

23 Wellington Road, Raunds. NN9 6DL

Planning and Design Statement / Additional Information.

The site for this application is situated on Wellington Road, located towards the southern end of the town of Raunds.

The property (as outlined on the location map) consists of a Victorian semi-detached house with a partially enclosed carport to the right side of the property with access through to the rear of the property and the garden (the garden is approx. 80m in length from the rear of the house). The forecourt is a small garden enclosed with a brick wall and iron railings. The right frontage of the property has parking for up to 2 cars (access directly onto Wellington Road) leading to the carport that has entry through an up and over garage door.

The property has recently been renovated as follows:

Entire roof replaced with new Fibre cement slate tiles

UPVC double glazed sliding sash windows to the front of the property

UPVC double glazed imitation sash windows to the rear of the property

Proposed Development:

Remove rear porch (already removed as had had storm damage and was unsafe)

To demolish existing carport / garage door

Build new single storey kitchen / garden room extension with flat roof and roof lantern. This room will be "L" shaped and will be accessed from the existing property via new and extended openings from the kitchen and the dining room.

Demolishing approx. 17m²

Building approx. 25m²

The overall ceiling height to be in keeping with the existing house which will make the flat roof height approx. 3.4m and the height to the top of the roof lantern 4.2m

The information in the document below is to complement the plans.

Foundations and Sub Structure

600mm wide concrete trench fill foundation to depth where load bearing ground conditions are approved by the Building Control Officer.

Class A concrete blocks / Engineering Bricks below ground and below DPC. Weep holes @ 900mm centres.

Heavy grade PVC damp proof course at 150mm above ground level.

Floor

50mm Floor Screed.

100mm concrete slab

Insulation to be fitted at perimeter of floor slab.

75mm high density expanded polystyrene.

1200 gauge DPM.

50mm sand blinding.

150mm well consolidated hard-core.

Bricklayer

Facing brick to be Hanson Abbey Red (or similar) - Supplied by Customer

As picture right.

78mm cavity with 75mm Rockwool (or similar) cavity bats.

100mm thermalite (or similar) insulating blockwork.

Rear (new) lintel to be std Catnic CG 70/100 (or similar) over door opening.

150mm bearings on lintels



Front Lintel and Window Cill in stone
to match existing front elevation stone lintels



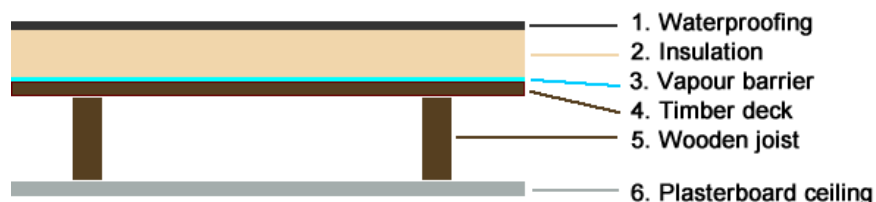
Window Fitter

uPVC double glazed windows (U value not to exceed $2\text{w/m}^2 \text{ deg K}$) installed in accordance with approved manufacturers instructions. (To match existing windows).
 uPVC double glazed Patio Doors with Sidelight(s) installed in accordance with approved manufacturers instructions
 Moisture resistant MDF window board (or similar)
 Front Window to be sliding sash window – size 1150w x 1840 high – to match existing front windows.

12.5mm moisture resistant plasterboard with 3mm skim finish both sides.

Roofer

Warm Flat roof construction – EDPM (Rubber) finish



Protection from Rain and Snow

The finished roof should have a slope of at least 1 in 80. To achieve this, a design fall of 1 in 40 or 1 in 60 is advised.

It is best to drain the roof to one or two edges.

