



Practice Profile page 3

Photographs of the Existing House page 4

EXISTING PLANS, SECTIONS & ELEVATIONS page 5

Existing Site Location Plan	EX 1000	1:1250@A3
Existing Site Plan	EX 000	1:100@A3
Existing Ground Floor Plan	EX 001	1:100@A3
Existing First Floor Roof Plan	EX 002	1:100@A3
Existing Roof Plan	EX 003	1:100@A3
Existing North Elevation	EX 201	1:100@A3
Existing South Elevation	EX 202	1:100@A3
Existing Rear Elevation	EX 203	1:100@A3

PROPOSED PLANS, SECTIONS & ELEVATIONS page 14

Proposed Site Plan	PD 000	1:100@A3
Proposed Ground Floor Plan	PD 001	1:100@A3
Proposed First Floor Roof Plan	PD 002	1:100@A3
Proposed Roof Plan	PD 003	1:100@A3
Proposed North Elevation	PD 201	1:100@A3
Proposed South Elevation	PD 202	1:100@A3
Proposed Rear Elevation	PD 203	1:100@A3
Proposed Pool Enclosure Elevations	PD 204	1:100@A3

The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area



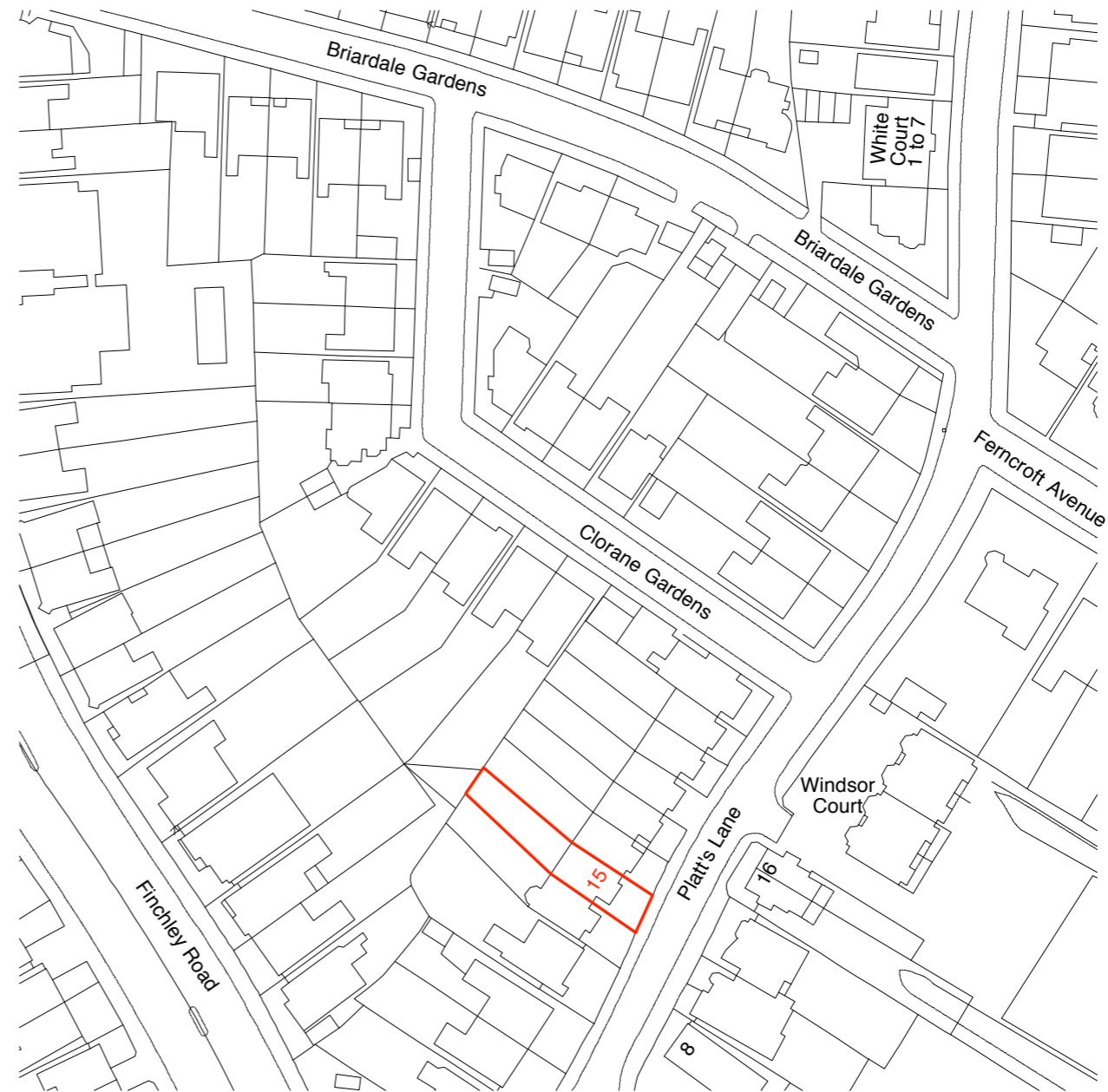
Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses. Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'



Hamilton Terrace, NW6 - Extension & modernisation of grade II listed terrace house.



View looking East showing Rear Elevation



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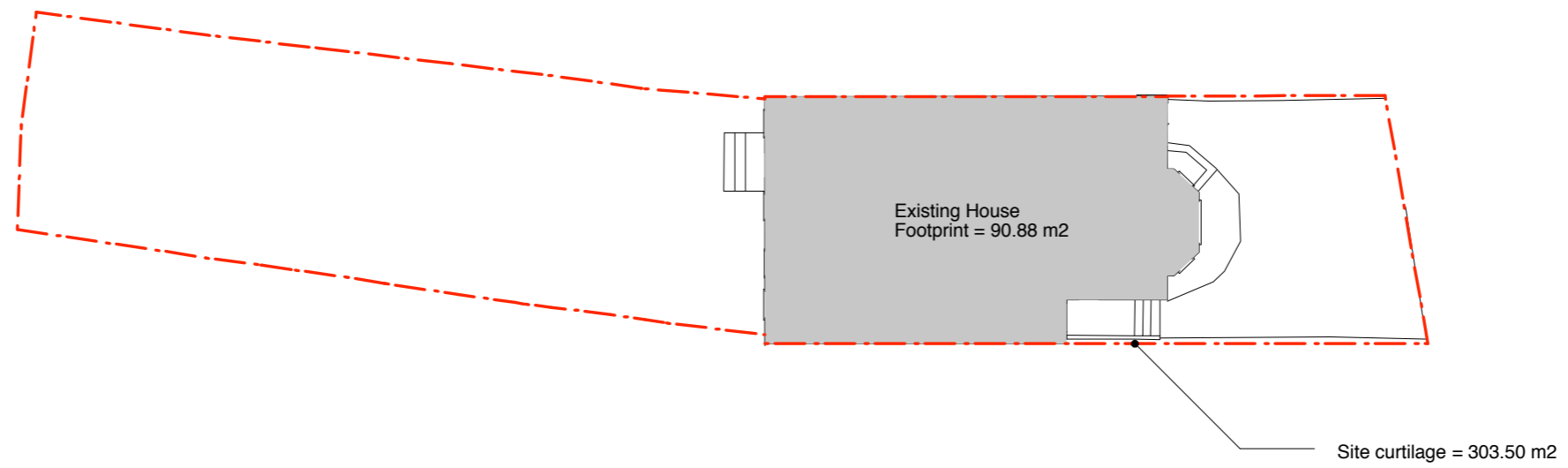
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project	15 Platts Lane	project no	255
drawing	Site location plan	scale	1:1250 @ A3
		drawn by	MC
drawing no	EX 1000	rev	/
		date	Nov 2015
		dwg status	Planning



