



## SUN LOUNGE, OLD MANSE, JAMESTOWN - MAJOR R J G WHITELAW

### HIGHLAND COUNCIL REF: 18/04221/LBC

#### PLANNING METHOD STATEMENT

The works comprise the formation of a new sun room to replace a sun room that was removed from the building in the mid 1980s. The new sun room replicates the lean-to nature of the original and the works to construct it are as follows.

1. Excavate existing garden ground to form concrete strip foundations, taking care not to undermine existing house foundation stones.
2. Form under-building up to finished floor level of the sun room in cavity blockwork.
3. Provide new insulated concrete floor, with dpm in the sun room to tie in level with the existing house floor level adjacent.
4. Form new timber frame inner leaf walls up to window cill level on three sides of sun room.
5. Form external leaf in concrete blockwork up to window cill level on three sides of sun room.
6. Form new cut flagstone window cill on three sides set at 20° fall from new windows, with a 50mm drip beyond the faces of block wall.
7. Walls beneath the window cills in the sun room to be lined with plasterboard after infilling timber frame with 140mm ridged insulation board between timber studs.
8. Finish blockwall beneath cill in traditional wet harl, painted to match the existing house.
9. Form new superstructure of sun room in timber. All to engineering details.
10. Form new roof over sun room in 250mm deep timber joists. Overlaid with 25mm timber sarking and breathable membrane finished externally with slate to match the house. Insulate roof/ceiling of sun room in 200mm rigid insulation board leaving 50mm air space between the sarking board and the top face of the insulation to allowing eaves ventilation and ventilation at the abutment where the sun room meets the existing house wall.
11. Provide windows and one door all in timber, double glazed and finished in white to match the windows in the existing house.
12. Form new rainwater goods in uPVC or cast iron along the eaves of the sun room connected to the existing rainwater drainage around the house.
13. Where the new sun room meets the existing house, cut raggle into the wall minimum 75mm deep for the insertion of code 6 lead vertical and horizontal dpc between the existing house and the new sun room.
14. Form apron flashing at ridge line of new sun room complete with ventilated downstand in code 5 lead. All lead to be wedged and repointed where fitted into existing wall.
15. Existing doorway between the existing house and the sun room to be reopened and the newer undercill portion taken away (added when the earlier sun room was removed). Retain height and width of existing opening between the existing house and the sun room making good the floor level through between the two spaces complete with all necessary dpcs, joisting and flooring etc.
16. Take care not damage existing wall linings within the existing house by limiting the disturbance to the ingoes and the soffit of the current window. Thereafter insulate, frame and line the ingoes and the soffit to suit a new double door into the sun room.
17. Extend electrics and heating from the existing house into the sun room to provide power, light and heat.
18. Make good garden ground around sun room effected by the works.