Design and access statement

Nookside, Whitby Road, Robin Hoods Bay, YO22 4PB

Currently the property is an older chalet bungalow which is poorly insulated compared to today's current requirements and is lacking in storage space. It is all electric and fuel bills are excessive for the size of property. There is no gas at the property.

The property is on the hill leading down to the main old Bay Village and is bordered by two modern dwellings. The existing entrance is to the side of the dwelling and is accessed via a number of steps through a modern side porch of brick and UPVC construction

The proposal.

It is proposed to construct a single storey extension to the side of Nookside to form an attached garage and study. The land to the side is currently the main entrance to the property so it is also proposed to move the entrance to the front and construct a new front porch.

The proposal is on the lower side so the garage floor will be lower than the existing dwelling so roof height will be lower and have less impact on the neighbour. After consultation with the Planning section a request was made to look at the roof design over the garage as currently a flat roof is proposed. This has been assessed and a mono pitch to the side running from the existing house eaves to the side of the garage would not achieve a suitable pitch for the tiles, approx. 10 degrees. A steeper pitch would cut into the existing house roof and not give a uniform design. A further alternative running the pitch from front to back would mean the height of the garage would need to be increased and a large gable end constructed having a greater impact on the lower neighbour. A combination of flat roof and pitch roof is therefore proposed.

The rear study will have to be at the same level as the house for access reasons. The floor under the study will be put to use to provide additional garden storage.

The garage will also have a level of insulation. Although it is not proposed to heat this area the structure will provide shelter to the current side elevation, improving insulation to the main residence.

The introduction of the garage and study make this a more attractive property to live and work from making a permanently occupied dwelling which must be good for the sustainability of the community of Robin Hoods Bay.

The proposal will better utilise the side area and provide much needed storage space and improve insulation to the property. As the rear is approx. south facing the rear roof over the proposed study will have a solar panel installed to off-set fuel bills and make a greener more sustainable home.

The proposal would result in the flat roof modern side porch being removed.

As the rear is south facing there will be no over shadowing of the neighbouring property by the proposal

Moving the entrance door and porch to the front of the property will make the dwelling more accessible. Currently the side entrance involves negotiating a number of steps to gain access. Although some steps will still be required these will be reduced and more user friendly design used.

A Velux window will be installed over the stair to provide natural light to the hall. Overlooking should not be an issue as this is above the stair and there to provide natural light to the hall and stair.

The proposal would still leave a large area to the front of the property for parking of three medium size vehicles plus a further space in the proposed garage.

Nookside, Whitby Road, Robin Hoods Bay.

Specification

Foundation

Excavate to a minimum depth of 1.0m or at a depth to suit ground condition. Concrete 600mm wide x 225mm minimum thickness. Semi engineering brickwork below ground level with weak mix concrete cavity fill 225mmbelow dpc.

Floor to garage

100mm concrete, 1200g membrane on 50mm Quintherm insulation. 25mm perimeter insulation to prevent cold bridge. 1200g Dpm linked to dpc on blinding and hardcore as required. Hardcore to be mechanically compacted sulphate free material.

Floor to study

Base floor to be 100mm concrete, 1200g Dpm linked to dpc on blinding and hardcore as required. Hardcore to be mechanically compacted sulphate free material.
Main floor to be pre stressed beam and block floor with 80mm Quintherm insulation and 65mmm screed finish

External walls

Brickwork to match existing, 100mm cavity filled with Drytherm 32 insulation, 100mm thermal insulating Durox Superbloc or thermalite turbo blockwork.. Wall ties at 450mm c/c horizontal and 750mm c/c vertical. Thermal closers to reveals. Two course blue brick dpc with Astos felt dpc 150mm above external ground level to both inner and outer leaf. Plasterboard and skim finish to the study area

Roof to garage

Single ply membrane on 50mm Quintherm insulation. 22mm ply decking, 47 x 220 flat roof joists at 450mm c/c. Galvanised roof straps at 2.0m c/c. Insulate between joists up to underside of roof insulation.

Roof to study

Roof tile to suit pitch and to match existing in style where possible and colour. 150 x 50 rafters and ceiling joists 450mm c/c. 12.5mm plasterboard and skim finish. Galvanised roof straps at 2.0m c/c. 300mm fibre Insulate between and over joists in two layers.

Roof light over stair

Double up joists and bolt together around roof light. Insulate locally with 75mm Kingspan or similar between rafters and 50mm under with plasterboard and skim finish.

Glazing and ventilation

Double glazed windows with 16mm air gap, argon filled with low E coating to achieve minimum U value of 1.6W/m2k. Openable light to window with trickle vent 4000mm^2.

Safety glazing to critical location to rear door.

The study should have a suitable window for means of escape in case of fire. The dimensions of any such a window must be such that there is a clear unobstructed openable area of not less than 0.33 sq.m. Furthermore, no side may be less than 450mm wide or 450mm high. The bottom of the openable area should be not more than 1100mm above the floor.

Support to openings.

Fit Catnic or similar lintels to new door and window openings.

Drainage.

Storm water to be taken to the existing system as there insufficient room for soakaway and water drains poorly from the site.

General

Lighting having a luminous efficiency greater than 45 lumens per circuit watt should be fitted throughout extended area.

Electrics.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed. Inspected and tested by a person competent to do so who is registered under a Part P self-certification scheme.