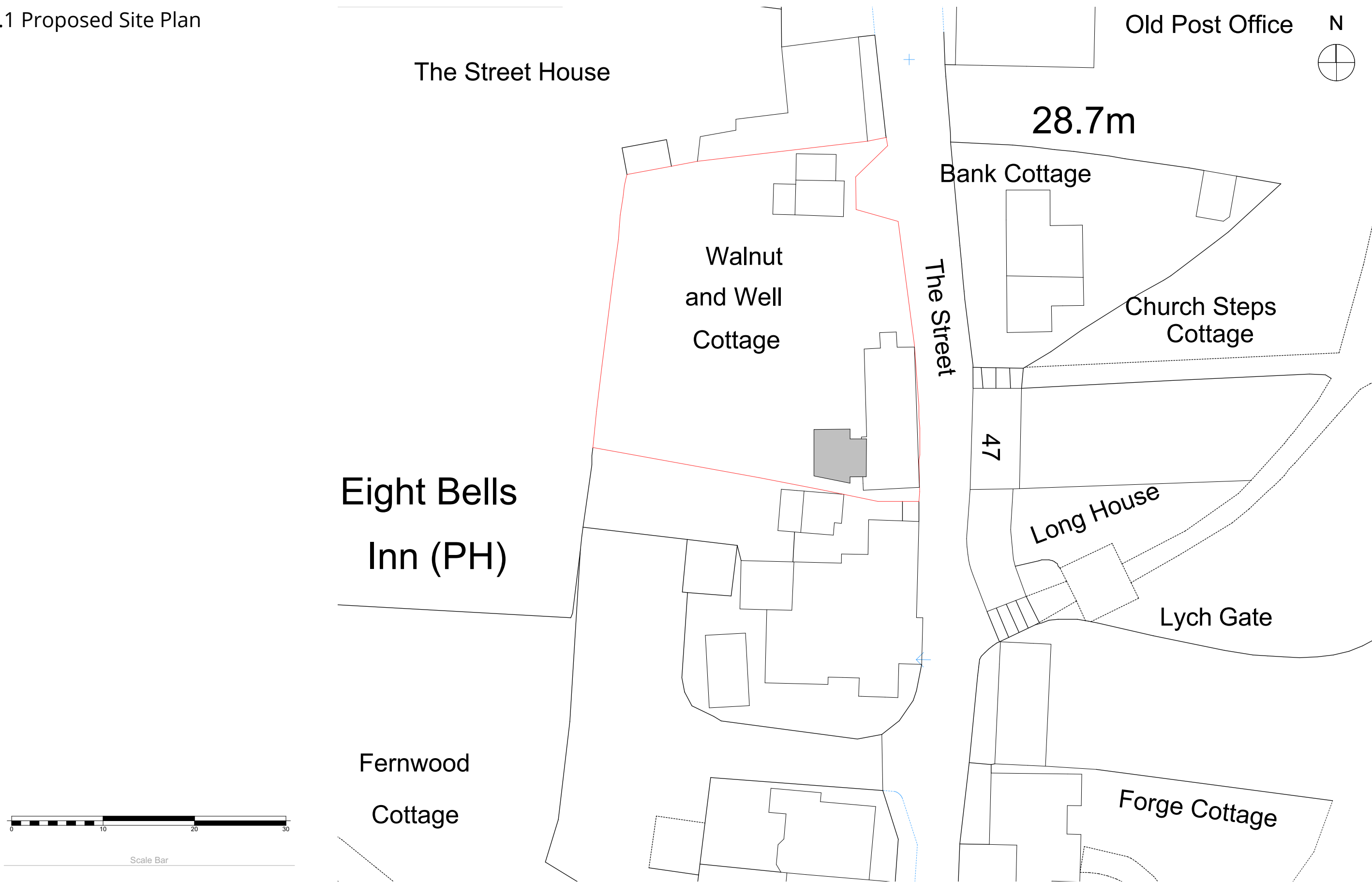


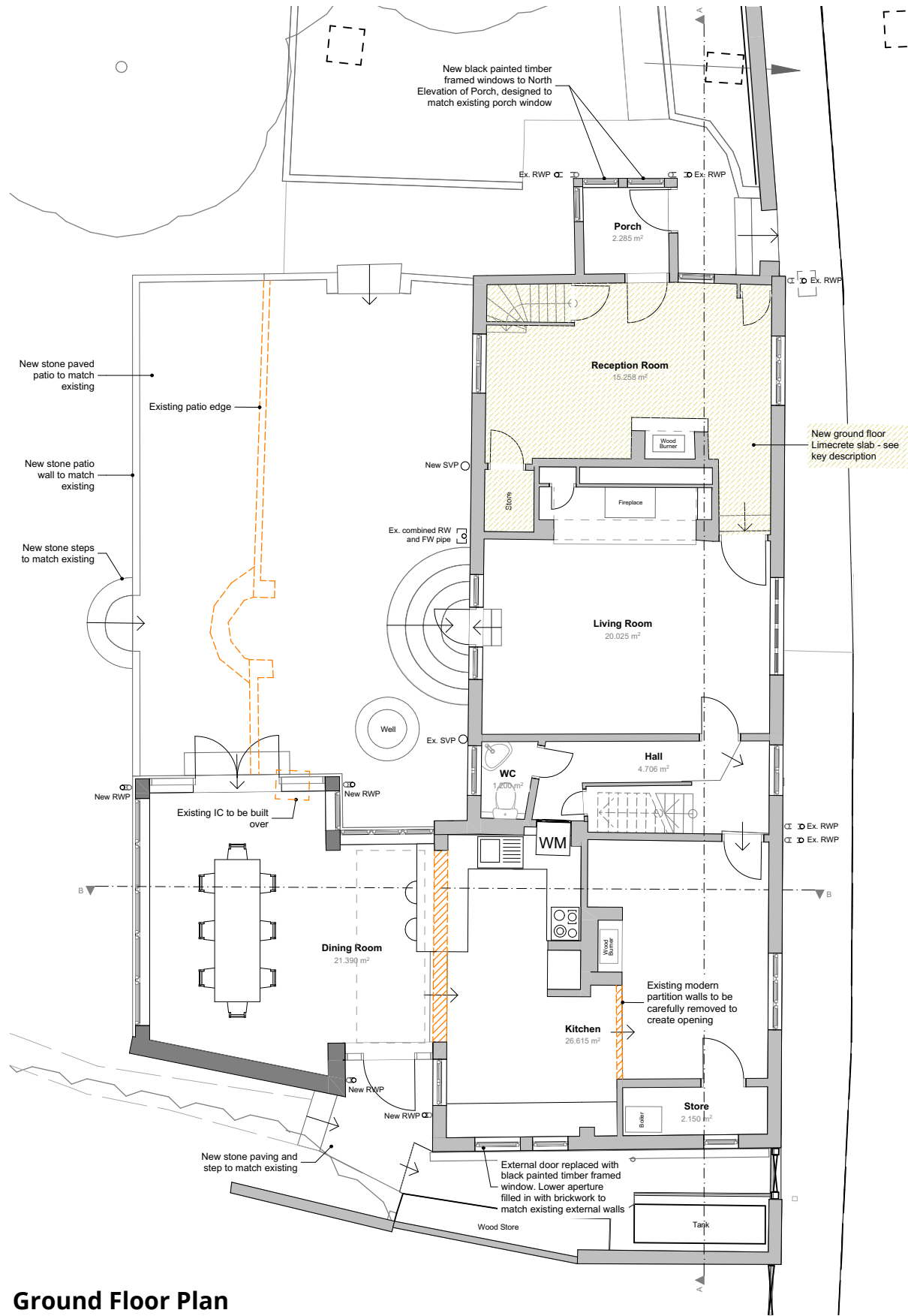
Proposed Drawings



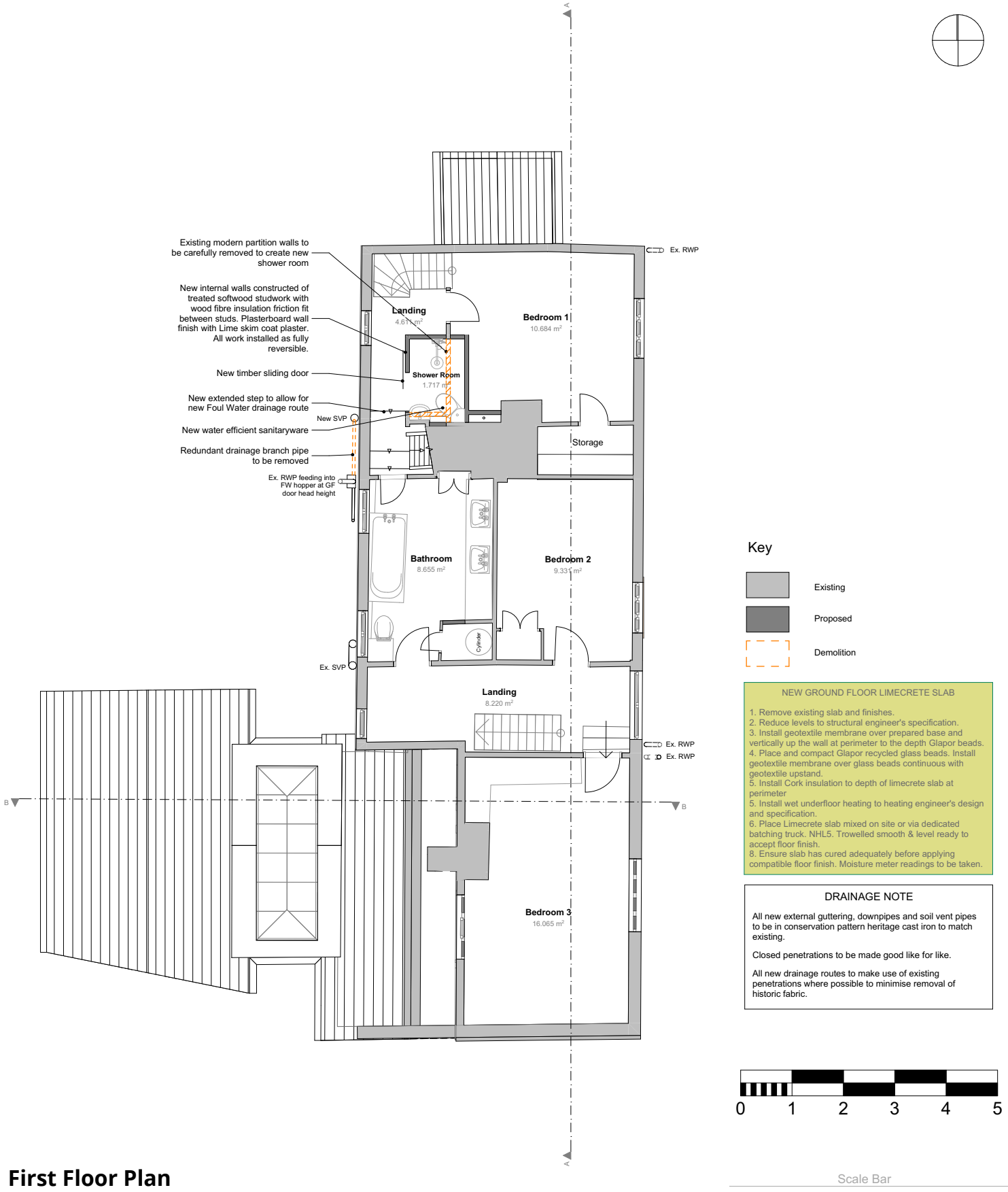
7.1 Proposed Site Plan



7.2 Proposed Ground and First Floor Plans

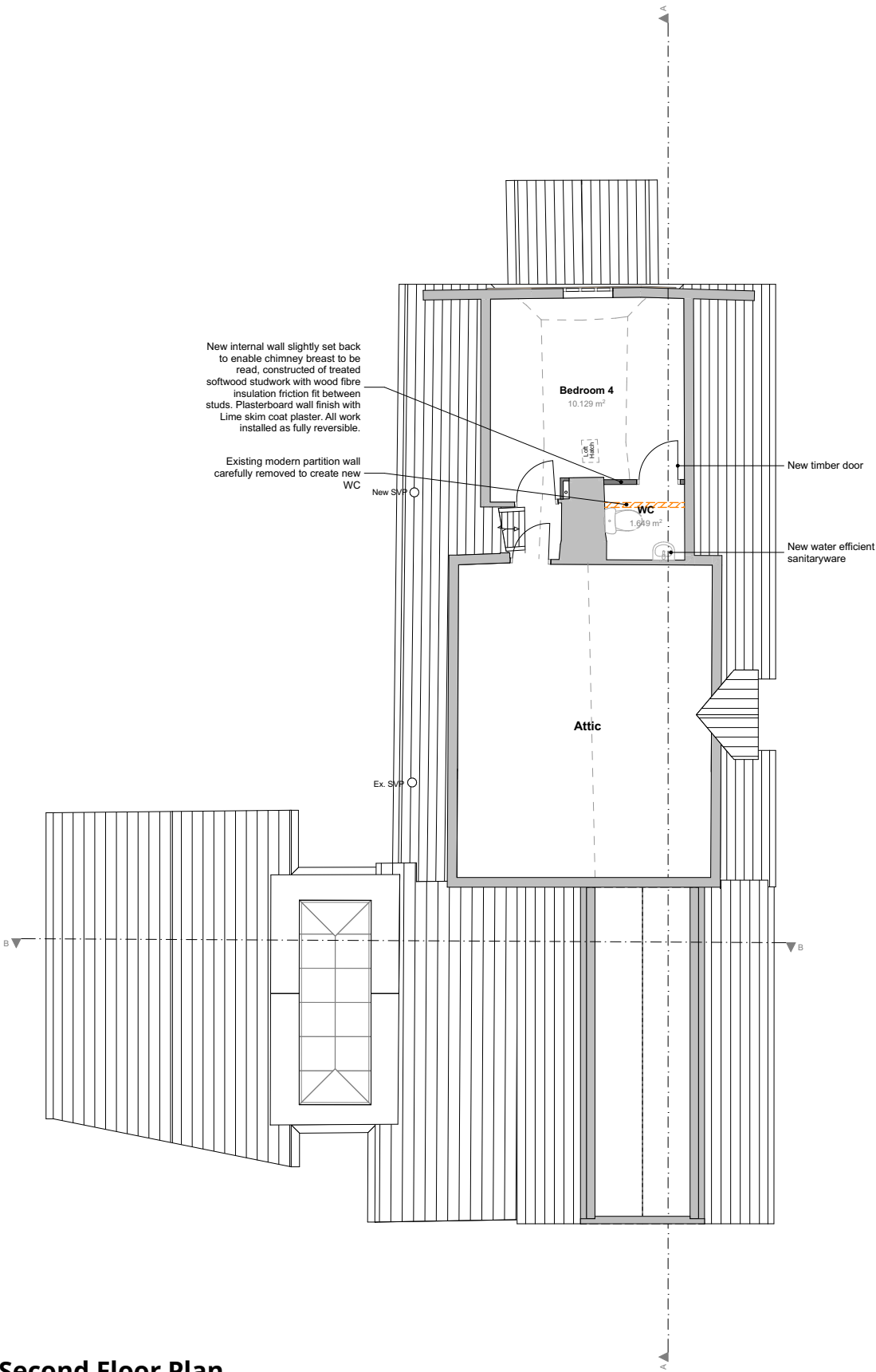


Ground Floor Plan

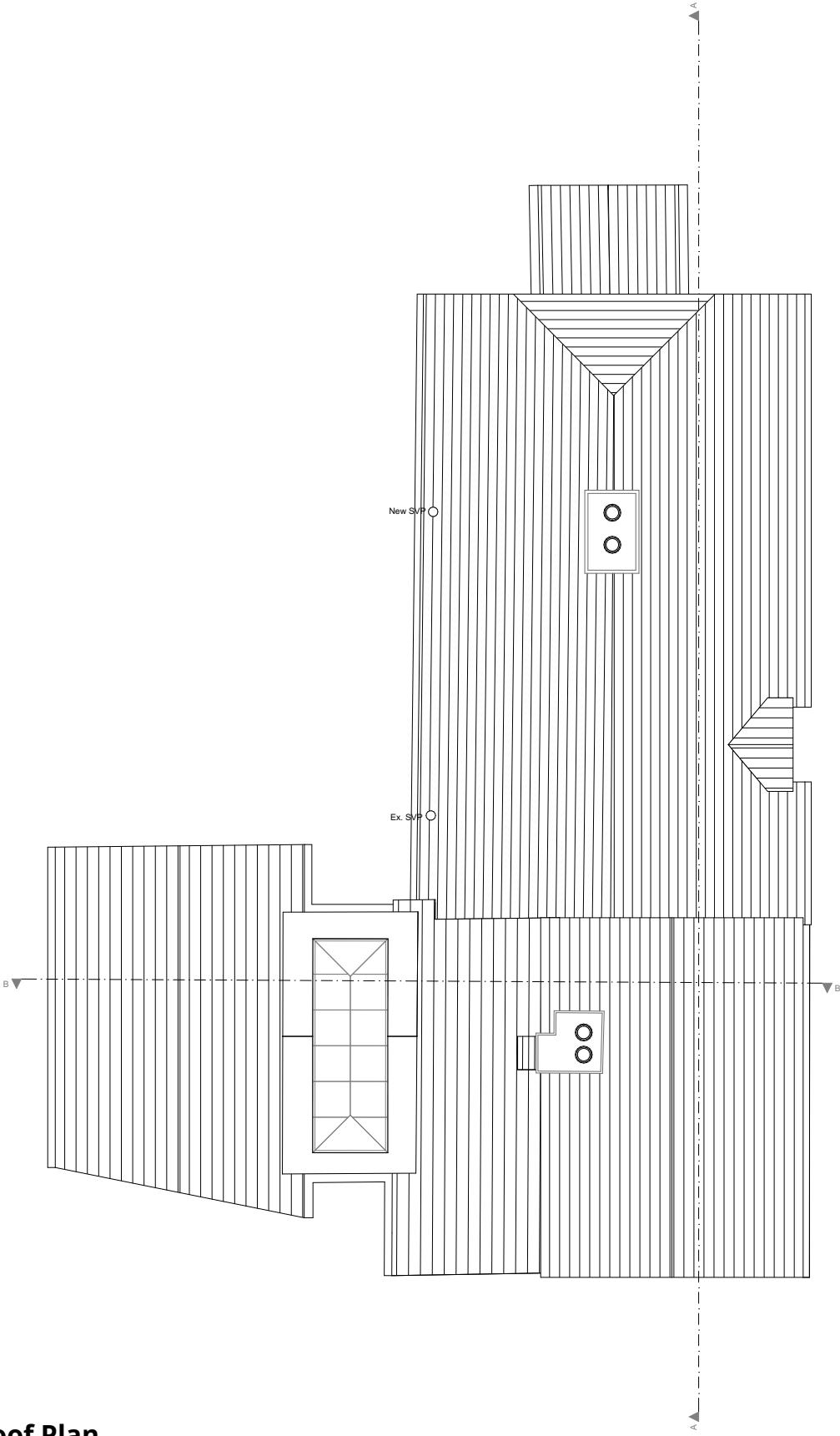


First Floor Plan

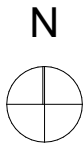
7.3 Proposed Second Floor Plan and Roof Plan



Second Floor Plan



Roof Plan



Key

- Existing
- Proposed
- Demolition

NEW GROUND FLOOR LIMECRETE SLAB

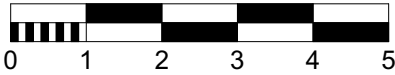
1. Remove existing slab and finishes.
2. Reduce levels to structural engineer's specification.
3. Install geotextile membrane over prepared base and vertically up the wall at perimeter to the depth Glapor beads.
4. Place and compact Glapor recycled glass beads. Install geotextile membrane over glass beads continuous with geotextile upstand.
