

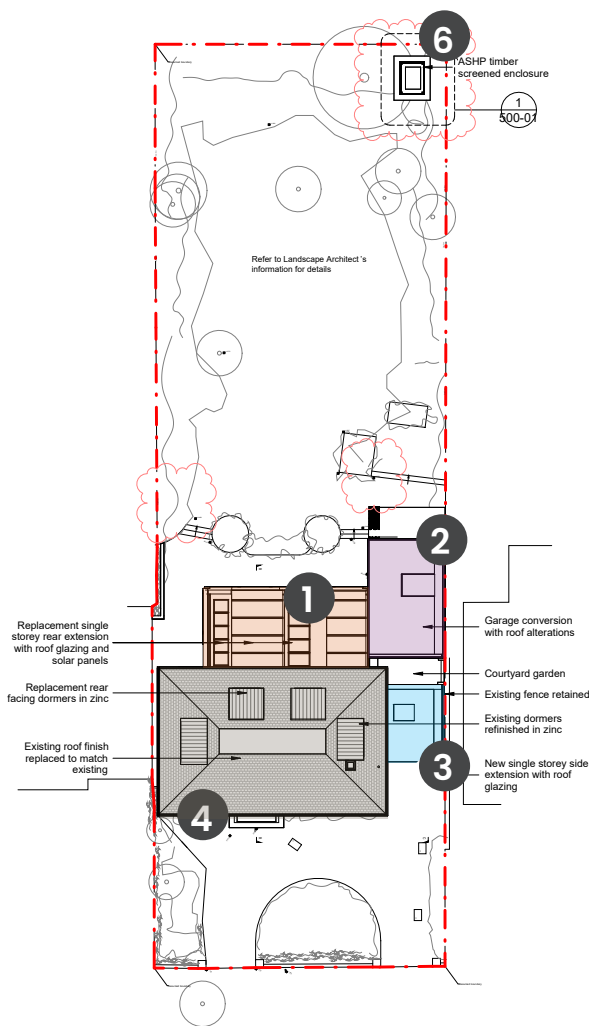
53 Sheldon Avenue

Planning condition discharge

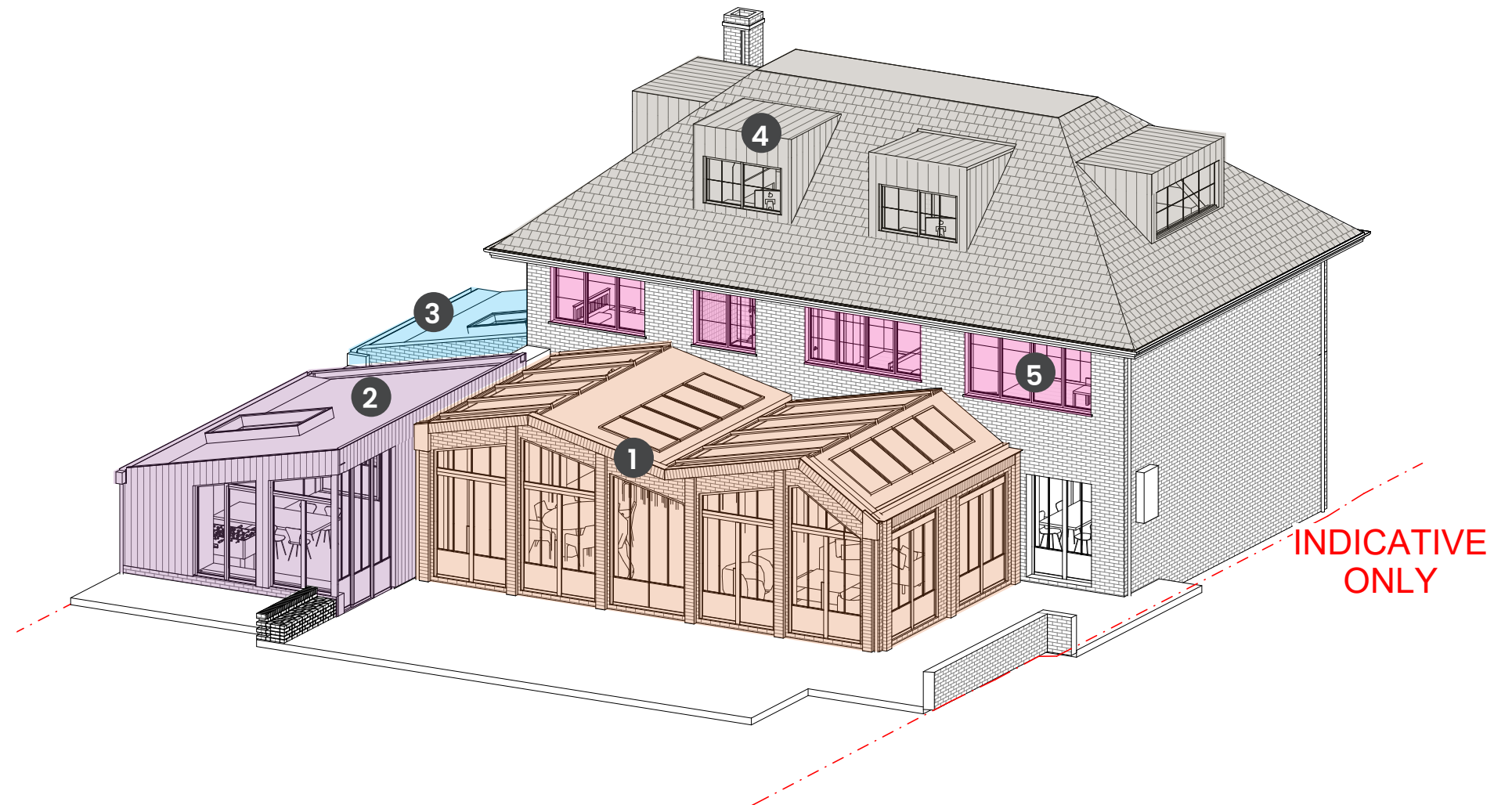
This document has been prepared in response to a planning condition requiring the submission of detailed design drawings, material specifications, and samples for specific elements of the approved scheme. The purpose is to provide sufficient information for the Local Planning Authority and Conservation Officer to review and confirm that the proposed works achieve the expected architectural quality within the heritage setting and preserve the significance of the Conservation Area.

Requested areas of study:

1. Rear Extension
2. Existing garage
3. Side extension
4. Roof & dormers
5. Timber windows
6. ASHP Enclosure

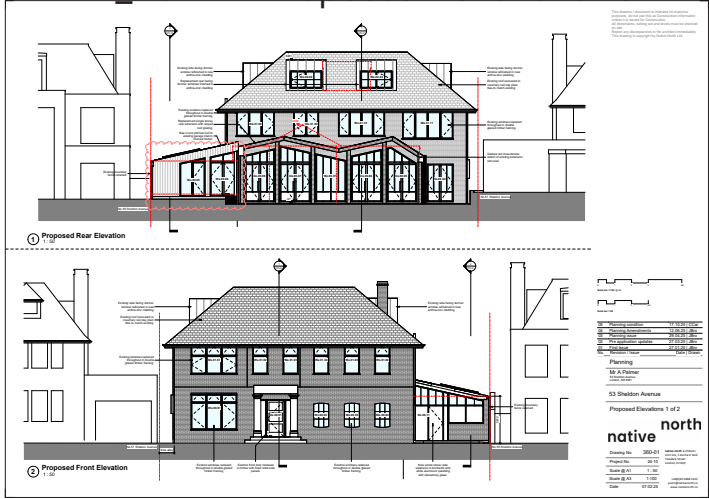


1 Proposed Site Plan
1:200

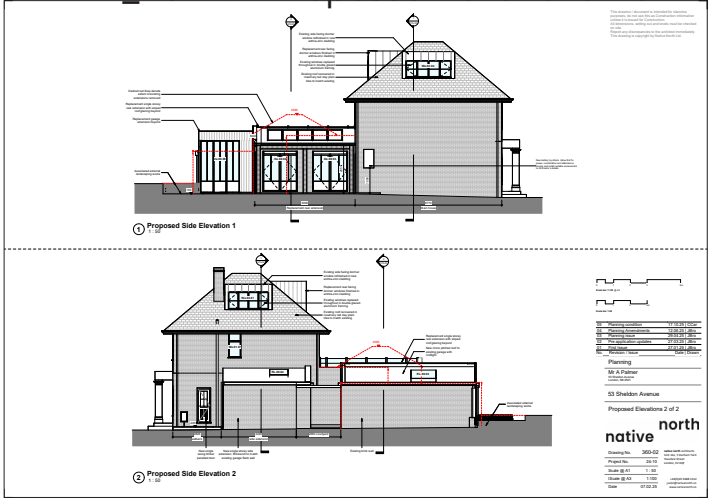


1. Rear Extension Details

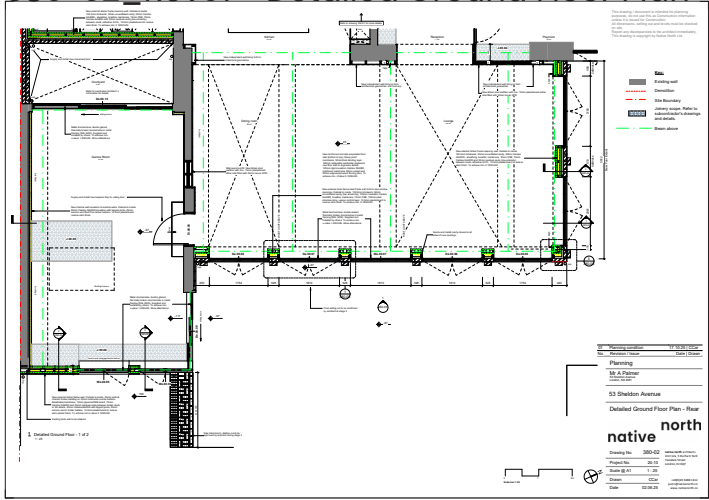
For details of rear extension refer to:
360-01_Rev05 – Proposed Elevations 1 of 2