Site Curtilage - Existing House = 212.62 m2

Notes

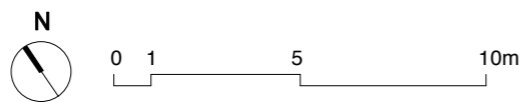
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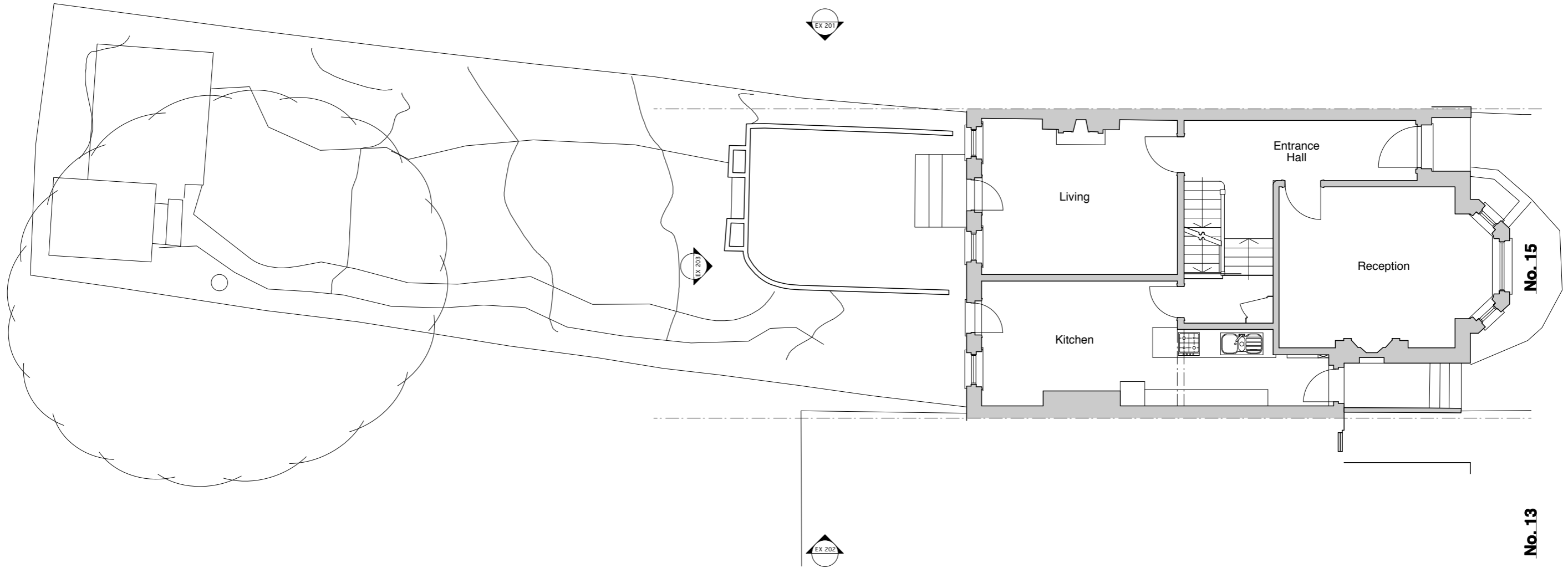
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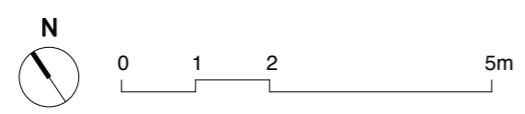
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tel: 020 7267 9388	www.robertdye.com
fax: 020 7267 9345	email: info@robertdye.com
project	project no
15 Platts Lane	255
drawing	scale
Existing Site Plan	1:200@A3
	drawn by
	MC
drawing no	rev
EX 000	/
	date
	Nov 2015
	dwg status
	Planning

No.17



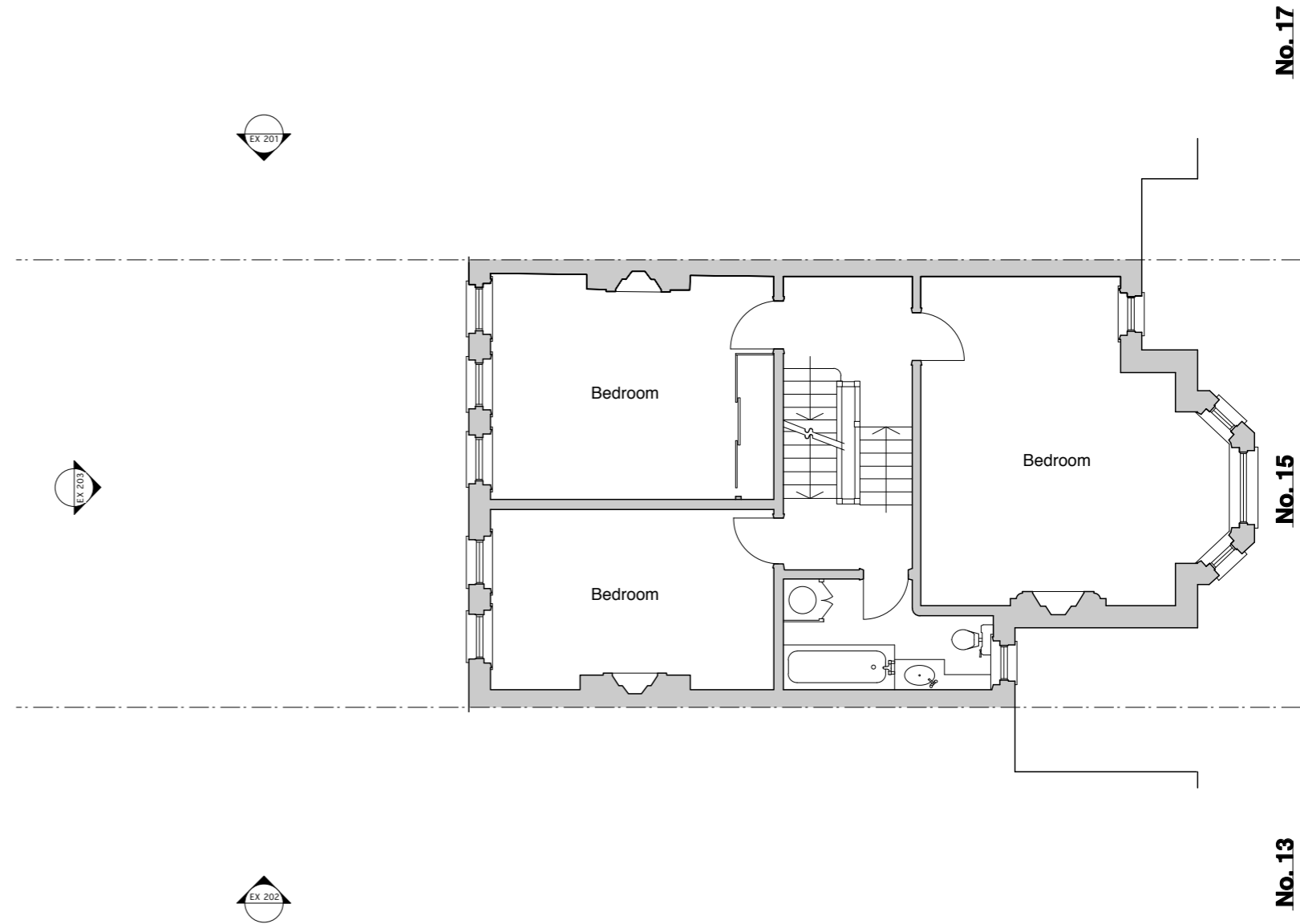
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project 15 Platts Lane		project no 255	
drawing Existing Ground Floor		scale 1:100@A3 drawn by MC	
drawing no EX 001		rev / date / Nov 2015 dwg status Planning	



