

PROJECT

CLIENT: Sachdeva
ADDRESS: 10 Oakwood Avenue, Henleaze, Bristol, BS9 4NS
PROJECT REFERENCE: 202101

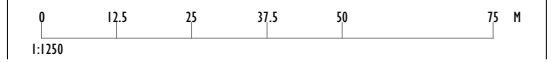
DRAWING

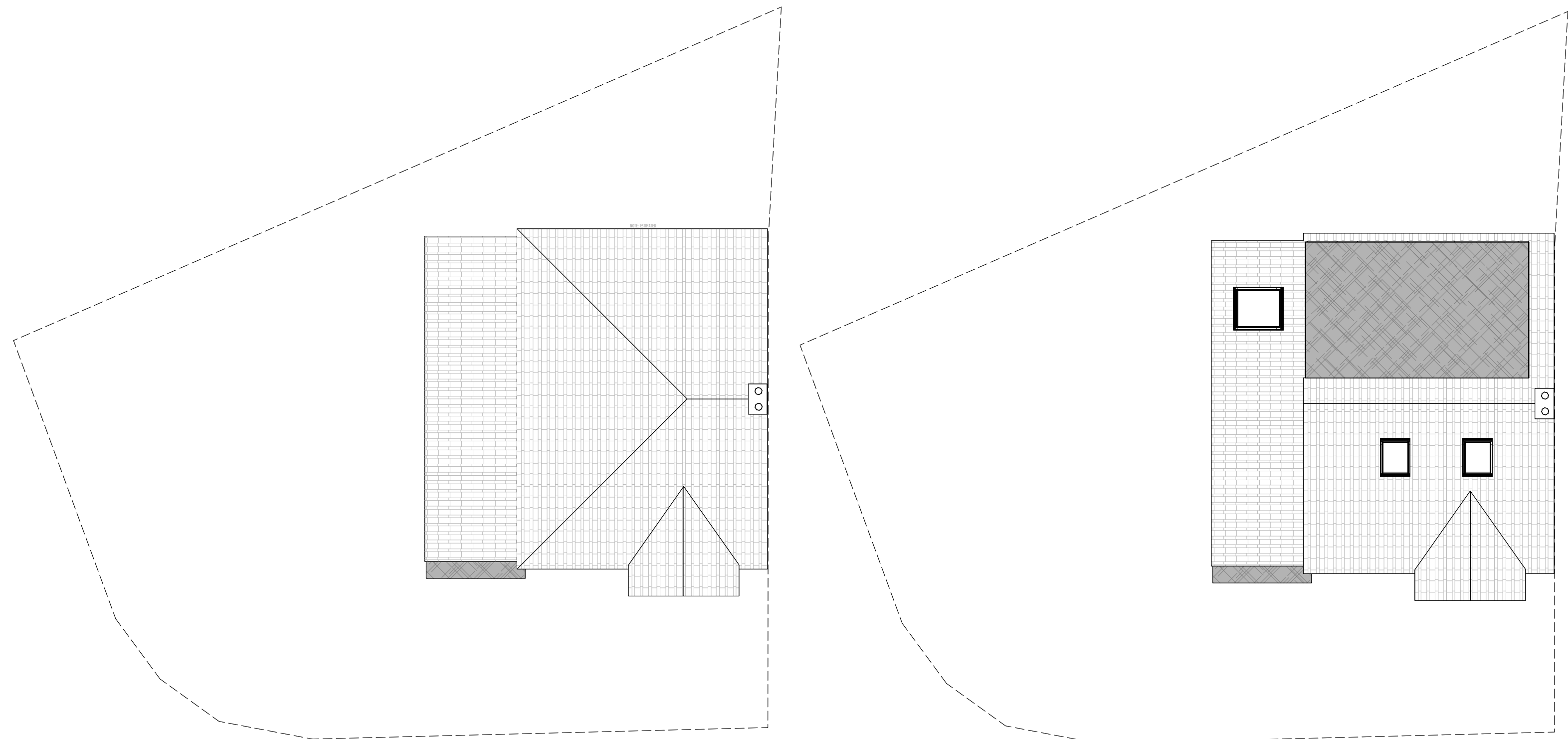
DRAWING TITLE: Location Plan
DRAWN BY: JM
DRAWING NUMBER: 101

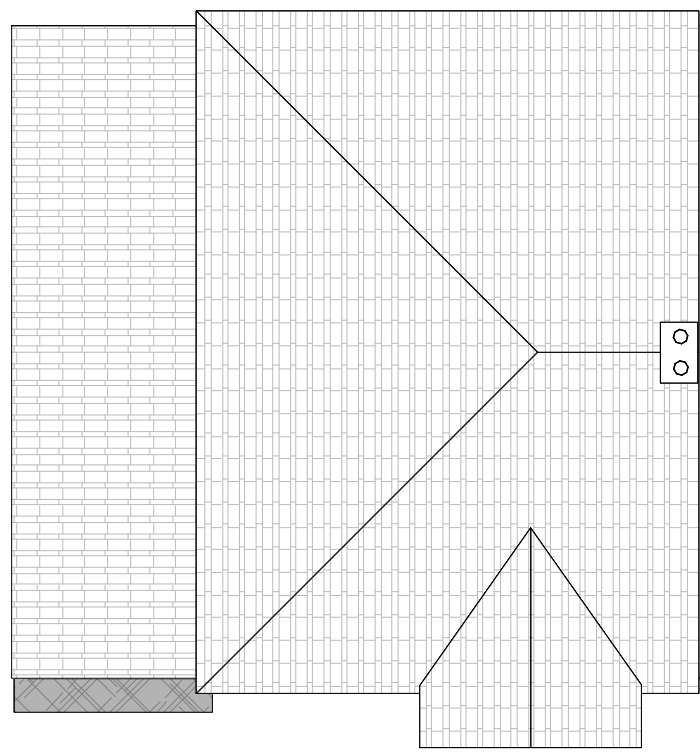
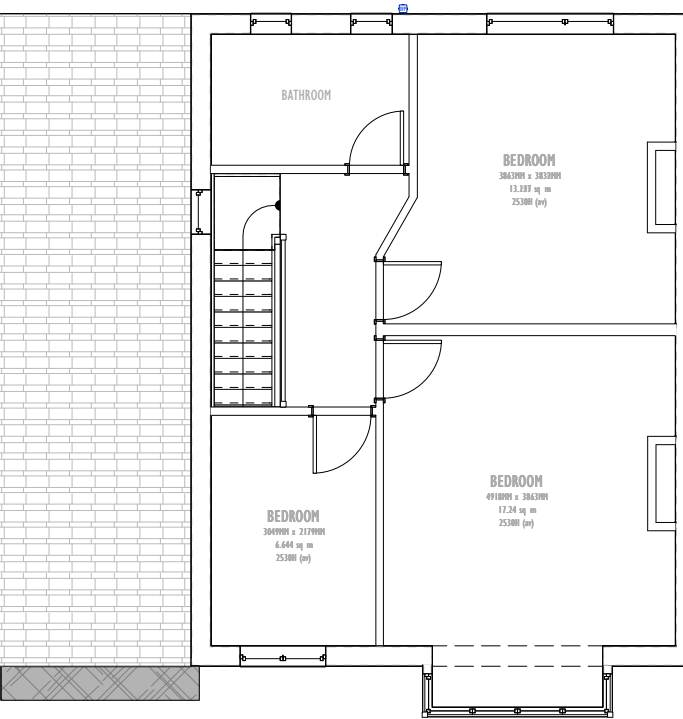
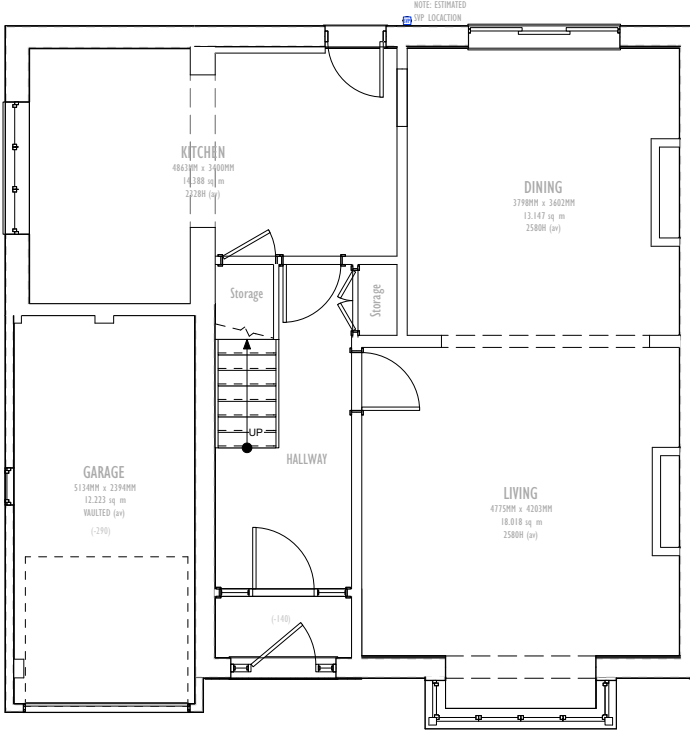
REVISIONS

