

Covering Statement by The Applicant Dated 21st March 2019

Steven Michael Bilson 7 Sandringham Close, Thurlstone Sheffield S36 9RW

Revision to Application 2017/1381/INVALID

Overview

This document revises previous documents due to issues with neighbours at Number 5, Sandringham Close. In simple terms, they do not understand that we do not intend to connect to their exterior wall and that there will be a small gap between their wall and ours. We believe their fear relates to forming their house into "terraced" – which clearly is not the case.

To that end, we have revised our method of construction as detailed below, to remove any need for additional foundation works or any potential to create any issue with their property, as defined by their Party Wall Advisor.

The houses on this road are all 1970's built, on this side of the street being three bedroomed link-detached where the link is the garage between the properties. The original garage was formed of a flat timber roof, felted. The rear of the garage was comprised of a UPVC unit and single UPVC lockable door, above which was a timber framework and cladding in white UPVC. At the front of the garage, there is a recessed standard spring-assisted steel door painted red, with timber framework and cladding above and into the underside of the roof, allowing the front area to be used in front of the garage door as shelter prior to entering the house, and bin storage. This recessed area has a single light centrally located above.

The property is a detached house with connected garages to No. 5 and No.9 on either side, sometimes referred to as a "link-detached". This application refers to the garage owned by No. 7 which connects to No. 5. The house was purchased by the current owners in November 2015 but not occupied until February 2016. It was built circa 1972 and it is believed the previous owners inhabited the house for the majority of the intervening period. Being elderly at the time of sale, the house needed and still needs a programme of upgrading. Unconnected with this application are garden improvements to the rear of the property which now only require minor finishing. These needed to be completed prior to further building work taking place due to restricted access once building is completed. We are now in a position to move forward with our further works to which this application refers.

Works to date

All works completed and to take place are within the full existing footprint of the property. The only visible change externally will be the formation of the porch arrangement to the front, still within the existing footprint, and such changes would not be seen in plan elevation (from above).

Due to severe woodworm and rot, the existing garage roof has been raised by circa 400mm from the bottom of the old supporting beams to the bottom of the new supporting beams, to create an all new roof over the existing whilst removal of the old roof takes place. This was discussed and acknowledged by neighbours on both sides before works took place, and the new roof was constructed using threaded bar resin-set into the side brickwork, above the old. The new roof consists of an all new flat timber structure with single-ply membrane covering in an approved rubber product. The old roof was supported by battens nailed into the brick mortar in the walls at both sides and the timbers had significant rot and woodworm. The old side battens have been left in place for inspection, to be removed in due course, but the remainder of the old roof has been

demolished as it has assorted amounts of timber rot and woodworm, and the covering had odd leaks.

What we are doing

Our neighbours at Number 5 do not want us to extend up to their external wall and we concur. Whilst this has been expressed to them on a number of occasions, they believe we are planning to use their external wall as part of our construction (making their house "terraced") and this is not the case. They have appointed a Party Wall Specialist and although we have no intention of interfering with their wall, our original plan of installing a foundation and block wall will not be progressed as we can foresee that should any issues occur of any form, they will attempt to apportion blame to our project. Hence, our earlier plans have been amended here.

Our plan is to install a dining room, utility room and porch within the footprint of the existing garage. A simple drawing at Scale 1:50 showing approximate sizes is included with this paperwork.

The plan is to extend the existing kitchen into the garage area, and at the same time creating a utility room, with porch area to the front of the house, all within the footprint of the existing garage. This will create a larger dining room and kitchen. There is no new extending to any part of the existing building.

Existing property

The floor to the garage is constructed of standard concrete mix to a depth of circa 150mm (confirmed by digging to expose). It is in good condition and the depth of the concrete can be seen from the rear of the property. There is currently no back on the garage, the old PVC window and door combination having been removed due to being in very poor condition.

Suggested programme including Method Statement (subject to slight variation)

All works will remain entirely within the existing footprint and will have no effect on neighbours. The construction does not interfere with any part of their property at any time.

Phase 1

1. A single brick / block line will be formed to the rear side of the garage to permit a continuous floor height between the main house and the dining room. A DPM barrier will be laid upon this and an all new UPVC unit with sliding door and glass panel will be installed.
2. Above this UPVC unit, a timber formwork will be constructed and connect the UPVC unit to the new roof. To the fascia, UPVC cladding in keeping with the style will be installed.

