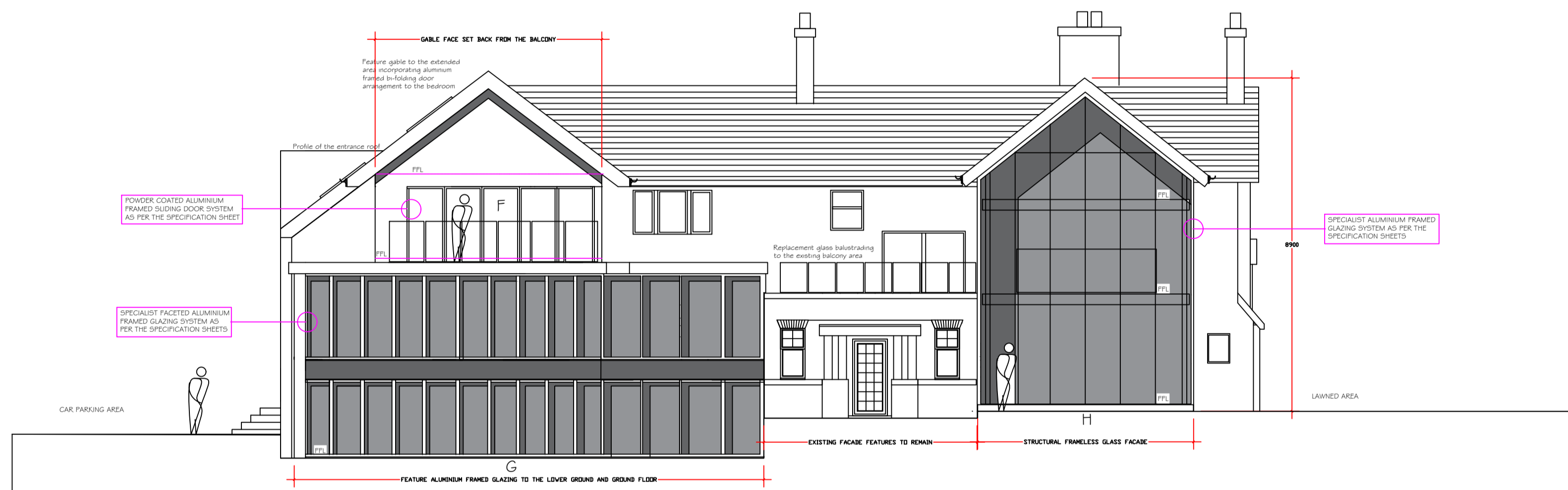
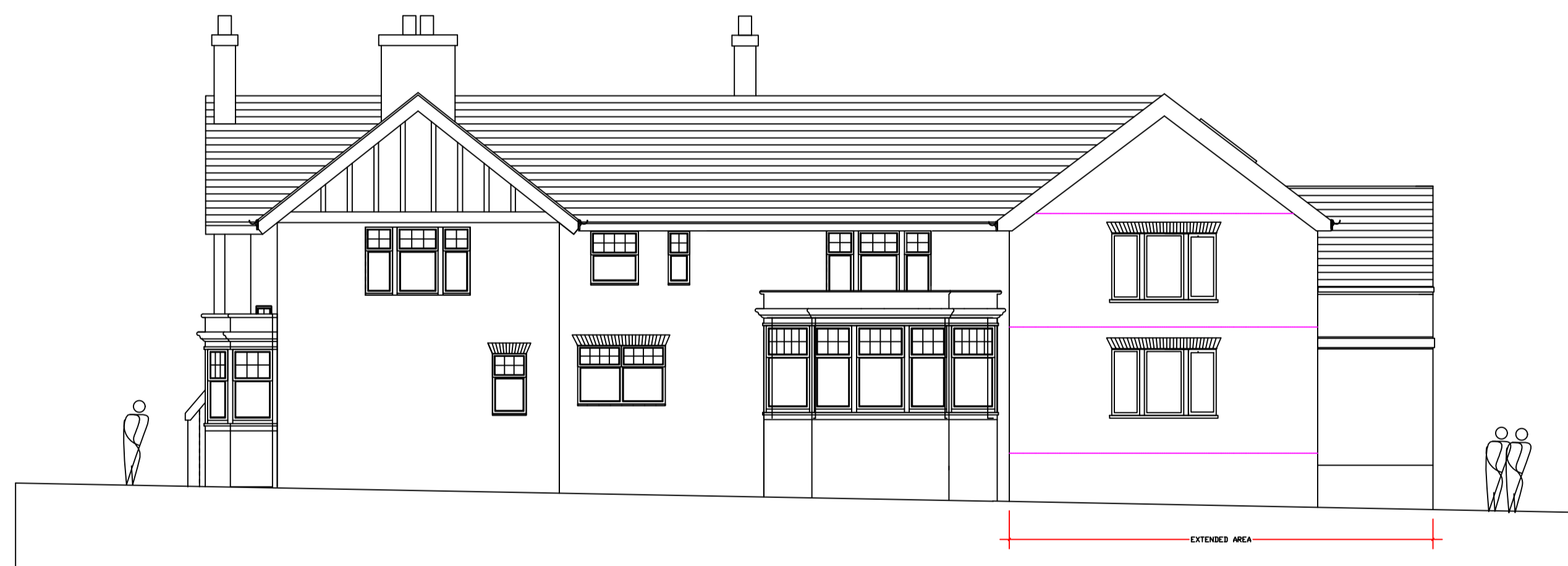




PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

INTRODUCTION

THE PROPOSAL RELATES TO THE PRE-APPLICATION ENQUIRY SUBMISSION AND RESPONSE FROM BLACKBURN WITH DARWEN BOROUGH COUNCIL DATED 19 JUNE 2017. THE DESIGN HAS BEEN DEVELOPED IN LINE WITH THE COMMENTS RECEIVED IN ORDER TO FULLY EXPLAIN THE RE-DEVELOPMENT AND EXTENSIONS TO THE EXISTING DWELLING.

THE CURRENT PLANNING APPLICATION TO ERECT A SEPARATE DWELLING WITHIN THE GROUNDS OF BARCROFT TO THE SOUTH DOES NOT COMPROMISE THE PROPOSAL TO EXTEND AND REDEVELOP THE EXISTING HOUSE AS THE WORKS ARE PRINCIPALLY LOCATED TO THE NORTH AND EAST OF THE DWELLING.

THIS SUBMISSION RELATES TO THE PARTIAL DEMOLITION OF AN EXISTING TWO STOREY SECTION (LOWER GROUND AND GROUND FLOOR) OF THE BUILDING ON THE EASTERN SIDE AND REPLACEMENT WITH A TWO STOREY EXTENSION. THE EXTENSION WRAPS AROUND THE NORTHERN SIDE OF THE HOUSE INCORPORATING A GLAZED FACADE. IN ADDITION THE PROPOSAL SHOWS A GLAZED EXTENSION TO THE EXISTING GABLE ON THE NORTH WEST CORNER OF THE BUILDING. THE HOUSE HAS VARIABLE FLOOR LEVELS SERVING DIFFERENT AREAS AND THE PROPOSED ALTERATIONS RESPECT THESE LEVELS AND EXTEND AND ADAPT THE SPACES. THE CREATION OF SPACES WITHIN THE ROOF AREAS NECESSITATES THE INFILLING OF THE VALLEY CONSTRUCTION AT HIGH LEVEL WITH A NEW FLAT ROOF STRUCTURE LINKING THE TWO RIDGES OF THE EXISTING DWELLING. THESE DRAWINGS ELABORATE FURTHER ON THE DESIGN WHICH WAS PRESENTED WITHIN THE PRE-APPLICATION ENQUIRY.

SPECIFICATION FOR THE PLANNING APPLICATION

EAST ELEVATION

DEMOLITION OF THE EXISTING SINGLE STOREY (DUAL PITCHED) ELEMENT INCLUDING THE LOWER GROUND FLOOR AREA. THE GROUND TO BE PREPARED AND REGRADED FOR THE NEW EXTENSION WORKS.

