Nanswell

N

NEIGHBOURS GARAGE

demolition

Existing Roof covering remove and renew due to deteriorated tiles match like for like - reclaim all ridges and reuse with dry ridge system to comply to new building regulations

MATCH THE EXISTING ROOF COVERING - MARLEY CLAY TILES RED

LEAD VALLEY

The original outrigger at ground floor is removed and rebuilt with a lean too roof of ground floor to provide utility and wet room. (this is largely unseen) a single storey extension to the full length of the existing is possible under PD - This is set back significantly from the front elevation and has less than substantial harm to the streetscene.

2 storey extension included as per suggestion included to the north east corner

The change in location of the 2 storey element has drastically improved the outlook from the WHS in comparison to the original scheme

Nearby passed schemes to the north, which fully infill gaps between properties have vastly more impact from views from the a6 and broadholme lane (see photos)

No loss of amenity to the neighbours is noted

Openess is fully maintained from the streetscene and is a vastly reduced scheme but still provided 4 bedrooms, open plan living, garaging etc.

3500

MAJORITY OF NEW ROOF WILL BE LARGELY CLOAKED BY THE PRINCIPAL HIPPED ROOF EXISTING - ONLY 107±MM WIDER - BUT MATCHES PREVIOUS BUILD LINE AT GROUND FLOOR EXISTING

RF 01 - GLAZED ROOF PANEL INFILL WITH VENTILATION AS PER BUILDING REGS - UNSEEN FROM THE STREETSCENE

RF 02 - VELUX WITH HERITAGE BAR

RF 03

RF 04

only a small new 2 storey section will be visible - which is built over the already present ground floor existing footprint

107.5mm wider
which now helps to maintain the openness and views from the whs (a6 is the only view point which is effected) as requested

- chimney remains as existing which cloaks and breaks the view

all the roofline matches the existing in terms of pitch so there is less than substantial harm to the views - far less so than passed schemes to the north

- this is drastically better impact on streetscene than approved new builds on broadholme lane - we are building off a previous build line at ground floor whereby a similar roof style is set above to first floor level - the massing increase here is minimal and is proportionate - and the roofline of the 2 storey element is intentionally no higher than the original roof line and matches the existing pitch and materials

single storey garage section has been adopted as per suggested in initial comments - ceiling will be a raised tie truss roof here or fully vaulted as a room within the roof is not possible due to height

outdoor kitchen / dining areas under PD as per client

Shed

Shed

Shed

Paving

Grass

Planting

Planting

Planting

gravel driveway - breedon buff

existing block paving

Remove Gates
3150

brick pillars with capping to 2m

new electric gate 3150mm from back edging to pavement improvement to existing gated flush access to boundary

Infill tarmac with demarcation edges to boundary

Take up stone wall into gated access

Take up stone wall into gated access

rake up stone wall into gated access

Drainage

Storm Inv.1.90 IC

Storm Inv.0.60 IC

Sv

Stmp

Fh

Bo

Sp

Wm

GH1
77.102

77.64 77.40 77.31 77.43 77.48 77.50 77.72 77.88 77.60 77.74 77.49 77.50 77.32 77.43 77.57 77.19 77.32 77.25 77.66 77.15 77.63 77.20 77.09 77.24 77.42 77.61 77.13 77.23 77.44 77.66 77.64 78.26 77.03 77.04 77.07 76.97 76.81 76.82 76.61 76.94 76.84 76.72 76.70 76.72 76.86 77.13 77.18 77.38 77.21 77.05 77.31 77.58 77.59

Insertion Point

TW 78.95

78.75

78.16

78.30

78.88

78.11

78.90

79.00

79.07

78.66

79.20

79.57

79.48

79.24

80.21 80.21 80.12 80.29 79.72 80.03 TW 80.40 80.48 80.36 80.18 80.08 80.88

45.0°

2210

1794

3150

Scale 1:100

0 1 2 3 4 5 10

Yelna

The Paddock

The Paddock

REVISED SCHEME
FOLLOWING COMMENTS
10.09.26

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Yelna - Broadholme Lane
- Belper - DE56 2JF

03 - PROPOSED BLOCK PLAN - ROOF PLAN

SG PROJECT NO	PAPER SIZE	DRAWN BY
505	A2	SG
REVISION	SCALES	
PLANNING	1:100	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHKD

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