

THE PROPOSAL:-

to extend the side gable elevation with a single storey entrance porch constructed of matching materials.

THE SITE:-

is an established development of former farmsteads & is a conservation area.

SURROUNDINGS:-

a small residential area consisting of refurbished farm houses + cottages + farm building conversions. The character of the dwellings vary from detached, semi detached, single & two storey. Natural coursed stone walls with stone + slate roof coverings are the norm.

ACCESS:-

Lowden Farm Lane is a surfaced access road from Station Road

PLANNING POLICIES:-

the proposal has taken into account:-

PPS 1 - good design ensures attractive, usable, durable & adaptable places & is a key to achieving sustainable development.
Good design is indivisible from good planning.

In order to ensure that these guidelines are adhered to the proposal shall include reclaimed matching facing material

GENERAL:- the proposal would not affect:-

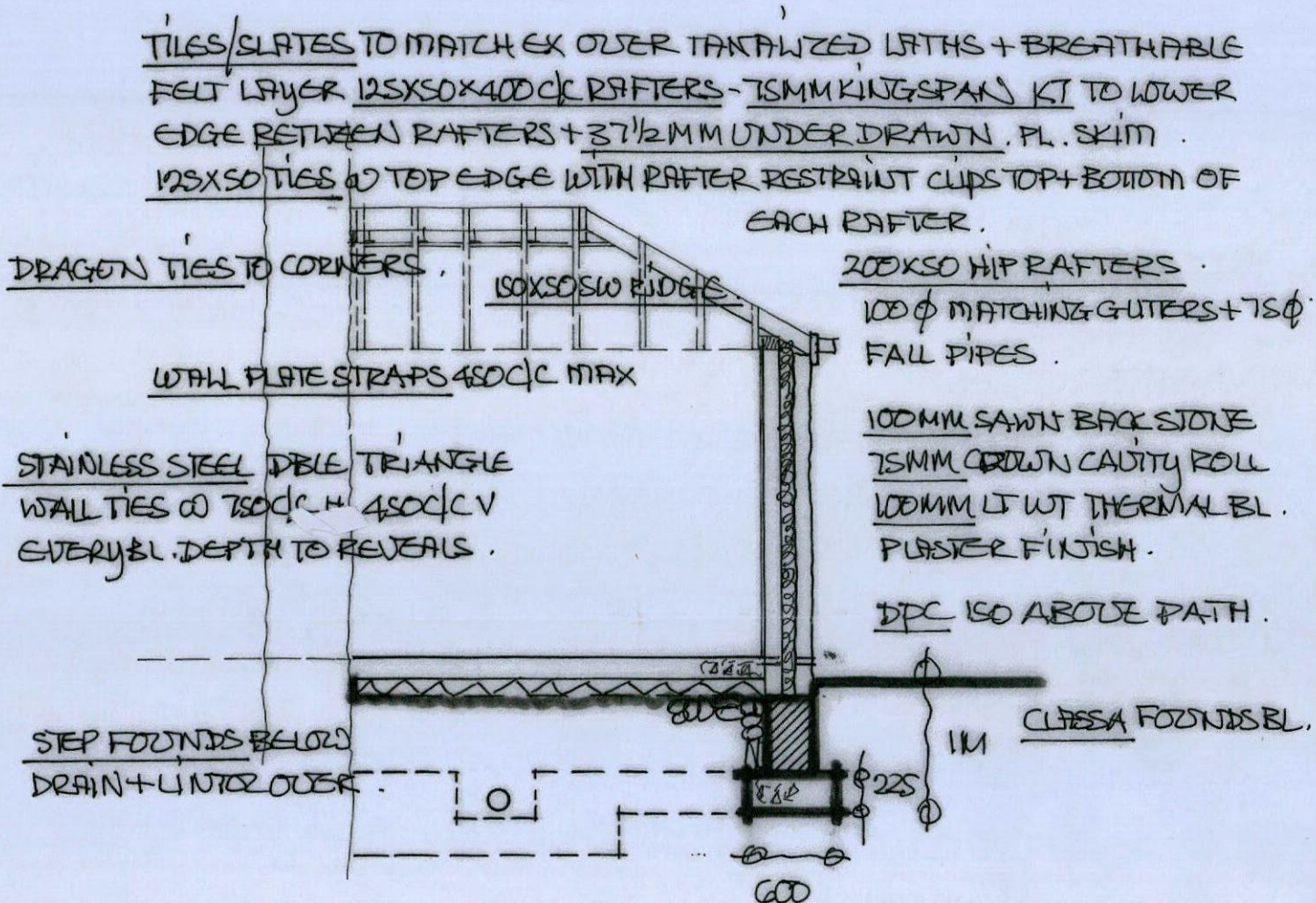
- a) site access or public rights of way.
- b) emergency service access
- c) postal or other delivery services
- d) refuse / recycling collections.
- e) any water course

the position of the proposal ensures that it would not be visible from almost 90% of the Lowden Farm development.

