



New Fixed staircase window

New pyramid rooflight

New brickwork to match existing

New full height window

All new windows and door to be powder coated aluminium

New casement window

New tilt and turn window

Proposed South Side Elevation



81 DORA ROAD, SW19 7JT

BROOKS PRACTICE
ARCHITECTS - SPACE PLANNERS - DESIGNERS

Drawing: Proposed South Side Elevation

94 Amity Grove London SW20 0LJ

Dwg. No: P10 REV C

Tel: +44 (0)208 9713298

Scale: 1:50 @A3

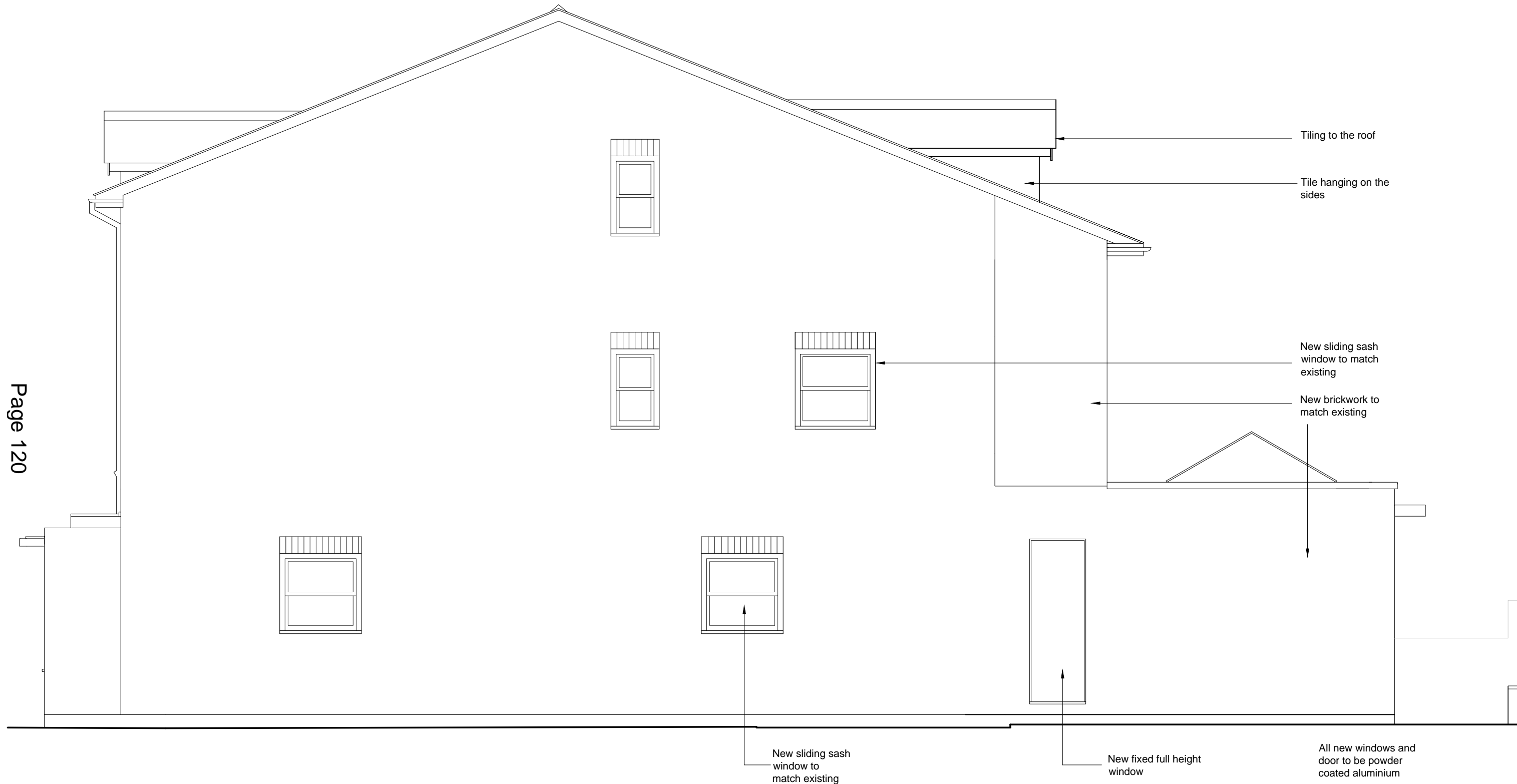
kbrooksarchitect @ AOL . com

Date: August 2015

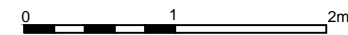
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NOTE: All dimensions are in millimetres. Do not scale off the drawings and report