NO.	DATE	DESCRIPTION
A	06/04/2021	Client Alterations

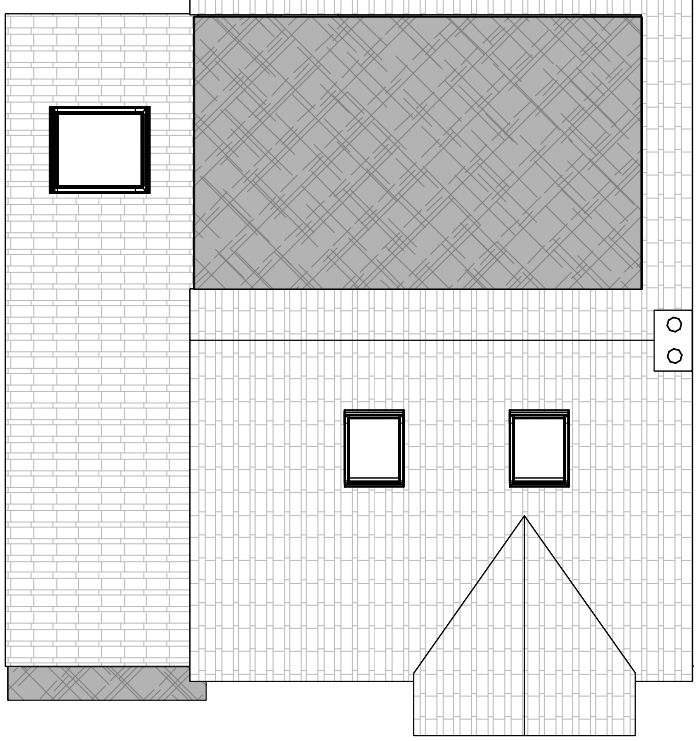
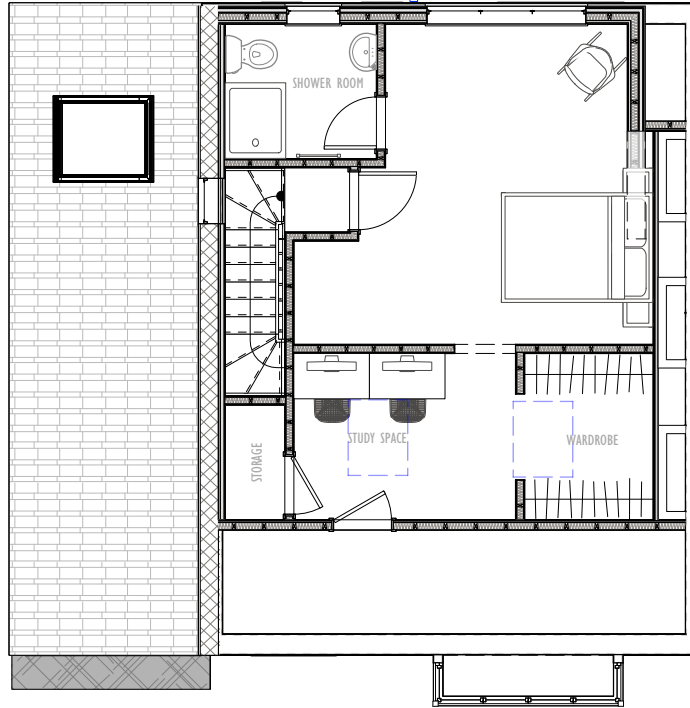
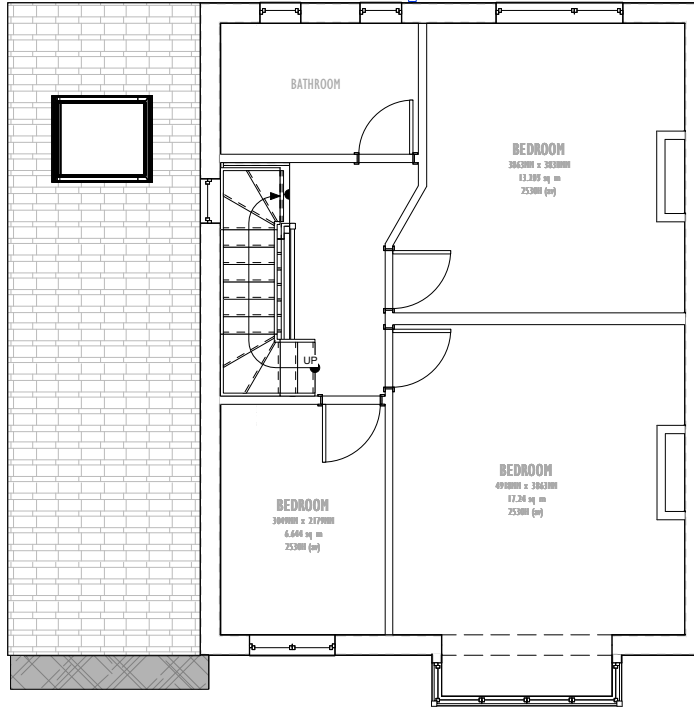
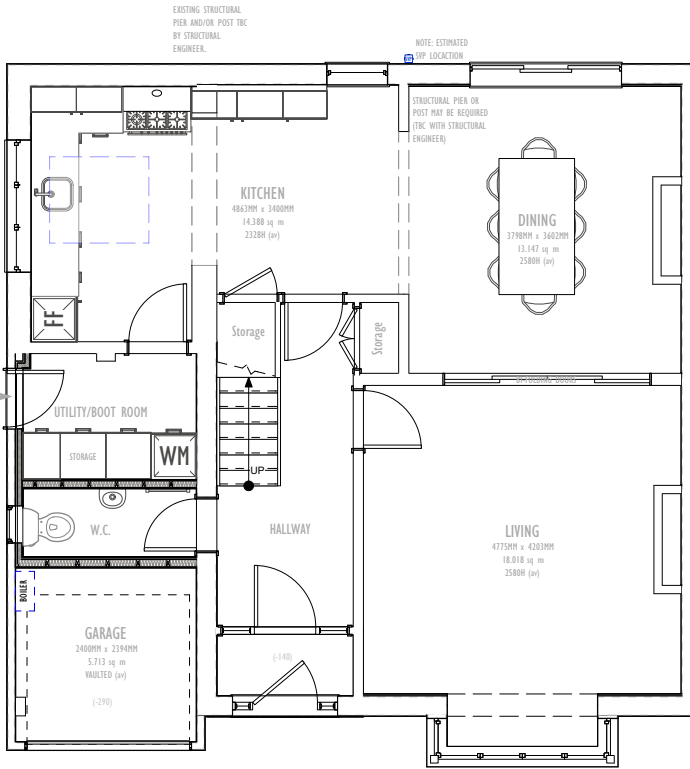
SCALE

