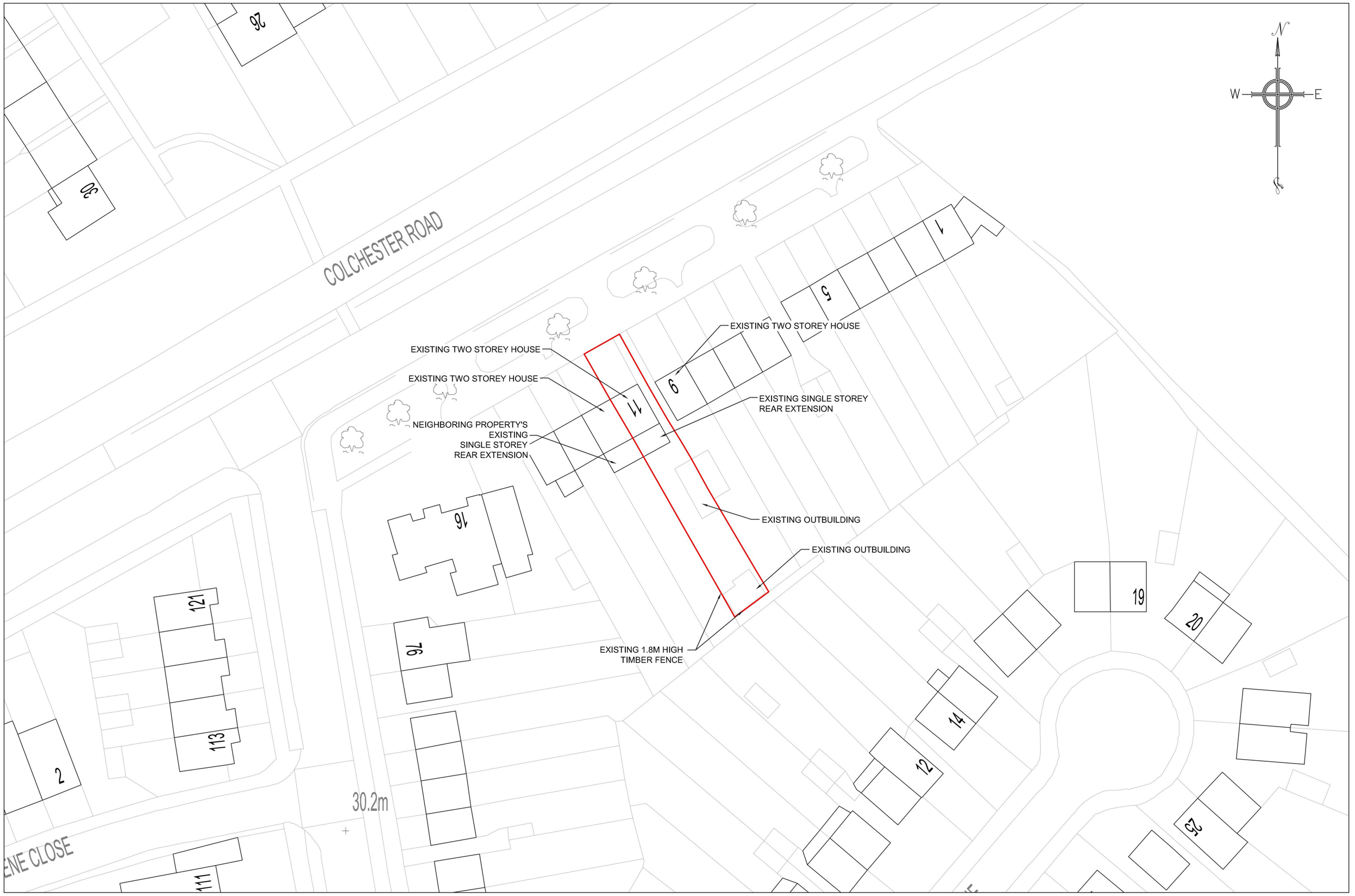


EXISTING BLOCK PLAN

SCALE 1:500@A3

M 1:500

0 5 10 15 20 25 30 35 40 45 50 [m]