Proposed North Side Elevation



81 DORA ROAD, SW19 7JT

BROOKS PRACTICE

Drawing: Proposed North Side Elevation

ARCHITECTS - SPACE PLANNERS - DESIGNERS

Dwg. No: P11 REV C

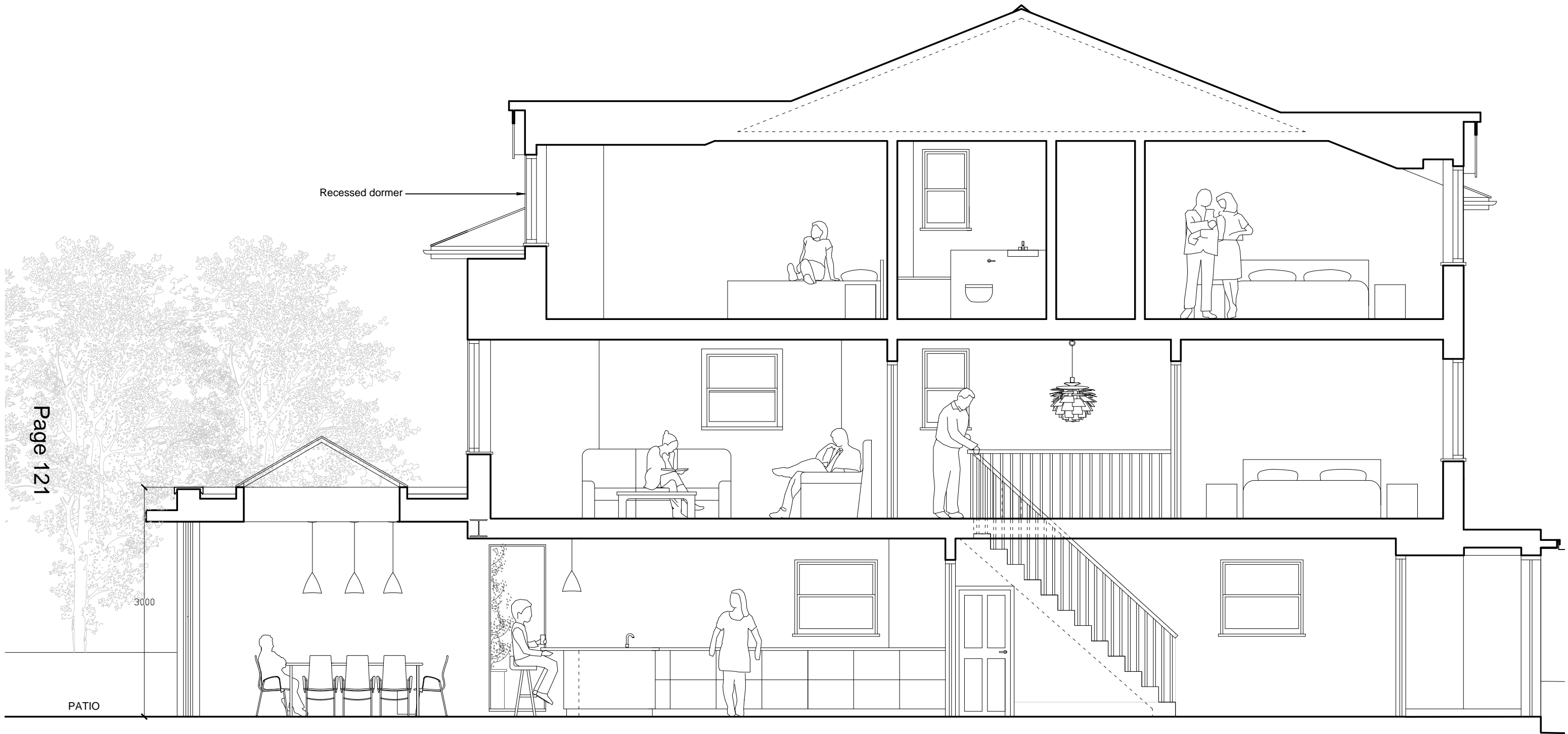
94 Amity Grove London SW20 0LJ

Scale: 1:50 @A3

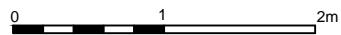
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Proposed Section A-A



