

Planning Application No: APP/24/00510
Name: Mr & Mrs C S & A Loader
Address: 52 Inhurst Ave, Waterlooville Hampshire PO7 7QR
Reference Drawings: LOA003-01,02,03
Date: 26th November 2024
Amendment Date: 10th December 2024 (Roofing materials)

Please find below, initial questions raised by planning officer Ikrame Essalih, with reference to her email sent on 17th September 2024 on the day of our first site visit.

Further to our discussion and based on an initial assessment of the plans and observations from the site visit, I would like to summarise the key points as follows:

1. I note that the proposed works would involve the demolition of the existing side garage and the construction of a two-storey side extension with a renovated garage at the ground floor as well as alterations to existing fenestration, appearance and finish materials. However, the description states a rear and side ground floor extension. Therefore, for clarity and coherence, I would like to suggest:

- a. A change of the works description from : *“Proposed ground floor rear/side extension to align with front wall of the property”*
To : *“Proposed single storey rear extension and two-storey side extension to align with front elevation. Alterations to all elevations including fenestration, cladding and finish, and proposed canopy roof at front elevation”*

If you are happy with the change of works description, kindly confirm by responding to this email.

Answer: Email sent on 18th September 2024 to confirm agreement with the proposed change of works description.

- b. Amended plans to include first floor plans (existing and proposed). Please note that the indication to ‘Existing’ and ‘Proposed’ plans needs to be changed as currently both plans indicate ‘Existing’ on the titles.

Answer: Existing and Proposed plans have been amended on drawings LOA003-01A,02A to reflect the change.

2. A block parking plan indicating the current/proposed provision for car parking spaces within the curtilage of the property.

Answer: Additional drawing LOA003-03 reflects the current and proposed parking spaces available. The current property provides parking for three vehicles, the proposed parking will provide an additional parking space for a fourth vehicle.

3. A specification of the proposed materials (matching and non-matching). This could be indicated on the plans, on a brochure with pictures or cited in a list with references to the proposed materials' textures and colour. This would include the proposed cladding, render, fenestration material as well as brickwork and roof tiles if not matching.

Answer: The drawings reflect the modernisation of a '60's style property, with quality, natural and sustainable materials.

WINDOWS

All existing UPVC windows to be replaced, apart from the side window on the East elevation which is no longer required under the proposal.

The proposed Flush Casement windows are to be supplied by DALE JOINERY (high performance engineered timber products). Ref catalogue pages 11 to 26 clear pane.

Technical specification:

- All products in multi-layer Finger Jointed Redwood or Clear Faced Engineered Redwood sections for added stability.
- Internally beaded throughout for security.
- Factory glazed with argon gas filled double glazed unit featuring soft-coat energy saving glass.
- Drained and vented sections to protect against sealed unit failure.
- Fully factory finished with high performance, micro-porous paint treatments in signal white to match neighbours adjoining property.
- Flush casement windows with high security multi-point locking systems and locking handles.
- Joinery is supplied as FSC Mix Credit under Chain of Custody Registration No.TT-COC-005135.
- Guarantee: 30 yrs Fungal and Insect, 10 yrs Sealed unit, 10 yrs Hardware, 10 yrs Workmanship, 10 yrs Paint.

DOORS

All existing UPVC doors to be replaced.

The proposed doors are to be supplied by DALE JOINERY (high performance engineered timber products). Ref catalogue page 39 to 47

- Entrance Door, Style Chalfont, painted in Ral 7044 Silk Grey
- Rear Garage Door, Style Hadleigh, painted in Ral 7044 Silk Grey

XPSLIDE25 SLIDING DOORS

The proposed rear sliding doors to be supplied by EXPRESS BI-FOLDING DOORS.

- All three panels sliding, finished in Anthracite.
- Glazing with toughened clear Advance 4 filled with argon gas giving a centre pane U-Value of 1.1
- Our thermally broken, full weather rated bottom track offered as standard with a 150mm external cill if required

- A five-point locking system made up chamfered steel bolts and security hooks on your master door with shoot bolt locking mechanisms on all intermediate panels.
- A high security Secured By Design 3-star cylinder with additional features including anti-snap, anti-bump and anti-drill as standard.
- Recognized European standard locking mechanisms which meet the standard of secure by design.
- Adjustable rebated profiles within the doors outer frame, ensuring weather tightness
- Heavy duty adjustable panel catch
- Internal and external handles on your traffic door and flat handles on your intermediate panels
- Curved external profiles for sleek modern aesthetics
- Structurally bonded interlock meaning less frame and more glass
- High weight limit of 150kg per panel
- All panels sliding
- Typical vertical sightline of 25mm
- Five- point locking on the master door
- Overall U value as low as 1.3W/m² k
- Panel height of 2400mm with internal reinforcement profile

