

## Design Statement

The proposal is to alter the existing roof of no.36 Rivermead's Avenue to make a continuous ridge, matching the height of the original ridge. To change the end condition from a hip to a gable and to add a rear dormer across the rear pitch.

There are many examples of 'hip to gables' within the context of the no. 36 Rivermead's Avenue shown in figures 1 and 2. Fig. 1a and fig. 2c show equally prominent street locations with 'hip to gables'.

Figure 2 a, b, d + e show the four sides of the crossroads on which 36 Rivermead's Avenue sits. Each original semi-detached pair were different in design to each other. Each pair has undergone significant alteration (barring no. 40 + 42). No pair is now symmetrical.

Figure 1f shows the view from Court Close to the rear of no. 38 + no. 36. No. 38 is more prominent in this view. No. 30 has a dormer to the extent of the rear pitch in the same view. The dormer proposed at no.36 Rivermead's Avenue will be set in from the ridge, eaves and side. Fig. 2f shows the side view onto Rivermead's Avenue. As the elevation is oblique with the street the extent of any rear dormer will not be able to be read from Rivermead's Avenue.

Whether achieved via Permitted Development or via Planning it does not change the much altered contemporary streetscape. The design moves the proposal makes are already present in the streetscape.

Prominent location. Roof of pair not symmetrical. One hipped side, one gable side



a.View down Rivermead's Avenue towards no. 1+ 2

Roof of pair not symmetrical. One hipped side, one gable side



b.13 + 11 Court Close

Roof of pair not symmetrical. One hipped side, one gable side



c.7 + 9 Court Close



d.19 + 20 Court Close

Roof of pair not symmetrical. One hipped side, one gable side



e.17+15 Court Close

Roof of pair not symmetrical. One hipped side, one gable side, Odd roof form where existing hip has been retained with dormer very obvious



f.Rear of no. 36 + 38 Rivermead's Avenue

Roof of no.36

Rear dormer(no.30) to extent of rear roof in same view as no.36. No.36 dormer will be set in from eaves, ridge and gable

Unsymmetrical pairs one hip, one gable, are common place in the streetscape around no 36 Rivermead's Avenue.

### 1.Context of proposal-properties nearby

Design incomparable to surrounding properties



a.38 + 36 Rivermead's Avenue



b.40+42 Rivermead's Avenue

Prominent location. Roof of pair symmetrical. One hipped side, one gable side



c.2 Bye Ways + 12 Rivermead's Avenue



d.55 + 57 Rivermead's Avenue



e. 51+53 Rivermead's Avenue



f. 36 Rivermeads Avenue. Oblique side elevation

#### Four sides of the crossroads

None of the pairs of semi-detached properties at the crossroads are symmetrical with their own pair or matching within the group of properties.