Notes

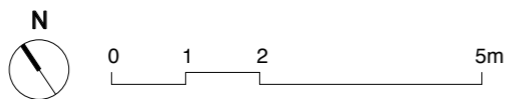
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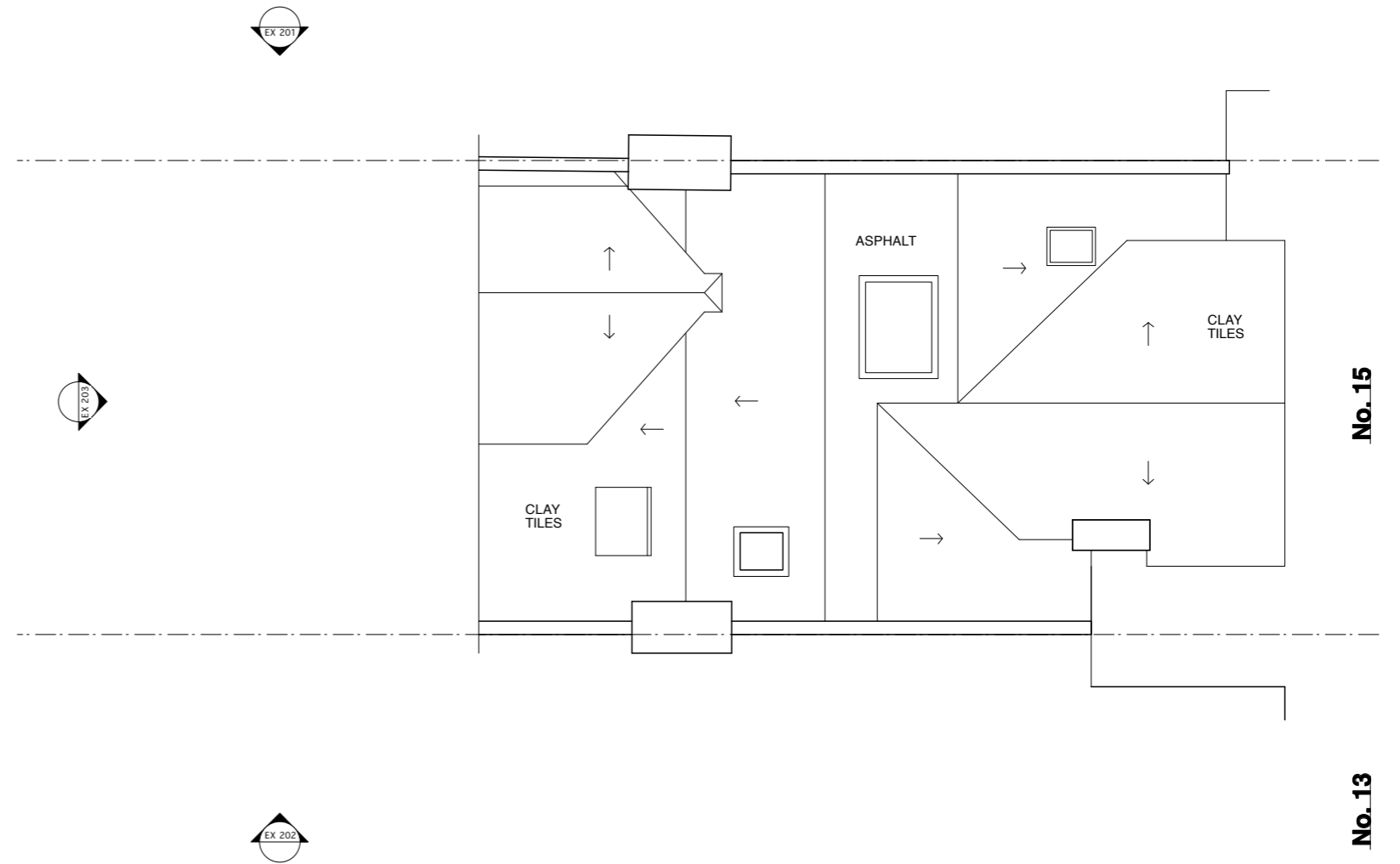
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project 15 Platts Lane	project no 255
drawing Existing First Floor Roof Plan	scale 1:100@A3
	drawn by MC
drawing no EX 002	rev / date / Nov 2015
	dwg status Planning

No.17

No.15

No.13



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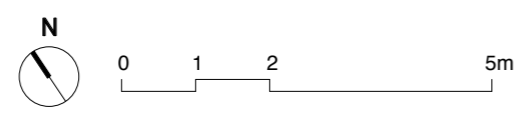
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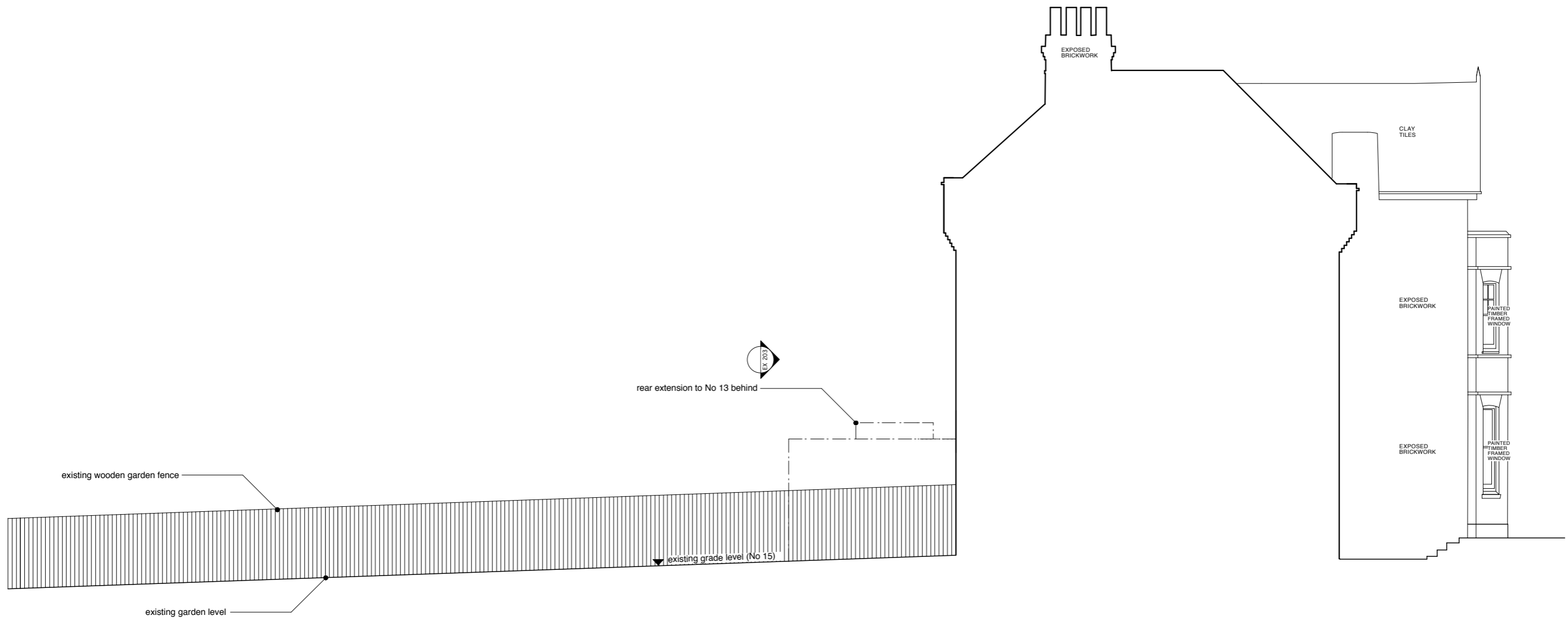
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project 15 Platts Lane	project no 255
drawing Existing Roof Plan	scale 1:100@A3
	drawn by MC
drawing no EX 003	rev / date / Nov 2015
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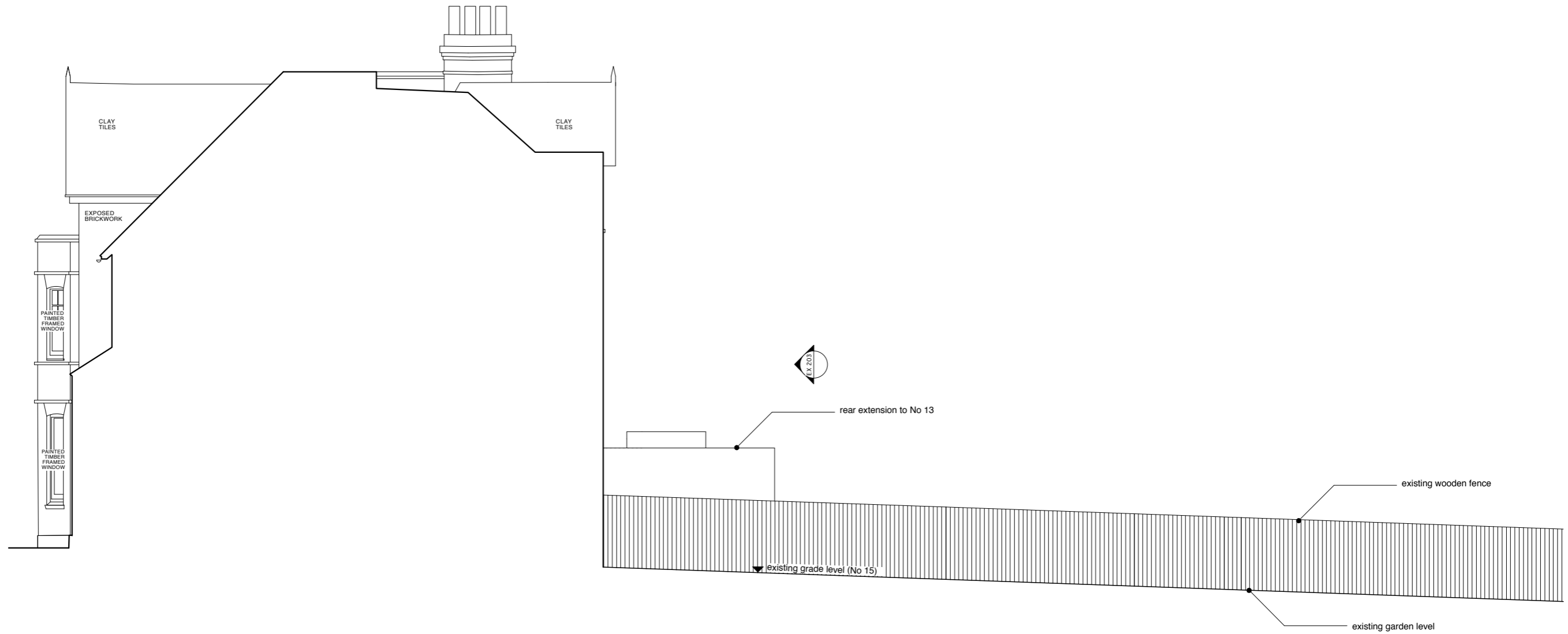
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project	15 Platts Lane	project no	255
drawing	Existing North Elevation	scale	1:100@A3
drawing no	EX 201	drawn by	MC
rev	/	date	Nov 2015
		dwg status	Planning