All our products are manufactured in-house within our 180,000 square foot World Class manufacturing facility in Leeds. All our installation teams are highly trained, and many have worked for Express Bi-Folding Doors since our inception in 2007, we never use third party sub-contractors and this is why we can offer a comprehensive ten year guarantee, and ten years of dedicated aftersales service.

Our entire operation is externally audited, and we recommend that whichever company you choose for your project, please ensure that the company and their complete processes are I.S.O. certified. You are planning on making a significant investment into the fabric of your property, so it is important that companies follow a professional process throughout all stages from quotation to aftersales & data protection. For your information, our Company Registration Number is ISOQAR8931-001. Please visit www.isoqar.com for further details.

We work in conjunction with Certass, which at the end of your project will give you a building compliance certificate and a 10-year insurance backed guarantee if your project is for replacement of windows and doors.

Running alongside any Certass scheme accreditation (for the replacement of windows and doors), you will also receive an industry leading 10-year **insurance backed** guarantee for extra peace of mind.

Certass are also part of the government 'Trustmark scheme' which annually verifies our work for quality control. For further information, please visit www.certass.co.uk

WALLS

- All external walls to be 'K' rendered in white, in areas where there is no rainscreen cladding.
- The extension frame to the rear and side will be constructed using oak timber framing with internal insulated panels which will be cut and fitted onsite.
- The two storey extension on the front south elevation will comprise of an oak frame, with garage opening below, and a glazed oak frame above, providing light to the second floor master bedroom.

CLADDING

Rainscreen cladding is to be fitted to specific elevations shown on the drawings.

Specification for Abodo Vulcan Flatsawn

- Graded to CE EN14915 GRADE A // BS1186:3 1990 Grade CSH // BS EN942 Grade J5.
- A virtually clear grade of timber with front face and edges primarily clear in the majority of boards.
- In up to 20% of boards one defect is permitted on the working face as follows-
- Small tight knots <5mm / Resin or bark pocket <30mm in length x 3mm in width / Kiln checks less than 1mm wide x 50mm long
- Thermally modified for enhanced durability and stability.
- Durability Class 1 (EN350).
- Supplied at moisture content: Approx. 7% MC (+/-2%).
- Edge defects – one tight knot, resin or bark pocket permitted in bottom two thirds of edge only.
- Reverse side of boards are not graded.
- End checks permitted not longer than 1.5 times width of board.
- 100% FSC®-certified product sourced from sustainable forests.
- **Russwood Thermopine® Batten System**
- Rapid sustainable construction – easy to install, disassemble at end of life and reuse
- Batten sizes and screw fixings independently assessed by an engineer – complies with **EN 1995-1-1: Eurocode 5: Design of timber structures**
- Thermal modification treats the entire section thickness of the batten meaning that cut ends are not vulnerable to biological attack, unlike standard preservative treated timbers which must be re dipped and treated on site wherever the preservative envelope is compromised.
- Environmentally friendly – Only heat, steam and pressure are used in the modification process; does not contain hazardous chemicals, whereas typical preservative impregnated softwood battens can be harmful if disposed of incorrectly.
- Thermally modified to create dimensionally stable, Durability Class 2 (as per BS EN 350-2) material free from resin.
- Moisture content of between 6-8% (+/- 2%)
- PEFC certified product, sourced from sustainable forests
- SI00:X Wood protection coated cladding, colour light grey.

ROOFING

- The main roof of the property is tiled and will continue across the second story extension, in the same or equivalent matching tiles.

- The existing flat roof on the front elevation will be replaced with a pitched roof manufactured using concrete flat tiles in an equivalent colour to the main roof, set onto a softwood timber frame. We have been in regular conversation with our adjoining neighbours who may well wish to adopt the same roofing material and provide a cohesive design, taking into account that the property is semi-detached. This pitched roof will run across the span of the property and the proposed extension.
- The roof on the rear extension will be manufactured using standing seam aluminium roofing.
- Aluminium standing seam roofing panels to be finished in Anthracite.