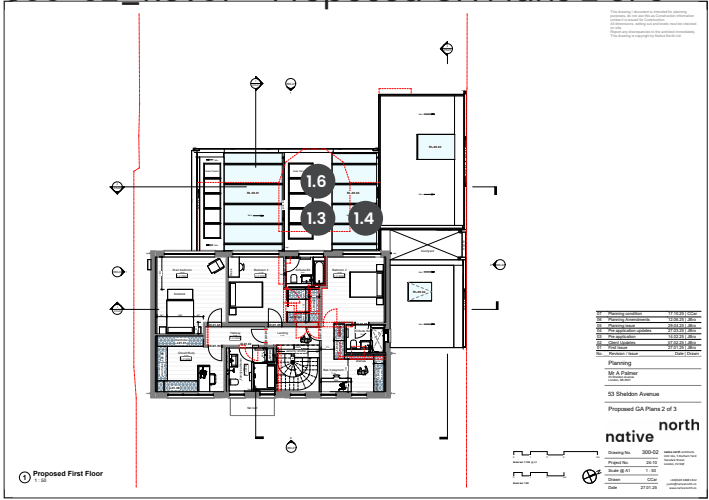
360-02_Rev05 – Proposed Elevations 2 of 2



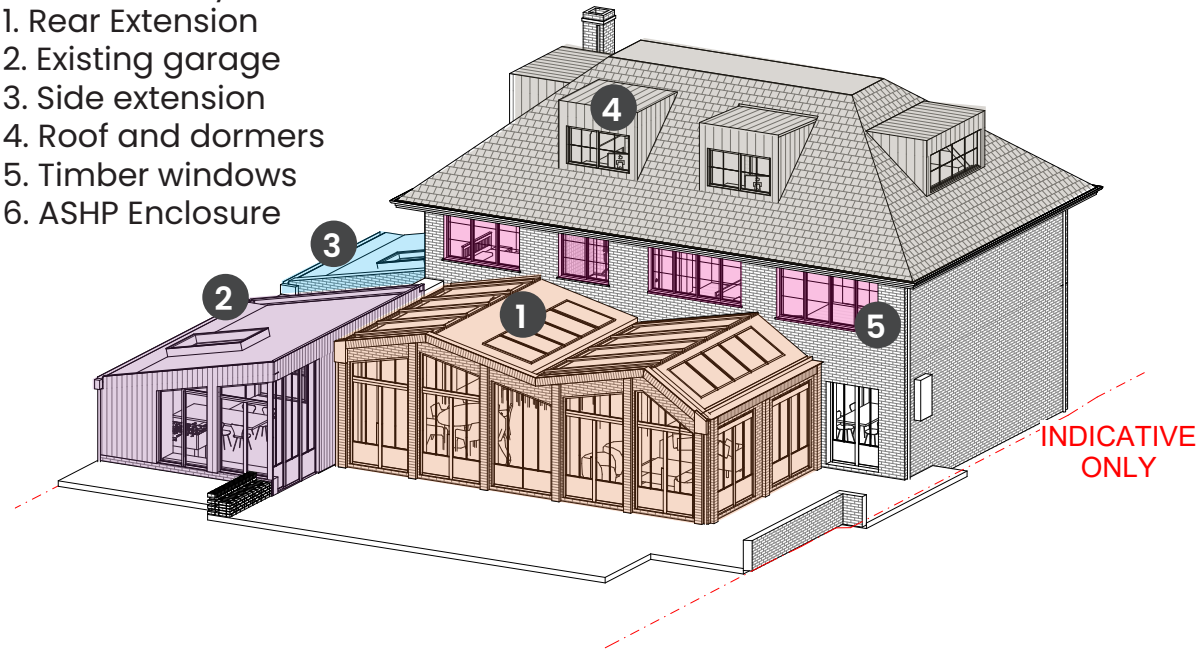
380-02_Rev01 – Detailed Ground Floor Plan – Rear



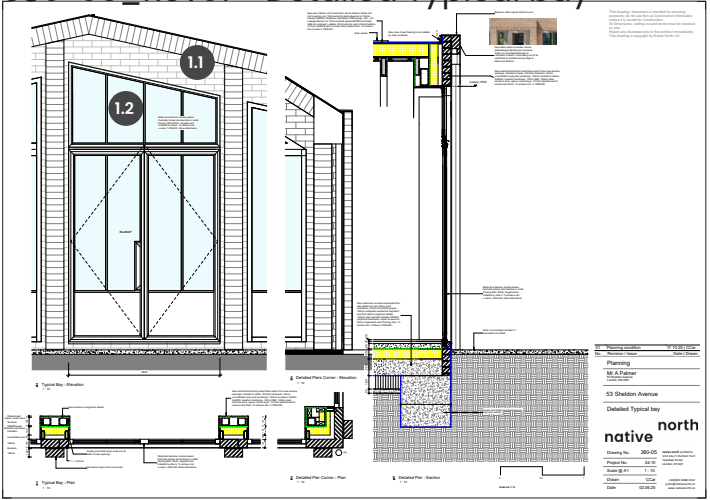
300-02_Rev07 – Proposed GA Plans 2 of 3



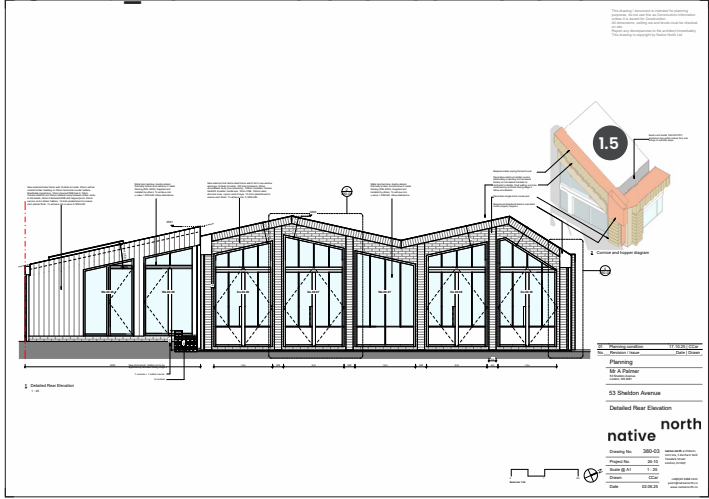
- Areas of study:
1. Rear Extension
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 6. ASHP Enclosure



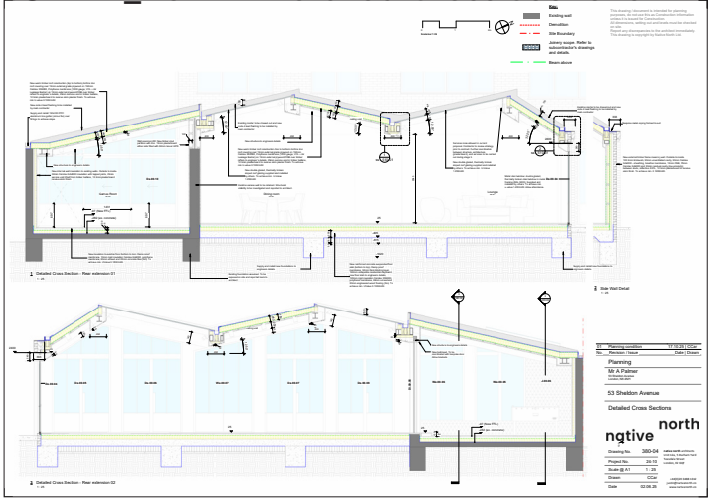
380-05_Rev01 – Detailed Typical bay



380-03_Rev01 – Detaile Rear Elevation



380-04_Rev01 – Detailed Cross Sections



Components:

- 1.1 Brick walls
- 1.2 White metal double doors
- 1.3 Anthra zinc roof
- 1.4 Structural roof glazing
- 1.5 PIGMENTO red zinc coping, hoppers, rainwater pipes
- 1.6 Solar panels or PVs

north
native

1. Rear Elevation

Materials & Specifications



1.1 Brick walls:

Product: Middleton Blend by Traditional Brick and Stone or equal approved.

Description: Facing brick is a rustic looking red brick with shades of browns and yellows

Bond: refer to detail drawings



1.2 White metal double doors:

Product: Heritage double doors and windows by Urban & Grey or equal approved.

Description: Aluminium frame double glazed doors and windows. RAL: 9010

Elevations arrangement: refer to detail drawings



1.3 Anthra zinc roof:

Product: Anthra zinc by VM Zinc.