THE AGENT WILL NOT BE RESPONSIBLE FOR THE CONTRACT AFTER HAVING OBTAINED PLANNING PERMISSION AND/ OR BUILDING REGULATION APPROVALS AND THAT THERE CAN BE NO GUARANTEE THAT PLANNING PERMISSION OR BUILDING REGULATION WILL BE OBTAINED. ANY WORKS WHICH ARE STARTED BEFORE APPROVALS WILL BE AT OWNERS RISK. NO RESPONSIBILITY WILL BE TAKEN FOR WORKS WHICH ARE UNFORESEEN AND FOR ANY SUBSEQUENT ALTERATIONS MADE WHICH ARE BEYOND THE CONTROL OF THE AGENT.

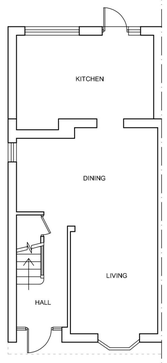
GENERAL NOTES

1. DIMENSIONS

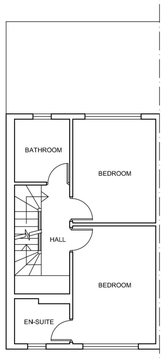
All dimensions to be checked on site.

Contractor to check site thoroughly & report any discrepancies.

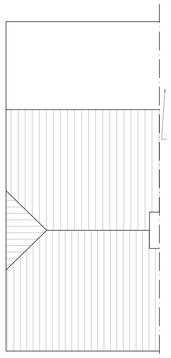
ALL THE DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND THE VOLUME OF THE PROPOSED REAR DORMER SHOULD BE LESS THAN 50 CUBIC METRES



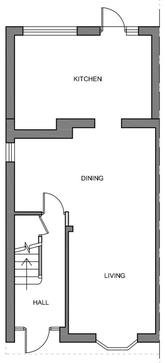
EXISTING GROUND FLOOR
(SCALE 1:100)



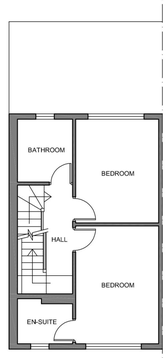
EXISTING FIRST FLOOR
(SCALE 1:100)



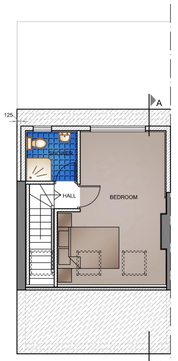
EXISTING ROOF PLAN
(SCALE 1:100)



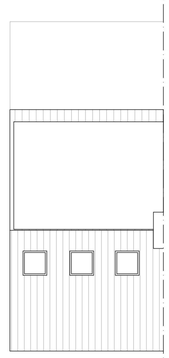
PROPOSED GROUND FLOOR
(SCALE 1:100)



PROPOSED FIRST FLOOR
(SCALE 1:100)



PROPOSED LOFT FLOOR
(SCALE 1:100)



PROPOSED ROOF PLAN
(SCALE 1:100)

CALCULATION OF EXTERNAL VOLUME OF THE PROPOSED HIP TO GABLE CONVERSION OF THE ROOF
A = base length of gable = 3.15 m
B = height of gable = 1.15 m
C = top width from hip to gable = 1.76 m

EXTERNAL VOLUME OF GABLE =3.15 x 1.15 x 1.76 / 6 = 1.06 m³

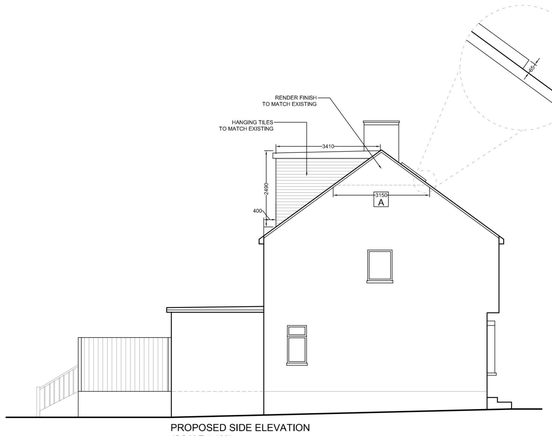
CALCULATION OF EXTERNAL VOLUME OF THE PROPOSED REAR DORMER
Max. height of dormer = 2.49 m
projection of dormer = 3.41 m
side area = 0.5 x 2.49 x 3.41 = 4.25 sq.m

