

12th December 2023

Alterations to the roof and the footprint of the building to extend the existing house at ground and 1st floor level.

Design summary

1. The proposed extensions would be barely noticeable from the street level and would not adversely affect the privacy or daylight of the neighbours. Thoughtful design has been applied to maximise the floorspace and practicality of the house for the growing family while respecting the existing character and scale of the house.
2. The applicant would like to use white render for elevation treatment – both neighbouring houses and a large proportion of houses on the street are rendered. The existing brick is of poor quality, in-cohesive and spalling in many areas. The rendered finish would provide an attractive and harmonious elevation treatment.

Outline Fire Safety Strategy

1. The existing building is a detached two storey house in a residential use. The upper floor level is below the 4.5m height when measured from the adjacent surface level.
2. Fire and rescue service pumping appliances can access the front of the house by driving along Hillside Gardens which is a public highway with unrestricted access.
3. It is expected that, in the event of a house fire, residents would exit the house towards the highway and move away from danger.
4. The house should be fitted with suitable fire alarms, smoke alarms and heat alarms, to be inspected by building control. Building control inspector may require an additional equipment, certification and or a separate fire report – the builder and the applicant to ensure compliance with relevant regulations.
5. Fire retardant materials to be used externally in areas within 1m from the boundaries, as required by building regulations.
6. Suitable egress windows to be provided in habitable rooms at 1st floor or an approved fire warning system to be installed.