

Paul and Celia Mantle
The Lodge
Queendown Warren, Hartlip
Kent. ME9 7XD

Design and Access Statement

My wife and I have lived here for 22 years and intend to stay, we need a downstairs washroom and would like a larger “living space” for our ever-expanding family. More than anyone we wish this development to fit sympathetically in this location.

Yaugher Lodge is a curtilage listed building due to its location and historical connection to Yaugher Manor, hence I have taken my design inspirations from extensions added to the Manor.

Pre-Application advice has led me to the location, and I believe the finished extension will fit well but will also identify as a later addition.

The construction proposed is of a concrete strip foundation onto the solid chalk bedrock, mimicking the detail of the house up until the rendered wall starts, then it will have a timber frame sheathed with wood fibre panels, Lime rendered and painted to match.



Foundation Detail



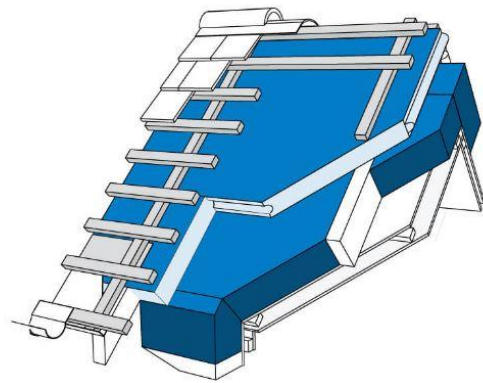
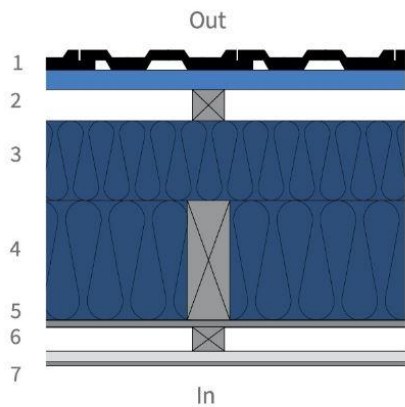
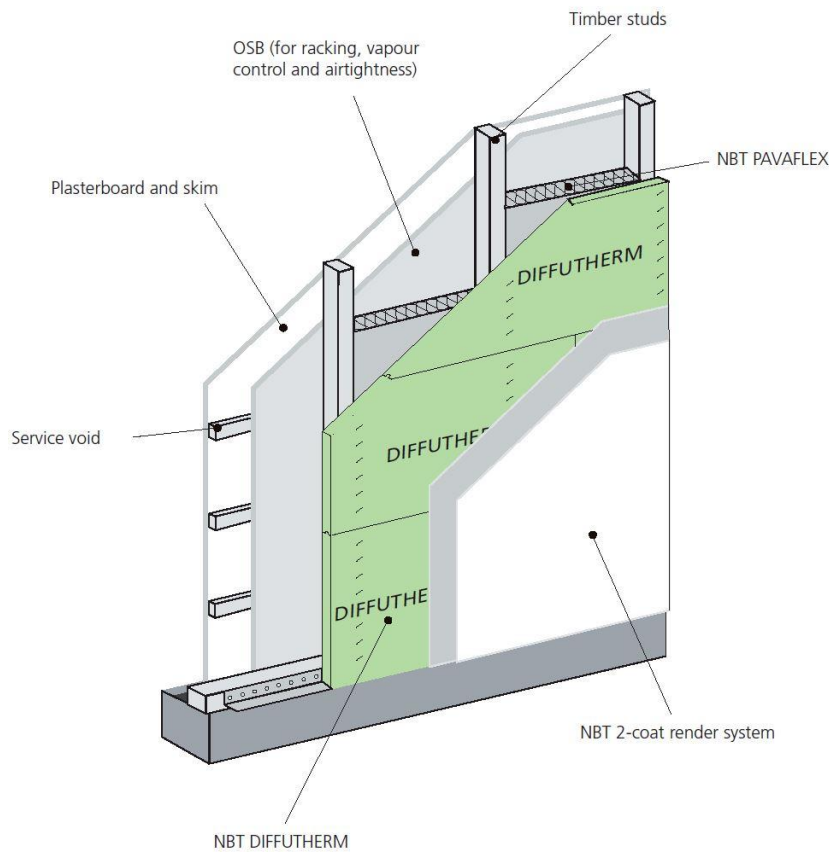
Manor Eaves Detail

I have been using a wood fibre product (Pavatex) to internally insulate the house with great results.

The roof will be of Slate with side and eaves details as found on the Manor. The structure will be similar to the walls.

Insulation U-values for these systems can easily be adjusted by varying thickness of the panels. The 220mm built up wall suggested will have U-value below 0.18. The calculated U-value for the existing walls with the added 40mm Pavatex is 0.67 (2.0 without). The roof would require 300mm to achieve less than 0.15. Overleaf are some manufacturers illustrations of the systems.

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PLAN SECTION

1. Roofing (tiles, slates, tile batten etc.)
2. Counter battens 50 x 38 mm
3. ISOLAIR
4. Rafters fully filled with PAVAFLEX or PAVATEXIL P
5. OSB (support & airtightness)
6. Service void 25 mm – optional (can be insulated for improved performance)
7. Plasterboard with skim

SYSTEM PERFORMANCE

u-values
 0.26 – 0.10

y-values
 0.05 – 0.02

airtightness
 5 – 0.6 @50pa

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Windows will be an exact match to the house at the front. External doors at the rear will be like the existing back door but with glazing to match the windows (currently every individual piece of glass in the house is the same size!).

The doorway between old and new will have a steel supporting beam, the calculations for which will be performed later by a structural engineer, this is one of very few jobs I will not do myself.

I intend to use an underfloor heating system with the pipes cast into a screed laid on insulation boards.

The external oil-fired boiler will stay roughly in the same place but will be in its own small room, a flue will exit above, clear of all windows/doors as required.

Materials proposed generally have good environmental merit; Timber will be FSC, the wood fibre panels are recycled/sustained, and the Slate will be natural Welsh (although there is a strong argument for man-made!). Cement based materials are kept to a minimum with this design.

Sewerage connection will be made to the existing pipework that is located on the adjacent (rear) corner. Rainwater will be routed to the two adjacent downpipes.



The visual impact to the general public will be minimal and sympathetic to the surroundings, the above photo shows how the development will be largely out of view from the nearby lane.

Paul Mantle,

September 2022.