



DISCLAIMER:

Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to RJHA. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.

There is a risk of injury or death in construction if works are not properly planning and supervised. The contractor must not undertake any elements of the work without first having carried out the necessary risk assessments and prepare detailed method statements.

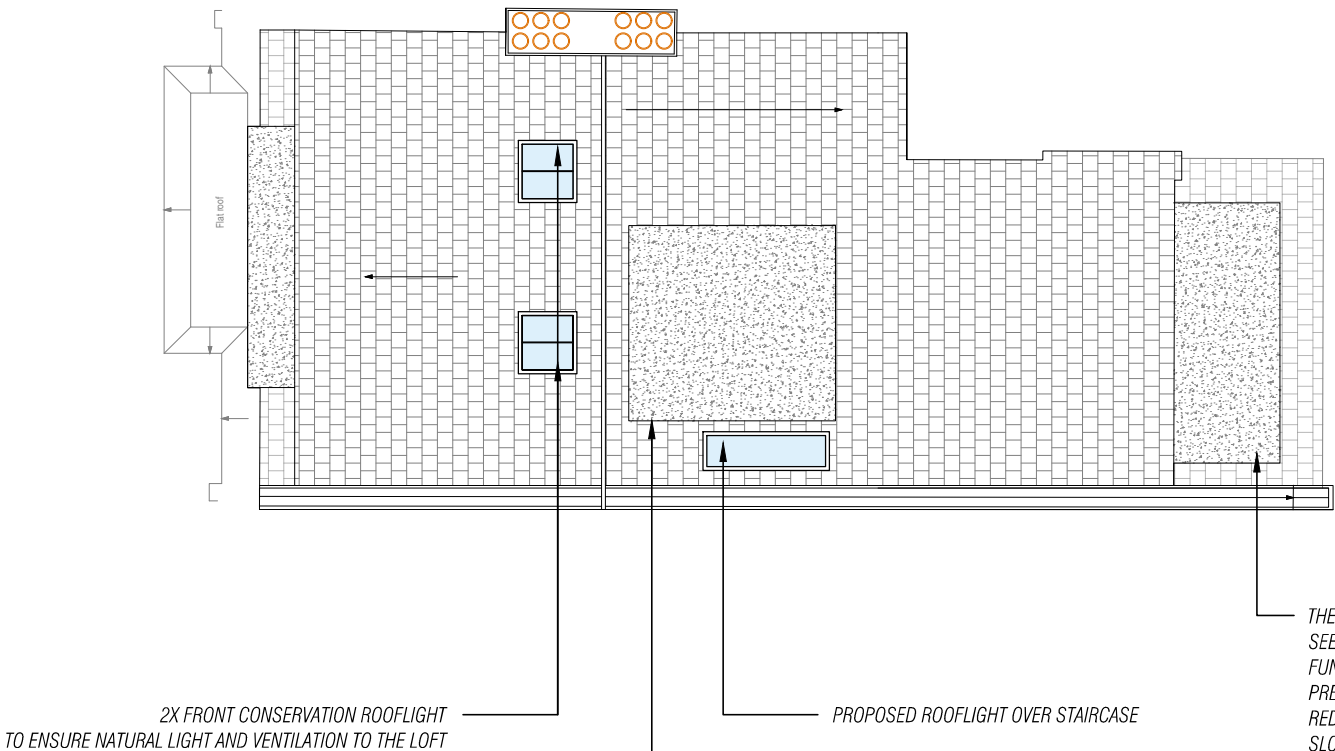
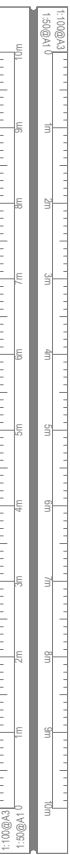
NOTES

STAGE

PLANNING

KEY

SCALE RULE



THE EXISTING REAR DORMER IS IN POOR CONDITIONS, THE PROPOSAL SEEKS TO IMPROVE THE EXTERNAL APPEARANCE AND THE INTERNAL FUNCTION OF THE HOME THROUGHOUT. FOLLOWING THE PRE-APPLICATION ADVICE, THE PROPOSED DORMER HAS BEEN REDUCED IN SIZE AND IT SITS FURTHER ALONG THE EXISTING ROOF SLOPE THAN THE EXISTING, IN ACCORDANCE WITH SEVERAL LOCAL PRECEDENTS. THE ROOF DORMER REMAINS SUBSERVIENT TO THE OVERALL MASS AND VOLUME OF THE HOUSE.

ALL WINDOWS THROUGHOUT THE PROPERTY ARE TO BE REPLACED WITH TIMBER WHITE PAINTED, DOUBLE GLAZING. NEW WINDOWS ARE TO FOLLOW THE LANGUAGE AND MATERIALITY OF THE HOST PROPERTY ALSO.

PROPOSED LOFT IS CONTAINED WITHIN THE EXISTING ROOF PITCH AND DOES NOT ALTER THE EXISTING RIDGE LEVEL. THE ADDITION OF A DORMER INCREASES THE DAYLIGHT AND IMPROVE THE LIVABILITY OF THE SPACE. THE PROPORTIONS OF THE PROPOSED DORMER EXTENSION HAVE BEEN REDUCED FOLLOWING THE PRE-APPLICATION ADVICE.

THE NEW DORMER IS ALSO POSITIONED SUFFICIENT DISTANCES AWAY FROM THE EDGE OF THE ROOF AND FROM THE SIDE RIDGE IN STRICT ACCORDANCE WITH THE PRE-APPLICATION CONSULTATION. THE MASSING AND POSITIONING OF THE DORMER EXTENSION WERE CAREFULLY DESIGNED TO ENSURE NO OVERLOOKING OCCURS TO EXISTING WINDOWS OR ROOF LIGHTS OF NEIGHBORING PROPERTIES. THE ROOF DORMER IS SUBSERVIENT TO THE OVERALL MASS AND VOLUME OF THE HOUSE.

ALL WINDOWS THROUGHOUT THE PROPERTY ARE TO BE REPLACED WITH TIMBER WHITE PAINTED, DOUBLE GLAZING. NEW WINDOWS ARE TO FOLLOW THE LANGUAGE AND MATERIALITY OF THE HOST PROPERTY ALSO.
THE PROPOSAL IS IN ACCORDANCE WITH BE26, BE27 & BE 28 OF THE BELSIZE CONSERVATION AREA GUIDANCE.

1 | ROOF PLAN AS PROPOSED

02_19 | SCALE: 1:100 @ A3 // 1:50 @ A1

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Address	53 GLEMORE ROAD NW3 4DA		
TITLE	ROOF PLAN AS PROPOSED		
DRAWING	2105_02-19		
REV.	P-	SCALE	AS STATED
STATUS	PLANNING	DRAWN	CM
DATE	12.10.2021	CHECKED	RJH