Roof to have conventional gutters

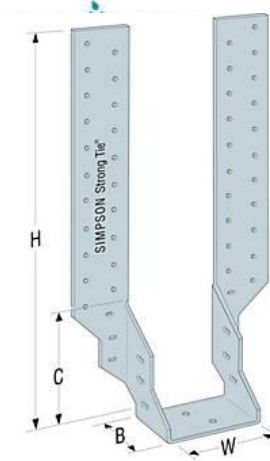
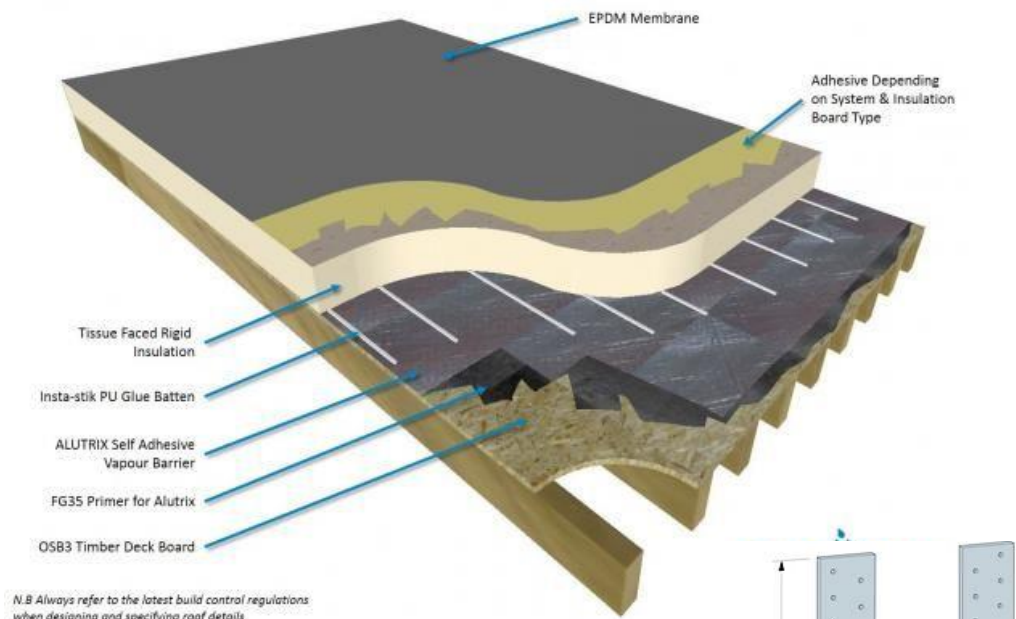
The waterproofing should extend up adjacent walls at least 150mm (6in) from the roof surface in all situations.

The top edge of the waterproofing system should be protected by a cover flashing appropriate to the membrane.

