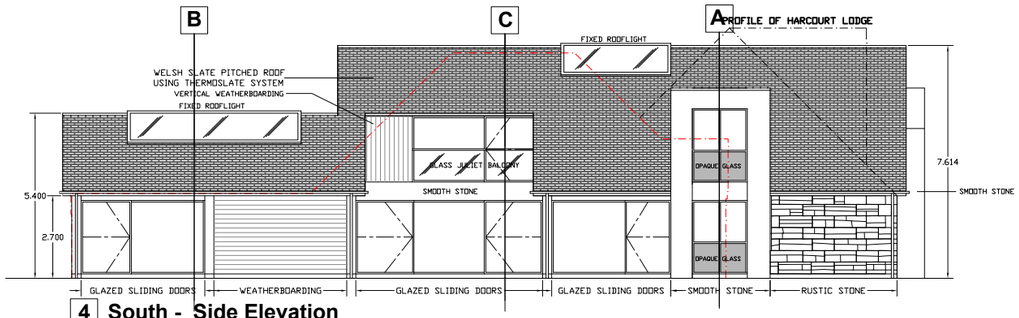
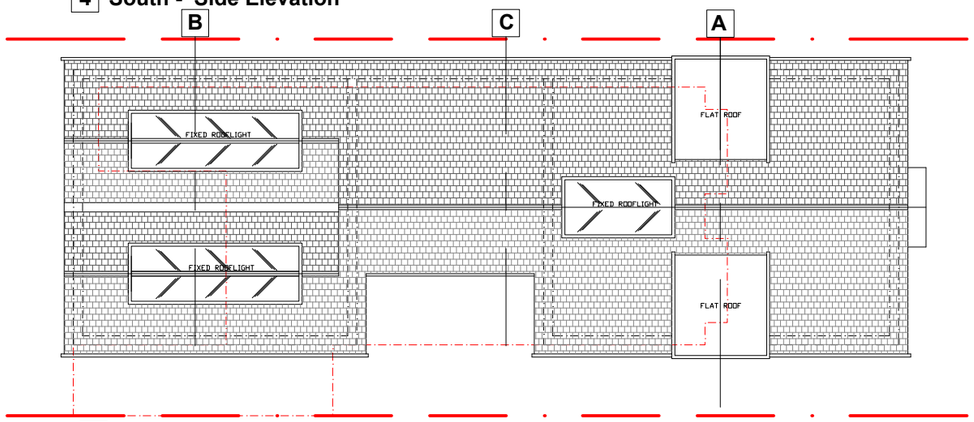
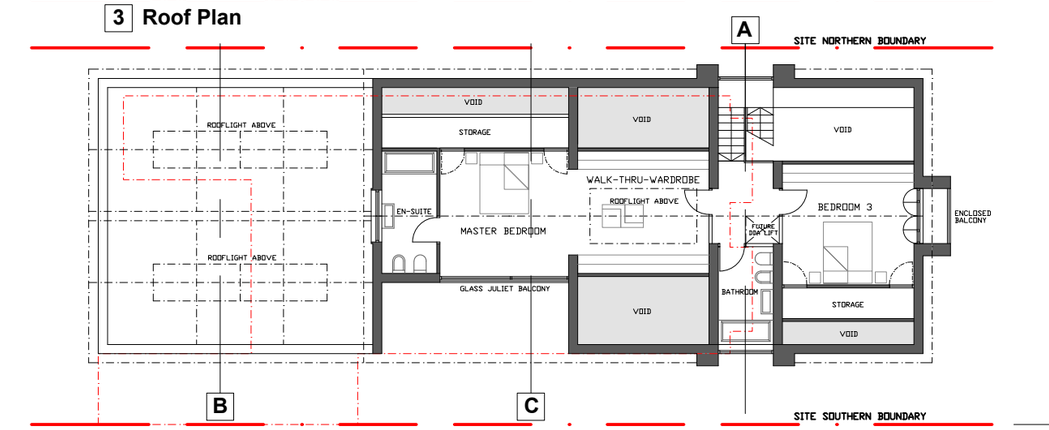


