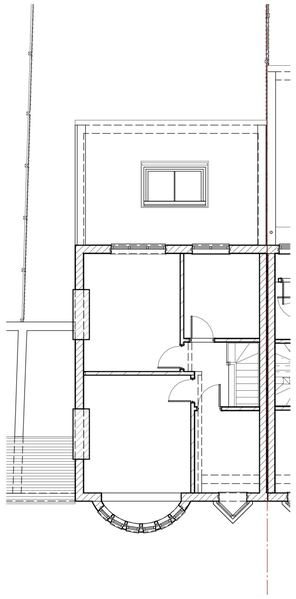


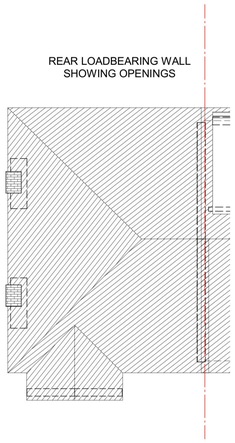
GROUND FLOOR

1 : 100



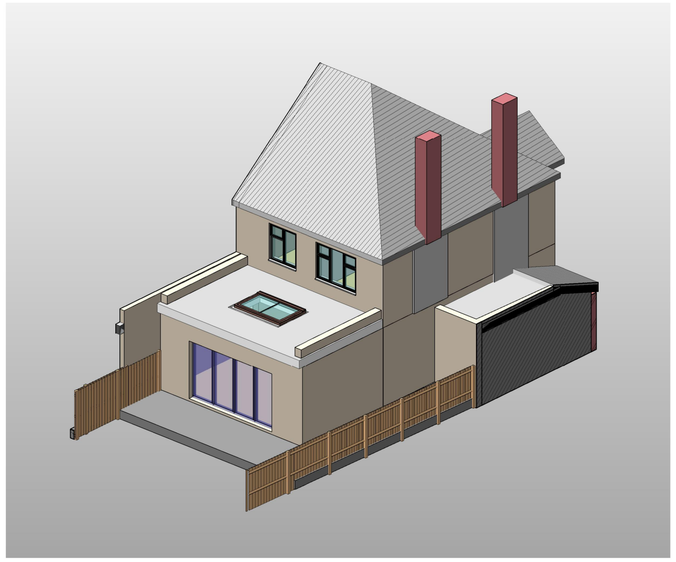
FIRST FLOOR

1 : 100



ROOF PLAN

1 : 100





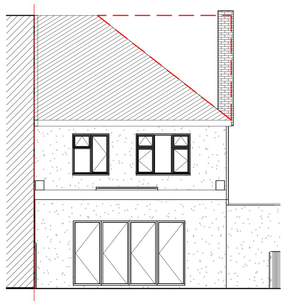
EXISTING SECTION A

1 : 100



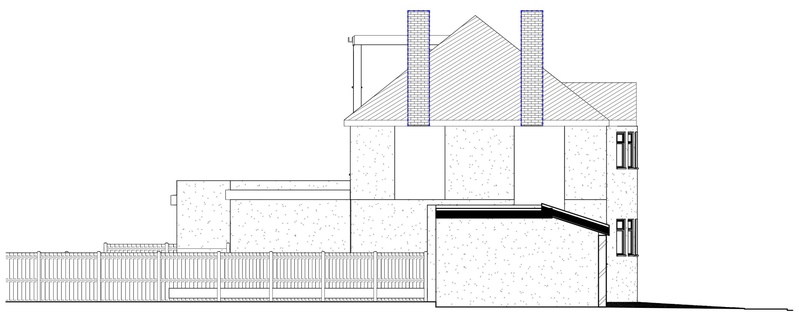
FRONT ELEVATION

1 : 100



REAR ELEVATION

1 : 100



SIDE ELEVATION

1 : 100

Notes :-

1 This Drawing is to be read in conjunction with all relevant Engineer's and specialists' drawings and specifications.

2 Do not scale from this drawings in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale this bar should be 50mm long @A1 or 25mm long @ A3

3 Health & Safety :

HIP TO GABLE
REAR DORMER CONVERSION

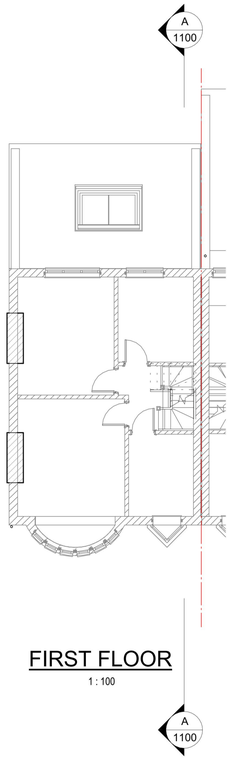
Ver	Date	Drawn	Eng	Amendment
P01	28.09.26			LDC

95 LAKE RISE, ROMFORD, RM1 4EF

EXISTING
PLANS SECTIONS
ELEVATIONS

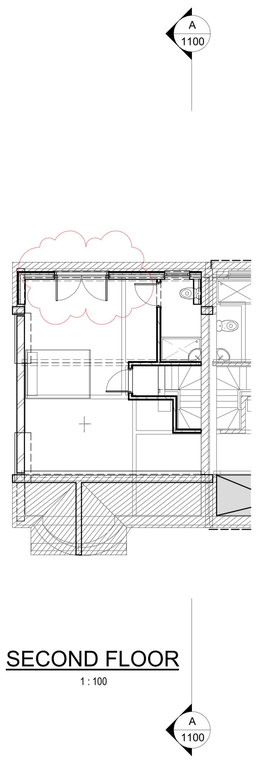
Status
FOR INFORMATION
NOT FOR CONSTRUCTION

