

The Garden Studio
13 Creswick Road
London W3 9HG

www.effectia.co.uk

16 Victoria Road
Uxbridge
UB8 2TV

*Proposed Rear Dormer
Loft Conversion.*



Project No.	BC/426
Scale	1:50 @ A3
Drawn by	SAC
Checked	

Revision	Description

Existing Front Elevation

Drawing No.

E001

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Existing Front Elevation

Drawing No.

E002

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Revision	Description

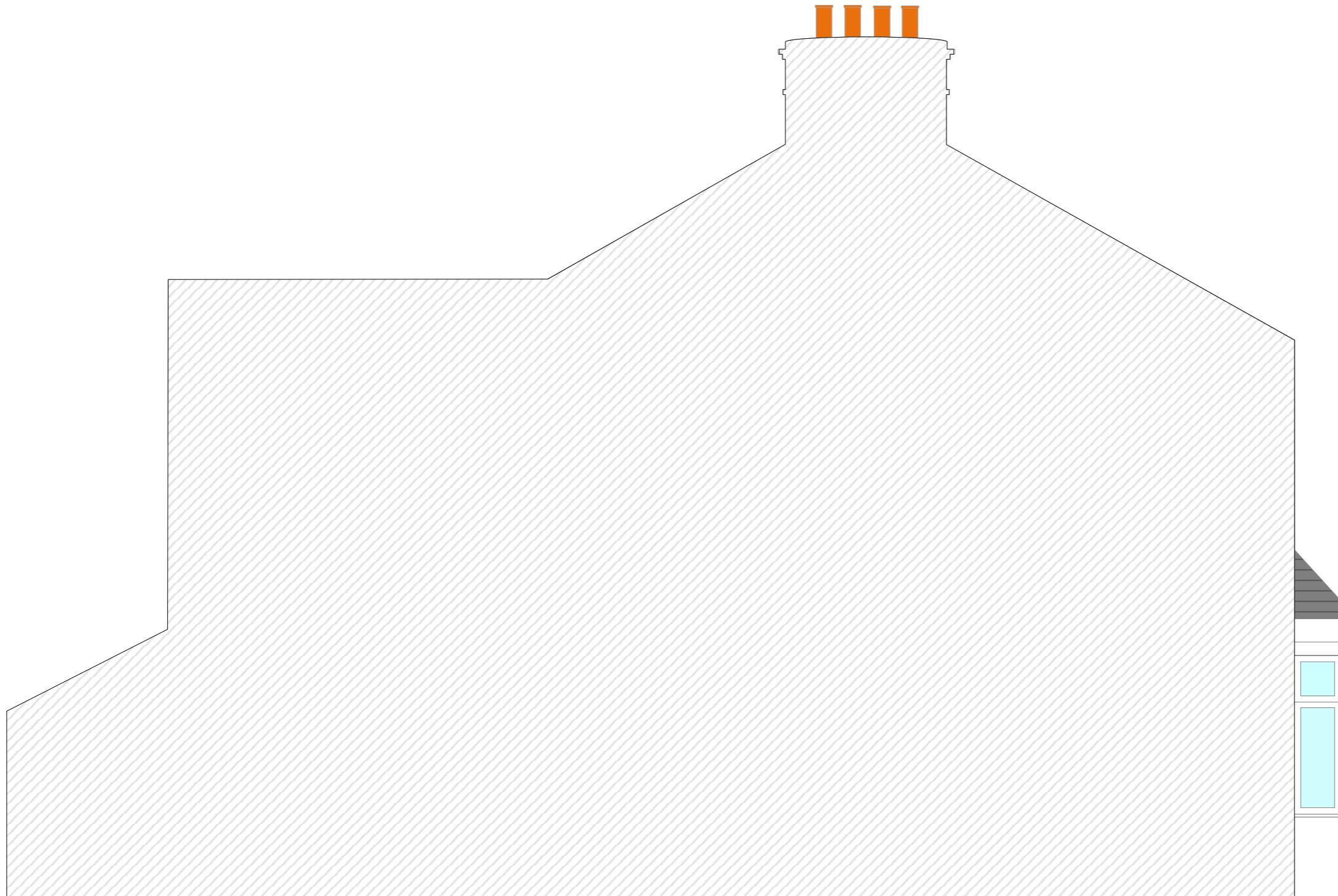
Existing Side Elevation

Drawing No.