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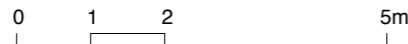
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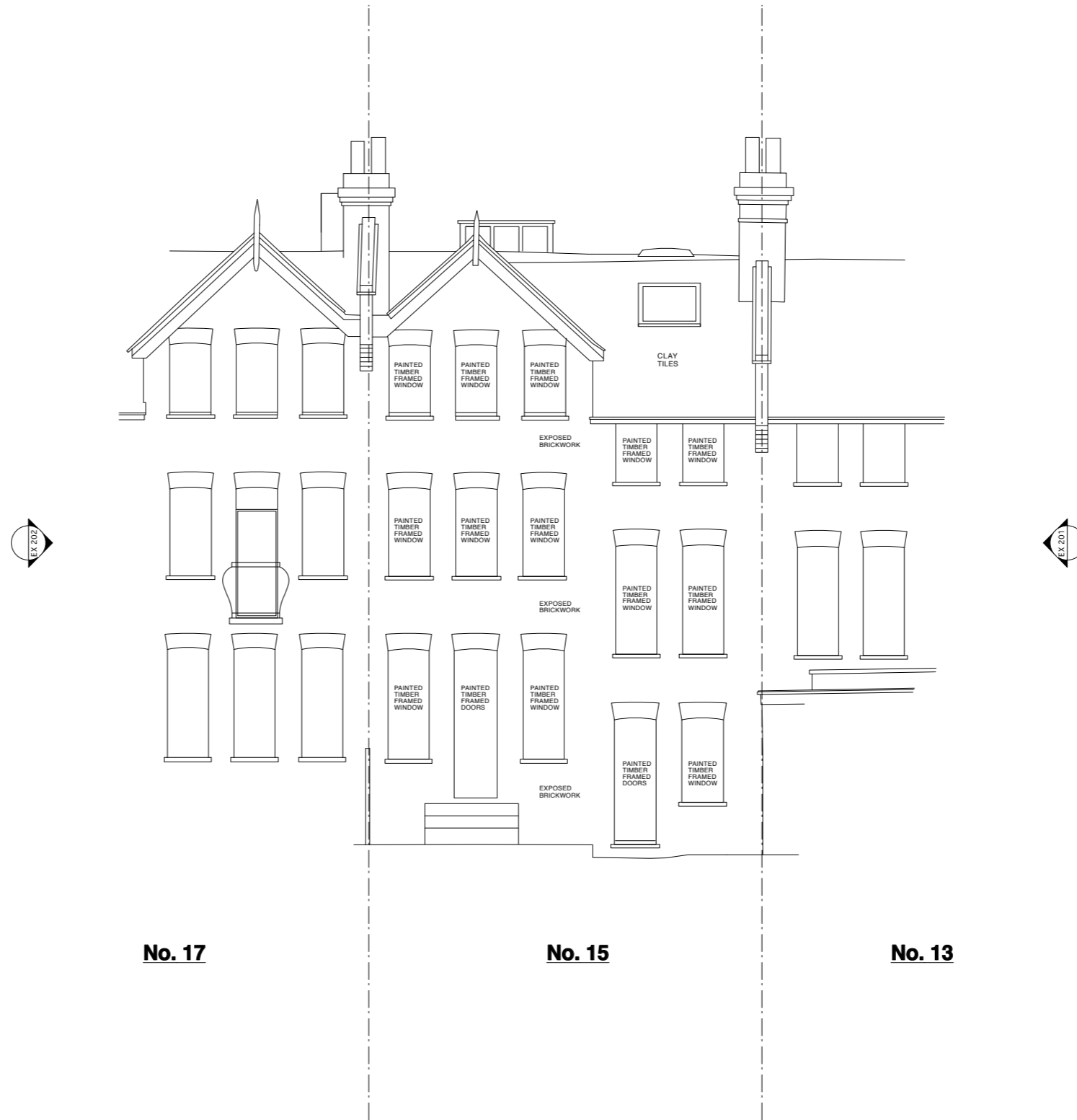
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project	15 Platts Lane	project no	255
drawing	Existing South Elevation	scale	1:100@A3
		drawn by	MC
drawing no	EX 202	rev	/
		date	Nov 2015
		dwg status	Planning



