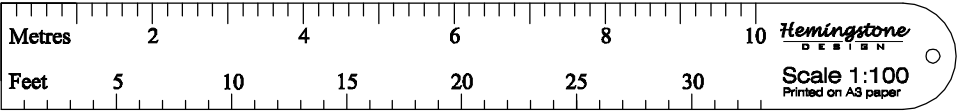


DRAWING NUMBER:
HD/SG4 8UB/LOFT/PROP-ELEVATION (Rear Dormers)

Hemingstone
DESIGN



Proposed
Loft Conversion
to
172 High Street
Codicote
Hertfordshire
SG4 8UB
for
Mrs M. Chapman
Local Planning Authority:
North Herts District Council

- Legend
- Tiled Roof
 - Stud Partition
 - Blockwork
 - Brickwork

Hemingstone
DESIGN

Unit 1
Claydon Business Park
Great Blakenham
Ipswich
Suffolk
IP6 0NL

Telephone:
0771 400 3663
Email:
hemingstone@btinternet.com

Construction to be to current NHBC standards with all work complying to current Building Regulations. Client and contractor are to be aware of The Party Wall Act 1996. Please ensure there is agreement from adjoining owners before work commences. It is also the responsibility of the client to obtain planning permission where necessary, or to ensure that permitted development rights have not been restricted or removed and there are no restrictive covenants nor special conditions within the property deeds etc which may affect the proposal. Contractor to set out to ensure all work close to adjacent boundaries, including foundations, roof overhangs and gutterings are within the curtilage of the site.

Although this document is printed to scale deformations may occur during the drafting and printing of the plan. All dimensions and information on the document must therefore be checked on site for accuracy and approved with the Building Inspector prior to the commencement of works.

This document is produced for negotiations with the relevant local authorities for approvals under the Building Act and the Town and Country Planning Acts only. All information is also subject to approval under the Building Act and the Town and Country Planning Acts.

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All drawings have been prepared by Rob Hutton, a sole trader, trading as Hemingstone Design.

PERMITTED DEVELOPMENT - Additional Conditions

The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor in which the window is installed. Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall also be obscure-glazed.



Proposed Front Elevation



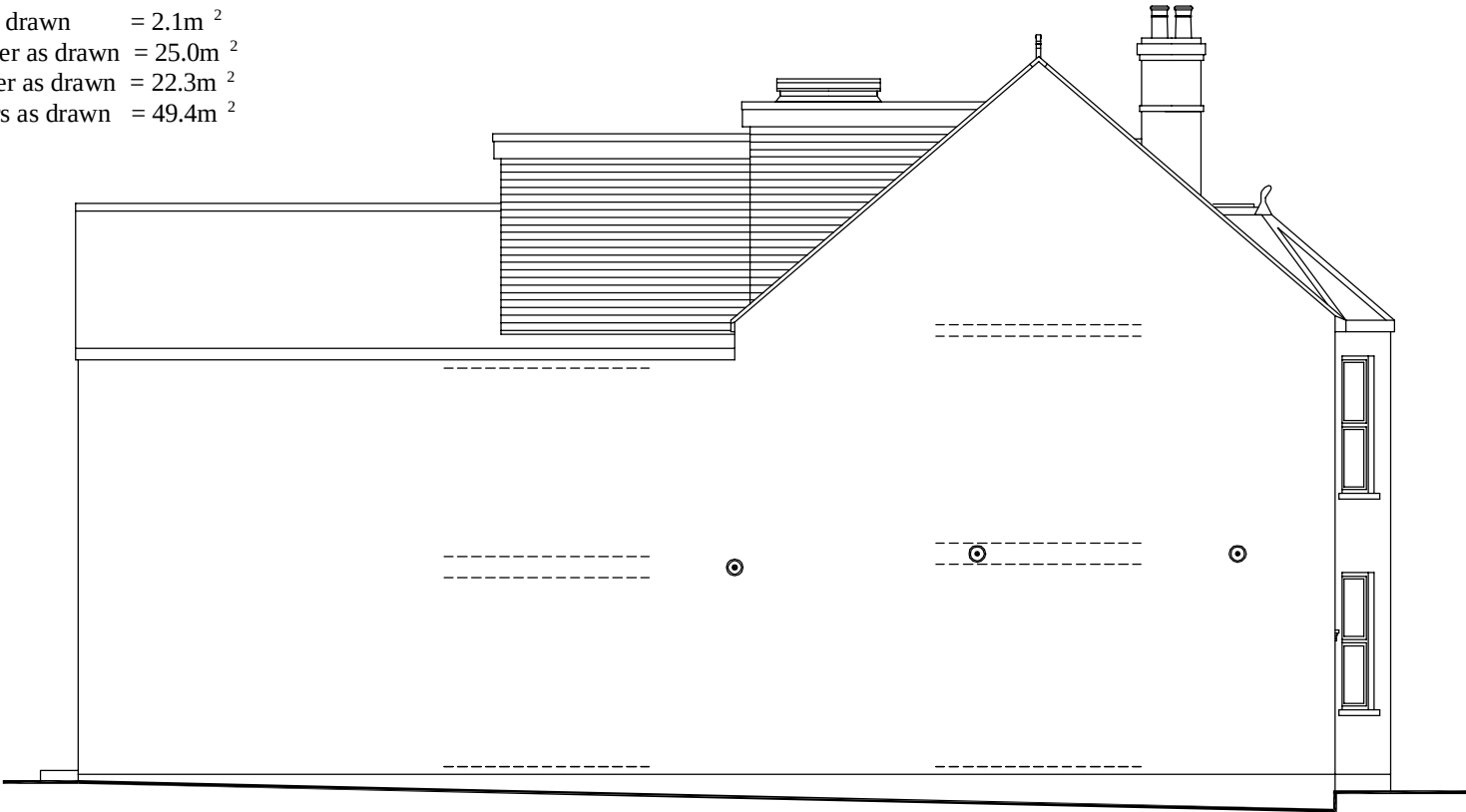
Proposed Side Elevation

Joint planning application (front dormer) and certificate of lawful development application (rear dormers) to be submitted on the same day.

Volume of front dormer as drawn = 2.1m²
Volume of main rear dormer as drawn = 25.0m²
Volume of outrigger dormer as drawn = 22.3m²
TOTAL volume of dormers as drawn = 49.4m²



Proposed Rear Elevation



Proposed Side Elevation

Garnet Construction
specialists in loft conversions and extensions
0800 433 2393