CLIENT	PROJECT	
City South Contractors.	29 - 31 High Street Shoreham by Sea West Sussex BN43 5DD	R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Typical Section & Proposed Side Elevation of new bay extension	Retrospective application for changes to conversion of offices to residential flats	

drawing	1730/P4	scale	1:100;	date	Feb. 2013	Revisions	A	B				

Rev A March 2013. Notation regarding river defence added following discussions with environment agency. RJR

Rev. B. June 2013. Drawing updated to comply with building regulations and environmental health officers requirements and planning conditions RJR

The existing floors are to be up rated for fire and sound reduction in accordance with the building regulations.
Existing fire doors are to checked for compliance and renewed as necessary.

New fire detection systems are to be provided for each flat to full L2 protection. See floor plans for location of detectors in the flats circulation areas shops and offices

The main stair case is to be provided with an automatic opening roof light 1m square set into the sloping roof plane operated by hydraulic arms triggered by the smoke detection system.

The flat roof areas where shown brown are to be thermally uprated with the addition of 120 mm of Celotex insulation laid over the existingroof finish with 3 layer built up roofing felt finish see Thermal insulation calculations for created U Value of 0.18 W/m2K

The main pitched roof areas are to have 300 mm of mineral wool laid between and over the existing ceiling joists to achieve a minimum U Value of 0.15 W/m2K the existing roof has cross flow ventilation

PLANNING NOTES:

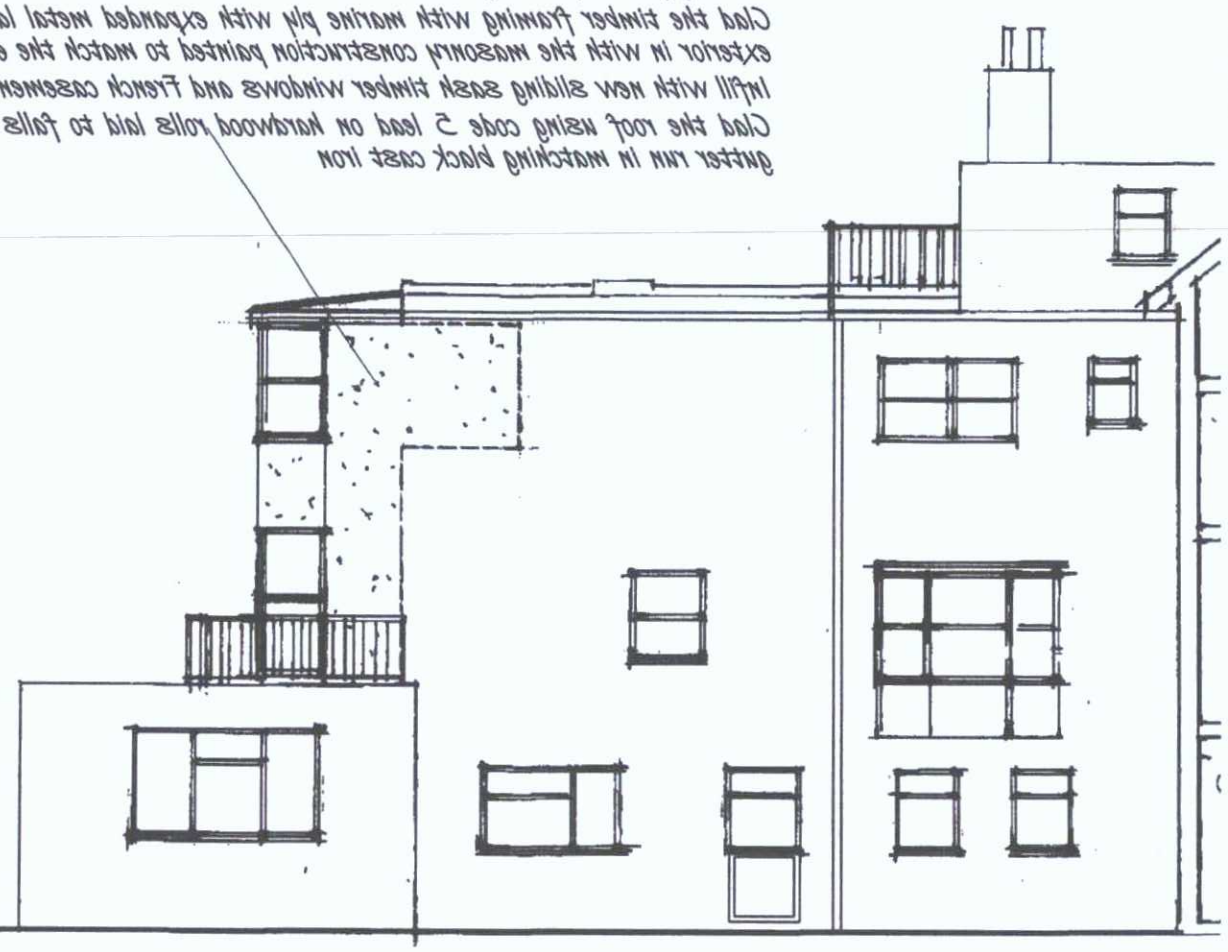
Carefully remove the existing First and ground floor side and rear windows supporting the existing roof structure. In fill the original side window opening using masonry block cavity walling.