CONCLUSION:-

the small scale of the proposal & the use of matching materials would allow the extension to fit very well into its surroundings & to show compliance with local & national planning policies.

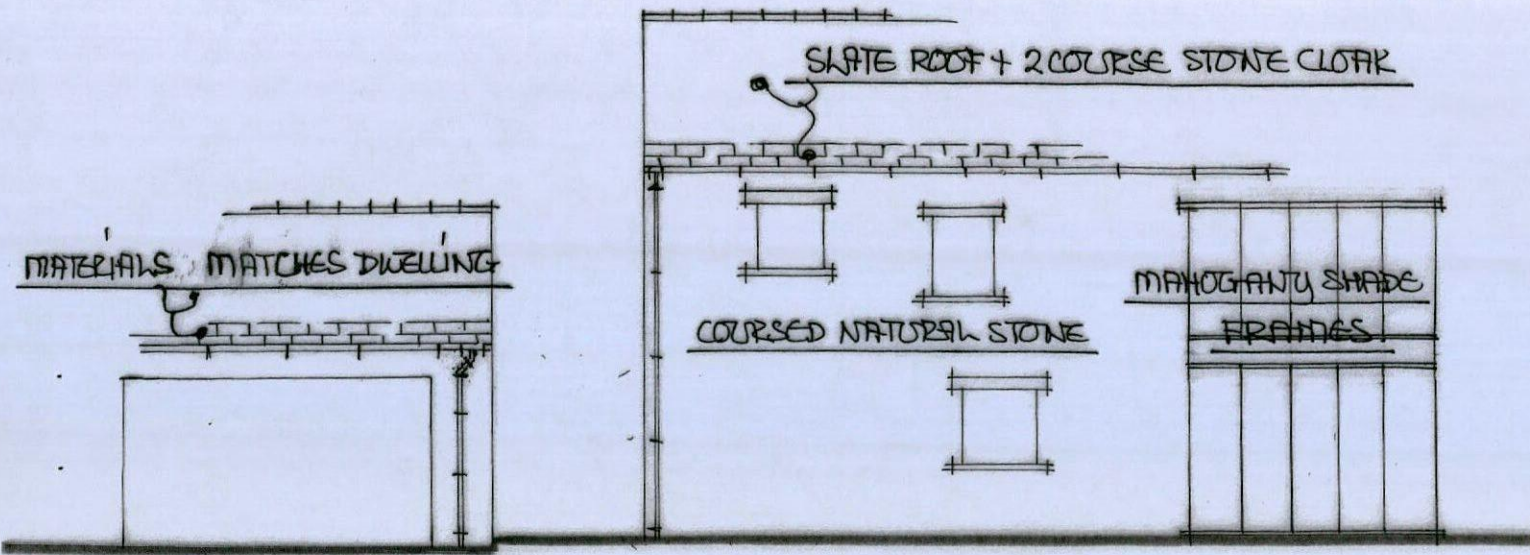
SECTION / CONSTRUCTION DETAILS @ 1:50M.



125 FLOAT FINISH CONC. FLOOR LEVEL WITH EX OVER 75MM KINGSPAN KODE THERM K3 1200G DPM TAKEN THRO' EXT WALLS SAND BUILDING OVER 125MM WELL COMPACT LIMESTONE.

