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Nominated Architect: David Jacobson
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DESIGN STATEMENT For Complying development Application

Address: 10 Angle St Balgowlah NSW 2093
Property Lot No: Lot B DP: 171573
Owner: Mark Baxter and Nicole Wise
Street Frontage: 12.605

Documentation attached

Complying development application	One copy
Property title block plan	One copy
S 149 certificate	One copy
This Design Statement including site photos.	Four copies
Dwg DA 01- Plan of existing building @ 1:100 on A3	Four copies
Dwg DA 02- Plan of proposed alterations @ 1:50 on A3	Four copies
Dwg DA 04- East Elevation and Sections @ 1:50 on A3	Four copies
Specification Notes	Four copies

The Site

The land falls away to the north from the street, and as such the ground floor level of the house is 1.850 below footpath level.

Existing Premises:

The existing buildings comprise

- a carport at street level,
- a 4 bedroom freestanding house which is single storey at the front and split level at the rear.

Complying Development

A 149 certificate has been obtained from council which confirms that the project is eligible to be considered under complying development legislation. Approval under this legislation is therefore sought.

Existing Construction:

The house is generally timber framed, weatherboard clad and a pitched custom orb sheet roofing. The original section of the house, a sunroom off the main bedroom, is constructed of 230 brick walls and timber shingled roof. (see photos.)

Adjoining development

West: 2 storey residence
East: Single storey residence at the street side and 2 storey to the rear
North: 2 storey residence

Proposed Development:**Ensuite**

- Construct a new ensuite bathroom within the existing main bedroom.
- Widen the opening between the bedroom and adjoining sunroom
- Provide a new frosted glass window in the external eastern wall of the en suite.

Entry Door

- Relocate the entry door to the adjoining wall of the verandah to enter into the hallway
- Provide a new joinery unit recessed in the new entrance hallway

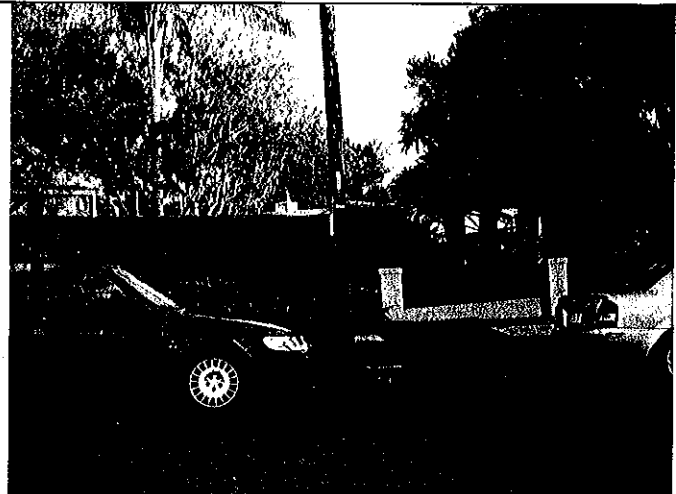
Impact on adjoining residences.

There is no additional internal or external verandah floor area generated.

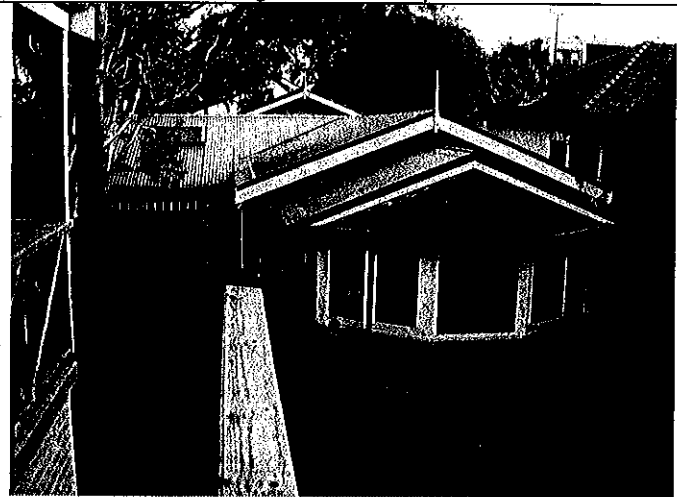
The new en suite window adjoins an entry passage of the adjoining property to the east. There is approx 1.5M difference in the floor level of the two properties with no 10 (subject site) being lower. The window will be frosted so there will be no loss of privacy.



Street view of 10 Angle St with carport



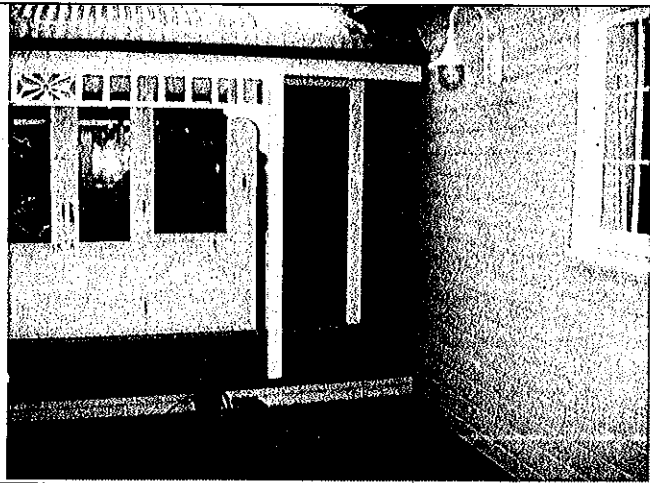
Street view of boundary between 10 & 8 Angle St



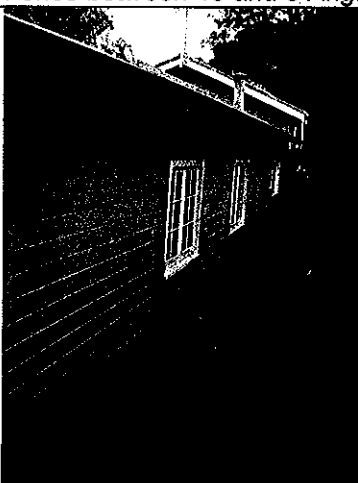
View of sun room off main bedroom



Fence between 10 and 8 Angle St



Existing front door to be relocated to the right



Side boundary wall. New window located left of existing