5. Install Cork insulation to depth of limecrete slab at perimeter
5. Install wet underfloor heating to heating engineer's design and specification.
6. Place Limecrete slab mixed on site or via dedicated batching truck. NHL5. Trowelled smooth & level ready to accept floor finish.
8. Ensure slab has cured adequately before applying compatible floor finish. Moisture meter readings to be taken.

DRAINAGE NOTE

All new external guttering, downpipes and soil vent pipes to be in conservation pattern heritage cast iron to match existing.

Closed penetrations to be made good like for like.

All new drainage routes to make use of existing penetrations where possible to minimise removal of historic fabric.



Scale Bar

7.4 Proposed Sections



NEW GROUND FLOOR LIMECRETE SLAB

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Scale Bar

7.5 Proposed Elevations



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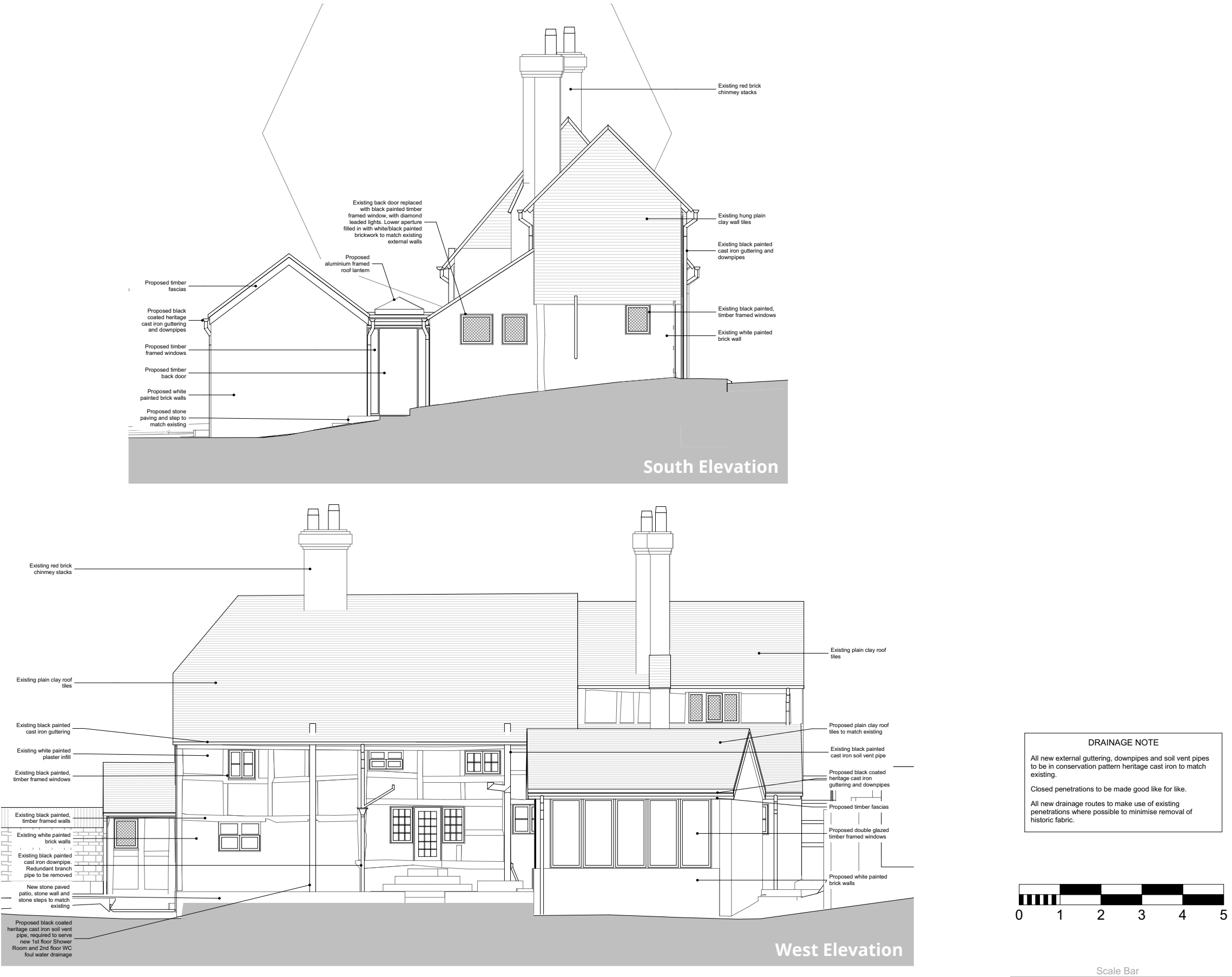
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All new drainage routes to make use of existing penetrations where possible to minimise removal of historic fabric.



Scale Bar

7.5 Proposed Elevations



Proposed Appearance and Materials



8.1 Proposed Perspectives



View Towards the South



Rear View



View Towards the North



Aerial View



Bird's Eye View



Aerial View

8.2 Appearance and Materials

Proposed appearance:

The single storey form of the proposed extension will be subservient to the existing house. The scale, location and orientation of the extension will not cause any overlooking or overshadowing to neighbouring properties.

The appearance of the link between the existing house and new dining area is more contemporary than the appearance of the existing, distinguishing the extension as a modern addition. However, the proposed style and materials are intended to complement or match with the fabric of the existing building.