Description: 0.7mm thick by 500, 600 or 670 wide coil sheets to form roof finish

Roof construction: refer to detail drawings



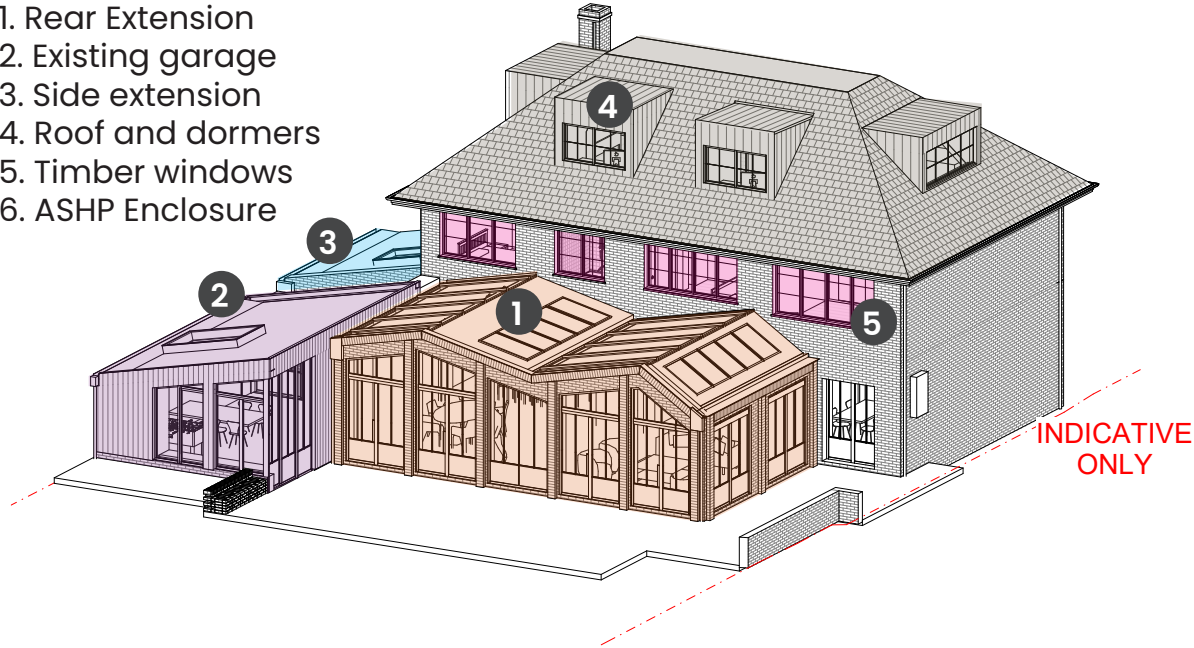
1.4 Structural roof glazing:

Product: Mono pitch roof glazing by Howells Glazing or equal approved.

Description: double glazed, thermally broken, sloped roof glazing (mono-pitch) covering full extent of roof slope to achieve min.U-Value of min. 1.2 W/m2K.

Areas of study:

1. Rear Extension
2. Existing garage
3. Side extension
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5. Timber windows
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1.5 PIGMENTO red zinc coping, hoppers, rainwater pipes:

Product: PIGMENTO red zinc by VM Zinc.

Description: Bespoke elements fabricated by Peters Roofing or equal approved to form custom shapes.

Size and geometry: refer to detail drawings



1.6 Solar panels or PVs:

Product: Solar Panels Aiko Neostar 2S 465W All Black ABC N-Type Monoor equal approved.

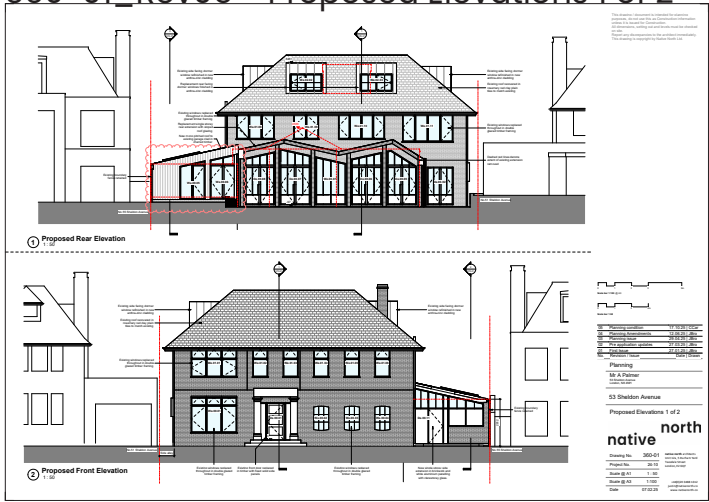
Description: solar panels over Renusol console flat roof mounting system

Size: 1134 x 1757 mm

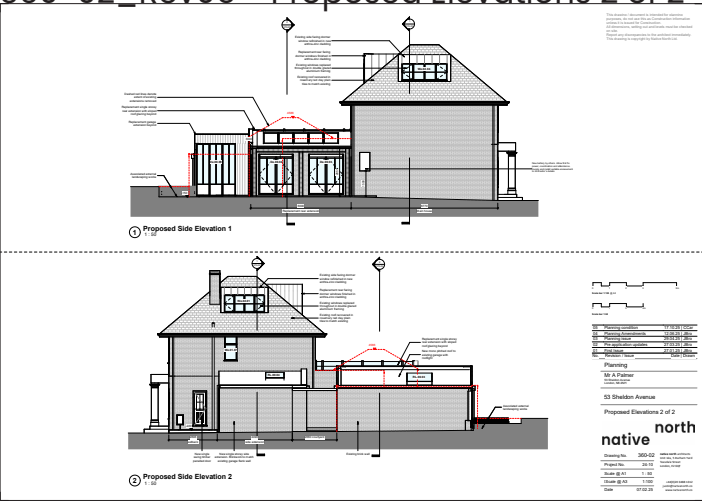
Number of elements: refer to drawings

2. Existing garage Details

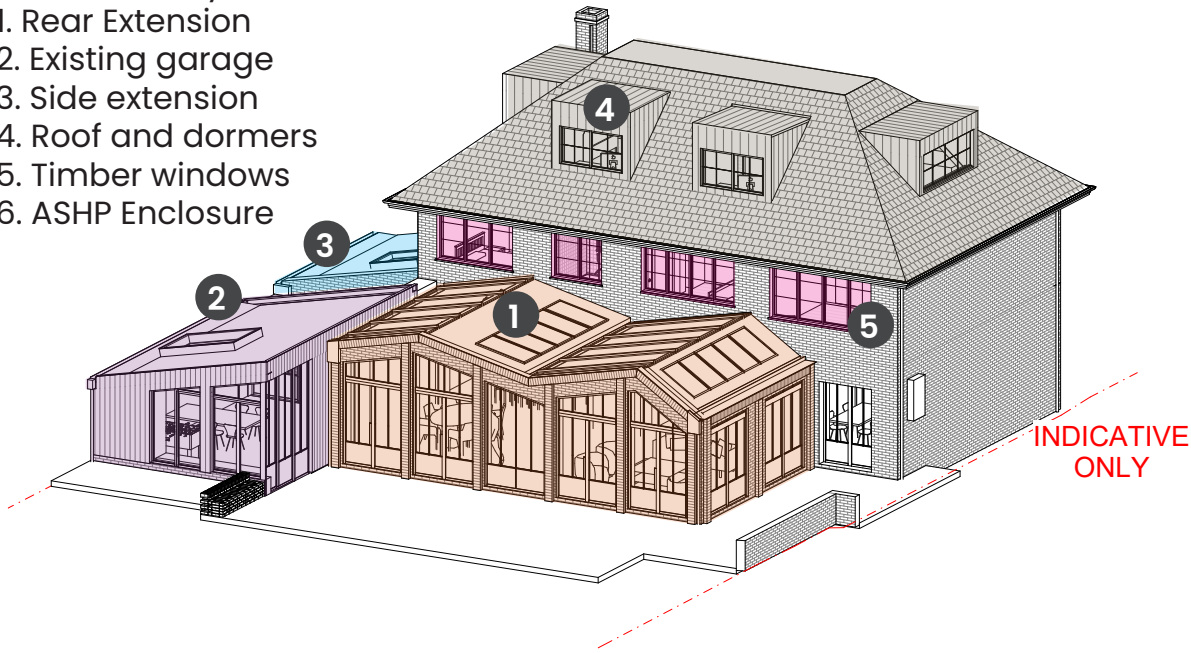
For details of rear extension refer to:
360-01_Rev05 – Proposed Elevations 1 of 2



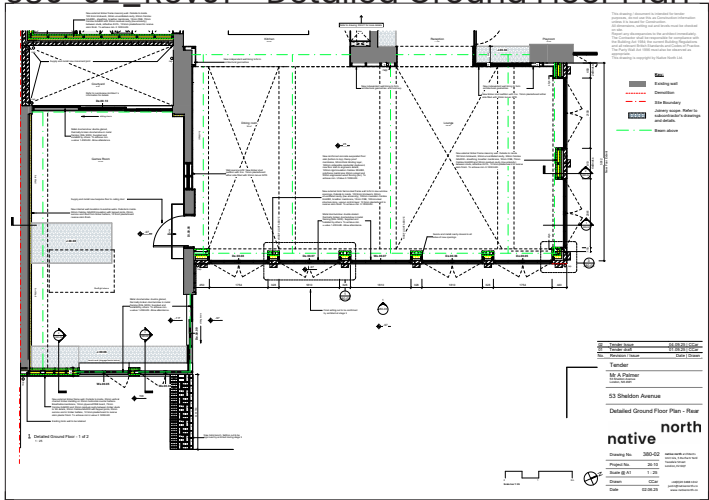
360-02_Rev05 – Proposed Elevations 2 of 2



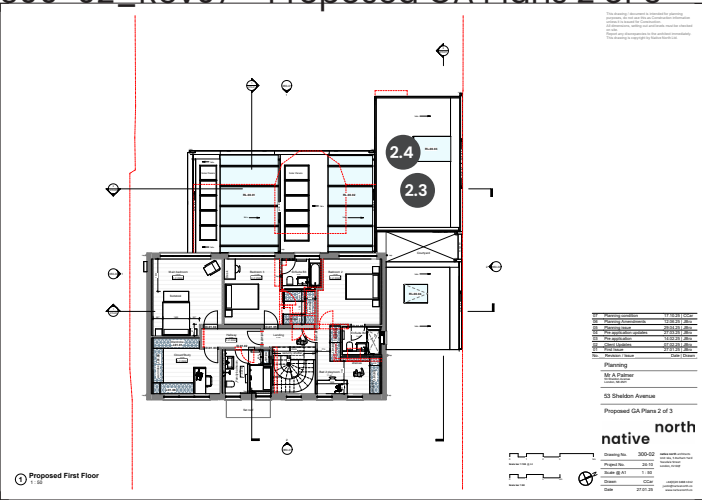
- Areas of study:
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 - 2. Existing garage
 - 3. Side extension
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 - 5. Timber windows
 - 6. ASHP Enclosure



