

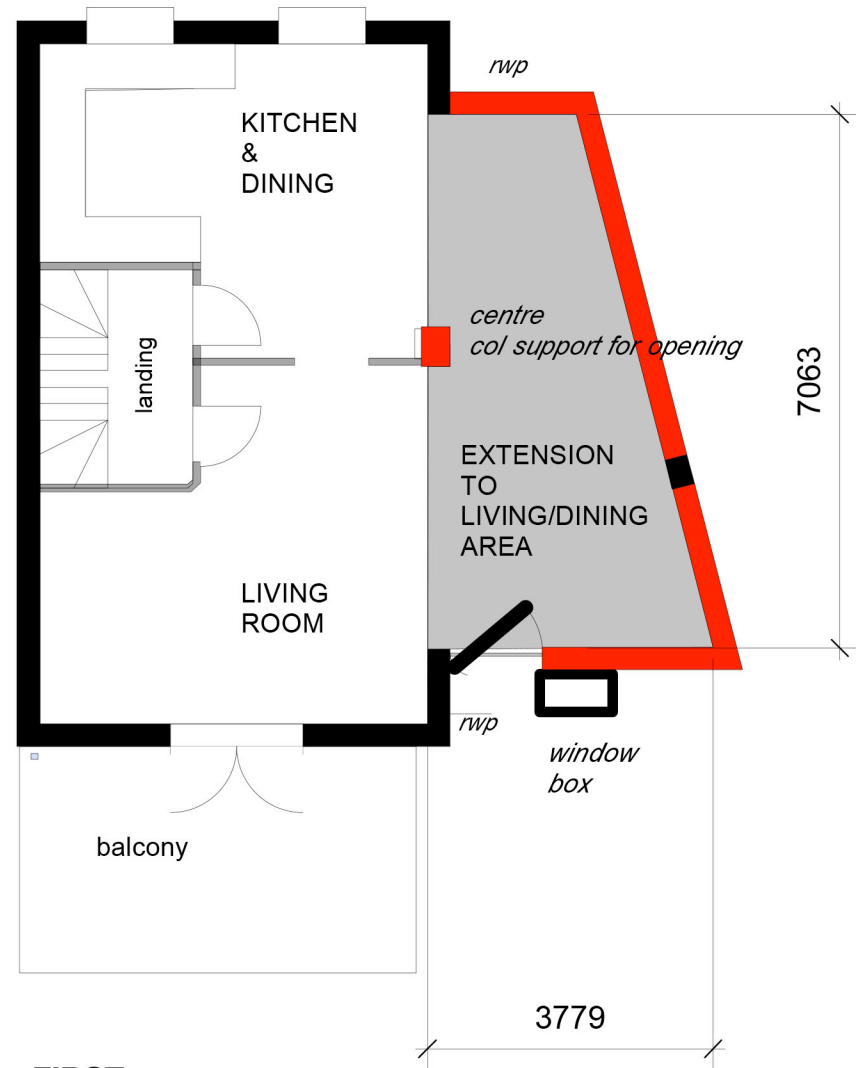


The general intention is an extension of No1 The Moorings at first floor level only - externally expressed as a supported blind bay.

The path, albeit for public use, will be unobstructed by this addition and the land that it spans is within the conveyed boundary of No 1

The path, already narrowed at the gate and further still at the rear, will not in any practical way be reduced by the support columns, chosen to continue the theme set by the front balcony.

The extension will be mainly prefabricated, to reduce the difficulties of construction.



