

Construction specification

38 Hillfield Road, London NW6 1PZ – Rear Garage Conversion

1.1 General

Comply with Camden Council Full Planning Permission and Building Regulations, referenced in this specification and design and access statement.

Compatibility of Materials

Ensure that the materials used are complementary to the existing building and its original features. Materials for alterations should weather well, so their ageing process contributes positively to the character of the building and the site's broader context.

Making Good

Repair any damages caused during the execution of the works, to any third party.

Cleaning

The site and works, to be left in a neat and clean state as possible, during the build and on its completion. Remove rubbish and surplus materials from the site and dispose of legally, on a regular basis.

Operation

Ensure that any machinery operates safely. All site works to comply with Health & Safety guidelines.

Health & Safety

Comply with Health & Safety (CDM 2015) for Construction.

Sealing of Reveals at Openings

Seal reveals at openings in external walls, and in walls which are between conditioned and non-conditioned spaces, with material impervious to water before installing windows, doors or other items in those openings. Carried out the same to any open roof areas.

1.2 Definitions

Obtain approval from the Building Inspector for that particular stage of the works, as set out in the Building Regulations schedule. Where work is to be covered or concealed do not proceed past that point until approval has been granted. If requested, confirm that the works, including boundary fences, have been correctly located, and all works comply with Structural Engineer's recommendations.

Witness Point

Give the Building Inspector sufficient notice for inspection to progress with works.

DESIGN AND ACCESS STATEMENT

Existing Garage to the Rear of 38 Hillfield Road, London, NW6 1PZ

Description of development and key access issues of design.

The existing garage to the rear of 38 Hillfield Road, London, NW6 1PZ is a single storey double block cavity walled unit at the rear of the garden belonging to the basement apartment at number 38. The building sits on a south-west sloping piece of land, with access to the front on to Mill Lane. The building consists of a flat asphalt roof over a single storey. It has an existing internal layout of a single garage parking space, with an internal lobby and office space.

There is an up & over electronic garage door, and a front door, facing onto Mill Lane. To the rear there are casement windows to the garage and office rear walls, overlooking the garden at 38 Hillfield Road. There is rear door access from the garage to the garden, approached via a set of external steps and a pathway. Externally, facing Mill Lane, there is a concrete driveway running across the garage width, sloping downwards to the pavement.

Proposed works compromise:

1. Garage conversion & extension to create a double storey residential dwelling with small courtyard to rear

The current garage is incoherent to the owner's lifestyle. They seek to retain the single garage parking section with the existing garage door and rear door to garden access, as a self-contained space. With the garage window removed. The existing front door also remains. Leading to a new entrance lobby with stairs to the new first floor. A new bathroom is also accessed from the new lobby. The waste and water services will run under the existing garage floor linking to the main drains in the road at Mill Lane. There will be a lower ground floor bedroom sited at in the rear of the new extension, with French doors off the bedroom to a small sunken courtyard with retaining walls, with steps leading back up to the main garden of 38 Hillfield Road. All as per Structural Engineer's specification.

The new first floor consists of an open plan living/dining room leading off the new staircase. The new kitchen with second bathroom sited behind it, are both situated on the right -hand side, allowing for ease of connection for waste and water drainage. The soil stack from the upper bathroom will run down internally to the side wall of the garage, linking with the other waste pipes under the garage floor to the main exterior drain.

The existing electric circuit is linked to the basement apartment of 38 Hillfield Road. This will be separated with a new independent supply brought in from the mains sited in Mill Lane, to the new consumer unit in the entrance lobby cupboard. All heating & appliances will be electric, there will be no gas services.

There will be two sets of timber French doors, opening internally, with fixed side panels, on the first floor facing onto Mill Lane, with a metal Juliette balcony to each. The rear of the new living room has a timber bifold window, again with a metal Juliette balcony, overlooking the garden. There is also a new timber casement window on the first floor over the existing rear garage door.

2.External Finishes

The exterior will be in a black/charcoal painted render finish, as per the existing garage. With dark brick cladding to the side elevations. All new windows will be white timber painted.

3. New roof detail.

The new roof will be constructed from underside to top, as follows;

12.5mm plasterboard with a 3mm skim finish over

Screw fixed to the underside of

200 x 50mm C16/ 24 rafters at 450mm c/c' to Structural Engineers specification

150mm SW treated timber furrings 20 tapered to allow for a run -off fall
18mm exterior quality plywood fixed at regular sections

Vapour control layer

125mm Kingspan Thermorof TR27 insulation.

Three layer felt Bitumen felt membrane laid in opposing directions, two layers torched on, one layer tacked on to 18mm exterior quality ply

New False Hip Pitch Roof Facades to Front & Rear Elevation

Frame Constructed with 100 x 50mm Timber

18mm Ply

Front & Hip Ends Covered with Breathable Felt

38 x 19mm Tiling Batten

167 x 267mm Slate Roof Tile / Baby Ridge & Hip Tiles

4. Drainage, wastes and maintenance cover

The existing downpipe to the front discharging to the existing floor gulley will be extended and sited higher under the roof line. New UPVC black rainwater pipe – 69mm diameter

Drainage wastes provided with rodding access to all changes in direction, with junctions to bases of fittings and to all discharge pipes.

2 x New foul water drain – 100mm pipe at min with a 1:80 fall

2 x New soil vent pipe – 100mm