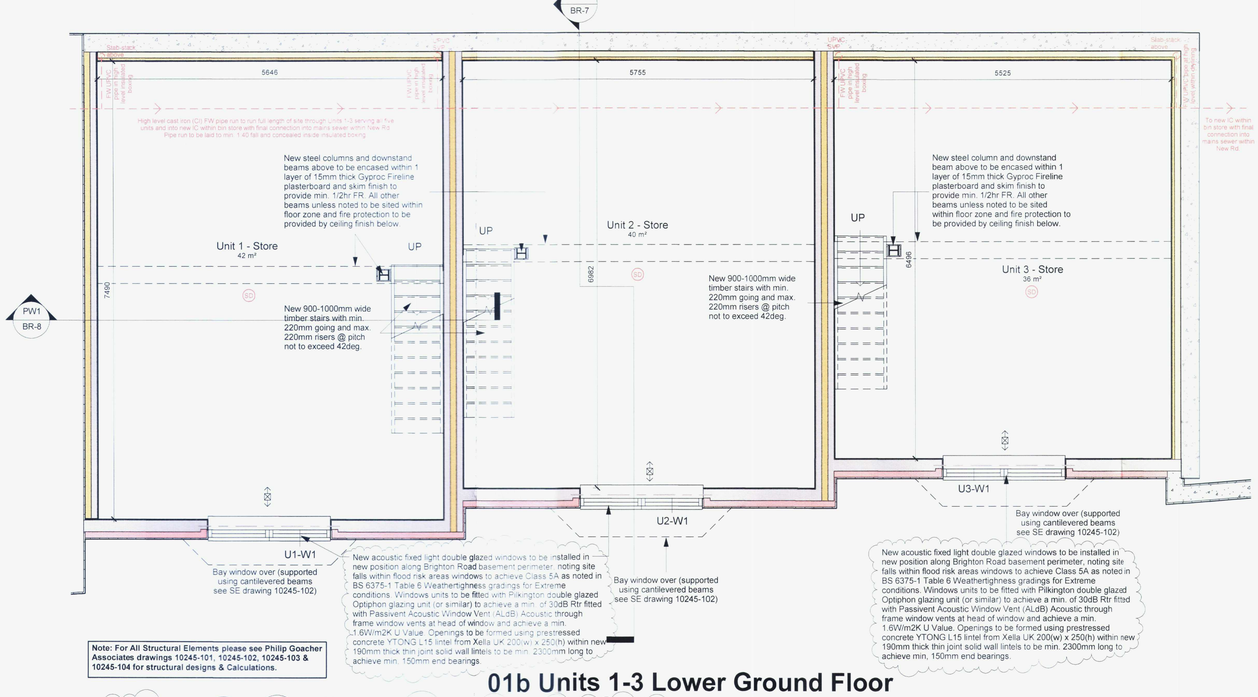


Note: For All Structural Elements please see Philip Goacher Associates drawings 10245-101, 10245-102, 10245-103 & 10245-104 for structural designs & Calculations.

01b Units 1-3 Lower Ground Floor

1 : 50

Legend

New External Thin Joint External Insulation Composite Wall; 230mm thick YTONG concrete block wall constructed using the thin joint system clad externally with adhered/mechanically fixed 100mm thick Neopor insulation board, insulation finished with applied reinforced Brillux ETIC Render system, internal face of block wall to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve 0.20W/m2K U Value.

New External Timber Stud External Insulation Composite Wall to front entrances and bay windows, 100 x 50mm tanalised timber stud walls @ 400mm c/c's with matching noggins @ 600mm c/c's, vapour control barrier, 15mm thick WBP plywood sheathing clad externally with adhered/mechanically fixed 100mm thick Neopor insulation board, insulation finished with applied reinforced Brillux ETIC Render system, internal face of stud partition to be finished with Gyproc Duplex plasterboard with skim finish ready for decoration. Wall Construction to Achieve 0.20W/m2K U Value.

New Passivent MEV ventilation system (purge ventilation).Main plant to be located with roof spaces or at high level within cupboards with fresh air supplied via ductwork up to roof level via. vented junction with roof. All habitat rooms to Brighton Road to have ductwork and grates to supply/purge ventilation to these areas.

