

NOTE 4:
Pre-application submission design revised following recommendations from Pre Application Process, see letter dated 09/06/20, ref: 2020/0542/PRE, in particular item 4.7 within the above document, thus: Proposed roof extension set back from apex of existing front bay pitched roof.
Reason: In order to preserve the character and appearance of the existing roof form and features.

NOTE 5:
Pre-application submission design revised following recommendations from Pre Application Process, see letter dated 09/06/20, ref: 2020/0542/PRE, in particular item 4.4 within the above document, thus: Proposed dormer face set back from the higher eaves at minimum expense of internal space.
Reason: In order to allow the dormer to sit comfortably on the rear slope adjacent to the existing dormers at the lower part of the roof.
As recommended in the above document, '... this should be set back from the higher eaves *at minimum expense of internal space.*'

NOTE 2:
fascia frame and dormer cheeks dressed in traditional lead sheet detail
painted timber sash windows to match existing to rear elevation on floor below

NOTE 1:
ROOFLIGHT WINDOW RECESSED WITHIN SLATE BUILD UP; FRAME OF ROOFLIGHT NOT VISIBLE FROM STREET

FRONT MODIFICATIONS :
SLOPE DRESSED IN SLATE

PROPOSED ROOF ALTERATIONS NOT VISIBLE FROM SREET

IMPORTANT: REFER ALSO TO ANIMATION MODEL DRG NO. PP_GA_151_25 FOR A 3D VISUAL DESCRIPTION OF PROPOSED INTERVENTION

OUTSIDE FACE OF NO.91's EXISTING ROOF TOP EXTENSION FACING STREET

SIGHT LINE

SIGHT LINE

OUTSIDE FACE OF NO.91's EXISTING ROOF REAR DORMER FACE
OUTSIDE FACE OF NO.93's PROPOSED ROOF REAR DORMER FACE **see NOTE 5 also:**

ROOFLIGHT WINDOW RECESSED WITHIN SLATE BUILD UP; FRAME OF ROOFLIGHT NOT VISIBLE FROM STREET
SLOPE OF PROPOSED ROOF MODIFICATIONS NO HIGHER THAN BRICK PARAPET WALL AND RESPECTS SLOPE ANGLE OF EXISTING ROOF; NOT VISIBLE FROM STREET
TOP OF PROPOSED DORMER ROOF FINISH TO BE NO HIGHER THAN NEIGHBOUR'S EXISTING ROOF FINISHES AND PARAPET DETAILS TO EXISTING DORMER EXTENSION