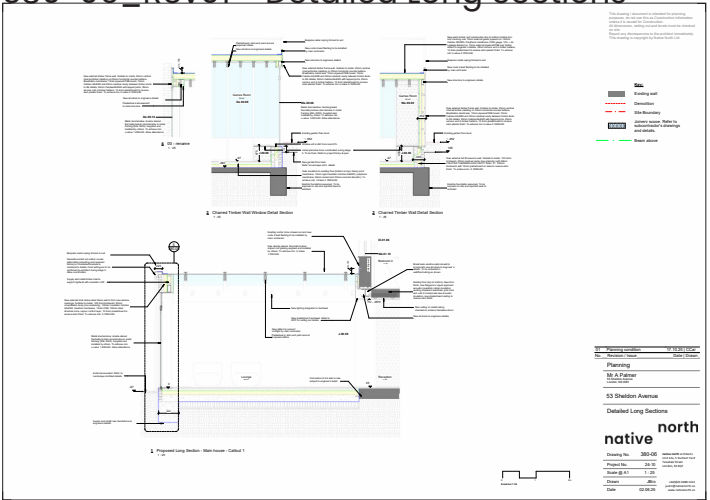
380-02_Rev01 – Detailed Ground Floor Plan – Rear



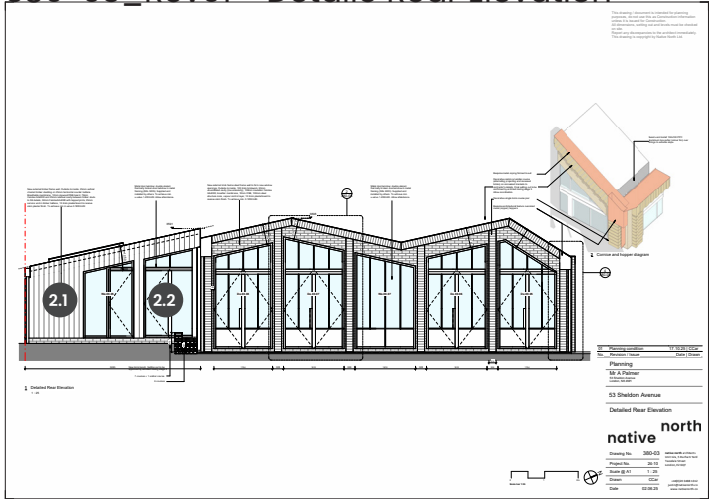
300-02_Rev07 – Proposed GA Plans 2 of 3



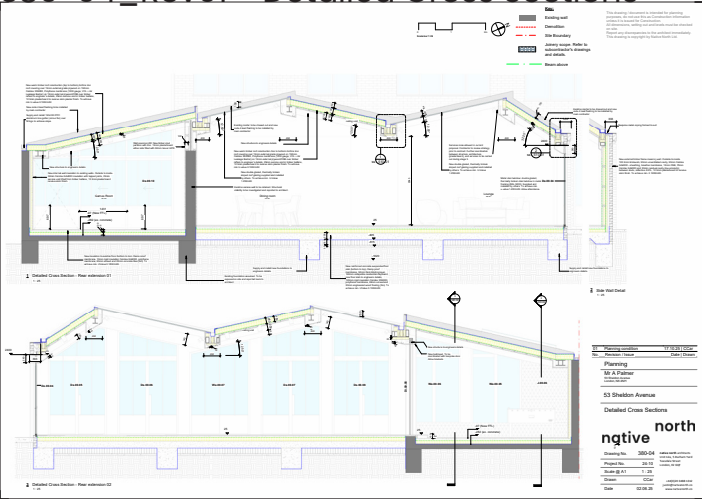
380-06_Rev01 – Detailed Long Sections



380-03_Rev01 – Detailed Rear Elevation



380-04_Rev01 – Detailed Cross Sections



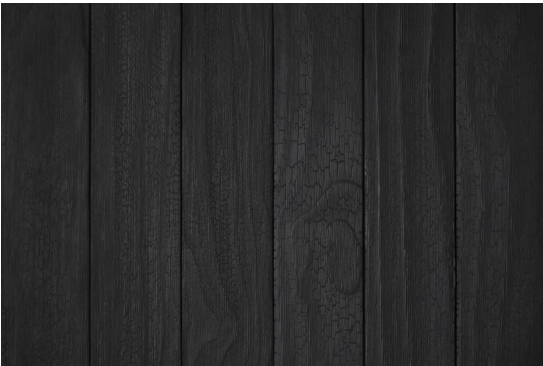
Components:

- 2.1 Charred timber walls
- 2.2 Black metal casement windows and sliding door
- 2.3 Single ply membrane with dummy seams
- 2.4 Rooflight

north
native

2. Existing garage

Materials & Specifications

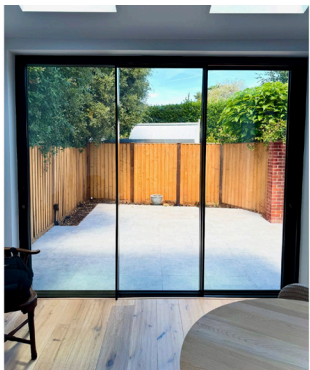


2.1 Charred timber walls:

Product: Dorai Accoya by Shou Sugi Ban or equal approved.

Description: Dorai Shou Sugi Ban from our charred Accoya cladding range; featuring Charred Accoya in the traditional styling Shou Sugi Ban

Arrangement: 25 x 50 mm vertical planks with 5 mm gaps.



2.2 Black metal casement windows and sliding door:

Product: Heritage casement windows and sliding doors by Urban & Grey or equal approved.

Description: Aluminium frame double glazed doors and windows. RAL: 9005

Elevations arrangement: refer to detail drawings



2.3 Single ply membrane with dummy seams:

Product: Single-ply Membranes by Silka or equal approved.

Description: Synthetic waterproof membrane, approx. 1.2–1.5 mm thick, laid in sheets with heat-welded joints to form a continuous roof finish.

Roof construction: refer to detail drawings

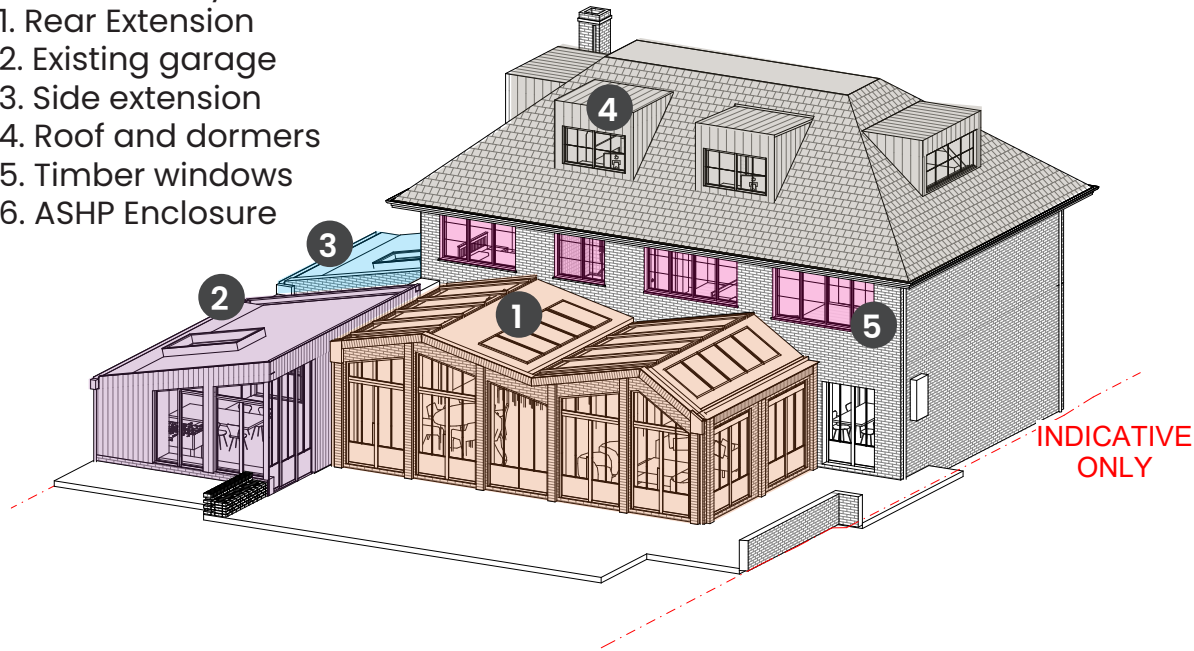


2.4 Rooflight:

Product: Triple Glazed Flat Rooflight by Roof Maker or equal approved.