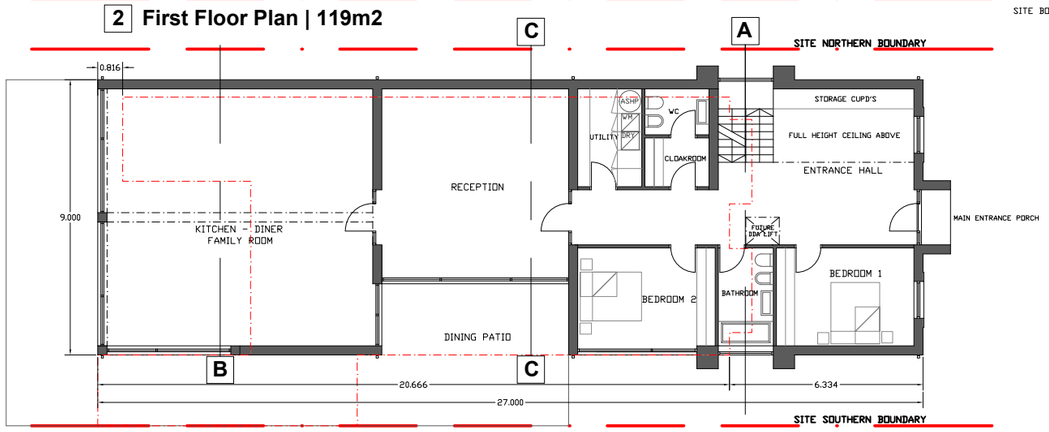
4 South - Side Elevation



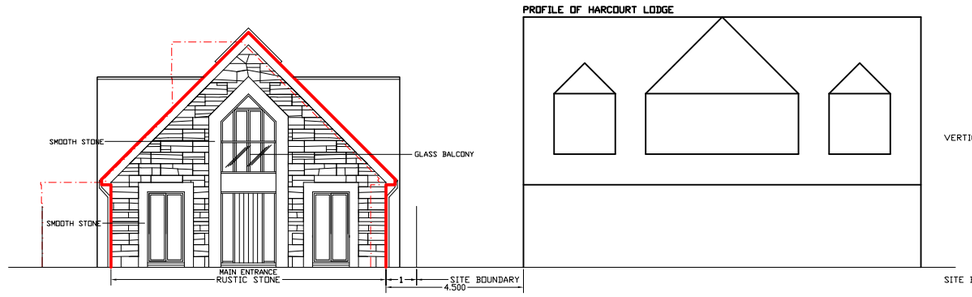
3 Roof Plan



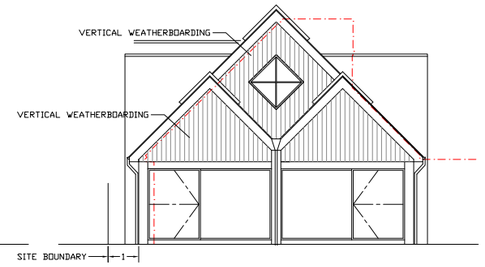
2 First Floor Plan | 119m2



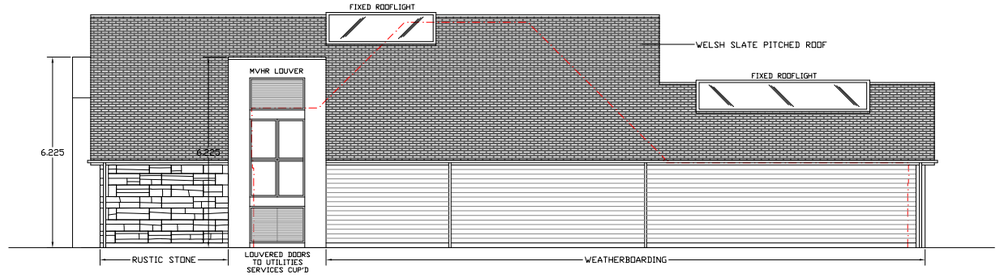
1 Ground Floor Plan | 198m2 | Gnd & 1st = 290m2 GIA



