

Design and access statement

Westfield, Sledgates, Fylingthorpe, YO22 4TZ

Currently the property is an older three-bedroom semi-detached dwelling leading down into the village of Fylingthorpe. The rear bedroom in question is very small and is now unsuitable for the growing family. The family are local to the village and would like to remain in the area so extending is a preferred option to accommodate their needs.

The proposal.

It is proposed to construct a first floor extension to the rear to form an enlarged bedroom for one of the children living at the property.

The property sits in a large plot of land so the extension is viable given the size of the plot.

It is proposed to build the extension in light weight construction which will be thermally insulated to be better than current requirements and also help reduce wall thickness to maximise internal space.

A flat roof is proposed for the extension. This would be in keeping with adjacent properties. Although guidance may prefer pitch roof design the extension is located to the rear which faces open fields and is not visible from the road. As previously stated there are other extensions locally of similar larger design.

The introduction of the extension would make this a more attractive family property to live in keeping a permanently occupied dwelling which must be good for the sustainability of the community of Fylingthorpe and Robin Hoods Bay.

The proposal will better utilise the rear bedroom and provide much needed space and improve insulation to the property.

The proposal would still leave a large area to the front and side of the property for parking of three or more vehicles.

Specification

Foundation

The existing foundation should be exposed prior to commencement to check that it is suitable for the new loading. Underpin as required if found to be unsuitable.

First Floor

175 x 50mm joists at 450mm c/c. 22mm chipboard flooring, infill between joists with 100mm mineral wool insulation. Plasterboard and skim finish to ceiling

External walls

Light weight timber frame construction. 100mm Celotex insulation between 50 x 100mm timber studs. 25mm Celotex over the internal face with plasterboard and skim finish. External face external grade plywood with mesh and render finish to match existing.

Roof

Single ply membrane on 120mm Celotex TB3000. 47 x 175mm flat roof joists at 450mm c/c. 12.5mm plasterboard and skim finish. Galvanised roof straps at 2.0m c/c. Insulate between joists up to underside of roof insulation.

Glazing and ventilation

Double glazed windows with 16mm air gap, argon filled with low E coating to achieve minimum U value of 1.8W/m²k. Openable light to window with trickle vent 4000mm².

The first floor habitable room 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.

Structural design

The structural design will be assessed by a Structural Engineer with calculations for the steelwork and timber frame construction as required.

Drainage.

Storm water to be taken to soakaway if ground suitable. 5.0m from building and boundary. Percolation test to be carried out prior to installation.

General

Fit thermostat to new radiator. 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.