E003

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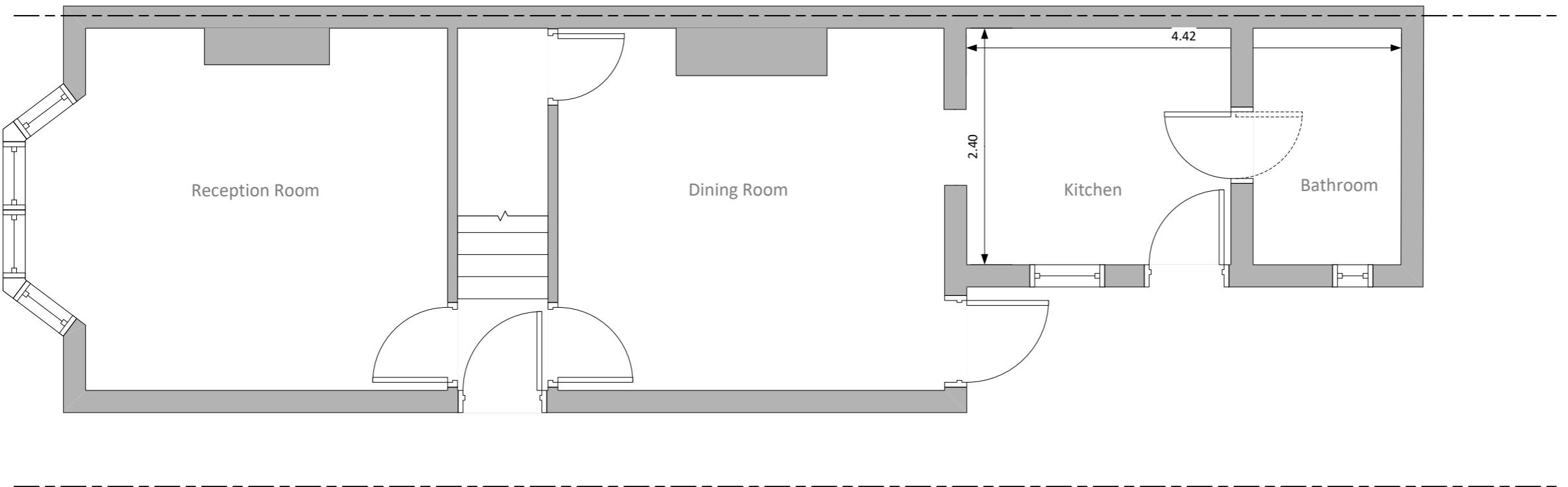
Existing Side Elevation

Drawing No.