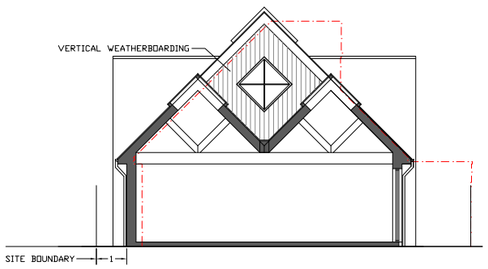
5 East - Front Elevation



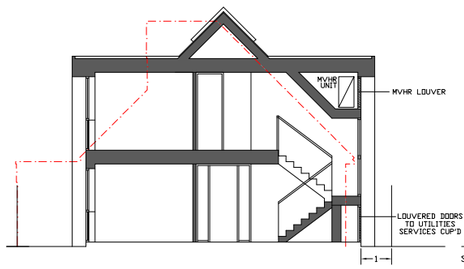
7 West - Rear Elevation



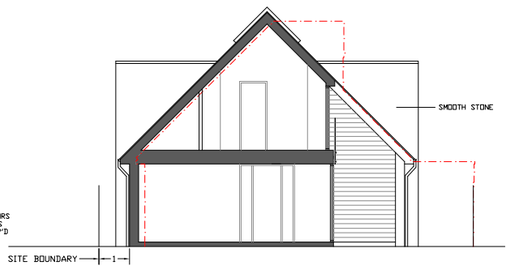
6 North - Side Elevation



B Section B-B



A Section A- A

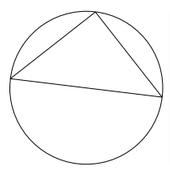


C Section C-C

EXISTING HOUSE FOOTPRINT AND PROFILE OUTLINE

Site Metric Information of Proposed Development

Site Area = 0.1157Ha | 1157.67M2
Proposed Building Footprint = 234M2 GEA [+66.75M2=+40%]
Proposed Building Internal Area = 290M2 GIA [+116M2=+67%]
Proposed Building Volume = 735M3 GEA = [+82.2M3 = +12.6%]
Proposed Hardstanding = 84M2 [-21.45M2 = -20M2]
Proposed Built Over Area = 318M2 = [+45.3M2 = 27% or +5%]



0 1 2 3 4 5 6 7 8 9 10 DRAWING SCALE

Drawing - **Proposed New House Plans**

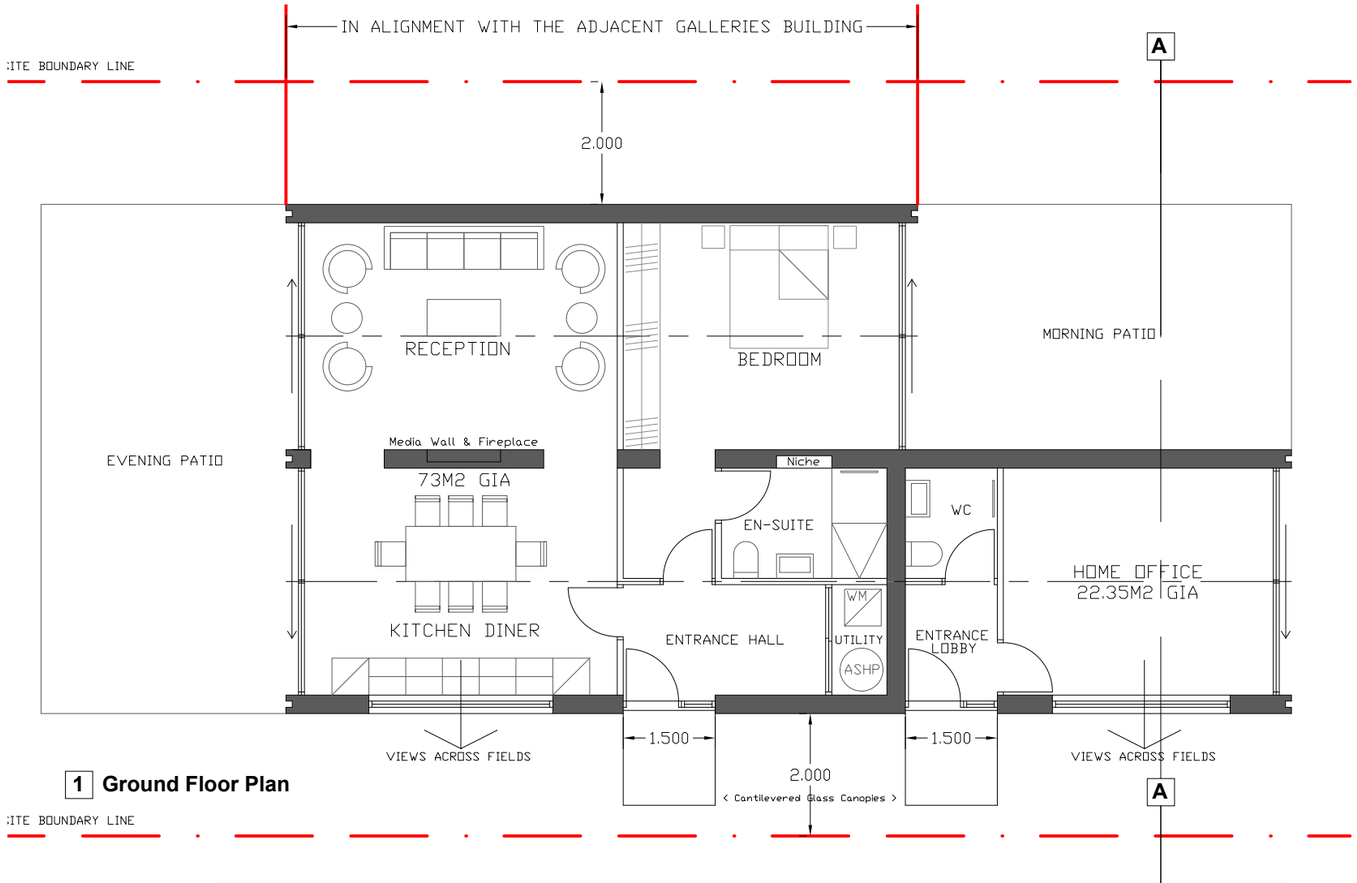
Project - **Tarbay Lane - Oakley Green - Windsor - SL4 4QC**

