

Architect Statement

2 Atwood Avenue

patrick
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This document has been written to support the Permitted Development application for a hip to gable roof conversion with associated rear dormers.

The proposal follows the successful application for a near identical hip-to-gable conversion at No. 18 Atwood Avenue. In devising the proposal we have taken into account the nature of the PD rules. The proposal complies with these;

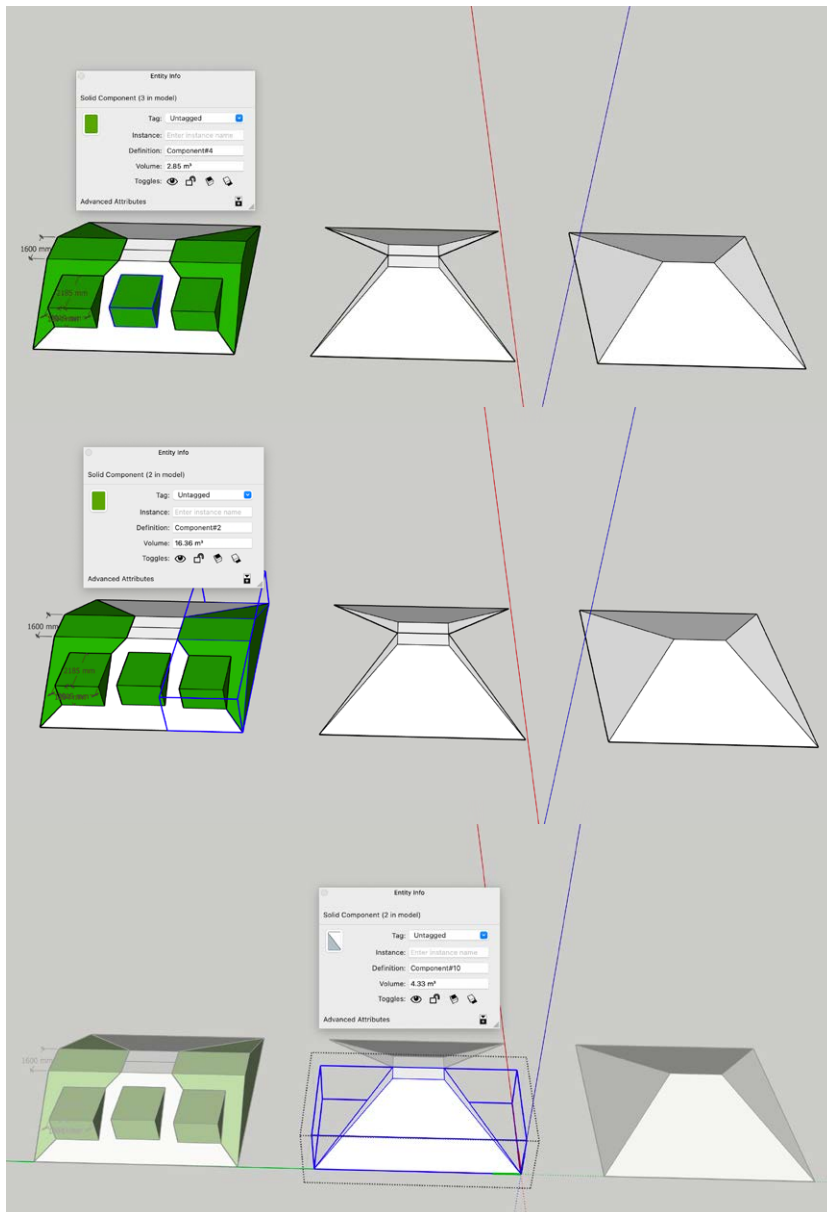
1. The house is not on designated land.
2. The additional roof space created does not exceed 50 cubic metres (see diagram). Note this has been amended to include previous roof extension.
3. There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
4. The materials are similar in appearance to the existing house.
5. No part of the extension is higher than the highest part of the existing roof
6. There are no Verandas, balconies or raised platforms are.
7. Any side-facing windows are obscure glazed and non-opening.
8. This is a hip to gable extension, it is set back, as far as is practicable (20cm from the original eaves does not apply). The roof enlargement does not overhang the outer face of the wall of the original house any more than the existing.

