



Engineer/ Manage/ Deliver/

FEBRUARY 2021

**PLANNING COMMENTS FOR
12 CATHERINE STREET,
WHITEHAVEN,
CA28 7PA**

**PROJECT NO.
MGC/PD/44656-Ms003**



Alan Wood & Partners

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CA28 7PA**

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Prepared by: Patrick Douse

Date: 8th February 2021

Issue	Revision	Revised by	Approved by	Revised Date

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

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1.0 REBUILDING OF SINGLE STOREY EXTENSION

The existing rear extension is of poor quality and lacks any character and detailing to enhance the existing building. The existing extension has been built and results in a step down into the kitchen resulting in an area that is divorced from the main level. There are two places for egress reducing usable space within the dining room, hallway and kitchen.

The layout is impractical for modern living due to excessive circulation areas/space for compact living, dining and kitchen areas. There are a lot of areas indicating dampness to the walls which will need attention to be rectified.



Fig.1 - Steps in hallway

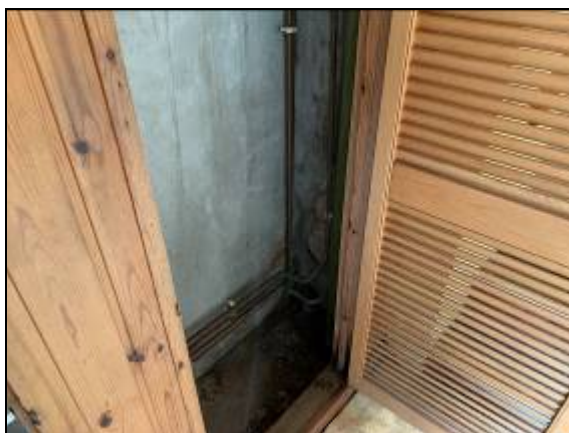


Fig.2 - Cupboard in kitchen shows inadequate insulation to wall and plumbing/heating pipes



Fig.3 – Steps into lounge and hallway steps



Fig.4 – Steps in hallway



Fig.5 – Lower level of extension



Fig.6 – Junction at party walls

The felt flat roof, cavity walls to the party walls and external elevation will need to be removed. The cavity walls will be rebuilt with additional insulation to the cavity to meet current Building Regulations. Any voids remaining to the ground floor will be ducted to external air, increasing air flow and preventing no air flow throughout. The raised kitchen floor will be a solid concrete floor which will have floor insulation and electric under floor heating. The external walls will be rendered with a sand/cement render with a smooth finish. The surface will be painted with a breathable external paint with a suitable colour advised by the Conservation Officer.

A parapet wall will be formed to match existing extensions and will be weathered using lead flashing and soakers all around.



Fig.7 – Parapet detail to finish above adjacent flat roof.



Fig.8 – New parapet detail to front of rebuilt extension to form better detail and weather proofing

Rebuilding the extension to allow a level ground floor will greatly improve the usage and layout of the ground floor. It will allow greater use of the available ground floor and will encourage better living standards.

2.0 REMOVAL OF EXISTING DIVIDING WALL BETWEEN DINING AREA AND KITCHEN WALL

To allow a more functional layout and use of the total ground floor an additional 1600mm of wall needs to be removed to allow a steel beams to be positioned to support the structure above.



Fig.9 – Existing opening in dividing wall and opening down into the kitchen



Fig.10 – Existing openings in dividing wall and opening up into the dining and hallway

Part of the wall will need removal and adjustment at the top. Alteration to the ground floor staircase and landing is required to open up the ground floor accommodation.

The existing construction of the wall would still remain as is shown, so keeping the historical construction. But the beam above the door and opening would be replaced with new steelwork.

3.0 REMOVAL OF THE GROUND FLOOR CHIMNEY BREAST

The chimney breast to the dining room also needs to be removed to allow more functionality of the room and will provide a huge improvement in the quality of the ground floor accommodation.



Fig.11 – Existing chimney breast in the dining area

Removing the chimney breast at the ground floor will allow the dampness to be attended to by allowing the walls to be adequately treated, dried and painted. The loose laid blocks that are sat on the floor will be removed and the brickwork will be removed up to a height to allow supporting steel angles to support the remaining chimney breast area.

4.0 REPLACEMENT OF WINDOWS

The existing windows need replacement due to their condition and to facilitate a reasonable energy rating (EPC) for the premises. Looking at the premise and the block in within it sites, it is very clear that all the windows to the properties have all been replaced with all manner of uPVC glazed windows.



Fig.11 – Existing window styles to the block of houses showing the different styles and configurations

The existing windows are all timber sliding sash type apart from the window to the rear extension. All the windows are single glazed, do not have trickle vents (for background ventilation) have poor energy performance and have not been maintained for many years which has led to rotting timber, snapped chords and rusted pulley wheels.

To increase the thermal efficiency, living environment and maintenance of the property it is proposed to replace the windows with uPVC sash windows that will be configured to match the ones being replaced. Replacement uPVC windows will be detailed as shown in figure 23 in a traditional sliding sash layout and detail.