Proposed external materials include:

- Reclaimed plain clay roof tiles to match existing
- Black painted timber cladding
- White painted brick walls
- Single ply membrane flat roof
- Aluminium framed roof lantern
- Timber framed, double glazed windows, gable and patio doors
- Timber fascias and soffits
- Timber back door with timber framed, double glazed sidelights
- Stone paving slab patio to match existing
- Stone patio steps and patio wall to match existing
- 2no. black painted timber framed windows (with diagonal leaded lights) to the porch, designed to match the existing porch window
- 1no. black painted timber framed window to replace existing back door, designed to match existing adjacent window
- Black powder coated heritage cast iron gutters and downpipes
- Black painted cast iron soil vent pipe

Proposed internal materials include:

- Limecrete floor slab to Reception Room
- New internal walls constructed of treated softwood studwork, with wood fibre insulation friction fit between studs. Plasterboard wall finish with Lime skim coat plaster.
- 2no. new timber internal doors



Timber framed, double glazed windows, doors and gable



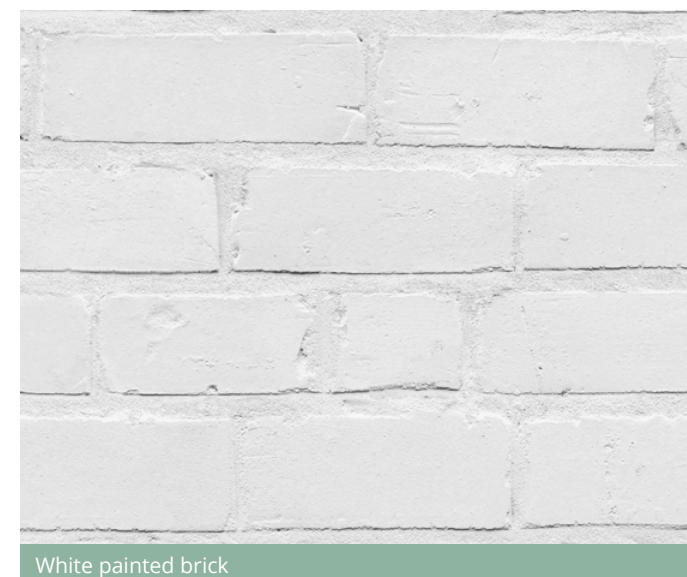
Reclaimed plain clay tiles to match existing



Single ply membrane flat roof and Roof lantern (exterior)



Timber framed, double glazed windows, doors and gable (interior)



White painted brick



Roof lantern (interior)



Timber back door with timber framed sidelights



Black stained timber cladding



Limecrete floor slab

Ecology and Ecosystem Services



9.1 Biodiversity Net Gain

The application is a Householder Planning Application with Listed Building Consent and is exempt from the mandatory biodiversity net gain (BNG) requirements.

Although work is proposed to enlarge the patio area and construct a new extension, the majority of the garden will remain lawn and foliage.

The site is not located within a National Landscape Area.

9.2 Arboriculture

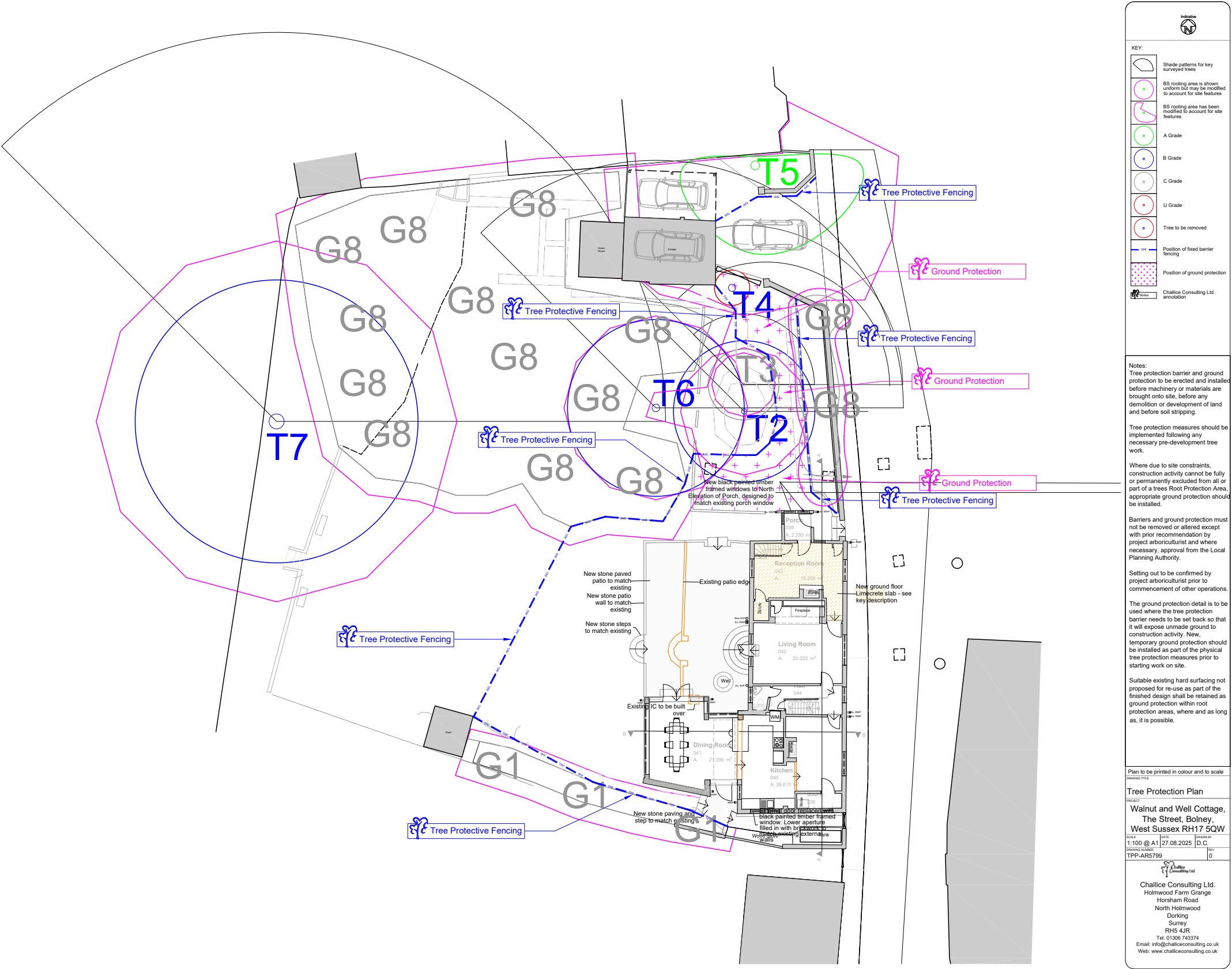
A Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement have been expertly prepared by David Challice of Challice Consulting Ltd.

The proposed scheme provides for the retention and protection of all the trees surveyed. No trees within 50m of the proposal will be negatively impacted.

There shall be no significant incursions into the Root Protection Areas (RPAs) of the retained trees within this scheme, and no new underground services are to be installed within the RPAs of the retained trees.

Minor tree pruning has been recommended for good arboricultural practice and to ensure reasonable clearance from the proposed construction. This will be carried out as part of the proposed works.

David has also recommended the removal of Cypress T4 as it is lifting the existing hard surfacing and is likely to cause damage to the adjacent garage. However, no works to the existing garage and no removal of trees are being proposed as part of this application.



Tree Protection Plan prepared by Challice Consulting Ltd

Access



10.1 Site Access

There are three main points of access to the existing site from The Street. Vehicular access to the site is located towards the north, where the driveway and garage are located. The garage, driveway and sheltered parking area provide on-site parking for as many as 3 cars.

The proposal does not include any changes to the driveway access, garage or parking provision. There is a wide gate located adjacent to the parking area, providing access to the garden and a pathway towards the house.

The existing parking area will potentially provide parking for worker's vehicles during the proposed works, with convenient access for the transit of tools and materials via the wide gate.

Primary pedestrian access to the house is via the front door and front gate. The front gate is located towards the centre of the eastern boundary, opposite the porch. There are a couple of steps down from pavement level. No changes are proposed to this arrangement.

Secondary pedestrian access to the house is via the back door, sloped concrete path and side gate located towards the southeast of the site. The existing back door provides access to the kitchen.

The proposal seeks to replace the existing back door with a window. The lower part of the opening will be filled in to match the existing external walls. The extension will feature a new 900mm wide timber back door with a level threshold. New stone paving will be laid in front of the new back door.

The proposed extension will also feature new timber framed, double glazed patio doors, with steps down to the level of an extended stone paved patio area.

