

Site address: 9 Ripon Gardens, Waterlooville

Date: September 2014

Applicant's name

Mr. Mrs. Cork
9 Ripon Gardens
Waterlooville
Hants PO7 8ND



Description of development

Two storey rear extension to form Porch, WC, lounge and Bedroom.

1. Introduction

This Design and Access Statement (DAS) accompanies a re-submission of an amended design of a proposal that was rejected under application number APP/14/00304. The proposed work is located at 9 Ripon Gardens; Waterlooville which is part of a large estate of dwellings built in 1980's.

The DAS has been written to support the design for an extension at the rear of the property which backs onto a pedestrian walkway running between Ripon Gardens and Plumpton Grove. It involves the improvement of an existing one bedroom two storey semi-detached house in a mature residential street. The property is part of a block of four houses and shares a party wall with 8 Ripon Gardens and also abuts 6 Plumpton Grove. The rear garden of the site shares a southern boundary with the front garden of 6 Plumpton Grove. The proposal is shown on drawings MJC01A and MJC02A and supporting notes

2. Design Principles and Concepts

Amount

The site has an area of 0.00176 hectares and is rectangular in shape with a maximum depth of rear garden of 9.95m and a generous width of 8.25m. The proposal is to provide a new ground floor porch/WC, an open plan ground floor lounge and dining area adjacent to the existing kitchen area and a second bedroom at first floor. An additional 15m² floor area will be added to the ground floor with the same amount added to the first floor. The extension projects externally 3.3M from the rear face of the house and has a maximum external width of 5.1M. The front elevation of the extension projects externally 1.2M to towards Ripon Gardens road.

The extension is set back 1.0M away from boundary wall between the rear of the house and the front of 6 Plumpton grove. The extension depth extends out by less than 50% of the original house depth and will leave 6.65m from the back of the extension to the rear boundary. Although this is slightly less than the normal minimum of 7.0m, it is fully compensated for by the generous 8.25m width of the plot

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The size of the existing plot will easily accommodate this proposed extension whilst leaving a reasonably sized rear garden-see site plan on dwg MJC02A. The remaining area of the garden (54.8m²) compares favorably with other existing two bedroom properties in the vicinity i.e.

10 Plumpton Grove which has a rear extension leaving a remaining garden area of 5M deep x 5.5m wide=27.5m²

11 Plumpton Gardens is also a two bedroom house with a 2.6M wide rear conservatory and a remaining rear garden area of 7.4Mx4.5m=33.3m²

Orientation

The block of properties that includes 8, 9 Ripon Gardens and 6, 7 Plumpton Grove has an east west orientation with 9 Ripon Gardens being situated at the north end of the block.

Although the front elevation of 6 Plumpton Grove is potentially affected to the greatest extent by the extension, the existing east west orientation of the plot means this elevation will continue to enjoy very good light levels throughout the daylight hours and the effect of the proposed new side wall of the extension in terms of blocking out light is minimal as it is located to the north.

This impact is further lessened by stepping back the side wall of the extension by 1m from the existing boundary wall. The nearest front windows in 6 Plumpton Grove are the ground floor lounge window and first floor bedroom windows. These windows already have an outlook restricted by the stagger between the two properties.

It is of note that the proposed extension will have a similar impact on light and outlook as that already exists with the staggered layout between 7 and 8 Plumpton Grove.

No objections were raised by the owner or occupier of 6 Plumpton Grove to the original rejected extension application which was proposed to be situated in a more prominent position directly on the line of the boundary.

Scale

Although the extension extends the west elevation by 3.3m from the existing rear wall of the house, the impact of the additional bulk of the extension on 6 Plumpton Grove is minimized by setting the extension off the boundary line by 1.0m and by the staggered and lowered ridge line of the extension roof.

Appearance

The predominant character of the houses in the area is traditionally built estate houses built of masonry brick with interlocking concrete tiled roofs.



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The overall design concept for this property is to ensure the style and appearance of the existing house is maintained and improved. The extension design involves the use of matching materials including face brickwork masonry and matching interlocking

concrete tiles. This ensures the new fenestration is in keeping and sympathetic with the original design. Window sizes and positions are designed to ensure the new elevations do not dominate the visual appearance or overlook adjacent properties. The existing dilapidated wooden front porch is to be removed and replaced with a new porch area incorporated into the extension.

Overlooking

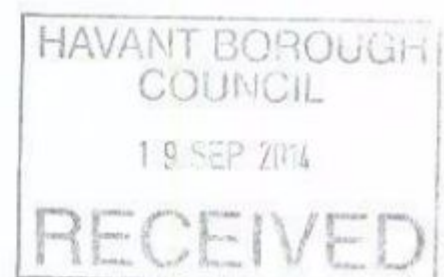
The new sliding doors and bedroom window in the extension do not overlook the adjacent properties to any greater extent than that of the existing windows and doors.

