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 externals 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 for the lower ground apartment at 38 Hillfield Road, London, NW6 1PZ is constructed as a single storey double block cavity walled unit. The building sits on a southwest sloping piece of land, with access to the front onto Mill Lane.

Consisting of a flat asphalt roof over a single storey, with an internal layout of a single car parking space, inner lobby and office space. There is an electronic an up & over garage door and a front door facing Mill Lane, and casement windows to the garage and office rear overlooking the garden at 38 Hillfield Road. With rear door access from the garage to the garden via external steps and a pathway.

There is a concrete driveway across the garage width, sloping downwards to the pavement on Mill Lane.

Proposed works compromise:

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

Mr Oram, the owner of 38 Hillfield Road is in ill health. He undertakes regular hospital visits for stroke & diabetes-related problems. He has lived in the main house at 38 Hillfield Road for 40 years until developing the house into two properties in 2010 and downsizing to the lower ground apartment for ease of access to the garage and ground level.

Mr Oram lost the ability to park on Hillfield Road after this downsize.

Demolishing the original timber & asbestos garage at the garden rear, Mr Oram had the current solid garage built with adequate concrete foundations to take an additional storey in the future, as indicated by Camden Building Control.

He now seeks to retain this single car parking section with the existing garage and the rear door to the garden access within the self-contained unit for a carer's use & their Achondroplastic son.

The existing front door will lead into a new entrance lobby with stairs to the new first floor. With access from the hall to a bathroom and rear bedroom. There will be French doors from this bedroom to a small sunken courtyard with retaining walls and shallow steps leading back up to the garden of 38 Hillfield Road.

All as per Structural Engineer's specification.

The waste and water services will run under the existing garage floor linking to the main drains in the road at Mill Lane.

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

The existing electric circuit will be separate from 38 Hillfield Road as an independent supply 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 Mill Lane, with metal Juliette balconies.

The living room will have a timber bifold window with a metal Juliette balcony. There is also a new timber casement window over the existing rear garage door on the first floor.

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 Thermoroof 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