Key

Existing

Proposed

Demolition

Driveway / Parking

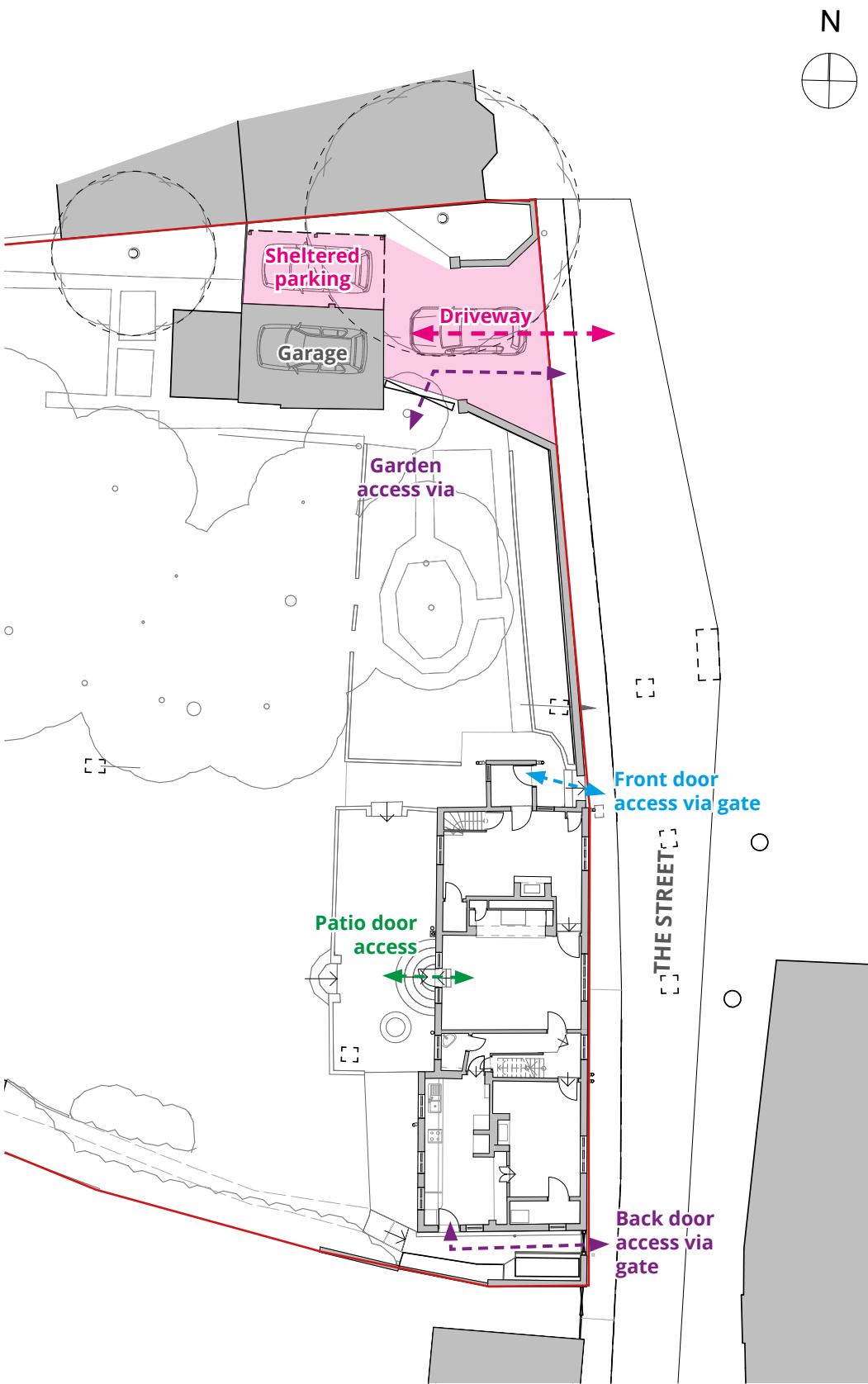
Site Boundary

Vehicular Access

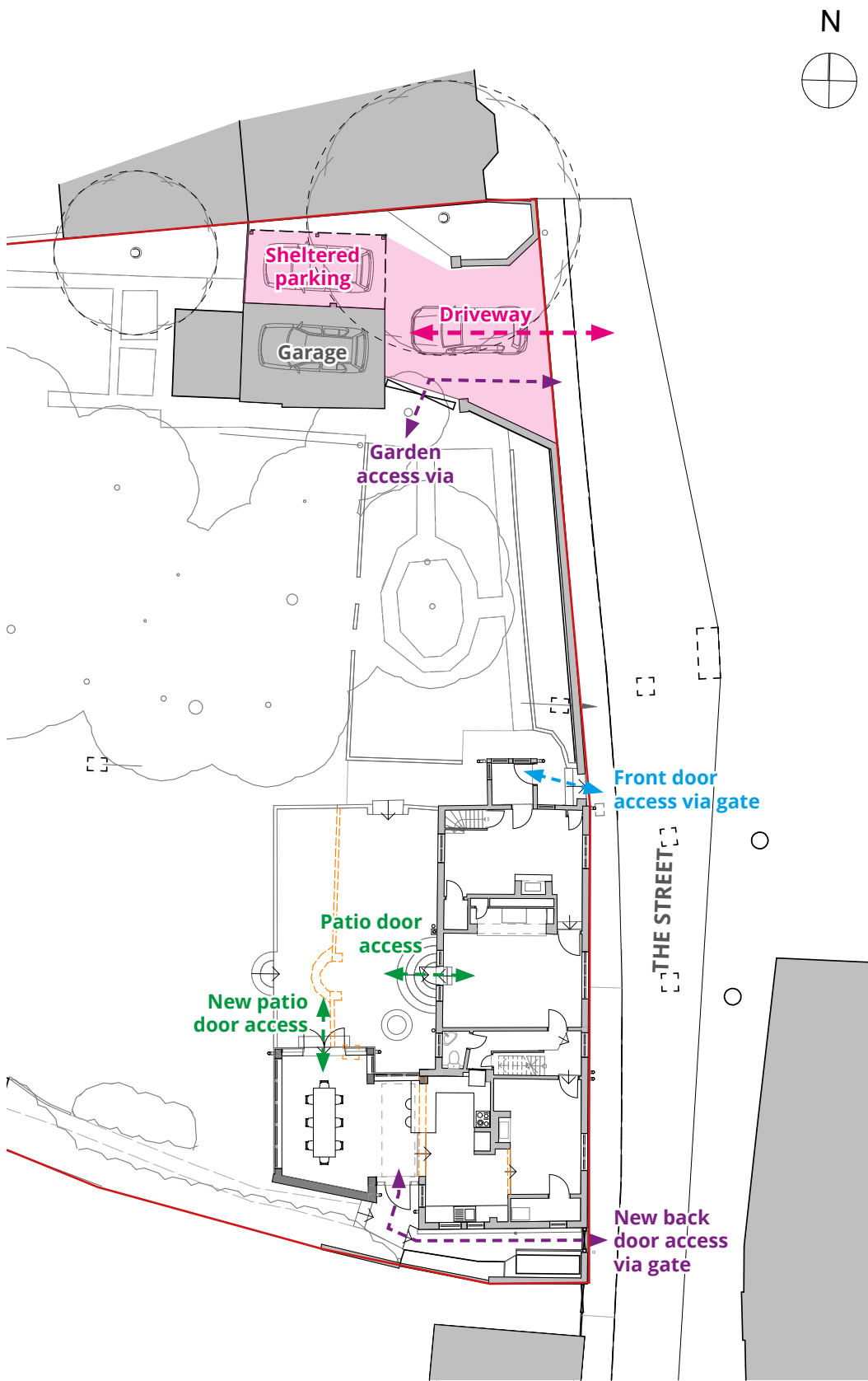
Primary Access

Secondary Access

Tertiary Access



Existing Site Access Plan



Proposed Site Access Plan

Water Management



11.1 Flood Map

The site is within flood zone 1 and has a low probability of flooding from rivers and the sea.