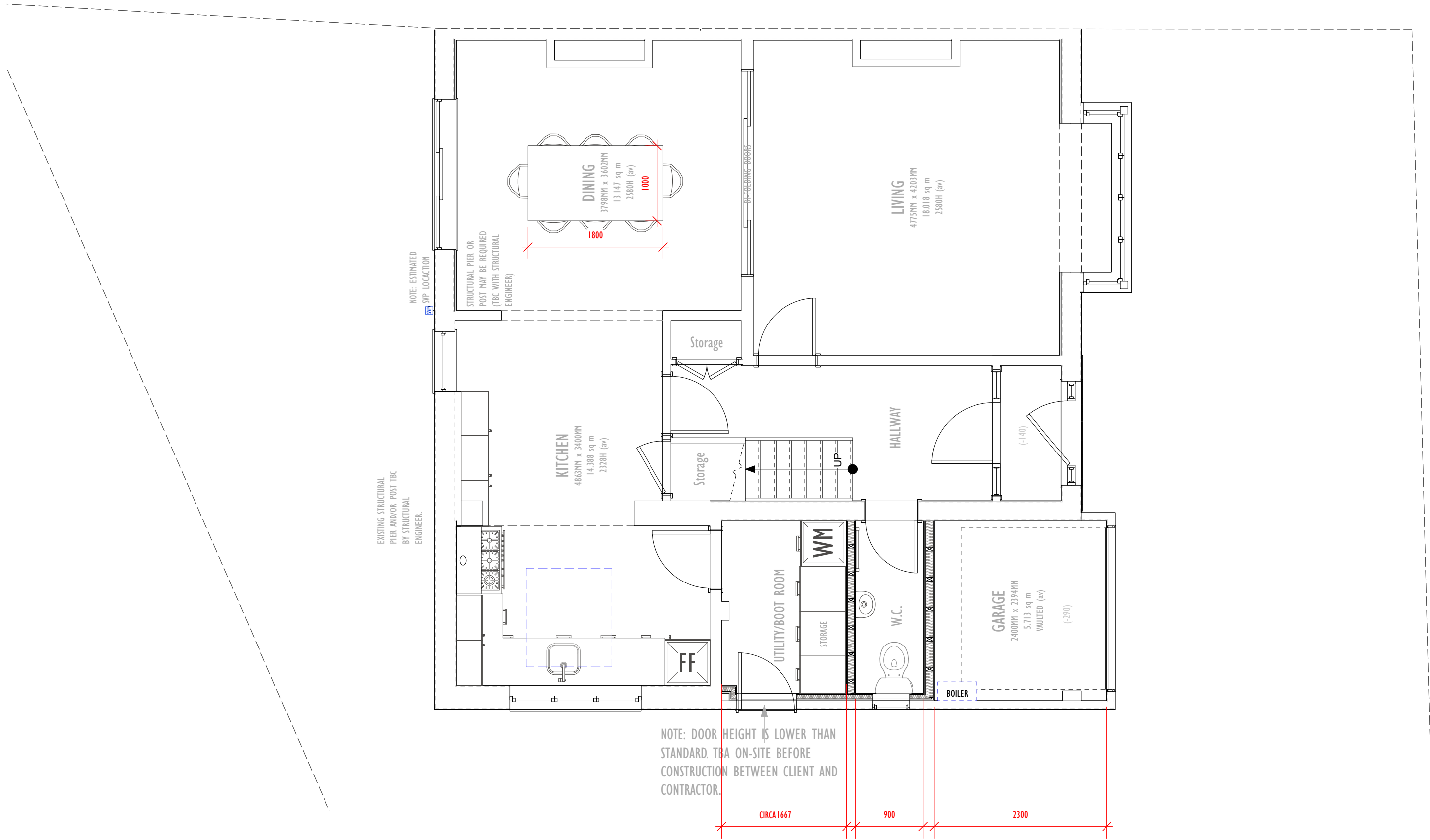


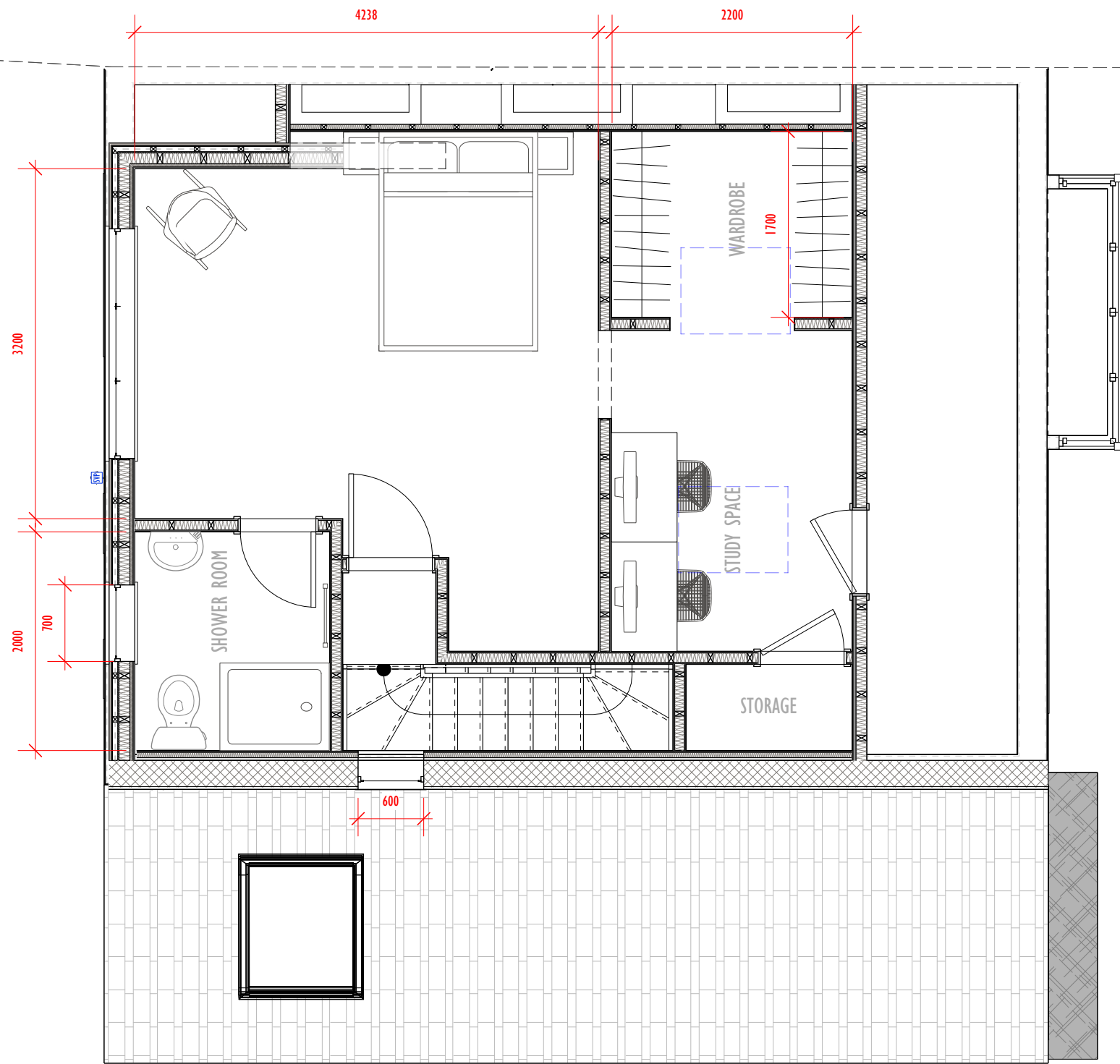


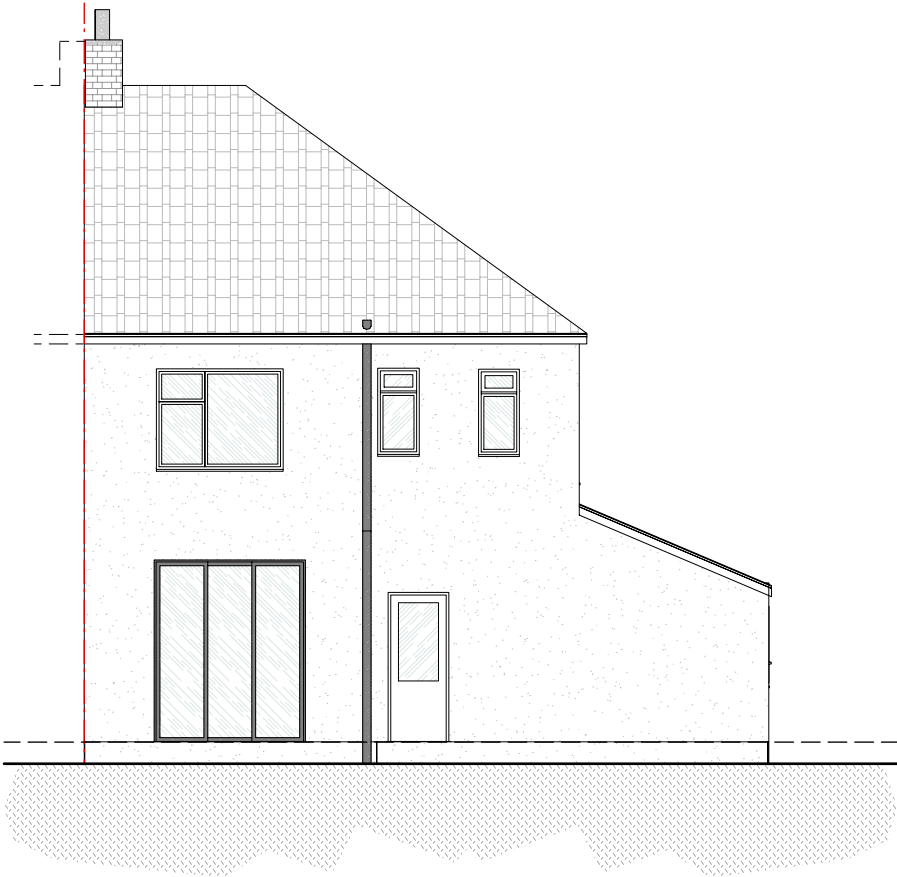
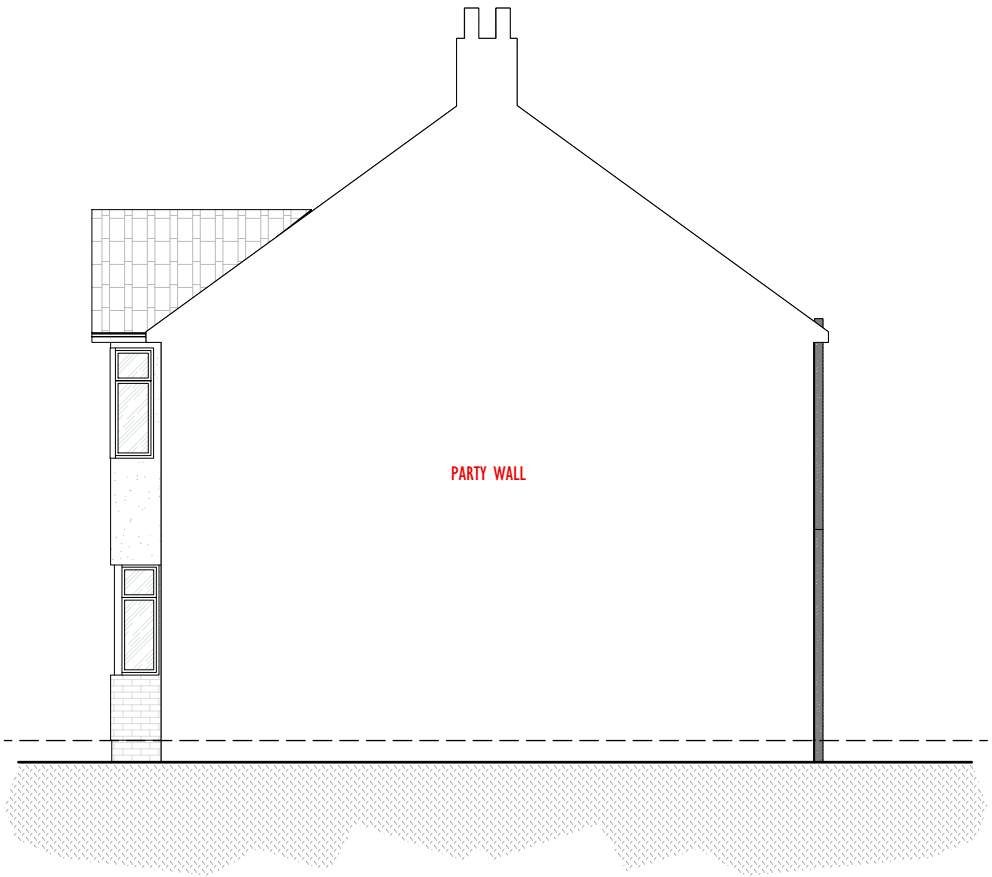
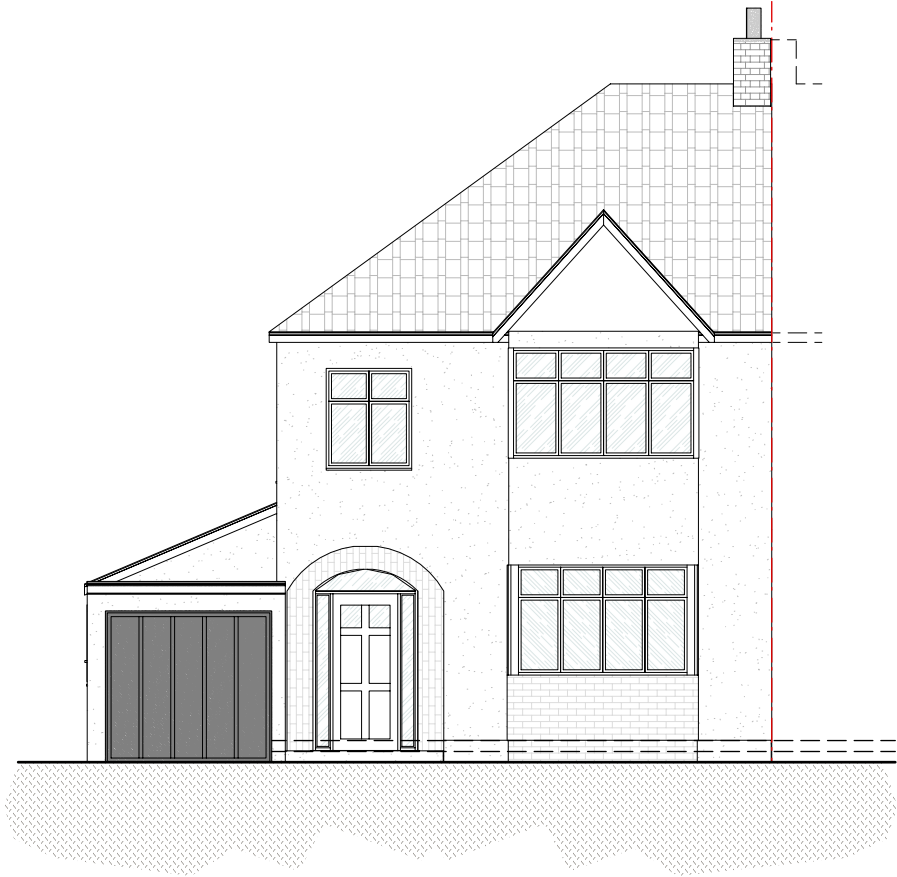


NOTE: DOOR HEIGHTS LOWER THAN STANDARD. TRA ON-SITE BEFORE CONSTRUCTION BETWEEN CLIENT AND CONTRACTOR.









PROJECT

CLIENT: Sachdeva
ADDRESS: 10 Oakwood Avenue, Henleaze, Bristol, BS9 4NS
PROJECT REFERENCE: 202101

