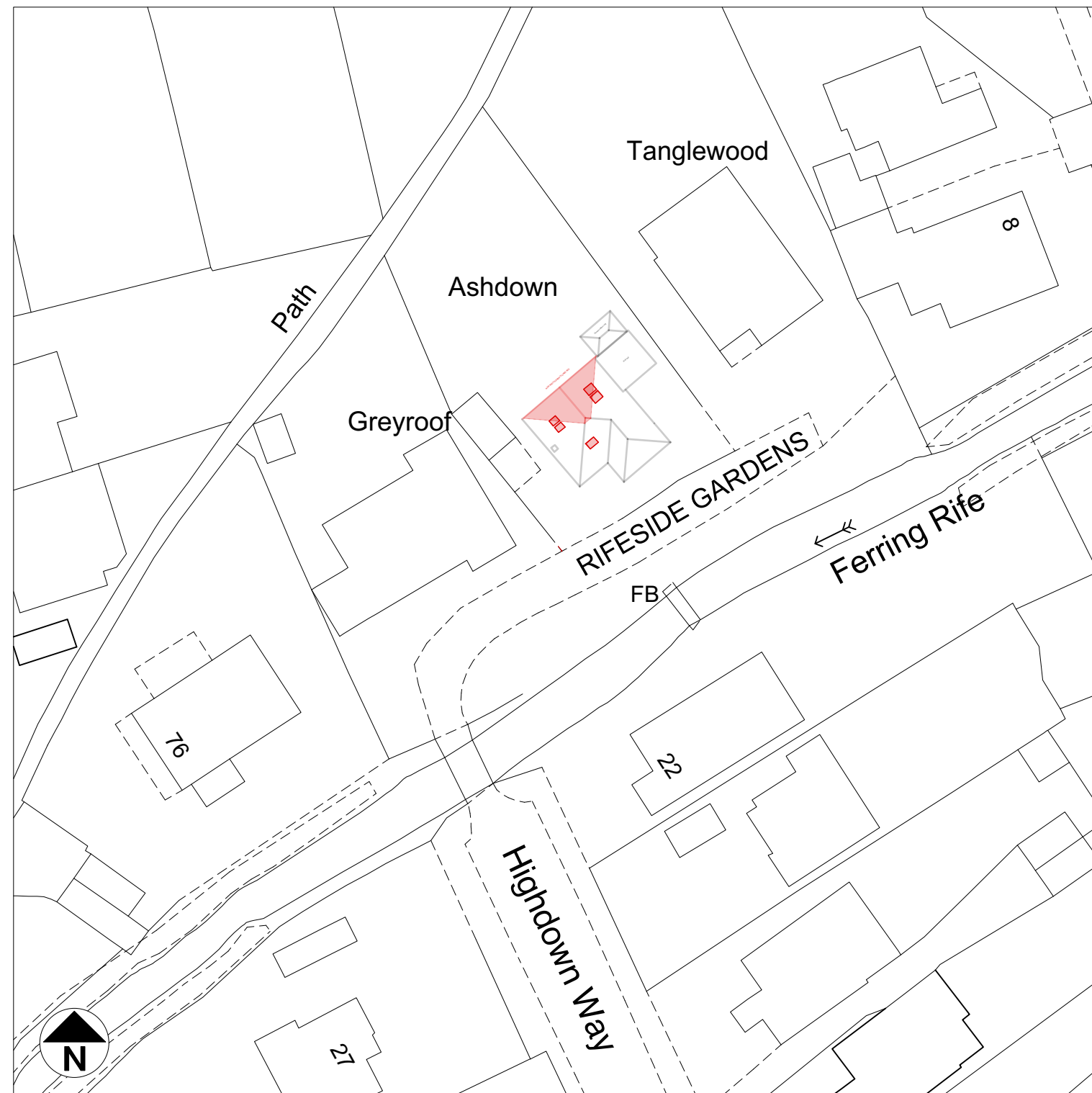
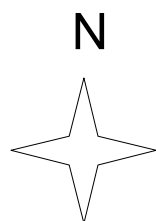


License no OI 1338629
Scale 1:1250



Block Plan 1:500



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Client: Whitworth

Site Address:

Ashdown
Rifside Gardens
Ferring
Worthing BN12 6QH

Project Name:

Loft conversion & roof extension

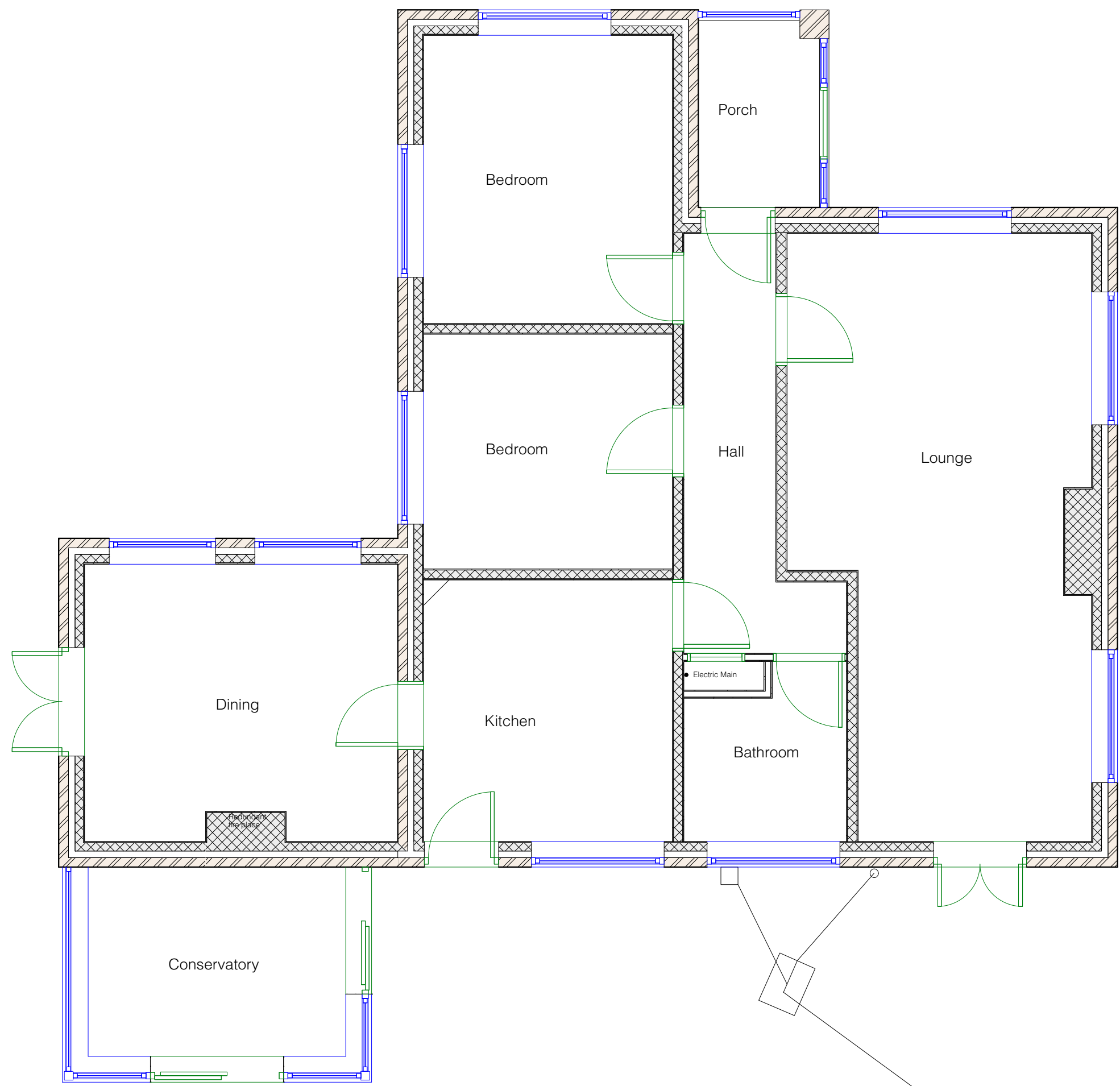
Date: August 2019

Scales:

1:1250, 1:500

Plan No. D 0819/442/01

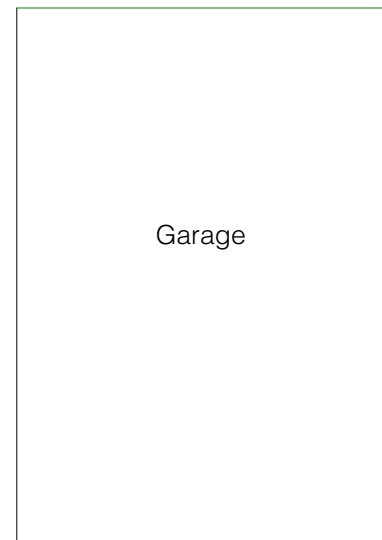
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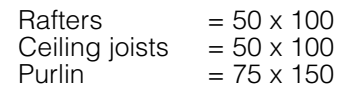
EXISTING GROUND FLOOR

