





Proposed NW Elevation 1.50

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Cross Section X-X as existing 1.100



Cross Section X-X as proposed 1.100

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DESIGN STATEMENT

The property in Arran Avenue sits on a corner plot with vistas through Iona Avenue towards the Craigewan Links (Peterhead Golf Course).

The applicant is afforded these views from their ground floor lounge but has been frustrated that hey have no direct view from their upper floor master bedroom.

The primary aspect of this proposal is therefore to provide an intervention in the building fabric to create a new large opening within the roof structure on the front elevation to create a dormered French window to exploit those views and bring better light into the room. With a nod to the gabled nature on each elevation this proposed dormer is gabled, in materials to match and respect the existing house, and of a scale that is respectful to the structure and to surrounding neighbouring properties.

On the NW-facing gable the existing bedroom window will be reconfigured into more of a horizontal slot window.

In a reconfiguration of the master bedroom suite, the rear box dormer is proposed to be extended along the rear elevation and re-clad in sympathetic materials as noted. This will allow formation of a walk-in wardrobe. In order to balance the proportions of the rear dormer an opaque window is proposed.

On the ground level to the rear a window is proposed to be reconfigured to give better balance to the rear elevation.

The overall composition is expected to be in line with local planning policy on layout, siting & design given it is of a scale and character in keeping with the locality.

NO CHANGES ARE PROPOSED TO EXISTING GROUND LEVELS

Proposed Dormer Windows at 2 Arran Avenue, Peterhead

STATUS Planning

JOB 23059 DWG L(0)303 REV A TITLE Elevations & Sections SCALE as noted @ A1 DATE FEB 2024