No. 17

No. 15

No. 13

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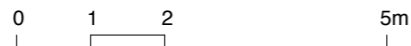
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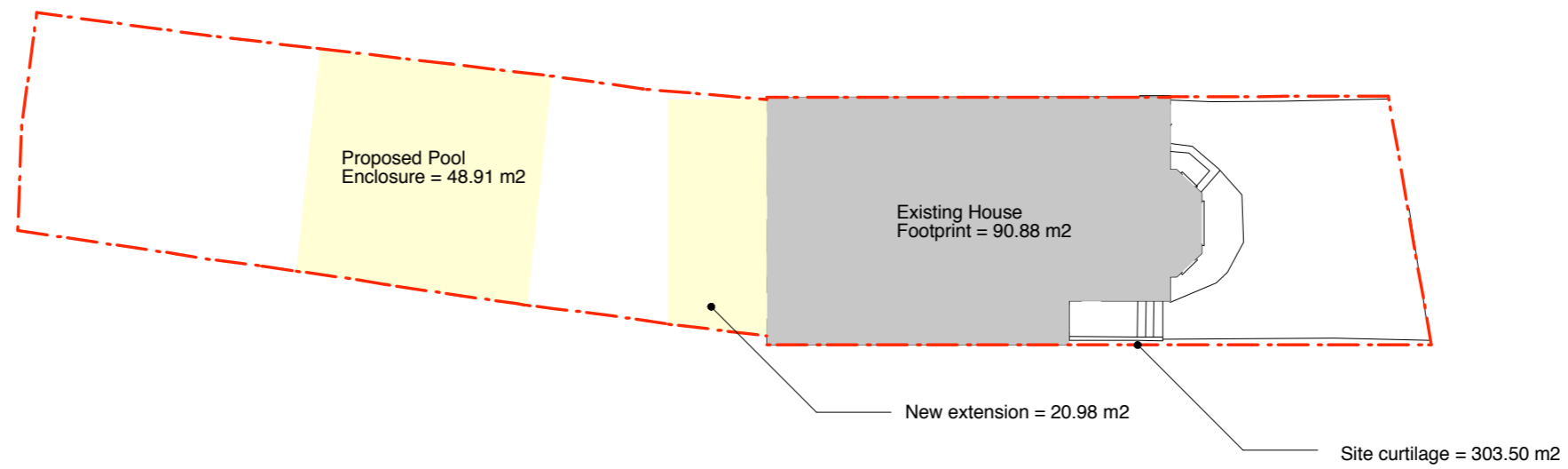
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project	project no
15 Platts Lane	255
drawing	scale
Existing Rear Elevation	1:100@A3
	drawn by
	MC
drawing no	rev
EX 203	/
	date
	Nov 2015
	dwg status
	Planning



Site Curtilage - Existing House = 212.62 m2
 50% = 106.31 m2

Proposed Extension + Proposed Pool Enclosure = 69.90 m2

69.90 m2 < 50% of 212.62 m2 (106.31m2)
complies with Class A [A.1(a)] and Class E [E.1 (a)]

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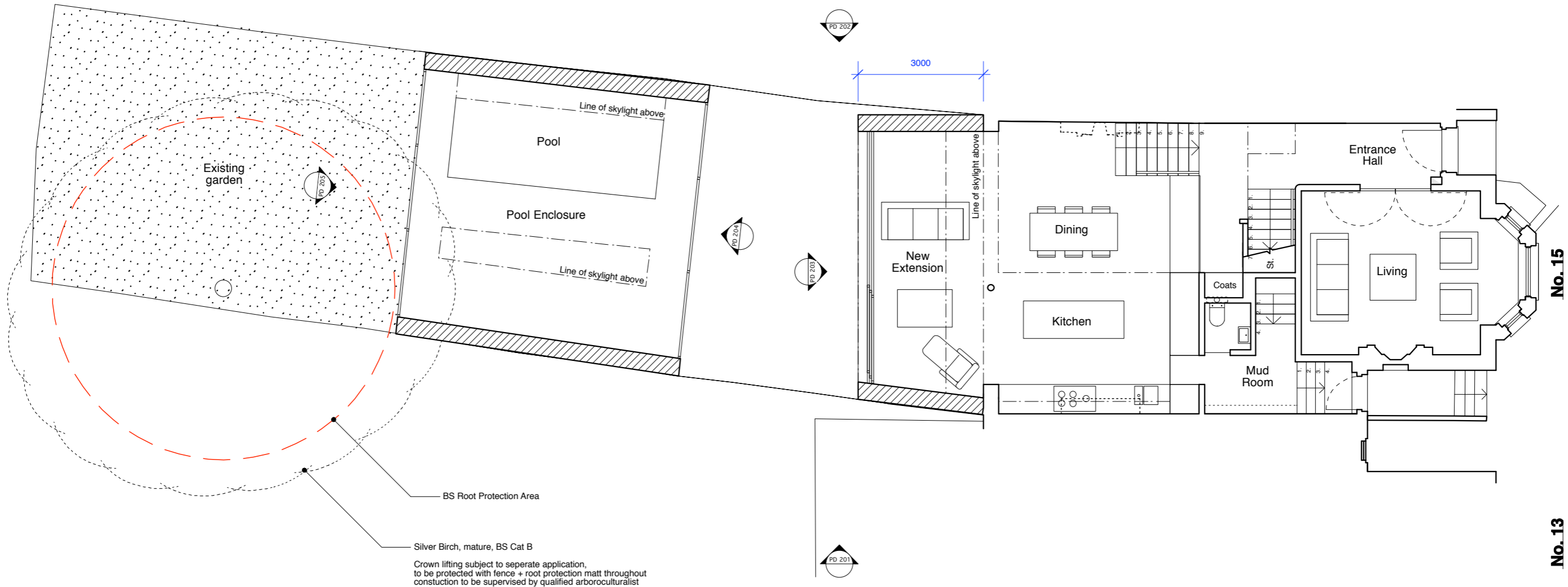
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project	project no
15 Platts Lane	255
drawing	scale
Proposed Site Plan	1:200@A3
	drawn by
	MC
drawing no	rev
PD 000	/
	date
	Nov 2015
	dwg status
	Planning

No. 17

No. 15

No. 13



BS Root Protection Area
 Silver Birch, mature, BS Cat B
 Crown lifting subject to separate application,
 to be protected with fence + root protection matt throughout
 construction to be supervised by qualified arboriculturalist

Notes

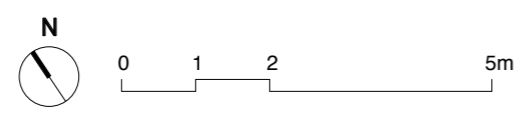
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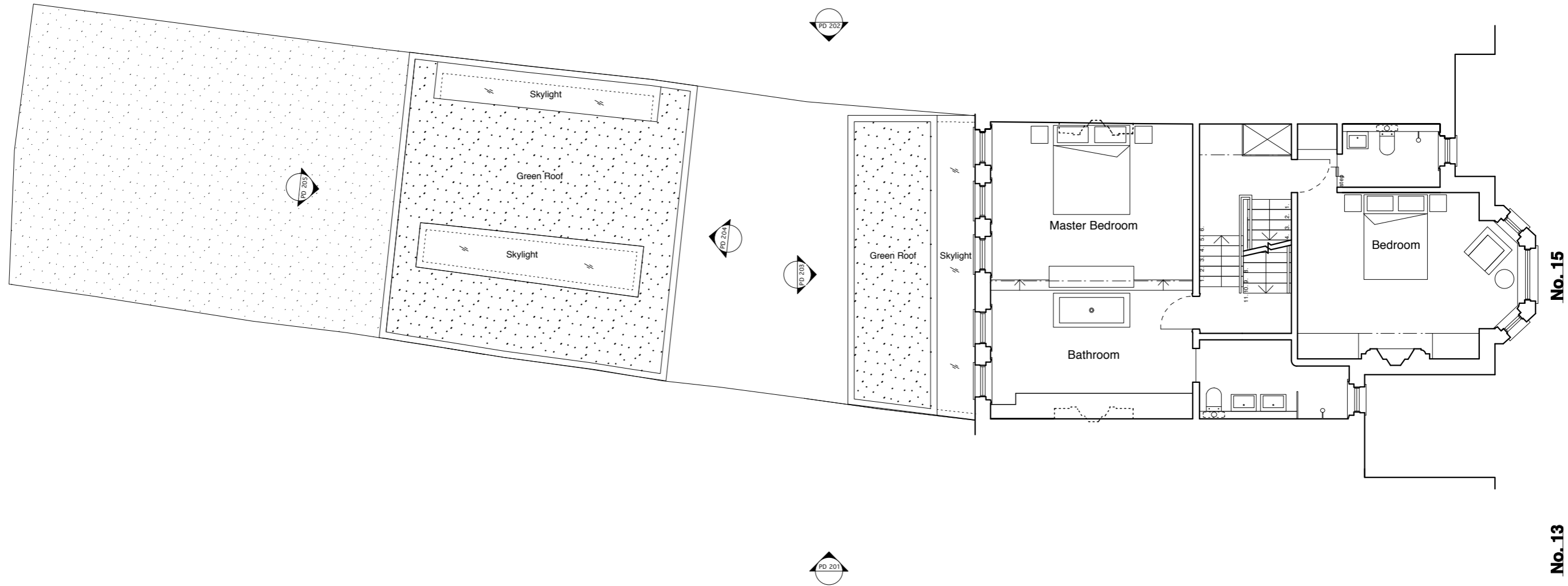
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project	project no
15 Platts Lane	255
drawing	scale
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drawing no	rev
PD 001	/
	date
	Nov 2015
	dwg status
	Planning