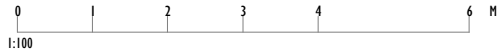
DRAWING

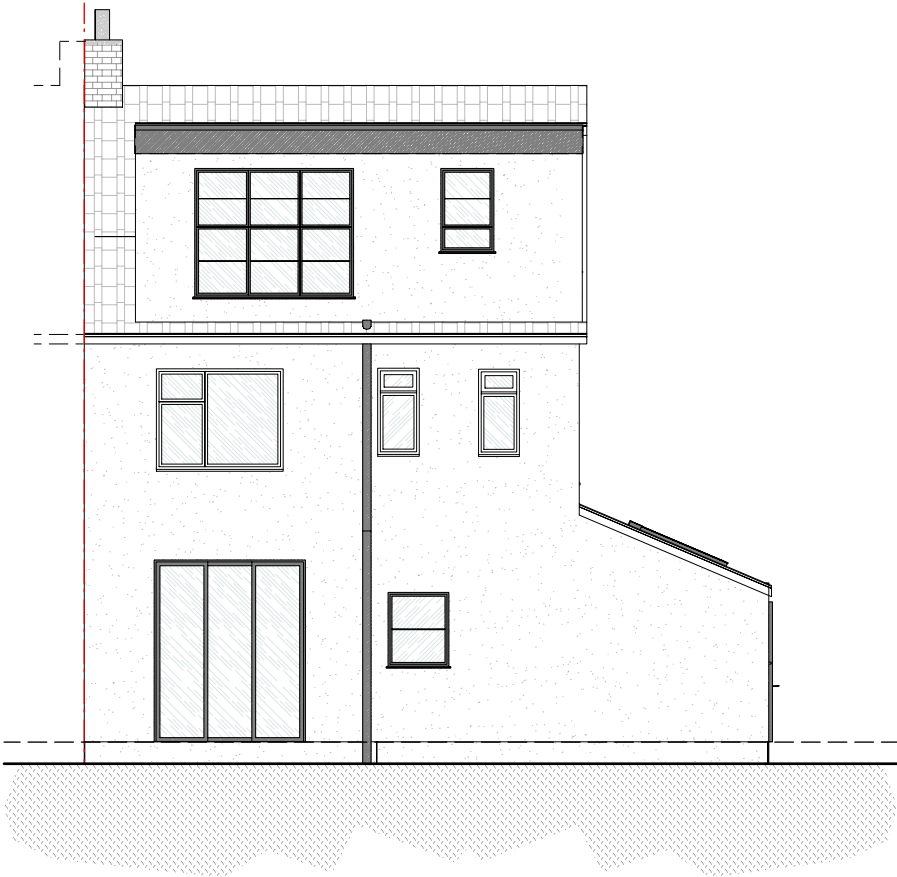
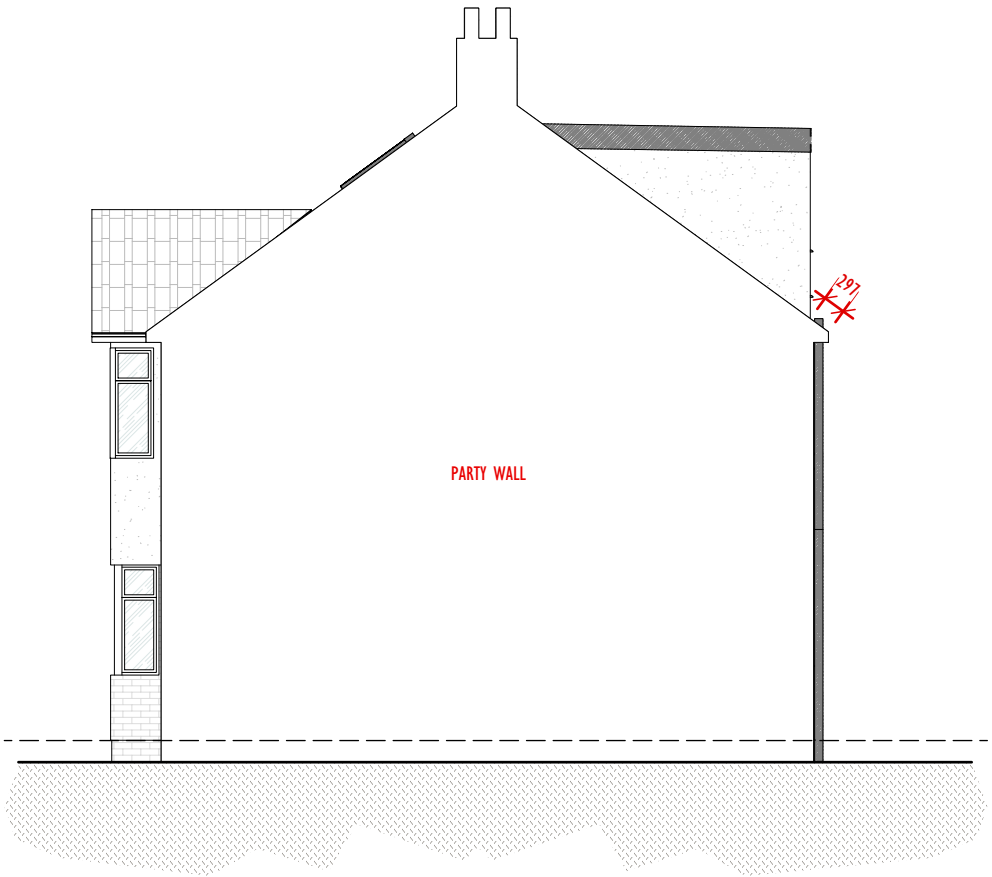
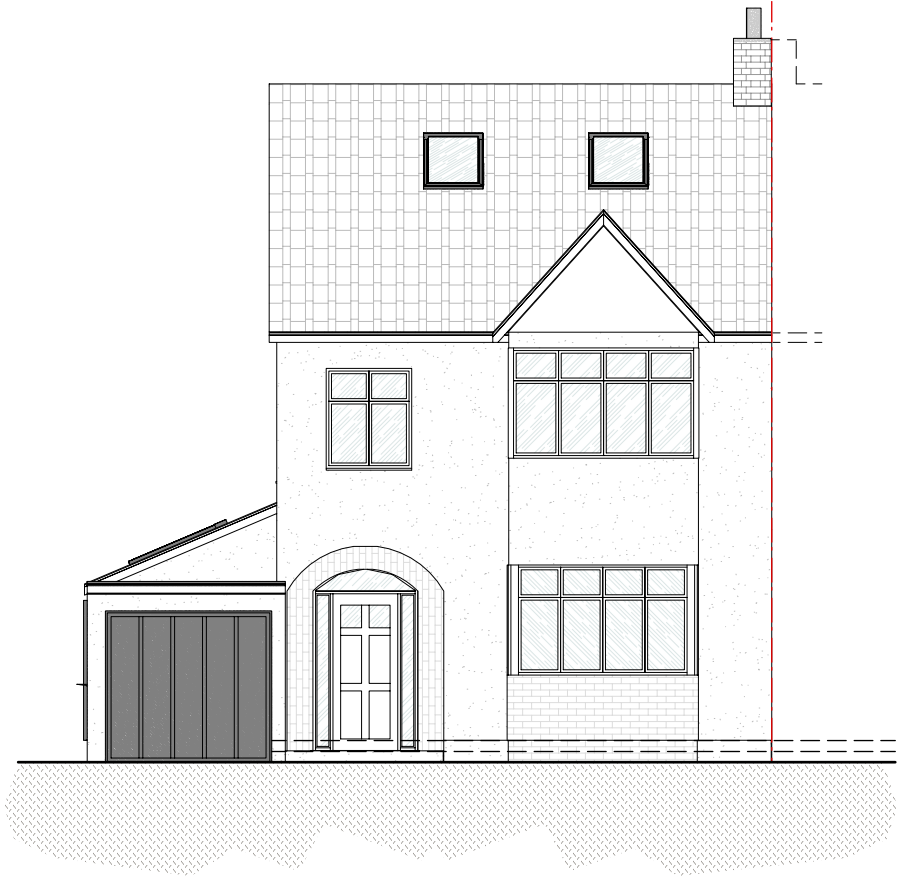
DRAWING TITLE: Existing Elevations
DRAWN BY: JM
DRAWING NUMBER: 401

REVISIONS

A	04/04/2021	Client Alterations
---	------------	--------------------

SCALE





PROJECT

CLIENT: Sachdeva
ADDRESS: 10 Oakwood Avenue, Henleaze, Bristol, BS9 4NS
PROJECT REFERENCE: 202101

DRAWING

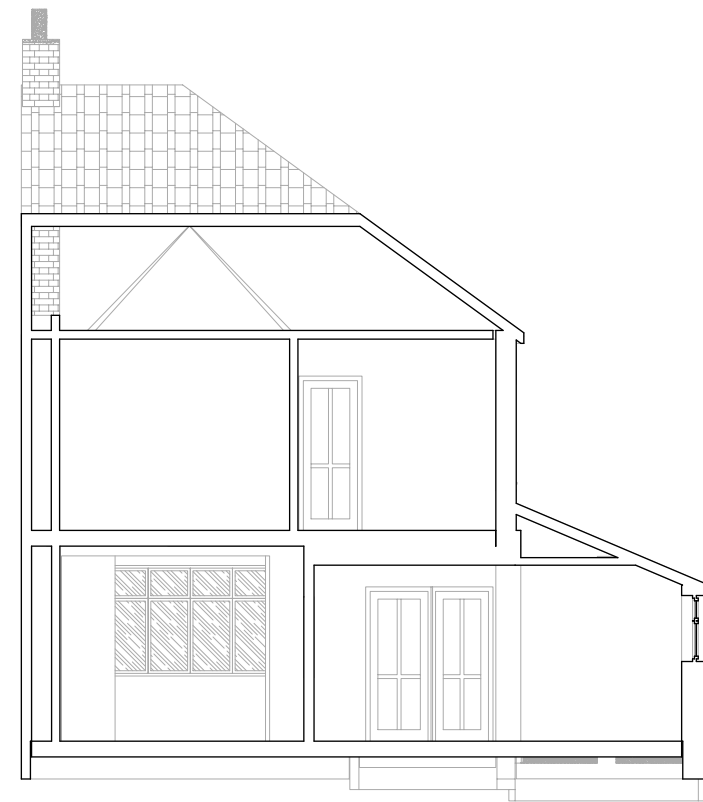
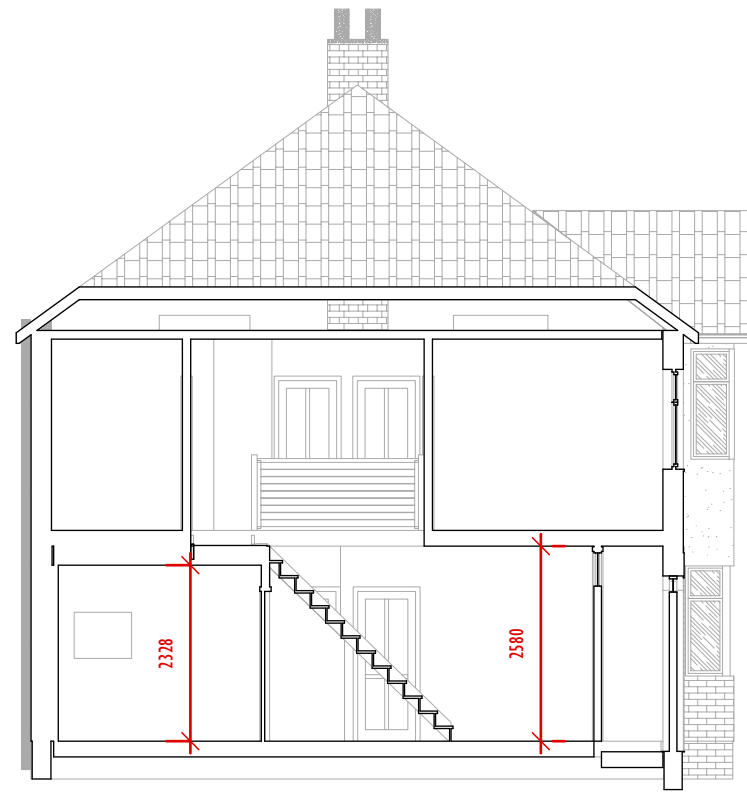
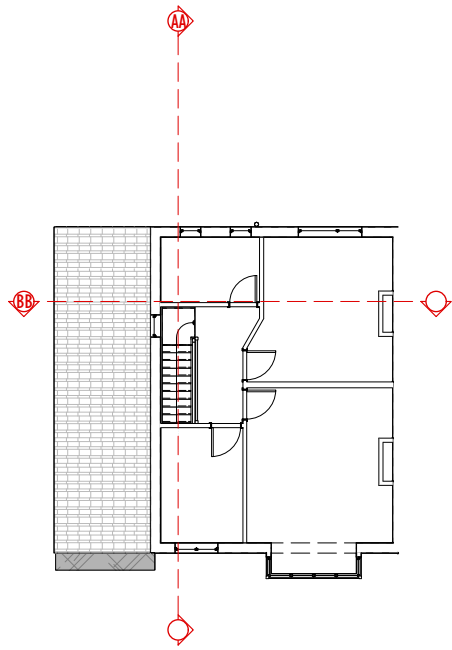
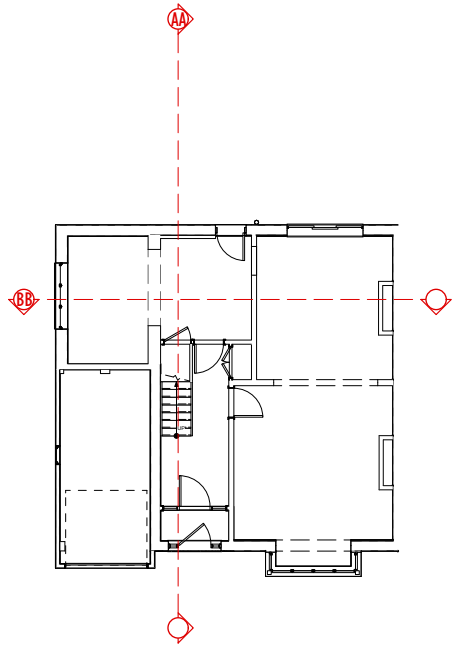
DRAWING TITLE: Proposed Elevations Opt 1
DRAWN BY: JM
DRAWING NUMBER: 403