Phase 2

3. An opening will be formed in the brick and blockwork wall between the kitchen of the house and the garage to permit direct access to the new dining room. To do this will necessitate movement of water pipes and electrical services. The opening will be formed by Stihl saw, then using Acrow props and Strongboys on both internal and external walls to support the walls above. These will be permanently supported by the installation of new steel lintels extending circa 150mm onto supporting side "pillars" before the central area of the wall is opened up.
4. The existing garage floor is in concrete and has been exposed externally to show a depth of at least 100mm all round. A core sample can be taken if required. The long "external" wall will be a constructed 100mm timber stud, drilled and attached by bolts to the existing

garage floor (with a DPM layer between) and new roof. The external face will be of a ply construction screwed to the timber frame, and coated in a protective coating on the external face. The internal wall will be either standard plasterboard or insulated plasterboard. The 100mm gap in the internal of the timber stud will be filled with a rigid insulation from Kingspan, Celotex or similar manufacturer. Where necessary, additional timber reinforcement and / or pattresses will be provided to permit installation of floor joist hangers, and to hang a radiator in the rooms. Floors will be constructed using standard timbers placed in joist hangers, with any cavity below used for electrical cables at the top of the cavity and water pipes at the bottom of the cavity (above a DPM layer), where possible.

An air-gap of circa 50mm will be left between our external timber wall and the property next door.

5. Further internal walls as shown on the drawing will be in a similar construction, except with standard plasterboard both sides. High level long double-glazed unit windows across the walls above 2.0m will be provided to permit additional natural lighting.
6. Internal doors will be purchased "off the shelf" and where appropriate, lockable.

Phase 3

7. Prior to the construction of the porch, the existing drive will be checked with CAT4+ and Genny to identify services and potential services and if necessary, these will be moved in co-ordination and collaboration with the relevant Utility services. The front porch construction including new front door is intended to be mostly of UPVC and glass fabrication (sectional construction). This will rest on a block or brick base upon a 150mm x 300mm reinforced concrete foundation, tied-in to the existing garage floor by resin- secured rebar. The area above the porch unit will be timber framed and clad in UPVC materials to match the existing style of the house.
8. Externally to the front, steps with a handrail will be constructed to give an appropriate and safe approach and departure. Install gutters and connect to existing drainage.

Finishing

9. All electrical work will be Part P approved.
10. Cavities between timber formwork will be insulated in rigid insulation wherever possible.
11. Ceilings will be constructed of plasterboard, screwed with plasterboard screws directly to the underside of the new roof. Rigid insulation will be placed above the ceiling boards.
12. Finishing will be plaster skim and water-based paints. Skirtings will be standard timber in the style to match the existing.
13. From Point 1 above, a chronological photographic Schedule of Condition will be retained for inspection and will form part of the house document pack.
14. All work to be carried out by personnel wearing appropriate PPE as required by individual tasks shown above.
15. All works will be supervised and managed by the author who is an experienced Chartered Construction Manager (MCIOB), to Regulations.

The programme of works, now we have completed the rear garden works, is believed to qualify as Permitted Development. The outline programme will consist of:

16. Remove old garage door and trims to create porch area
17. Create appropriate level surface for UPVC porch unit. This may require construction of a step assembly to permit access from front drive
18. Run cabling and complete first fix to porch area and utility room
19. Plasterboard and plaster to walls and ceilings installing rigid insulation in ceiling cavities.
20. Install new flooring throughout and install radiators
21. Painting and decorating to complete

Materials

All materials will be purchased from high street suppliers, names well known to trade and retail purchasers. Some suggested materials include: Celotex or Kingspan rigid insulation, British Gypsum plasterboard and plasters, Blue Circle cements etc

Precedent

Other properties of a similar design on the same road and on the same estate have completed works similar to this so this work is not setting any precedents.

Quality of Works

The owner of the property is an experienced Chartered Construction Manager and is aware of local authority and other Regulatory requirements. All works will be carried out in accordance with current Building Regulations and under Building Control. Stage photographs as a Schedule of Condition will be taken before, during and on completion of construction and finish.

All electrical work will be approved by a Part P qualified electrician and connected into the existing or new if needed fusebox system.

Signed: S. M. Bilson MCIQB

Dated: 21st March 2019

PLEASE SEE ADDITIONAL INFORMATION BELOW

Specification

As discussed with Mr Paul Catlin on site on Tuesday 17th October, 2017.

1. Roof to be insulated - rigid sheet 100mm Create 50mm air gap and air flow Insulated plasterboard ceiling
2. Foundations - check garage floor for minimum 150mm depth Foundations at rear of building to match existing house foundations
3. Timber floor to match existing
4. Sufficient fall on waste water to foul drain
5. Window to match existing
6. Rigid insulation to walls

7. Steels to form new opening between kitchen and existing garage to create large kitchen / diner
8. Current construction - garage floor - concrete
9. No attachment to party wall at No.5
10. No public right of way locally to works or affected.

