

Developmental proposal

This is a proposal for a new 2.87m wide two-storey extension on the right side of the existing property.

Property is proposed to be extended by 2.87 x 9.519 meters to accommodate a study room and washroom on the ground floor, as well as two bedrooms with a walk-in shower on the first floor to match the footprint. The newly built first floor will be accessed from the existing first floor landing area and the window on that elevation will be replaced with an open access as illustrated in the drawing. As part of the proposal, the existing first-floor bathroom window will be relocated onto the rear side wall and new Velux installed onto the new roof within the landing area to improve natural lighting.

The proposal involves excavating and forming a new foundation (1000mm deep and 500mm wide), building a double-skin standard cavity wall matching with the existing facing bricks, plaster boarded and painted internally. UPVC double glazed units (door and windows) will also be installed for natural light and ventilation. Standard construction technology will be utilized in the process of building.

The wooden floor deck will be extended in line with the existing first floor deck using sound wooden structure (6x2 joists and floor boarding).

A tiled hip roof will be installed as directed, matching the existing tiles, with a nominal pitch of 24 degrees with new fascias, soffits and RW collection apparatus.

A new RW collection gulley will be installed at rear corner and outlets will be connected to the existing combined drainage system. Existing manholes and underground drainage apparatus will be protected in due course of building, adhering to the building regulations and sewerage undertakers' requirements.

A low level, 1.0 m, fencing is proposed on the boundaries (at the front and left side) adjacent to the footpath.

There are no trees within the vicinity of the site.

All UPVC double glazed units (door and windows) will be manufactured and installed by FINSA accredited companies.

All electrical work in connection to the proposal will be carried out by a registered electrician.

There is sufficient space in the front garden to accommodate material storage and car parking during the process of building.