Client - **Mr & Mrs Ponnambalam**

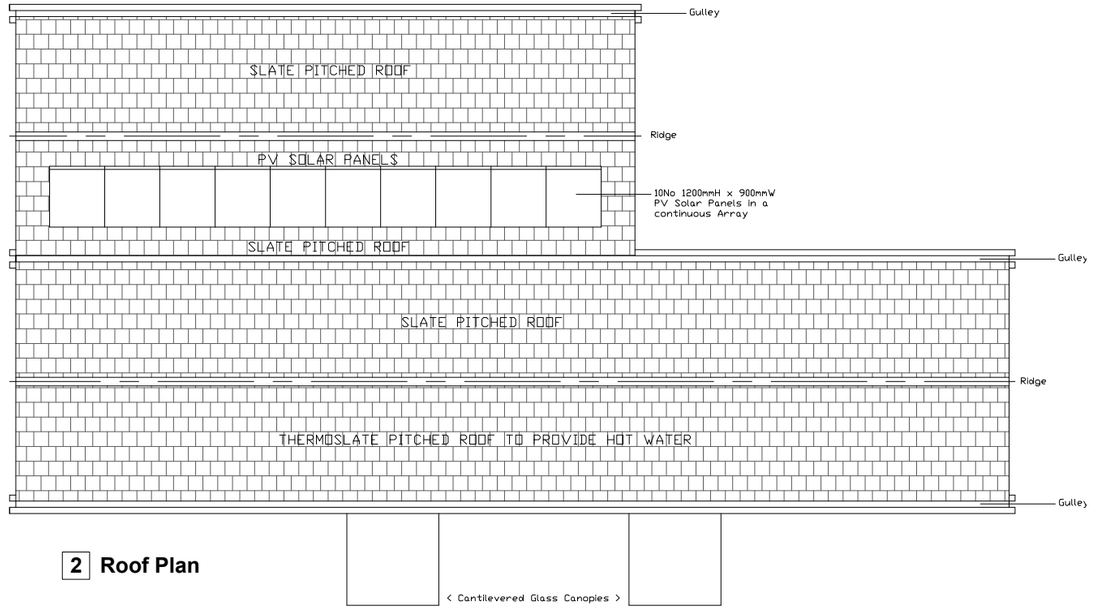
Scale - **1:100 @ A1 & 1:200 @ A3** Dwg No TL2-AGP01 Rev |

