

RECEIVED 2009

Application Ref 2009/5064/INVALID

23.11.2009

RE: 124A Greencroft Gardens NW6 3 PJ Erection of a single story rear extension

Design and Access Statement

This application is to make amendments for an erection of a single storey rear extension to the garden flat residence which has already been granted in 27 October 2007. The nature of this amended design is to accommodate a green building. The structure is suspended above the ground level on adjustable bearing feet therefore there is no disturbance to the ground. The structural components of the extension comprise structurally insulated panels that are bolted together. The structures use sustainable materials and are considered to have a low visual impact with the sedum planted roof and natural western red cedar cladding material. (Please see roof details for further details of the proposed roof structure.) The access to the rear extension will be through the entrance of flat 124a Greencroft Gardens NW6 3PJ.

Materials and Structural Components

1.0 Base

1.1 Adjustable steel bearing shoes positioned upon existing concrete slab.

2.0 Floor

2.1 Structurally insulated panel systems 167mm thick with 9mm OSB sheathing board to each side

2.2 Breather membrane to underside of floor

2.3 Internal Floor lining to be 18mm WPB plywood

2.4 Dalsouple high durability rubber floor finish

3.0 Walls

3.1 Structurally insulated panel systems 117mm thick with 9mm OSB sheathing board to each side

3.2 95x60mm timber joining splines for panels

3.3 95x45mm head binding timbers for all panels

3.4 Tyvek breather membrane fixed to sheathing

3.5 25mm ventilation void with 25x38 tanalised counter battens. 25x38 tanalised horizontal battens

3.6 External cladding- 18x125 western red cedar panels with 10mm channel and secret fixings

3.7 Standard internal wall finish to be 9mm thick factory sealed Wisa birch plywood staggered in 2400mm x 600mm panels with 2mm spacing.

4.0 Roof

4.1 Structurally Insulated Panel systems 167mm thick with 9mm OSB sheathing board to each side at a 1/60 gradient

4.2 Green roof system supplied by 'Bauder'- Sedum planting including all necessary membranes and retention layers. Installed in accordance with Bauder's recommendations.

4.3 Roof edge trim- Mill finish aluminium with 45mm profile manufactured by Whitesales.

4.4 Standard internal ceiling finish 9mm thick factory sealed Wisa birch plywood staggered in 2400mm x 600mm panels with 2mm spacing.

5.0 Windows / doors

5.1 Rear Elevation: 1 no 1185w x 1830h, Lift / slide high security glazed doors
1no 1915 x 1830h fixed glazed window

5.2 Side Elevation: 1 no 1190w x 1830h fixed glazed window

1 no 840 w x 2570h timber door with glazing 575 w x 1600 h

5.3 Laminated pine frames for stability & strength with vacuum impregnation treatment.
Ready painted low gloss umbra grey

5.4 Double glazing with energy glass- thermal u-value performance - 1.6w/m2K in accordance with Building Regulations.

6.0 Miscellaneous

7.1 All fixings, nails, screws, plates, nuts, bolts washers & damp proof coursing to base and window openings supplied.

I hope this is of assistance to you. Should you require any further information, please contact me.

Jee Eun Lee-Florentino, Agent, 124A Greencroft Gardens NW6 3PJ London NW6 3PJ

Tel 020 7624 0856 M. 07717004452