EXTERNAL VOLUME OF THE DORMER = 4.25 x 4.89 = 20.78m³
width

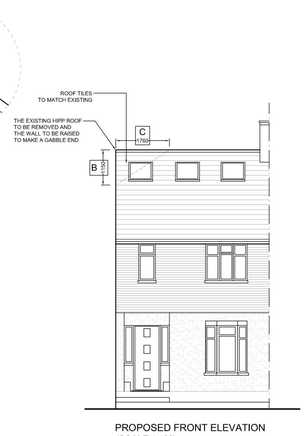
GABLE CONVERSION & DORMER TO BE DONE UNDER PERMITTED DEVELOPMENT ALLOWANCE
TOTAL EXTERNAL VOLUME OF ROOF EXTENSION & REAR DORMER
GABLE CONVERSION 1.06 + ROOF DORMER 20.78 = 21.84m³ < 50m³



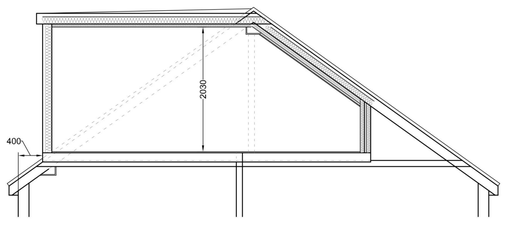
PROPOSED REAR ELEVATION
(SCALE 1:100)



PROPOSED SIDE ELEVATION
(SCALE 1:100)



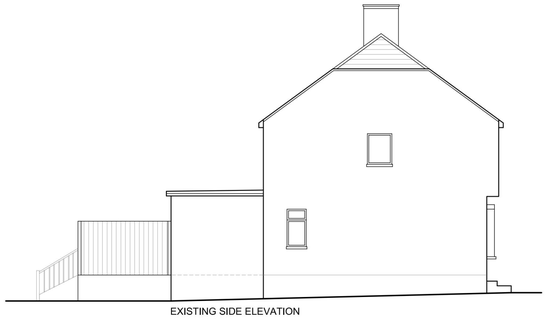
PROPOSED FRONT ELEVATION
(SCALE 1:100)



SECTION AT A-A
SCALE 1:50



EXISTING REAR ELEVATION
(SCALE 1:100)



EXISTING SIDE ELEVATION
(SCALE 1:100)



EXISTING FRONT ELEVATION
(SCALE 1:100)

M 1:50
0 0,5 1,0 1,5 2,0 2,5 3,0 3,5 4,0 4,5 5,0 [m]