0 1.0 2.0 3.0 4.0 5.0 M

ARUN DISTRICT COUNCIL FG/16/19/HH



	Paul Maggs MCIAT Hazelwood, Harbolets Road, West Chilmington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk	Client: Whitworth Site Address: Ashdown Rifside Gardens Ferring Worthing BN12 6QH	Project Name: Loft conversion & roof extension	Scales: 1:50	Sheet No. D 0819/442/02
	Date: August 2019 Drawings produced using Vectorworks CAD. Only written dimensions to be respected. Copyright protected to PB Properties				



EXISTING ROOF LINES INCLUDING STRUCTURE



DESIGN STATEMENT

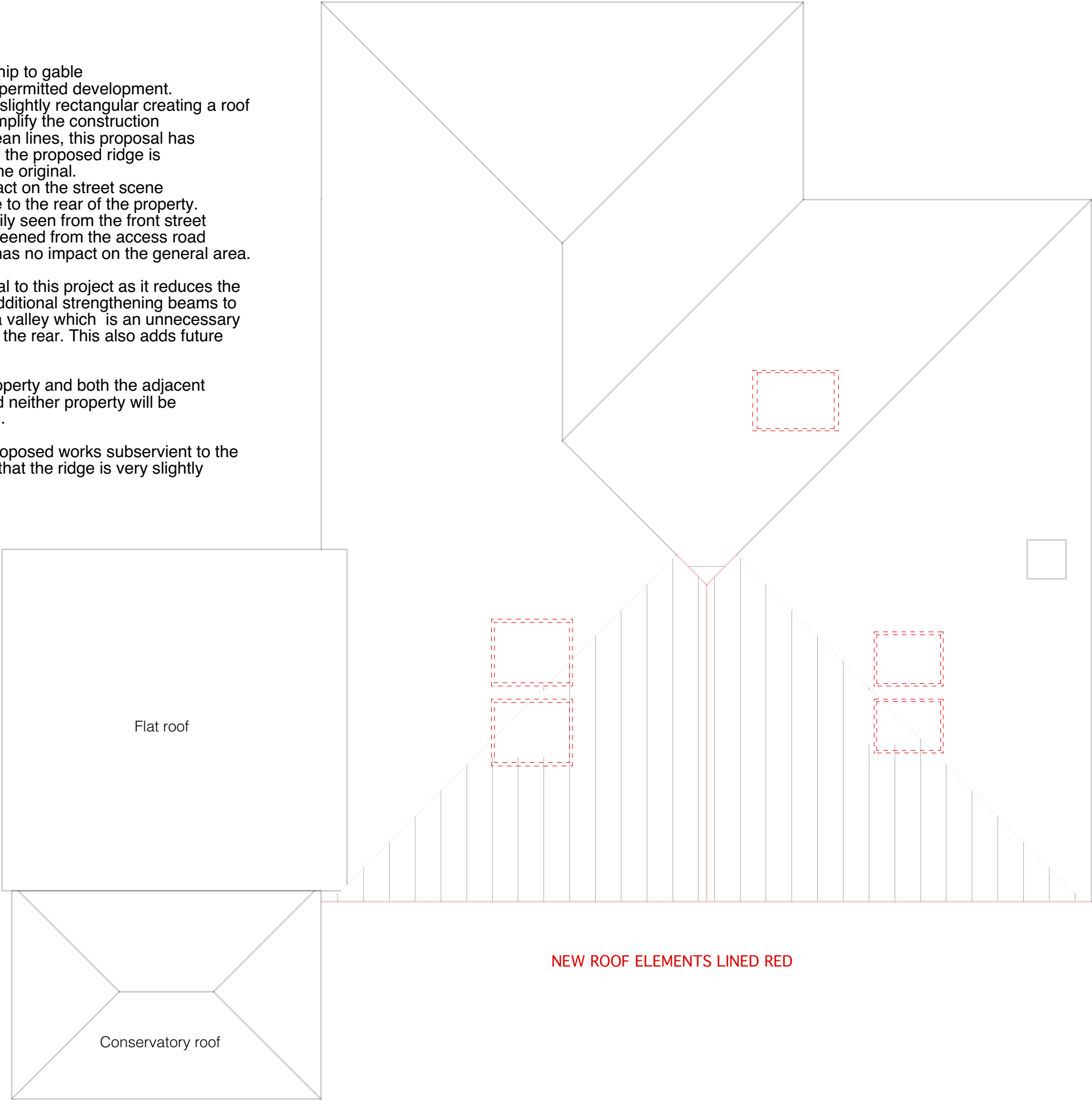
Justification as to increased ridge height.