E004

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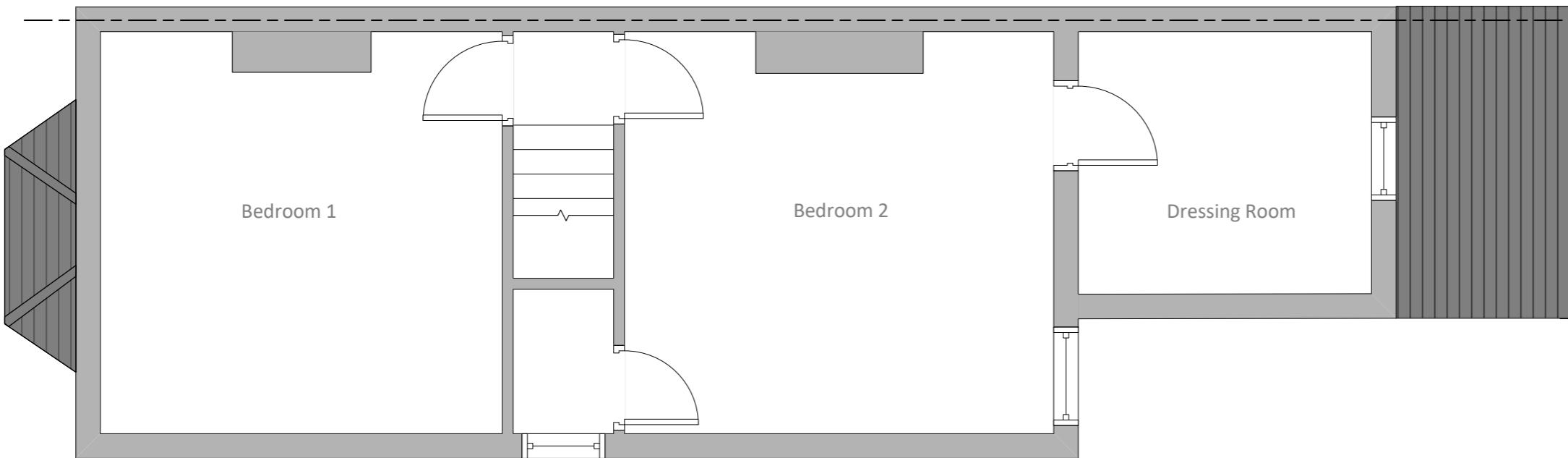
Existing Ground Floor Plan

Drawing No.

E005

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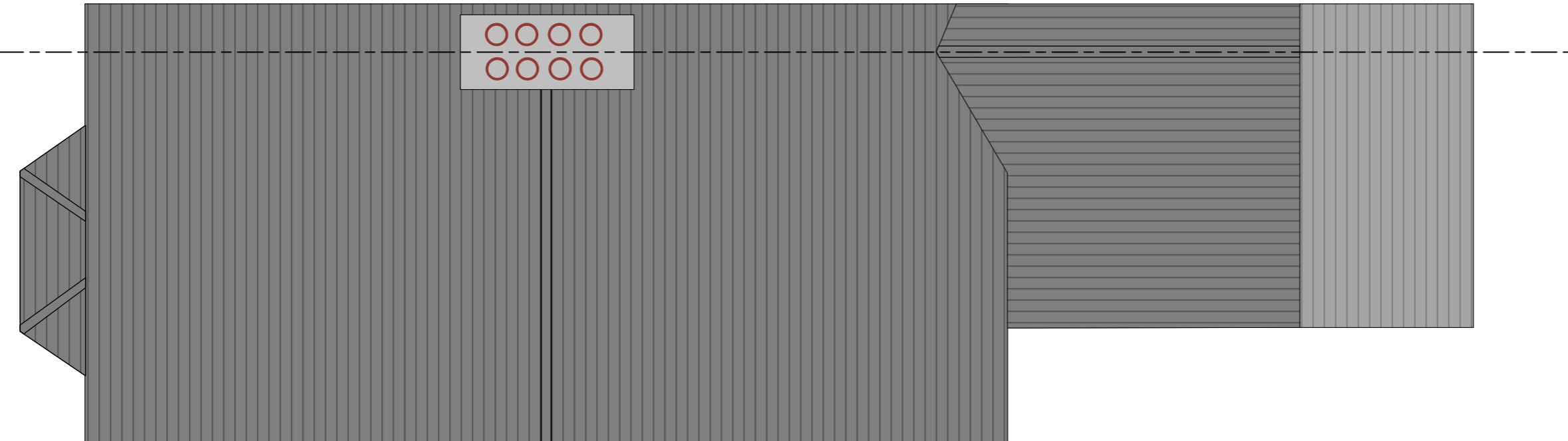
Existing First Floor Plan

Drawing No.