3.0 Access

Access to and around 9 Ripon Gardens will not be affected by this proposal. The internal layout of the property will be improved by the provision of an integrated open plan kitchen and living area and a ground floor WC. This will also ensure that the property is less likely to need major adaptation should any occupant become less ambulant.

The existing will not affect parking space in the locality and will still allow storage space for cycles and motorbikes, should it be required

The development site is effectively level so there are no issues of gradients. The existing hard surfaces at the front of the property are suitable for use by prams and wheelchairs.



**Side two storey extension and front porch
at 9 Ripon Gardens, Waterlooville.**

For Mr Mrs Cork

rev 01

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These notes are for Building Regulation purposes and do not constitute a specification of work to be done. They are to be read in conjunction with drawings and calculations. All dimensions must be checked on site by contractor before and during construction on site. Where the proposed work falls within the scope of the Party Wall etc. Act 1996, it is the responsibility of the owner to give the appropriate notice to adjoining owner(s).

General: Side and front extension as shown on drawings MJC 01 & 02. Depth and line of adjacent sewer in front garden to be established and foundations within 1m of drainline to be taken down to invert level of drain. See also foundation note below.

New roof: -Marley Mendip smooth interlocking concrete tiles to main roof, (plain concrete tiles to dormer and front porch) min 100mm headlap, all tiles to be clipped, pitch to match existing, colour to match existing on minimum 25mm thick battens and "Tyvek Supro" or equivalent breather membrane, min 225 mm laps laid in accordance with Agrément Certificate and manufacturers requirements on 50 X 150mm C24 rafters at 400mm centers. (reduce to 50x100 rafters to porch roof and front skilling area). Ceiling joists to be 50x125 at 400 c/c to main roof, 50x100mm at 400 c/c to dormer and porch. Insulate all void areas with 100mm fibreglass insulation laid between joist and a further 200mm fibreglass laid across joists. Total thickness 300mm. Ensure insulation is dressed down at eaves to meet wall insulation.

9.5mm foil backed plaster board ceilings and set. White PVC-U fascias, bargeboards and soffits. Roof to be birdsmouthed over new wall plates and 50x150 high level plate resin bolted to wall at 400 c/c to support porch roof at junction with existing wall. Provide triple rafters under dormer cheeks.

Insulate "skilling" ceilings with 75mm thick "Celotex 3000" insulation board between rafters, ensuring 20mm air void over and line underside of rafters with 55mm thick "Celotex 3000" insulation board, tape all joints. 1200 gauge vapour barrier internal lining with taped joints, perimeter and any penetrations, 9.5mm foil backed plasterboard ceiling, plaster finish. Ensure insulation is dressed down at eaves to meet wall insulation.

Code 4 lead flashing and cavity tray where roof meets existing house wall including stop ends at end of tray. Provide Ryton weep hole ducts in perps at max 450mm centres above all cavity trays

All Rafters must be birdsmouthed over all supporting plates/beams. Where rafters and ceiling joists run parallel with external walls, provide galvanised 5x30ms straps, 1.2m long let into underside of timbers with noggins in between and hooked down cavity face of inner skin. Provide 5x30 ms 1m long vertical straps @ 2m c/c to all plates.

External masonry walls: Outer skin of face brickwork to match existing, 100mm cavity with 100mm rockwool in accordance with manufacturers installation guidelines and built in as work proceeds, 100mm "Thermalite Shield 2000" block (or equivalent block by other manufacturer) inner skin, cement rendered internally with plaster finish. Ensure all wall insulation is extended up past eaves to link with roof insulation. Stainless steel wall ties at 750mm horizontally and 450mm vertically staggered and every block course alongside openings. All new work toothed and bonded

to existing. Cavities and dpc's to be continuous. External dpc minimum 150mm above ground level. Close cavities at reveals with insulated vertical dpc's ('Ruberclose' or similar). Wall insulation to be taken up to underside of window board. IG or Catnic steel lintels (or similar approved steel lintels) over openings insulated with polystyrene with minimum 150mm bearing to each end. Provide all cavity trays with weep holes and end turnups.

