TIM CORDING

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WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED - 6 FEB 2013
TO | REF No.

For the attention of Peter Barnett.- AWDM/1144/12

Dear Mr Barnett,

RE: --118 High Street, Shoreham.- Proposed conversion.

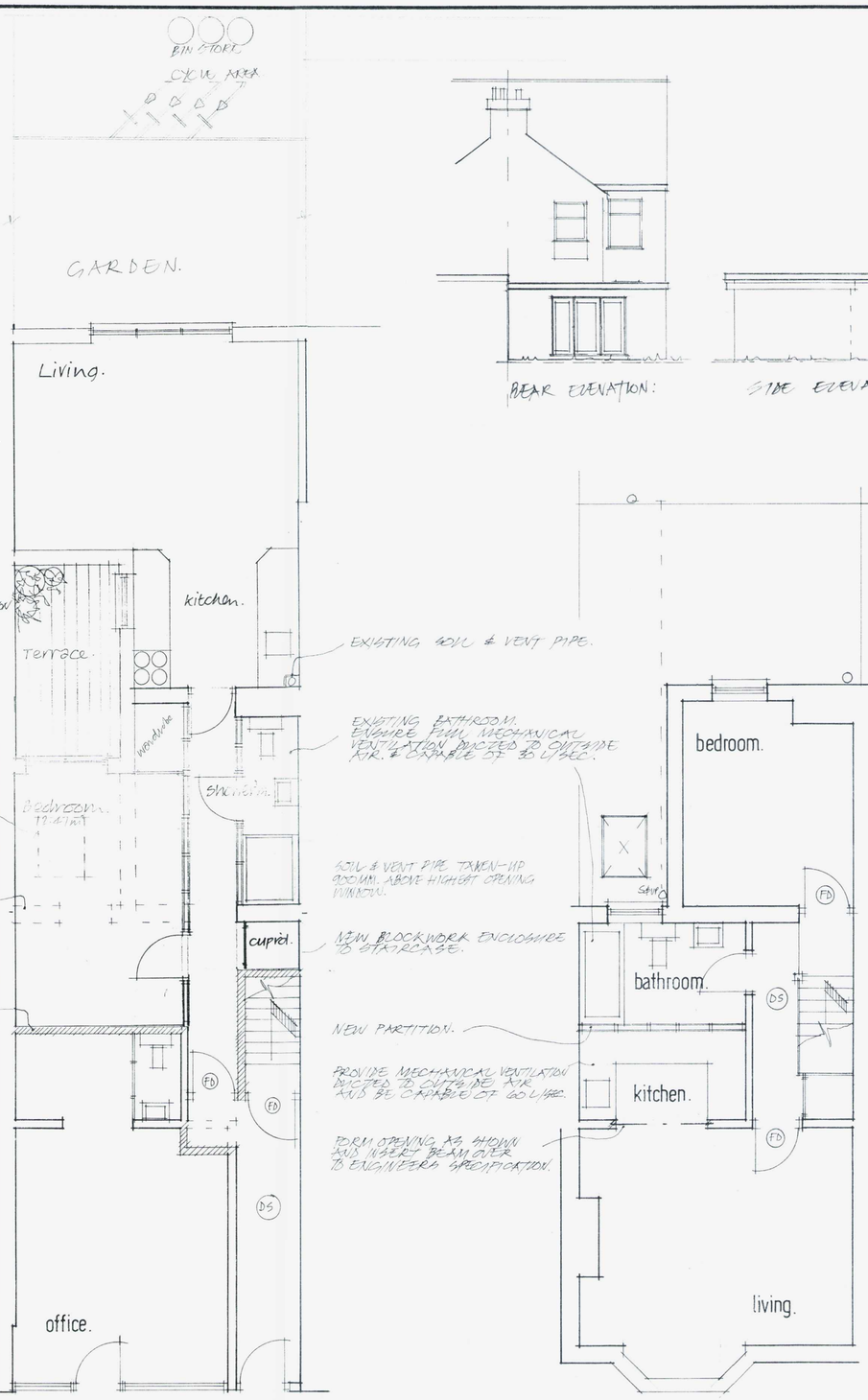
With regard to the above proposal and our recent discussions I enclose my amended drawing showing the improvements to the ground floor flat as discussed and which I trust is now in order and in accordance with Policy recommendations.

If you wish to discuss please come back to me.

Yours sincerely,

[redacted]

Tim Cording



ground floor plan.

SMOKE DETECTORS:

Smoke detectors shown (ds) to be provided in positions as shown.
Detectors to be BS.5446 interlinked and connected to mains system with battery back up.

BEAMS:
All new beams to be inserted to Engineers specification and to be encased to give 1 hours fire resistance using 12mm.superlux screwed to 25 x 25mm. x 20g light steel corner angles.

