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Client:

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Outline proposal:

Remodeling existing first floor internal layout with modification to the principle elevation.

The applicant is seeking to remodel part of the principle elevation by way of introducing a new opening out onto a short verandah and to adjust parts of the fenestration to suit a revised remodeled first floor.

The work includes additional thermal upgrades to the existing flat roof that will add a nominal additional 150mm to the roof height that will incorporate a single-ply warm deck addition that will greatly improve its thermal efficiency, airtightness and resurfacing of the existing single-ply single-ply felt roof covering. It is also intended to install two flat roof windows with appropriate up-stands improving natural daylighting into the internal habitable spaces below.

The existing elevation is clad with rosemary tiles hung in a horizontal pattern, typical with this form of rain-screen facade system. The revisions to this elevation will be finished in a white painted render reflecting other parts of the dwelling facade treatments and providing a suitable practicable surface finish to the verandah.

No other adaptations or changes to the existing external structure are proposed.

