CLIENT
City South Contractors.

PROJECT
29 - 31 High Street
Shoreham by Sea
West Sussex BN43 5DD

Retrospective application for changes to conversion of offices to residential flats

DRAWING
Plans & Section of Ground to First Floor bay extension

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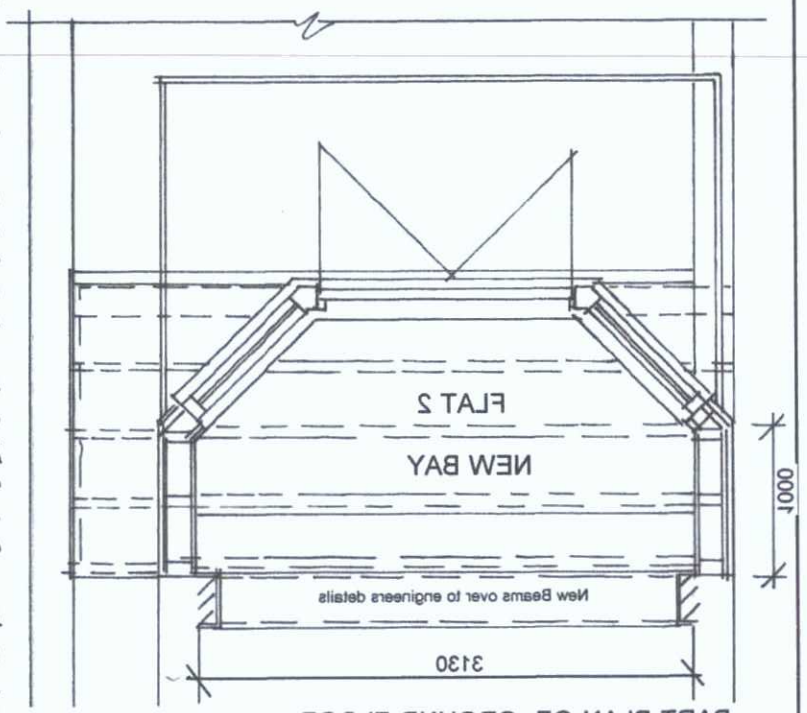
drawing	1730/P6	scale	1:50	date	March. 2013	Revisions

NEW BAY WALL CONSTRUCTION:

Form the new bay using 50 x 120 mm sawn work at 400 mm centres with cross nogging at maximum 600 mm formed off the engineers beam structure set on a 120 x 50 mm sole plate clad externally with 20 mm of render on expanded BS lathing fixed to 40 mm Polyfoam cavity board fixed through a layer of breathertine felt to 19 mm exterior quality ply screwed to the stud work at 500 mm centres set 60 mm of Celotex FR5060 between the studs 20 mm from the ply to create a still air gap clad with 12.5 mm vapour proof plasterboard all to achieve a minimum U Value of 0.24 W/m2K Set the construction into the removed window opening set flush with the existing rendered masonry wall with a white polysulphide sealant at the abutment of the 2 surfaces. Use ss beads and quadrants at corners and abutment to the roof deck up sarand and roof.

EXISTING ROOF:

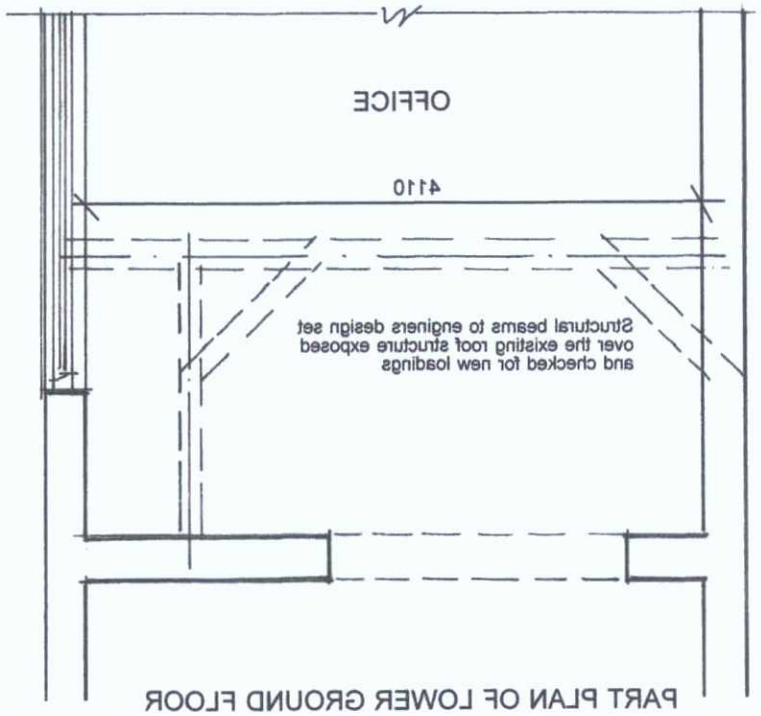
Once the new bay is formed cover the flat roof with 3 Layer high performance felt with A+A grade fire resistance with a fillted up sarand of a minimum 100 mm against the bay vertical surface and parapet.



