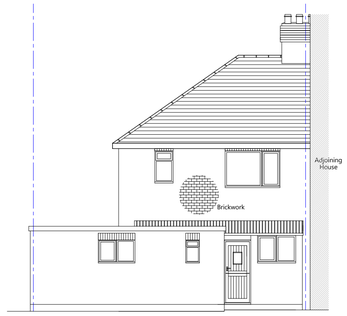


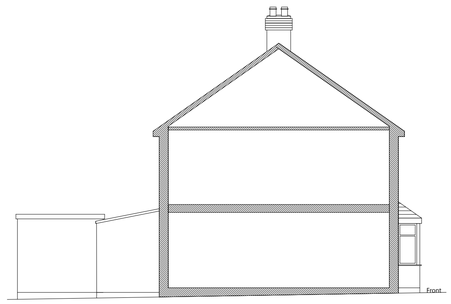
Existing Front Elevation



Existing Side 1 Elevation



Existing Rear Elevation



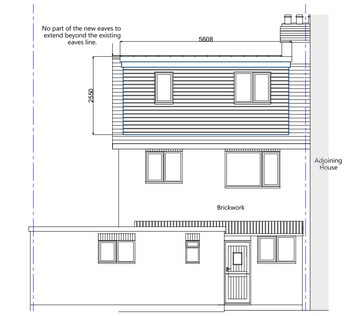
Existing Side 2 Elevation



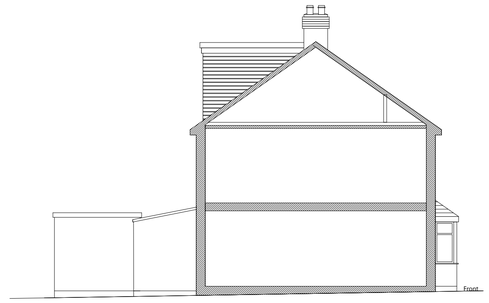
Proposed Front Elevation



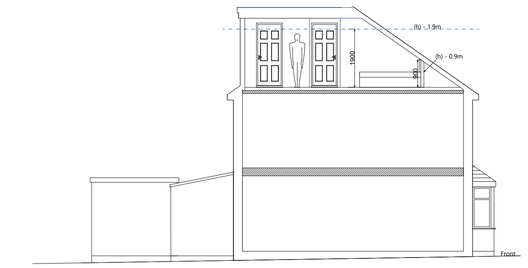
Proposed Side 1 Elevation



Proposed Rear Elevation



Proposed Side 2 Elevation



Proposed Side 2 Elevation

Dormer window — flat roof



Height (metres)
2.55

Depth (metres)
3.75

Length (metres)
5.61

Total Volume:
26.82

Calculate Volume

Reset

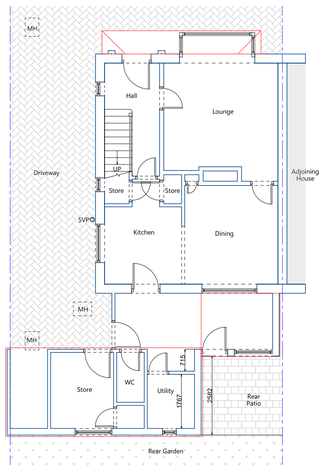
Hip to gable volume

1/3 x ((8.21 x 2.875)/2) x 4.105

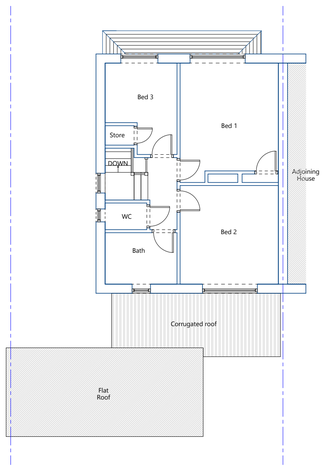
= 16.133m³

Total additional volume =

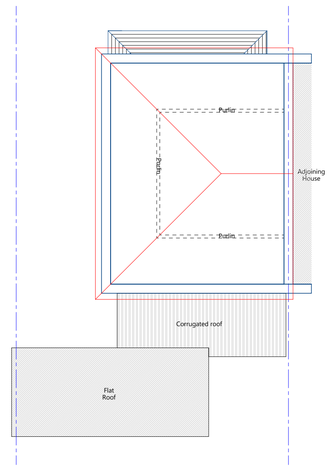
16.133 + 26.82 = 42.95m³



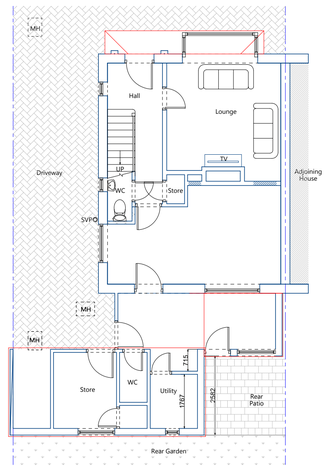
Existing Ground Floor



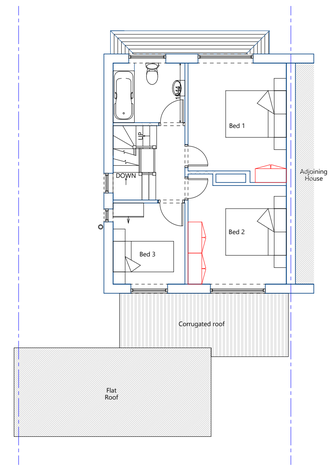
Existing First Floor



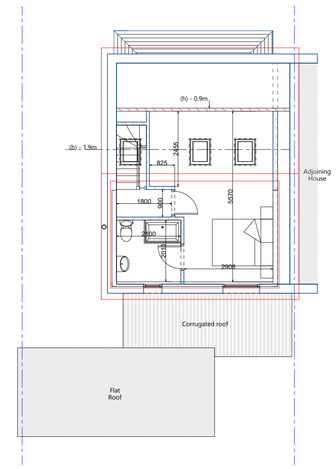
Existing Loft Floor



Existing Ground Floor



Proposed First Floor



Proposed Loft Floor

EXISTING & PROPOSED FLOOR PLANS

Description of Works:
Loft Conversion

Drawing Number:
D101- 25/06/2026

Client:
Hanney

Drawing Revision:
REV A - 25/06/2026

Site Address:
30 Manor Road
Belper
DE56 1NT

Materiality:
See Drawing Notes

Planning Permission
Not Approved

Building Control
Not Approved

DRAWING NOTES

This project involves a loft conversion with a hip roo to gable end and new rear box dormer.

New external materials will be a close match to the existing.
This include the cladding tot he dormer cheeks.
uPVC windows
And the flat roof will be a dark grey GRP or Rubber roof.

SCALE & ORIENTATION

Floor plans and elevations scale 1:100 @ A3
Construction Details 1:25 @ A3

0m 5m 1:100@A1

0m 63m 1m 1:25@A1

LEGAL NOTICE