E006

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Existing Roof Plan

Drawing No.

E007

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Proposed Front Elevation

Drawing No.

E008

The Garden Studio
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*Proposed Rear Dormer
Loft Conversion.*



Loft Dormer to be finished with
black slate to match the existing.

Fascia and soffits to be finished
anthracite grey.

Windows to be powder coated
aluminium, finished white, profile to
match existing windows.

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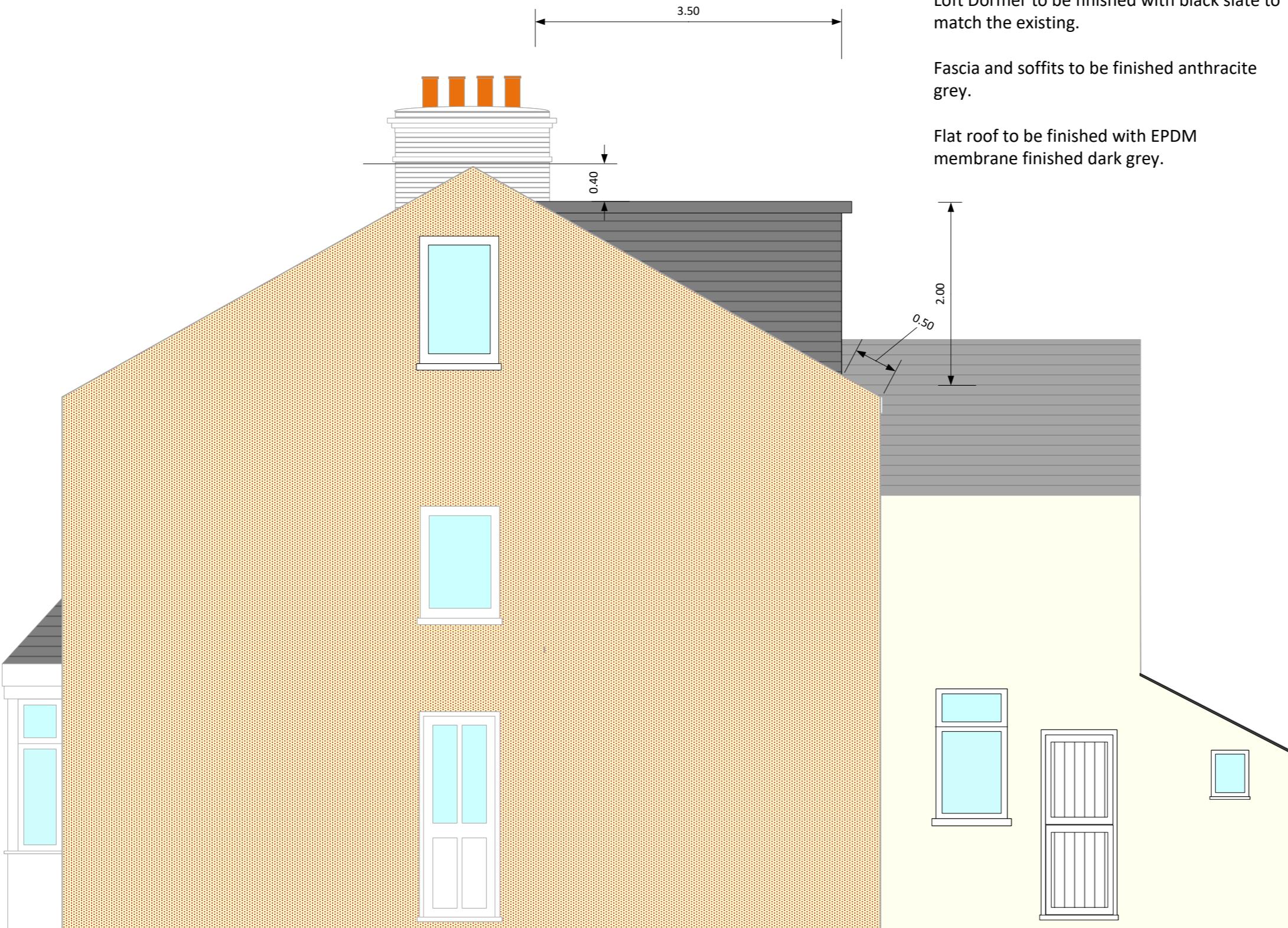
Project No.	BC/426
Scale	1:50 @ A3
Drawn by	SAC
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Revision	Description

Proposed Rear Elevation

Drawing No.

