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Planning Specification
To accompany planning application
In respect of
Proposed two storey rear extension, alterations to roof and loft
conversion to existing dwelling house
At
121 Cassiobury Drive, Watford. WD17 3AH.

Walls – generally

Exposed London Stock facing brickwork to match existing walls. Stretcher bond shall be used, i.e. as per the existing single-skin outer skin of the cavity walls. Mortar colour, texture, and profile to match existing brickwork as closely as possible.

Brick-on-end soldier arches over all windows, again matching or replicating the existing detailing.

Brickwork repairs

Non matching brickwork infill to previous window in lefthand side elevation replaced with matching London Stock brickwork. Rendered band / mock stone lintel over previously infilled opening removed and replaced with matching London stock brickwork.

Conspicuous red terracotta airbricks in front elevation removed and wall made-good in matching London Stocks.

Brickwork details.

Corbels to be provided at the base of all new verge lines, configured as per existing corbels, constructed in matching colour and thickness clay creasing tiles.

Chimney oversailing courses built in dark grey Staffordshire Blue engineering bricks.

Where new brickwork meets existing corners, new work shall be toothed-in. Continuous vertical joints shall be avoided. Where existing verge lines are raised / extended, existing “rake & cutting” to be removed and any part bricks avoided. Bonding pattern to be maintained from existing through to new work.

Dormer walls

Tile hung with tiles matching roof slopes.

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Roof slopes

Clay plain tiles to match as closely as possible the existing slopes. Original tiles to be salvaged wherever possible and used for new / extended slopes. The upper extended part of the main front elevation slope to comprise entirely of tiles salvaged from the rear slope, to avoid any mis-match and thus extended appearance to the principal elevation.

Matching ridge tiles to all ridges. Existing ridge tiles reused if possible. Tiles bedded and jointed in mortar in traditional manner. "Dry-ridge" systems not to be used. Valleys to be "laced", using only plain tiles, i.e., to match the existing valleys. Sheet metal lining or valley tiles not to be used.

Hips formed with matching bonnet hip tiles.

Verges to be traditionally mortar bedded arrangements with plain tile under-cloaks, and incorporating a "kick-up" towards the outer edge of a magnitude matching the existing retained verges to the front slope.

Flashings to be traditionally detailed sheet lead.

Flat roof to rear dormer

To be charcoal grey mineral surfaced bitumen felt. Exposed perimeter formed in sheet lead with scalloped bottom edge profile.

Flat roof to crown-top roof

Grey coloured bitumen felt, butyl rubber or GRP.

Proposed windows

Bronze finish aluminium frames set into subframes. Frame profile to be minimum possible width. Dummy casements employed to ensure equal sightlines between opening and non-opening lights. Leaded effect glazing of configuration match existing windows. Lead applied to both sides of outer pane of double-glazed sealed units.

Existing windows

Single glazing and metal frames removed, oak subframes refurbished, and new aluminium framed installed match those for the proposed windows. Present replacement bulky PVCu framed opening casement removed.

Window subframes

To be provided to all proposed windows and formed of solid oak. External / exposed width to match existing windows. New subframes to be thermally broken, comprising of separate internal and external oak members, sandwiching a central concealed core of 25 mm thick extruded polystyrene insulation.

Dormer window detailing.

Window aperture and cheek detailing of new dormers to rear to replicate existing dormers.

Roof windows

Conservation style Velux roof windows, with dark grey or matt black colour recessed flashings. Windows not to project above roof line by more than 75 mm. Windows fitted with central glazing bar.

Doors

Those to front elevation to remain unaltered, but refurbished.

French doors to rear to be solid oak, with natural finish.

Fascia boards

Eaves detailing to match existing arrangements. If required, fascia boards shall be as narrow as possible and matt black colour.

Soffits

Coved rendered soffit along rear eaves line, accurately replicating existing arrangement.

Bargeboards

No wooden bargeboards to be used. Existing verge detail replicated.

Gutters and down-pipes

Brett Martin or similar approved matt black colour cast-iron effect PVCu types. All existing gutters and pipes to be replaced as per above specification.

Soil pipes

Original external lead pipework retained, irrespective of whether still used.

All other soil pipes to be internal.

Solar panels

Not proposed.

Parking area paving

Existing gravel surface retained or reconstructed.

Rear patio paving

Brick paviours to per existing.

Fences to side boundaries

Existing fences repaired or replaced like for like.

David Andrews MRICS

Feb. 2024