**Developmental proposal of the new kitchen /dining room extension at the rear side of the property**

My client would like to build a new extension on the rear side of the main building for the enjoyment and wellbeing of his family.

The proposal is to attach a new kitchen/dining room (4.5 meters width, 6.0 meters length) to the rear side wall of the existing semi-detached property. The right-side elevation will be revised as proposed in the dwg. TMS 05. Left side of the existing cavity wall will be extended as detailed and existing kitchen floor slab will be retained. A new foundation will be laid to accommodate the new walls (right and rear side) and floor as outlined in the drawing. This will be done in compliance to building regs and as directed by the building regulatory officer. Existing chimney in the proposed second reception room shall be trimmed back into the first-floor level and will be supported with RSJ beam. It is also proposed a double skin insulated block wall construction and rendered externally to match the existing render. Adequate lintels/beams will be employed to support the load bearing walls.

Matching tiled shed roof is proposed as detailed in the section. Adequate rainwater collection and roof guttering system will be installed at the rear side of the roof and directed into the proposed gulley pot.

The proposed extension requires a standard UPVC door and window, and customer would like to reuse existing kitchen window and patio door, to support waste reduction. All UPVC glazed units will be installed by a FINSA accredited company. Three numbers of Velux windows will be installed on the proposed roof for natural lighting. Existing stairwell and bedroom1 window on the first floor will be replaces to match height of the bathroom window as shown in the proposed elevation.

Existing manholes and underground drainage apparatus will be protected in due course of building, adhering to the building regulations and sewerage undertakers’ requirements. Standard construction technology will be utilized in the building process as illustrated in the section drawing.

There are no trees or bushes within the vicinity of the site. The front and rear gardens are enclosed. However, the existing lawn will be protected using Heras fencing in due course of construction.

All Electrical work in connection to the proposal will be carried out by a part P registered electrician.