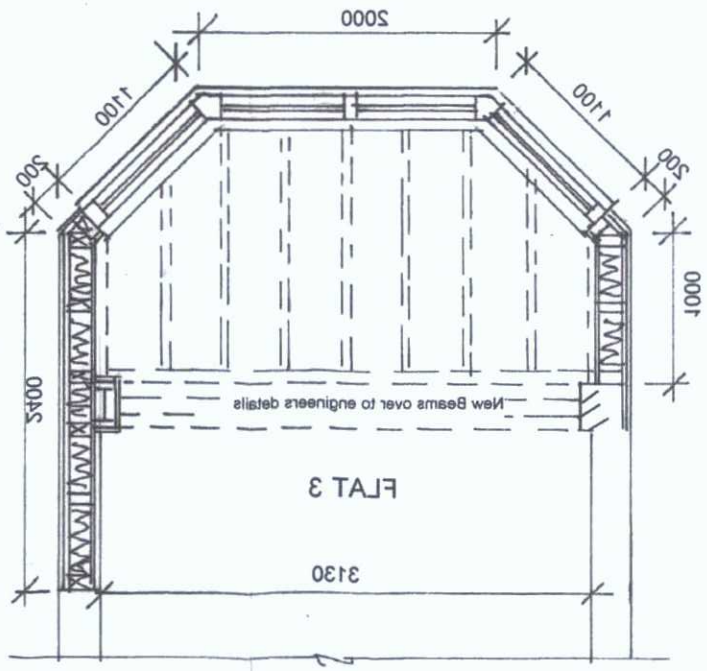
PART PLAN OF GROUND FLOOR

NEW PIERS:

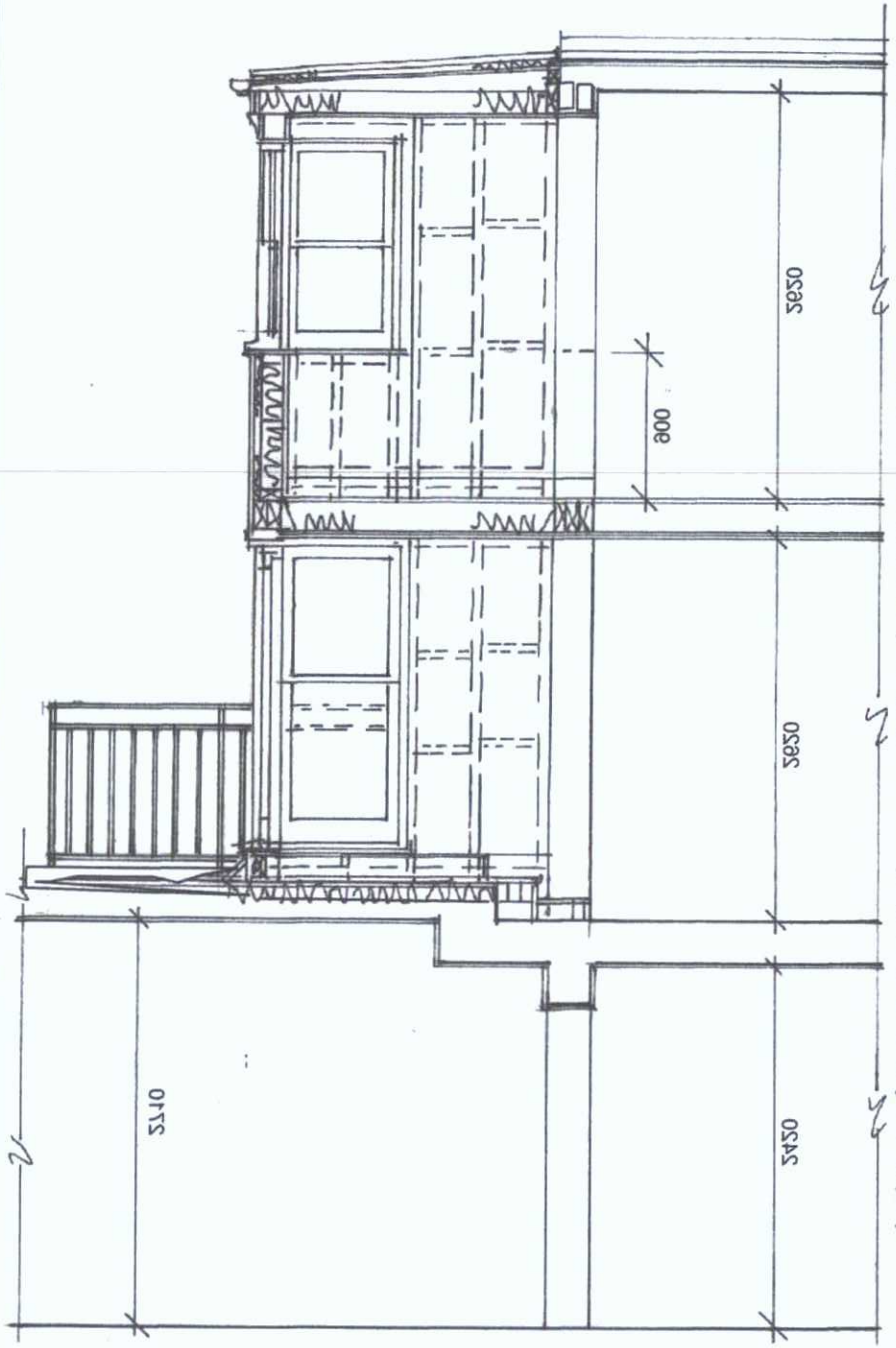
Form new piers either side of the widened openings at ground and first floor in accordance with the engineers details