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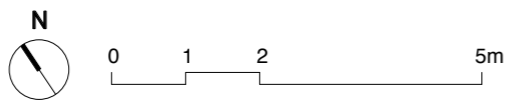
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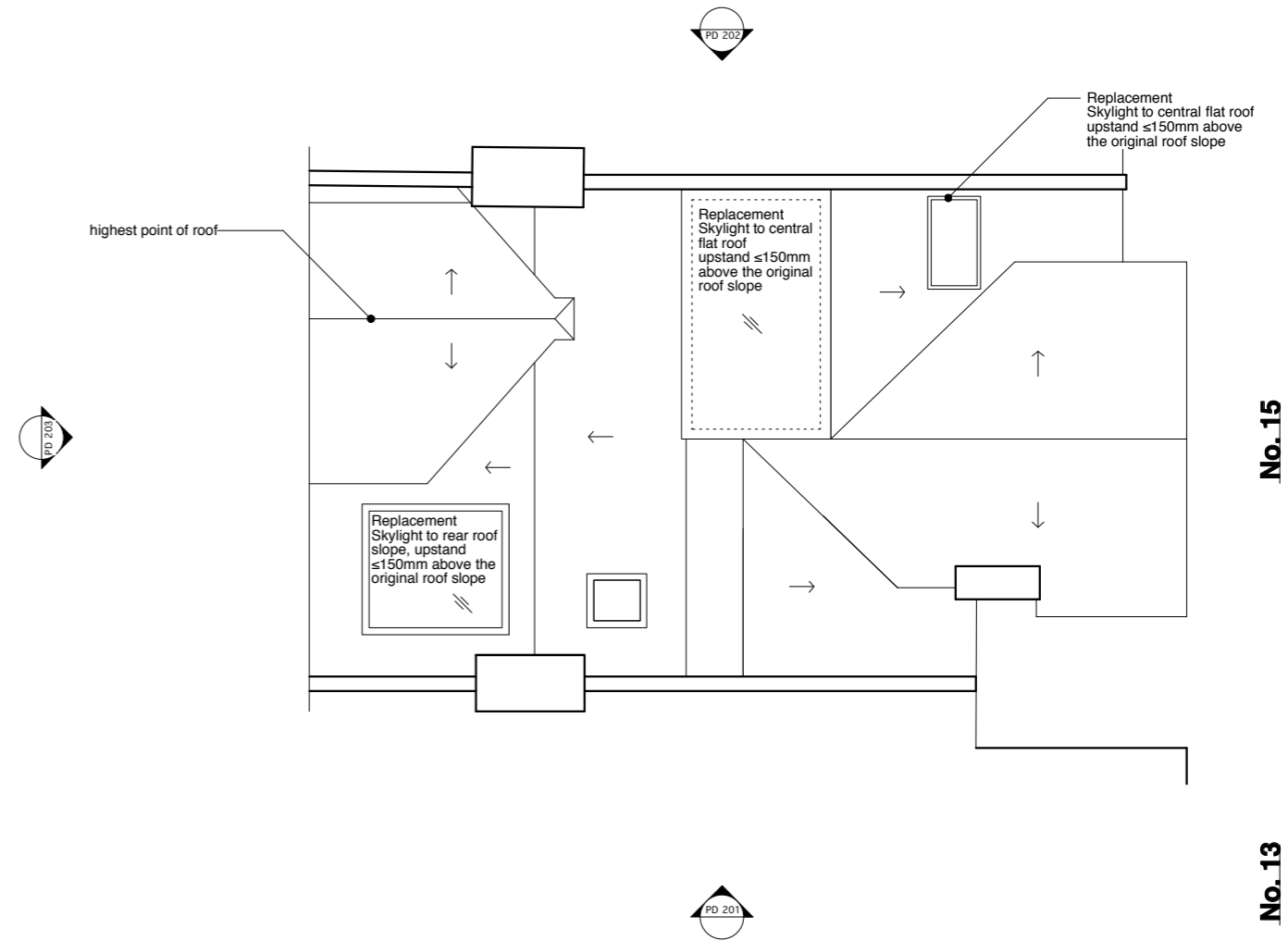


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project	15 Platts Lane	project no	255
drawing	Proposed First Floor Roof Plan	scale	1:100@A3
		drawn by	MC
drawing no	PD 002	rev	/
		date	Nov 2015
		dwg status	Planning

No. 17



No. 15

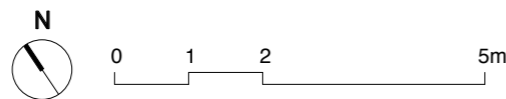
No. 13

Complies with Class C (Roof alterations)

[C.1 (a)] the proposed skylights (alterations) do not protrude more than 150mm beyond the plane of the slope of the original roof

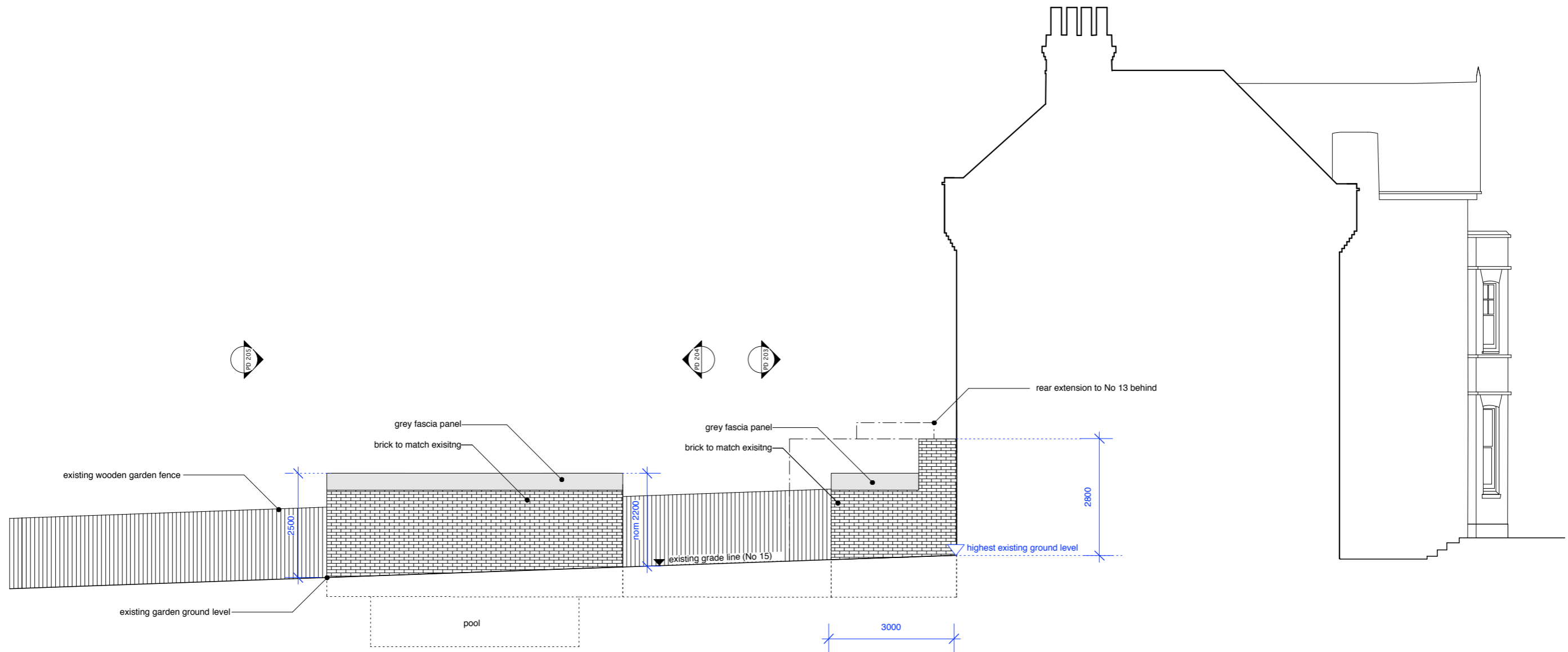
[C.1 (b)] the highest points of proposed skylights are not higher than the highest part of the original roof