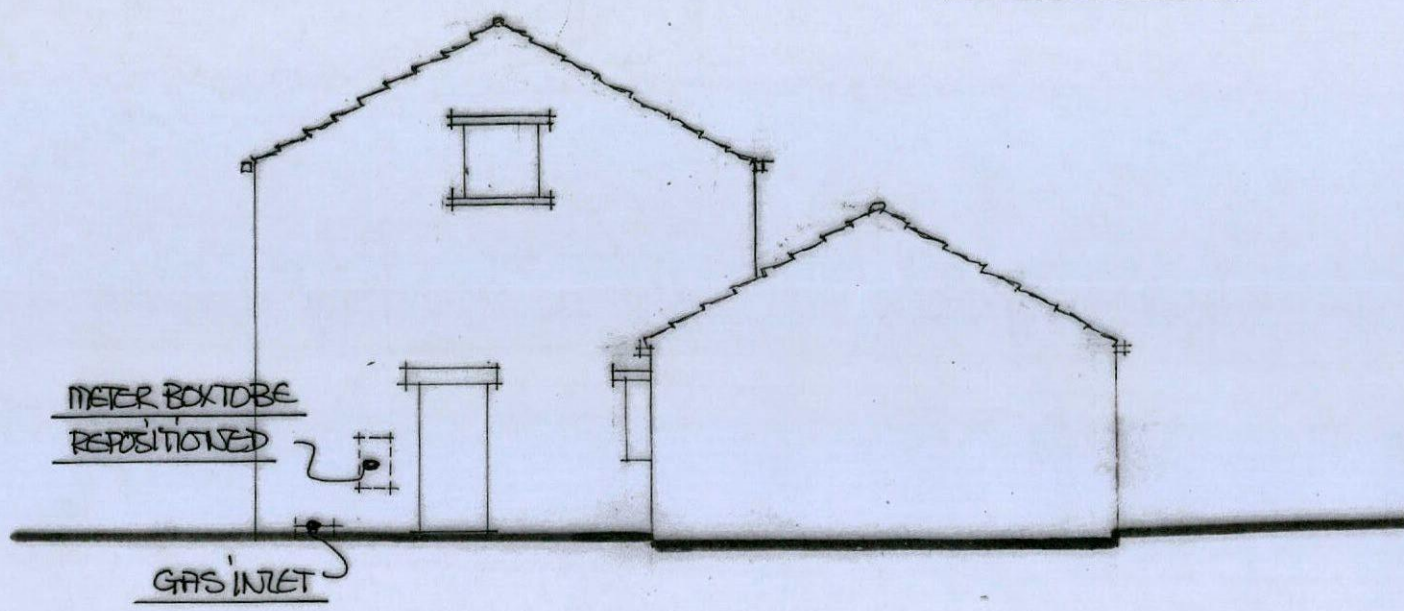
WINDOWS TO MATCH EX 20MM DBLE GLAZE - OPENING LIGHTS TO CLIENTS CHOICE - SAFETY GLAZING TO DOOR + SIDE FRAMES.

WINTOLS FROM CATNIC OR I/G RANGE WITH MATCHING STONE EXTERIOR.



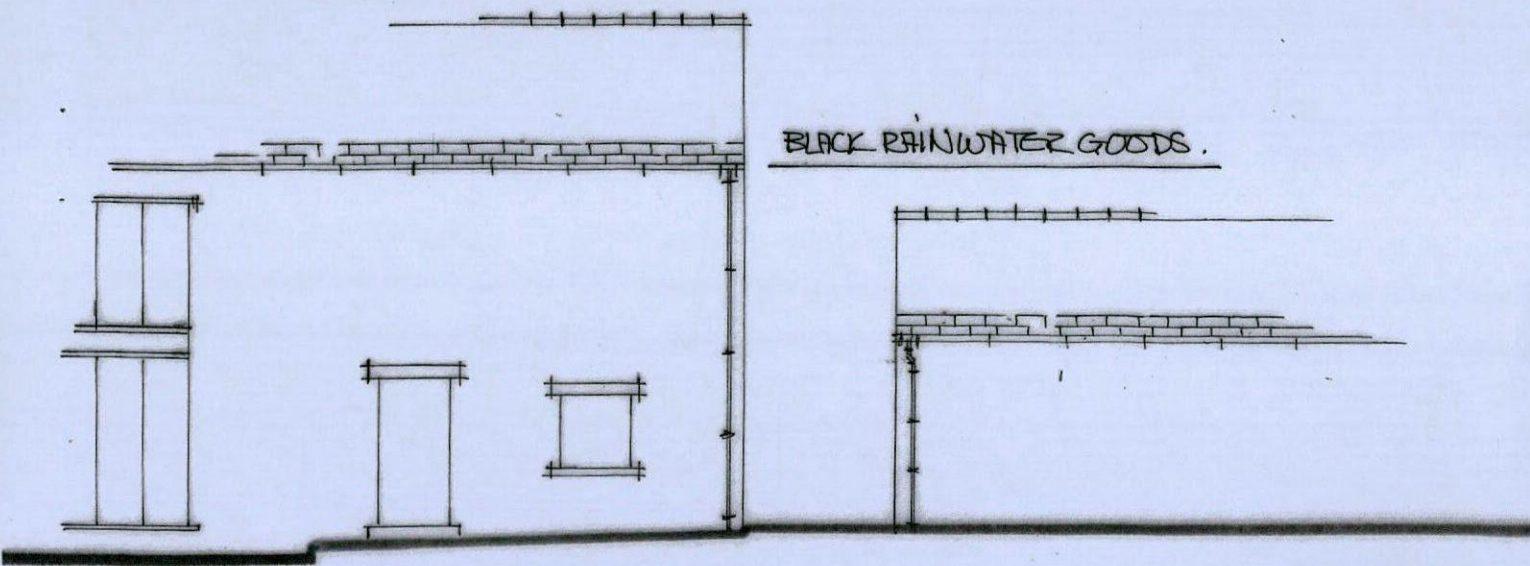
FRONT VIEW.