Date - **08.02.2023**

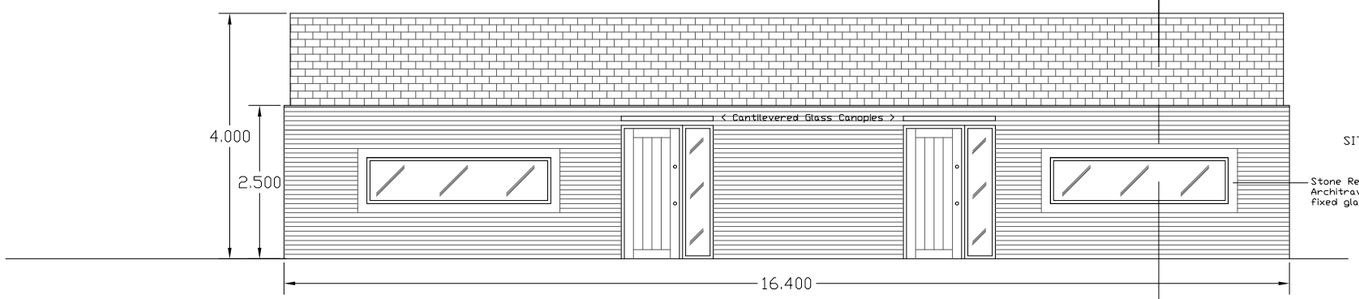
Stuff



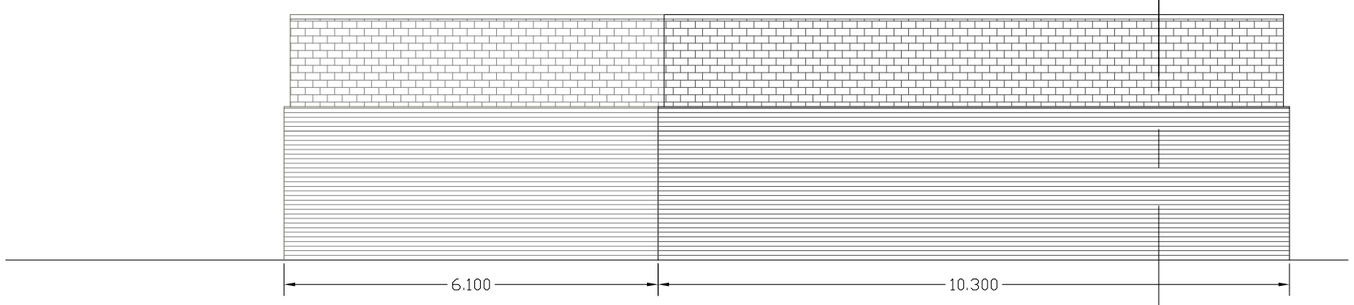
1 Ground Floor Plan



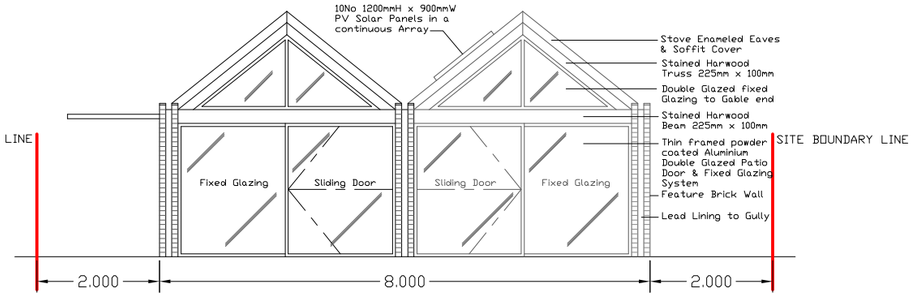
2 Roof Plan



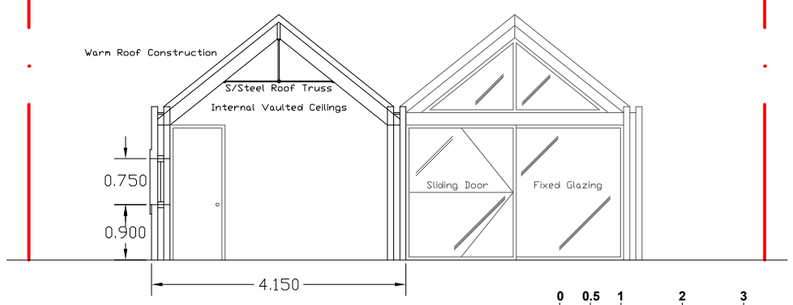
3 South - Side Elevation



4 North - Side Elevation



5 East & West Elevations



A Section A- A

0 0.5 1 2 3 4 5 **DRAWING SCALE**

Drawing - **Proposed New Annexe Plans**

Project - **Tarbay Lane - Oakley Green - Windsor - SL4 4QC**

Client - **Mr & Mrs Ponnambalam**

Scale - **1:50 @ A1 & 1:100 @ A3** Dwg No Rev |

Date - **07.03.2023** **TLA-AGP01**

Stuff

Existing North East Aerial View

Proposed North East Aerial View

Stuff
International Design

3. Proposals | *Landscaping*

The overall site area is 0.116Ha and the proposed GEA Footprint of the proposed redeveloped new House is 198m2, being equal to 17% of built area, which represents a very modest increase from the current 14.44%.

Other than the front parking area, sideway and patio the remainder of the plot remains as green as existing with the majority of land, laid to lawn and bounded by existing hedgerow and planting.

Parking Areas
To immediate front of the property, from the front of the new house to the boundary line to the public foot path, the area will be finished in compressed self draining gravel, with sufficient parking for three vehicles together with an electric vehicle charging point.

Hard Surfacing
The side footpath and southern dining patio are furnished in non-slip permeable Stone paving, which is maintained at a minimum area to service access needs with perimeter slot drainage.

Garden surfaces
The majority of the rear Gardens will be laid to lawn with raised beds to accommodate existing and new perimeter shrubbery, with the surface being laid with Woodchip. The overall design of the garden will be undertaken by the clients and their family and will evolve over a period of time.

Boundary Treatments
The existing Hedgerows will be maintained to the site boundaries and trimmed accordingly on a seasonal basis in light of the requirements for both privacy and sunlight penetration.

Refuse & Cycle and Garden Storage
A specific area for dedicated waste storage has been identified and is located at the north of the site on the boundary where it is easily accessible to both the owners and refuse collection operatives.