New Masonry Party Separating Thin Joint External Wall; Two skins of 100mm thick YTONG concrete blocks constructed using the thin joint system to match external walls, skins to be tided together at manufactures recommended c/c's. 100mm wide cavity fully filled with Isover RD Party Wall Roll or similar party wall insulation, external face clad externally with adhered/mechanically fixed 20mm thick Neopor insulation board to prevent cold bridging, insulation finished with applied reinforced Brillux ETIC Render system, internal face of block wall to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve min. 0.20W/m2K U Value.

New Masonry Party Separating Thin Joint Wall as per Robust detail EWM-23. Two skins of 102mm thick YTONG concrete blocks constructed using the thin joint system to match external walls, skins to be tided together at manufactures recommended c/c's. 100mm wide cavity fully filled with Isover RD Party Wall Roll or similar party wall insulation, exposed faces of block skins to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve min. 0.20W/m2K U Value.

All wet areas to be fitted with new extract ventilation, providing adaquate extract rates of (K - Denotes Kitchen with extract rate of 30l/s adjacent to hob/60l/s not adjacent to hob. U - Denotes Utility with extract Rate of 30l/s. WC - Extract Rate 6l/s. B - Denotes Bathroom with extract Rate of 15l/s).

Smoke Alarm - Heat & Smoke Detectors connected to mains operated Fire Alarm.

No.62 Existing External Solid Wall Upgrade to Party Wall; 1No. skin of 100mm thick YTONG concrete blocks constructed using the thin joint system to match external walls and forming 100mm wide cavity, fully filled with Isover RD Party Wall Roll or similar party wall insulation, skin to be tied back to existing solid wall, internal face of block wall to be finished with two coat wet plaster system ready for decoration. Wall Construction to Achieve min. 0.20W/m2K U Value.

Internal timber Stud Drylining to Concrete Retaining Walls; 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void fully filled with 100mm thick Celotex GA4000 insulation, 52.5mm thick Celotex PL4000 insulated plasterboard with Thistle Multifinish skim coat ready for decoration to both sides to achieve min. U Value of 0.20W/m2K.

New 300mm thick insitu cast reinforced concrete retaining wall, for details see SE drawings and details.

Internal timber Stud Partitions; 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void fully filled with 50mm thick Rockwool Flexi SoundPro insulation, 12.5mm thick Duplex plasterboard with Thistle Multifinish skim coat ready for decoration to both sides.

Note: Where internal face of stud partitions within bathroom to be tiled, plasterboard layer to be replaced with Knauf Aquapanel tile backing board or similar.

Stud partition between habitable area and lower ground floor (LGF) store area to achieve min. 1/2hr FR. Door U1-D4, U2-D4 & U3-D4 between habitable spaces and LGF store to be 1/2hr fire rated fire doors.

For specialist advice and information on the specified thin joint super insulated masonry system please contact;
Chris Hirst
Clan Products MW Ltd
Thin Joint Technology Ltd
0151 422 8000
Email: Chris@clan.co.uk

New 300mm thick insitu cast reinforced concrete retaining wall to external areas, wall to be finished to external faces where exposed with a matching render finish to match Units 1-3, for details see SE drawings and details.

New insitu cast reinforced concrete access steps to be formed to new front entrance with min. 220mm going and max. 220mm risers and min. stringer depth of 150mm. Treads and risers to be finished with reduced slip tiles.

Underside of stairs to have independent insulated ceiling constructed from 75 x 50mm tanalised timber joists @ 600mm c/c's, infilled with 70mm thick Rockwool Flexi SoundPro and underdrawn with 15mm Gyproc Soundbloc plasterboard with skim finish to comply with AD Part B & E.

New white UPVC Sash style double glazed windows to be installed. Windows units to achieve min. 1.6W/m2K U Value. Openings to be formed using YTONG L14 200(w) x 250(h) min. 1800(l) concrete lintels from Xella UK with min. 150mm end bearings as indicated with grey dash-dot lines.

Boiler flues to units 1-3 to be ducted vertically upto ceiling level then ducted through wall to ensure fue not discharging within 600mm of pavement, 3.2m above pavement level.