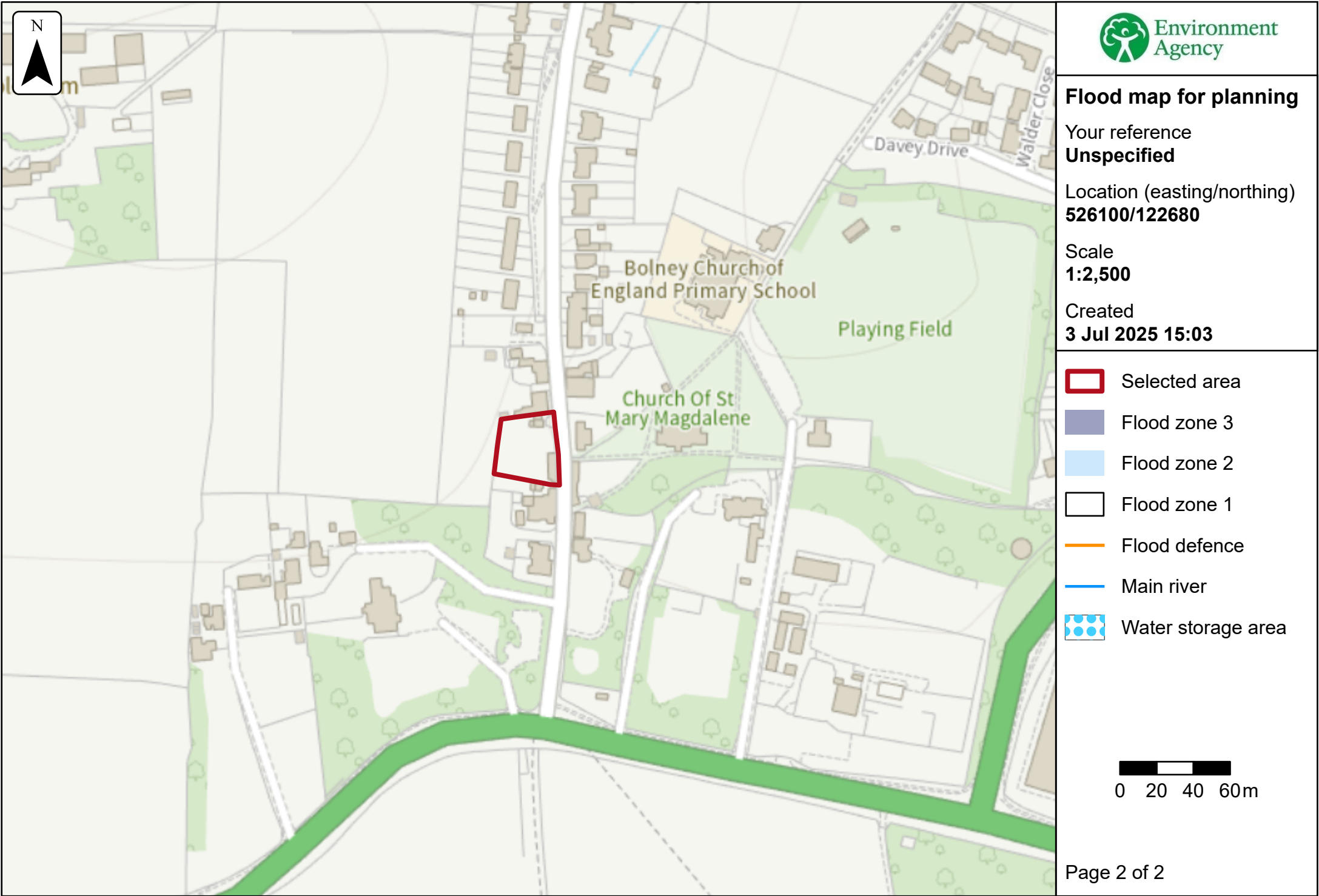
It is not within 20 metres of a main river or a flood defence.

The yearly change of flooding from surface water id very low and the yearly change of flooding from surface water between 2040 and 2060 is also very low.

The yearly chance of flooding from the rivers and the sea is very low. The yearly chance of flooding between 2036 and 2069 is very low.

Flooding from groundwater is unlikely in this area.

Flooding from reservoirs is unlikely in this area.



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11.2 Drainage Plans

The proposal will comply with Approved Document H. The extension's single ply membrane flat roof will be designed with appropriate falls. The proposed clay tiled roof will have a pitch of approximately 37°.

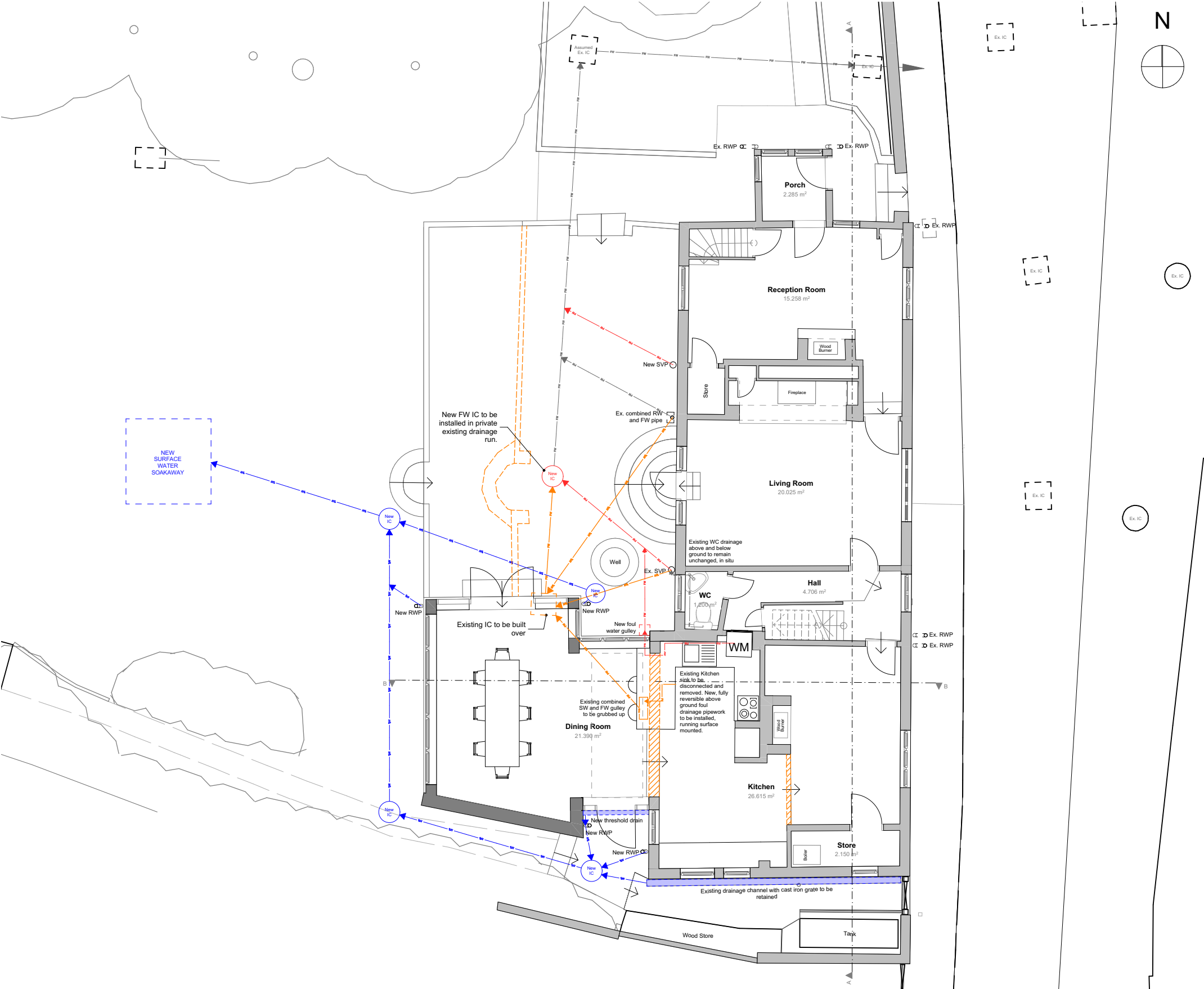
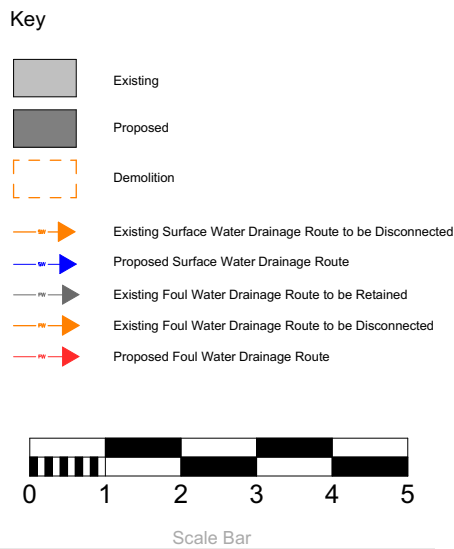
The new roof areas will drain to black coated heritage cast iron gutters and downpipes, specified to comply with building regulations.

A slot drain will be to be installed at the level threshold of the new back door. Surface water will be drained away from the house, towards a proposed soakaway located within the garden. The surface water drainage design will have suitable capacity for future predicted rainfall.

