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1. Introduction

The project involves the remodelling of the ground floor via extension to the rear of the dwelling which creates a larger kitchen, dining and family area.

2. Consultations

This project has had no consultations with the planning authorities.

3. Use, Layout, Scale

The alterations consist of a single-story extension to the rear. The kitchen and dining area now respond to each other more.

4. Appearance

The new windows and doors will be made of UPVC to match existing, with the addition of French doors and 2 x velux windows. Roof tiles will also match existing.

5. Access

The access to the property will remain unaltered.

Appendix: Drawings

Site plan

Existing plans and elevations

Proposed plans and elevations

42 Elder Place

Liverpool

L25 9RP

DESIGN & ACCESS STATEMENT

EXISTING STRUCTURE AND SUB-STRUCTURE

Any existing footings, load bearing walls, lintels, beams or other structural elements subjected by these proposed works to additional loadings are to be exposed where reasonably requested by the ABCO for inspection to establish suitability to carry such additional loads.

Extent of opening up is to be agreed on site with the ABCO.

FOUNDATIONS

New external cavity walls to be built of insitu conc, 600mm wide x 200mm deep strip footings.

All new foundations to be at suitable bearing strata, to be determined on site, to the satisfaction of the ABCO.

GROUND FLOOR – SOLID/INSULATED

75mm cement/sand screed – mix 1:3 portland cement to BS 12 or BS 146, sand to BS 882.

Screed to be reinforced with anticrack mesh type D49 to BS 4483.

100mm concrete slab laid on polythene separating layer on 150mm thick crown polyfoam plus insulation or equal and approved.

Insulation to be take up at the edges of screed to ensure isolation from walls.

Insulation to be laid on insitu visqueen 1200 gauge DPM.

DPM to be take up slab edge and lapped with new and existing horizontal DPCs.

DPM laid on well blinded, consolidated hardcore bed, where depth of sub-base exceeds 150mm then hardcore to be laid in separately compacted layers – each not exceeding 150mm in depth.

Where depth of sub-base exceeds 450mm alternative construction required – consult with architect as necessary.

NEW EXTERNAL WALLS – FACE BRICK TO MATCH EXISTING/100 CAVITY/100 BLOCK INNER

100mm cavity with stainless steel wall ties at 750mm centres horizontally/450mm centres vertically and to BS 1243.

Cavity comprising of 50mm Kingspan Kooltherm K8 cavity board (rigid phenolic Insulation) insulated or equal and approved with agreement certificate for use as a partial fill material and 50mm clear cavity.

100mm concrete block inner leaf 100mm thermality turbo laid strictly in accordance with manufacturers instructions.

12.5mm plaster board with skim finish to internal face.

All window and door openings in external walls spanned by I>G> lintels or equal and approved to BS 5977 with min 150mm bearing at each end.

Lintels filled with insulation to prevent cold bridging.

Insulated cavity closers to be used a jambs and cills to all door and window openings and at head of wall at eaves – Thermabate or equal and approved.

Provide code 4 lead flashing to BS 1178 at all wall and roof abutments.

Flexible DPC 'hyload' or equal and approved to BS 6515 positioned min 150mm above external ground level to all new load bearing walls.

All DPCs to lap 100mm min, with any adjacent new or existing DPC or DPM.

All new cavity walls to be tied to existing with stainless steel crocodiles ties with existing face work cut to form continuous cavity.

10mm polysulphide joint formed at junction between new and existing face brick.

INTERNAL WALLS

New partitions to be 12.5mm plasterboard each side with 75mm x 50mm sw studs at 400mm centres and horizontal noggins at max 1200mm c/c.

Partitions between rooms to have at least 75mm Rockwool insulation between studs to upgrade acoustic performance.

ROOF STRAPPING

All rafters to be fixed to 100mm x 50mm treated sw wallplates to the head of the inner lead of the cavity wall with galvanised ms truss clips or framing anchors as appropriate.

Wallplates to be bedded in mortar and strapped down to blockwork at external wall inner leaf by means of 30x5 galv ms straps of min 1000mm length.

Straps to be max 2000mm c/c with additional strapping each side of window/door openings.

All rafters to be fixed to gable walls by means of 30x5 galv ms straps fixed to at least 3 no rafters and turned back over cavity face of external wall inner leaf – ensure straps lap over uncut block.

Straps to be at max 2000mm c/c and over nearest uncut blocks each side of the ridge.

Straps to be fitted in conjunction with 50x100mm s/wood noggins between rafters.

ROOF FINISH

Sandtoft Calderdale dark grey (to match existing).

Ensure roof tiles are suitable for installation at the roof pitch shown.

All tiles to be fixed strictly in accordance with manufacturers fixing specification with design liability guarantee (Redland 'specmaster' or equivalent).

38 x 25mm tanalised battens, gauge and headlap as per manufacturers recommendation.

Tiles to be mechanically fixed to resist wind uplift in accordance with BS 5534 part 1; 1978 (1985) and part 2; 1986.

Battens fixed to breathable felt underlay Proctor Roofshield or equal and approved, with BBA certificate for use with unvented roof construction.

Facia and barge boards to be UPVC.

ROOF INSULATED AT CEILING LEVEL

Insulation to be provided at ceiling level-1 layer 75mm above joists and 2 layers 100mm between joists – Rockwool or equal and approved.

Ceiling to be 12.5mm plaster board and skim.

NEW WINDOWS & GLAZED DOORS

All new windows to be UPVC to match existing, with sealed double glazed units; 4mm glass/16mm cavity/4mm glass.

Max 'U' value of the windows to be 1.8w/m²k.

Opening lights to be incorporated to provide clear opening min 1/20th room floor area for rapid ventilation.

Controllable trickle vents to be fitted to window heads providing free ventilation area.

Min 8000mm² 2 habitable rooms

Min 4000mm² kitchen

ELECTRICAL INSTALATION

To be in accordance with I.E.E. regulations and requirements of the area Electricity Board by electrical contractor certified to BS 7671, to provide a safe well insulation earch protected system capable of supplying the anticipated demand.

Number, type and location of socket outlets, lighting points, switches etc to be agreed.

Work to be carried out by an NICEIC registered contractor with full certification provided on completion.

VENTILATION

Kitchen mechanical extract fan to be fitted providing min extract rate of 30/litres/second adjacent to hob or 60/litres/second elsewhere.

PLUMBING AND HEATING

Any new work involving modifications to the existing heating and hot water systems and replacement or adaptation of the existing boiler to be carried out by a specialist Gas Safe approved contractor in strict compliance with building regulations part F (hot water storage) and part J (heat producing appliances) and in accordance with United Utilities recommendations and by-laws.

All plumbing to comply with BS 5572.

Any combustible material shall min by 50mm from outer face of any flue.

BELOW GROUND DRAINAGE

Drainage shown is provisional and subject to confirmation on site once positions invert levels etc of existing below ground drains have been established.

All below ground pipe work to be 100mm dia Hepworths Supersleeve or equal and approved with trenches, beddings and surrounds in accordance with manufacturers recommendations.

New gulleys to be roddable access type.

Any existing drains passing beneath the extensions to be encased in 150mm of concrete. Where drains pass through external walls, p-c lintels to be provided over -1 to each leaf and openings covered with non-degradable material to prevent ingress of vermin and fill material.