This proposal is based on an attic conversion of hip to gable which for a pyramid roof could be considered as permitted development. In this case however, the existing ground floor is slightly rectangular creating a roof with a very small ridge line of 620mm. To help simplify the construction and also to create a simple roof structure with clean lines, this proposal has maintained the existing roof lines and in so doing the proposed ridge is raised by 322mm or (approximately 12") above the original. It has been considered that this will have no impact on the street scene or adjacent properties as the proposed works are to the rear of the property. The small increase in ridge height will not be easily seen from the front street scene view. The property is exceedingly well screened from the access road Highdown Way and the increase in ridge height has no impact on the general area.

To maintain the existing ridge height is detrimental to this project as it reduces the resultant floor area slightly but also will require additional strengthening beams to support the existing & new structure and create a valley which is an unnecessary detail to add and would create a cluttered look to the rear. This also adds future maintenance issues to the roof.

There is existing mature planing between this property and both the adjacent properties which provide adequate screening and neither property will be impacted by the additional rise of 12" to the ridge.

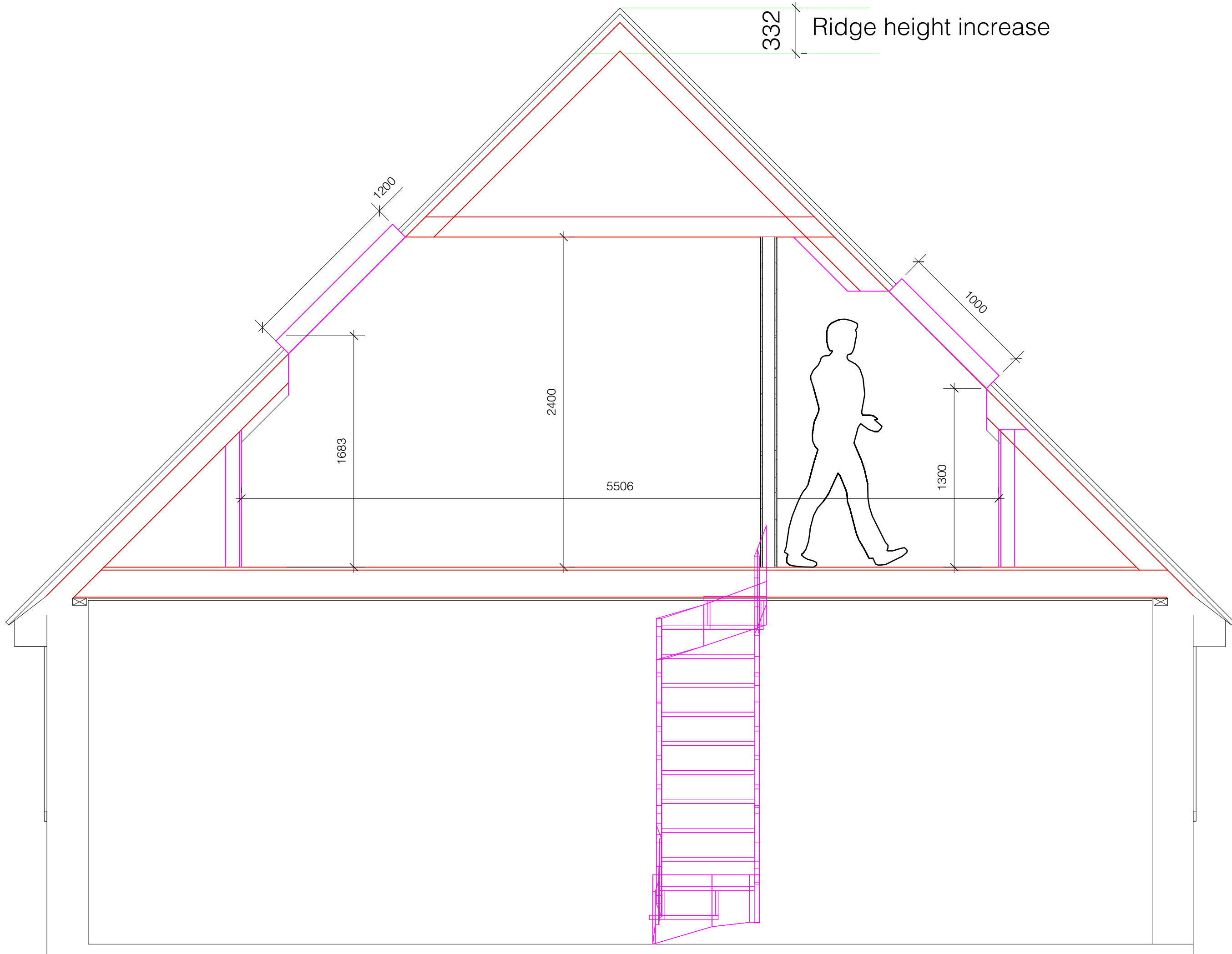
Whilst every effort has been made to keep the proposed works subservient to the existing building, for this instance it is requested that the ridge is very slightly increased for the reasoning detailed above.



