

Planning statement

RE: 8 Thakeham Close, East Preston

Proposal: Ground floor single storey Rear extension

Proposed use of new Extension: I propose to use the extension for a new open plan kitchen/diner area.

Dimensions (Approx) = rectangle: 3000mm length , 5200 width, 2800mm high to be adjacent off rear of existing building all to external measurements.

Building works to be carried out:

I propose to dig 600mm wide by 1000mm deep footings.

I propose to trench fill concrete.

I propose to use existing drainage and T into drainage with any new potentially needed waste pipes and provide new manholes if needed.

I propose to fill over-site with 70mm crushed hardcore/20mm building sand/100mm Celotex insulation/100mm concrete.

I propose to build in brick face and Thermalite block with 100mm cavity.

I propose to use 50mm*200mm joists with 120mm Celotex insulation on top for a GPR flat roof finish.

I propose a skylight on the flat roof, French double doors to the rear and a window to the rear, upvc or composite.

I propose gutters to tap into existing soak away to take away rainwater.

All Electrics and gas can be plumbed off or use off existing rcd board.

The extension will be built within the boundaries of the property and I believe there are no issues of concern that would affect other property's adjacent, opposite or nearby.

The proposed extension will fit in with the rest of the neighborhood as most of the houses down the road have rear extensions too, including both side neighbors who have rear conservatories.

Access to the rear of the building can be gained through the garden gate and driveway to remove waste and to transport materials too. I believe the side driveway will provide excellent access to the building site and will prevent neighborhood congestion and will also minimize noise.

Water supply will be available in house and upstairs toilet in house can be used for builders.

There are no trees or shrubs in the area that should cause concern for building this project.

Proposed use: new kitchen/dining area. 3000mm*5200mm*2800mm high.

The existing land is a small patio with slabs.

This would be removed when digging the footings.

Machinery being used would be a small digger for a three days to excavate footings

Hand held power tools would be then used to finish the remainder of the builds which would be used during from Monday to Saturday 8am til 6pm.

The duration of the project for the external build to form an enclosed weathered extension would be 12 weeks from start date.