E009



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Revision	Description

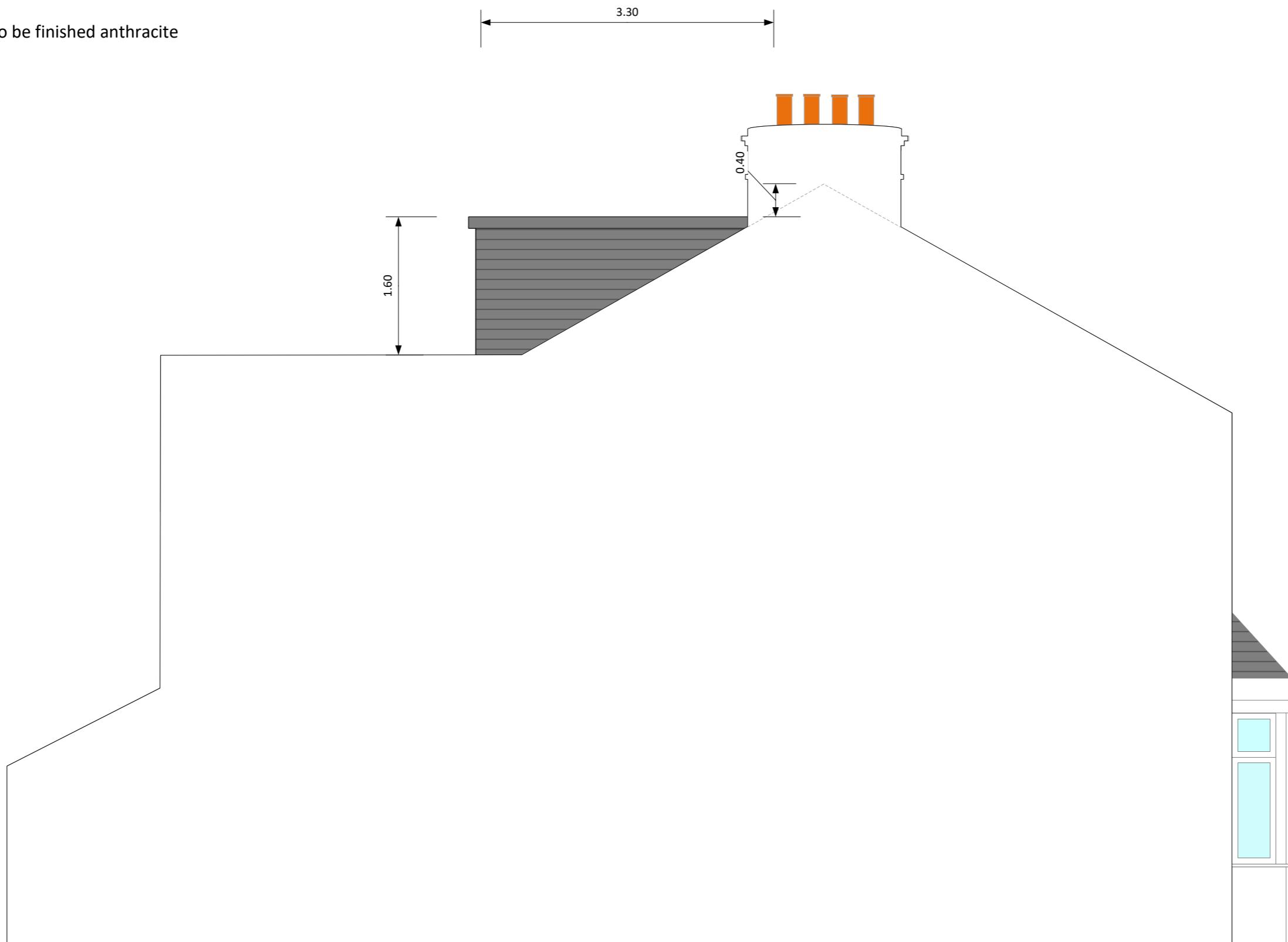
Proposed Side Elevation

Drawing No.

E010

Loft Dormer to be finished with black slate to match the existing.