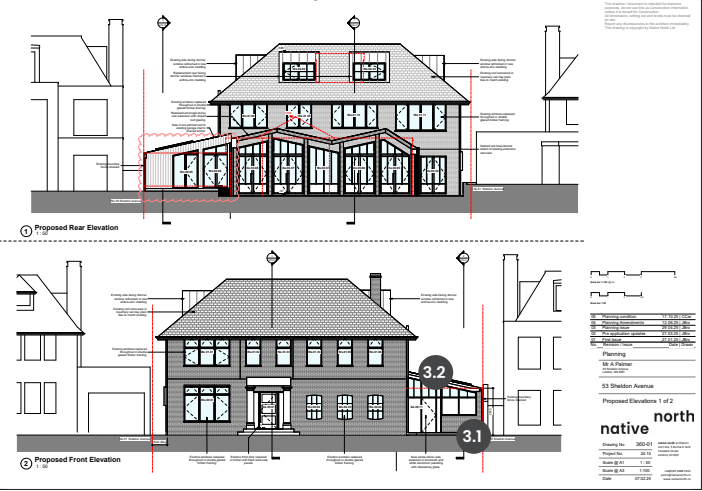
Description: Rectangular (approx. 2.5m x 1.5m), triple glazed fixed roof light to achieve min. U-Value of min. 1.2 W/m2k. PPC aluminium frame in RAL 9005 (black).

- Areas of study:
- 1. Rear Extension
 - 2. Existing garage
 - 3. Side extension
 - 4. Roof and dormers
 - 5. Timber windows
 - 6. ASHP Enclosure

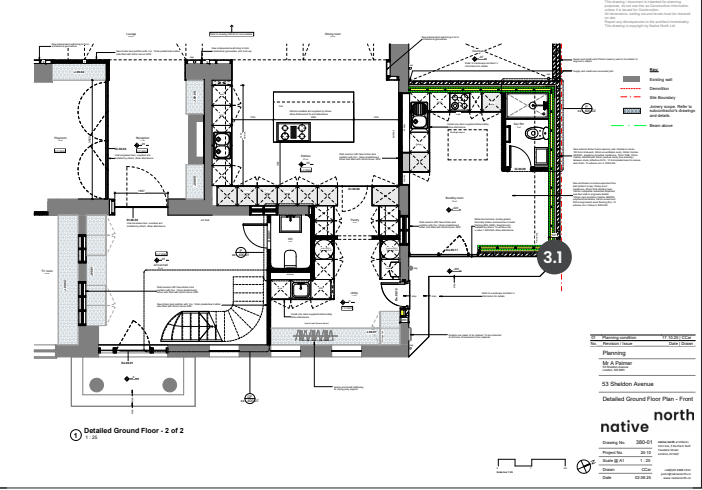


3. Side Extension Details

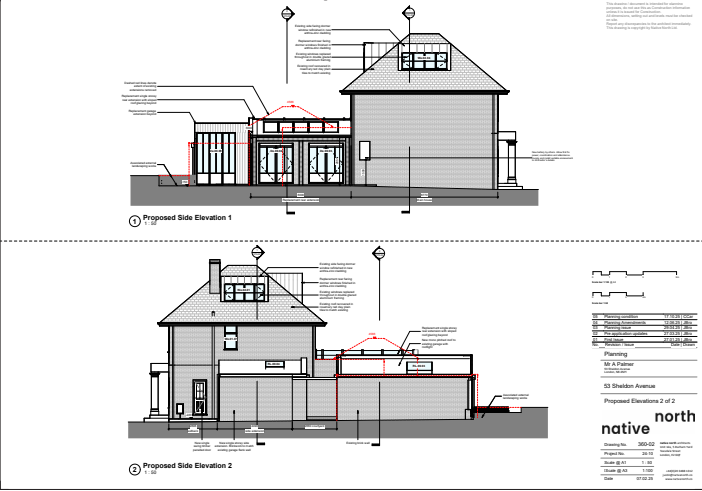
For details of rear extension refer to:
360-01_Rev05 - Proposed Elevations 1 of 2



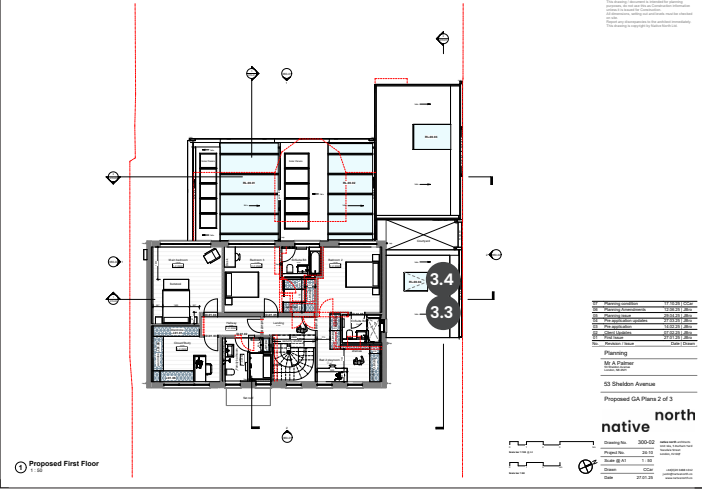
380-01_Rev01 - Detailed Ground Floor Plan - Front



360-02_Rev05 - Proposed Elevations 2 of 2

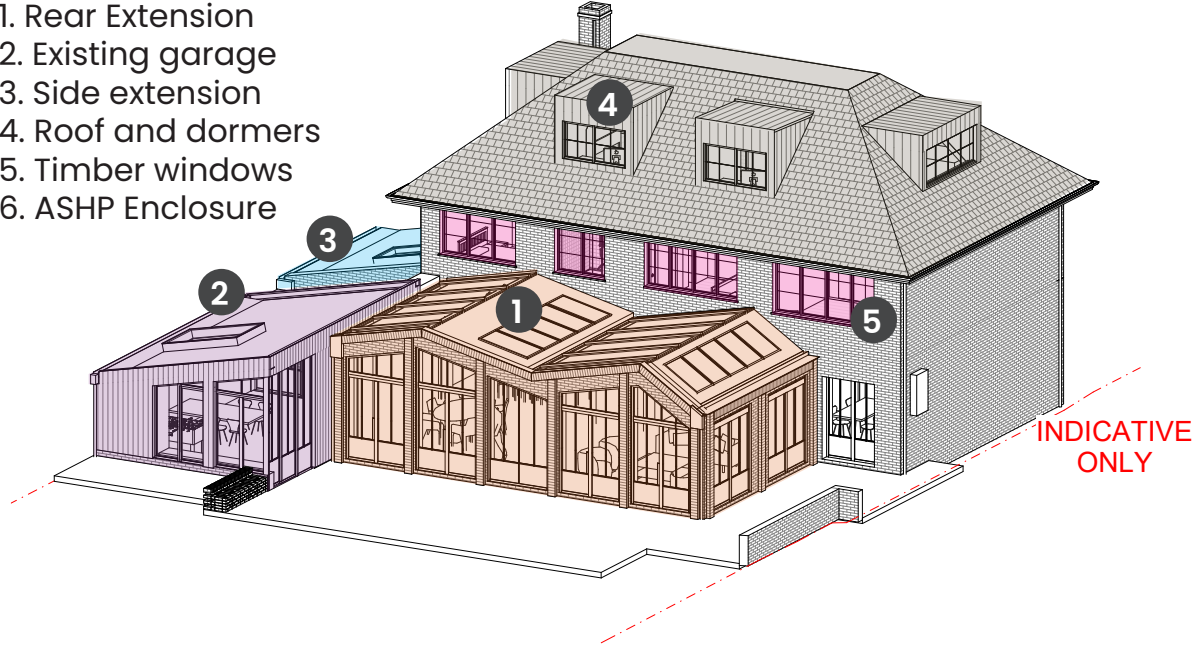


300-02_Rev07 - Proposed GA Plans 2 of 3



Areas of study:

- 1. Rear Extension
- 2. Existing garage
- 3. Side extension
- 4. Roof and dormers
- 5. Timber windows
- 6. ASHP Enclosure



Components:

- 3.1 Brick walls
- 3.2 White metal doors and windows
- 3.3 Single ply membrane with dummy seams
- 3.4 Rooflight

3. Side Extension

Materials & Specifications

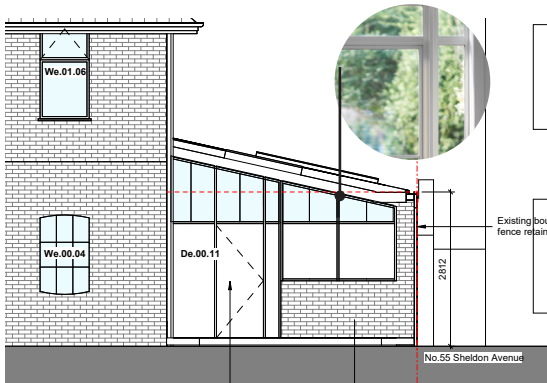


3.1 Brick walls:

Product: Middleton Blend by Traditional Brick and Stone or equal approved.

Description: Facing brick is a rustic looking red brick with shades of browns and yellows

Bond: refer to detail drawings



3.2 White metal doors and windows:

Product: Heritage door and fixed windows system

Description: Aluminium frame door and fixed solid and glazed windows. RAL: 9010

Elevations arrangement: refer to detail drawings



3.3 Single ply membrane with dummy seams:

Product: Single-ply Membranes by Silka or equal approved.

Description: Synthetic waterproof membrane, approx. 1.2–1.5 mm thick, laid in sheets with heat-welded joints to form a continuous roof finish.

