[redacted]

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Rev	Change	Date

BOROUGH OF WORTHING
DEPOSITED 02.07.10
WB/ 10/0593/FUL

WORTHING BOROUGH COUNCIL
20 AUG 2010
CONSENT GRANTED
SUBJECT TO CONDITIONS

Crowther & Co
Chartered Building Surveyors

Client	
Job	26 Warwick Street Worthing West Sussex
Drg	Second Floor Plan
Date	Scale 1/50
Drawn	Revision
Drawing No.	0161012

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new steel external staircase and landing

remove existing staircase

Av. Ceiling Ht. 2100

Head/FFL 1750
Cill/FFL 570

Head/FFL 1740
Cill/FFL 570

open plan bedsitting room

widen existing opening

Av. Ceiling Ht. 2060

Head/FFL 1940
Cill/FFL 810

shower

Second Floor Level (Scale 1/50)

proposed self contained bedsit flat

Take out door between main front room and rear addition room at second floor level. Shore up out and form enlarged opening. Supply hoist and bed 2No. 175 x102 BSBS complete with engineering brick padstones.

External walls at second floor level to be lined internally with 60mm Celotex insulation panels. 12.5 mm foil backed plasterboard mounted on timber battens.

Take up and clear away second floor boarding. Introduce additional floor joists of matching section to the existing between existing floor joists. Supply and lay 18mm flooring grade tongued and grooved chipboard floor boarding secured with 65mm countersunk screws.

Take down and clear away existing first floor ceiling and replace with 2No. layers 12.5 fire line board. Infill floor with 100mm Rockwool sound insulation quilt. Provide acoustic sealant around perimeter of first floor ceiling.

Install new sink unit, shower, WC suite and wash basin in second floor flat.

All feed pipework to be copper.

Space Heating

In first and second floors space heating by electric night storage heaters.

Soil/Waste System

Locate existing drain at ground floor level. Install 110mm PVC soil vent pipe. This is to penetrate flat roof and to be provided with lead pipe flashing and to terminate above roof level as shown. Provide first floor branch connection to second floor WC suite and waste pipes for kitchen sink, shower and wash basin. Cleaning eyes at all changes of direction. Sink waste 42mm pvcu. Shower waste 42mm and 32mm wash basin waste. Encase soil pipe at ground floor level with timber framework, 2 No layers fire line board with staggered joints. Casing to be filled with 100mm Rockwool insulation.

Partition

Construct timber frame studwork partition to form second floor shower room 100 x 50mm pressure treated softwood studs, head, sole plate and nogging. Infill with 100mm Rockwool. Face with sides with 12.5mm plasterboard. Frame up for and from door opening supply and hang semicore flush door in softwood lininga.

Ventilation

Install mechanical extract fan and extend termination for shower room. 15 litre per second flow rate.

Mechanical extract fan and duct with external termination for kitchenette.

Electrics

All electrical works to be carried out by an NICEIC qualified electrician and a satisfactory test certificate for the system to be provided for the Building Control officer.

Secondary glazing

Supply and fit good quality colour coated aluminium framed internal secondary glazing to front facing windows.

Take out and clear away existing staircases and balustrades at ground and first floor levels.

Internal staircase to be constructed in pressure treated softwood overall rise 2.61m risers going 250mm 25mm nosings. Dimensions to be site checked and adjusted as necessary within Building Regulations requirements. Balustrade to landing to be underdrawn with 2No layers 12.5mm fire line board.

Landing to be constructed with 100 x 50mm softwood joists supporting 18mm WBP plywood flooring. Landing to be supported upon internal ground floor partition and ex 100 x 100mm softwood corner posts. Infill above landing with timber frame studwork faced both sides with 12.5mm fire line board.

After first floor aperture for staircase and install trimmer joists to enlarged opening to support cut floor joists.

Ceiling

Check plaster finishes to ceiling at ground floor level under first floor. This is to provide minimum ½ hours fire resistance. If found to be inadequate overly existing ceilings with 12.5mmm fire line board.

External Door Opening

Cut and form new external door opening in the rear elevation at second floor level. Shore up and install 2No. 65mm x 150mm pre-stressed concrete lintels. Make good to brickwork above opening.