

GENERAL NOTES:
1. Proposed single storey rear extension to basement flat. Extension sized and positioned to remain subservient from the street and subservient to the existing building.
2. Extension floor lifted above ground level to protect roots of adjacent tree. Extension constructed with a mini piled foundation using an integral floor slab to minimise ground disturbance and avoid damage to adjacent tree. All in accordance with the recommendations of the Arboricultural Report.
3. Flat green or sodium roof over proposed extension to remain lower than existing garden wall and existing raised ground floor windows in height of the rear extension to avoid below the eaves of the upper ground floor window in order to appear subservient to the existing building.
4. Full height glazed openings in proposed extension to retain visibility and integrate original rear elevation and to connect extension to original structure.
5. Exposed walls of extension in rendered brickwork to match original property colour, bond and texture.
6. Existing two storey bay window retained and proposed extension set back from existing two storey bay window.
7. Existing trees retained and all construction set an appropriate distance away to prevent damage to tree roots.
8. Protective fencing and ground protection during construction to protect trees and roots in accordance with the Tree Protection Method Statement detailed in the Arboricultural Report.
9. Existing garden wall and redundant gateposts retained and repaired where necessary.
10. Proposed gateway omitted.
11. Proposed dropped kerb omitted.
12. Proposed single storey single studio/outhouse set at street level at end of garden. Outbuilding to be of lightweight timber construction with a mini piled foundation to minimise ground disturbance. Floor slab raised well above ground level to maintain air and water permeability to tree. All in accordance with the recommendations of the Arboricultural Report.
13. Outhouse to be of lightweight timber construction with a mini piled foundation to minimise ground disturbance. Floor slab raised well above ground level to maintain air and water permeability to tree. All in accordance with the recommendations of the Arboricultural Report.
14. Small workshop in fill between neighbouring garage and proposed studio/outhouse with lower flat roof connecting it to the neighbouring garage. Workshop to be of light weight timber construction with a mini piled foundation to minimise ground disturbance. Floor slab raised well above ground level to maintain air and water permeability to tree. All in accordance with the recommendations of the Arboricultural Report.
15. Pitched roof over outbuilding omitted and replaced with a flat green or sodium roof in order to remain low behind the garden wall and be less visible from Lower Merton Rise.
16. All studio/outhouse and workshop walls in horizontal timber cladding to be light weight and remain subservient to the host property.
17. All openings to the studio/outhouse and workshop to face garden wall to avoid overlooking upper floors of the host property. All new doors and windows to be full height glass to match new extension.
18. Bin storage and recycling area to accommodate the proposed bin storage providing a minimum combined capacity of 6.25sqm per dwelling.

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Revisions:

A 22.05.09
Revised in accordance with feedback from the pre-application enquiry 2008/P and the resulting recommendations of the Arboricultural Report.

B 17.07.09
Drawings revised in accordance with comments from planning officer regarding planning application 2008/P2008/P.

C 21.07.09
Drawings revised in accordance with comments from planning officer regarding planning application 2008/P2008/P.

drawing title
date
scale
author
checked
approved

Proposed Site Elevation
King Henry's Road
495
1:100@A2
15 August 2008
495/P/200
C

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