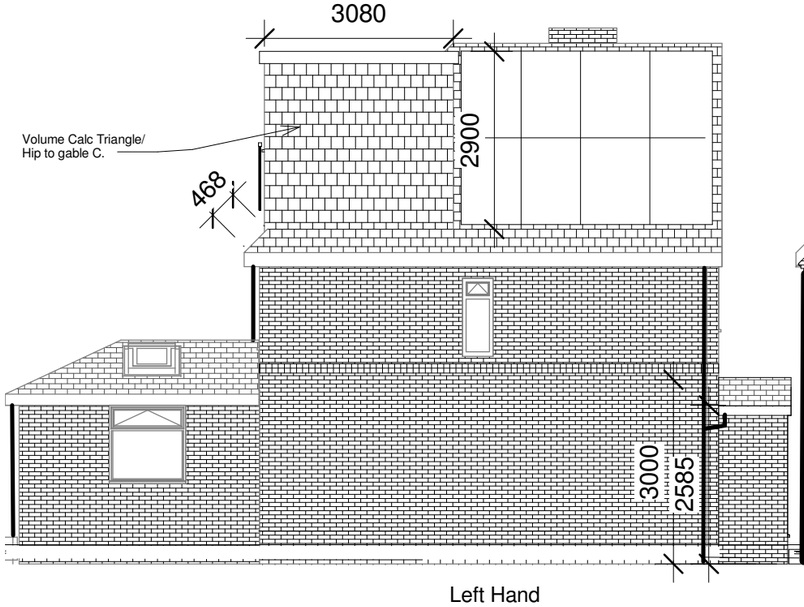
Porch
Size 1.125 x 1.797 =2.02M2- less than 3.0M2
Height not exceeding 3.0M
Further than 2.0M from a highway.
Door and window to match existing
Walls to match existing brickwork
Roof to match existing plain tiles.



Rear Elevation
(North Face)



Party Wall Elevation
(East Face)



Left Hand
(West) Elevation



Front Elevation
(South Face)