

# Camphill Architecture & Development Ltd

The Studio 9 Ainthorpe Lane Ainthorpe Nr Whitby North Yorkshire YO21 2JN

Website: [www.camphillarchitecture.co.uk](http://www.camphillarchitecture.co.uk)

**DORMER ROOF ADDITION & PORCH ENLARGEMENT ABBEY VIEW SNEATON LANE RUSWARP NR  
WHITBY YO225HW for Mr Colin Boyes & Mss Carol Halton**

## **Design and Access Statement**

### **Nature of Project: Porch extension and dormer additions**

Design Scope: Existing dormer bungalow in rural setting close to the Yorkshire Water treatment plant and offices and adjacent 'The Riggs' similar dormer bungalow and served by private road in the ownership of Yorkshire Water from the Sneaton Lane entry with existing single storey flat roofed entry porch demolished and replaced and enlarged. The house floor level carried into the extension to avoid present trip hazard with matching finishes comprising buff facing brickwork, interlocking concrete roof tiles in new pitched roof arrangement and white uPVC framed double glazed windows and door.

Two dormer additions to North West elevation on similar plan set out to the existing South East elevation dormer with matching tile hanging to dormer cheeks and returns and pitched roof with matching interlocking roof tiles to main roofing., white uPVC windows double glazed – see attached general photographs for existing finishes etc.

Access: No changes to the general pedestrian access to the front of property other than existing stepped entry to porch in handed arrangement off the tarmac drive retaining existing turning clearances.

05.11.18

NYMNPA

06/12/2018

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### Outline Specification of Works

11251/18/07rev A

## 1.0 Building work

### 1.1 Substructure

1.1.1 Porch extension (following dismantling of existing uPVC door and windows, roof and removal of ALL old substructure brickwork, foundations, sub base fill and concrete floor) with cavity blockwork off strip foundation comprising 2 - 100mm 7.0Kn/mm<sup>2</sup> Tarmac Topblock concrete blockwork laid in 1:3 cement mortar with C10/20 OPC concrete fill to external ground level with 250mm Delta or similar stainless steel ties @ 5/m<sup>2</sup> and built off 600x200mm C25/20 OPC concrete strip foundations; bearing to suit existing foundation level but not less than 900mm below ground level; formation with 100mm DOT type 1 sub base with blinding incorporating Visqueen 1200 gauge DPM with butyl mastic taped joints and turned up at perimeter to suit existing ground level; 2no 225x225mm air bricks incorporated corresponding with existing on Sitting room

### 1.2 External walls

1.2.1 Porch extension with 300mm cavity brickwork to match existing (note 10 courses to 800mm so 69mm bricks); 100mm cavity with full fill insulation comprising Knauf insulation 150mm Knauf Dritherm 32 Ultimate cavity slabs tightly fitted in accordance with manufacturers details and incorporating 250mm Delta or similar stainless steel cavity ties @ 450mm c/s horizontally and vertical c/s with minimum 50mm embedment and additionally at 225mm vertical c/s at door and window openings; 102mm buff facing brickwork external leaf cousing 69mm depth @ 10 to 800mm and Thermalite or similar high strength Aircrete inner leaf (to provide 0.18 U value); both skins laid in 1:3 cement mortar with plasticiser on Hyload pitch polymer DPC; Cavalok Building Products Bigblok cavity closer ref:BBS-100-HOR together with corner pieces, corner insulation and ties at door and window openings; IG or similar galv steel insulated lintols 1300mm span at 1no door and 1no window opening built in as work proceeds; 2no 100x100SHSx5mm posts and similar continuous header with baseplates off foundations with 12mm fixings to concrete padstones to inner leaf built in as work proceeds on 3no window openings span 4700mm to receive timber wallplate; 2no coat gypsum plaster with sealer and 2no coat emulsion paint finish; existing house wall brickwork protected and left fair faced on completion

### 1.3 Ground floor

1.3.1 Porch extension with 9,5mm porcelain flooring (PC £25.00 M2 net) flooring BAL thick bed adhesive laid on 50mm minimum thickness 1:3 cement/sharp sand screed over 150mm PIR/PUR aluminium faced foam insulation board (Kingspan Kooltherm K3 or similar with 25mm edge insulation taken to top of screed level) laid over Visqueen 1200 gauge DPM with butyl mastic taped joints and turned up at perimeter on 100mm 7.0Kn/mm<sup>2</sup> Tarmac Topblock concrete blockwork laid in Hanson, Bison or similar proprietary PC beams built into blockwork inner skin with 50mm make up pieces and existing brickwork cut-outs for beam bearings with blockwork infill abutted

