

Design and access statement

Westfield, Sledgates, Fylingthorpe, YO22 4TZ

Revision A

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 pitch roof is proposed for the extension to match existing and to meet design guidance.

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.

NYMNPA

10/12/2021

Westfield, Sledgates, Fylingthorpe

First floor rear extension

Ref NYM/2021/0894/FL

Floor area calculations.

A. Total existing dwelling floor area when first constructed

Ground floor, includes front lounge, hall, kitchen dining room
 $5.9\text{m} \times 7.6\text{m} = 44.84\text{m}^2$

Ground floor former scullery annex
 $3.6\text{m} \times 3.0\text{m} = 10.8\text{m}^2$

First floor bedrooms, landing and bathroom
 $5.9 \times 7.6 = 44.84\text{m}^2$

As built when new floor area $44.84 + 10.8 + 44.84 = 100.48\text{m}^2$

B. Total area of previous extensions

Dining room extension (was previously conservatory)
 $2.6\text{m} \times 2.7\text{m} = 7.02\text{m}^2$

C. Total area of proposed extension

Proposed bedroom extension
 $3.15 \times 2.1\text{m} = 6.615\text{m}^2$

30% of $100.48 = 33.5\text{m}^2$

Area of all extensions = $7.02 + 6.615 = 13.635\text{m}^2$

The proposal therefore acceptable within the guidance CO17

NYMNPA

10/12/2021

Westfield, Sledgates, Fylingthorpe

Specification

Revision A

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

Tiles to match existing on battens and breathable membrane. 125 x 50 rafters and ceiling joists at 450c/c. 12.5mm plasterboard and skim finish. Galvanised roof straps at 2.0m c/c. Insulate between joists with 100mm mineral wool insulation and lay a further 170mm above. 270mm total minimum thickness 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.

NYMNPA

10/12/2021

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.