Fascia and soffits to be finished anthracite grey.



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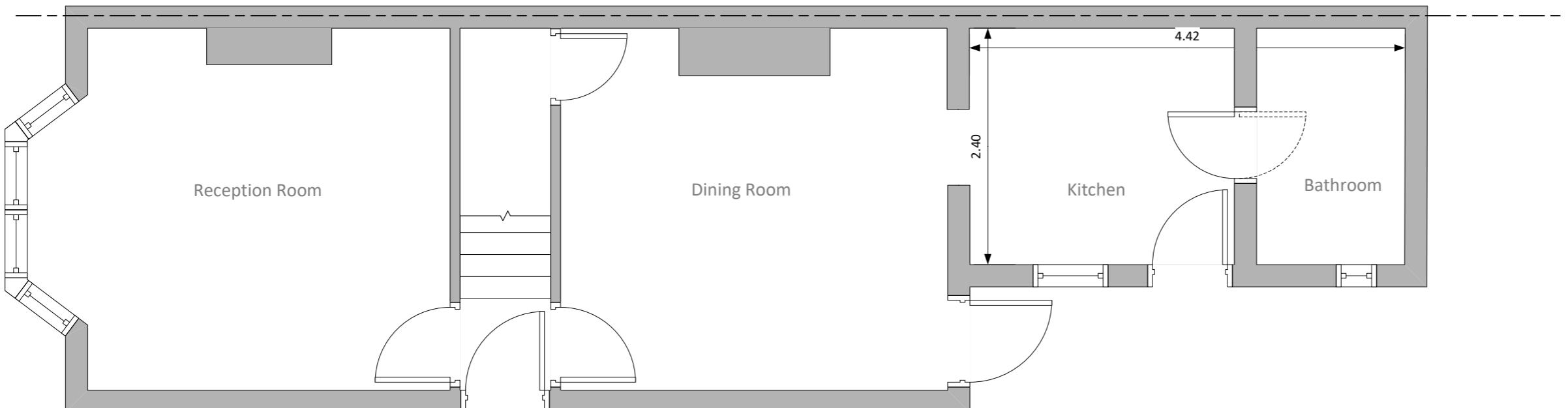
Proposed Side Elevation

Drawing No.

