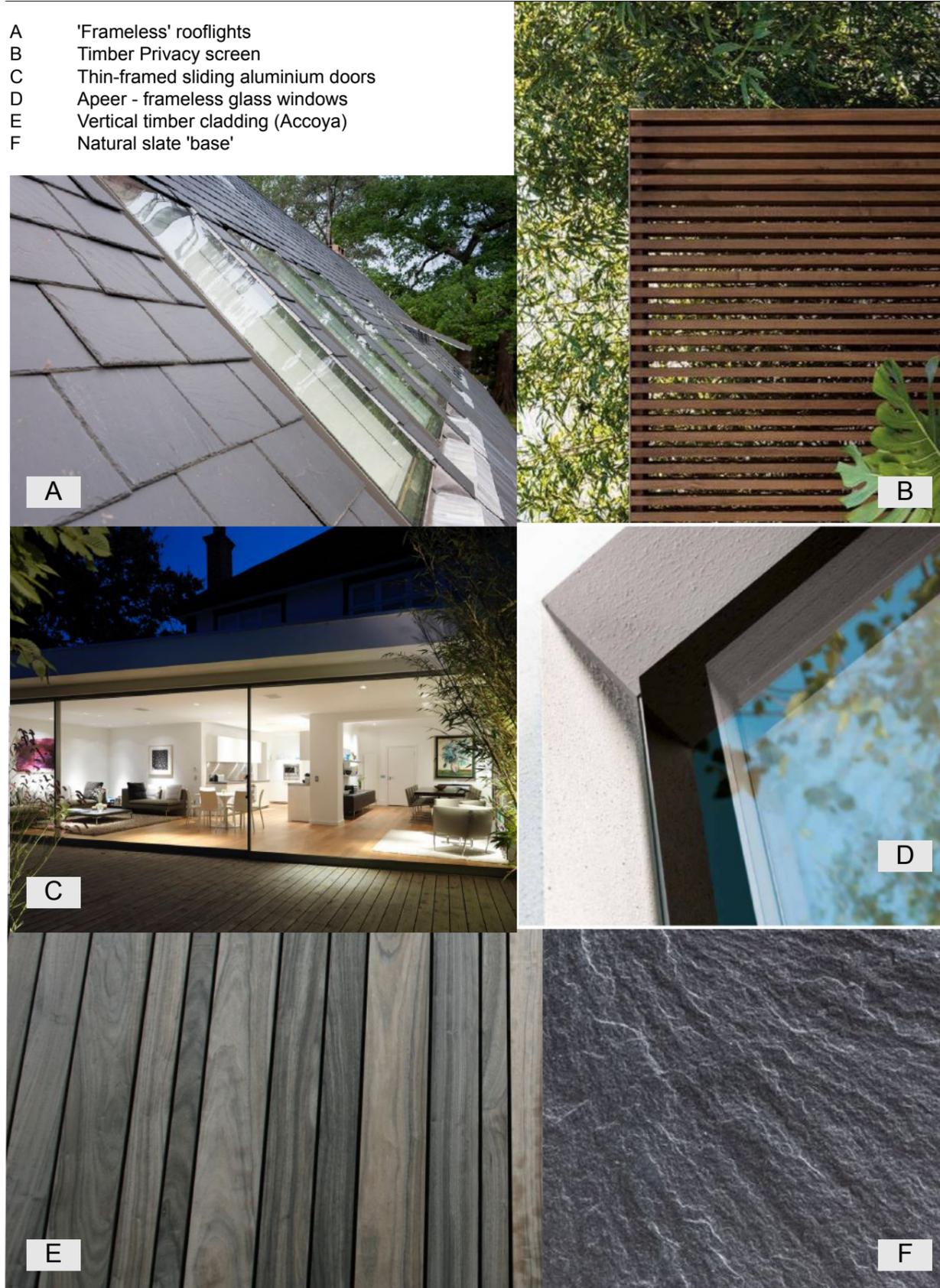


- A 'Frameless' rooflights
- B Timber Privacy screen
- C Thin-framed sliding aluminium doors
- D Apeer - frameless glass windows
- E Vertical timber cladding (Accoya)
- F Natural slate 'base'



The new extension and alterations/upgrades have been designed such that they will comply with or exceed the current Guernsey Technical Standards (Building Regulations).

The original bungalow has been extended to the South in the recent past and this part of the building will therefore perform better thermally already. Our proposal wraps around the Western and part of the Northern end of the original house, thereby improving the overall thermal performance despite adding more volume.

The extension has been designed to fit within the area that has already been developed, i.e. conservatory and hard landscaped area. This means there is no additional impact on the soft landscaping or any existing trees or bushes.

The design makes best use of natural light, preventing the need for artificial lighting during the day, including those existing spaces within the original house, as well as adequate natural ventilation through the building.

The new extension will be constructed predominantly using a highly insulated timber frame that also integrates with a small section of steel primary roof structure, to allow us to keep an open glass corner facing the garden. The timber cladding and all the new fascias, soffits, trims and sheathing will be Accoya (acetylated softwood) from fast growing FSC sources and thereby more sustainable than plastic or hardwood, but with the same level of long-term performance. All paint finishes to these will be opaque stains that use plant oils, thereby reducing VOCs in the build to a minimum.

All materials will be sourced through local supply agents and, where possible, embedded energy will be kept as low as possible through use of more regional material, keeping shipping distances to a minimum.

All new brassware will utilise water saving methods, such as aeration, to minimise water usage.

Waste

Being a step down, the existing conservatory base will remain underneath the new floating floor structure, reducing the amount of demolition waste created. The dwarf wall and planters that are removed will be crushed and used for hardcore for the new entrance ramp. The double-glazing from the old conservatory will also be stripped and non-toughened sheets recycled with the remainder also crushed for re-use, and with the metal spacers set aside for recycling.

Waste removed from site will therefore be kept to a minimum and any remaining material that can't be re-used on site will be separated out for recycling.