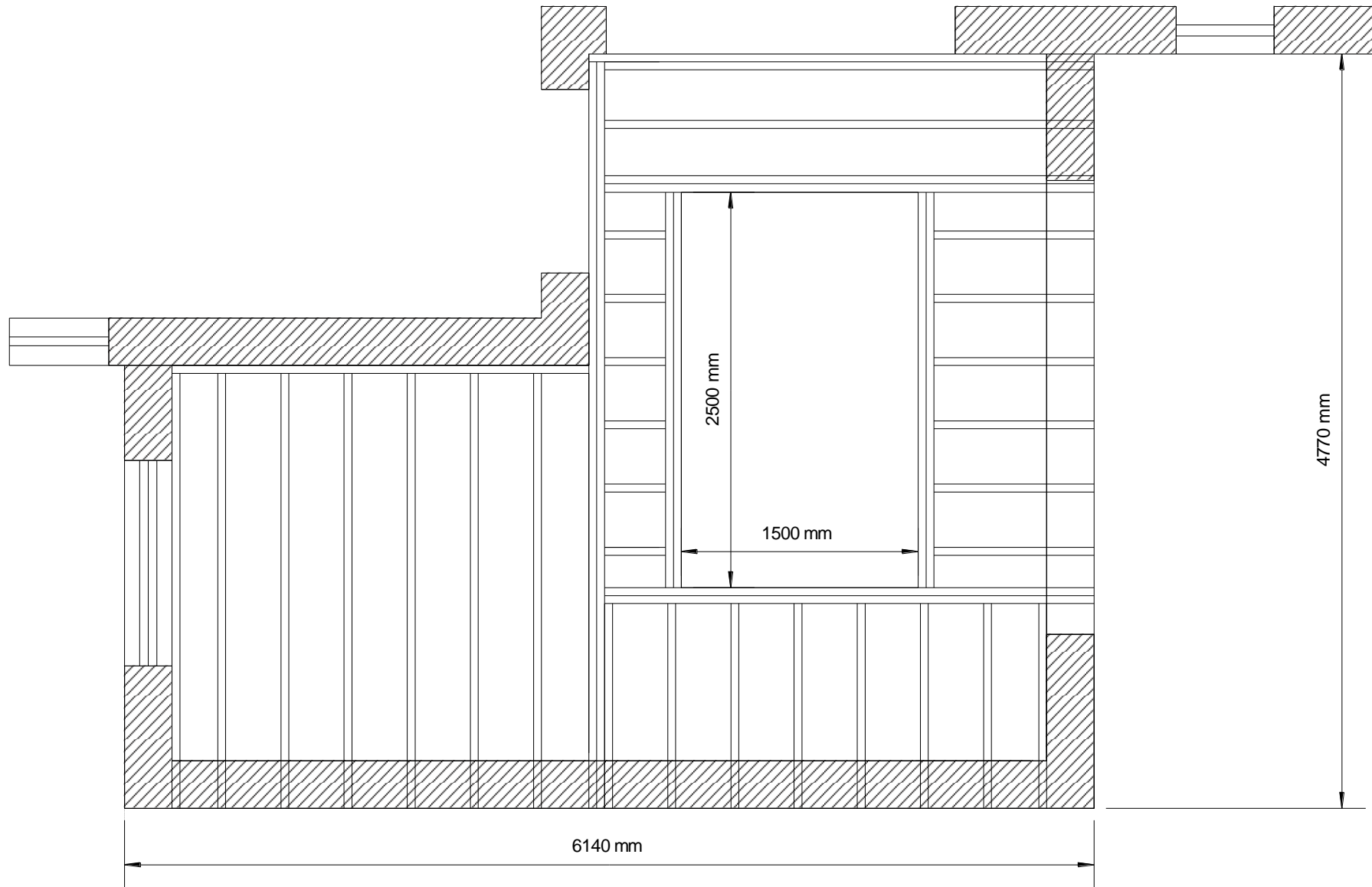
195x50 joists @400mm c/c

Where fixed to existing building then 195x50 wall plates to be securely fixed (with Anchor bolts) and appropriate joist hangers used to support joists (see picture for example).

Warm Deck Roof Design using Self Adhesive Vapour Barrier & Instastick PU Adhesive



Joist layout to be determined by roofer to ensure that maximum span does not exceed maximum for joist size. Example plan shown below (not to scale)



Deck to be 18mm OSB3 or 18mm Plywood to BS EN636 Class 3 (WBP)
Strutting to be spaced equally where span exceeds 2.5m.

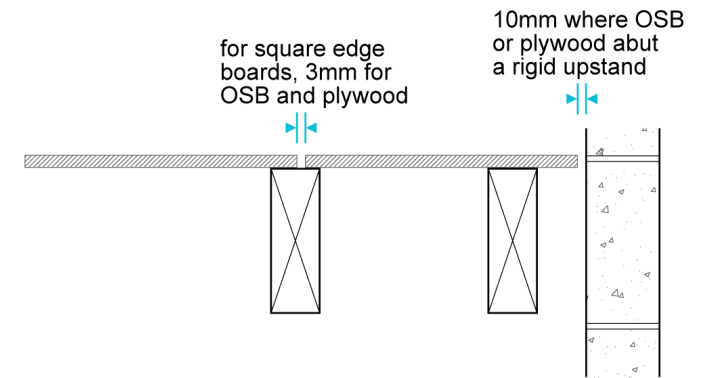
Plywood and oriented strand board should

- have tongued and grooved boards installed with the long edge at right angles to the joists, and short edges supported on a joist or noggin
- have a maximum movement gap between boards of 3mm for square edge boards
- have a minimum movement gap of 10mm where boards abut a rigid upstand
- be supported on noggins where the edges of boards situated along the roof perimeter do not coincide with joists
- be fixed at a maximum of 100mm centres (unless the design specifies closer)

OSB should be:

- installed over supports in the direction indicated on the boards, with the stronger axis installed at right angles to the supporting joists
- fixed a minimum of 9mm from the edge of the board

Fixed with appropriate screws or nails as required.



Roof Lantern



Roof Lantern – to be installed in accordance with manufactures instructions

Atlas Neutral Double glazed traditional aluminium roof lantern (or approved similar model)
Approx. size 1500 x 2500 (Std. Specification size similar to suit)