Extend the side walls and form the bay construction in timber framing formed off the existing flat roof strengthened in accordance with the structural engineers details.

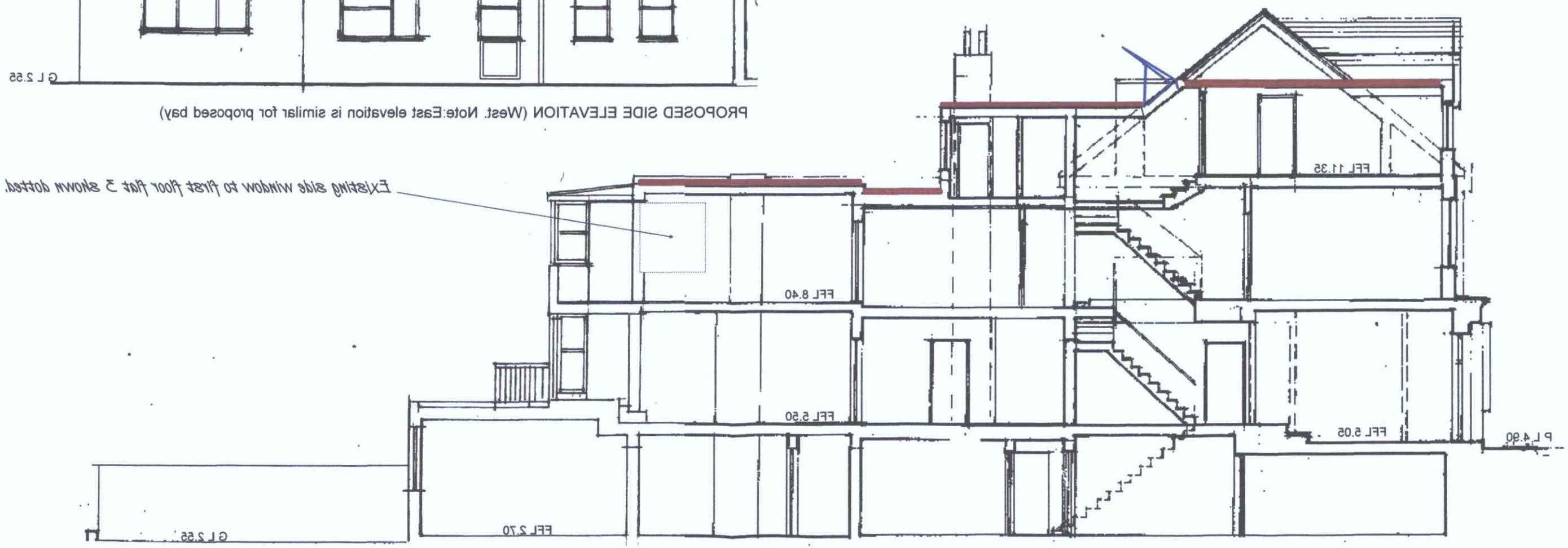
Clad the timber framing with marine ply with expanded metal lathe and render coat the exterior in with the masonry construction painted to match the existing external walls.

Infill with new sliding sash timber windows and French casement doors to pattern.

Clad the roof using code 5 lead on hardwood rolls laid to falls to extended fascis and gutter run in matching black cast iron



PROPOSED SIDE ELEVATION (West. Note:East elevation is similar for proposed bay)



TYPICAL SECTION THROUGH No 31

Scale bar. metres at 1: 100 at A 3 reproduction

THIS IS AN A3 DRAWING AS SUBMITTED