E011

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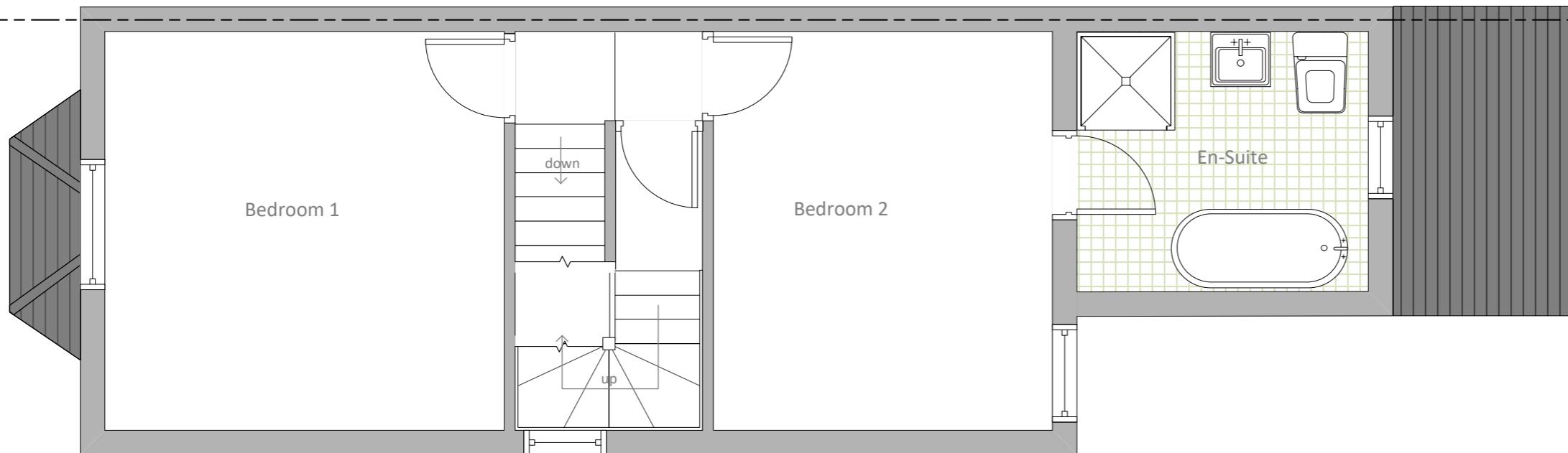
Proposed Ground Floor
Plan

Drawing No.

E012

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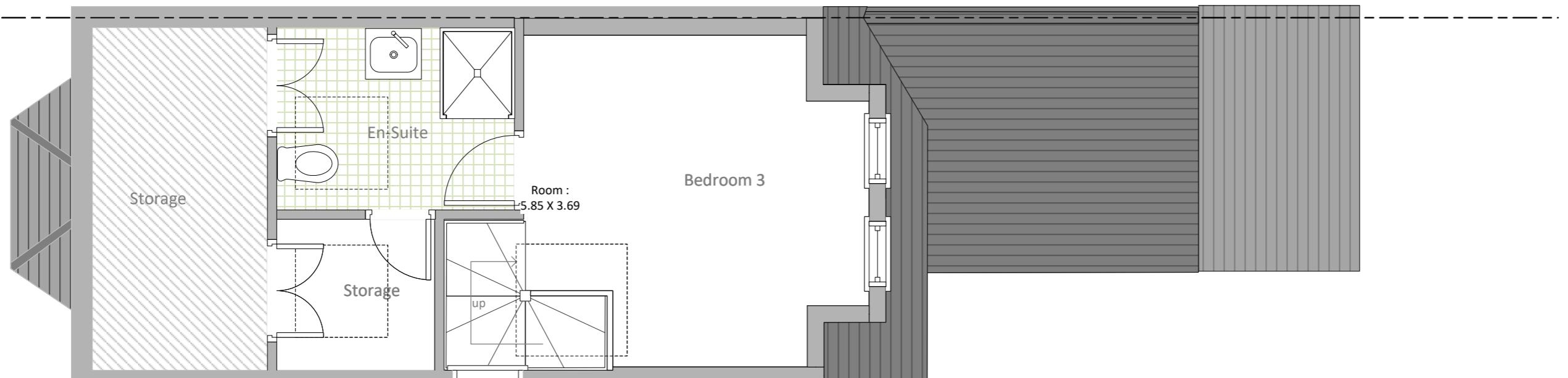
Proposed First Floor Plan

Drawing No.