PART PLAN OF LOWER GROUND FLOOR



PART PLAN OF FIRST FLOOR



SECTION

BAY PREPARATION:

The existing ground floor bay is to be demolished and the roof / floor structure exposed the first floor rear and side window is to be removed and the rear wall demolished down to floor level. the lower ground floor office window lintel is to be exposed and checked for new loadings and replaced or reinforced in accordance with the structural engineers details in readiness to receive the new bay.

ROOF CONSTRUCTION:

The roof is to be constructed as a warm roof in code 5 lead on set on Hardwood rolls in accordance with the Lead Sheet Associations details over 12.5 mm thick external quality ply on 50 x 50 mm treated timber battens on 80 mm thick layer of Celotex FR 5080 on layer of polythene sheet on 19 mm thick ply on firrings on 120 x 50 mm joists at 400 mm centres lined on the underside with Knauf 42.5 mm insulated Liner board with skim coat plaster finish all to achieve a minimum U Value of 0.18 W/m2K Include for cross ventilation through the 50 x 50 mm timber battens with eaves and ridge venting grills.

FIRST FLOOR CONSTRUCTION:

Once the new bay structure is formed and weathered demolish the existing masonry down to expose the existing floor structure and beam below and to the side to form a pier for new beams over to engineers details. Extend the floor out to the bay line using minimum 140 x 50 mm floor joists with 22 mm thick T&G boarding on sound isolating quilt on 100 mm pvl Include for 100 mm of dense mineral wool between the joists supported on netting with isolation metal lathes and 2 layers of 20 mm dense plasterboard with staggered joints to provide a sound reduction level of 64 dB for impact and 43 dB for airborne sound levels @ 1/2 hours fire separation.

GROUND FLOOR CONSTRUCTION:

Once the existing bay has been removed and the roof deck exposed and strengthened in accordance with the engineers details Insert 100 mm of dense mineral wool between the existing joists recover joists with 18 mm of dense chipboard set new 120 x 44 mm joists in the opposite direction to the existing with sound absorbent layer between with 22 mm of T&G boarding all to achieve a sound reduction level of 64 dB for impact and 43 dB for airborne sound levels. Check the thickness of the existing ceiling on the underside and if necessary apply additional layer of 20 mm thick dense plasterboard to ensure 1/2 hour fire separation. Form steps down to the existing floor level using the same construction.

BALCONY RAILING:

Provide and install black painted galvanised steel railings to pattern shown 1100 mm high above the deck set on steel base plates with skirted socket up stands securely fixed to the timber decking and the side walls to resist over turning in accordance with Part K of the building regulations.

WINDOWS & DOORS:

The new windows are to constructed in timber with impact resistant double glazed sliding sash units and French opening doors all to specialist manufacture fitted with trickle vents equivalent to 8000 sq mm in each window with a minimum U value of 1.6 W/m2K

THIS IS AN A3 DRAWING AS SUBMITTED