CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
City South Contractors.	29 - 31 High Street Shoreham by Sea West Sussex BN43 5DD	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Plan layout of second floor flat No 1	Retrospective application for changes to conversion of offices to residential flats	

drawing	1730\P5	scale	1:100;	date	March. 2013	Revisions	A				

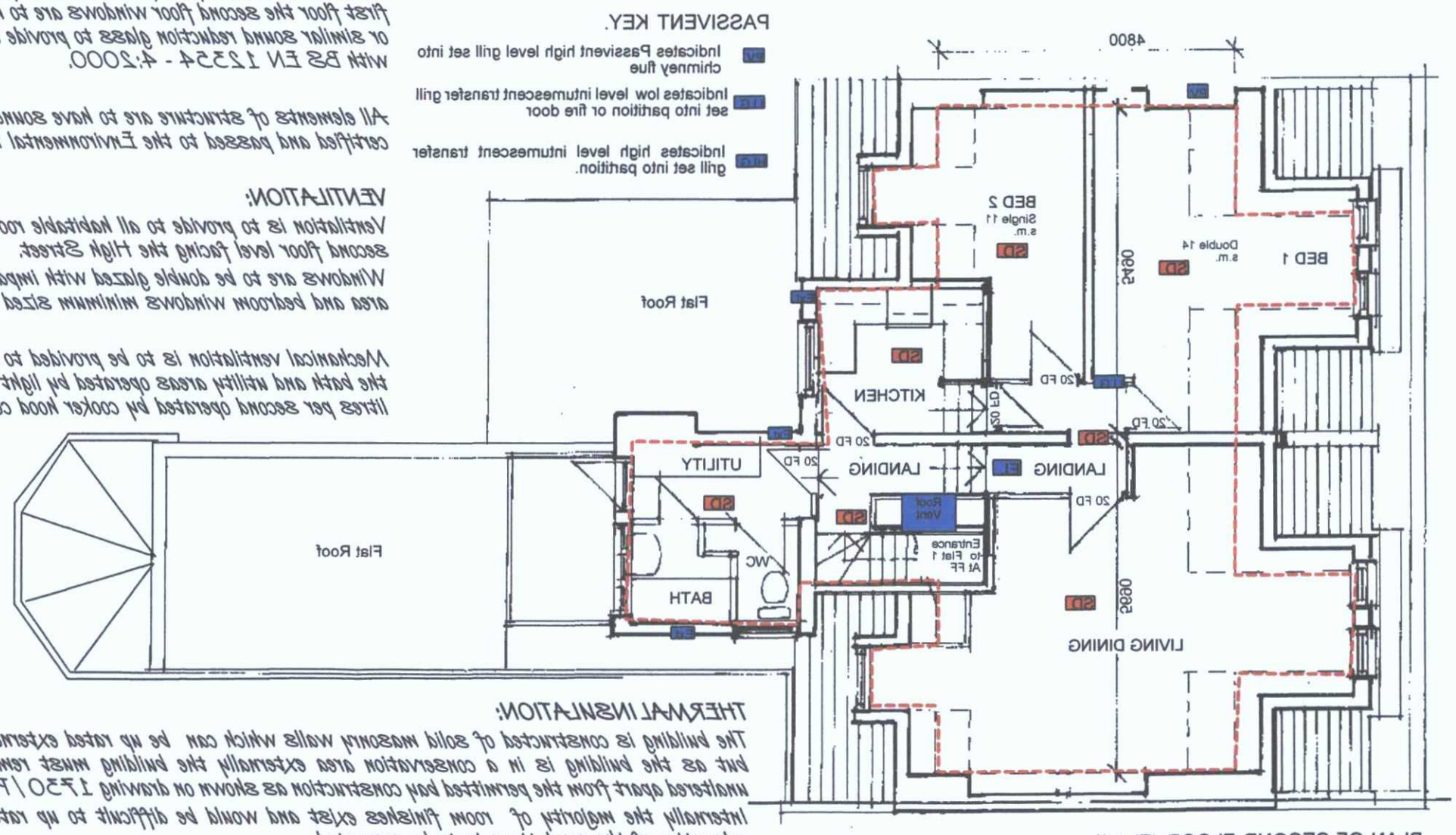
Existing fire doors are to checked for compliance and renewed as necessary.
The existing floors are to be up rated for fire and sound reduction in accordance with the building regulations.

New fire detection systems are to be provided for each flat to full L2 protection with L5 protection for the existing shops and offices.

Provide and install 225 x 225 mm passivent units (PV) set into the chimney flues at high level running up to vented chimney pots with 225 x 225 mm intumescent vent grills at low level (LLG) set into the partitions or fire doors. To the rooms facing the road side of the building that do not have open or vented sound proof window units.