Roof construction: refer to detail drawings

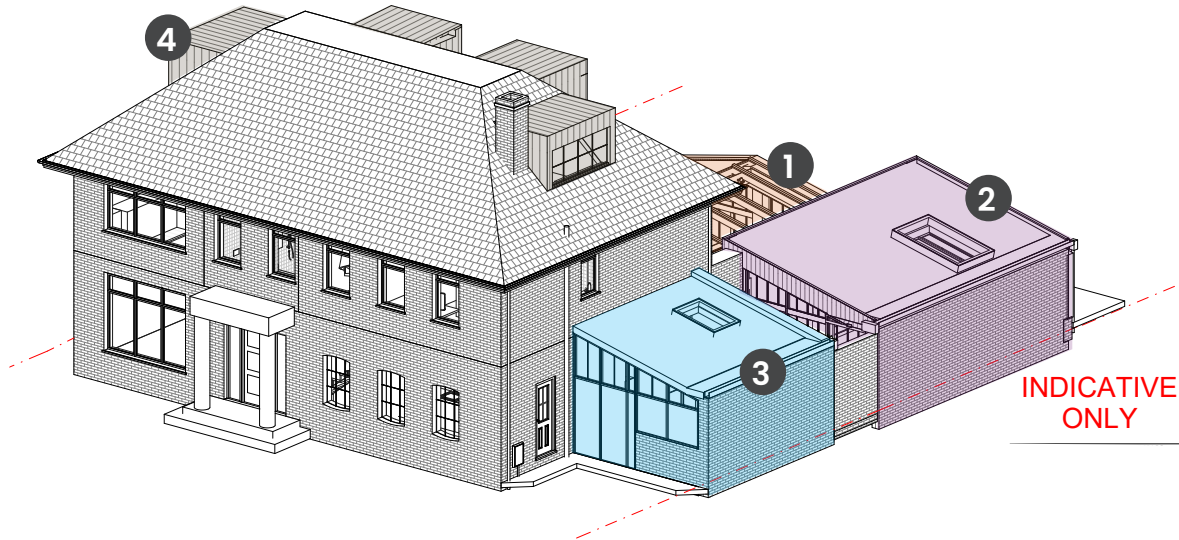
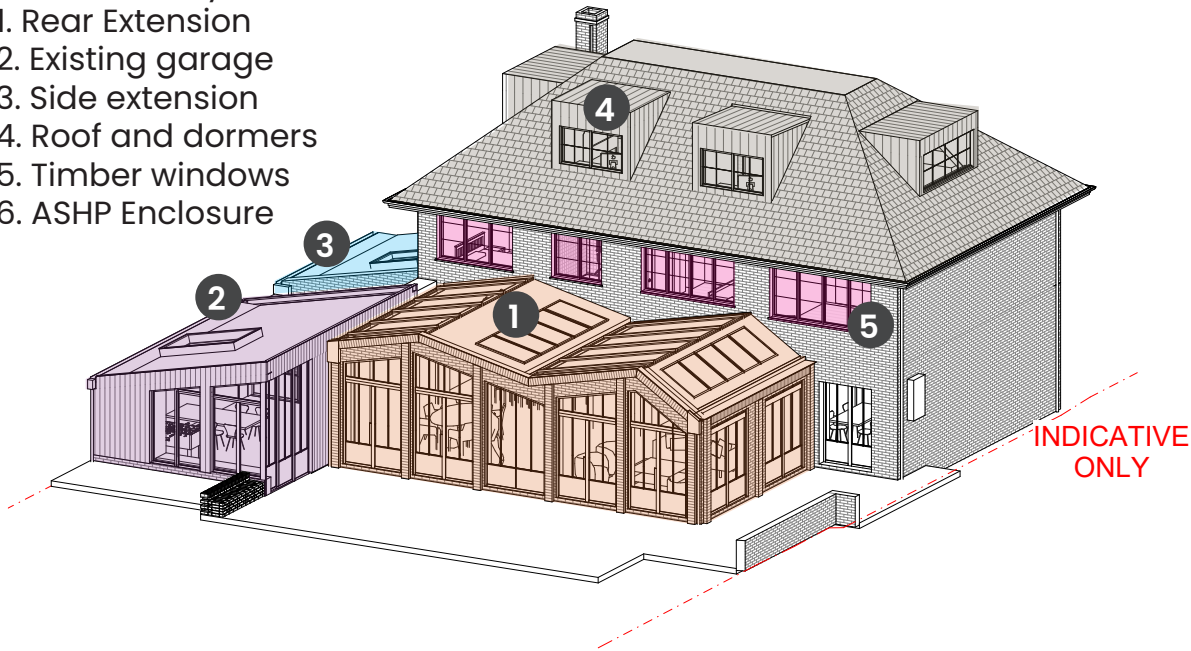


3.4 Rooflight:

Product: Triple Glazed Hinged-Opening Flat Rooflight by Roof Maker or equal approved.

Description: Rectangular (approx. 2.3m x 1.1m), triple glazed openable roof light to achieve min. U-Value of min. 1.2 W/m2k. PPC aluminium frame in RAL 9005 (black).

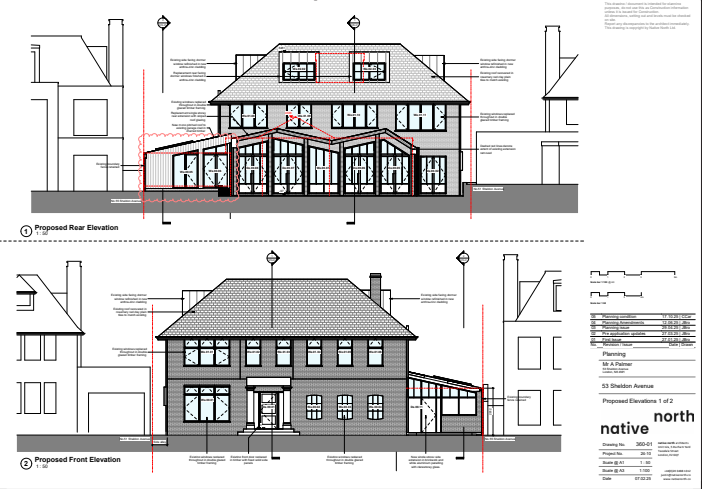
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 - 5. Timber windows
 - 6. ASHP Enclosure



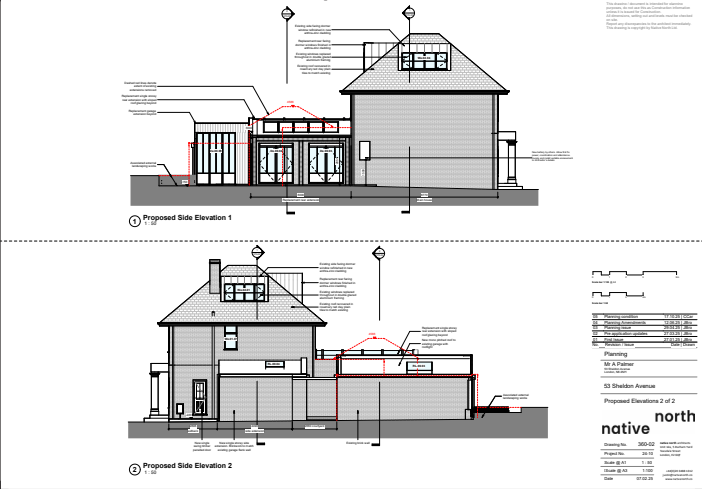
4. Roof and dormers

Details

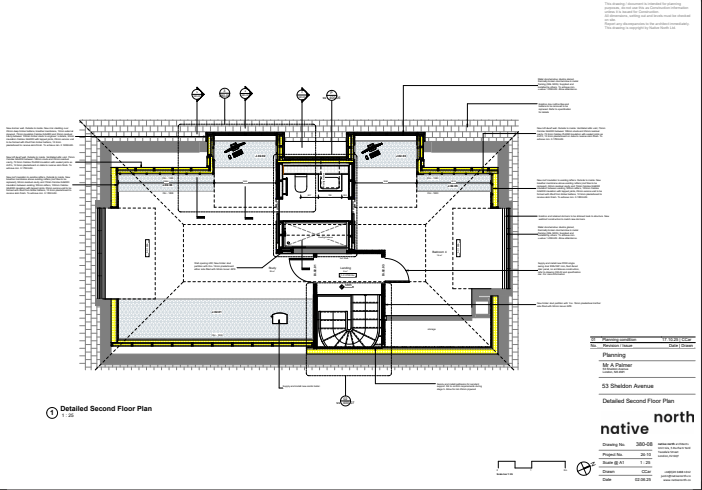
For details of rear extension refer to:
360-01_Rev05 - Proposed Elevations 1 of 2



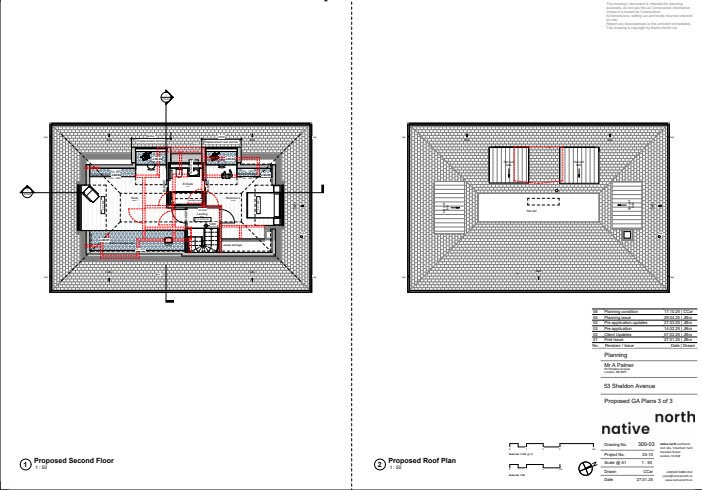
360-02_Rev05 - Proposed Elevations 2 of 2