GABLE VIEW.



REAR VIEW.

SCALE 1:100 M



BOUNDARY WALL ?

RE.

GAS INLET

ASSUMED DRAIN RUNS TO BE INVESTIGATED &)

EXCAVATION STAGE.

HALL

BREAKFAST / KITCHEN

GARAGE

EXISTING GROUND FLOOR PLAN (PART)

SCALE 1:100M

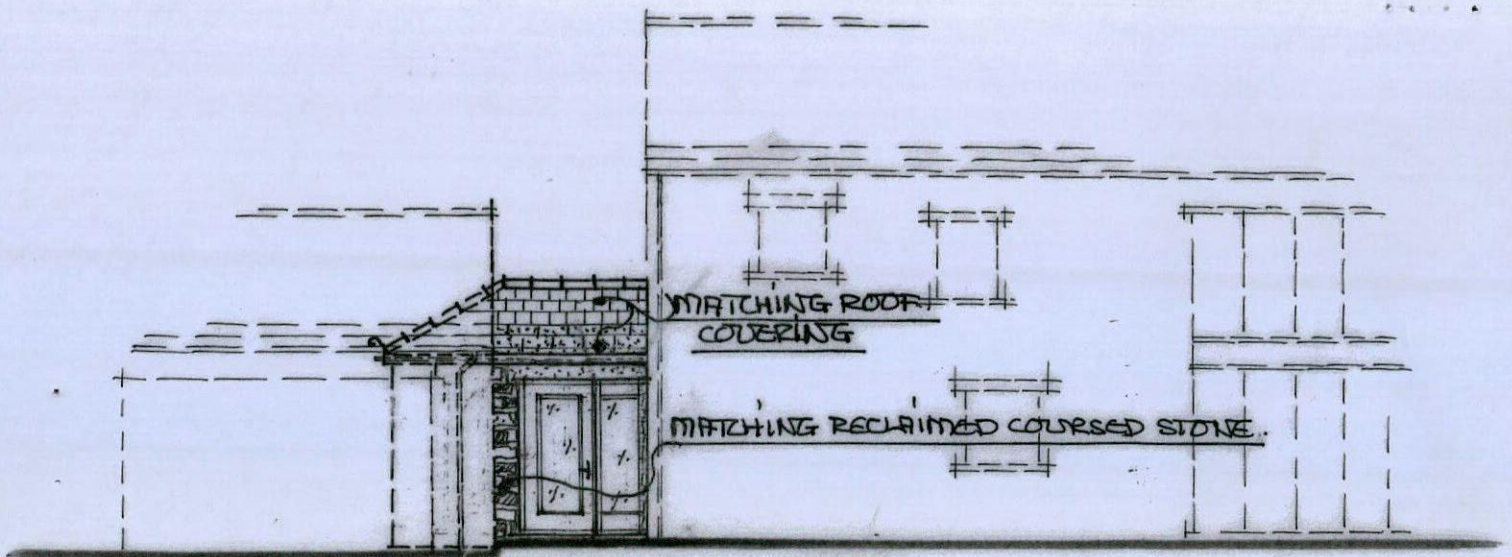
PORCH

HALL

BREAKFAST / KITCHEN