FIRST FLOOR



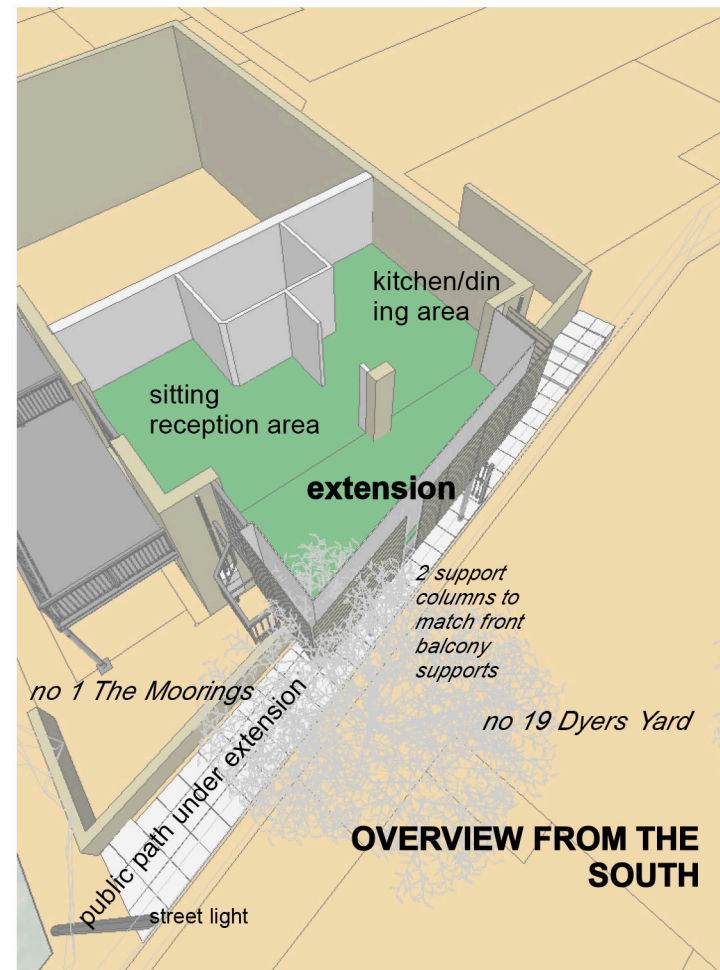
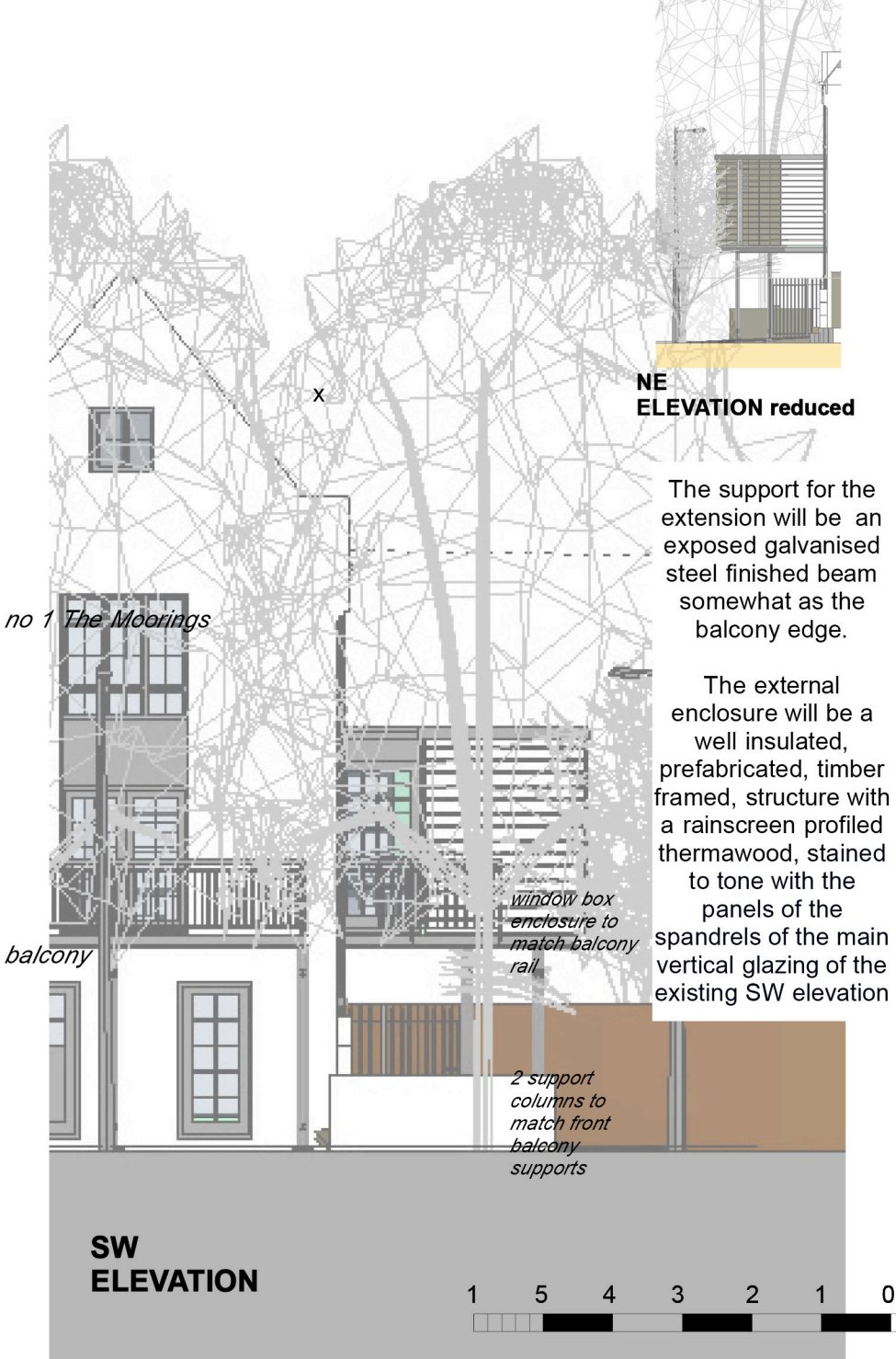
1:100 @ A4