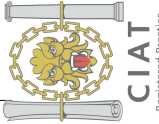
PROPOSED ROOF LINES

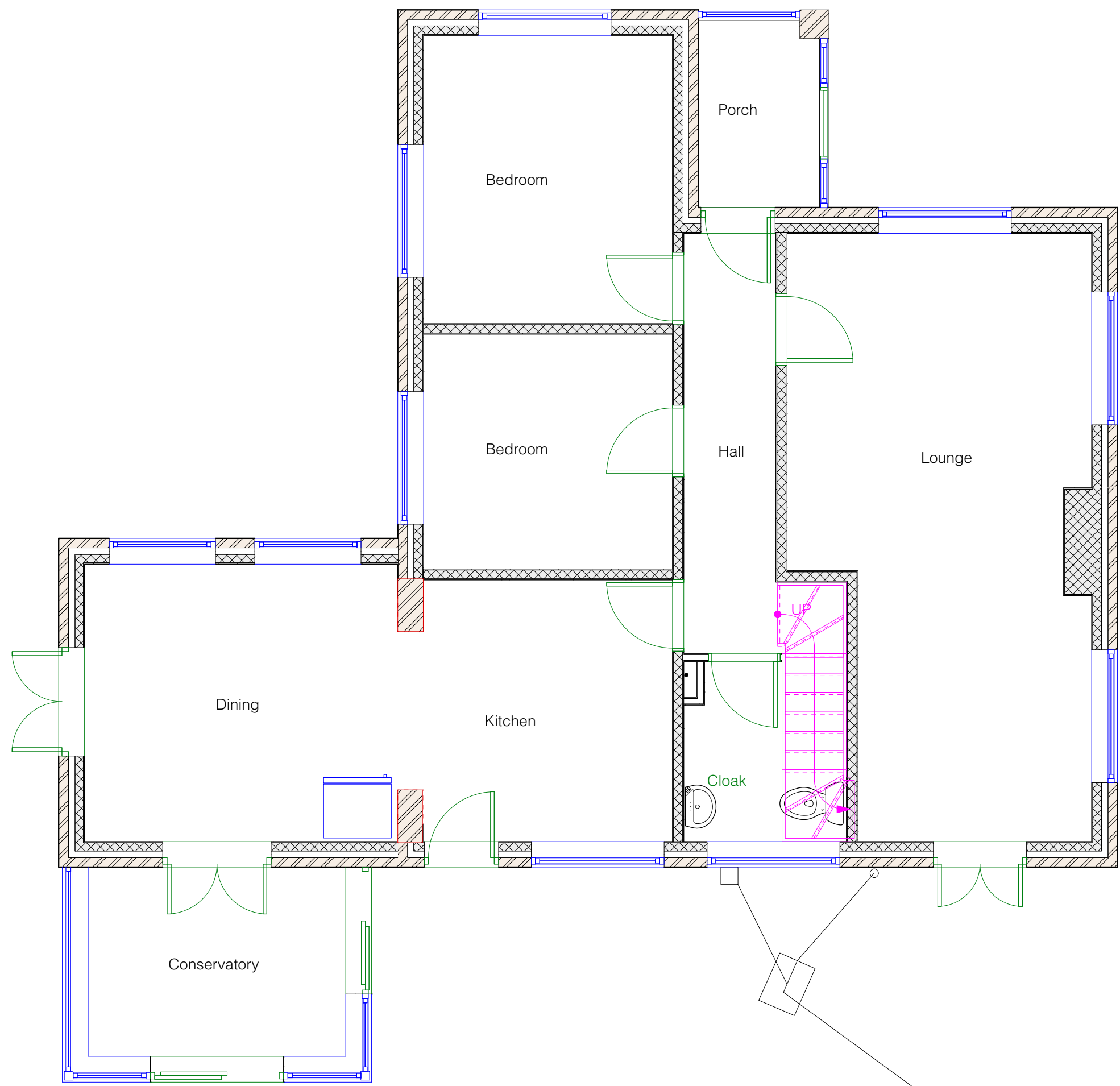
0.0 1.0 2.0 3.0 4.0 5.0 M

Scales: 1:50		Project Name: Loft conversion & roof extension	
Sheet No. D 0819/442/04		Date: August 2019	
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Site Address: Ashdown Rifeseide Gardens Ferring Worthing BN12 6QH		Paul Maggs MCIAT Hazelwood, Harboretts Road, West Chilmington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk	
			