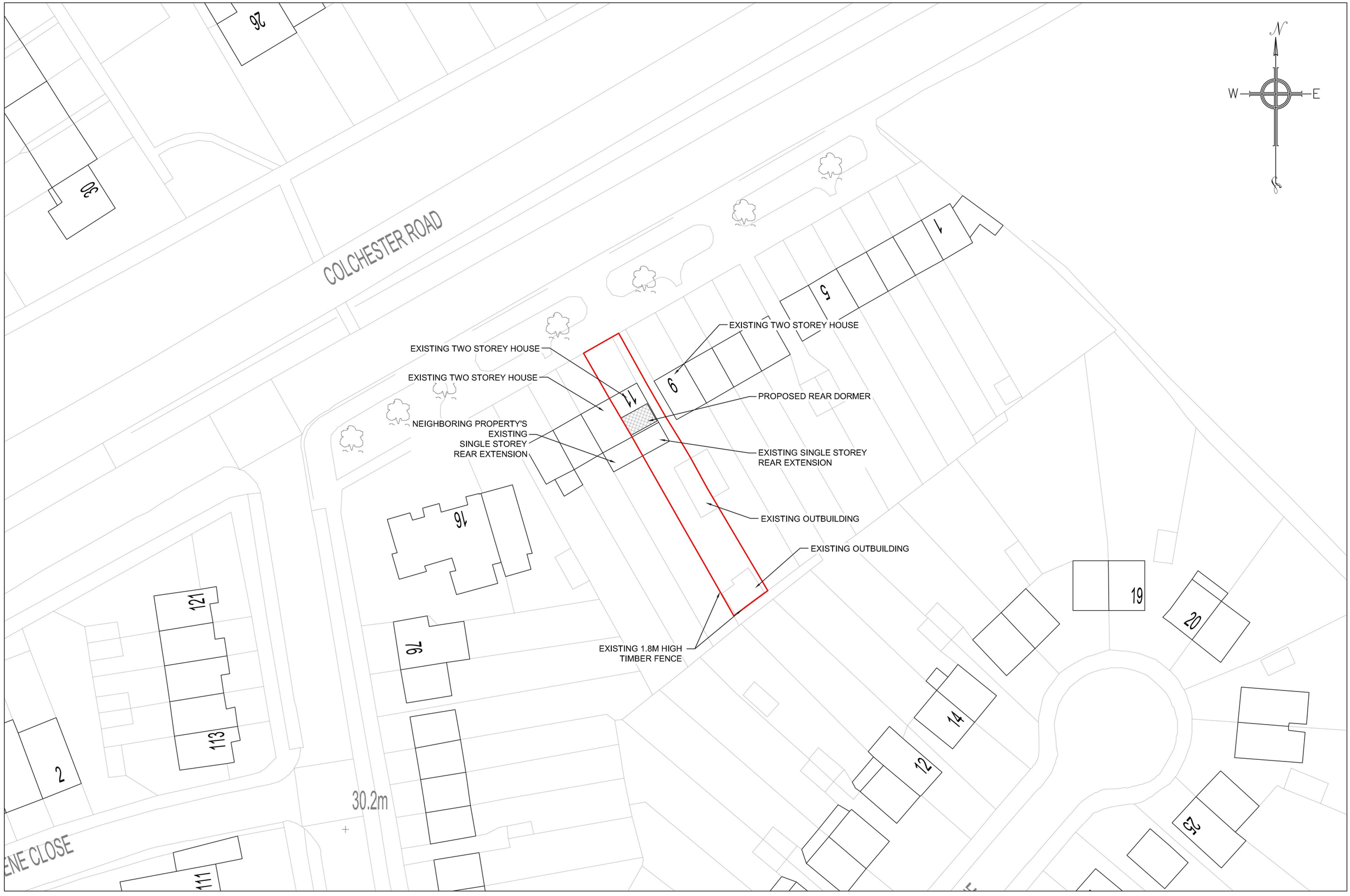
M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]

© BUILDING ISSUE

A	GENERAL AMENDMENTS	13/11/2026
	REVISIONS	DATE

Kompas London DESIGN & BUILD
16 ELECTRIC PARADE
SEVEN KINGS ROAD
ILFORD, ESSEX. IG3 8BY
PH : 020 8590 0002
FAX : 020 8599 3773
design@kompaslondon.co.uk

PROJECT	PROPOSED LOFT CONVERSION WITH REAR DORMER AT 11 COLCHESTER ROAD, RM3 0XP
DRAWING	EXISTING & PROPOSED PLANS, ELEVATIONS & SECTION
CLIENT	MR.
DATE	OCT, 2026
SCALE	1:50,100 @A1
DRG NO.	KL/1484-2
REVISIONS	A



PROPOSED BLOCK PLAN REV - A 13/11/2026

SCALE 1:500@A3

M 1:500

0 5 10 15 20 25 30 35 40 45 50 [m]