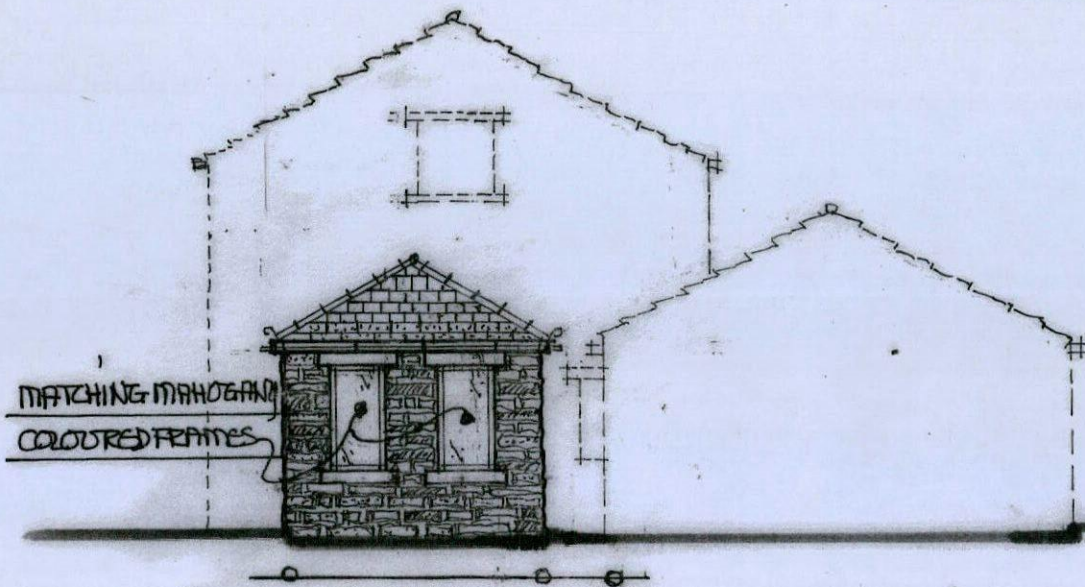
GARAGE

PROPOSED GROUND FLOOR PLAN



FRONT VIEW

GABLE VIEW.

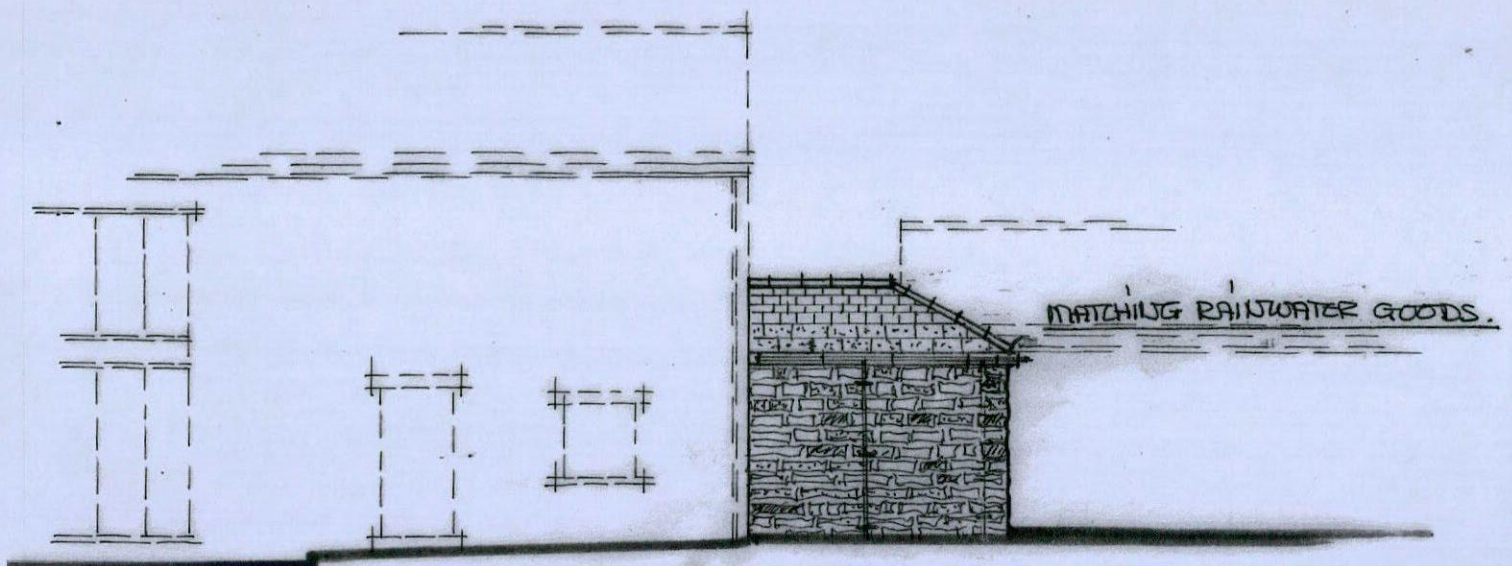


MATCHING MAHOGANY
COLOURED FRAMES

WIDTH TO BE SITE ASSESSED DUE TO GAS INLET + PATHWAYS.

SCALE 1:100M.

REAR VIEW.



MATCHING RAINWATER GOODS.