③ SEE NOTE 2
④ SEE NOTE 2

15.015 Main Ridge level

12.746 FFL level 5

10.069 TFL level 4

7.077 SFL level 3

3.654 FFL level 2

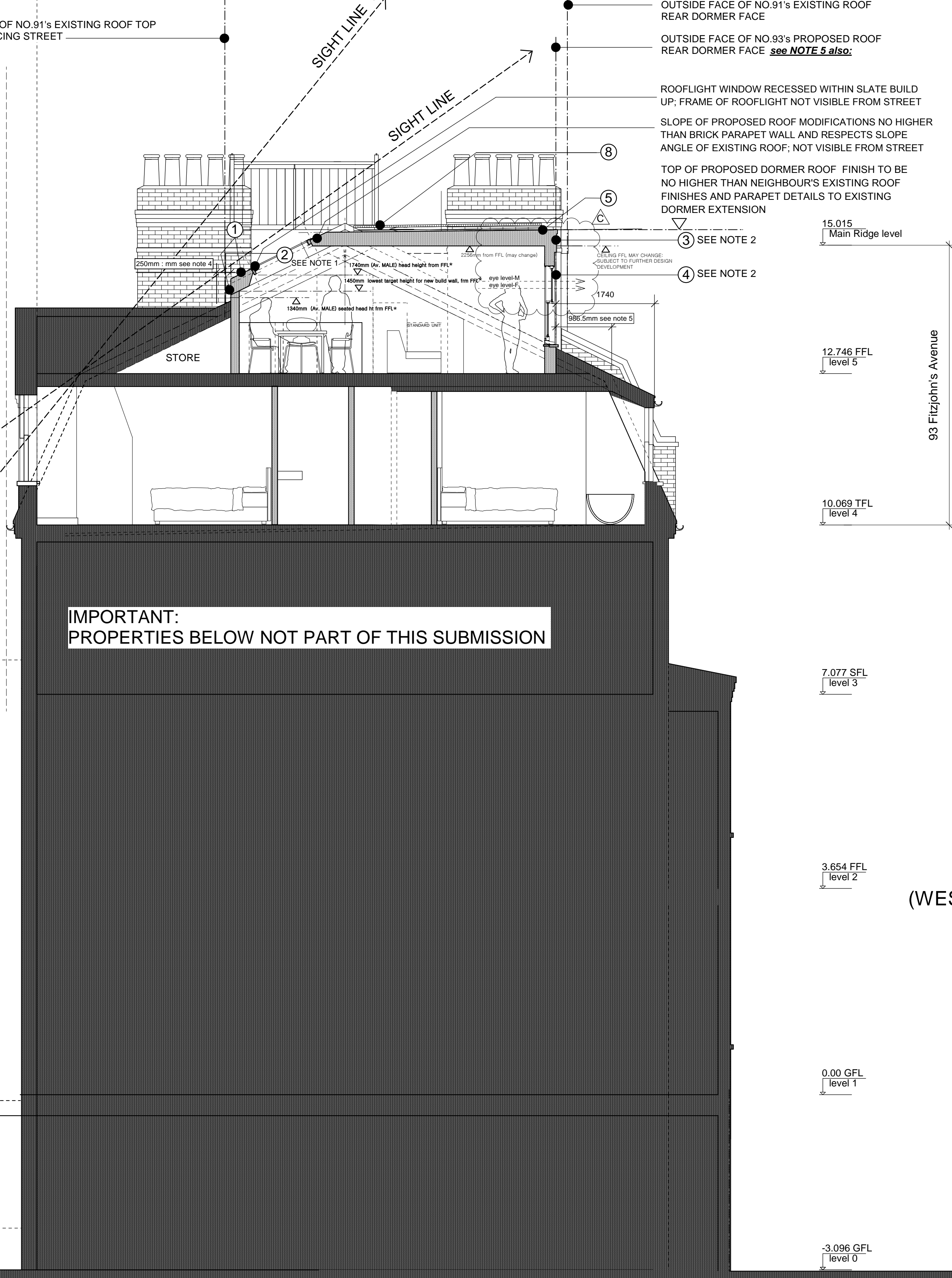
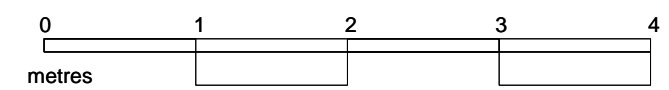
0.00 GFL level 1

-3.096 GFL level 0

93 Fitzjohn's Avenue

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3. This drawing should be removed from currency immediately a revised version is issued



SIGHT LINE: PROPOSED ROOF CHANGES NOT VISIBLE FROM FARTHEST SIDE OF STREET
SIGHT LINE: PROPOSED ROOF CHANGES NOT VISIBLE FROM PAVEMENT OF STREET

SIGHT LINE SEE NOTE 1

SIGHT LINE SEE NOTE 1

(EAST)

(WEST)

FITZSJOHN'S AVENUE (STREET)

SECTION A-A

*height diagram:
SEE DRAWING PP_GA_151_10 FOR FURTHER INFORMATION

rev C- 1

- KEY**
- ADDITIONS
 - MODIFIED
 - EXISTING WALLS
 - EXISTING WALLS REMOVED

- ADDITIONS/MATERIALS:**
1. SLATE
 2. CONSERVATION ROOF LIGHT
 3. LEAD WORK: FASCIA/CHEEKS/FLASHINGS
 4. PAINTED TIMBER SASH WINDOW & FRAME
 5. SINGLE PLY MEMBRANE, GREY
 6. RWP/ RW GOODS BLACK PVCU
 7. FLAT GLAZED ACCESS ROOF LIGHT
 8. PHOTOVOLTAIC CELLS

Planning- rear dormer revs	09/20- C
Full Plans application submission	06/20- B
Planning-pre application submission	02/20- A
ISSUE	DATE/ REV
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