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project	project no
15 Platts Lane	255
drawing	scale
Proposed Roof	1:100@A3
	drawn by
	MC
drawing no	rev
PD 003	/
	date
	Nov 2015
	dwg status
	Planning



Complies with Class E (Pool Enclosure)

[E.1(a)] the total area of ground of the proposed pavilion does not exceed 50% of the total area of the curtilage after exclusion of the original dwellinghouse (refer to drawing PD 000)

[E.1(d2)] the height of the proposed pavilion does not exceed 2.5 metres measured from the highest existing garden ground level

Complies with Class A (Rear Extension - Single Storey)

[A.1 (a)] the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

[A.1 (e1)] the enlarged part of the dwelling house does not extend beyond the rear wall of the original dwellinghouse by more than 3 metres

[A.1 (g)] the height does not exceed 3 metres measured from highest existing ground level

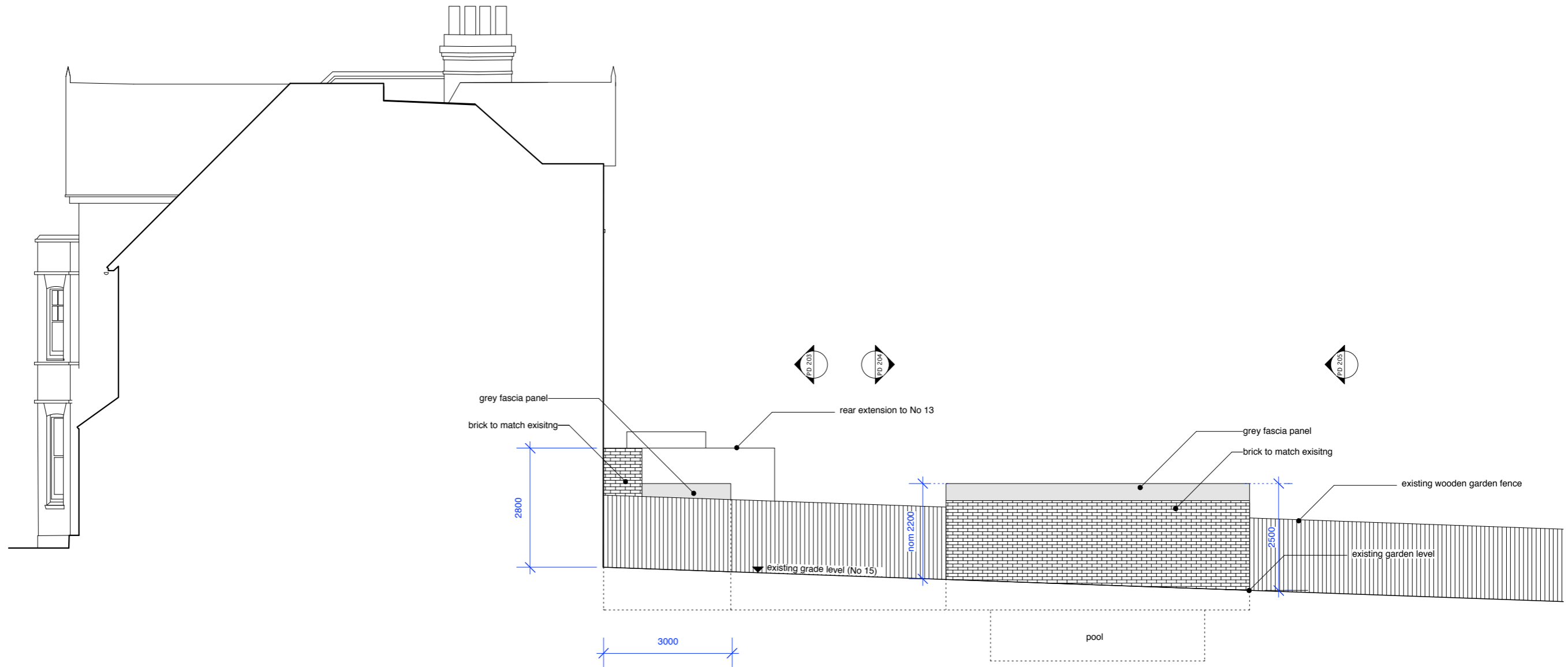
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project	15 Platts Lane	project no	255
drawing	Proposed North Elevation	scale	1:100@A3
drawing no	PD 201	drawn by	MC
rev	/	date	Nov 2015
		dwg status	Planning



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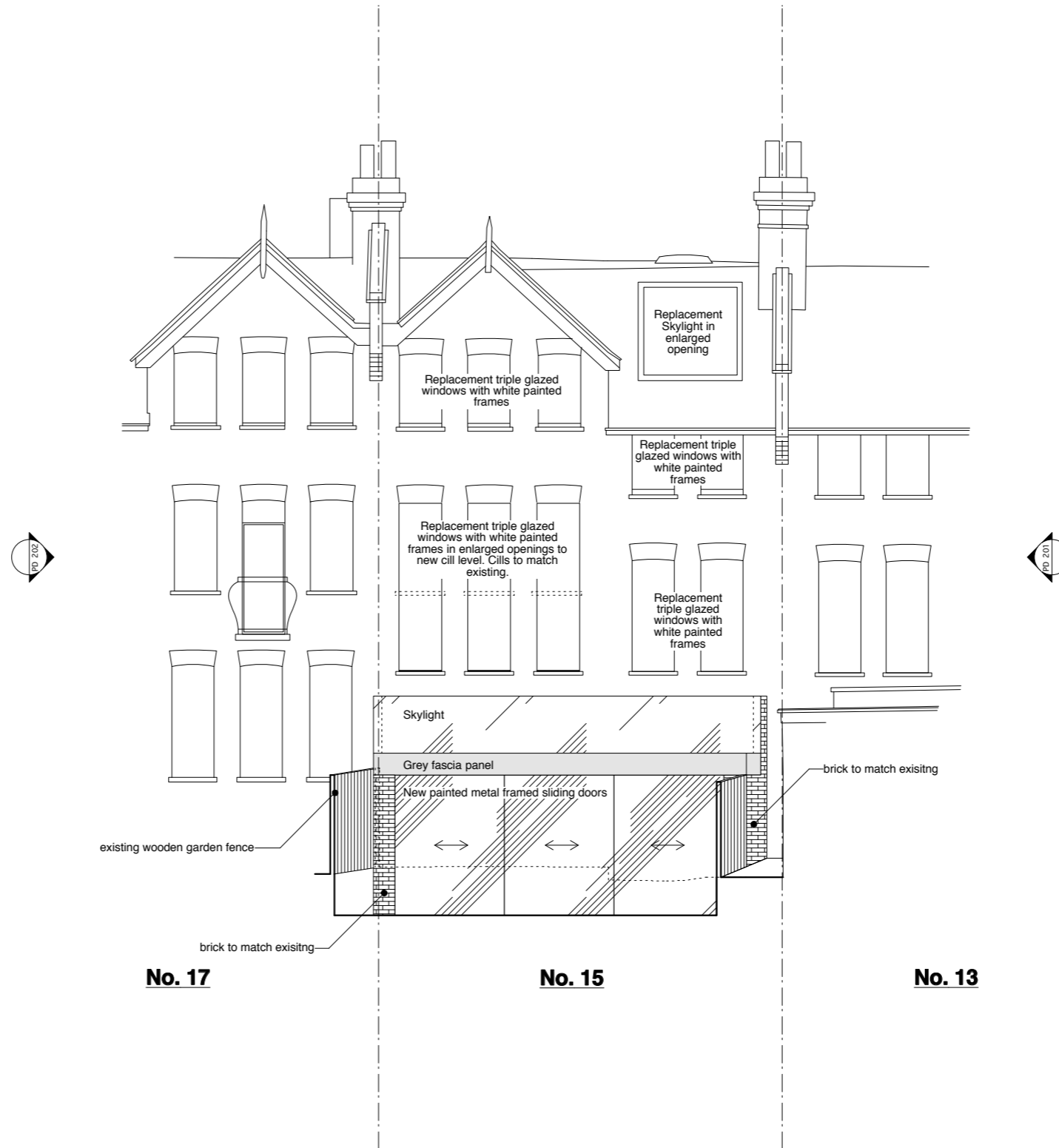
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project	project no
15 Platts Lane	255
drawing	scale
Proposed South Elevation	1:100@A3
	drawn by
	MC
drawing no	rev
PD 202	/
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	Nov 2015
	dwg status
	Planning