332 Ridge height increase

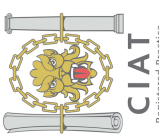
 PB PROPERTIES the design to build on	Client: Whitworth		Project Name: Loft conversion & roof extension	Scales: 1:25
	Site Address: Ashdown Rifside Gardens Ferring Worthing BN12 6QH		Date: August 2019	Sheet No. D 0819/442/05
	Paul Maggs MCIAT Hazelwood, Harbolets Road, West Chilmington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk		Drawings produced using Vectorworks CAD. Only written dimensions to be respected. Copyright protected to PB Properties	



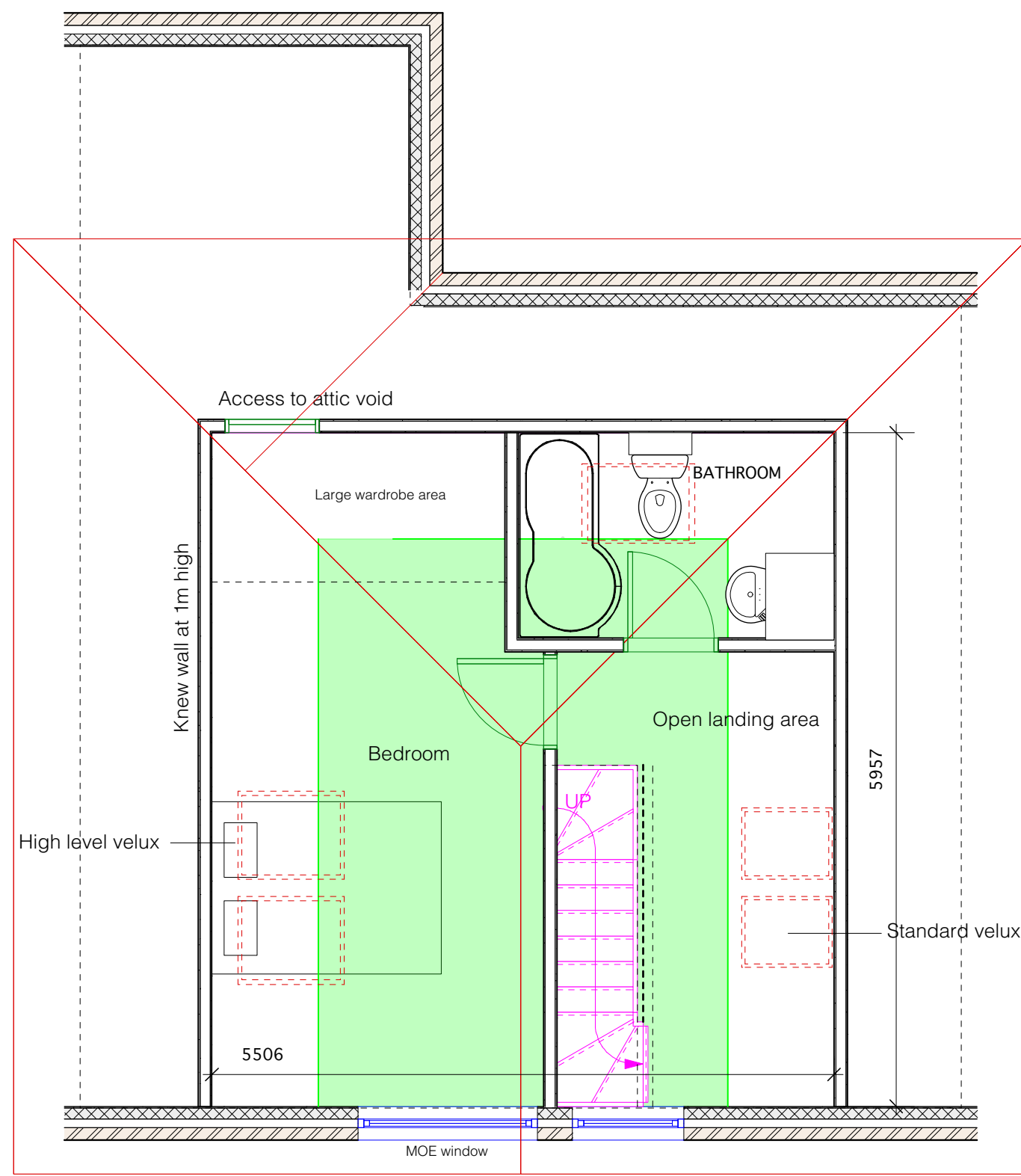
PROPOSED GROUND FLOOR

0 1.0 2.0 3.0 4.0 5.0 M

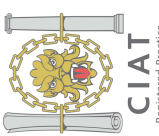
ARUN DISTRICT COUNCIL FG/16/19/HH

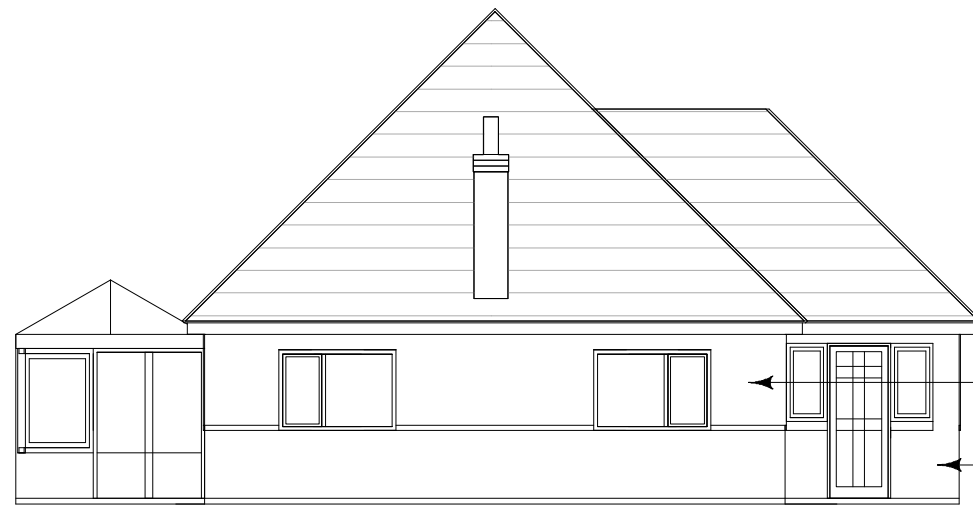
		Paul Maggs MCIAT Hazelwood, Harbolets Road, West Chilmington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk	Client: Whitworth Site Address: Ashdown Rifleside Gardens Ferring Worthing BN12 6QH	Project Name: Loft conversion & roof extension	Scales: 1:50	Sheet No. D 0819/442/06 Drawings produced using Vectorworks CAD. Only written dimensions to be respected. Copyright protected to PB Properties