REVISIONS

A	04/04/2021	Client Alterations
---	------------	--------------------

SCALE





KEY PLAN 1:200

PROJECT

CLIENT: Sachdeva
ADDRESS: 10 Oakwood Avenue, Henleaze, Bristol, BS9 4NS
PROJECT REFERENCE: 202101

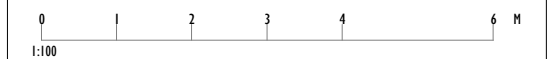
DRAWING

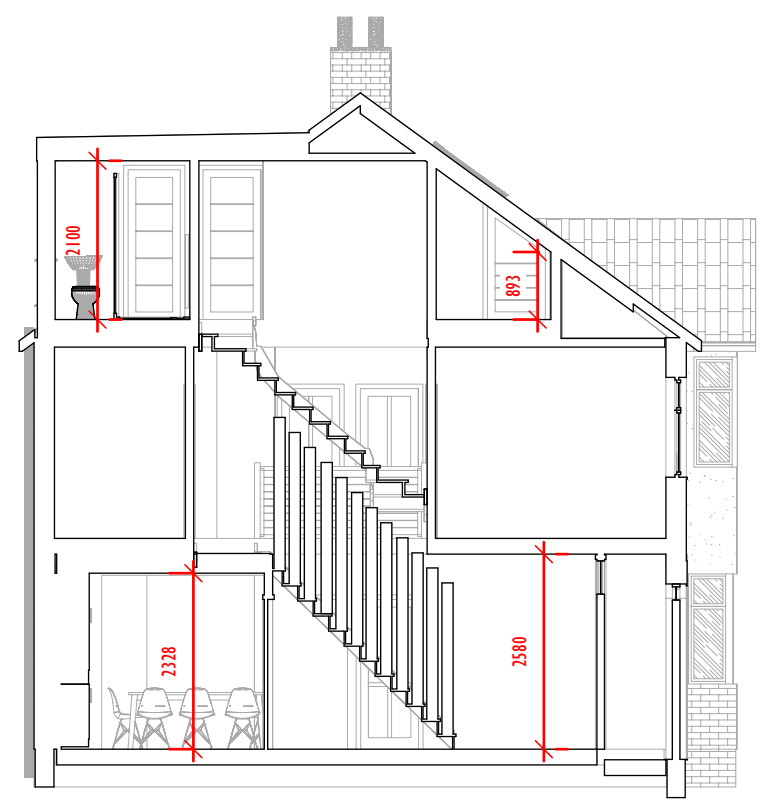
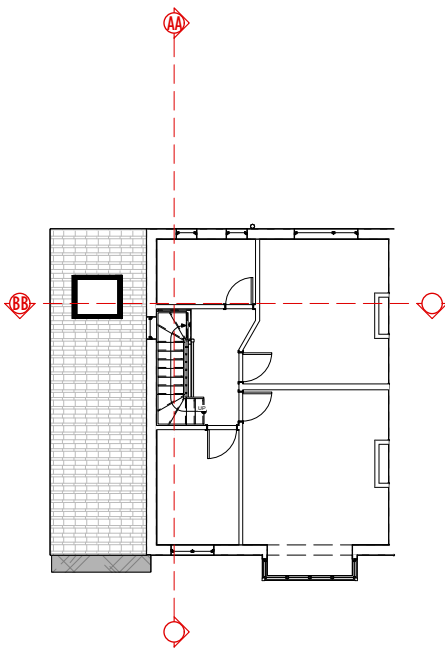
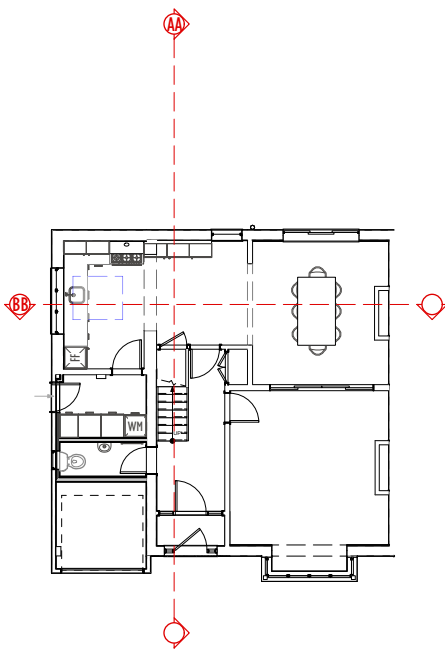
DRAWING TITLE: Existing Sections
DRAWN BY: JM
DRAWING NUMBER: 501