scale of metres

2

plan and general view

20 August 2014



CONSTRUCTION NOTES FOR EXTENSION

1 ROOF

flexcoat membrane or similar
ply base, thermal board, firrings to falls
timber joists
gypsum board ceiling
skim coat plaster

2 EXTERNAL WALL

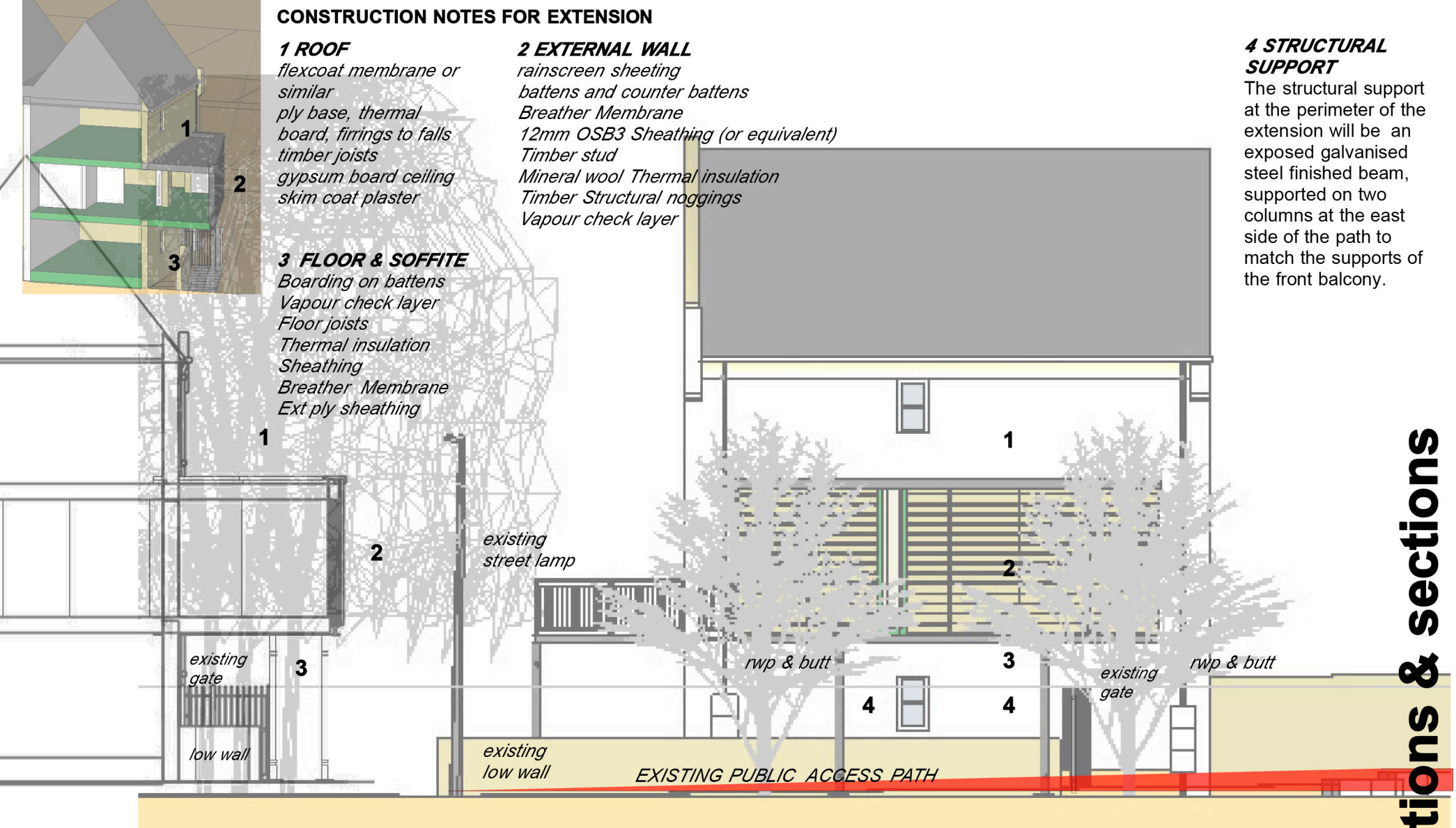
rainscreen sheeting
battens and counter battens
Breather Membrane
12mm OSB3 Sheathing (or equivalent)
Timber stud
Mineral wool Thermal insulation
Timber Structural noggings
Vapour check layer

3 FLOOR & SOFFITE

Boarding on battens
Vapour check layer
Floor joists
Thermal insulation
Sheathing
Breather Membrane
Ext ply sheathing

4 STRUCTURAL SUPPORT

The structural support at the perimeter of the extension will be an exposed galvanised steel finished beam, supported on two columns at the east side of the path to match the supports of the front balcony.