81 DORA ROAD, SW19 7JT

Drawing: Proposed Section A-A

Dwg. No: P18 REV B

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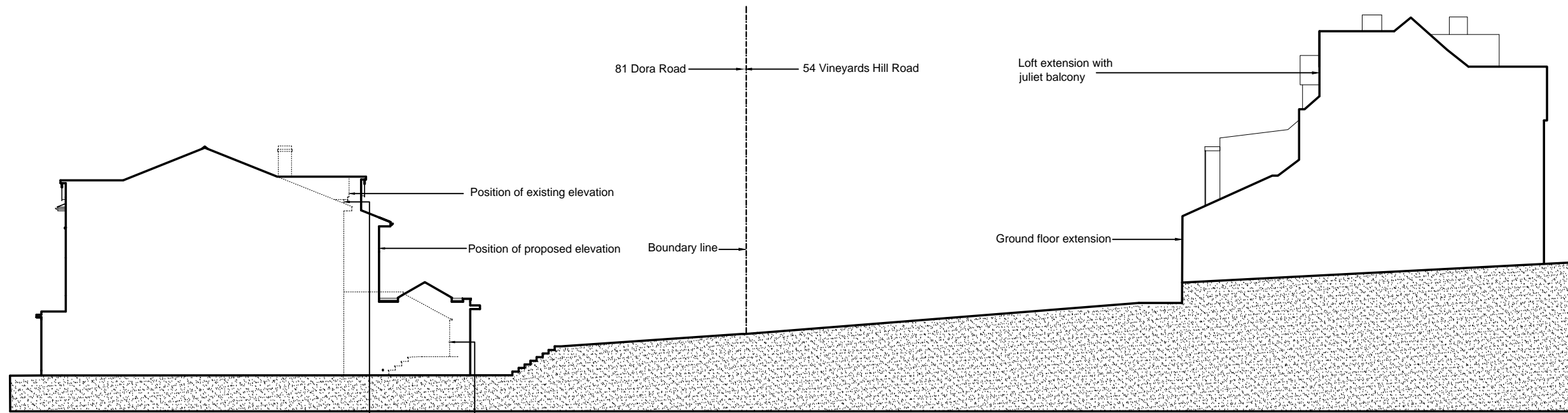
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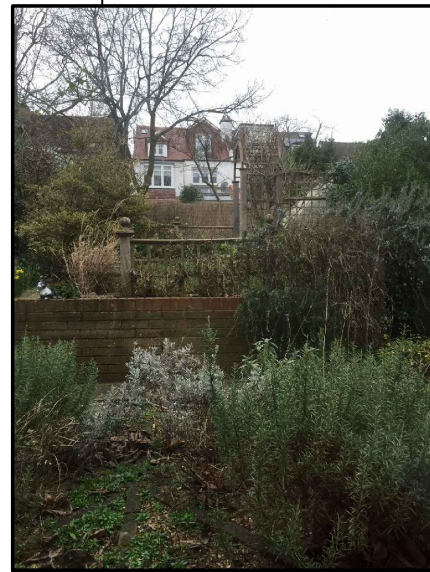
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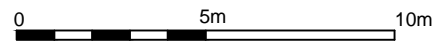


View from the second floor



View from the conservatory

Diagrammatic Site Section



81 Dora Road, SW19 7JT

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Drawing: Diagrammatic Site Section

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Dwg. No: P24 REV A

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DESIGN AND ACCESS STATEMENT

81 Dora Road, Wimbledon SW19 7JT

Addendum 12.02.16

1. Introduction

Following the public consultation period the scheme submitted under ref. no. 15/P3585 was recommended for approval by the planning officer. Subsequently further contextual drawings were requested by the planning department to establish the distances and levels between Dora Road and houses at the rear on Vineyard Hill Road. These drawings show that distances between houses exceed guidelines and the level difference between the two roads minimizes the impact of the extensions to neighbours at the rear of 81 Dora Road because the house is significantly lower than the other street.

The only concern received from the Team Leader was with regards to the impact on neighbouring properties of the increased size of the second floor dormer windows. The owners of 81 Dora Road have sought consultation with Merton Planning Department from the pre-application stage and want to be responsive to all comments and adhere to planning regulations and guidelines; they have responded to the concerns and comments following the public consultation stage by revising their proposals as follows.

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2. Drawing Revisions

After discussions with the planning department design revisions were made in response to the public consultation as follows:-

- The design of the second floor dormer windows has been retained as existing although repositioned to align correctly in the new extended pitched roof over the first floor extension.
- The design of the first floor windows has been amended in response to the retention of the dormer design; the openings are smaller and have traditional proportions to match the windows on the second floor.

7 Conclusion

The owners of 81 Dora Road have responded to comments about the scheme by submitting both additional and amended drawings; the concerns raised over distances at the rear of 81 Dora Road with Vineyard Hill Road have been answered by the contextual information presented and the design comments received from Merton Planning Department have been addressed by the re-design of the rear elevation.

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