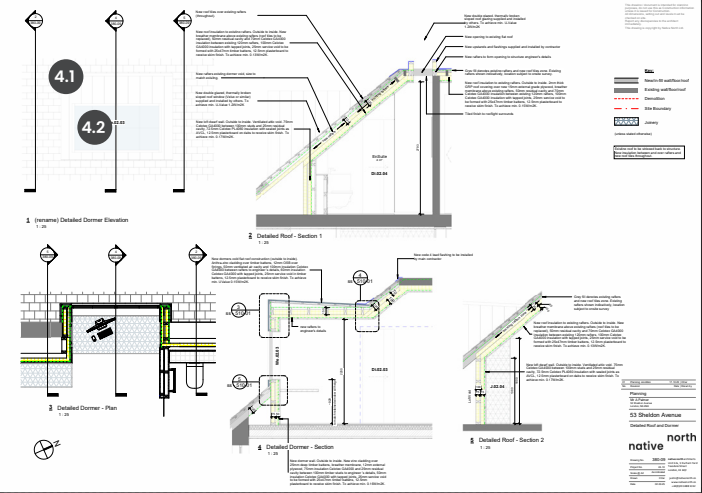
380-08_Rev01 - Detailed Second Floor Plan



300-03_Rev06 - Proposed GA Plans 3 of 3

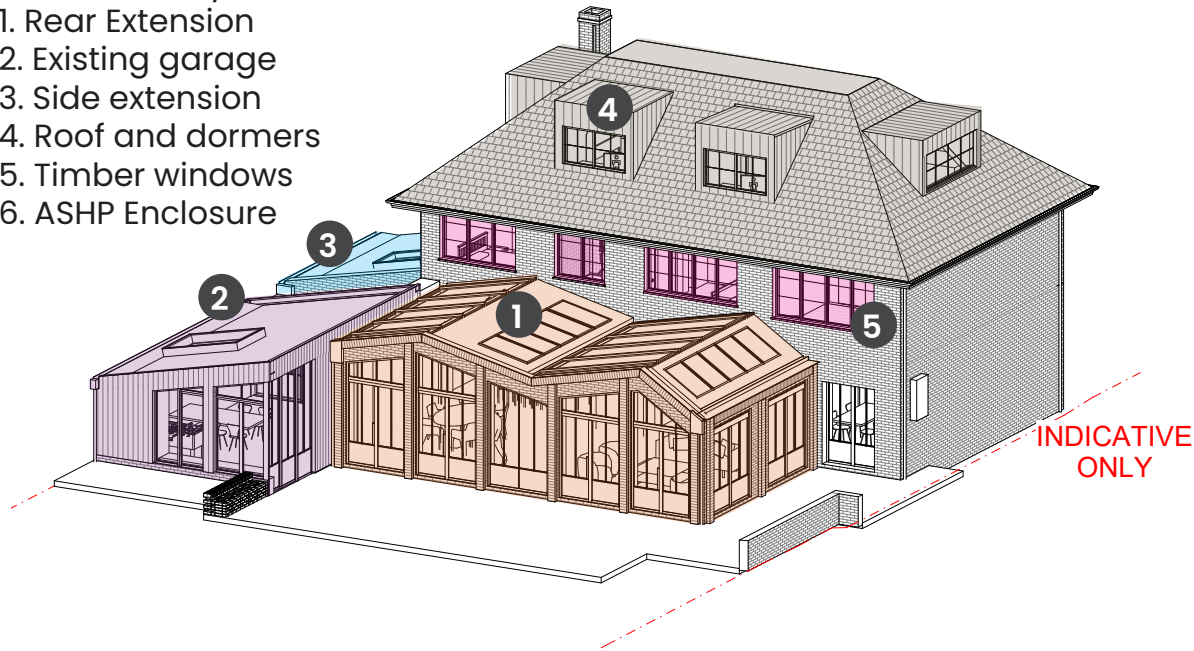


380-09_Rev01 - Detailed Roof and Dormer



- Components:
- 4.1 Anthra zing walls and roof cladding
 - 4.2 Black metal casement windows
 - 4.3 Rosemary

- Areas of study:
- 1. Rear Extension
 - 2. Existing garage
 - 3. Side extension
 - 4. Roof and dormers
 - 5. Timber windows
 - 6. ASHP Enclosure



4. Dormers

Materials & Specifications



4.1 Anthra zinc roof:

Product: Anthra zinc by VM Zinc.

Description: 0.7mm thick by 500, 600 or 670 wide coil sheets to form roof finish

Roof construction: refer to detail drawings



4.2 Black metal casement windows:

Product: Heritage casement windows by Urban & Grey or equal approved.

Description: Aluminium frame double glazed windows. RAL: 9005

Elevations arrangement: refer to detail drawings



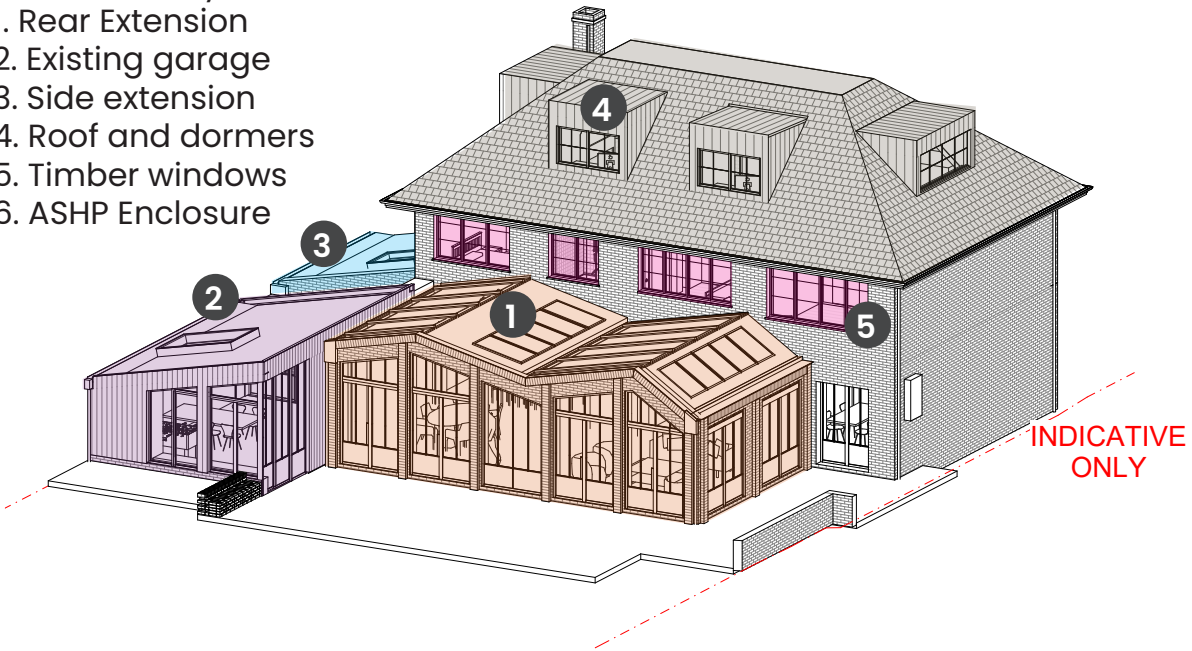
4.3 Clay roofing tile :

Product: Rosemary Clay Classic tile by BMI Roofing and Waterproofing or equal approved.

Description: Clay roofing tile for use as pitched roof covering, smooth surface finish and light mixed brindlecolour.

Elevations arrangement: refer to detail drawings

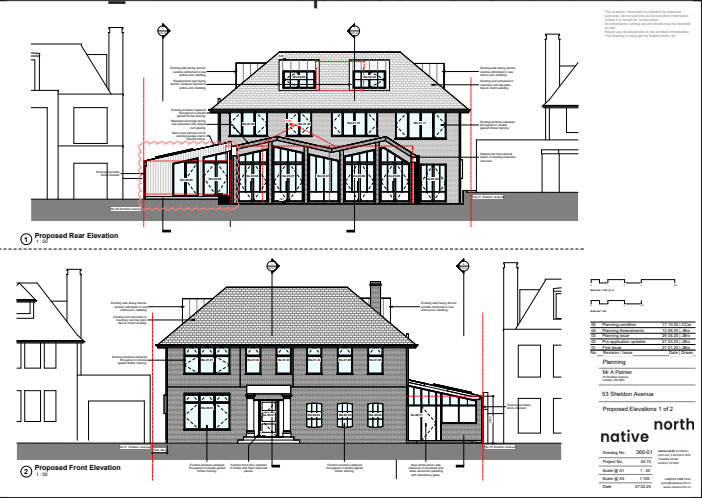
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 - 6. ASHP Enclosure