Stud Internal Walls / Partition Form corridor in existing bedroom in 50 X 75mm C16 timber studwork at 400mm centres, double studs at openings, cross braced, lined with 12.5mm plasterboard and 3mm plaster set coat. Provide 100mm fibreglass insulation in-between studs

Ground Floor: P/A 0.64- 50mm screed, 100mm concrete, 70mm Celotex GA4000 with 20mm vertical insulation to external perimeter on 1200 gauge polythene dpm fully lapped to and made continuous with wall dpc on minimum 100mm sand blinded, compacted hardcore. Install 500 gauge polythene Vapour control layer (VCL) over insulation to minimise risk of condensation. Maintain ventilation to any existing floor voids with 100mm diameter UPVC pipes laid in hardcore taken to new telescopic air bricks in new extension rear wall.

First Floor: 22mm t&g chipboard to BS 5669:part 2 type C4 or C5 with glued joints, water resistant type to wet areas. New joists 50x170mm joists @ 400mm c/c. All floor joists to be provided with Solid or herring bone strutting at mid span position. Provide 50x50 battens to support all edges of plasterboard. 15 mm plaster board ceiling with plaster finish. Provide double joists under studwork partitions. Provide fully supported 5x30 ms straps @ 2m c/c where joists run parallel with walls. Provide 100mm Rockwool in all floor voids.

Foundations: External-600mm wide x 600mm deep concrete strip foundation at min depth 1.2m deep. Final depth to suit site conditions but must be firm 100KN/M2 base and in accordance with NHBC practice note 4.2 where building in shrinkable soil within the influence of trees. Bottom of foundation trench must also be deep enough to allow a 45 degree line taken from bottom edge of excavation to fall under the invert level of any adjacent drainage in pathway (also see above)

Structural: See plan and notes/calculation sheets for structural details of new beams. Steel Beams to be encased in 2x12.5mm plasterboard for 30 minutes fire resistance. Provide padstones/steel bearing plates under all steel beams as detailed in calculations.

Windows & External Doors/Ventilation: All external doors, rooflights and windows to be double glazed frames with Low-E glass to give a maximum U-value of 1.6W/m2K i.e. minimum 16mm air gap to sealed units if emissivity = 0.05 – soft coat. Opening vents minimum 1/20th of floor area of enclosed room. Provide trickle vents in window/door frames to give background ventilation of minimum 8000mm2. Glazing to be in accordance with Part K, Building Regulations 2013 with safety glazing to all critical areas to BS6206: 1981. Provide mastic seal around all door and window frames. Openable elements of doors and windows to be fitted with draught stripping.

Windows.

Bed 1- 2 no 1.2 x 1.05 deep-with min 450 x750 clear opening side light to provide means of escape
Lounge-1.2 x 1.5 deep front window, 1.8m x2.1m high french doors. Wc-0.6m wide x 1.05deep

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Note: existing window in bed 2 to be replaced with fully opening side hung window to provide Opening vents minimum 1/20th of floor area with min 450 x750 clear opening to provide means of escape

Drainage: Locate positions of all existing below ground drains at commencement of work. Layout of proposed drainage as illustrated to be altered as necessary due to conditions on site. New drainage to be 100mm diameter UPVC pipes laid in bed/surround of pea shingle; minimum fall 1 in 80. New manhole to be 450mm diameter upvc to collect new drain lines as shown and to connect into existing system as shown. Provide RC lintel over drains where passing through walls, provide 50mm clear gap around drain shielded with non rotable board.All to BS8301.

Plumbing: All to BS 5572. Hand basin- 32mm branch , trap to be 75mm deep anti-vac traps. Provide Durgo AAV to terminate new stub stack in WC. Durgo to be boxed in with vent grill in boxing. Durgo to be positioned above handbasin flood level.

Rainwater Disposal: 112mm gutter to roof slopes and 68mm dia downpipes to discharge as shown into 100mm diameter UPVC drains laid in bed/surround of pea shingle, minimum fall 1 in 80, taken to existing storm water drainage via trapped rodable

Services: Extend/adapt existing heating and electrical and hot and cold water systems to serve new room and appliances in accordance with owners' requirements and relevant bylaws/regulations. Insulate pipework in accordance with Part L, Building Regulations. Fit thermostatic radiator valves to new radiators.

Provide in new room/areas affected by the proposed building work energy efficient lighting having a luminous efficacy greater than 40 lumens per circuit-watt – the number of such fittings required to be three fitting per four new fittings provided. Provide electrics for electrically operated Velux roof windows.

All electrical work to meet requirements of Part P (Electrical Safety - dwellings) of the Building Regulations and to be designed, installed, inspected and tested by a person competent to do so. Prior to completion of work the Building Control Surveyor will need to be satisfied that Part P has been complied with. This is likely to require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Fittings, etc: Internal fittings and electrical layouts, and decorations all to clients' requirements.

