FS COVERING LETTER – 7 Old Rope Walk, Haverhill, Suffolk CB9 9DF
"GROUND FLOOR SIDE & BACK EXTENSION"

Dear Sir / Madam,
We hereby enclose the documentation regarding the Planning Application in reference.
In the planning of these extensions, we have taken many factors into consideration including, with respect to the neighbouring properties, ways of enhancing and maintaining the local character and scale of the extension in comparison with the immediately surrounding properties.
The design has been guided and informed by local plan policies in the area.
Further details about all of these considerations and more are listed below.

EXISTING
The site of the application is in the market town of Haverhill, in a residential area.
It is a detached house surrounded by a green area.
The general character of the area which is well served through amenities such as shops and services nearby in the main town streets is mainly residential and linear in form.
The architectural style is generally uniform with long terraces of two storey dwellings, with small gardens.

Our customers' dwelling has a small garden to the street and a side and back garden.
It is built on two levels with pitched ceramic tile roofs.

AIMS
The aims are to create more bedrooms for the family (6 children), to improve functionality and assure better and accessible services.
We propose a newly built ground floor extension on two sides (north side and rear side to the east) with pitched roof, covered by identical tiles to the existing main house maintaining the same character and identity of the area.

GROUND FLOOR
This extension will create two new bedrooms with a dedicated bathroom on one side and an enlargement of the existing living room to fulfil the necessity for a bigger living and dining room for the family with direct access to the garden.
At the moment the view from the existing kitchen looks towards the neighbours side extension (with its overlooking windows).

MATERIALS
The extension will mirror the existing ground floor appearance with traditional bricks.
The new doors and the new windows on the ground floor will be manufactured with exceptionally high R-values, thermal break frames to achieve energy conservation measures. The construction will use the most eco-friendly available materials for building and decoration at the time of the starting of works, using natural and local materials to preserve the historic environment.

Impact
The overall impact on the character has been considered.
There are no overlooking or overshadowing issues.

Energy & water efficiency
To improve and maintain a quality of life of the environment in which it is located, to minimise energy and water consumption and reduce the water footprint we propose the use ecological shower heads and all available eco-friendly building materials.
The project will comply with the requirements for water efficiency by installing fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Not to exceed 125 litres per day per person.
Solar panels for more individual energy independency have been taken into consideration on the south side extension.

Waste
We intend to minimise the generation of waste during and after construction and to use long-term products, materials, and resources that will remain in the economy for as long as possible, thus reducing environmental impact.

PARKING
The parking in the garage, in front of the house and on the side will assure all the necessary parking.

BIKES & BINS
The customers bins will be placed adjacent to the garage, to the side of the property.

ELECTRIC CHARGE
The existing electric charger, at the end of the own way will be maintained.

INSULATION
The high level of the extension insulation will provide energy efficiency in this part of the building, and this will reduce the building's ecological footprint and it will require less energy for space heating or cooling.
The superinsulation reduces the heat transfer through the walls, roof and floor compared to conventional buildings. The low volume heat recovery ventilation system, maintains air quality.

HEATING
The heating will be with heating radiators..

DRAINAGE
Through the design, due to the slope structure good drainage is ensured as much as possible.

WHEELCHAIR ACCESS
On the ground floor, the new bedrooms and the bathroom have been provided with larger doors assuring wheelchair accessibility to the entire area.

OVERSHADOWING
The proposal does not affect any neighbour with overshadowing.

OVERLOOKING
The proposal does not affect any neighbour with overlooking..

Thank you for your consideration. *Art & Architecture Ltd.*