Note: windows U1-W3, U2-W1 & U3-W1 openings to be formed using YTONG L12 200(w) x 250(h) min. 800(l) concrete lintels from Xella UK with min. 150mm end bearings as indicated with grey dash-dot lines.

New 32mm dia. waste pipe from WHB's and 110mm dia waste pipe from WC's from Units 1 & 2 to connect into new UPVC SVP within insulated boxing with 2 layers of 12.5mm thick Gyproc Duplex plasterboard to provide 1/2hr FR running though height of building and venting through roof.

New 40mm dia. waste pipe from Unit 2 kitchen sink, 32mm dia. waste pipe from WHB and 110mm dia waste pipe from WC from Unit 3 to connect into new UPVC SVP within insulated boxing with 2 layers of 12.5mm thick Gyproc Duplex plasterboard to provide 1/2hr FR running though height of building and venting through roof.

New four panel (upper panels glazed, lower panels solid composite wood grain effect external entrance door. Door will achieve min. 1.8W/m2K U Value.

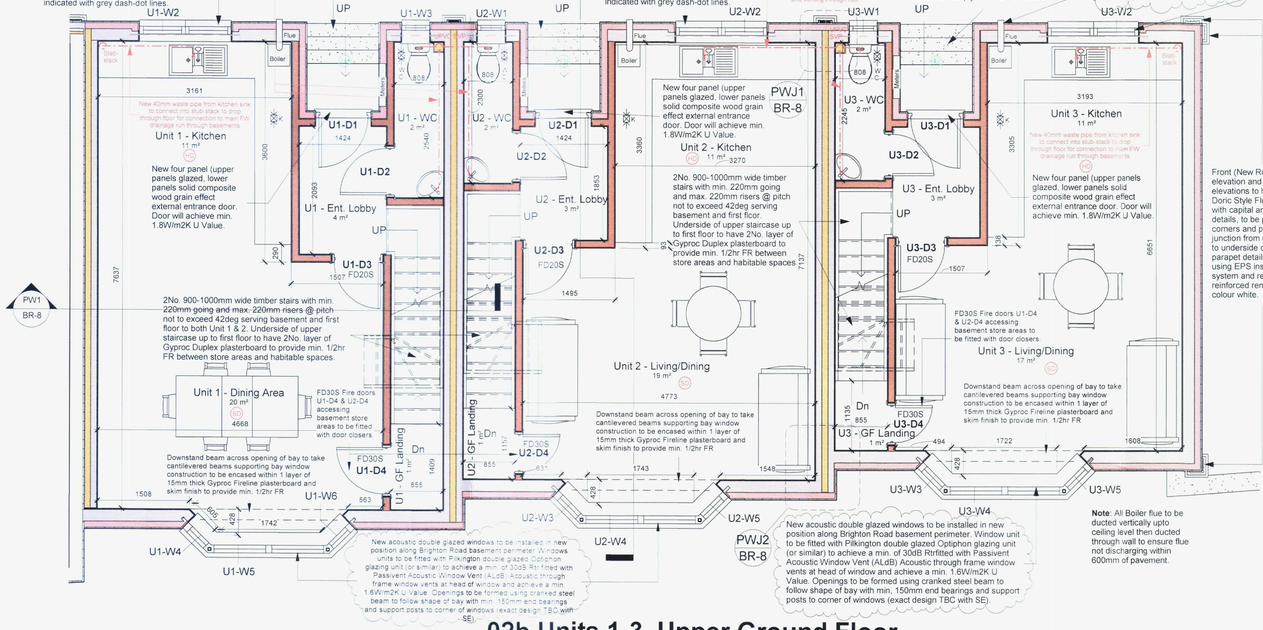
2No. 900-1000mm wide timber stairs with min. 220mm going and max. 220mm risers @ pitch not to exceed 42deg serving basement and first floor to both Unit 1 & 2. Underside of upper staircase up to first floor to have 2No. layer of Gyproc Duplex plasterboard to provide min. 1/2hr FR between store areas and habitable spaces.

