ROOT PROTECTION ZONE (RPZ)

T13 RPZ = 707m/2
Proposed extension footprint = 33m/2
Area to be demolished = 6m/2
Net additional area proposed = 27m/2
% additional incursion into T13 RPZ = 4%

GROSS INTERNAL FLOOR AREAS (GIA)

Ground floor - 109m/2
First floor - 99m/2
GIA to be demolished = 5m/2
Net additional GIA proposed = 21m/2
% increase in GIA = 10.5%

T13

NO TREE PRESERVATION ORDER
BUT PROTECTED BY VIRTUE OF BEING
WITHIN A CONSERVATION AREA

No-dig patio construction to be used
Geotextile membrane over 100mm 40-20mm angular
stone laid into Cellweb TRP cells. Paving laid on
35mm 6-20mm crushed open graded rock
Joints filled with course sand or other permiable material

4-pane clear slimline fixed rooflight
Slimline framed clear glazing to offer lightweight
connection to existing structure

Surface water drainage to be connected
into existing surface water drainage serving
previous extension - no new soakaway formed
within RPZ of T13

Extent of Root Protection Zone
(RPZ) of T13 - Horse Chestnut

Existing modern window opening to be blocked up with
salvaged/reclaimed brickwork to best match existing

New window opening formed. Brickwork salvaged for re-use

Existing modern stud wall to be re-built
Door to be relocated

Existing door retained and blocked up behind

Existing modern timber steps to be removed
to reveal original brick steps below

Service void to be created to connect
with first floor drainage as required

Existing modern window opening to
be adjusted to be more traditional
in form/scale and central on gable end

Outline of structure
to be demolished

Existing doorway to be blocked up with
matching masonry construction with rendered
finish to match

Kitchen - Garden Room
Boot Room
Utility
Plant room
Shower
Sitting Room
Family Room
Hallway
View Through
Garage
No.1

7.69
3000 mm
5160 mm
4510 mm
2730 mm
4530 mm
4615 mm
5000 mm
6000 mm
2270 mm
3000 mm
17415 mm

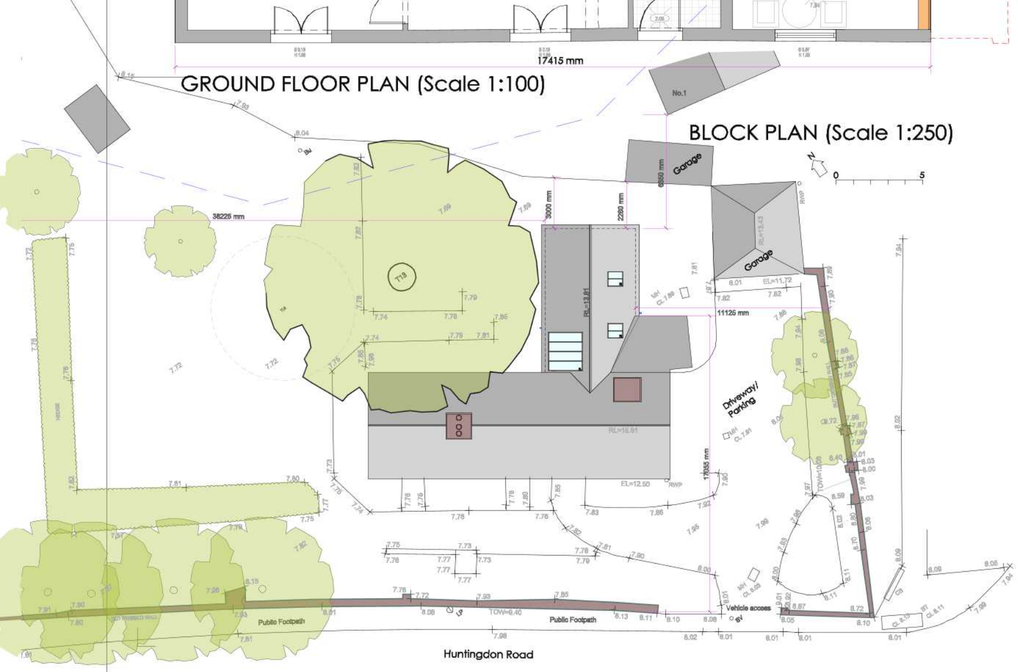
GROUND FLOOR PLAN (Scale 1:100)



REAR (NORTH) ELEVATION (Scale 1:100)

MATERIALS LEGEND

1 - Soft red facing brick with lime mortar
2 - Vertically seamed zinc/aluminium cladding in grey/mushroom
3 - Expressed oak framing (seamed cladding to butt up to underside)
4 - Smooth grey slates to match existing
5 - Slim framed aluminium windows/doors in dark grey/black
6 - Conservation rooflight set within depth of roof
7 - Zinc rainwater goods



BLOCK PLAN (Scale 1:250)



SIDE (EAST) ELEVATION (Scale 1:100)

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Project:	Drawing title:	Scale	Date	Drwg No.	Revision
Holme Cottage, Huntingdon Rd, Wyton	As proposed Ground floor plan, block plan and elevations	1:100@A2	Mar 25	22369_11C	

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.