PLUMBING:-BS.5572
Traps shall be 75mm.deep upvc.sealed traps.
Waste pipes to sinks and baths/showers shall be 38mm.upvc.and 32mm.from basins.Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

Conservation of fuel and power

Please note at least 75% of new light fittings are to be energy efficient light fittings.

Reasonable provision is to be made to reduce unwanted air leakage through the envelope parts.

Building fabric to be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements at the joints between elements and at the edges of elements such as those around window and door openings.

Electrical

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th Edition Wiring Regulations and Building Regulation Part P (electrical safety). On completion of the works a copy of the installer's Electrical Installation Test Certificate compliant with BS7671 is to be given to the client and the local authority.

Prior to covering of wiring/cables the applicant is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the Installation Test Certificate, a competent person's Electrical Installation Certificate compliant with BS 7671 is to be given to the client and the local authority.

GENERAL:
All works are to be completed in a good workmanship manner and to comply with all relevant codes of practice.
Contractor is to check all dimensions on site with any error/omission reported to client.
Sample materials are to be submitted to and approved by both client and Local Authority prior to commencement of work and are to be carefully selected to reflect character of area.
Heating,lighting and power to be installed as directed by client and all to be completed to statutory authority regulations.
Contractor is to agree with client all types and style of new doors, windows and other secondary fixings.

INTERNAL WALLS:
Internal load bearing walls to be 100mm.3.5N/mm² blocks laid in 1:1:6 mortar with 9.5mm.plasterbrd.and skim finish both sides.

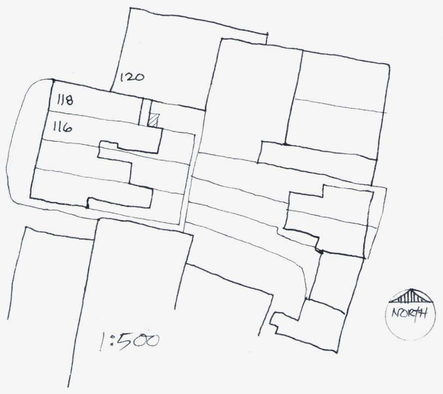
Partitions to be constructed in 50 x 100mm.studs at 450mm.centres finish both sides with 12.5mm.plasterbrd.and set coat.Provide head and sole plates and noggins at third points.
Floor joists running parallel to partitions to be doubled-up.

Run skirtings to clients direction.

WINDOWS:
New windows to be confirmed with client for style, patern and material.
To provide glazed areas equal to 1/10th. of floor areas and with opening lights equal to 1/20th. of floor areas.
All windows to have a trickle vent min. 8,000mm. sq.
Glazing to comply with part N of the latest Building Regulations with glass to be toughened or laminated to B.S. 6206.
Glazing in timber or plastic frames to be double glazed with a 16mm. air gap and a 'soft' low-E coating or double glazing with a 12mm. air gap, argon filled and a 'soft' low-E coating.
Glazing in metal frames to be double glazed with a 16mm. air gap, argon filled and a 'soft' low-E coating.
All first floor windows in dwellings to have an unobstructed openable area of at least 0.33m.sq. and be not less than 450 x 450mm.

INTERNAL LIGHTING:
Provision shall be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to have most use.
Therefore it is necessary to install 4no. light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

HEATING AND HOT WATER SYSTEMS:
The following to be included in the heating system.
1. Areas with differing heating needs to have individual temperature control by use of room thermostats or individual radiator valves.
2. Separate timing controls to be provided for space heating and hot water(except for combination boilers and solid fuel appliances) The system must allow the provision of only space heating, only water heating or both when required.
3. Boiler controls to include provision to prevent the boiler operation when neither the space heating system nor the hot water system requires heat.
4. Hot water storage vessels should have a min. 35mm.factory applied coating of PU-foam or the equivalent. Pips and ducts should also be insulated. Hot pipework connecting to boilers and hot water storage vessels to be insulated for at least 1m.from the point of connection.
5. All heating and hot water systems to be fully commissioned and a certificate confirming correct compliance to both client and Building Inspector.
6. Proper instructions to owners to be provided to inform them how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.





first floor plan.

Notes:

All Dimensions must be checked on site and not scaled from this drawing

Contractor and client are reminded of their obligation under the Party Wall Act. If in doubt ask.
Contractor is to confirm all below ground drain run direction and invert levels.

	Date	Revisions
E	JAN 2013	PLANNING REVISIONS.
A	OCT 2012	PLANNING REVISIONS.

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Client

Job Title
CONVERSION TO FORM 2 NO. FLATS AND OFFICE.

Drawing Title
118 HIGH STREET.
shoreham-by-sea.
west sussex.

Scale 1:50

Date AUG. 2012. | Drawn by

Drg.No. | Rev

Paper Size A1