Downstand beam across opening of bay to take cantilevered beams supporting bay window construction to be encased within 1 layer of 15mm thick Gyproc Fireline plasterboard and skim finish to provide min. 1/2hr FR

New acoustic double glazed windows to be installed in new position along Brighton Road basement perimeter. Window unit to be fitted with Pilkington double glazed Optiphon glazing unit (or similar) to achieve a min. of 30dB Rtr fitted with Passivent Acoustic Window Vent (ALdB) Acoustic through frame window vents at head of window and achieve a min. 1.6W/m2K U Value. Openings to be formed using cranked steel beam to follow shape of bay with min. 150mm end bearings and support posts to corner of windows (exact design TBC with SE).

Front (New Road) elevation and side (gable) elevations to have new Doric Style Fluted Pilasters with capital and pedestal details, to be positioned at corners and property junction from ground level to underside of corbelled parapet details formed using EPS insulation system and rendered with reinforced render system in colour white.

Note: All Boiler flue to be ducted vertically upto ceiling level then ducted through wall to ensure flue not discharging within 600mm of pavement.



02b Units 1-3 Upper Ground Floor

1 : 50

Schedule of Materials

Walls

Brillux Reinforced Render Pre-coloured (white) system



Example of Brillux moulded EPS and render system to be used for forming window cills, heads, fluted plaster details etc.



Windows

Liniar Window - White UPVC Sash style windows with decorative horns and top hung opening light.



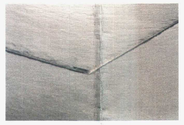
Doors

New four panel (upper panels glazed, lower panels solid composite wood grain effect external entrance door (door shown reflects finish not style of proposed door).



Rainwater Goods

All rainwater goods (half-round gutters and round down pipes) to be from the Brett Martin Cascade range to match traditional black cast iron.



Roof Areas

Main pitched roofs and pitched roof dormers to be finished with traditional slate tiles using Spanish Slates SIGA 37.



Ridge tiles to be traditional Universal angled ridge tiles.



All dormers to be clad with traditional slate tiles using Spanish Slates SIGA 37. The flat roof dormer roofs finished with Sarnafil Lead Grey Single Ply Roofing to mimic lead.

Schedule of materials continue on PL3

Planning Notes

Proposed New Units 1-3

New lower ground floor level will be constructed at a level 280mm above the existing lower basement floor level and 210mm below the upper existing basement level to provide a unified level floor throughout the lower ground floor removing any un-necessary stepped changes between levels providing greater use as a store.
Floors above have been set at the maximum headroom of 2.4m from floor levels to underside of ceiling soffit level with the lower basement headroom level being set at 2.35m to maximise usability of space.

The lower ground floor walls are to be fully tanked to provide protection against flood risk and fitted with flood protection windows with cill level set no lower than 4620 above ODN to Brighton Rd side as a flood prevention measure. Due to space not being allocated as a habitable room being used as storage space only, there is no requirement to provide means of escape windows.

Please note that the existing lowest basement floor level of No. 62 (2.65m) is 2.15m lower than the Environment agencies possible flood level of 4.8m ODN. Proposed units 1-3 lower ground floor will be 280mm above the lowest existing level of No. 62 and position of upper ground floor 5.8m above ODN.

Improvements to ADC/0005/10
In comparison with the original permission ADC/0005/10 please see our brief summary of changes below;

New Units 1-3

- Refuse store to the lower ground floor/basement has been omitted along with door to Brighton road side due to limited usability in relation to steps and low head height door required, just wasn't' practical and will now be used as a store.
- Pavement windows to new road side have been omitted from lower ground floor.
- Slight layout change has been made all upper ground floors by moving kitchen and bathrooms to north side to improve the proposed drainage design.
- First and Second floor layouts have been amended to Units 2 & 3 due to a smaller footprint to improve the use of the available space.
- Floor levels have been adjusted to rectify previous design flaws in relation to adequate headroom requirements.

All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Chartered Surveyors.

Rev.	Amendments	Date	Drw.
A	Revisions as indicated within revision clouds	26.07.13	GRM

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RICS

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Project

62 64 New Road, Shoreham-by-sea, West Sussex BN43 6RB

Conversion of No.62 into Flats & Redevelopment of No.64 into 3No. Dwelling Houses

Drawing Title

Building Regulation/Tender

Units 1-3 Proposed Lower and Upper Ground Floors

Drawn by	Job No	Scale
GRM	1854/12	
Checked by	Drawing No	Rev
POW	BR-3	A
Date 31/07/2013 01:33:41		

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