REVISIONS

NO.	DATE	DESCRIPTION
A	06/04/2021	Client Alterations

SCALE



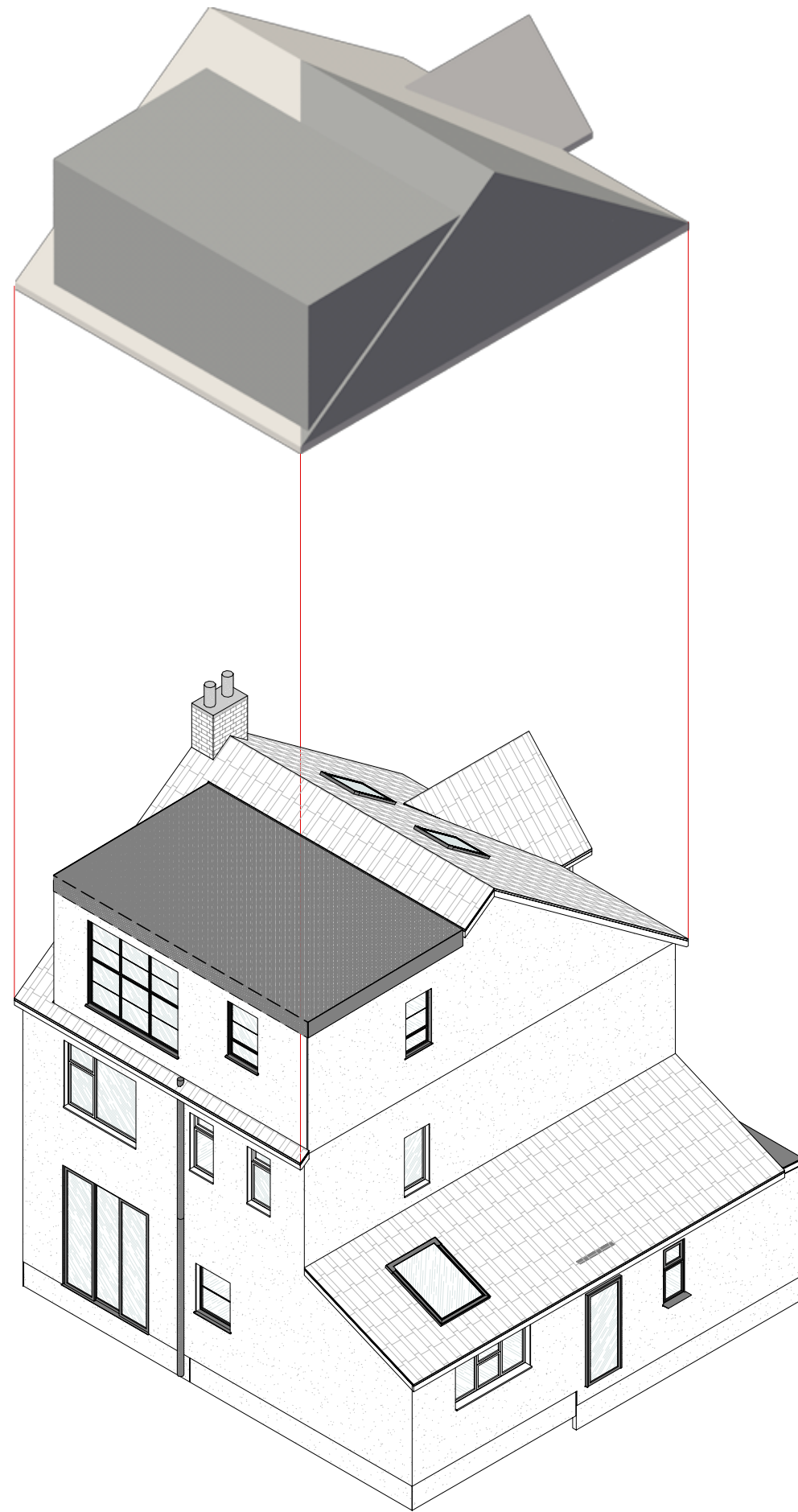
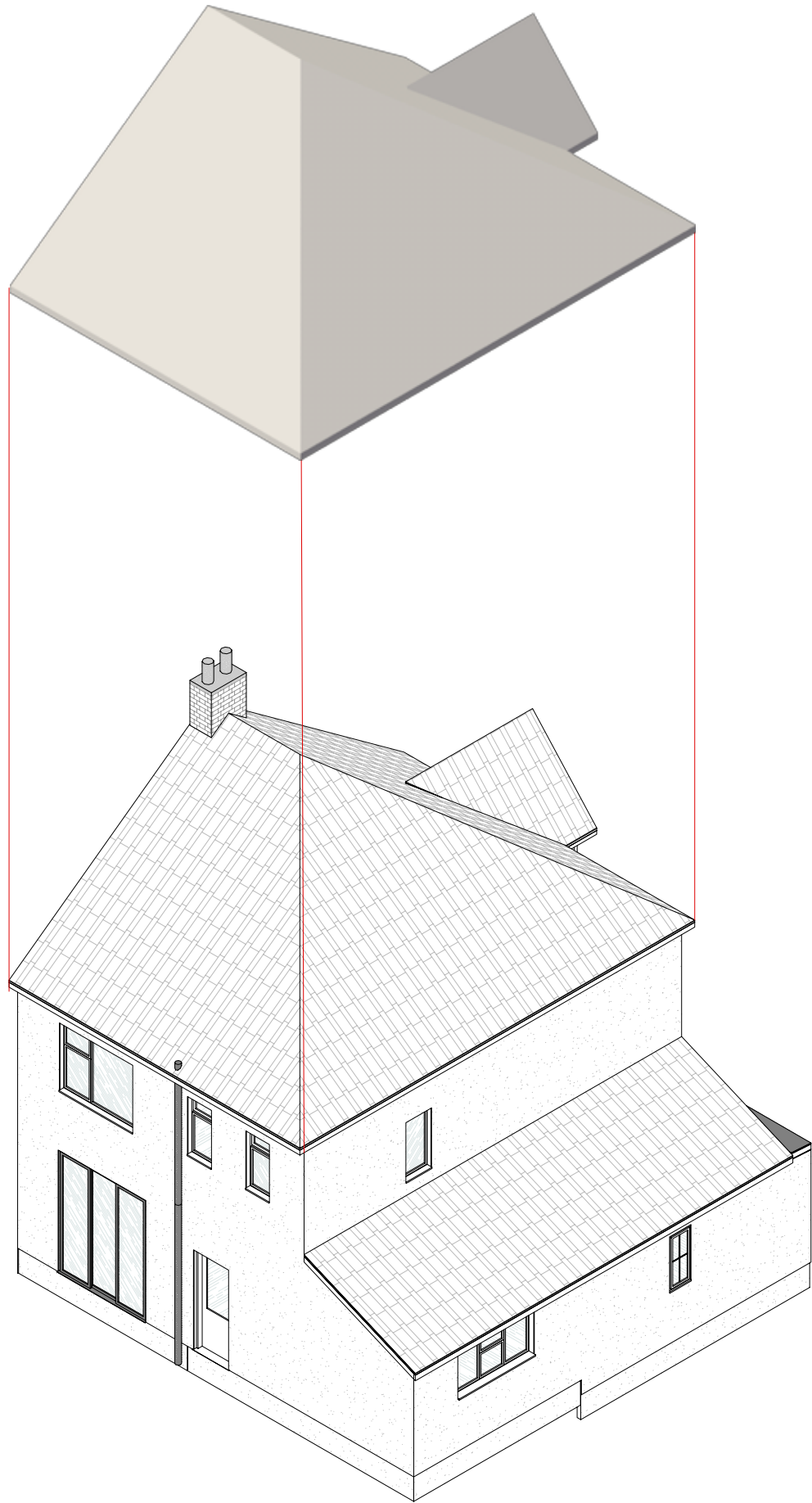


KEY PLAN 1:200

EXISTING:
EXISTING ROOFSpace = 88M³

PROPOSED:
SIDE/REAR DORMER = 49M³

TOTAL ADDITIONAL VOLUME = 49M³



PROJECT

CLIENT: Sachdeva
ADDRESS: 10 Oakwood Avenue, Henleaze, Bristol, BS9 4NS
PROJECT REFERENCE: 202101

DRAWING

DRAWING TITLE: GDPO: Volume Calculation
DRAWN BY: JM
DRAWING NUMBER: 601

REVISIONS

A	06/04/2021	Client Alterations
---	------------	--------------------

SCALE



FOR LPA APPROVAL

GPDO COMPLIANCE:

CLASS A

- (a) - Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use): **COMPLIES**
- (b) - As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) is under 50% of the total area of the curtilage: **COMPLIES**
- (c) - The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse: **COMPLIES**
- (d) - The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse: **COMPLIES**
- (e) - The enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse: **COMPLIES**
- (f) - The enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by no more than 4 metres in the case of a detached dwellinghouse or 3 metres in the case of any other dwellinghouse: **COMPLIES**
- (g) - For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by no more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse;
- (h) - If the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse the height of the eaves of the enlarged part should not exceed 3 metres: **COMPLIES**
- (i) - The enlarged part of the dwellinghouse extends beyond a wall forming a side elevation of the original dwellinghouse, and would not exceed 4 metres in height, have more than a single storey or have a width greater than half the width of the original dwellinghouse;
- (j) - The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse **COMPLIES**

CLASS B

- (a) - Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use): **COMPLIES**
- (b) - Any part of the dwellinghouse would not exceed the height of the highest part of the existing roof: **COMPLIES**
- (c) - would not, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway: **COMPLIES**
- (d) - the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than i. 40 cubic metres in the case of a terrace house, or ii 50 cubic metres in any other case: **SEE CALCULATIONS - COMPLIES**
- (e) - it would not consist of or include i. the construction or provision of a verandah balcony or raised platform, or ii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or;
- (f) the dwellinghouse is not on article 2(3) land: **COMPLIES**