## **1.4 Dormer framing**

1.4.1 Coupled wardrobe units to main bedroom dismantled and protected for reuse in back to back arrangement under dormer addition 1380mm o/a width accommodated in new framing out off floor; roof covering dismantled and building protected during works until watertight with store 75x50mm wall framing out cut back to new line incorporating access doors; include SC16 binder under window line 225x75mm for framing out along with similar binder in roof space over double span with centre support over cupboard walls

1.4.2 Dormer cheek 100x50mm framing out @400mm c/s with 100mm PIR/PUR aluminium faced foam full fill insulation (Kingspan Kooltherm K3 or similar) infill and internal lining plasterboard laminate with 25mm PUR board for skim finish and emulsion

## **1.5 Roof**

1.5.1 Porch extension to match main house with interlocking brown mineral finished concrete tiles Marley or similar (**new or recovered**), aluminium nail fixed 75mm headlap on treated 50x25mm redwood battens with 50x6mm treated softwood counter battens galv nailed through insulation to 100x50mm C16 rafters @ 22.5 degree and eaves framing out @ 400mm c/s; rafters notched over 100x50mm sw wallplate self tap screwed to RHS and strapped Bat galv ms ties to blockwork; code 5 lead head flashing saw cut into brickwork joint; grey Eternit plate for verge oversail

1.5.2 Dormer addition to match main house with interlocking brown mineral finished concrete tiles Marley or similar (**new or recovered**), aluminium nail fixed 75mm headlap on treated 50x25mm redwood battens with 50x25mm treated softwood counter battens galv nailed through insulation to 100x50mm C16 rafters @ 22.5 degree and eaves framing out @ 400mm c/s; rafters notched over 100x50mm sw wallplate; code 5 lead abutment flashings to dormer cheeks and head flashing below window line; grey Eternit plate for verge oversail on framing out

1.5.3 Torch on elastomeric roofing membrane to 75mm Kingspan Thermaroom TR21 warm roof insulation fixed over rafters with 75mm PIR/PUR aluminium faced foam full fill insulation (Kingspan Kooltherm K3 or similar) in rafter line

1.5.4 Porch extension with 100x50mm C16 ceiling joists @ 400m c/s with similar fixing rail resin bolt fixed on existing wall line and spiked to wallplate and rafters; Du Pont Air Guard vapour control membrane with metalized taped joints and 12,7mm foil backed plasterboard underdrawing with multifinish gypsum plaster skim and sealer plus 2no coat emulsion paint finish

1.5.5 Dormer addition with 100x50mm C16 ceiling joists @ 400m c/s spiked to wallplate and rafters; Du Pont Air Guard vapour control membrane with metalized taped joints and 12,7mm foil backed plasterboard underdrawing with multifinish gypsum plaster skim and sealer plus 2no coat emulsion paint finish

1.5.6 Terrain or similar black uPVC rainwater goods to match existing fixed to treated 175x25mm selected redwood fascia finished knotting, primer, undercoat & 2coats gloss white oil based paint; roof verges 1:3 sand/cement pointed over 6x150mm grey Eternit plate

## **1.6 Windows**

1.6.1 Cowens, Polar or equivalent high performance top opening sashes and fixed light windows with lockable operation in white uPVC to match existing incorporating solar control low E argon filled triple glazing units and matching glazing beads and bottom drip flashing; frames silicone sealed in plain reveals to brickwork with foam filler to cavity thermal break

## **1.7 External door**

1.7.1 Cowens, Polar or equivalent high performance door and sidelight with PASS24 lockable operation in white uPVC to match existing incorporating solar control low E argon filled double and double safety glazing units and matching glazing beads and bottom drip flashing; frames silicone sealed in plain reveals to brickwork with foam filler to cavity thermal break and return render on uPVC stops

## **2.0 Electrical services installation**

2.1 Small power and lighting systems with split load RCD protection on ring mains extended from existing house system; low energy lighting generally with LED downlighters incorporating fire hoods in ceiling void

### **3.0 Mechanical services installation**

3.1 Small bore heating system to radiators extended through Sitting room wall in back to back arrangement to Myson or similar double convector radiator and fitted TRV

### **4.0 External Works**

4.1 Replace stone treads in handed arrangement on shuttered concrete base to new entrance door position carefully cutting out tarmacadam

**Rev A :**

04.12.18