PASSIVENT KEY.

- PV — Indicates Passivent high level grill set into chimney flue
- LLG — Indicates low level intumescent transfer grill set into partition or fire door
- HLG — Indicates high level intumescent transfer grill set into partition.



PLAN OF SECOND FLOOR (Flat 1)

Please note red dotted line follows area of floor above limited headroom of 1.5 m

THERMAL INSULATION:

The building is constructed of solid masonry walls which can be up rated externally but as the building is in a conservation area externally the building must remain matched apart from the permitted loft construction as shown on drawing 1730 / P6. Internally the majority of room finishes exist and would be difficult to up rate a relaxation of the regulations is to be requested.

The roof areas where disturbed will be up rated by the application of thermal lining board to the ceilings and insulation to the roof areas to achieve improved U values but will not be able to match the current regulations apart from the new bay and flat roof areas

VENTILATION:

Ventilation is to provide to all habitable rooms either with opening windows or Passivent systems in the rooms at first and second floor level facing the High Street.
Windows are to be double glazed with impact resistant glass fitted with trickle vents minimum 8000 sq. mm to each room area and bedroom windows minimum sized 750 mm high x 450 mm wide to allow for escape in the case of fire.

Mechanical ventilation is to be provided to all bathrooms Utility rooms and kitchen to a minimum of 30 litres per second on the bath and utility areas operated by light or humidity switches with 20 minutes over run. In the kitchen a minimum Of 60 litres per second operated by cooker hood controls.

HEATING & ELECTRICAL:

The existing shops and offices are heated by electrical systems and are not effected.
The flats are to have gas fired grade a high efficiency combination condensing boilers installed with radiators located and sized as required.
Provide hot & cold water services to the new bathrooms, kitchens and toilets
All work is to be designed and undertaken by a qualified and Gas Safe Engineer and a certificate issued on completion.

ELECTRICAL INSTALLATION:

Provide and install power points and lighting with separate circuit for a mains back up trickle charge fire detection System to BS 5266 inter linked smoke and heat detectors in the lobbies habitable rooms and kitchen . Install low energy bulbs and high efficiency light fittings in new bedroom, store room and bathroom with maximum 40 lumen/circuit Watt not less than 1 per 25 sq. metres of floor area or 75% of light fittings.
Include for wiring up extract systems and fire detection systems linked to the fire alarm panel in compliance with BS 5266
The whole of the installation is to be designed and undertaken by a recognised certified electrical contractor and an installation and test certificate issued on completion in accordance with Part P of the building regulations.

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

-1 0 1 2 3 4 5 6 7 8 9 10

All elements of structure are to have sound tested on completion to ensure the noted ratings are achieved and recorded results certified and passed to the Environmental Health Officer and the building control Officer.

with BS EN 12354 - 4:2000.
or similar sound reduction glass to provide a minimum sound reduction level of 35 dB4 to external noise levels in accordance
first floor the second floor windows are to have secondary glazing fitted or the existing glass replaced with Pilkingtons Optilam
The first & second floor flats windows facing the High Street have double glazed units and fitted with secondary glazing at

the underside of the stair flight lined with 12.5 mm fireline plasterboard.
insulation membrane with 6 mm of tempered hardboard and a sound reduction carpet underlay and finish over the treads and plaster or in 2 layers of plasterboard. The same application is to be made to the internal stairs using 10 mm of sound matarlay with carpet or sound reduction sheet vinyl in wet areas. Ceilings should be a minimum of 40 mm thick lathe and with a layer of 9 mm ply and 10 mm sound isolation membrane and relining the TGG boarding applying a sound reduction construction provided. Either by lifting the floor boards and inserting 100 mm of dense mineral wool and up rating the floor
Reduction levels of 64 dB impact sound and 45 dB airborne sound levels through all floors. If they do not then additional if they comply with a minimum 1hr fire Resistance over the shops and offices and 1/2 hour between flats with Sound
The Existing floors are to inspected and tested and the results and construction notified to the building control officer to see

The existing 225 mm brick masonry separating walls are deem to be adequate for sound and fire resistance.

The existing 100 mm brick masonry partitions are deemed to be adequate for sound and fire protection.

sound reduction and minimum 1/2 fire protection
mineral wool set between the studs set on 50 x 100 mm sole plates set over dowled up floor joists to provide adequate
cross noggins at maximum 600 mm centres clad either side with 12.5 mm dense plasterboard with 100 mm of dense
New Stud Stud partitions within flats are to be constructed with 50 x 100 mm timber studs at 400 mm centres with

REGISTANCE TO SOUND AND FIRE:

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

THIS IS AN A3 DRAWING AS SUBMITTED