B.2

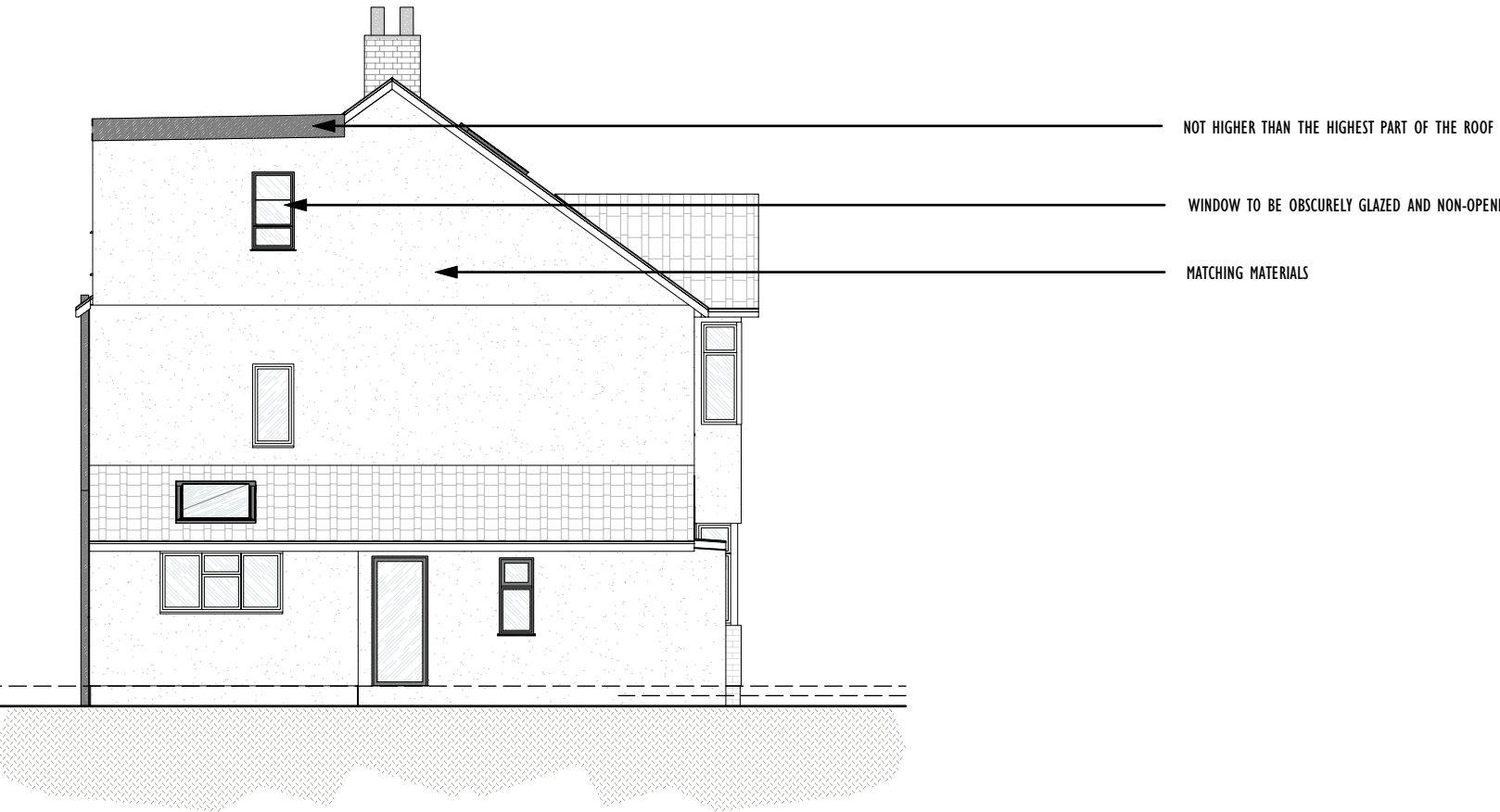
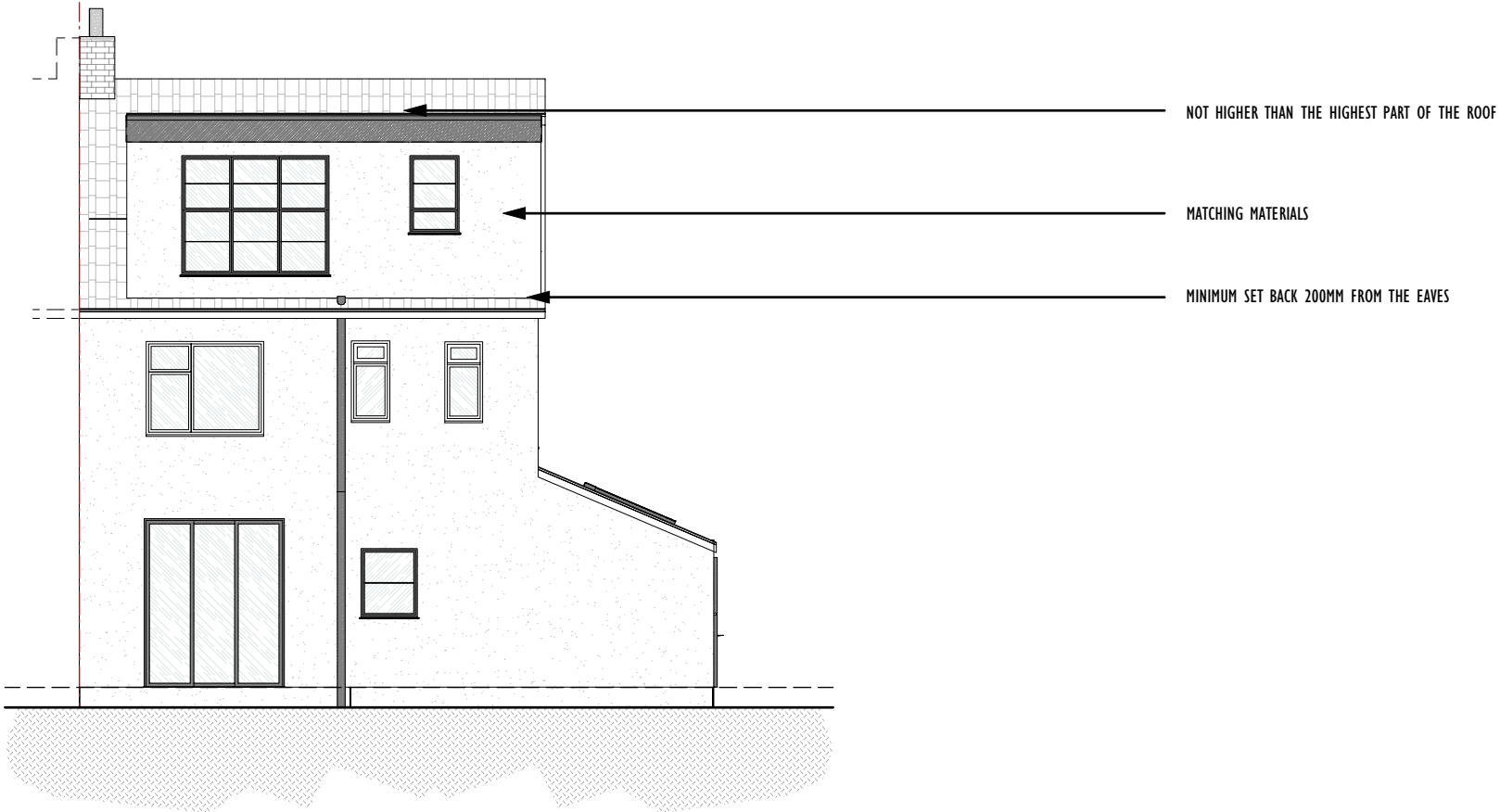
- (a) - the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse: **COMPLIES**
- (b) - the enlargement must be constructed so that i other than in the case of a hip-to-gable enlargement or an enlargement that joins the original roof to the roof of a rear or side extension (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves; and ii. other than in the case of enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse: **COMPLIES**
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed: **NOT APPLICABLE**

CLASS C

- (a) - Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use): **COMPLIES**
- (b) - the alteration would not protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof: **COMPLIES**
- (c) - it would not result in the highest part of the alteration being higher than the highest part of the original roof: **COMPLIES**
- (d) - it would not consist of or include i. the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or ii the installation, alteration or replacement of solar photovoltaics or solar thermal equipment: **COMPLIES**

Conditions

- C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—
 - (a) obscure-glazed; and
 - (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed: **NOT APPLICABLE**



WE ARE NOT ARCHITECTS

E: studio@wearenotarchitects.co.uk W: www.wearenotarchitects.co.uk T: 0117 230 9975
 We Are Not Architects is the trading name of WANARCHITECTURE LIMITED Registered in England and Wales No. 11839976 | Temple 1852, Lower Approach Road, Bristol, BS1 6QS.

PROJECT

CLIENT: Sachdeva
 ADDRESS: 10 Oakwood Avenue, Henleaze, Bristol, BS9 4NS
 PROJECT REFERENCE: 202101

DRAWING

DRAWING TITLE: GPDO: Compliance
 DRAWN BY: JM
 DRAWING NUMBER: 602

REVISIONS

A	06/04/2021	Client Alterations
---	------------	--------------------

SCALE