The proposed patio shall be constructed to ensure adequate drainage. New paving will be laid permeably over an MOT Type 3 sub-base and weed control membrane. Stone paving slabs will be laid on mortar beds with a wide pea shingle margin between slabs. The existing well will be unaltered.

An existing inspection chamber will be built over by the footprint of the new extension. A build over agreement will be sought if necessary. New below ground pipework and external inspection chambers will be installed to reroute foul and surface water drainage.

A new black coated cast iron SVP and a new foul water gulley will be installed on the western side of the house to service the new kitchen fittings, new shower room sanitaryware and new WC sanitaryware.



Proposed Ground Floor Drainage Plan

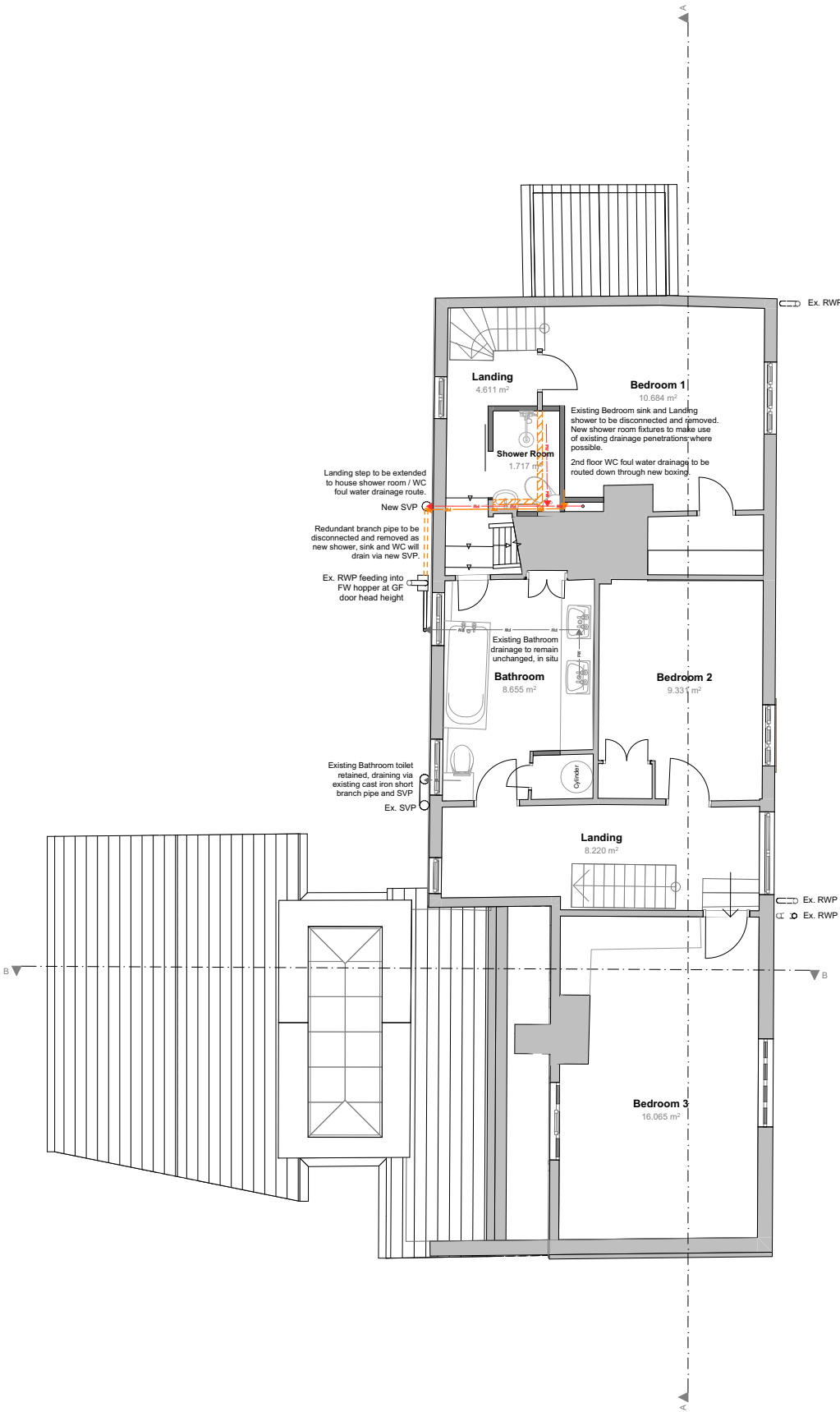
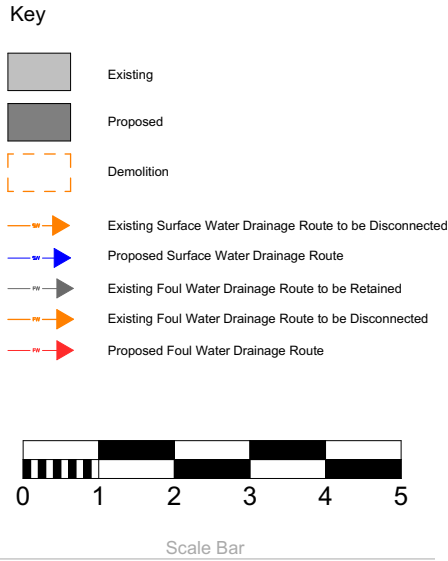
11.2 Drainage Plans

At first floor level the existing landing area shower and the sink within Bedroom 1 shall be removed. A new shower room will be installed with water efficient sanitartyware. New foul water pipework will replace existing, inadequate pipework and will connect to the new SVP.

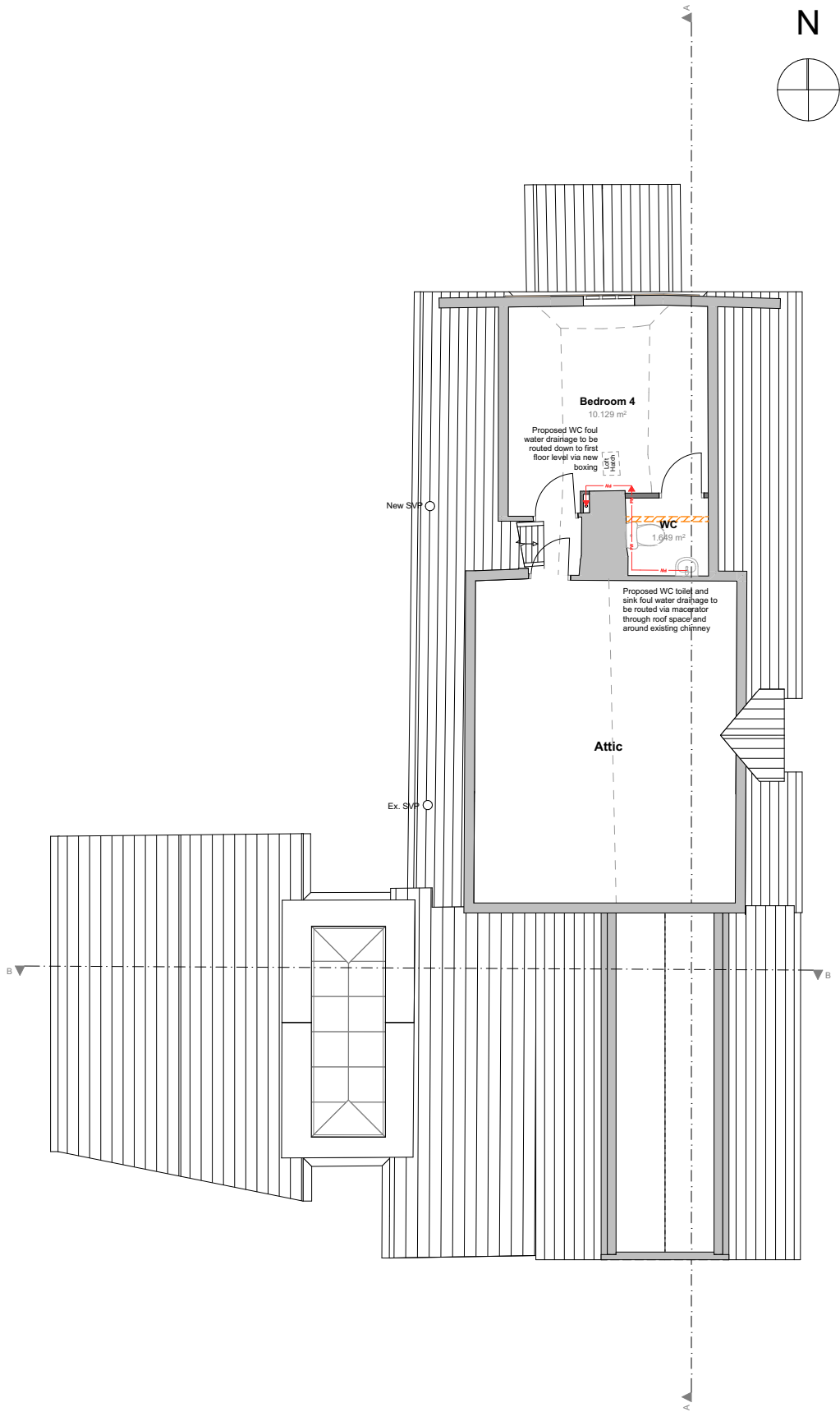
The existing external branch pipe serving the existing shower and sink will become redundant, and will be removed.

