



View from east boundary from No 6 Fitzalan Road, who have Velux windows in their roof, and do not overlook Mallards. At our last part way application—we did not proceed because the building works to the rear kitchen extension would have been held up—No 6 had no objection to the plans.

The addition of the proposed new storey would be over where the white fascia board is, filling in that gap.

The buildings to the left of Mallards are the houses on the other side of Fitzalan Road who would not be able to see the proposed site.

The windows of the proposed plan would be the same as in the ground floor extension i.e. uPVC Mahogany wood grain.

The tree to the right of the house is a hawthorn (May) tree and would remain.



Checking the Environment Agency Flood Zone map indicates we are in Zone 1 (map and information included with papers).

Markus Gladdish did the building works, with Jonathan Strange signing off the building works. They can vouch that the foundations went extremely deep, and allowed for the fact we are near the river, and that one day we might like to try for planning to build upwards.

You can see the floor of the new kitchen is higher than surrounding hard standing with steps going up to the door. The damp course and air bricks are also high. The land slopes away from the building to an absorbent garden.

Behind the water butt you can see the balcony. The stands for the balcony go extremely deep, and again this was signed off by Jonathan Strange. The van behind the wall is parked on the hard standing for the industrial units west of the property.



This view is from the north boundary and just inside the river wall. In recent years the Environment Agency, using marine specialists, Mackleys, had the river wall strengthened, the foundations of which went extremely deep.

From the river, and from Ninevah Shipyard gardens, the proposed extension cannot be seen. It would be to the left of the balcony doors.

To the right of the photo is the shed, the industrial unit next door, and the roofs of the houses across the road.



View from river wall north east of the property. The area proposed cannot be seen.



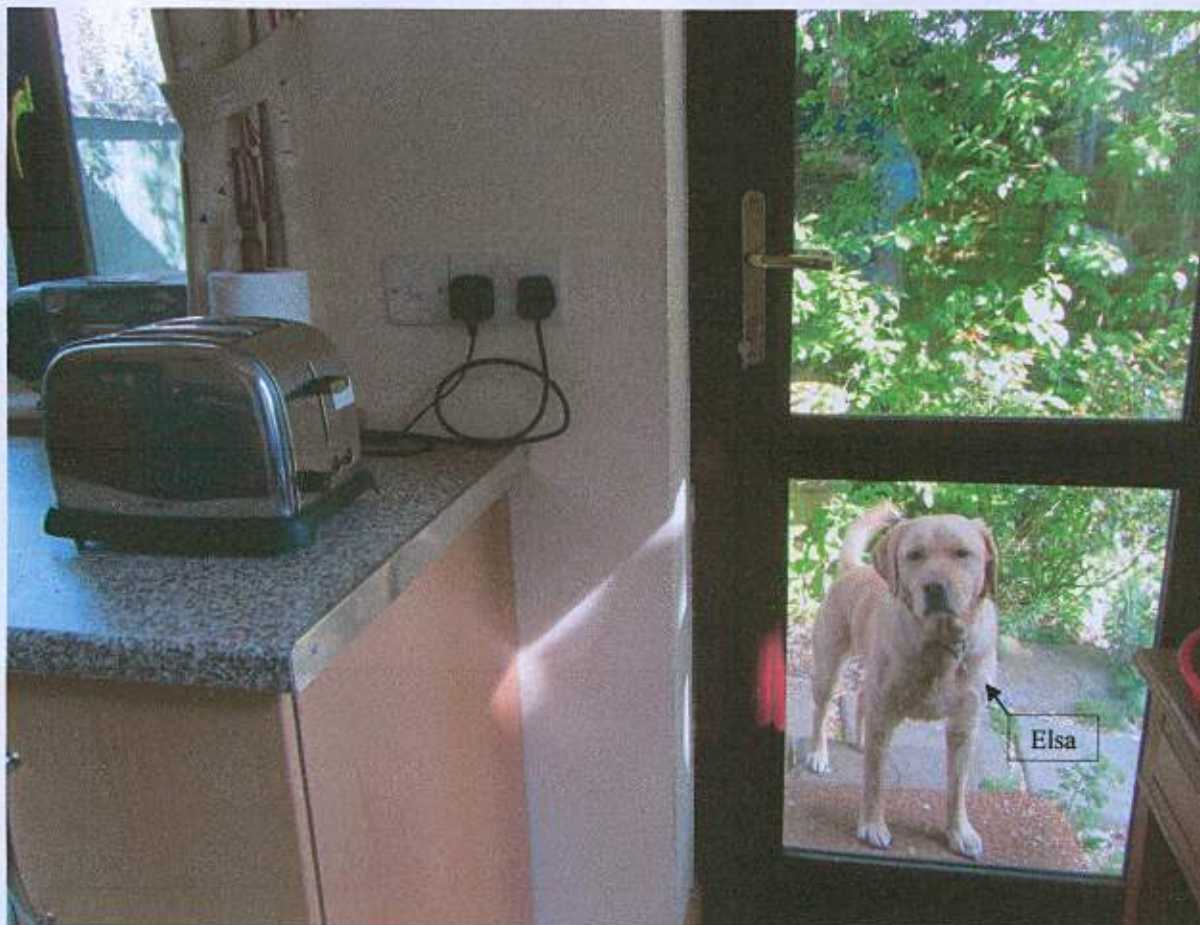
View from the south and from the other side of Fitzalan Road. The proposed area cannot be seen.



View from the south and inside the front gate of Mallards. The corner of the ground floor kitchen extension can be seen.



By the front door of Mallards



The electrics of the new kitchen were positioned high on the walls, taking into account how near the river we are.

The roof was also strengthened in case at some stage we wanted to try for planning for another storey on top.