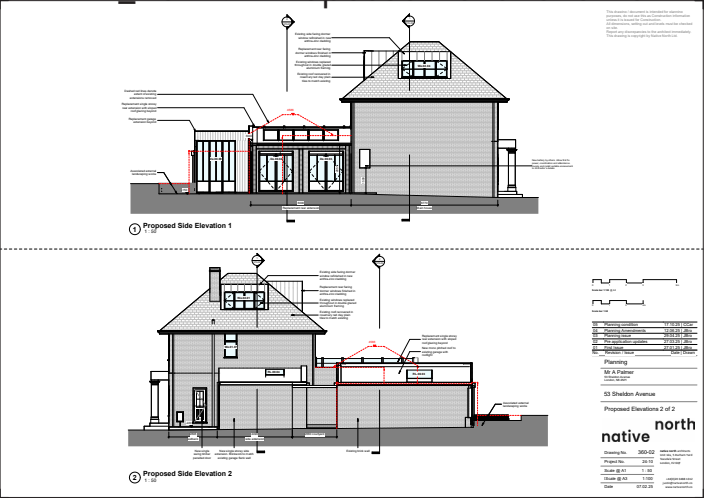
5. Timber windows

Details

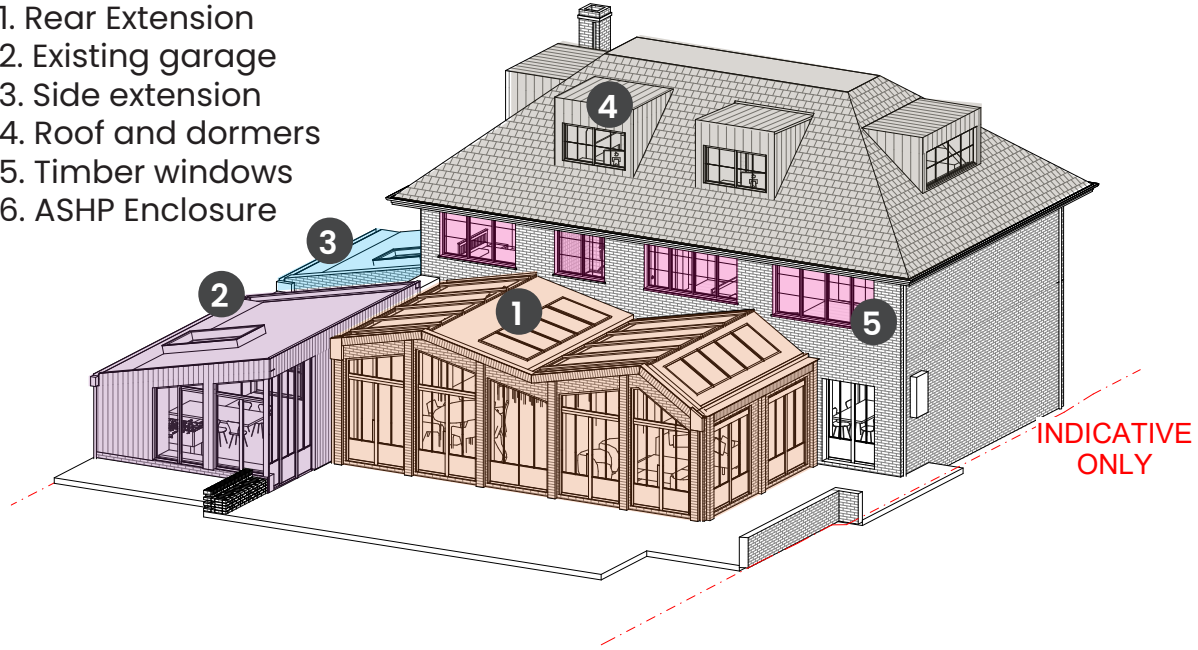
For details of rear extension refer to:
360-01_Rev05 – Proposed Elevations 1 of 2



360-02_Rev05 – Proposed Elevations 2 of 2



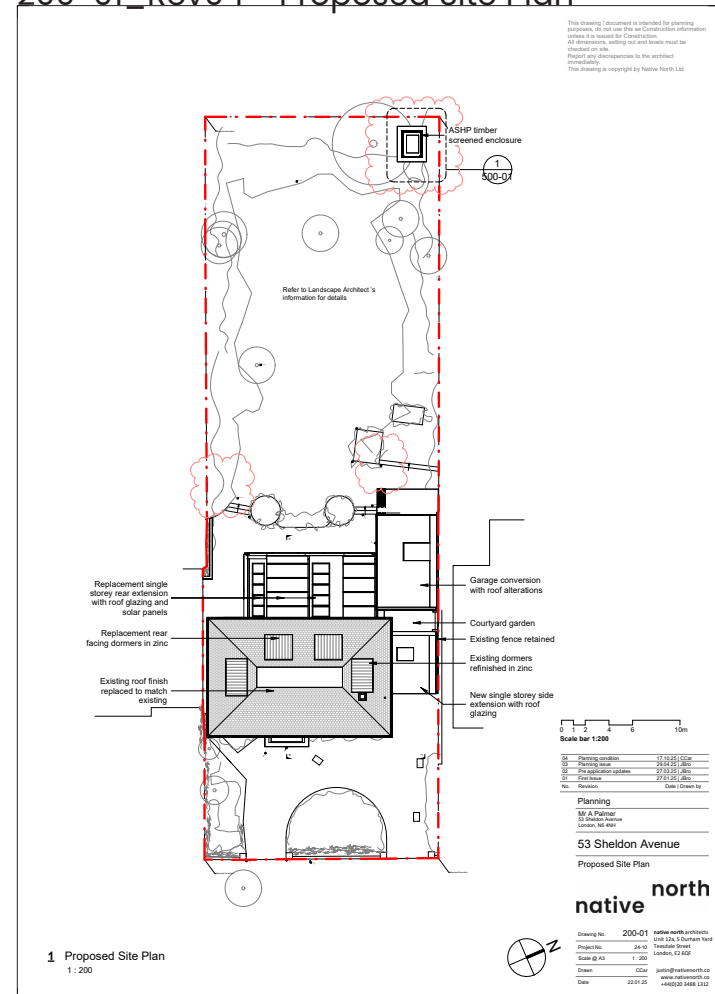
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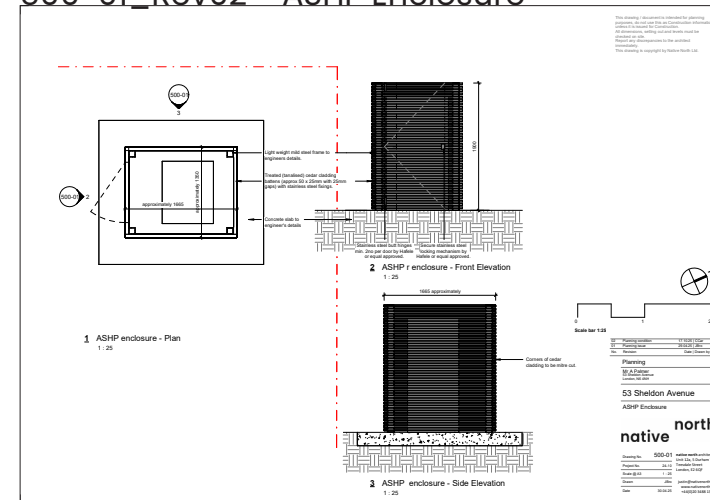
AWAITING DETAILED DRAWINGS FROM MANUFACTURER

native north

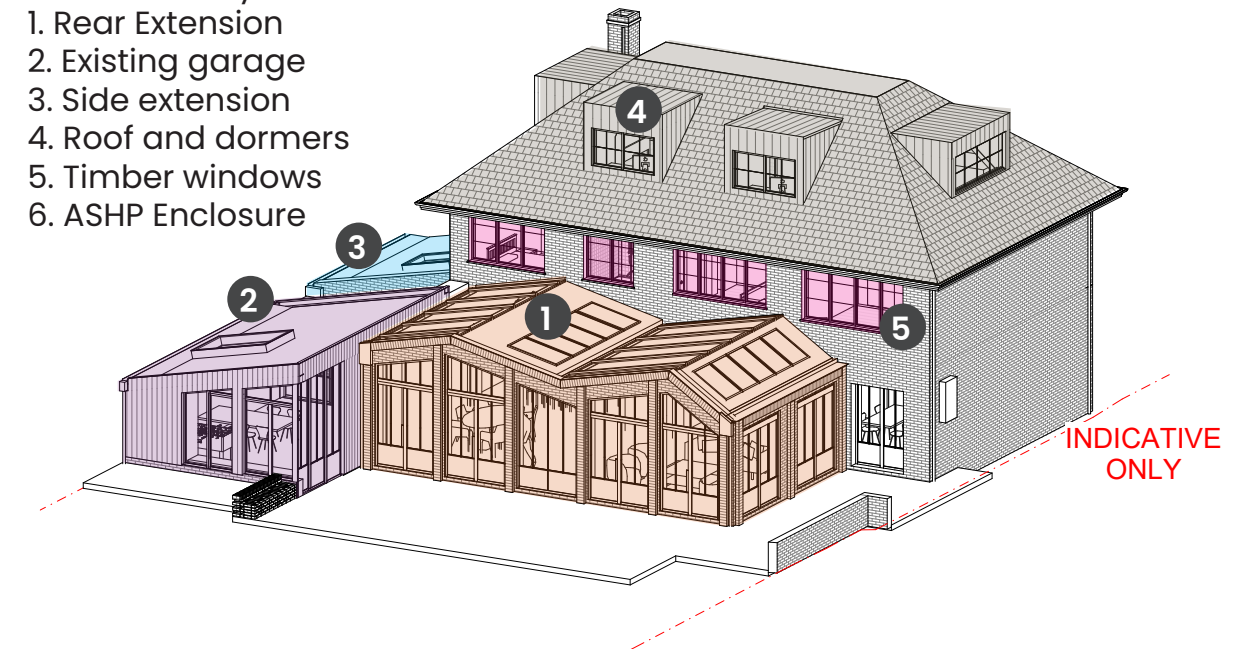
For details of rear extension refer to:
200-01_Rev04 - Proposed Site Plan



500-01_Rev02 - ASHP Enclosure



- Areas of study:
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 3. Side extension
 4. Roof and dormers
 5. Timber windows
 6. ASHP Enclosure



6. ASHP Enclosure

Materials & Specifications



6.1 Timber enclosure:

Timber slatted panels enclosure: treated horizontal timber battens (approx. 50 x 25mm) mechanically fixed with 25mm gaps.

Areas of study:

1. Rear Extension
2. Existing garage
3. Side extension
4. Roof and dormers
5. Timber windows
6. ASHP Enclosure

