

## Attic conversion to 11 Tweed Avenue, Peebles

11 Tweed Avenue is a bungalow built in 1930 situated to the East of Peebles and on the north side of the River Tweed. It is located in a Cul de Sac 80m from the river banks and sits roughly 4m above the river height. There is a 3m high bank to the rear of the property with allotments behind.

The property was extended to the rear in 2015 with a single storey extension and a new garage (14/01270/FUL).

The ridge height of the existing roof to the main house is 5.4m which gives an internal height from attic floor to underside of ridge of 1.8m. This is below the height required that would allow for a habitable room to be built within the attic therefore the proposal is to replace the existing roof with a new roof structure that would give the ridge at a height of 6.2m. This would allow for a new stair to be fitted in the original house, a dormer to the rear formed and would allow access to a first floor that would provide a bedroom with an en-suite.

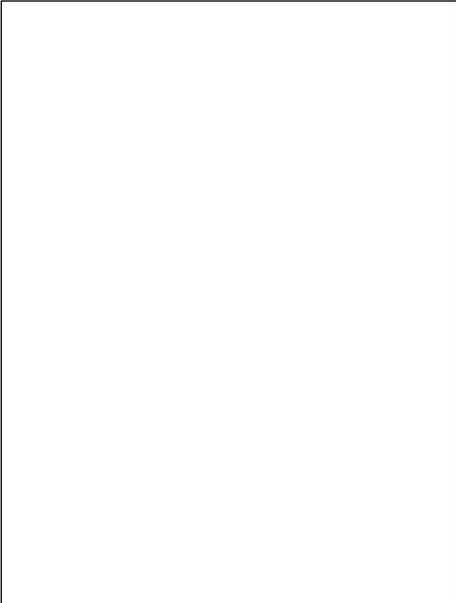
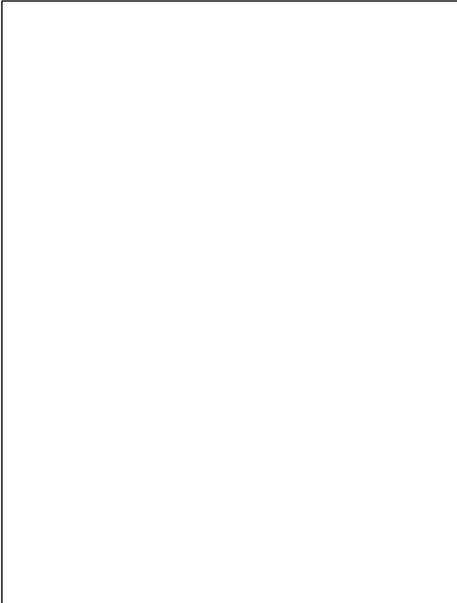
The new roof would follow the same design principles as the original by re-using the original roof slates and mimicking the same features on the ridge and eaves. If possible the ornate ridge stones tiles will be re-used.

As mentioned above the house has a close proximity to the river and since moving in the clients have had to deal with a number of floods that have on 2 occasions caused significant damage (December 2015 & December 2022). Both times the client had to move out of the premise whilst repairs were carried out.

Currently there are flood prevention measures in place within the property (solum pump) and the surrounding area (flood gates) but these don't provide enough to stop any damage occurring. The proposals therefore not only are to gain the much needed additional space for the owners but most significantly provide a safe place to retreat; allow for storage of contents at high ground; and sleep if further floods occur.

Photos of the 2 floods from 2015 and 2022 are below and show the extent of the issues faced by the the occupiers.

# 2022



# 2015