Copyright remains the property of The Practical Planning Company Ltd – no copies of these plans to be made without approval. Drawings must not be used for quotations until the relevant approvals have been granted and checked on site by client and principal contractor. Any discrepancies in sizes or relevant details which may affect quotations and/or building costs and procedures must be reported to The Practical Planning Company Ltd and the drawings must be amended prior to any commencement of said quotations and building works. Starting work before approval of plans by building control and/or local authority is at the customer's own risk and in such a case, our duties as principal designer will end, with those responsibilities falling to the client as duty holder.

It is the responsibility of the contractor/builder to check all sizes on site prior to and during the build. It is the responsibility of the client and principal contractor/builder to conform to both building regulations and Construction (Design & Management Regulations (CDM 2015). If existing trees are to be retained, they should be subject to a full arboricultural survey/inspection for safety. All trees are to be planted a minimum of five metres from buildings and those near to foundations, drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Any alterations to these drawings should be checked for compliance with planning and building control. It is the responsibility of the client to check that these plans do not contravene, affect covenants or encroach boundaries, that they are in line with matters relating to land title, and that issues relating to The Party Wall etc Act 1996 are implemented at the relevant stages.

CONTACT INFORMATION

Main Project Contact:
Benjamin Heginbotham

Phone Number:
07743 686654

Email Address:
hello@practicalplanningco.co.uk

THE PRACTICAL PLANNING COMPANY