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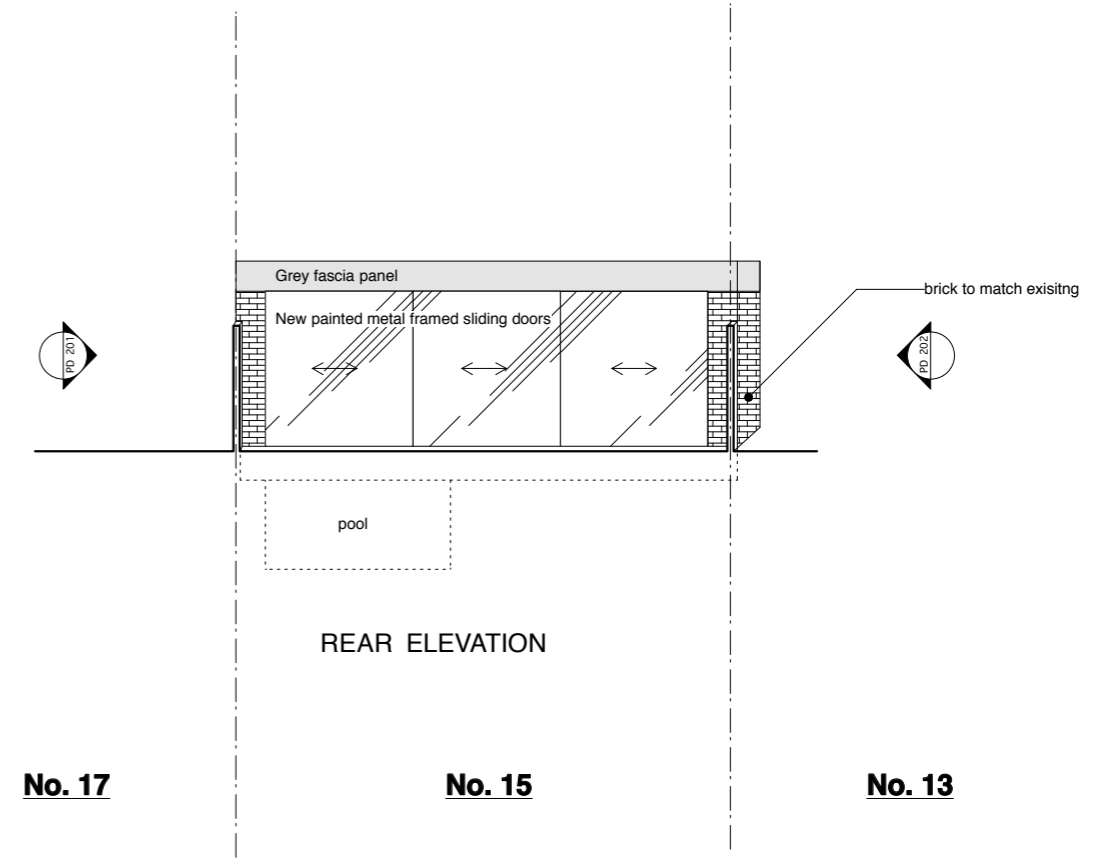
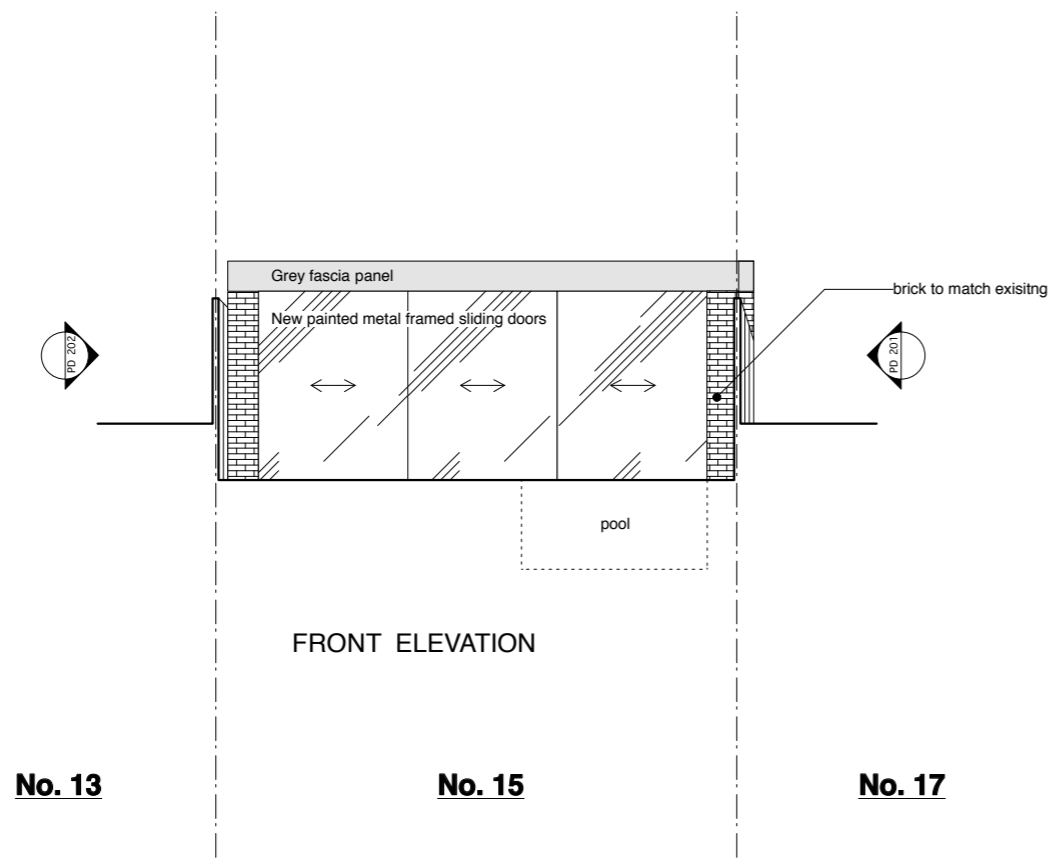
All dimensions shown are indicative and must be double checked on site by the contractor. Any inconsistencies found must be reported to Robert Dye Architects LLP.

DO NOT SCALE FROM THE DRAWING



Rev	Date	Notes

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fax: 020 7267 9345	email: info@robertdye.com
project	project no
15 Platts Lane	255
drawing	scale
Proposed Rear Elevation	1:100@A3
	drawn by
	MC
drawing no	rev
PD 203	/
	date
	Nov 2015
	dwg status
	Planning



Notes

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fax: 020 7267 9345	email: info@robertdye.com
project	project no
15 Platts Lane	255
drawing	scale
Proposed Pool Enclosure Elevations	1:100@A3
drawn by	drawn by
MC	MC
drawing no	rev
PD 204	/
date	date
Nov 2015	Nov 2015
dwg status	dwg status
Planning	Planning