THE MAIN ENTRANCE TO THE HOUSE IS LOCATED ON THIS ELEVATION INCORPORATING AN ENTRANCE HALL WHICH PROVIDES ACCESS TO THE LOWER GROUND FLOOR AND GROUND FLOOR AREAS. THE ENTRANCE IS ARTICULATED BY RENDER PANELS (A) ACCENTUATED WITH POWDER COATED ALUMINIUM FRAMED GLAZING (B - AND REFER TO THE SPECIALIST DETAIL SHEETS). THIS WILL CREATE A FUNCTIONAL AND ATTRACTIVE ENTRANCE WITH A LARGE AMOUNT OF NATURAL LIGHT. THE REMAINDER OF THE FACADE IS FACING BRICKWORK (C) WITH RELIEF PANELS AND ALUMINIUM FRAMED WINDOWS (D) TO BOTH THE LOWER GROUND AND GROUND FLOOR. THE EXTERNAL GROUND LEVELS FOLLOW THE NATURAL TOPOGRAPHY AND THE EXISTING CAR PARKING AREA WILL REMAIN AS EXISTING. THE ROOF FINISH WILL BE NATURAL SLATE AS THE EXISTING WITH POWDER COATED ALUMINIUM SOFFITS AND FASCIA'S. VELUX ROOF LIGHTS ARE POSITIONED IN THE EASTERN SLOPE SERVING THE SECOND FLOOR AREAS AS SHOWN ON THE PLANS. THE FLAT ROOF AREA WHICH EXTENDS ROUND TO THE NORTH ELEVATION TO BE A SARNAFIL OR EQUIVALENT MEMBRANE.

NORTH ELEVATION (EASTERN SIDE)

THIS ELEVATION IS PRINCIPALLY A GLAZED FACADE (REFER TO THE SUPPORTING TECHNICAL SPECIFICATION) WITH A BALCONY LOCATED AT FIRST FLOOR LEVEL. THE STEEL FRAMED STRUCTURE ALLOWS FOR THE INSTALLATION OF THE SPECIALIST FRAMED FACETED GLASS FEATURE WALL (G) WHICH EXTENDS ACROSS TWO FLOORS PROVIDING VIEWS OUT AT LOWER GROUND FLOOR AND GROUND FLOOR LEVELS. A STEEL RING BEAM SUPPORTED ON INTERNAL COLUMNS TRACES THE PERIMETER AND THE GLAZING SHEATHS THE WHOLE STRUCTURE WITH BLANK PANELS ACROSS THE DEPTH OF THE FLOOR (APPROX 600MM). THE GLAZING WILL BE FIXED TO A CONCRETE PLINTH AND TERMINATE AT BALCONY FLOOR LEVEL WITH A POWDER COATED ALUMINIUM FASCIA TRIM. IMMEDIATELY ABOVE THIS FACADE WILL BE A STRUCTURAL GLASS BALUSTRADE SYSTEM. THE ROOF FINISH WILL BE A POLYMERIC SINGLE PLY ADVANCED SYSTEM MEMBRANE AS PER THE SUPPORTING TECHNICAL SPECIFICATION) ON AN INSULATED SUBSTRATE ACROSS A REINFORCED CONCRETE STRUCTURE. THE MEMBRANE WILL HAVE PROMENADE PAVING SLABS FOR THE BALCONY FLOOR FINISH WITH FREE DRAINAGE BENEATH TO APPROPRIATE DRAINAGE POINTS. AT FIRST FLOOR LEVEL THE GABLE WALL TO THE EXTENSION WHICH IS SET BACK FROM THE FRONTAGE AT GROUND FLOOR (IN LINE WITH THE EXISTING NORTH WESTERN GABLE INCORPORATES AN ALUMINIUM POWDER COATED BI-FOLDING DOOR ARRANGEMENT (F) WITHIN THE BRICK FACADE. THE GABLE VERGES AND SOFFITS ARE IN POWDER COATED ALUMINIUM.