E013

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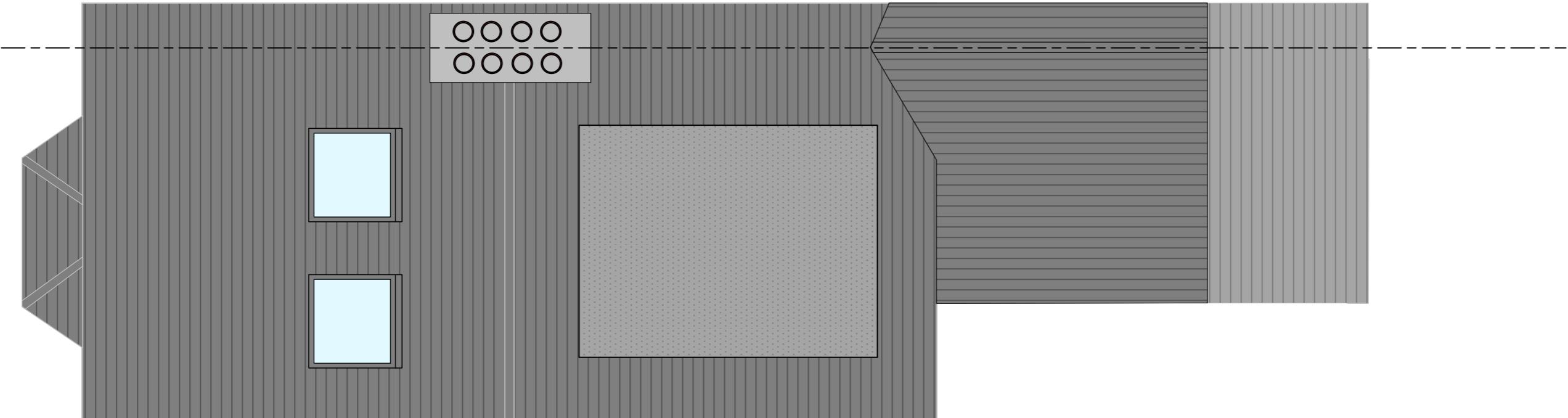
Proposed Loft Floor Plan

Drawing No.

E014

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Drawn by	SAC
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Revision	Description

Proposed Roof Plan

Drawing No.

E015

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16 Victoria Road
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Proposed Rear Dormer.
Loft Conversion.

Project No.	BC/426
Scale	1:200 @ A3
Drawn by	SAC
Checked	

Revision	Description

Existing Block Plan

Drawing No.

E016



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Proposed Rear Dormer.
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Project No.	BC/426
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Drawn by	SAC
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Revision	Description

Proposed Block Plan

Drawing No.

E017



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Project No.	BC/426
Scale	Not to Scale
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Revision	Description

Photographs

Drawing No.

E018

Design Considerations

16 Victoria Road sits on the West side of Victoria Road and backs directly on to Fray's River.

It is a 2 storey Victorian property with a 2 storey main rear addition and a single storey lean to addition.

A side passage is shared with No. 18 Victoria Road. This passage is 1.60m wide with the boundary line running directly down the middle.

The Ground Floor is laid out with a Reception Room to the front and Dining Room to the rear of the main house with a Kitchen and Bathroom to the Rear Addition. There are 2 Bedrooms to the 1st Floor with an inner room to the rear of Bedroom 2.

The Rear Dormer to the loft has been designed to be subservient to the main roof. It sits within the rear roof slope, set down 400mm from the ridge, 500mm up the roof slope from the eaves, and 700mm in from both sides. The windows match the existing style of windows and are of a similar size and scale.

2 no. Velux windows have been installed to the front roof slope to allow natural lighting into the loft room during the morning hours.

A window is proposed to the gable wall at 2nd floor level to allow natural lighting to the loft staircase.

This attention to natural lighting is to facilitate a reduction in the necessity for artificial lighting, thus reducing the carbon emissions of the property.

By creating a fully insulated loft conversion, and a fully insulated rear extension, the energy performance of the property will be considerably increased.

The impact of the rear dormer is minimal as there are no properties to the rear. Of the adjoining properties only 10/12, and 18 will be able to see it, but the impact on both is insignificant due to the small size of the dormer.



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Design Notes

Drawing No.

E019