Drainage & Foul Water
There is currently a drainage culvert running parallel with Tarbay lane and this will continue to address the requirements of daily site rainwater run-off. Foul Water is currently dealt with by a sceptic tank and this sizing of this will be reviewed with the requirements of a multi-generational home in mind, with the a replacement and or enlargement of facilities as a planned possibility.

Rainwater Harvesting
The proposed redeveloped property will provide opportunities for both rainwater harvesting and grey-water recycling for use in WC flushing in accordance with the national requirements to reduce water consumption to 105litres per person per day.

Lighting
It is envisaged that all external lighting will be minimal and discrete, sufficient for the security of the site, without causing localised light pollution. It will be designed to use a majority solar-powered Led lights with presence detectors and timing controls to reduce power consumption.

3. The Proposals | *Energy & Sustainability*

As previously stated in relation to building construction materials to be employed, that these will adequately meet or exceed both current and planned updated Building regulations. Similarly, other building elements are proposed, to be integrated internally and externally, to enhance the adopted strategy and these include, but are not limited to the following;

- ThermoSlate roofs, which provided hot water from sunlight radiation, absorbed by concealed pipework located under the finished natural slate 'Warm' roof, providing initial hot water to the ASHP.
- Triple 'A' rated & eco-sustainable, composite triple glazed high Acoustic and Thermal performing PAS24:2016 compliant windows and doors.
- ICF EPS Nudura fully insulated RC Wall structure with high Air tightness, Thermal & Acoustic levels.
- GroundSun Air-source Heat Pumps [ASHP], fully integrated with the ThermoSlate Roof water heating system to provide all hot water and Underfloor heating needs.
- Installation of Mechanical Ventilation with Heat Recovery [MVHR] to all rooms.
- 100% employment of low-energy consuming LED light fittings throughout.
- Engagement of Smart Metering for all utilities.
- 100% WRAS compliant Sanitaryware fittings.
- Employment of triple 'A' rated domestic white goods throughout the scheme.
- High Performance Underfloor Heating to all rooms.
- Rainwater harvesting and Grey water recycling.
- Twin Electrical Charging points for Electric Vehicles.

4. Planning Policy Context and Conclusion

The proposals are for a replacement house with a modest increase accommodation to suite the requirements of a multi-generational Lifetime home; built to exacting thermo-ecological and sustainable standards. In designing the proposed scheme careful attention has been applied to compliance with NPPF guidelines, the Lifetime Homes Initiative, the former Code for sustainable Homes [COSH Level 5], current and immanent upgrades to Building regulations and best practice. Given the relative secluded nature of the site and that the increase of built footprint of the overall plot, being very marginal with no negative effects on the immediate neighbouring properties and with a sensitive selection of natural and harmonious materials. We contend that the scheme on balance complies with the NPPF in regards to building in Greenbelt in that the 'Harm should not out-weigh the Good' and therefore we encourage the local planning authority to grant this scheme approval.

