

Description of works

For G & P Giles and S & G Long

30 Mount Gardens

Cleckheaton

BD19 3QH

Proposed work to include:

- Removal of existing single glazed conservatory. (not to be replaced)
Removal of existing concrete prefabricated garage.(not to be replaced)
- Replacement of garage with single story room to enable the creation of an accessible bedroom and bathroom for end of life care.
- Existing french doors in the rear of the property to be removed and replaced with a cavity wall and window.
- Installation of a new boundary wall along the South side adjoining the neighbouring property.
- Installation of a channel drainage to the South elevation boundary connected into the existing surface water drainage system.
- All new and rear walls to be rendered to match the existing house colour.
- All roofing works to match the existing.
- New boundary fence to the rear of the property on the east side.
- Rear garden to be reduced from about 29 m² to about 21 m² with minimal step access and trip free surface (to be decided).
- Multi point ventilation system already installed in the property to be extended into the new bedroom.
- Extra heat and smoke alarms (hard wired) to be installed to replace battery units to comply with building regulations.

Climate statement

- Insulation in new roof areas to be installed to a depth of 600mm of loft insulation.
- Cavity wall to have minimum 50mm kingspan or similar material and new internal walls to the exterior to be covered in a 50mm kingspan (or similar) back plasterboard.
- Rear wall of the property where french doors are to be removed and replaced with a wall and window to be finished with a 50mm kingspan backed plasterboard product.
- Electrical installation upgraded at distribution board in preparation for possible future solar and home battery storage.
- Installation of a new A+ grade boiler and modern radiators throughout the property.