In light of the above we would request that a Certificate of lawful development is granted.

Patrick Owens

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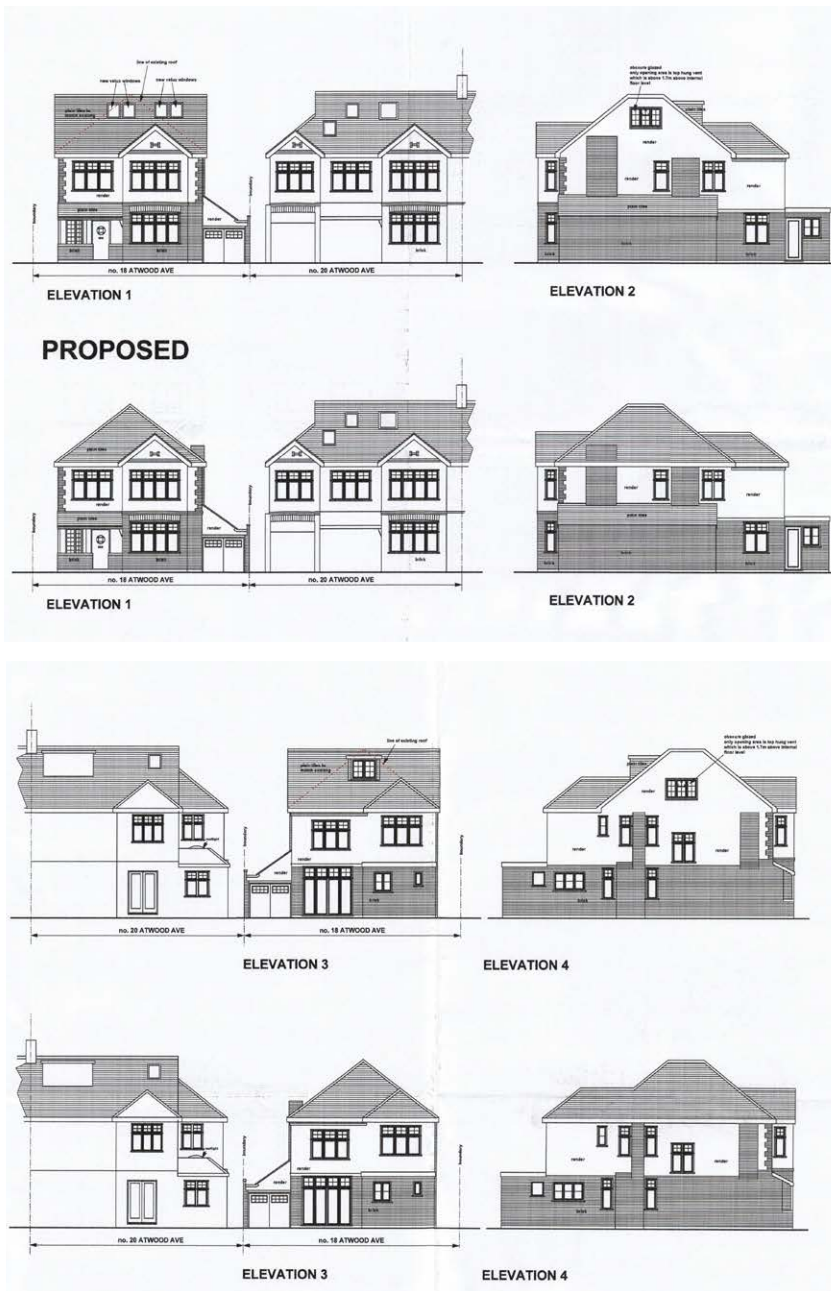




Volume calculations

Previous roof extension side - 4.44m³
 Previous roof extension side 2 - 4.44m³
 Hip side 1 - 16.36m³
 Hip side 2 - 16.36m³
 Dormer 1 - 2.85m³
 Dormer 2 - 2.85m³
 Dormer 3 - 2.85m³

Total - 49.93 m³



Approved drawings from PD application at No. 18
 Ref; 13/2667/PS192

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