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PROPOSED FIRST FLOOR



ONLY GREEN SHADED AREA HAS HEADROOM OVER 1.8M

		Paul Maggs MCIAT Hazelwood, Harbolets Road, West Chilmington RH20 2LG Tel: 01798 813298 paul@pbproperties.co.uk www.pbproperties.co.uk		Client: Whitworth	Project Name: Loft conversion & roof extension	Scales: 1:50
		Site Address: Ashdown Rifside Gardens Ferring Worthing BN12 6QH		Date: August 2019	Sheet No. D 0819/442/07	
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SOUTH WEST



NORTH EAST

White painted render

Face brickwork



NORTH WEST



SOUTH EAST (FRONT)

EXISTING ELEVATIONS

000 1.0 2.0 3.0 4.0 5.0 M



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Client: **Whitworth**

Site Address:

**Ashdown
Rifside Gardens
Ferring
Worthing BN12 6QH**

Project Name:

Loft conversion & roof extension

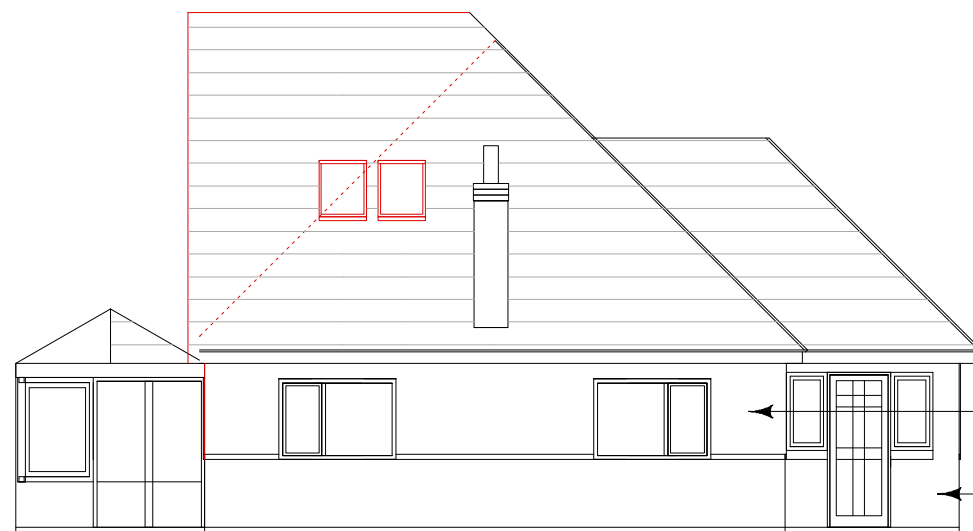
Date: **August 2019**

Scales:

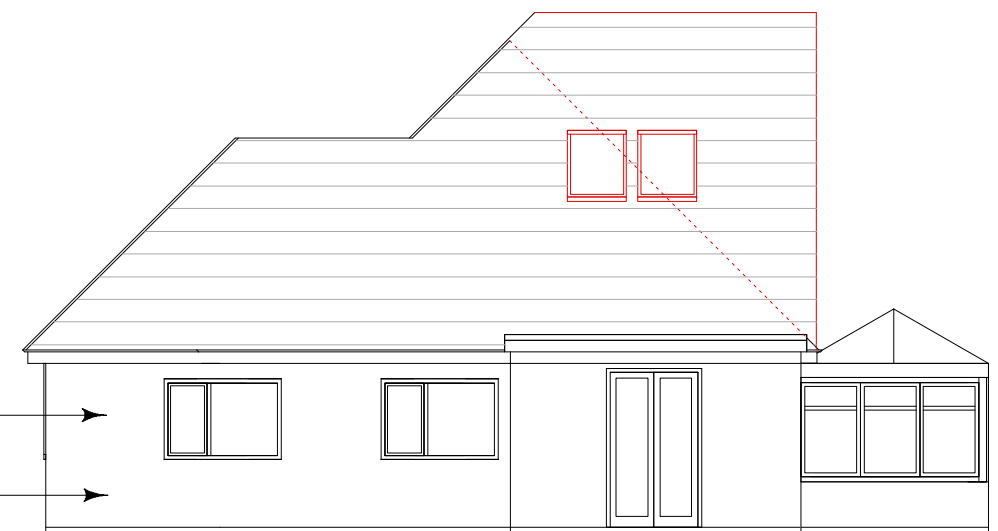
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Plan No. **D 0819/442/08**

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SOUTH WEST

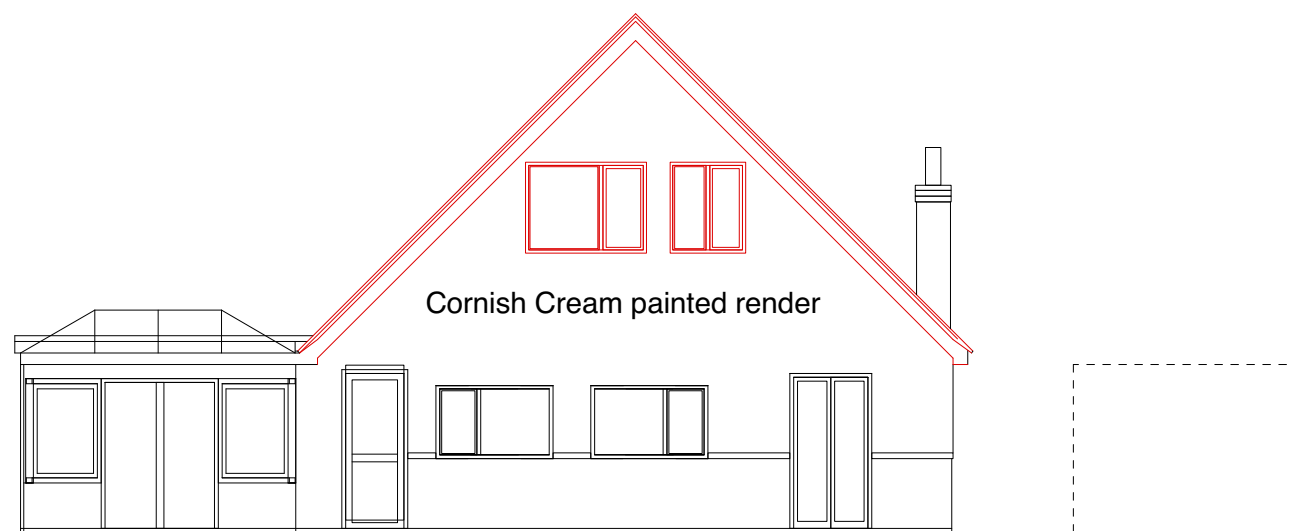


NORTH EAST

New works to match
roof & wall materials

Cornish Cream painted render

Face brickwork



NORTH WEST



SOUTH EAST(FRONT)

New elements lined red

PROPOSED ELEVATIONS

000 1.0 2.0 3.0 4.0 5.0 M



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Client: **Whitworth**

Site Address:

**Ashdown
Rifside Gardens
Ferring
Worthing BN12 6QH**

Project Name:

Loft conversion & roof extension

Date: **August 2019**

Scales:

1:100

Plan No. **D 0819/442/09**

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