NORTH ELEVATION (CENTRAL SECTION)

THIS AREA IS THE FORMER MAIN ENTRANCE TO THE ORIGINAL DWELLING AND ALL THE PRINCIPAL FEATURES WILL REMAIN WITH THE EXCEPTION OF THE REMOVAL OF THE METAL BALUSTRADING TO BE REPLACED WITH THE NEW STRUCTURAL GLASS BALUSTRADE (E). THE EXISTING UPVC SLIDING DOORS WILL BE REPLACED WITH POWDER COATED ALUMINIUM GLAZED DOORS TO MATCH THE BI-FOLDING DOORS AT FIRST FLOOR LEVEL AS DESCRIBED ABOVE.

NORTH ELEVATION (WESTERN SIDE)

THIS GABLE WALL HAS PREVIOUSLY BEEN ADAPTED AND ALTERED WITH NEW OPENINGS FORMED IN THE FACADE. THE PROPOSAL IS TO REMOVE THE EXISTING OPENINGS AND REPAIR/REPOINT THE BRICKWORK AS THIS WILL BECOME AN INTERNAL WALL WITHIN AN EXTENDED GLAZED FRONTAGE (H). THE GROUND AND FIRST FLOOR LEVELS WILL BE EXTENDED TO PROVIDE ADDITIONAL FLOOR SPACE AT BOTH LEVELS AND THE WALL OPENED UP AS SHOWN ON THE PLANS TO EXPLOIT THE EXPANSIVE VIEWS TO THE NORTH WEST. THE PRINCIPAL STRUCTURE FOR THE EXTENSION WILL BE A STEEL FRAME WITH THE SPECIALIST ALUMINIUM FRAMED GLAZING SYSTEM AS PER THE ACCOMPANYING SPECIFICATION) FIXED BACK TO EACH FLOOR LEVEL AND TIED TO THE EXTENDED ROOF ABOVE. AT FIRST FLOOR LEVEL THE GLAZING WILL HAVE AN OPENING SYSTEM IN PLACE AND THE PROTECTION FROM FALL WILL BE A GLASS BALUSTRADE.

THE ROOF WILL BE A SIMPLE EXTENSION OF THE EXISTING SLATE ROOF WITH POWDER COATED ALUMINIUM SOFFITS AND VERGES.

WEST ELEVATION

THE ALTERATIONS TO THIS ELEVATION ARE MINIMAL. THE GLAZED EXTENSION TO THE GABLE FACING NORTH IS EXPRESSED TO THIS ELEVATION ALSO THE JUNCTION BETWEEN THE GLASS AND THE BRICKWORK WILL BE SET BACK TO ACKNOWLEDGE THE MATERIAL CHANGE AND ASSIST IN EXPRESSING THE NEW AND OLD ELEMENTS WHICH COME TOGETHER. THIS FACADE INCORPORATES ORIGINAL FEATURES INCLUDING THE CHIMNEY STACK, WINDOWS AND BAY WINDOW AT GROUND FLOOR. THESE WILL BE REPAIRED/REFURBISHED AND THE BRICKWORK SUBJECT TO CLEANING AND REPOINTING.

REFER ALSO TO THE FOLLOWING :-

- PHA/100 - EXISTING SITE PLAN
 - PHA/200 - EXISTING FLOOR PLANS
 - PHA/300 - PROPOSED SITE PLAN
 - PHA/400 - PROPOSED FLOOR PLANS
 - PHA/500 - EXISTING / PROPOSED ELEVATIONS
 - PHA/600 - PROPOSED ELEVATIONS/SPECIFICATION
- MATERIAL SPECIFICATIONS FOR THE GLAZING SYSTEMS AND THE ROOF FINISHES TOPOGRAPHICAL SURVEY 3D MASSING VISUALS

Notes:

Notes

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Rev Date Revision

project:
EXTENSION & REMODELLING
OF EXISTING DWELLING
BARCROFT
CARR LANE
BLACKBURN
BB2 6QG

client:
MR & MRS DALAL

drawing title:
PROPOSED ELEVATIONS
/ SPECIFICATION
DRAFT

scale:
1:100 @ A1

drawn: PH checked: PH

date:
16/08/17

project no. PHA/028 drg. no. 600 rev. -