

The Old Surgery, Mount Pleasant South, Robin Hoods Bay

Design and access statement.

The old Surgery is a detached bungalow with a pitch roof and flat conservatory to the rear. This is the residence of a local lady who has lived in Bay for several years.

The conservatory needs some renovation as the roof is leaking and, like the majority of conservatories, it is hot in the summer and cold in the winter.

To future proof the property for the current owner it is intended to remove the old roof and fit a new pitch roof to match the existing. It is also proposed to remove and fit new windows and fit a wide door to the side for easy access for a disability scooter for the use of the owner. There will be no increase in footprint area of the property.

The proposal therefore allows a local person to remain loyal to the village, allows access to their friends, family and businesses and future proofs their life in Robin Hoods Bay.

NYMNPA

14/08/2023

Specification

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Foundation

Excavate trial hole and expose existing foundation to determine if suitable for the proposed new loads. Underpin as required.

Floor

Floor to remain unaltered, make good where patio doors removed.

External walls

Brickwork to match existing, 75mm 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. Line existing walls with 50mm thermalite plasterboard to give higher U value. Skim finish to plasterboard

Pitch Roof

Tile colour to match existing roof pitch. Battens and breathable roofing felt. 47 x 175 rafters at 400mm c/c. 12.5mm plasterboard and skim finish. Galvanised roof straps at 2.0m c/c. 100mm Celotex between rafters and a further 50mm under rafters. Structural ridge beam to be used to support rafters to prevent roof spread.

Glazing and ventilation

Double glazed windows and doors with 16mm air gap, argon filled with low E coating to achieve minimum U value of 1.4W/m²k. Openable light to window with trickle vent 4000mm².

Safety glazing to critical location to rear door.

Support to openings.

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

Drainage.

Storm to be taken to the existing system

General

Fit thermostat to new radiator. Lighting having a luminous efficiency greater than 75 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.