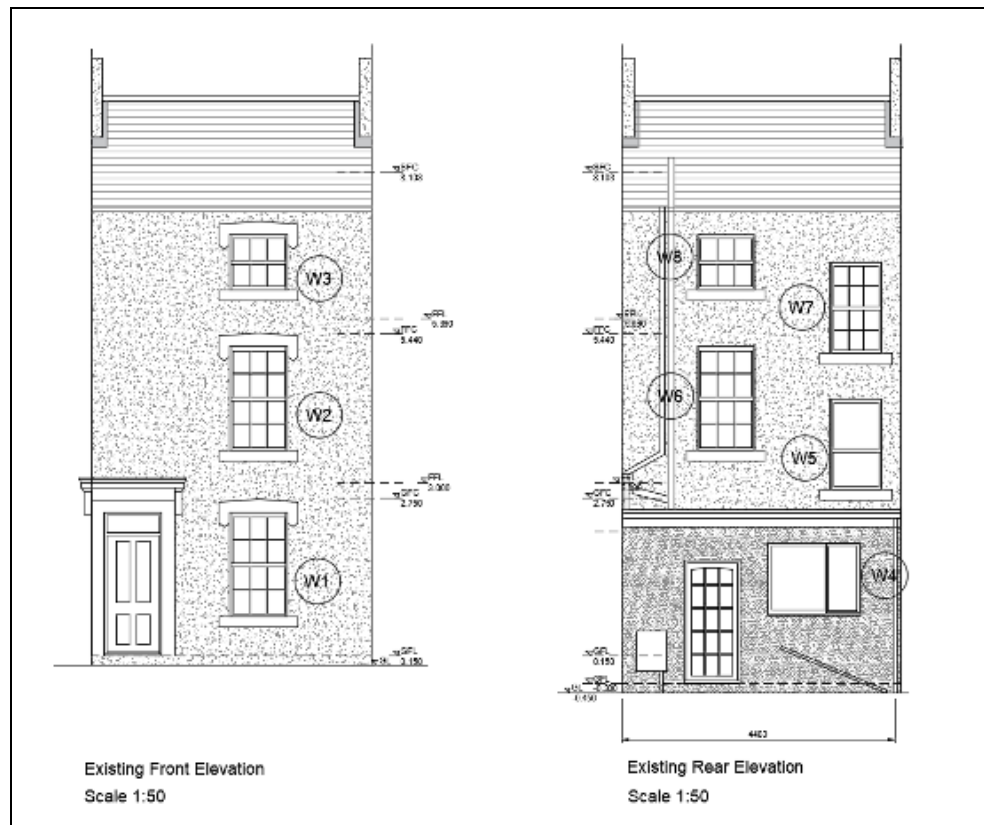


Fig.12 – Elevations to the front and rear with window references



Fig.13 – Window W6



Fig.14 – Window W4



Fig.15 – Window W5



Fig.16 – Window W8



Fig.17 – Window W3



Fig.18 – Rear Elevation



Fig.19 – Front Elevation

The existing windows will be replaced and the reveals made good to allow the fitting of replacement uPVC double glazed windows. The new windows will be fitted in the same elevational plane as to retain the aesthetic of the block. The windows are thermally efficient, have thin profiles and have a "A"- rated energy efficiency. This will provide adequate escape, energy performance and the ability for cleaning. It is our view the new windows will greatly enhance the current property. See figure 23.



Fig.20 – W8



Fig.21 – An example of a uPVC sash window



Fig.22 – An example of a uPVC sash window

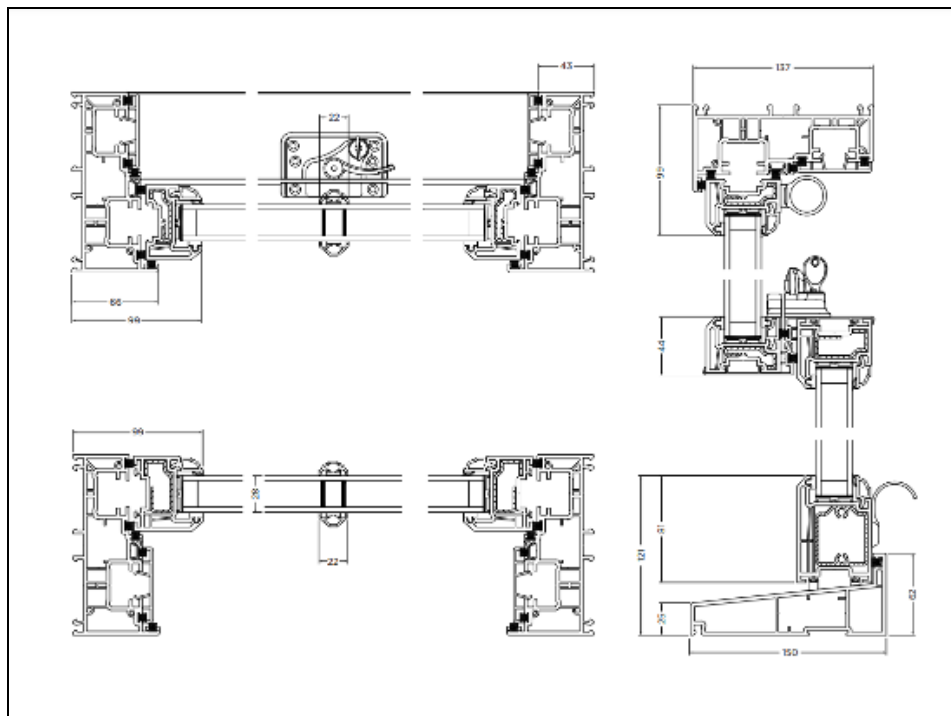


Fig.23 – New uPVC sash window details, showing the profile sections and narrow glazing bar

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