CROSS SECTION

SE ELEVATION



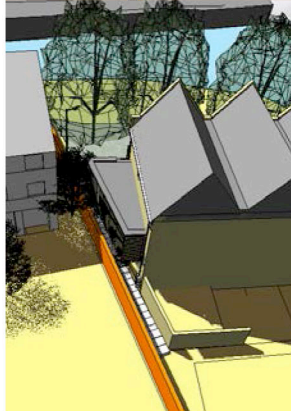
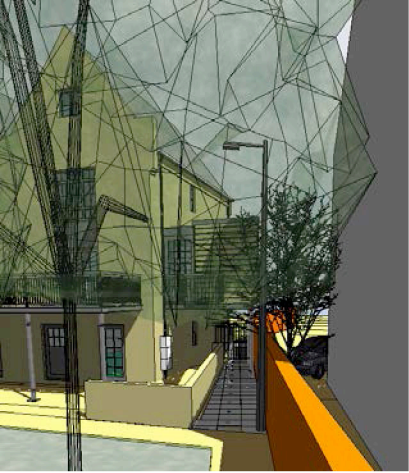
1:100 @ A4

scale of metres

4

elevations & sections

20 August 2014



The addition does not really impact on any view of public significance - certainly not from the Riverside Walk nor the opposite bank.

From approach to houses on the adjoining Indigo Yard, the impact is small and will add some interest to a bland gable.

To soften the aspect at close range, the cladding material has been changed from metal to timber/thermawood and profiled to give greater texture than the previous metal proposed.

The trees shown exist and are approximately correct as to placing and size.