Drawn		Eng	
Scales	1:100 @ A1		1:200 @ A3
Drawing No		Ver	
603-0100		P01	



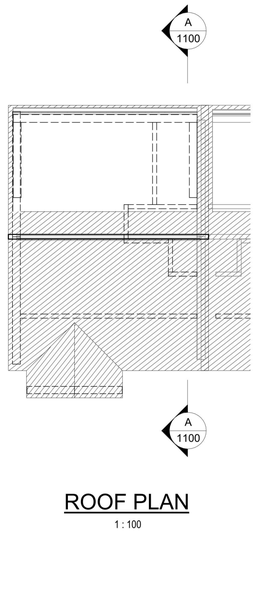
FIRST FLOOR

1 : 100



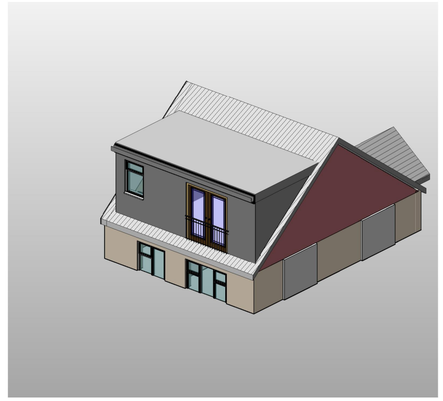
SECOND FLOOR

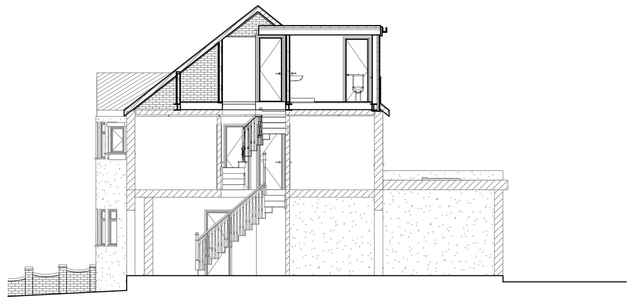
1 : 100



ROOF PLAN

1 : 100





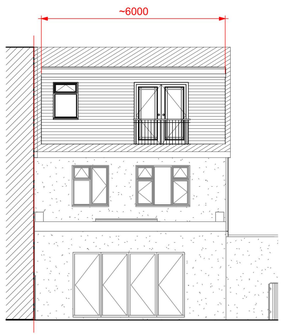
SECTION A

1 : 100



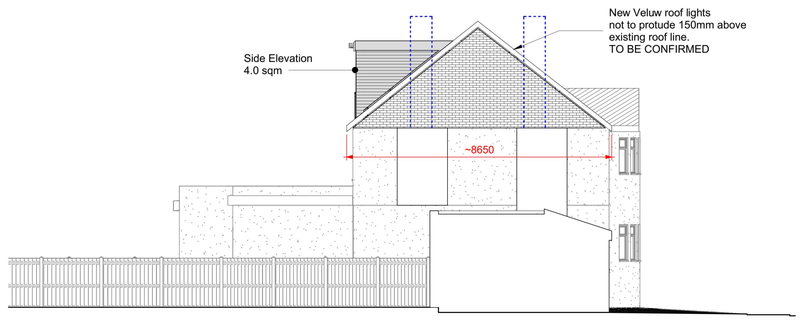
FRONT ELEVATION

1 : 100



REAR ELEVATION

1 : 100



SIDE ELEVATION

1 : 100

Notes :-

1 This Drawing is to be read in conjunction with all relevant Architect's Engineer's and specialists' drawings and specifications.

2 Do not scale from this drawings in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale this bar should be 50mm long @A1 or 25mm long @ A3

3 Health & Safety :
All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".

NOTE:
- New Internal floor finishes to be agreed by client with contractor prior to ordering of any materials.
- Existing Room layouts are shown indicatively only.
- New Bedroom layouts are shown indicatively only.
- New stairs/stairwell to be site surveyed by contractor prior to ordering of any materials.
- Dimensions shown are diagramatic as room layouts may change during construction, dimensions to be checked on site by contractor prior to ordering any materials.
- **NOTE - Existing structure at 1st floor is assumed Timber. All structural Information shown is indicative only and to be used as a guide only. <u>All To Be Confirmed by Structural Engineer.</u>**
- **It is recommended a Partywall Notice should be in place prior to the start of any Building work & erection of scaffolding.**
- Existing loft access to be made good where neccessary.

Additional Roof space Calculation:
Hip to Gable: 1/3 [base x height]

Length - Side elevation eaves to eaves = 8.65m
Depth - Side elevation from ridge of new gable to bottom of roof = 3.50

Base = 1/2 [8.65 x 3.50] = 15.1sqm

Height - Front elevation distance from existing ridge to end of ridge on new gable = 4.1m

1/3 [15.1 x 4.1] = 20.63m³

Rear Dormer: = Side Elevation Area x Length
4.0sqm x 6.0 = 24.00m³

TOTAL = ~44.7m³ <50m³ PD Allowance

Note: Dimensions Indicated are approximate only. Contractor to check and confirm site dimensions before/during construction to keep within 50m³ PD allowance.

HIP TO GABLE
REAR DORMER CONVERSION

Ver	Date	Drawn	Eng	Amendment
P02	15.10.26			Minor update shown clouded
P01	28.09.26			LDC

95 LAKE RISE, ROMFORD, RM1 4EF

PROPOSED
PLANS SECTIONS
ELEVATIONS

Status
FOR INFORMATION
NOT FOR CONSTRUCTION

Drawn		Eng	
Scales	1:100 @ A1		1:200 @ A3
Drawing No		Ver	
603-1100		P02	