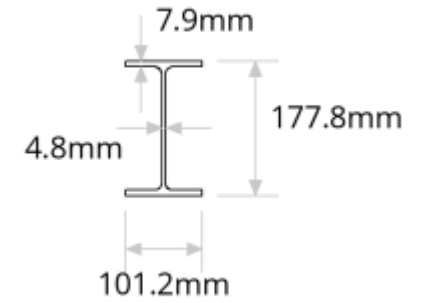
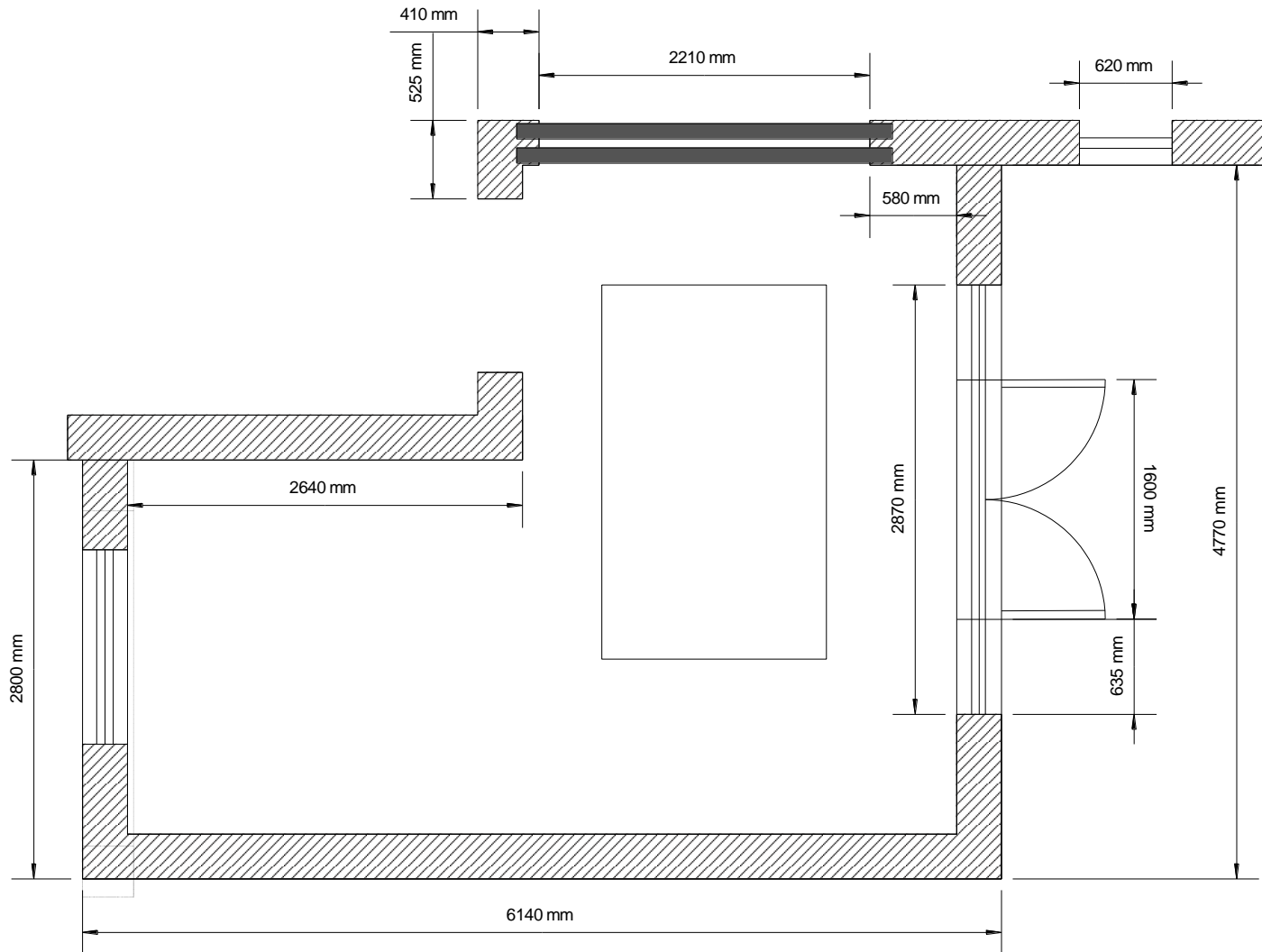
Roof tiles – fibre cement slate – to match existing
Facia, Soffit & Guttering to be in uPVC.

Ceiling - 12.5mm moisture resistant plasterboard with 3mm skim finish
Walls - 12.5mm moisture resistant plasterboard with 3mm skim finish.

RSJ Details

178 x 102 x 19 UB S275
2 x Length – 2510 mm

Drilled with Spacers to maintain 290 overall depth. To be set upon existing wall structure
In place of door and window lintels (once removed).
Walls to be temporarily supported whilst removing window and door lintels.
RSJ's to be positioned and bedded in on solid wall with min 150mm overlap each side
Drawing below showing position of RSJ's (not to scale)



Existing front elevation and Photo (no to scale)



Proposed front elevation (not to scale)



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Proposed Front Elevation.

Window to be sliding sash window to match existing (in uPVC)

Stone Lintel & Sill to match (or similar).

Flat roof with Lantern.

False frontage slated pitched roof for decorative purposes only
(front and rear).

Proposed rear elevation and Photo showing rear of existing property.

