

## PLANNING SPECIFICATION

Proposed removal box sash window and install French doors. Staircase access to garden :

Flat 2, 30 West End Lane, Kilburn, London. NW6 4PA

### EXISTING CONSTRUCTION:

Face Brickwork: One brick wall thickness. Front access lobby white sand and cement rendering.

Windows and doors: All in timber and decorated in paint finish.

Timber fascia and soffit all painted finish. Gutters and rain water down pipes all in black iron..

Roof Tiles: Concrete interlocking tiles in brown, on sarking felt and timber battens all on a traditional pitched hip timber roof.

All lintels existing in either concrete or timber.

Electrical supply within each flat.

Stormwater and foul drainage all in 100mm salt glazed ware.

Ground and first floors all in timber floor joists.

No parking areas within perimeter of property. All on street parking.

### NEW CONSTRUCTION:

Take out existing box sash window to rear bedroom complete. Take out existing one brick wall below window cill level down to floor level. Make good to all reveals and skirting.

Install new double glazed timber French doors and frame, including top borrowed light to fit opening. Borrowed light to incorporate stained glass to owners design.

Weather timber frame to brickwork reveal with silicone. French doors and frame to be painted finish. Colour to owners choice. Trickle vent to be fitted to head of frame to achieve 10000 mm<sup>2</sup> background ventilation. Existing lintel to remain over head of frame as width of opening not altered.

New external staircase constructed of galvanised metal strings, posts, handrails and balustrading. Height of handrail minimum 900mm. Gaps in vertical balustrading not to exceed 90mm. Design of balustrading to be agreed with black smith/ iron works.

Treads and landing deck to be in treated timber, secured to cleats on side of the string.

Posts of iron staircase to be bolted to concrete pads at floor /garden level.

### GENERAL:

All dimensions to be checked on site.

Decorations to owners choice.

## PROPOSED REAR FRENCH DOORS AND EXTERNAL STAIRCASE AT:

FLAT 2, 30, WEST END LANE, KILBURN, LONDON.  
NW6 4PA.

### WASTE MINIMISATION STATEMENT

#### 1) Demolition and Building Waste

The proposal is to remove a box sash window to the rear bedroom. Demolish one brick wall below window cill level, down to floor level to form a door opening. Existing lintel to remain over opening. This will allow access to rear garden from the flat,

The timber box frame sash window that has been removed complete will be sold on for reuse.

The face brickwork removed under the window to be partly used in the making good to the reveals, in order that the repairs match the existing. The bricks that are not used, to be stored on site for any future repairs to the property.

Build in new timber double glazed French doors and frame with borrowed light over with access to new external staircase.

The new staircase to be in galvanised iron with treated timber treads and landing. Stair case bolted to main house wall and posts bolted to concrete pads in the rear garden area.

Any materials found to be unsuitable, will be deposited to a skip provided by a licensed waste contractor.

The subsoil from the excavations for the base pads will be spread in the beds in the rear garden.

The licensed waste contractor will be appointed locally from within the London area.

#### 2) Building Materials

The builder will only order building materials as required. These will be delivered to site and stored securely at the rear of the property within a compound to avoid damage and waste.

All building materials will be sourced locally when practicable.

All construction packaging and pallets will be separated and recycled where possible using local recycling centres.

END