Stuff
International Design

3. The Proposals | *Construction, Services and Materials*

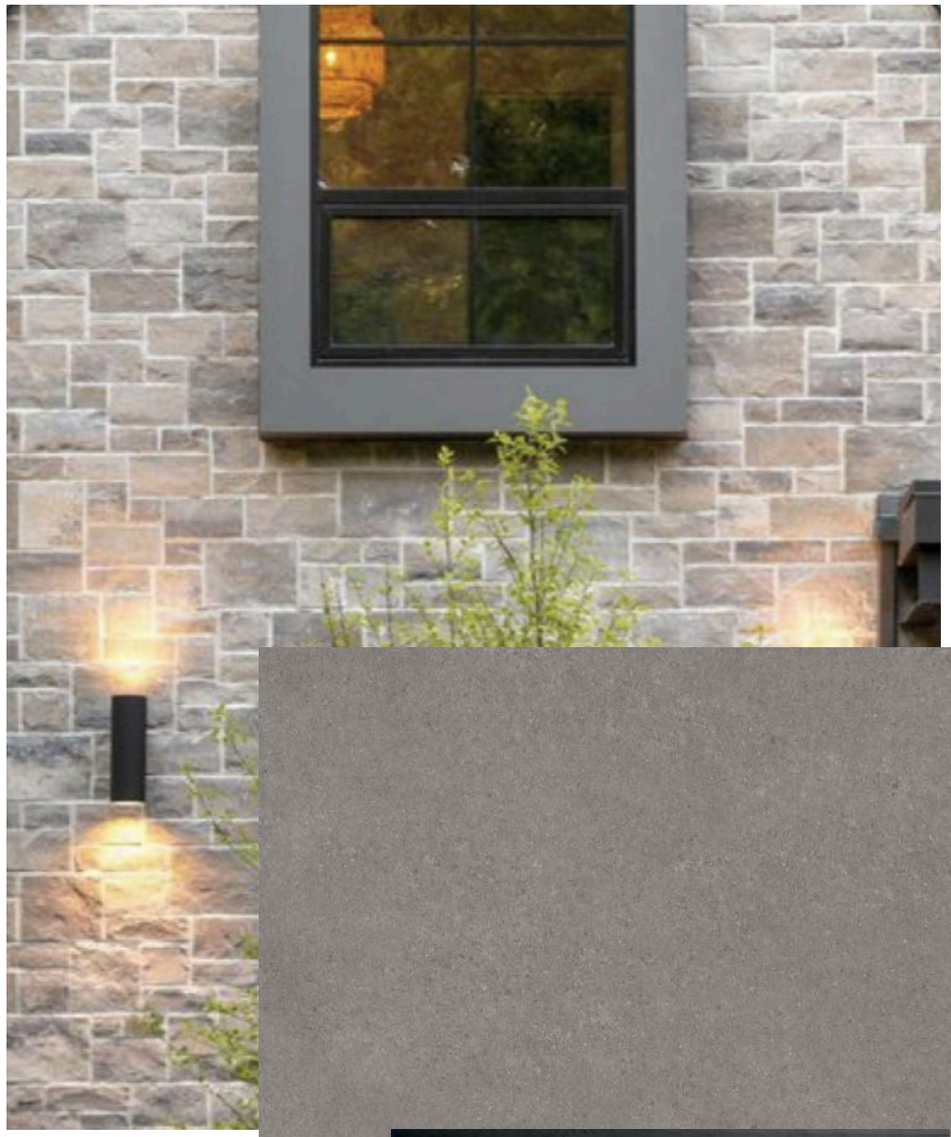
It is envisaged that the proposed new house would be primarily constructed using an EPS based ICF reinforced concrete structure. These products, such as Nudura ICF, have very high thermal insulating qualities and air-tightness, are quick and easy to construct, offer great stability and longevity and can be clad in a variety of materials. In addition, an ICF structure the size of the proposed development could easily be installed within a fortnight, limiting noise and disruption to the local neighbours.

The remaining roof structure would be built in a combination of steel and timber, for speed and endurance as a warm-roof construction free from purlins and beams internally to maximise the roof space used internally within the first floor. The roofing material would be a form of slate roof [Thermoslate] that allows for concealed pipework to provide free solar heat consumption which in turn provides pre-heated hot water for an internal air-source heat pump for all under-floor heating and hot water needs.

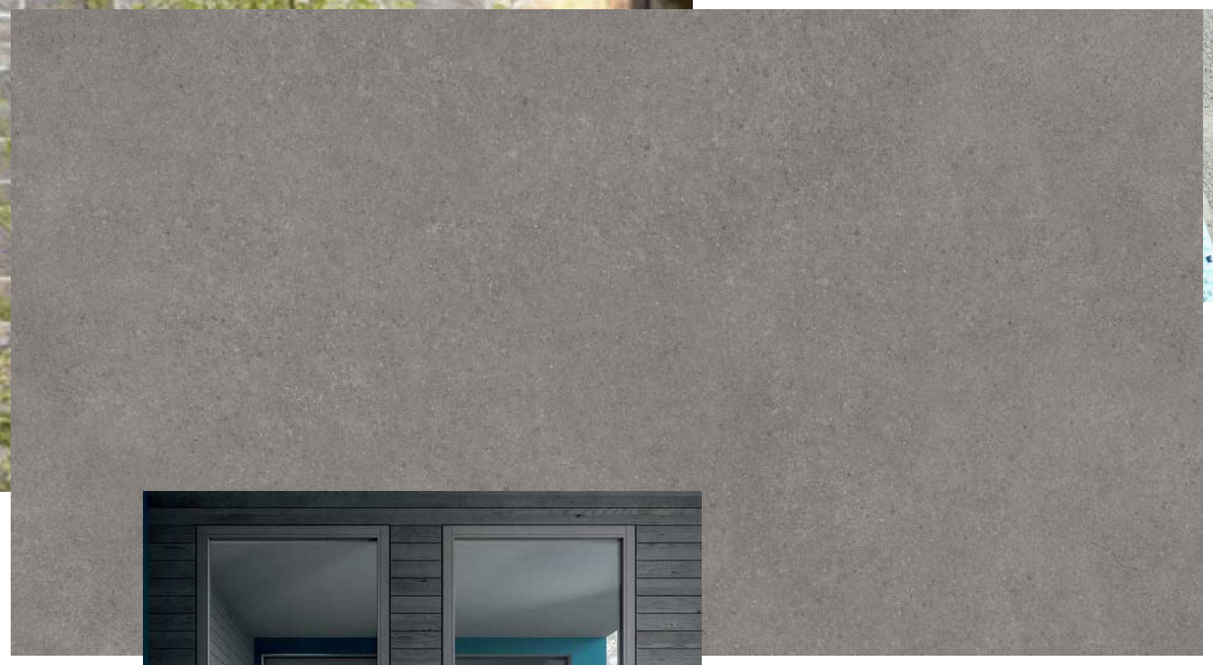
High-performance triple A rated windows and doors would be employed to further enhance the long-term thermal performance of the building envelope.