At second floor level a new WC will be installed with a water efficient toilet and sink. A macerator will be adopted with small bore foul pipework, enabling the pumped drainage run to be routed through the internal roof area and around the existing chimney. It will then route down to first floor level, connecting with the shower room drainage route.

Where new plumbing fittings are to be installed, existing drainage routes and minimally sized new penetrations will be used where possible to limit the loss of existing building fabric.



Proposed First Floor Drainage Plan



Proposed Second Floor Drainage Plan

Sustainability and Energy Efficiency



12.1 Energy Efficiency

Enhancing the listed building for contemporary habitation will help maintain the building's long term residential use.

The proposal aims to combat sources of wasted energy.

Appliances:

- New energy efficient appliances will be installed within the refurbished Kitchen.
- A+ white goods and low-energy technologies, such as LED lighting, will be used to save energy and prevent excessive internal heat gains.
- Low-flow plumbing fixtures and efficient appliances will be installed within the new Shower Room, WC and updated Kitchen to help conserve water.

Thermal Efficiency and Heating:

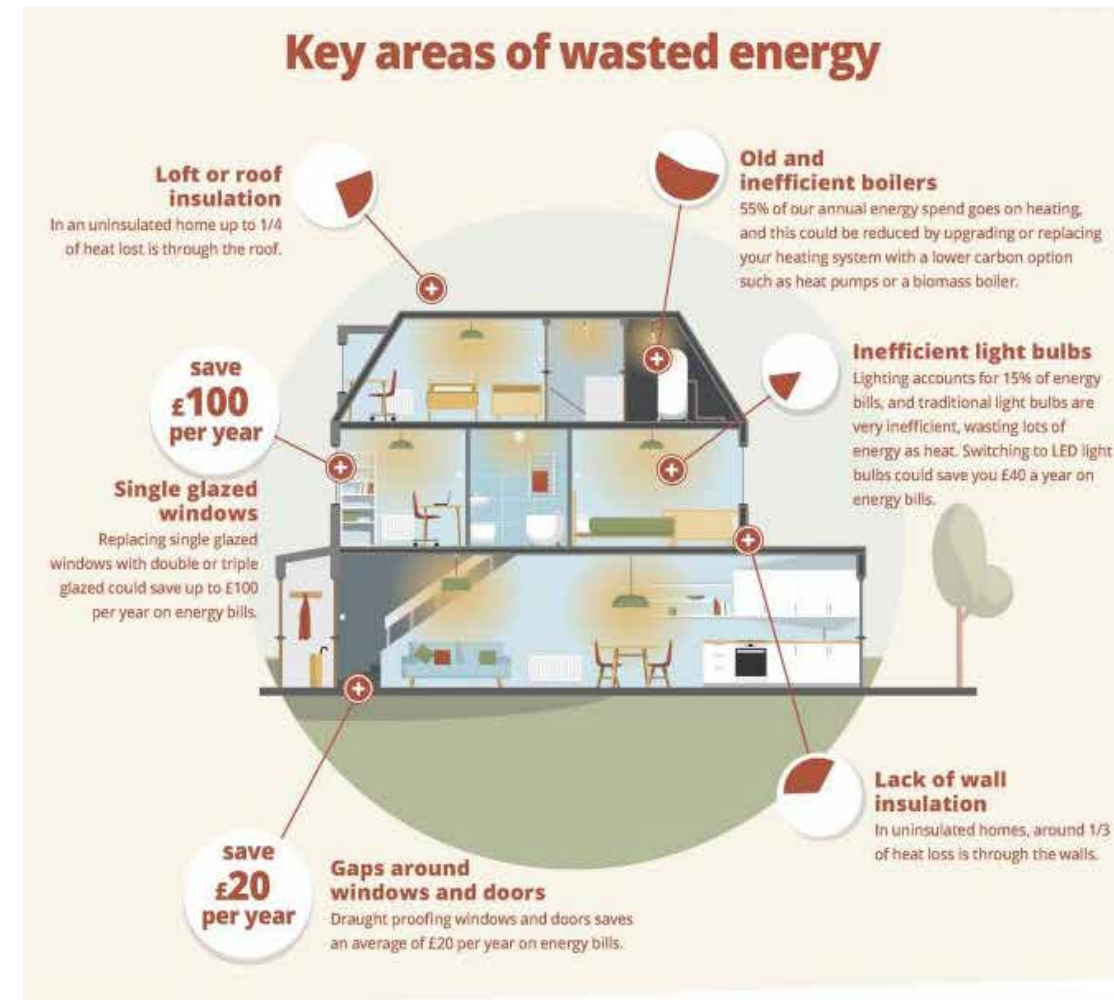
- The new extension will feature double glazing with low u-values
- New walls, roofs and floors will be well insulated to provide a thermally efficient envelope.
- The construction of the new extension will comply with the latest building regulations, including approved documents L (Conservation of fuel and power) and O (Overheating).

Natural Daylighting Strategy:

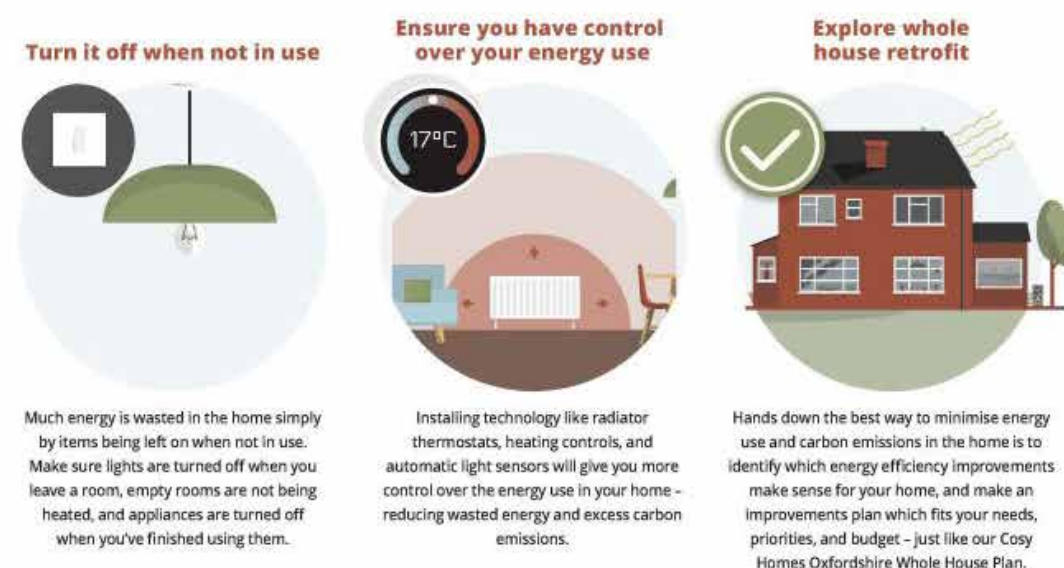
- The new extension will feature tall windows, glazed patio doors and a large roof lantern, reducing the need for artificial lighting to the Kitchen/Dining area.
- This should create a comfortable, well-lit environment that is energy efficient.

Locally Sourced Materials:

- New materials will be locally sourced where possible to minimise the carbon emissions associated with transportation.



Cut the carbon emissions from your home



Infographic from www.cosyhomesoxfordshire.org

12.2 Construction Waste

A Site Waste Management Plan (SWMP) will be drawn up, defining a strategy for a resource-efficient construction process.

SWMPs help to manage and reduce the amount of waste produced by construction projects, which means less waste goes to landfill. Other environmental benefits include less damage to the local environment, less fly-tipping, lower energy use and greater use of recycled materials.

The goals of the Site Waste Management Plan will include:

- Reduction of unnecessary construction waste
- Choosing lower embodied carbon construction methods where appropriate
- Reducing water and energy use during the construction phase



Image from www.Axil-is.com