Rainwater harvesting and grey water recycling would be employed for sustainability and connection to the existing drainage and sewer system maintained.

The primary aim of the re-development would be to provide the most energy efficient dwelling possible within an aesthetically and sympathetically pleasing design.



Course Stone Cladding

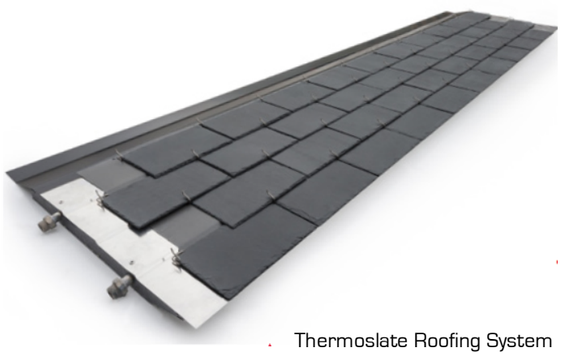


Smooth Stone Cladding, Patio & Internal Paving

Slate Grey Weatherboarding

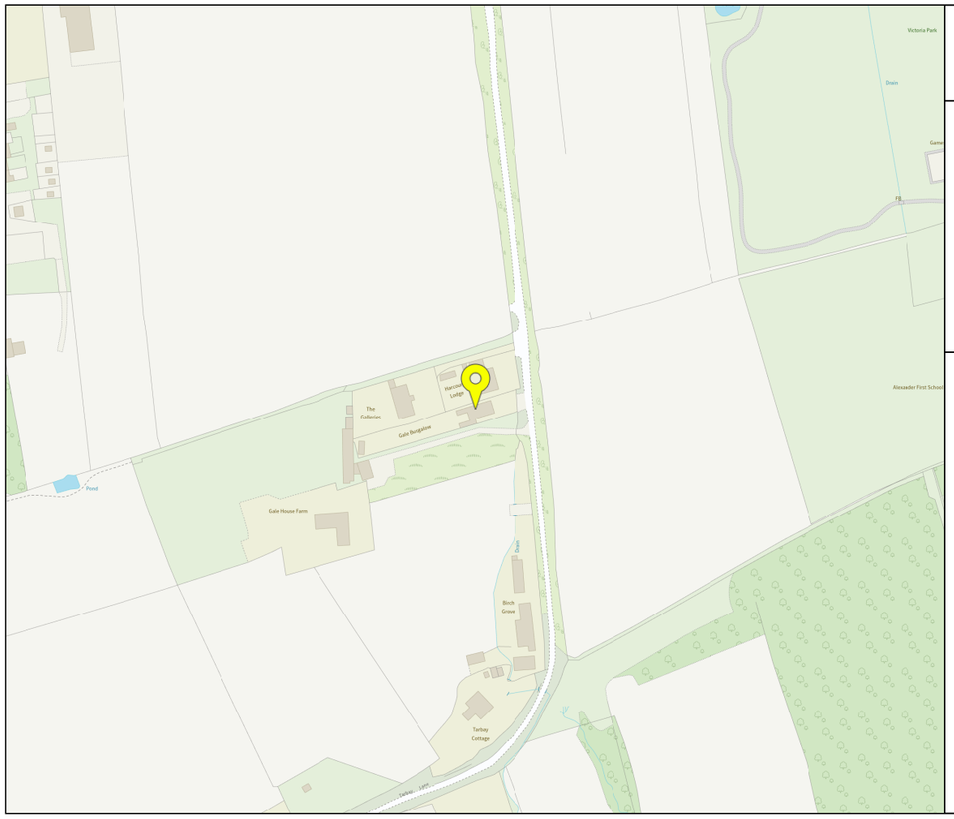
Anthracite Window Frames

Air-Source Heat Pump



Thermoslate Roofing System

Stuff
International Design



Environment Agency

Flood map for planning

Your reference
SL4 4QG

Location (easting/northing)
492962/175957

Scale
1:2500

Created
31 Jan 2022 14:32

Selected point
Flood zone 3
Flood zone 3: areas benefitting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Flood storage area

0 20 40 60m

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
SL4 4QG	**492962/175957**	**31 Jan 2022 14:32**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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